

C3 – SERVICE COMMERCIAL

5.17 The purpose of this *zone* is to establish and maintain areas for *retail* and service operations that are vehicle-oriented or require large storage areas.

5.17.1 Permitted Uses

Principal Uses

Ambulance station
Amusement establishment
Appliances and electronics, sales and repair
Artist’s studio
Automotive sales, repair and servicing
Bakery
Bank or other financial institution
Boat or recreational vehicle sales and repair
Building supply
Cannabis Retail Store, subject to 6.24
Cannabis Micro-Cultivation
Cannabis Micro-Processing
Cannabis Nursery
Cartage and delivery services
Catering establishment
Club or lodge
Contractor’s shop
Custom woodworking
Enclosed storage and warehousing, including mini-storage
Garden shop, nursery and landscaping supplies
Gasoline service station
Glass shop
Medical service
Micro-Brewery/Micro-Distillery
Office

Principal Uses (continued)

Pawn shop
Personal service
Petroleum products, wholesale
Prefabricated buildings sales
Printing, publishing and allied industry
Public Market
Recycling depot
Restaurant, including drive-through
Retail
Signs and displays industry
Transportation dispatch and depot
Veterinary clinic
Wholesale

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16
Outdoor storage

Site Specific Uses

Liquor, wine and beer store
Dwelling unit(s) behind street facing commercial units and dwelling unit(s) on the second storey

5.17.2 Site Development Regulations

Minimum <i>Lot Area</i>	930 m ²	(10,011 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	75%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(9.84 ft)
<i>Side yard</i>	0 m	
Maximum <i>Height, Principal Building</i>	10 m	(32.8 ft)

5.17.3 Conditions of Use

- a) Outdoor storage areas shall be screened or *fenced* on all sides not facing the principal *building* and no material shall be piled so as to be higher than such *screening*.
- b) All industrial, business, repair or servicing *uses* shall be conducted within a completely enclosed *building* except for outdoor display, rental, sales or outdoor storage areas, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.
- c) No *club* or *lodge* shall have more than three machines on which mechanical, electrical automatic, digital or computerized games are played for amusement, recreation, competition or entertainment and for which a fee is charged for *use* or for which a coin or token must be inserted.
- d) Notwithstanding any other provision of this Bylaw, in addition to any required commercial parking, only one-half (0.5) parking space for each residential *dwelling unit* is required at 3575 3rd Avenue (Lots 24-25, Block 50, District Lot 1, Alberni District, Plan197B, PID's: 000-171-891, 000-171-905).

5.17.4 Site Specific Uses

The following *uses* shall be permitted on a site-specific basis:

<u>Principal Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3684 3rd Avenue	<i>Lot 1, District Lot 1, Alberni District, Plan EPP30558</i>
<i>Dwelling unit(s)</i> behind street facing commercial units and <i>dwelling unit(s)</i> on the second story	3575 3rd Avenue	<i>Parcel B, Block 50, Alberni District, Plan 197B (PID: 030-520-347)</i>