

SECTION 10 – COMMERCIAL ZONES

10.01 C1 (NEIGHBOURHOOD COMMERCIAL) ZONE

(1) DESCRIPTION

The C1 (NEIGHBOURHOOD COMMERCIAL) ZONE consists of land which, because of its location at the corner of a residential collector road is best suited for convenience grocery store development to serve local residents.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) CONVENIENCE COMMERCIAL (subject to Special Regulation)
- (b) ACCESSORY DWELLING UNIT
- (c) URBAN ANCILLARY USES
- (d) ACCESSORY OFF-STREET PARKING
- (e) ACCESSORY OFF-STREET LOADING
- (f) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 675m² for all USES

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) For all USES 20m 30m

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

- (a) URBAN ANCILLARY USE 60m²
- (b) total all buildings and structures 50%

(7) FLOOR AREA RATIO (maximum) 1.0

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- (a) CONVENIENCE COMMERCIAL or
ACCESSORY DWELLING UNIT 6.0 6.0 1.5 6.0
- (b) URBAN ANCILLARY USE 6.0 1.0 1.0 6.0

(9) SITING

- (a) An ACCESSORY DWELLING UNIT shall be located within the same building as the COMMERCIAL USE.

10.01 C1 (NEIGHBOURHOOD COMMERCIAL) ZONE (continued)

- (10) BUILDING HEIGHT (maximum)
 - (a) CONVENIENCE COMMERCIAL or ACCESSORY DWELLING UNIT 10m
 - (b) URBAN ANCILLARY USES 6m
- (11) OFF-STREET PARKING
 - (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
 - (b) Shall provide at least the following minimum number of spaces;
 - (i) 1 space per 20m² commercial
 - (ii) 1 bicycle parking space (type “B” parking device) per 30m² gross floor area retail.
- (12) OFF-STREET LOADING
 - (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
 - (b) Shall provide 1 space.
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) A trade waste container shall not be located within 6.0m of a Residential Zoned Lot.
 - (b) A CONVENIENCE COMMERCIAL use shall be limited to a grocery/general store, barber shop or beauty salon with a combined floor area not exceeding 200m².

10.02 C1-A (NEIGHBOURHOOD COMMERCIAL CENTRE) ZONE

(1) DESCRIPTION

The C1-A (Neighbourhood Commercial Centre) Zone consists of lands that are strategically located to serve the diverse retail and service needs of a neighbourhood, emphasizing a pedestrian orientation in use and site design.

(2) PERMITTED USES

The following uses shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) GENERAL COMMERCIAL (subject to Special Regulation)
- (b) URBAN ANCILLARY USES (subject to Special Regulation)
- (c) ACCESSORY DWELLING UNIT (subject to Special Regulation)
- (d) VEHICLE ORIENTED COMMERCIAL (subject to Special Regulation)
- (e) OFF-STREET PARKING (subject to Special Regulation)
- (f) OFF-STREET LOADING (subject to Special Regulation)
- (g) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 675m² all USES

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) For all USES 20m 30m

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (Maximum)

- (a) all buildings and structures 50%

(7) FLOOR AREA RATIO (maximum) 1.0

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- (a) COMMERCIAL 0.0 6.0 6.0 0.0
- (b) ACCESSORY DWELLING UNIT 0.0 6.0 6.0 0.0
- (c) URBAN ANCILLARY USE 6.0 1.0 1.0 6.0

(9) SITING

- (a) An ACCESSORY DWELLING UNIT shall be located within the same building as the COMMERCIAL USE.

