

## Section 12 Shopping Centre Commercial (C3) Zone

No person shall use any land or erect, alter or use any building or structure in the Shopping Centre Commercial (C3) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

### 12.1 Permitted Uses

- Shopping Centre

### 12.2 Zone Requirements

Minimum Lot Area.....0.5 ha (1.24 ac)  
Minimum Lot Frontage..... 36 m (118.11 ft)

#### Main Buildings

Maximum Lot Coverage.....40%  
Maximum Height..... 12 m (39.37 ft)

#### Minimum Yard Requirements

Front Yard ..... ~~15~~ 12 m (~~49.21~~ 39.37 ft)

#### Side Yard

Where side yard abuts

a residential zone ..... 12 m (39.37 ft)

All other cases..... 10 m (32.81 ft)

Rear Yard..... 20 m (65.62 ft)

#### Accessory Buildings and Structures

Maximum Lot Coverage.....5%

Maximum Height.....In accordance with Sections 3.2(g)

Minimum Yard Requirements .....In accordance with  
Sections 3.2(c) and (f)

### 12.3 Additional Provisions

(a) **Uses** in the Shopping Centre Commercial (C3) Zone shall be serviced by **full municipal services**.

(b) **Buffer Strip**

Where the Shopping Centre Commercial (C3) Zone abuts a **residential zone** or lands where the main **use** is residential, a **buffer strip** shall be provided and maintained along the abutting **lot lines** having a minimum width of 2.5 m (8.2 ft) and shall be in compliance with Section 3.6 of this By-Law.

(c) Notwithstanding any other provision of this By-Law to the contrary, the minimum width of a **driveway** for ingress and egress to and from a **lot** zoned Shopping Centre Commercial (C3) Zone shall be 9 m (29.53 ft).

(d) **Drive-through Facility**



**Uses** permitted in the Shopping Centre Commercial (C3) Zone may include a **drive-through facility**, and such facility shall be in accordance with Section 3.23(k) of this By-Law.

- ~~(d)~~(e) **Accessory uses, buildings and structures**, parking, street frontage, special setbacks and other general provisions shall be in accordance with Section 3 of this By-Law.

## 12.4 Site Specific Provisions

(a) **C3-1 Zone: 21 Highway 105**

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned C3-1, the following shall apply:

- (i) The minimum rear yard setback shall be 6 m (19.69 ft);
- (ii) The minimum side yard setback adjacent to the northerly lot line shall be 4.8 m (15.75 ft);
- (iii) The minimum side yard setback adjacent to the southerly lot line shall be 12.2 m (40.03 ft).

