

SECTION 16 - LOCAL COMMERCIAL (C3) ZONE (cont.)

SECTION 16 - LOCAL COMMERCIAL (C3) ZONE

**16.1** PERMITTED RESIDENTIAL USES

- one dwelling unit in a storey above the first storey or within the rear of a non-residential building

**16.2** PERMITTED NON-RESIDENTIAL USES

- (2015-0057) - hawker or pedlar use
- kennel, pursuant to the provisions of Section 2.105 and 5.21(A) of this By-law
- (500-98-003) - police station
- retail store, convenience
- service shop, personal
- accessory buildings, structures and uses to any permitted use

**16.3** ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the provisions of Section 6 hereof.

**16.4** ZONE REQUIREMENTS - NON-RESIDENTIAL USES

**(a) LOT FRONTAGE (MINIMUM)** 25 metres

- provided that where served by sanitary sewers the minimum frontage shall be 15 metres.

**(b) LOT AREA (MINIMUM)** 4 000 sq metres

- provided that where served by sanitary sewers the minimum area shall be 450 sq metres.

**(c) FRONT YARD (MINIMUM)** 9 metres

**(d) EXTERIOR SIDE YARD (MINIMUM)** 9 metres

**(e) REAR YARD (MINIMUM)** 8 metres

- except that where a building contains a residential unit and/or abuts a Residential or Transitional Zone the minimum rear yard shall be 11 metres.

**(f) INTERIOR SIDE YARD (MINIMUM)** 1.5 metres

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- except that where said yard abuts a Residential or Transitional Zone, its minimum shall be 8 metres.

(g) LOT COVERAGE (MAXIMUM) 40%

(h) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(i) OPEN STORAGE

The storage of goods or materials shall not be permitted other than in a wholly enclosed building.

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,  
PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER  
GENERAL PROVISIONS**

In accordance with the provisions of Section 5 hereof.

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**16.5                    SPECIAL PROVISIONS**

**16.5.1                PART LOT 147, PLAN 372;                        'C3-3'  
(Map 2)**

In the area designated 'C3-3' in Schedule 'A' hereto, a restaurant and place of amusement shall be permitted uses in addition to those uses permitted in Section 16.2. Further, such restaurant use shall have a maximum floor area of 37 square metres and a place of amusement shall have a maximum floor area of 43 square metres.

**16.5.2                LOT 1, REGISTERED PLAN 528;                        'C3-4'  
(Map 2)**

In the area designated 'C3-4' in Schedule 'A' hereto, a restaurant and place of amusement shall be permitted uses in addition to those uses permitted in Section 16.2. Further, such restaurant use shall have a maximum floor area of 35 square metres and a place of amusement shall have a maximum floor area of 32.5 square metres.

**16.5.3                LOT 213, REGISTERED PLAN 220;                        'C3-5'  
(Map 2)**

Notwithstanding the provisions of Section 16.2, in the area designated 'C3-5' in Schedule 'A' hereto, a flower shop shall be the only permitted use.

Further, notwithstanding Sections 16.4 (c), (d) and (f), the following zone provisions shall apply for the above mentioned use.

FRONT YARD (MINIMUM)	NIL
EXTERIOR SIDE YARD (MINIMUM)	NIL
INTERIOR SIDE YARD (MINIMUM)	3.5 metres

**16.5.4                PART LOT 10, CONCESSION 9 (NG);                        'C3-6'  
(Map 5)**

A refreshment cart shall be a permitted non-

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residential use in addition to those uses permitted under Section 16.2 provided that it is not located in the interior side yard.

Further, notwithstanding Section 5.33 (c), the refreshment cart shall comply with the following setbacks:

FRONT YARD (MINIMUM) 1 metre

EXTERIOR SIDE YARD (MINIMUM) 1 metre

REAR YARD (MINIMUM) 30 metres

**16.5.5** **PART LOT 15, CONCESSION 2 (NG)** **'C3-7'**  
(500-94-046) **BLOCK 100, PLAN 65M-2866;** **(Map 3)**

Notwithstanding Sections 6.9 (h) and 16.1, in the area designated 'C3-7' in Schedule 'A' hereto, a maximum of eleven dwelling units shall be permitted in a storey above the first storey or within the rear of a non-residential building.

**16.5.6** *(Deleted By-law 500-2004-0005)*