

**SECTION 16 - COMMERCIAL DISTRICTS 3. (CD3.)**

(B/L 8614 Jun 23/1986; B/L 9057 Jul 7/1987; B/L11780 Mar 28/1994; B/L 11828 May 30/1994; B/L 162-1998 Jun 24/1998  
 B/L 177-2001 Jun 12/2001; B/L 33-2001 Oct 23/2001, OMB Decision/Order No. 1716 Case No. PL010233  
 B/L 370-2001 Nov 15/2001; B/L 168-2002 Jul 18/2002; B/L 363-2002 Dec 31/2002; B/L 375-2004 Dec 21/2004  
 B/L 232-2006 Jan 18/2007; B/L 154-2008 Sep 30/2008; B/L 64-2009 Aug 10/2009; B/L 164-2010 Nov 17/2010  
 B/L 31-2013 Mar 28/2013; B/L 48-2014 Apr 15/2014; B/L 7-2018, Feb. 23/2018)  
 [ZNG/3590; ZNG/5271]

**16.1 COMMERCIAL DISTRICT 3.1 (CD3.1)**

**16.1.1 PERMITTED USES**

- |                               |  |
|-------------------------------|--|
| <i>Business Office</i>        | <i>Personal Service Shop</i>                 |
| <i>Child Care Centre</i>      | <i>Place of Entertainment and Recreation</i> |
| <i>Commercial School</i>      | <i>Place Of Worship</i>                      |
| <i>Food Outlet - Take-Out</i> | <i>Professional Studio</i>                   |
| <i>Hotel</i>                  | <i>Repair Shop - Light</i>                   |
| <i>Medical Office</i>         | <i>Restaurant</i>                            |
| <i>Micro-Brewery</i>          | <i>Retail Store</i>                          |
- Dwelling Units in a Combined Use Building with any one or more of the above uses*
- Ambulance Service*
- Marina*
- Parking Garage*
- Public Hall*
- Public Parking Area*

Any use accessory to any of the preceding uses. An *Outdoor Storage Yard* is prohibited, save and except, in combination with the following main uses:  
*Ambulance Service, Marina.*

**16.1.5 PROVISIONS**

- |     |   |   |
|-----|---|---|
| .4  | Building Height – maximum   | Equal to the length of the longest <i>exterior lot line</i> . |
| .9  | Amenity Area – Per Dwelling Unit – minimum  |   |
|     | a) For the first 8 <i>dwelling units</i> :  | 0.0 m <sup>2</sup> per unit                                   |
|     | b) For each additional <i>dwelling unit</i> :   | 12.0 m <sup>2</sup> per unit                                  |
| .15 | For a <i>Combined Use Building</i> , all <i>dwelling units</i> , not including entrances thereto, are located above the non-residential uses. |   |
| .17 | Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited.                               |   |