

### 11.3 C3 – Commercial Residential Mixed Use

#### PURPOSE

This **zone** provides areas for a mix of medium-**density** residential, **office** and limited retail or personal service commercial **uses** within a **building**.

#### 11.3.1 PERMITTED USES

The **permitted uses** in this **zone** are:

- .1 **artisan crafts**
- .2 **assembly**
- .3 **business support service**
- .4 **commercial school**
- .5 **congregate housing**
- .6 **day care centre, major**
- .7 **day care centre, minor**
- .8 **dwelling unit**
- .9 **health service**
- .10 **high technology service**
- .11 **indoor recreation**
- .12 **live work unit**
- .13 **minor home occupation (subject to specific use regulation 8.4)**
- .14 **office**
- .15 **personal service establishment**
- .16 **restaurant**
- .17 **retail store**
- .18 **vacation rental**
- .19 **accessory use, building or structure**
- .20 **grocery store (Bylaw No. 2016-09)**

#### 11.3.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

- |    |                               |                     |
|----|-------------------------------|---------------------|
| .1 | Minimum <b>lot width</b> :    | 18.0 m              |
| .2 | Minimum <b>lot area</b> :     | 1000 m <sup>2</sup> |
| .3 | Maximum <b>lot coverage</b> : | 50%                 |
| .4 | Maximum <b>density</b> :      | 2.0 <b>FAR</b>      |
| .5 | Maximum <b>height</b> :       | 18 m                |
| .6 | Minimum <b>front yard</b> :   | 3.0 m               |
| .7 | Minimum <b>side yard</b> :    |                     |
|    | i. <b>interior side yard</b>  | 4.5 m               |
|    | ii. <b>exterior side yard</b> | 4.5 m               |
| .8 | Minimum <b>rear yard</b> :    | 6.0 m               |

#### 11.3.3 OTHER REGULATIONS

- .1 A minimum area of 10.0 m<sup>2</sup> of **amenity space** shall be provided per **dwelling unit**.
- .2 A **dwelling unit** must be within the same **building** of a permitted commercial **use**.

#### 11.3.4 SITE SPECIFIC PROVISIONS

In addition to the **uses** listed above:

- .1 In the case of **Lot** 4, DL. 3, Group 7, SDYD, Plan 8666 except Plan KAP 71490, located at 1070 Lakeshore Drive West, **recreation equipment sales/rentals** including motor scooters not exceeding engine displacement of 50cc and other motorized **vehicles**, and a **bed and breakfast inn** within a **building** with more than one **dwelling unit**, shall be permitted.
- .2 In the case of Lot A, District Lot 189, SDYD, Plan 5761, Except Plan KAP59478 located at 3693 Skaha Lake Rd, multi-service canine centre, including grooming, alternative therapy, indoor dog daycare for up to 10 dogs and indoor training classes (Bylaw 2011-34).