

**Division 8: Commercial – Corridor 3 f##h#
(C-COR3 f##h#) District**

Purpose

813 The Commercial – Corridor 3 District is intended to be characterized by:

- (a) sites of various sizes;
- (b) locations along major roads;
- (c) locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses;
- (d) motor vehicles having direct access from the road to the development;
- (e) perimeter **landscaping** that separates commercial activities from the road and surrounding development;
- (f) **uses** of various sizes;
- (g) limited large retail **uses** and no residential **uses**;
- (h) varying **building** density established through maximum **floor area ratio** for individual **parcels**; and
- (i) varying **building heights** established through maximum **building height** for individual **parcels**.

Permitted Uses

814 (1) The following **uses** are **permitted uses** in the Commercial – Corridor 3 District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (e) **Utilities**.

(2) The following **uses** are **permitted uses** in the Commercial Corridor – 3 District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;

- (c) **Auction Market – Other Goods;**
- (d) **Beauty and Body Service;**
- (e) **Catering Service – Minor;**
- (f) **Convenience Food Store;**
- (g) **Counselling Service;**
- (h) **Financial Institution;**
- (i) **Fitness Centre;**
- (j) **Health Services Laboratory – with Clients;**
- (k) **Health Services Laboratory – without Clients;**
- (l) **Household Appliance and Furniture Repair Service;**
- (m) **Information and Service Provider;**
- (n) **Instructional Facility;**
- (o) **Library;**
- (p) **Medical Clinic;**
- (q) **Museum;**
- (r) **Office;**
- (s) **Personal Apparel Service;**
- (t) **Pet Care Service;**
- (u) **Photographic Studio;**
- (v) **Power Generation Facility – Small;**
- (w) **Print Centre;**
- (x) **Protective and Emergency Service;**
- (y) **Radio and Television Studio;**
- (z) **Restaurant: Food Service Only – Medium;**
- (aa) **Restaurant: Food Service Only – Small;**
- (bb) **Restaurant: Licensed – Medium;**

109

- (cc) **Restaurant: Licensed – Small;**
- (dd) **Retail Store;**
- (ee) **Service Organization;**
- (ff) **Specialty Food Store;**
- (gg) **Supermarket;**
- (hh) **Take Out Food Service;**
- (ii) *deleted*
- (jj) **Vehicle Rental – Minor;**
- (kk) **Vehicle Sales – Minor;**
- (ll) **Veterinary Clinic; and**
- (mm) **Video Store.**

71P2008

Discretionary Uses

- 815 (1)** *Uses* listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.
- (2)** *Uses* listed in subsection 814(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District:
- (a) **Amusement Arcade;**
 - (b) **Auto Body and Paint Shop;**
 - (c) **Auto Service – Major;**
 - (d) **Auto Service – Minor;**
 - (e) **Beverage Container Drop-Off Depot;**
 - (f) **Billiard Parlour;**
 - (g) **Car Wash – Multi-Vehicle;**
 - (h) **Car Wash – Single Vehicle;**

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- (i) **Child Care Service;**
- (j) **Cinema;**
- (k) **Computer Games Facility;**
- (k.1) **Conference and Event Facility;**
- (l) **Dinner Theatre;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Funeral Home;**
- (r) **Gaming Establishment – Bingo;**
- (s) **Gas Bar;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- (u.1) **Large Vehicle Sales;**
- (v) **Liquor Store;**
- (w) **Market;**
- (x) **Night Club;**
- (y) **Outdoor Café;**
- (z) **Parking Lot – Grade;**
- (aa) **Parking Lot – Structure;**
- (bb) **Pawn Shop;**
- (cc) **Performing Arts Centre;**
- (dd) **Place of Worship – Small;**
- (ee) **Power Generation Facility – Medium;**
- (ff) **Post-secondary Learning Institution;**
- (gg) **Printing, Publishing and Distributing;**
- (hh) **Recreational Vehicle Sales;**

'2008

- (ii) **Restaurant: Food Service Only – Large;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**
- (oo) **Social Organization;**
- (pp) **Special Function Tent – Commercial;**
- (pp.1) **Special Function Tent – Recreational;**
- (qq) **Utility Building;**
- (rr) **Vehicle Rental – Major; and**
- (ss) **Vehicle Sales – Major.**

10P2009

Rules

816 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Parcel Area

817 The maximum area of a **parcel** is 3.2 hectares.

Floor Area Ratio

818 The maximum **floor area ratio** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “f” indicated on the Land Use District Maps.

Building Height

819 The maximum **building height** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.