

### 7.3.01 Permitted Uses

In addition to the uses permitted by Section 2.1.10 of this Bylaw, the following uses and no others shall be permitted in the District Commercial (C3) Zone:

1. Animal Hospitals in enclosed buildings;
2. Auction rooms;
3. Automobile and boat showrooms;
4. Bakery;
5. Business colleges and trade schools;
6. Daycare as regulated by the *Community Care and Assisted Living Act*;
7. Funeral parlours;
8. Gasoline service stations and car wash;
9. Hotels;
10. Offices;
11. Parking facilities;
12. Personal service;
13. Post office;
14. Premises licensed pursuant to the *Liquor Control and Licensing Act*;
15. Printing, publishing and bookbinding
16. Private clubs and lodges
17. Assembly and entertainment uses, limited to indoor movie theatres, auditoriums, billiard and pool halls, bowling alleys, catering establishments, dance and fitness studios, gymnasiums, martial arts studios, schools and assemblies for educational and philanthropic purposes;
18. Public transportation depots;
19. Restaurants;
20. Retail stores;
21. Shopping centres;
22. Taxi offices; and
23. Accessory buildings and structures.

### 7.2.01A Lot 3, Section 1, Esquimalt District, Plan 30085 (310 Goldstream Avenue)

Despite section 2.1.09(2)(g) a Cannabis Retail Store limited to a maximum floor area of 204m<sup>2</sup> is permitted at the property having a civic address of 310 Goldstream and described as " Lot 3, Section 1, Esquimalt District, Plan 30085; PID: 001-288-563".

### 7.3.02 Density of Development

The floor area ratio shall in no case exceed 2.0.

### 7.3.03 Height of Buildings

The height of a building shall not exceed 15 m or four storeys.

#### **7.3.04 Yard Requirements**

1. A front yard shall be provided of not less than 7.5 m in depth provided, however, that if the area between the front building line and the front lot line exclusive of access driveways is landscaped, the required front yard shall be not less than 4.5 m in depth.
2.
  - a. Where a lot is not serviced by a rear access highway, a side yard of 4.5 m in width shall be provided on at least one side of the lot.
  - b. Where a lot abuts a lot in a Residential Zone or a Multiple Family Residential Zone a side yard shall be provided of not less than 6 m in width.
  - c. On a corner lot a side yard of not less than 7.5 m in width shall be provided adjoining a flanking street provided, however, that if the area between the building and the side lot line exclusive of access driveways is landscaped, the required side yard shall not be less than 4.5 m in width.
3. A rear yard shall be provided of not less than 3 m in depth, except where such lot abuts a lot in a Residential Zone or a Multiple Family Residential Zone such yard shall be not less than 6 m in depth.

#### **7.3.05 Lot Coverage**

The maximum coverage shall be 75 percent of the lot.

#### **7.3.06 Landscaping and Screening**

1. Landscaping shall cover not less than 5 percent of the developed lot area. This landscaping shall include the planting of trees in the amount of not less than one tree for each 100 m<sup>2</sup> of developed lot area.
2. A continuous landscaping strip not less than 3 m wide shall be provided along the developed portion of each side of the lot which abuts a highway. This landscaping strip need not have a net area exceeding 10 percent of the developed lot area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.
3. Except in those portions where a building abuts a lot line, screen planting at least 1.5 m high in a strip at least 1.5 m wide, or a solid decorative fence at least 1.5 m high shall be provided along all lot lines separating the developed portion of the lot from any Residential Zone or Multiple Family Residential Zone, whether such property be separated by a highway or not.

#### **7.3.07 Subdivision Requirements**

1. The minimum lot area that may be created by subdivision shall be 695 m<sup>2</sup>.
2. The minimum highway frontage and lot width that may be created by subdivision shall be 16 m.
3. Panhandle lots not permitted.

#### **7.3.08 General**

The relevant provisions of Division 2 of this Bylaw shall apply.