**SECTION 17 LOCAL COMMERCIAL (C3) ZONE**

No person shall within any Local Commercial (C3) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

* 1. **PERMITTED USES**
		1. **Residential Uses** (revised 2018-49)

a) a single detached dwelling house shall only be permitted where such a dwelling is accessory to a permitted non-residential use, located in a separate structure sited principally on the lot on which such dwelling house is located;

b) a dwelling unit in a portion of a non-residential building, provided it is located on the upper storeys of such building, or at the rear of such building if on the main floor, except where the building is used for a motor vehicle service station, a motor vehicle repair garage, a motor vehicle dealership, or a motor vehicle body shop;

c) a home business.

* + 1. **Non-Residential Uses**

a) convenience store

b) craft shop or custom workshop

c) public use or municipal utility in accordance with the provisions of 4.25 as set forth in this By-law

d) a service shop, including a service shop, personal

* + 1. **Accessory Uses**

Uses, buildings and structures accessory to any foregoing uses permitted under 17.1.1 and 17.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

**17.2 REGULATIONS FOR RESIDENTIAL USES**

 a) Accessory Single Detached Dwelling House

All regulations as set out in Section 9.2 of this By-law shall apply with the Local Commercial (C3) Zone, subject to the spatial separation requirements set out in Section 16.3 of this By-law to the establishment of an accessory single detached dwelling house.

 b) Dwelling Unit in a Portion of a Non-Residential Building

All regulations as set out in Section 15.4 of this By-law shall apply within the Local Commercial (C3) Zone, to the establishment of residential uses in a portion of a non-residential building.

**17.3 REGULATIONS FOR NON-RESIDENTIAL USES**

* + 1. Minimum Lot Area Requirement

a) public water supply and sewage disposal 696 m² (7,500 sq. ft.)

b) public water supply and private sewage disposal 1110 m² (12,000 sq. ft.) plus

 185 m² (2,000 sq. ft.) where a

 dwelling unit located in a

 portion of a Non-Residential

 building.

 c) private water supply and sewage disposal 2040 m² (22,000 sq. ft.) plus

 370 m² (4,000 sq. ft.) where a

 dwelling unit located in a

 portion of a Non-Residential

 building.

**17.3.2** Minimum Lot Frontage Requirement 38 m (125 ft.)

**17.3.3** Minimum Yard Requirements

 a) front yard depth 7.5 m (25 ft.)

 b) exterior side yard width 7.5 m (25 ft.)

 c) interior side yard width

 i. Abutting a Residential Zone 9 m (30 ft.)

 ii. Abutting any other Zone 6 m (20 ft.)

 d) rear yard depth 7.5 m (25 ft.)

**17.3.4** Maximum Lot Coverage of All Buildings 25 percent

* + 1. Minimum Setback from Street Centreline

a) Provincial Highway 40.5 m (133 ft.)

b) Municipal Road/Connecting Link 17.5 m (57.5 ft.)

**17.3.6** Maximum Landscaped Open Space Requirement 10 percent

**17.3.7** Maximum Height of Buildings 11 m (36 ft.)

* 1. **BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line of a lot within the Local Commercial (C3) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a buffer strip in accordance with the requirements of 4.5 as set forth in this By-law.

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Local Commercial (C3) Zone shall apply.

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted with the Local Commercial (C3) Zone shall apply.

**SECTION 18 RESORT COMMERCIAL (C4) ZONE**

No person shall within any Resort Commercial (C4) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**

**18.1.1** **Residential Uses** (revised 2018-49)

a) a single detached dwelling house shall only be permitted where such a dwelling is accessory to a permitted non-residential use, located in a separate structure sited principally on the lot on which such dwelling house is located;

b) a dwelling unit in a portion of a non-residential building, provided it is located on the upper storeys of such building, or at the rear of such building if on the main floor;

c) a home business.