

# Mixed Commercial Residential (C3) Zone



The purpose of the Mixed Commercial Residential (C3) Zone is to complement established commercial areas and provide the flexibility to permit both residential and lower impact commercial uses, such as local retail or business offices, in the same area of a Growth Centre.

## Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses
Grouped Dwellings
Multi-Unit Dwellings up to 16 residential units/dwelling
Residential Facilities up to 50,000 sq ft. gross floor area
Residential Units above, behind or below ground floor commercial uses within the same building
Existing Residential Uses

NON-RESIDENTIAL USES		
Arts and Cultural Centres up to 10,000 square feet gross floor area	Equipment Rental up to 10,000 square feet gross floor area	Laundromats
Business Offices up to 10,000 square feet gross floor area	Existing uses permitted in the General Commercial (C1) Zone	Medical and Dental Clinics up to 10,000 square feet gross floor area
Community Facilities up to 10,000 square feet gross floor area	Fixed Roof Overnight Accommodations up to 10,000 square feet gross floor area	Personal Service Shops up to 10,000 square feet gross floor area
Crematoria up to 10,000 square feet gross floor area	Food and Drink Production up to 10,000 square feet gross floor area	Places of Worship
Day Care Facilities up to 10,000 square feet gross floor area	Funeral Homes up to 10,000 square feet gross floor area	Restaurants up to 10,000 square feet gross floor area
Domestic Animal Grooming up to 10,000 square feet gross floor area	Goods and Services Shops up to 10,000 square feet gross floor area	Retail Stores up to 10,000 square feet gross floor area
Dry-cleaning Depots	Household Item Repair Services up to 10,000 square feet gross floor area	Veterinary Clinics up to 10,000 square feet gross floor area
Educational Facilities	Indoor Recreation Uses up to 10,000 square feet gross floor area	Visitor Information Centres up to 10,000 square feet gross floor area

## Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Business – Level 1	Section 14.4
Home-based Business – Level 2	Section 14.4
One Unit Dwellings	Subject to with the requirements applicable to One & Two Unit Dwellings in section 4.4.3
Semi-Detached Dwellings	Subject to the requirements applicable to Semi-Detached Dwellings in section 4.4.3
Townhouses	Subject to the requirements applicable to Townhouses in section 4.5.3
Two Unit Dwellings	Subject to the requirements applicable to One & Two Unit Dwellings in section 4.4.3

**Zone Requirements:**

REQUIREMENT	GROUPED DWELLINGS	MULTI-UNIT DWELLINGS	ALL OTHER PERMITTED USES
Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	2,000 sq ft./unit 30,000 sq ft./unit	2,000 sq ft./unit 30,000 sq ft./unit	4,000 sq ft. 30,000 sq ft.
Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	40 feet 60 feet	40 feet 60 feet	40 feet 60 feet
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet	20 feet	20 feet
Minimum Side Setback: (i) Main Building (ii) Accessory structure (iii) Common Wall	4 feet 4 feet N/A	10 feet 4 feet 0 feet	10 feet 4 feet 0 feet
Minimum Rear Setback: (i) Main Building (ii) Accessory structure	20 feet 4 feet	20 feet 4 feet	20 feet 4 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	35 feet 20 feet	45 feet 20 feet	45 feet 20 feet

**Additional Requirements:**

**Accessory Commercial Display and Accessory Outdoor Storage**

Accessory commercial display and accessory outdoor storage shall be permitted subject to the following conditions:

- (a) Accessory commercial display shall not be located within 10 feet of any front lot line or within any required side or rear setback;
- (b) Accessory outdoor storage shall not be located within the front yard or within any required side or rear setback; and
- (c) The total area used for accessory outdoor storage shall not exceed 2,500 square feet or 50 percent of the total lot area, whichever is smaller.

**Driveway Access**

Driveway access for commercial units shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum of 36 feet.

**Parking**

No parking is permitted within four (4) feet of a lot line abutting a Residential One Unit (R1) Zone or Residential One and Two Unit (R2) Zone.

**Landscaping**

Landscaping consisting of a mixture of grass, flower beds, shrubs, trees or other permeable surfaces shall be required within the lot boundary along all street frontages at a minimum width of ten (10) feet and along all other lot lines at a minimum width of four (4) feet except where a permitted access to an abutting parking lot is provided. Such access shall have a width no greater than 25 feet.

**\*Additional uses may be considered by Development Agreement**