

**SECTION 17 - GENERAL COMMERCIAL DISTRICT C3**

The following provisions shall apply in all GENERAL COMMERCIAL DISTRICTS C3:-

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:-

**17.1 USES PERMITTED**

**17.1.1** All uses permitted in the O1, O2, C1 and C2 Districts and the following:

**17.1.2 Commercial:**

A commercial scale, a hotel, motel, tavern or public house; a place of amusement; a commercial bath; a sample or showroom; an auctioneer's premises and a second hand shop; a pet shop or animal hospital; a parking lot, taxicab stand or station; a laboratory; an automatic laundry shop; a motor vehicle repair shop Class "A"; a clinic; an undertaker's establishment; an artist's studio; a business office; a custom workshop; trades services and professions; a commercial school; an open air market; service or repair shops Class "A" and "B"; a sales and hire garage; a duplicating shop; a printing plant; a hand laundry

**17.1.3 Institutional Uses:**

A Salvation Army hostel; a YMCA, YWCA, YMHA or YWHA; a fraternal society; a club or lodge; a labour union hall; an assembly hall; a religious institution

**17.2 AREA REQUIREMENTS****17.2.1 Floor Area of Dwelling Unit:**

Minimum 55 square metres per dwelling unit but not more than 50 percent of the ground floor area of the building may be erected or used for this purpose

**17.2.2 Yard Requirements:**

Rear yard - minimum 4.5 metres  
Side yard - no minimum side yard shall be required except where a General Commercial District flanks any other district a minimum side yard of 4.5 metres shall be provided

**17.3** Deleted.