10.02 C1-A (NEIGHBOURHOOD COMMERCIAL CENTRE) ZONE (continued)

- (b) Notwithstanding (8) above, no structure shall be sited within the “Sight Triangle” as required in Section 5.05 of this BYLAW.
- (10) BUILDING HEIGHT (maximum)
 - (a) COMMERCIAL USES 10.0m
 - (b) ACCESSORY DWELLING UNIT 10.0m
 - (c) URBAN ANCILLARY USES 6.0m
- (11) OFF-STREET PARKING
 - (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
 - (b) Shall provide at least the following minimum number of spaces:
 - (i) 1 space per 40m² sales or office
 - (ii) 1 space per 10m² restaurant or assembly
 - (iii) 1 space per ACCESSORY DWELLING UNIT
 - (iv) 1 bicycle parking space (type “B” parking device) per 30m² of gross floor area, commercial use
- (12) OFF-STREET LOADING
 - (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
 - (b) Shall provide 1 space.
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING AND LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) GENERAL COMMERCIAL USES
 - (i) shall be limited to a maximum gross floor area of 200m² per business premise and/or commercial unit;
 - (ii) shall specifically exclude:
 - sale or service of:
 - . appliances and household furnishings
 - . business and office equipment
 - neighbourhood pub or other beverage room

10.02 C1-A (NEIGHBOURHOOD COMMERCIAL CENTRE) ZONE (continued)

- indoor recreation
- theatre
- amusement centre
- adult entertainment facility
- night club
- (iii) a “beverage container return depot”:
 - . shall not exceed 100m² in area
 - . shall not have outdoor storage of materials or equipment
 - . shall not involve any outdoor activity except the actual shipment of materials
 - . shall not involve the crushing or breaking of glass
- (b) A trade waste container shall not be located within 6.0m of a Residential Zoned Lot.
- (c) ACCESSORY DWELLING UNIT shall be limited to ONE UNIT per lot parent development parcel.
- (d) VEHICLE ORIENTED COMMERCIAL USES shall be limited to a maximum gross floor area of 200m² per business premise and/or commercial unit and shall be limited to:
 - (i) small animal veterinary clinic
- (e) An OFF-STREET PARKING USE or OFF-STREET LOADING USE may only be developed if accessory to a COMMERCIAL USE or ACCESSORY DWELLING UNIT.

10.03 C2 (LOCAL COMMERCIAL) ZONE

(1) DESCRIPTION

The C2 (LOCAL COMMERCIAL) ZONE consists of the commercial area surrounding the Downtown Commercial Core and forming the nucleus of other urban areas: Sardis, Vedder Crossing, Yarrow, Rosedale and Greendale.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS;

- (a) MULTI-FAMILY RESIDENTIAL (*subject to Special Regulation*)
 - (i) Apartment (*subject to Section 5.15 – Adaptable Housing*)
(AB#3687) (AB#3807)
- (b) GENERAL COMMERCIAL (subject to Special Regulation)
- (c) VEHICLE ORIENTED COMMERCIAL (subject to Special Regulation)
- (d) ACCESSORY DWELLING UNIT
- (e) PUBLIC or PRIVATE ASSEMBLY
- (f) OFF-STREET PARKING
- (g) OFF-STREET LOADING
- (h) ACCESSORY HOME OCCUPATION (AB#4015)

(3) LOT SIZE (minimum)

- (a) 900m² MULTI-FAMILY RESIDENTIAL
- (b) 450m² all other uses

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) MULTI-FAMILY RESIDENTIAL 15m 30m
- (b) all other USES 10m 30m

(5) DENSITY (maximum)

- (a) MULTI-FAMILY RESIDENTIAL 70 du per ha

(6) LOT COVERAGE (maximum) 60%

(7) FLOOR AREA RATIO (maximum) 1.2

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- (a) for buildings containing multi-family residential units 1.5 6.0 3.0 4.5
- (b) for all other buildings and structures 1.5 0.0 0.0 1.5

10.03 C2 (LOCAL COMMERCIAL) ZONE (continued)

- (9) SITING
 - (a) MULTI-FAMILY RESIDENTIAL USE (apartments) may be located in floors above the first storey and shall be the only use on such floors.
 - (b) An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use.
- (10) BUILDING HEIGHT (maximum)
 - (a) all buildings and structures 15m
- (11) OFF-STREET PARKING
 - (a) Shall be developed in accordance with the requirements of Section 5.13 of this of this BYLAW;
 - (b) Shall provide at least the following number of spaces:
 - (i) one space per 40m² office or sales
 - (ii) one space per 16m² restaurant or assembly
 - (iii) one space per dwelling unit.
- (12) OFF-STREET LOADING (minimum)
 - (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
 - (b) Shall provide at least the following number of spaces:
 - (i) 1 space per 1000m² gross floor area.
- (13) AMENITY AREA
 - (a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW;
 - (b) A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

