

**SECTION 18 - ZONE C-3: SETTLEMENT COMMERCIAL****18.1 Permitted Uses**

Within a Zone C-3, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

**18.2 Regulations**

Within a Zone C-3, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the additional regulations listed in Column 2 below for the specific uses.

<b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
18.2.1	Retail or Wholesale	In conformity with the provisions of sub-section 18.3
18.2.2	Art Gallery, Museum or Library	In conformity with the provisions of sub-section 18.3
18.2.3	Auditorium or Stadium	In conformity with the provisions of sub-section 18.3
18.2.4	Automobile Service Station, Gas Bar or Public Garage	In conformity with the provisions of Section 20
18.2.5	Business Machine Sales and Service	In conformity with the provisions of sub-section 18.3
18.2.6	Clinic	In conformity with the provisions of sub-section 18.3
18.2.7	Commercial or Trade School	In conformity with the provisions of sub-section 18.3
18.2.8	Commercial Printing	In conformity with the provisions of sub-section 18.3
18.2.9	Dwelling Conversion	In conformity with the provisions of sub-section 6.24
18.2.10	Commercial Entertainment or Recreation Facility conducted entirely within an enclosed building but not including a Video/Pinball Game Amusement Centre	In conformity with the provisions of sub-section 18.3

<b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
18.2.11	Church	In conformity with the provisions of Section 24
18.2.12	Dental, Medical or Optical Laboratory and Supplies	In conformity with the provisions of sub-section 18.3
18.2.13	Day Nursery or Nursery School	In conformity with the provisions of sub-section 18.3
18.2.14	Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use	In conformity with the provisions of sub-section 18.3.8
18.2.15	Establishment for Dispensing of Refreshments to the public	In conformity with the provisions of sub-section 18.3
18.2.16	Financial Institution	In conformity with the provisions of sub-section 18.3
18.2.17	Funeral Home	In conformity with the provisions of sub-section 18.3
18.2.18	Hairdresser, Barber or Beautician	In conformity with the provisions of sub-section 18.3
18.2.19	Hotel or Motel	In conformity with the provisions of sub-section 6.19
18.2.20	Indoor Storage or Warehousing	In conformity with the provisions of sub-section 18.3
18.2.21	Interior Decorator	In conformity with the provisions of sub-section 18.3
18.2.22	Light fabricating, assembly, processing or repair, including blacksmithing, which does not involve excessive noise, vibration, odour, danger of fire or explosion or the release of noxious fumes, smoke, gases or other forms of air or water-borne pollutants. Nothing in the foregoing is to be construed to permit the sale or storage of bulk fertilizers.	In conformity with the provisions of sub-section 18.3

<b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
18.2.23	Landscaping or Lawn Spraying Business	In conformity with the provisions of sub-section 18.3
18.2.24	Laundromat, Laundry or Dry Cleaning	In conformity with the provisions of sub-section 18.3
18.2.25	Office - Business or Professional	In conformity with the provisions of sub-section 18.3
18.2.26	Offices Services	In conformity with the provisions of sub-section 18.3
18.2.27	Parking Lot	In conformity with the provisions of sub-section 18.3.7
18.2.28	Showroom or Wholesale Outlet	In conformity with the provisions of sub-section 18.3
18.2.29	Club - Private	In conformity with the provisions of sub-section 18.3
18.2.30	Service and Repair Shop for Household or Personal Articles	In conformity with the provisions of sub-section 18.3
18.2.31	Studio	In conformity with the provisions of sub-section 18.3
18.2.32	Taxi Stand or Office	In conformity with the provisions of sub-section 18.3
18.2.33	Travel Agency	In conformity with the provisions of sub-section 18.3
18.2.34	Residential Building - Single Family or Duplex	In conformity with the provisions of sub-section 18.3
18.2.35	Bed & Breakfast <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	In conformity with the provisions of Section 18.3 and Subsections 6.32.1 to 6.32.4, inclusive.

18.2.36 **Accessory Uses:**

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| (a) | Buildings or structures accessory to a one or two family residential use | In conformity with the provisions of sub-section 6.4  |
| (b) | Buildings or structures accessory to other permitted uses                | In conformity with the provisions of sub-section 18.3   |
| (c) | Deleted  | <b>By-law 80-92</b>   |
| (d) | Outdoor Storage  | May be located in a rear yard but shall not be located in any front yard or any required side yard (see sub-section 6.27) |

18.3 **Additional Regulations**

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| 18.3.1  | Minimum Lot Area<br>(a) Without Services<br>(b) With Services<br><b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>                           | 2,000 square metres<br>700 square metres   |
| 18.3.2  | Minimum Lot Width<br>(a) Without Services<br>(b) With Services<br><b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>                          | 30 metres<br>16 metres   |
| 18.3.3  | Minimum Side Yard - Each Side<br><br>(a) Residential Building - One Unit<br><br>(b) Other Permitted Uses<br><br>i) One Storey<br><br>ii) More than One Storey | <br><br>1.2 metres<br><br><br><br>1.2 metres<br><br>Equal to 1/2 building height but in no case less than 3 metres |
| <b>In any case were required off-street parking is to be provided in a side or rear yard, one side shall be not less than 3 metres.</b> |   |  |
| 18.3.4  | Minimum Rear Yard   | 7.5 metres   |
| 18.3.5  | Maximum Building Height - Main Building   | 10.5 metres  |
| 18.3.6  | Maximum Lot Coverage - All Buildings  | 40% of Lot Area  |
| 18.3.7  | Off-Street Parking and Off-Street Loading   | In conformity with the provisions of sub-sections 6.11, 6.12 and 6.13  |

18.3.8 Dwelling units may be situated above any use permitted above except Automobile Service Station, Gas Bar or Public Garage and not more than one (1) dwelling unit may be situated at ground level and attached to such use. Such dwelling unit or units shall be permitted only in conformity with the following:

- (a) That the building conforms to the requirements of all other by-laws of the municipality;
- (b) That each residential dwelling unit created shall be fully self-contained and shall have a floor area of not less than 37 square metres;
- (c) That each residential dwelling unit shall have a direct means of access to a public street by means of halls and/or stairs;
- (d) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.

**By-law 83-2006 passed November 28, 2006 (General Amendment)**

- (e) Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use – 1.5 spaces per unit.

18.3.9 Notwithstanding the requirements of sub-sections 6.11 and 6.13 of this By-law, where in a Zone C-3 the provisions of off-street parking on the same lot as the use, building or structure requiring such off-street parking is located is impossible (or impractical), such off-street parking facilities may be located on another lot within the same Zone C-3 as the use, building or structure requiring such parking. Where off-street parking is provided on a lot other than the lot containing the building or use for which the parking is required, the owner of the lot upon which the parking is located shall, at his own expense, cause to be registered in the Registry Office an undertaking from the owner to the Township of Woolwich against the title of the property to guarantee that the land required for parking by this By-law shall continue to be so used only for this purpose until such time as the Township shall relieve the owner of said undertaking, at which time the owner shall have provided alternate parking space in conformity with the regulations contained in this By-law.