

10.3 COMMUNITY COMMERCIAL (C3) ZONE

Explanatory Note: *The C3 Zone permits local commercial uses intended to serve residents within the surrounding neighbourhoods. Located primarily along collector or arterial roads and within close proximity to residential neighbourhoods, the built form within this Zone generally consists of larger commercial plazas to a maximum of 10,000 square metres.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Community Commercial (C3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.3.1 PERMITTED USES

Artist Studio
 Catering Service
 Child Care Centre (By-law No. 25-155, August 06, 2025)
 Commercial School
 Communications Establishment
 Community Garden
 Craftsperson Shop
 Dwelling Unit, Mixed Use (By-law No. 21-189, October 13, 2021)
 Emergency Shelter
 Financial Establishment
 Laboratory
 Medical Clinic
 Microbrewery
 Motor Vehicle Gas Bar
 Motor Vehicle Service Station
 Office
 Personal Service (By-law No. 24-137, July 12, 2024)
 Repair Service
 Restaurant
 Retail
 Social Services Establishment
 Tradesperson's Shop
 Urban Farm
 Urban Farmers Market
 Veterinary Service

10.3.1.1 RESTRICTED USES

In addition to Section 10.3.1, the following uses shall be permitted in the accordance with the following restrictions:

- i) Emergency Shelter

1. Maximum Capacity for Emergency Shelter shall be 6 residents.
 2. Except as provided for in Section 3. herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter.
 3. Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, the existing Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.
- ii) Restriction of Residential Uses within a Building
1. Notwithstanding Section 10.3.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot.
 2. Notwithstanding Section 10.3.1.1 ii) 1., a Dwelling Unit, Mixed Use shall be permitted in a basement or cellar.

(By-law No. 25-155, August 06, 2025)

iii) Garden Centres

A Garden Centre shall be permitted as an accessory use in conjunction to Retail and shall not include the outdoor bulk storage of soils, mulch, and aggregate.

(By-law No. 21-189, October 13, 2021)

(By-law No. 17-240-OLT-05, March 14, 2022)

10.3.2 PROHIBITED USES

Notwithstanding Section 10.3.1, the following uses are prohibited, even as an accessory use:

Commercial Parking Facility

10.3.3 REGULATIONS

a) Building Setback from a Street Line

- i) Minimum 1.5 metres;
- ii) Maximum 4.5 metres, except where a visibility triangle shall be required for a driveway access;
- iii) Notwithstanding Section 10.3.3a)i), 6.0 metres for that portion of a building providing an access driveway to a garage; and,
- iv) Section 10.3.3a)ii) shall not apply for any portion of a building that exceeds the requirement of Section 10.3.3i) ii) and iii).

b) Minimum Rear Yard

- i) 6.0 metres; and,
- ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- iii) Notwithstanding Section 10.3.3 b) i) and ii), in the case of a corner lot where a rear lot line is abutting a street, the requirements of Section 10.3.3 a) shall apply.

(By-law No. 24-137, July 12, 2024)

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| c) Minimum Interior Side Yard | i) 1.5 metres; and,

ii) 3.0 metres abutting a Residential or Institutional Zone or lot containing a residential use. |
| d) Maximum Height | 14.0 metres. |
| e) Maximum Lot Area | 10,000.0 square metres. |
| f) Maximum Gross Floor Area for an Individual Office | 500.0 square metres per unit. |
| g) Maximum Total Gross Floor Area for Commercial Uses | 10,000.0 square metres. |
| h) Maximum Gross Floor Area for Microbrewery | 700.0 square metres. |
| i) Built form for New Development | <p>In the case of new buildings constructed after the effective date of this by-law or additions to buildings existing as of the effective date of this by-law:</p> <p>i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.</p> <p>ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 40% of the measurement of the front lot line.</p> <p>iii) For a corner lot the minimum combined width of the ground floor façade facing a street line shall be greater than or equal to 50% of the measurement of all lot lines abutting a street.
(By-law No. 24-137, July 12, 2024)</p> <p>iv) In addition to Section 10.3.3i)ii) and iii),</p> |

the minimum width of the ground floor façade facing a street line shall exclude access driveways and any required yards within a lot line abutting a street.
(By-law No. 24-137, July 12, 2024)

- v) Notwithstanding Section 10.3.3i)ii) and iii), for commercial development existing at the time of the passing of the By-law, new commercial buildings with a Gross Floor Area of less than 650 square metres shall be permitted.
- vi) No parking, driveways, stacking lanes, or aisles shall be located between a building façade and the front lot line and flankage lot line.
 - 1. Section 10.3.3i)vi) shall not apply for any portion of a building that exceeds the requirement of Section 10.3.3i), ii) and iii).
(By-law No. 17-240-OLT-05, March 14, 2022)
- vii) A minimum of one principal entrance shall be provided:
 - 1. within the ground floor façade that is set back closest to a street; and,
 - 2. shall be accessible from the building façade with direct access from the public sidewalk.
- viii) A walkway shall be permitted in a Planting Strip where required by the By-law.
- ix) Notwithstanding Section 10.3.3, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Section.

- j) Planting Strip Requirements
Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.
- k) Visual Barrier Requirement
A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.
(By-law No. 19-062, March 27, 2019)
- l) Outdoor Storage
- i) No outdoor storage of goods, materials, or equipment shall be permitted.
 - ii) Notwithstanding Section 10.3.3i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.

10.3.4 MOTOR VEHICLE GAS BAR AND MOTOR VEHICLE SERVICE STATION REGULATIONS

- a) Minimum Yard Abutting a Street
Notwithstanding Section 10.3.3a) i) and ii), Minimum 4.5 metres.
(By-law No. 19-062, March 27, 2019)
- b) Minimum Yard for Fuel Pump Islands, Fuel Pumps and Canopies
4.5 metres from any lot line.
- c) Minimum Planting Strip Requirements
Notwithstanding Section 10.3.3j), a minimum 3.0 metre planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.
(By-law No. 19-062, March 27, 2019)
- d) Maximum Gross Floor 175.0 square metres.

Area for Accessory
Retail Uses to a Motor
Vehicle Gas Bar

- 10.3.5 ACCESSORY BUILDINGS** In accordance with the requirements of Section 4.8 of this By-law.
- 10.3.6 PARKING** In accordance with the requirements of Section 5 of this By-law.
- 10.3.7 URBAN FARM** In accordance with the requirements of Section 4.26 of this By-law.
- 10.3.8 COMMUNITY GARDEN** In accordance with the requirements of Section 4.27 of this By-law.
- 10.3.9 URBAN FARMERS MARKET** In accordance with the requirements of Section 4.28 of this By-law.

(By-law No. 17-240, November 8, 2017)