

7.13 C-3 ZONE – Convenience Commercial

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Intent: To provide a zone for service commercial uses that include services for automobiles, commercial vehicles and other machinery.

Uses Permitted .1 The following uses and no others shall be permitted in the C-3 Zone:

Principal Uses

- .1 Automotive body repair and painting
- .2 Automotive & equipment repair
- .3 Automotive service uses
- .4 Contractor services
- .5 Convenience store, maximum 140m² floor area
- .6 Eating establishment
- .7 Freight terminal
- .8 Gas station
- .9 General services
- .10 Light Impact Industrial
- .11 Parking facility
- .12 Public building or facility
- .13 Recycling depot
- .14 Retail store, excluding adult entertainment
- .15 Vehicle rental

Accessory Uses

- .2 The following uses and no others are permitted as accessory to the principal uses in the C-3 Zone:
 - .1 Caretaker dwelling
 - .2 Temporary market & vendors

Lot Area

.3 The minimum lot area is 1600m² (17,222ft²).

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	40.0m (131.2ft)
Depth	30.0m (98.4ft)

Density

.5 The maximum Floor Area Ratio (FAR) shall be 0.3.

Lot Coverage

.6 Maximum lot coverage is 30%.

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Setback Requirements .7 Minimum setback requirements for all buildings and structures:

Front yard	10.0m (32.8ft)
Rear yard	6.0m (19.7ft)
Interior Side yard	3.0m (9.8ft)
Exterior Side yard	6.0m (19.7ft)

- Setback Exceptions**
- .8 Accessory buildings and structures shall be setback at least 4.5m (14.8ft) from rear or exterior side lot lines.
 - .9 Where only one lot line abuts a street, one side yard setback shall be at least 2.5m (8.2ft).
 - .10 Fuel pumps shall be setback not less than 10.0m (32.8ft) from side and rear lot lines.

Height .11 Maximum building heights are as follows:

Principal building	8.0m (26.2ft)
Accessory buildings and structures	8.0m (26.2ft)

- Other Regulations**
- .12 Accessory commercial uses to a gas station use are limited to a total floor area of 20.0 m² (215.3 ft²) per fuel pump hose.
 - .13 Automobile accessories, tires and related goods shall be located on pump islands or contained within not more than two (2) display booths, racks or stands. Pump island and display booths, racks or stands shall be setback not less than 5.0m (16.4ft) from any lot line abutting a street.
 - .14 All service equipment, other than normally located on a pump island, shall be entirely enclosed within a building.
 - .15 Outdoor storage of wrecked machinery, equipment, vehicles or components thereof shall not be permitted.