

5.7 COMMERCIAL SHOPPING CENTRE (C3) ZONE**PERMITTED USES IN C3 ZONE**

5.7.1 The following uses shall be permitted in any C3 Zone:

Shopping Centres

SPECIAL REQUIREMENTS IN C3 ZONE

5.7.2 Any permitted use in any C3 Zone must comply with the following special requirements:

Access

- 5.7.2.1
- a. A minimum of two (2) two-way accesses shall be provided to any shopping centre, but not more than two (2) accesses shall be permitted to any one collector or arterial road.
 - b. All accesses to a public highway shall be located at least two hundred (200) feet from the nearest intersection of street line.
 - c. The minimum width of a two-way access shall be thirty-six (36) feet and if divided, each entrance and exit shall have a minimum width of eighteen (18) feet.
 - d. A minimum one hundred (100) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses. For shopping centres of ten (10) acres or more, the minimum separation distance shall be one hundred fifty (150) feet.
 - e. Entrances and exits must be clearly delineated with illuminated entrance or exit signs and suitable pavement markings. These shall be provided and maintained by the owner.
 - f. All accesses shall be to an arterial or collector road.
 - g. Notwithstanding subsection b, where possible in the case of a "T" intersection one access shall be located directly opposite the intersecting street.

- h. Entrances and exits to arterial or collector roads shall be separated from the parking area by a raised curb or other similar barrier for a minimum distance of 50 feet back from the street right-of-way. For shopping centres exceeding 80,000 square feet in floor area, the minimum length of separation shall be 150 feet.

Lighting

- 5.7.2.2 Accesses, parking areas, circulating areas, and service areas shall be adequately lighted by lighting fixtures which shall be so installed as to reflect light away from streets, adjacent lots and buildings.

Parking

- 5.7.2.3
 - a. The parking and circulation areas shall be paved or asphalted.
 - b. Parking spaces for motor vehicles shall be clearly demarcated and maintained as such.
 - c. Circulation aisles shall have a minimum width of twenty-two (22) feet.
 - d. No parking space shall be permitted within ten (10) feet of any lot line.
 - e. Customer parking shall be provided at the ratio of 4.0 spaces per thousand (1,000) square feet of gross leasable floor area, with six (6) additional spaces required for each one thousand (1,000) square feet of restaurant or fast food take-out establishment space.
 - f. Notwithstanding Section 1.103, up to 25% of the total number of parking spaces required may be one hundred twenty-eight (128) square feet in area, measuring eight (8) feet by sixteen (16) feet and must be clearly marked for use only by compact cars.
 - g. Notwithstanding any other requirement for shopping centres exceeding 80,000 square feet of floor area, a through route for vehicle circulation away from the store front area shall be provided for the full length of parking lots containing 300 or more stalls and for linking adjacent parking lots.

Loading Spaces

- 5.7.2.4 One (1) off street loading space shall be provided for every thirty thousand (30,000) square feet of floor area in the shopping centre up to the first 180,000 square feet.

Signs

- 5.7.2.5 All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

Screening and Landscaping

- 5.7.2.6
- a. A minimum ten (10) foot strip of landscaping including grass and a buffer of trees shall be required within the site boundary where a shopping centre abuts residential properties. Trees shall be a minimum height of fifteen (15) feet with an average maximum spacing not to exceed twenty (20) feet. A planted hedge may be substituted for or combined with the trees provided the hedge is a minimum height of four (4) feet when planted and is capable of growing to and will be maintained at a minimum height of ten (10) feet.
 - b. A minimum ten (10) foot strip of landscaping including grass and a buffer of trees shall be required within the site boundary where a shopping centre is located adjacent to a residential zone. Trees shall be a minimum height of ten (10) feet with an average maximum spacing not to exceed forty (40) feet.
 - c. In addition to a and b landscaping including a buffer of trees shall be required within the site boundary along all street frontage. Trees shall be a minimum height of ten (10) feet with an average spacing not to exceed fifty (50) feet.
 - d. Raised islands separating entrances and exits from parking lots shall be landscaped with trees of a minimum height of ten (10) feet. Average maximum spacing shall not exceed twenty-five (25) feet for islands less than seventy-five (75) feet in length or thirty (30) feet for islands exceeding seventy-five (75) feet in length.

REGULATIONS IN COMMERCIAL SHOPPING CENTRE (C3) ZONE

5.7.3 Any permitted use in any C3 Zone must comply with the following regulations:

COMMERCIAL SHOPPING CENTRE (C3) ZONE	Shopping Centres
Minimum Lot Area	2 acres
Minimum Lot Frontage	200 ft
Minimum Front Yard or Flankage Yard	45 ft
Minimum Side Yard	
a) General	35 ft
b) Abutting (where a C3 Zone abuts an R1, R2 or R3 Zone)	50 ft
c) Abutting C3 Zone (where a Shopping Centre abuts another Shopping Centre in a C3 Zone)	No Regulation
Minimum Rear Yard	50 ft
Maximum Lot Coverage	45% of lot area
Maximum Height of Main Building	55 ft
Maximum Height of Accessory Building	15 ft
Maximum Height of Fences (Non-Vegetative)	6 ft

PART 5	AMENDED DATE	SECTION
	September 1, 1981	5.7.2.3
	May 1, 1984	5.7.2.3 f
	July 19, 1984	5.7.3
	April 2, 1985	5.7.3
	December 14, 1989	5.7.2.1 h / 5.7.2.3 g / 5.7.2.6
	May 1, 1990	5.7.2.5
	November 5, 2002	5.7.3
	May 10, 2005	5.7
	September 28, 2005	5.7.2.3 f
	February 2, 2007	5.7.2.5

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.