10.03 C2 (LOCAL COMMERCIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) *A MULTI-FAMILY RESIDENTIAL USE:*
 - (i) *shall be limited to apartment dwelling units located in storeys above the first storey of a building;*
 - (ii) *shall be the only use in the storey;*
 - (iii) *shall be located within a building above all storeys which are used for a permitted COMMERCIAL USE. (AB #3687)*
- (b) Where a C2 ZONE adjoins a Residential Zone, screening of 2.0m in height shall be provided along the common property line;
- (c) A trade waste container shall not be located within 6.0m of a Residential Zoned Lot;
- (d) VEHICLE-ORIENTED COMMERCIAL USES shall be limited to:
 - (i) funeral, interment and associated services
 - (ii) small animal veterinary clinic;
- (e) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an amusement centre
 - (ii) a night club, neighborhood pub or other beverage room
 - (iii) an Adult Entertainment Facility within 1km of any school (as regulated by the Business Licence Bylaw, in force from time to time)
 - (iv) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West.
 - (v) *theatre (AB #3129)*
 - (vi) *liquor store (AB #3168)*
- (f) GENERAL COMMERCIAL USE - a “beverage container return depot”:
 - (i) shall not exceed 100m² in area
 - (ii) shall not have outdoor storage of materials or equipment
 - (iii) shall not involve any outdoor activity except the actual shipment of materials
 - (iv) shall not involve the crushing or breaking of glass
- (g) *PUBLIC OR PRIVATE ASSEMBLY USE shall specifically exclude a theatre. (AB #3129)*

10.04 C3 (TOWN CENTRE COMMERCIAL) ZONE

(1) DEFINITION

The C3 (TOWN CENTRE COMMERCIAL) ZONE designates the central business district of the former City of Chilliwack, which owing to availability of full services, including community water, sanitary sewer and storm sewer and central location is suited to variety of uses.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) GENERAL COMMERCIAL (subject to Special Regulations)
- (b) PUBLIC OR PRIVATE ASSEMBLY
- (c) CIVIC ADMINISTRATION
- (d) TOURIST ACCOMMODATION (subject to Special Regulations)
 - (i) hotel/motor-hotel
- (e) MULTI-FAMILY RESIDENTIAL (subject to Special Regulations)
 - (i) *apartment (AB #3687)*
- (f) ACCESSORY DWELLING UNIT (subject to Special Regulations)
- (g) SPECIALIZED CRAFT MANUFACTURING
- (h) OFF-STREET PARKING
- (i) OFF-STREET LOADING
- (j) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 1300m² TOURIST ACCOMMODATION
- (b) 450m² MULTI-FAMILY RESIDENTIAL
- (c) 315m² all other uses

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) TOURIST ACCOMMODATION 20m 30m
- (b) all other USES 7.5m 30m

(5) DENSITY (maximum)

- (a) MULTI-FAMILY RESIDENTIAL 70 du per ha

(6) LOT COVERAGE (maximum) N/A

(7) FLOOR AREA RATIO N/A

10.04 C3 (TOWN CENTRE COMMERCIAL) ZONE (continued)

- | (8) | SETBACKS (min. distance to) | FLL | RLL | ISLL | ESLL | LANE |
|-----|------------------------------|-----|-----|------|------|------|
| (a) | all buildings and structures | 0 | 0 | 0 | 0 | 1.5 |
- (9) SITING
- (a) MULTI-FAMILY RESIDENTIAL USE (apartments) may be located in floors above the first storey and shall be the only use on such floors.
- (b) An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use.
- (10) BUILDING HEIGHT (maximum)
- (a) all buildings and structures 25m
- (11) OFF-STREET PARKING (minimum)
- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
- (b) Shall provide at least the minimum number of parking spaces:
- (i) 1 space per TOURIST ACCOMMODATION unit
- (ii) 1 space per dwelling unit.
- (12) OFF-STREET LOADING
- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
- (b) Shall provide at least the following minimum number of spaces:
- (i) 1 space for any structure containing in excess of 1000m² gross floor area of COMMERCIAL USE.
- (13) AMENITY AREA
- (a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW;
- (b) A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

