

617. **C-3 - COMMERCIAL 3 ZONE**

618. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **C-3**:

- a) hotel;
- b) motel;
- c) lodge;
- d) marina, including boat servicing and sales;
- e) restaurant, restaurant (drive-in);
- f) retail, office, and service purposes when accessory to the above uses;
- g) parking lots, parking buildings and structures;
- h) campground;
- i) one dwelling unit in conjunction with the permitted uses;
- j) seasonal outdoor market;
- k) accessory buildings and uses customarily incidental to the above uses.

619. **LOT AREA AND WIDTH**

- a) The minimum lot area required is one thousand (1,000) square metres, and the minimum width is thirty (30.0) metres.
- b) The minimum lot area requirement for a campground is two (2.0) hectares.

620. **BUILDINGS PER LOT**

More than one principal building on a lot is permitted.

621. **LOT COVERAGE**

Buildings and structures shall not cover more than sixty (60%) percent of the lot area.

622. **SITING OF BUILDINGS AND STRUCTURES**

- 1) No building or structure except a fence shall be located within:
 - a) five (5.0) metres of a rear lot line.
 - b) three (3.0) metres of a rear lot line;
 - c) five (5.0) metres of a rear lot line where a lot abuts a lot in R Zones;

- d) three (3.0) metres of a side lot line;
- e) five (5.0) metres where a side lot line abuts a street.

623. **HEIGHT OF BUILDING**

- a) No building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

624. **LIGHTING**

Adequate lighting of open areas within the lot shall be provided and shall be so arranged as to deflect light away from residential uses.

625. **OFF-STREET PARKING AND LOADING**

Off-street parking and loading shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.