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**11. CC3 Zone (Commercial Core Three) (Bylaw No. 1650)****Intent**

- (1) The intent of this zone is to provide accommodation and auxiliary commercial uses and a passenger train station. Individual retail uses are intended to be small in gross floor area in order to ensure an appropriate scale of development. Commercial uses are intended to cater to the local area or to be auxiliary to hotel and train station uses to reduce destination retail traffic in the area.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) assembly;
  - (c) delicatessen;
  - (d) entertainment use;
  - (e) hotel;
  - (f) indoor and outdoor recreation;
  - (g) office
  - (h) train station;
  - (i) personal service, excluding financial institution;
  - (j) recreational facility, including health club or spa;
  - (k) restaurant (Bylaw No. 2014);
  - (l) retail;
  - (m) sporting goods rental and repair; and
  - (n) tourist accommodation.

**Density**

- (3) (Deleted as per Bylaw No. 1909, 2009)
- (4) (Deleted as per Bylaw No. 1909, 2009)
- (5) The maximum permitted gross floor area of all buildings and structures on a parcel is 8900 square metres of which:

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- (a) a maximum of 5150 square metres, exclusive of circulation space, may be devoted to uses in paragraphs (2) (e) and (n); and
  - (b) the balance may be devoted to uses listed in paragraphs (2)(a), (b), (c), (d), (f), (g), (i), (j), (k), (l) and (m), provided that the maximum permitted floor area of any single retail use shall not exceed 210 square metres, and that of any single personal service establishment shall not exceed 270 square metres.
- (6) (Deleted as per Bylaw No. 1909, 2009)
  - (7) An additional gross floor area of 400 square metres may be built on the land for the train station use permitted in paragraph (2) (h).
  - (8) Notwithstanding any other provision of this Bylaw, the floor area of a public stair and bridge access over the BC Rail tracks shall not be included in any calculation of gross floor area.
  - (9) (Deleted as per Bylaw No. 1909, 2009)
  - (10) (Deleted as per Bylaw No. 1909, 2009)

**Height**

- (11) The maximum permitted height of buildings and structures is the lesser of 13.0 metres or 4 storeys.

**Site Dimensions**

- (12) The minimum parcel size is 0.80 hectares.

**Site Coverage**

- (13) The maximum permitted site coverage is 40 percent.

**Setbacks**

- (14) No regulations.

**Off-Street Parking and Loading**

- (15) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.
- (16) Sketch Plan 1, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)
- (17) Sketch Plan 2, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)
- (18) Sketch Plan 3, CC3 Zone (Deleted as per Bylaw No. 1909, 2009)
- (19) Sketch Plan 4, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)

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- (20) Sketch Plan 5, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)
  - (21) Schedule 6, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)
  - (22) Schedule 7, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)
  - (23) Schedule 8, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)
  - (24) Sketch Plan 9, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)
  - (25) Sketch Plan 10, CC-3 Zone (Deleted as per Bylaw No. 1909, 2009)