10.04 C3 (TOWN CENTRE COMMERCIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) A MULTI-FAMILY RESIDENTIAL USE
 - (i) shall be limited to apartment dwelling units located in storeys above the first storey of a building;
 - (ii) shall be the only use in the storey;
 - (iii) shall be located within a building above all storeys which are used for a permitted COMMERCIAL USE.
- (b) GENERAL COMMERCIAL USES shall not be permitted within TOURIST ACCOMMODATION UNITS.
- (c) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an amusement centre unless contained within a building having a minimum gross floor area of 900m². In such building, the amusement centre shall occupy no more than 10% of the gross floor area and shall contain no more than one (1) mechanical or electronic video, pinball or similar game machine per 5m² of amusement centre area;
 - (ii) night club, neighbourhood pub or other beverage room unless contained within a hotel or motor hotel;
 - (iii) an Adult Entertainment Facility within 1km of any school (as regulated by the Business Licence Bylaw, in force from time to time);
 - (iv) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and, Ashwell Road to the West;
 - (v) *liquor store* (AB #3168)
- (d) GENERAL COMMERCIAL USE - a “beverage container return depot”:
 - (i) shall not exceed 100m² in area
 - (ii) shall not have outdoor storage of materials or equipment
 - (iii) shall not involve any outdoor activity except the actual shipment of materials
 - (iv) shall not involve the crushing or breaking of glass
- (e) A trade waste container shall not be located within 6.0m of a Residential Zoned lot.
- (f) An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind a principal COMMERCIAL USE.
- (g) The off-street parking or storage of contractor's equipment or unlicensed vehicles is prohibited in this Zone.

10.05 C4 (SHOPPING CENTRE) ZONE

(1) DESCRIPTION

The C4 (SHOPPING CENTRE) ZONE consists of land which, owing to its location adjacent to one or more arterial roads with convenient access is suitable for general and vehicular oriented retail commercial consisting of stores which rely on central common off-street parking, provided within the development.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) GENERAL COMMERCIAL (subject to Special Regulations)
- (b) VEHICLE ORIENTED COMMERCIAL
- (c) PRIVATE or PUBLIC ASSEMBLY
- (d) OFF-STREET PARKING
- (e) OFF-STREET LOADING

(3) LOT SIZE (minimum)

- (a) 4ha for all uses

(4) LOT DIMENSIONS (minimum)

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum) N/A

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- (a) service station 9.0 6.0 6.0 6.0
- (b) gasoline pump island 6.0 6.0 6.0 6.0
- (c) other buildings 12.0 0.0 0.0 6.0

(9) SITING N/A

(10) BUILDING HEIGHT (maximum)

- (a) All buildings and structures 15m

10.05 C4 (SHOPPING CENTRE) ZONE (continued)

(11) OFF-STREET PARKING

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
- (b) Shall provide at least the following minimum number of spaces:
 - (i) 1 space per 30m² gross floor area
 - (ii) 1 bicycle parking space (type “B” parking device) per 500m² gross floor area up to 10000m² and 1 bicycle parking space per 1000m² gross floor area thereafter.

(12) OFF-STREET LOADING

- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
- (b) Shall provide at least the following number of spaces:
 - (i) 1 space per 2000m² gross floor area or portion thereof.

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) SIGNS

- (a) shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) Where a C4 Zone adjoins a Residential Zone screening of 2m in height shall be provided along the common property line;
- (b) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an amusement centre unless contained within a Shopping Centre as defined in this BYLAW
 - (ii) a night club, neighbourhood pub or other beverage room
 - (iii) an Adult Entertainment Facility within 1km of any school (as regulated by the Business Licence Bylaw, in force from time to time)
 - (iv) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West;
 - (v) *theatre (AB #3129)*
 - (vi) *liquor store (AB #3168)*

10.05 C4 (SHOPPING CENTRE) ZONE (continued)

- (c) GENERAL COMMERCIAL USE - a “beverage container return depot”:
 - (i) shall not exceed 100m² in area
 - (ii) shall not have outdoor storage of materials or equipment
 - (iii) shall not involve any outdoor activity except the actual shipment of materials
 - (iv) shall not involve the crushing or breaking of glass
- (d) *PUBLIC OR PRIVATE ASSEMBLY USE shall specifically exclude a theatre. (AB #3129)*
- (e) The off-street parking or storage of contractor's equipment or unlicensed vehicles is prohibited in this Zone.

