

Commercial Service Zone (C3)

Permitted Uses

- 70** (1) The permitted uses for the C3 zone are as follows:
- All Uses Permitted in the C2 Zone
 - Accessory Custom Workshop
 - Automotive Repair Shop
 - Bed and Breakfast
 - Home-Based Business
 - Major Equipment Repair
 - Market Garden
 - Micro cannabis production facility
 - Mobile Food Service
 - Motor Vehicle Sales and Rentals
 - Single-family Dwelling (subject to the provision of the R3 zone)
 - Truck Depot
 - Warehousing [BL3037, BL3150, BL3657; BL3746]

Minimum Lot Size

- (2) The minimum permitted lot size for the C3 zone is 560 m² (6,028 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the C3 zone is 15.0 m (49.21').

Maximum Lot Coverage

- (4) The maximum permitted lot coverage for the C3 zone is 50% of the lot area.

Minimum Setbacks

- (5) The minimum permitted setbacks for the C3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side (One only), 5.0 m (16.4')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side (One only), 1.0 m (3.28')
 - (c) Where a lot line, side, of a lot abuts residentially-zoned land, the yard, side, shall be maintained on that side adjacent to such residentially zoned land.
 - (d) Despite the foregoing, where the lot line, rear, of a lot abuts residentially-zoned land the required yard, rear, shall be 8.0 m (26.25').

Maximum Building Height

- (6) The maximum permitted building heights for the C3 zone are as follows:
- (a) Principal Buildings, 12.0 m (39.37')
 - (b) Accessory Buildings, 5.0 m (16.4')

Conditions of Use

- (7) The maximum permitted residential density for the C2 zone is as follows:
 - (a) The total number of dwelling units shall not exceed two, except that a total of four dwelling units are permitted when both of the following conditions are met:
 - (i) the lot is least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in size, and
 - (ii) the dwelling units are serviced with municipal water and sewer.