

13.1 NEIGHBOURHOOD COMMERCIAL ZONE (C3)

13.1.1 Permitted Uses:

Principal uses:

- a) retail sales, convenience;
- b) offices;
- c) personal service establishments;

Secondary uses:

- d) accessory dwellings, subject to Section 7.11;
- e) home occupations, subject to Section 7.17;
- f) bed and breakfast operation, subject to Section 7.19;
- g) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific Neighbourhood Commercial (C3s) Provisions:

- a) see Section 17.14

13.1.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements

13.1.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

13.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.1.6 Minimum Setbacks:

- a) Buildings and structure:
 - i) Front parcel line 4.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 4.5 metres

**NOTE: THIS HAS BEEN PREPARED FOR CONSULTATION PURPOSES ONLY
FINAL TEXT MAY BE DIFFERENT BASED UPON RECEIVED FEEDBACK**

UPDATE OF COMMERCIAL ZONES — ELECTORAL AREA “D-2” ZONING BYLAW

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|--------------------------------|------------|
| ii) Rear parcel line | 1.0 metres |
| iii) Interior side parcel line | 1.5 metres |
| iv) Exterior side parcel line | 4.5 metres |

13.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

13.1.8 Maximum Parcel Coverage:

- a) 35%

13.1.9 Maximum Office or Retail Sales Area:

- a) 223.0 m²

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