

## **SECTION 13 - C3 Zone – Agricultural Commercial Zone**

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### **(1) SCOPE**

The provisions of this Section shall apply in all Agricultural Commercial (C3) Zones except as otherwise provided in the Special Provisions Subsection hereto.

### **(2) USES PERMITTED**

No person shall, within any C3 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C3 uses, namely:

- (a) an accessory dwelling unit;
- (b) an existing agricultural use, in accordance with the Zone Requirements for the A Zone;
- (c) a bulk sales outlet dealing primarily in farm-related goods and supplies, including the sale of fuels for farm implements;
- (d) a feed or flour mill;
- (e) a grading station for farm produce;
- (f) a grain elevator or other storage facility for farm produce;
- (g) a nursery;
- (h) a retail store engaged in the sale of farm produce or landscaping and garden supplies;
- (i) a personal service shop;
- (j) a service trade;
- (k) a variety store;
- (l) a transport terminal;
- (m) a vehicle sales or rental establishment engaged primarily in the sales and service of farm implements and related equipment;
- (n) a veterinarian's clinic;
- (o) a warehouse;
- (p) any public use.

### **(3) ZONE REQUIREMENTS**

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

- (a) LOT AREA (MINIMUM) - 2 000 m<sup>2</sup>
- (b) LOT FRONTAGE (MINIMUM) - 60 m
- (c) FRONT YARD DEPTH (MINIMUM) - 15 m
- (d) INTERIOR SIDE YARD WIDTH (MINIMUM)
  - (i) - 3 m
  - (ii) if adjacent to a Residential Zone - 12 m
- (e) EXTERIOR SIDE YARD WIDTH (MINIMUM) - 15 m

- (f) REAR YARD DEPTH (MINIMUM) - 7 m
- (g) LOT COVERAGE (MAXIMUM) - 35%
- (h) LANDSCAPED OPEN SPACE (MINIMUM) - 25%
- (i) AN ACCESSORY DWELLING UNIT

A lot used for a permitted commercial use, other than an automotive use, may contain one accessory residential dwelling unit (either attached or detached) for the owner or operator of said commercial use, subject to the following regulations:

- (i) That a dwelling unit which forms part of the main building, shall be located on the ground floor to the rear of the commercial use or on the second or higher floors of the main building;
- (ii) That the dwelling unit shall be fully self-contained and have a minimum floor area in accordance with provisions of Section 3(5)(e) of this By-law;
- (iii) That the dwelling unit shall have direct means of access to a public street by means of stairs or halls;
- (iv) That only one accessory dwelling unit is permitted per lot; and
- (v) That the requirements of Section 3(5), and any other applicable regulations of this By-law, shall be complied with.

#### **(4) SPECIAL PROVISIONS**

##### **(a) C3-1 (MEAT AND CHEESE SALES OUTLET)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C3-1 on Schedule 'A' hereto, the following special provisions shall apply:

- (i) Uses Permitted Restricted To
  - a meat and cheese sales outlet;
  - a single dwelling unit.

##### **(b) C3-2 (AUTO SALES)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C3-2 on Schedule 'A' hereto, the following special provisions shall apply:

- (i) **Uses Permitted Restricted To**
  - automobile sales and service establishment.

(c) **C3-3 (CONSTRUCTION)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C3-3 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted Restricted To**

- storage, rental and use of construction equipment.

By-law  
37/86

(d) **C3-4 (VETERINARIAN'S CLINIC)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C3-4 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted Restricted To**

- Veterinarian's Clinic

(ii) **Zone Requirements**

The zone requirements of Section 13(3) shall apply with the following exceptions:

Front Yard Depth (minimum) 30 m

Exterior Side Yard Width (minimum) 30 m

By-law  
17/89

(e) **C3-5 (FISH HATCHERY - PACKAGING AND SALES)**

Notwithstanding any provisions of this By-law to the contrary, within any area designated C3-5 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted Restricted To**

- the packaging and processing of fish and seafood;
- wholesale distribution and sales of fish, fish products and related foods;
- fish and wildlife management.

By-law  
27/88

(f) **C3-6 (NURSERY)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C3-6 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted Restricted To**

- a nursery.

By-law  
20/98

(g) **C3-7 (SERVICE TRADE)**

Notwithstanding any provision of this By-Law to the contrary, within any area designated C3-7 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted Restricted To**

- an existing single detached dwelling unit.
- A public indoor storage facility
- A service trade
- A transport terminal
- A warehouse

(ii) **Zone Requirements**

The applicable provisions of this By-Law, including Section 13.3, shall apply to the subject land together with the following special regulations;

- \* Highway setback No buildings, structures or outdoor storage shall be permitted within 33.7 m of the limit of Provincial Highway No. 401
- \* Lot Coverage Maximum of 35% of the total lot area
- \* Outdoor Storage Outdoor storage on the subject property shall be confined to an area not greater than 1858 sq. m. This area shall be fenced and screened so that it is not visible from any public road or abutting property and shall comply with the applicable requirements of the Open Storage Regulations of this By-law.

By-law  
23/93

(h) **C3-8 (WAREHOUSE/OFFICE)**

Notwithstanding any provisions of this By-law to the contrary, the land zoned C3-8 may only be used for a warehouse, associated office and accessory uses, buildings and structures subject to the provisions of Section 13 and all other applicable regulations of this By-law. No wholesale or retail sales, and no outdoor storage shall be permitted within this zone.

By-law  
24/98

(i) **C3-9 (PART OF LOT 25, FRONT CONCESSION 7)**

Notwithstanding any provision of this By-law to the contrary, the land designated C3-9 on Schedule 'A' hereto, shall be subject to the following special provisions:

(i) **Uses Permitted Restricted to**

- an existing single detached dwelling
- a transport terminal with associated truck sales and service

(ii) **Zone Requirements**

The applicable provisions of this By-law, including Section 13.3, shall apply to the subject land together with the following special regulations.

**Highway Setback** - No building, structures, or outdoor storage shall accordance with the requirements of Subsection 3(16) of this By-law.

**Planting Strip** - A planting strip of not less than 3 m in width shall be provided along the entire length of the subject property abutting Highway 401. The planting strip may be located within the above-mentioned Highway setback.