

6.11 C3 – Commercial Shopping Centre District

¹6.11.1 Purpose

This District is intended to provide for shopping centre developments, where the main focus is retail and service uses, serving a community, district, or regional trade area. This District will normally be applied in areas served by Major Collector or Arterial public roadways. Adequate buffering and land use regulations will apply to protect all adjacent residential areas.

6.11.2 C3 Permitted and Discretionary Uses:

(a) C3 Permitted	
<ul style="list-style-type: none"> - ²(Deleted) - Business Support Service - Commercial School - Community Service Facility - Day Care Facility - ³(Deleted) - Eating and Drinking Establishment - Eating and Drinking Establishment (limited) - Emergency Response Service - Facia Sign - Freestanding Sign - Government Service - Health Service - ⁴(Deleted) - Identification Sign - Indoor Entertainment Facility - Inflatable Sign - ⁵(Deleted) - Outdoor Entertainment Facility 	<ul style="list-style-type: none"> - Outdoor Recreation Facility - Parking Facility - Pawn Shop - Personal Service - Pet Care Service - Portable Sign - Professional, Financial, and Office Service - Projecting Sign - Recycling Drop-off - Retail Store (convenience) - Retail Store (general) - ⁶(Deleted) - Roof Sign - Seasonal Garden Centre - ⁷(Deleted) - ⁸(Deleted) - ⁹(Deleted) - ¹⁰(Deleted) - ¹¹(Deleted) - Veterinarian Clinic - ¹²Accessory development to any use listed in subsection 6.11.2(a)

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(b) C3 Discretionary Uses	
<ul style="list-style-type: none"> - Casino - Communication Tower - Communication Tower (limited) - Custom manufacturing establishment - ¹Drive Through Service - Eating and Drinking Establishment (outdoor) - Electronic Message Sign - Funeral Home - Greenhouse - ²Hotel - Inflatable Sign - Kennel - Late Night Club 	<ul style="list-style-type: none"> - ³Motel - Place of Worship - ⁴Retail Store (liquor) - ⁵Service Station - ⁶Service Station (limited) - Vehicle Repair Facility - ⁷Vehicle Repair Facility (limited) - Vehicle Sales, Leasing and Rental Facility - ⁸Vehicle Wash - Warehouse Sales - ⁹(Deleted) - ¹⁰Accessory development to any use listed in subsection 6.11.2(b)

6.11.3 C3 Site Subdivision Regulations

	Interior or Corner Site
a) Site Area	4,000.0m ² (0.99ac, 43,040.0ft ²) minimum
b) Site Width	At the discretion of the Subdivision or Development Authority
c) Site Depth	At the discretion of the Subdivision or Development Authority

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6.11.4 C3 Site Development Regulations

	Interior or Corner Site
a) Front Yard Setback	7.5m (24.6ft) minimum
b) Rear Yard Setback	Minimum of 3.0m (9.8ft) for site abutting a non-Residential Land Use District Minimum of 6.0m (19.7ft) for site abutting a Residential Land Use District

6.11.4 C3 Site Development Regulations

	Interior or Corner Site
a) Side Yard Setback	Minimum of 3.0m (9.8ft) for site abutting a non-Residential Land Use District Minimum of 6.0m (19.7ft) for sites abutting a Residential Land Use District
b) Building Height	14.0m (45.9ft) maximum

6.11.5 Additional Development Regulations for C3:

- (a) ¹All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 6.1 to 6.7 of Part 6 – Commercial Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;
- (b) Where at least 50% of the required parking for a C3 – Commercial Shopping Centre District use is allocated in a parking garage, an additional one storey or 4.0m (13.1ft) may be permitted in addition to the maximum building height;
- (c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and

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character of buildings shall complement adjacent residential character of the neighbourhood;

- (d) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures;
- (e) ¹The required side yard shall be increased by 1.0 m in depth for each storey above the first storey, when adjacent to residential; and
- (f) ²The required rear yard shall be increased by 1.0 m in depth for each storey above the first storey, when adjacent to residential.

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