10.06 C5 (NIGHT CLUB/NEIGHBOURHOOD PUB) ZONE

(1) DESCRIPTION

The C5 (NIGHT CLUB/NEIGHBOURHOOD PUB) ZONE consists of those commercial properties suitable in location for a night club, cabaret, neighbourhood pub or other beverage room.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) GENERAL COMMERCIAL (subject to Special Regulation)
- (b) PUBLIC or PRIVATE ASSEMBLY (subject to Special Regulation)
- (c) ACCESSORY DWELLING UNIT
- (d) OFF-STREET PARKING
- (e) OFF-STREET LOADING
- (f) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 450m² for all uses

(4) LOT DIMENSIONS (minimum)

	WIDTH	DEPTH
--	-------	-------

- | | | |
|------------------|-----|-----|
| (a) For all USES | 15m | 30m |
|------------------|-----|-----|

(5) DENSITY (maximum)

	N/A
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(6) LOT COVERAGE (maximum)

	60%
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(7) FLOOR AREA RATIO (maximum)

	1.2
--	-----

(8) SETBACKS (minimum distance to)

	FLL	RLL	ISLL	ESLL
--	-----	-----	------	------

- | | | | | |
|----------------------------------|------|-----|-----|-----|
| (a) all buildings and structures | 10.0 | 0.0 | 0.0 | 6.0 |
|----------------------------------|------|-----|-----|-----|

(9) SITING

- (a) An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use.

(10) BUILDING HEIGHT (maximum)

- | | |
|----------------------------------|-----|
| (a) All buildings and structures | 15m |
|----------------------------------|-----|

(11) OFF-STREET PARKING

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;

10.06 C5 (NIGHT CLUB/NEIGHBOURHOOD PUB) ZONE (continued)

- (b) Shall provide at least the following number of spaces:
 - (i) one parking space per 30m² sales or office
 - (ii) one parking space per 5m² restaurant or assembly
 - (iii) one parking space per dwelling unit.
- (12) OFF-STREET LOADING (minimum)

Pursuant to Section 906 of the *Local Government Act*, the following number of off-street loading spaces shall be provided:

 - (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
 - (b) Shall provide at least the following number of spaces:
 - (i) one loading space per 1000m² gross floor area.
- (13) AMENITY AREA N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) A trade waste container shall not be located within 6.0m of a Residential Zoned lot.
 - (b) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an Adult Entertainment Facility within 1 km of any school (as regulated by the Business Licence Bylaw, in force from time to time);
 - (ii) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West.
 - (iii) *theatre* (AB #3129)
 - (iv) *liquor store* (AB #3168)
 - (c) *PUBLIC OR PRIVATE ASSEMBLY USE shall specifically exclude a theatre.* (AB #3129)

10.07 CS1 (SERVICE COMMERCIAL) ZONE

(1) DESCRIPTION

The CS1 (SERVICE COMMERCIAL) ZONE consists of land which, because of location on a major road, is suited for business designed for or dependent upon direct automobile access.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) VEHICLE ORIENTED COMMERCIAL
- (b) GENERAL COMMERCIAL (subject to Special Regulation)
- (c) PUBLIC or PRIVATE ASSEMBLY
- (d) ACCESSORY DWELLING UNIT
- (e) SPECIALIZED CRAFT MANUFACTURING
- (f) OFF-STREET PARKING
- (g) OFF-STREET LOADING
- (h) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 1000m² for all USES

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) For all USES 20m 30m

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

- (a) all BUILDINGS and STRUCTURES 50%

(7) FLOOR AREA RATIO (maximum) 1.0

(8) SETBACKS (min. distance to) FLL RLL ISLL ESLL LANE

- (a) Service Station 10.0 0.0 0.0 6.0 3.0
- (b) Motor Vehicle Fuel Island 6.0 6.0 6.0 6.0 3.0
- (c) Fuel Island Canopy 2.5 2.5 2.5 2.5 2.5
- (d) ACCESSORY DWELLING UNIT
(single family detached) 6.0 6.0 1.5 6.0 3.0
- (e) Other Uses 10.0 0.0 0.0 3.0 3.0

