

# SECTION 14 - COMMERCIAL SHOPPING CENTRE ZONE (C3) REGULATIONS

## 14.1 General Use Regulations

No person shall within the C3 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

### 14.1.1 Permitted Uses

- a) Commercial uses;
- b) gas bars;
- c) restaurants;
- d) accessory uses including outside storage and display and sale of goods and materials, in accordance with Section 4.37.

### 14.1.2 Permitted Buildings and Other Structures

- a) Shopping centres and commercial buildings, including freestanding commercial buildings on the same lot;
- b) accessory buildings and structures for the permitted uses, in accordance with section 4.1 of this By-law.

### 14.1.3 Zone Provisions

Zone Provision	Requirement
Minimum Lot Area	930 m <sup>2</sup> (10,010.76 ft <sup>2</sup> )
Minimum Lot Frontage	30 m (98.42 ft)
Maximum Lot Coverage	50 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	30 %
Maximum Building Height	10 m (32.80 ft)
Minimum Front Yard	9 m (29.52 ft)
Minimum Interior Side Yard	9 m (29.52 ft)
Minimum Exterior Side Yard	9 m (29.52 ft)
Minimum Rear Yard	9 m (29.52 ft)

## **14.2 Exceptions**

The special regulations contained in subsection 14.2 shall apply to the area or areas defined below.

### **14.2.1 Defined Area C3-1 as shown on Schedule "A", Map 37 to this By-law**

- a) **Permitted Uses**  
A gas bar in addition to the uses permitted in subsection 14.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
Buildings and structures for the permitted uses.
- c) **Zone Provisions**  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 14.1.3 of this By-law except for the following:
  - i) Minimum Lot Area 3.5 ha (8.64 ac);
  - ii) Minimum Lot Frontage 20 m (65.61 ft);
  - iii) Minimum Front Yard 15 m (49.21 ft);
  - iv) Minimum Side Yard 0 m (0 ft);
  - v) Minimum Rear Yard 5 m (16.40 ft).
- d) **Other**  
All other provisions pertaining to lands zoned C3 shall also apply to lands zoned C3-1.

### **14.2.2 Defined Area C3-2 as shown on Schedule "A", Map 37 to this By-law**

- a) **Permitted Uses**  
A gas bar in addition to the uses permitted in subsection 14.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
Buildings and structures permitted in subsection 14.1.2 of this By-law.
- c) **Zone Provisions**  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 14.1.3 of this By-law except for the following:
  - i) Maximum Lot Area 3 ha (7.41 ac);
  - ii) Minimum Lot Frontage 115 m (377.29 ft);
  - iii) Maximum Lot Coverage 50 %;
  - iv) Maximum Building Height 10 m (32.80 ft);
  - v) Minimum Front Yard 15 m (49.21 ft);
  - vi) Minimum Side Yard 4.5 m (14.76 ft);
  - vii) Minimum Rear Yard 4.5 m (14.76 ft).

d) Other

In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C3 shall also apply to lands zoned C3-2 except development of this site shall be subject to site plan control. The corresponding site plan agreement will require that:

- i) all necessary permits have been obtained from the Essex Region Conservation Authority and that prior to development the Essex Region Conservation Authority shall be satisfied with the storm water management proposal;
- ii) the applicant contribute to the cost of any improvements required to the existing sanitary sewer system and/or the sewage pump serving the property if such improvements are required as a result of the proposed development;
- iii) all parking requirements, loading area requirements, landscaping, buffering, and other similar items shall be governed through site plan control and not the provisions of this By-law.

**14.2.3 Defined Area C3-3 as shown on Schedule "A", Map 47 to this By-law**

a) Permitted Uses

Uses permitted in subsection 14.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures permitted in subsection 14.1.2 of this By-law.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 14.1.3 of this By-law except for the following:

- i) Minimum Lot Area 1 ha (2.47 ac);
- ii) Minimum Lot Frontage 50 m (164.04 ft);
- iii) Minimum Front Yard 16 m (52.49 ft);
- iv) Minimum Side Yard 4 m (13.12 ft);
- v) Minimum Rear Yard 4 m (13.12 ft).

d) Other

Notwithstanding any other provisions to the contrary, the minimum number of parking spaces shall be 100. All other provisions pertaining to lands zoned C3 shall also apply to lands zoned C3-3.

**14.2.4 Defined Area C3-4 as shown on Schedule "A", Map 47 to this By-law**

a) Permitted Uses

Uses permitted in subsection 14.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures permitted in subsection 14.1.2 of this By-law.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in

accordance with subsections 14.1.3 of this By-law except for the following:

Maximum Floor Area	4,500 m <sup>2</sup> (48,439.18 ft <sup>2</sup> );
Minimum Front Yard	12 m (39.37 ft);
Minimum Side Yard	3.5 m (11.48 ft);
Minimum Rear Yard	13.5 m (44.29 ft).

d) Other

Minimum parking space size for lands zoned C3-4 shall be 3 m x 5.5 m (9.84 ft by 18.04 ft).  
All other provisions pertaining to lands zoned C3 shall apply to lands zoned C3-4.