

4: ZONE PROVISIONS**4.16 GENERAL COMMERCIAL (C3) ZONE****4.16.1 PERMITTED USES**

(B/L No. 2019-099) No person shall within a General Commercial (C3) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - i. A dwelling unit or dwelling units, including Senior Citizen Housing, and an apartment dwelling house, located within a building with a non-residential use or non-residential uses permitted in the Downtown Commercial (C3) Zone. However, a dwelling unit or dwelling units shall occupy a maximum of 15% of the length of the main wall of the first storey of any building oriented toward Brock Street West; and,
 - ii. An dwelling unit or dwelling units, including Senior Citizen Housing, and an apartment dwelling house existing as of June 24, 2019.
- b. Non-Residential Uses
 - i. Retail Commercial Establishment including a Department Store, and a Food Supermarket;
 - ii. Service Commercial Establishment including a Personal Service Shop;
 - iii. Funeral Home and Undertaking Establishment, exclusive of a crematorium;
 - iv. Eating Establishment;
 - v. Hospitality use;
 - vi. Office;
 - vii. Clinic;
 - viii. Place of Entertainment;
 - ix. Institutional and Non-Profit use, including a private school;
 - x. Recreation use including a fitness facility or gym;
 - xi. Parking Garage, however parking spaces are not permitted within a minimum of 10 metres of the main wall of the first storey of the building oriented to Brock Street West, Toronto Street or Main Street and such area shall be used for one or more of the Non-Residential permitted uses, although access driveways shall also be permitted within this area;
 - xii. A motor vehicle gasoline bar, motor vehicle service station, motor vehicle body shop, motor vehicle repair shop, motor vehicle sales establishment, motor vehicle wash, Drive Through Establishment, or a Drive-In Eating Establishment existing as of June 24, 2019;
 - xiii. A public use in accordance with the provisions of Section 5.18 hereof including a conservation use, park and stormwater facility; and,
 - xiv. Accessory Uses in accordance with the provisions of Section 5.1 hereof.

4.16.2 REGULATIONS FOR PERMITTED USES OTHER THAN RETAIL GASOLINE ESTABLISHMENTS

(B/L No. 91-59 2011-094 2019-099) Notwithstanding any other regulations of this By-law, all uses including parking areas, buildings and structures in the C3 Zone lawfully existing as of June 24, 2019, including any change in use of such buildings and structures to another use permitted in Section 4.16.1 shall be permitted. In addition, any expansion of such lawfully existing building or structure which conforms to the following standards, where applicable, shall be permitted, with the exception of retail gasoline establishments which shall be subject to the regulations of Section 4.16.3. All new buildings and structures, and permitted new uses not located in lawfully existing buildings and structures, shall conform to the following regulations, with the exception of retail gasoline establishments which shall be subject to the regulations of Section 4.16.3:

- a. Minimum Lot Area Requirement

