
6. CL3 Zone (Commercial Local Three) (Bylaw No. 565)(Bylaw No. 2165)**Intent**

- (1) The intent of this zone is to provide for small commercial uses and auxiliary employee housing, adjacent to a residential area.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) residential dwelling units for employee housing, auxiliary to other uses located in the CL3 zone;
 - (c) restaurant and establishments licenced for the sale and consumption of alcoholic beverages on the premises;
 - (d) office;
 - (e) personal services; and
 - (f) retail.
- (3) The second storey of a principal building shall not be used for retail or restaurant uses.
- (4) No portion of the first storey of a building may be used for auxiliary residential dwelling units.
- (5) Auxiliary residential dwelling units are permitted only in the building in the CL3 zone that is nearest the intersection of Lake Placid Drive and the Sea to Sky Highway.

Density

- (6) The maximum permitted floor space ratio is 0.48.
- (7) The maximum permitted gross floor area of buildings and structures for all uses in the CL3 zone is 1,515 square metres, of which not more than 263 square metres shall be for auxiliary residential dwelling use for employee housing

Height

- (8) The maximum permitted height of a building is 7.6 metres.

Parcel Size

- (9) The minimum permitted parcel area is 2,500 square metres. The minimum frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

Site Coverage

- (10) The maximum permitted site coverage is 27 percent.

Setbacks

- (11) The minimum permitted setback is 5.0 metres from all parcel boundaries.

Off-street Parking and Loading

- (12) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (13) A maximum of two principal buildings on a parcel are allowed. (Bylaw No. 614)