10.07 CS1 (SERVICE COMMERCIAL) ZONE (continued)

- (f) Notwithstanding the above, where a CS1 ZONE abuts a RESIDENTIAL ZONE a minimum setback of 6m shall be required from the common property line for all buildings and structures.
- (9) SITING
 - (a) An ACCESSORY DWELLING UNIT may be located above or behind the permitted USE or in a separate single family detached dwelling.
- (10) BUILDING HEIGHT (maximum)
 - (a) All buildings and structures 10m
- (11) OFF-STREET PARKING
 - (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
 - (b) Shall provide at least the following number of spaces:
 - (i) one space per 30m² sales or office
 - (ii) one space per 8m² restaurant or assembly
 - (iii) one space per dwelling unit.
- (12) OFF-STREET LOADING
 - (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
 - (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per 2500m² of gross floor area or portion thereof;
 - (c) Shall be accessed from a lane or minor highway where one exists.
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Signs shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) A trade waste container shall not be located within 6.0m of a Residential Lot;
 - (b) Where a CS1 ZONE adjoins a Residential Zone, screening 2.0m in height shall be provided along the common property line;

10.07 CS1 (SERVICE COMMERCIAL) ZONE (continued)

- (c) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an amusement centre
 - (ii) a night club, neighbourhood pub or other beverage room
 - (iii) an Adult Entertainment Facility within 1 km of any school (as regulated by the Business Licence Bylaw, in force from time to time)
 - (iv) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West.
 - (v) *theatre* (AB #3129)
 - (vi) *liquor store* (AB #3168)
- (d) GENERAL COMMERCIAL USE - a “beverage container return depot”:
 - (i) shall not exceed 100m² in area
 - (ii) shall not have outdoor storage of materials or equipment
 - (iii) shall not involve any outdoor activity except the actual shipment of materials
 - (iv) shall not involve the crushing or breaking of glass
- (e) *PUBLIC OR PRIVATE ASSEMBLY USE shall specifically exclude a theatre.* (AB #3129)

10.08 CS2 (TOURIST COMMERCIAL) ZONE

(1) DESCRIPTION

The CS2 (TOURIST COMMERCIAL) ZONE consists of land which, because of location in proximity to principal tourist traffic routes or to recreation features is best suited for TOURIST ACCOMMODATION, OUTDOOR RECREATION and commercial facilities supporting the travelling public.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(a) TOURIST ACCOMMODATION

(i) motel/motor hotel

(b) VEHICLE ORIENTED COMMERCIAL (subject to Special Regulation)

(c) CONVENIENCE COMMERCIAL

(d) GENERAL COMMERCIAL (subject to Special Regulation)

(e) ACCESSORY DWELLING UNIT

(f) RESIDENTIAL ANCILLARY USE

(g) OFF-STREET PARKING

(h) OFF-STREET LOADING

(i) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

(a) 1000m² all other USES

(4) LOT DIMENSIONS (minimum)

(a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

(a) for all Buildings and Structures 40%

(7) FLOOR AREA RATIO (maximum) 0.8

10.08 CS2 (TOURIST COMMERCIAL) ZONE (continued)

(8)	SETBACKS (min. distance to)	FLL	RLL	ISLL	ESLL	LANE
(a)	Service Station Use	10.0	0.0	0.0	6.0	3.0
(b)	Motor Vehicle Fuel Island	6.0	6.0	6.0	6.0	3.0
(c)	Fuel Island Canopy	2.5	2.5	2.5	2.5	2.5
(d)	Accessory Dwelling Unit (single family detached)	6.0	6.0	1.5	6.0	3.0
(e)	all other Uses	10.0	0.0	0.0	4.5	3.0
(9)	SITING					
(a)	An ACCESSORY DWELLING UNIT may be located above or behind the permitted USE or in a separate single family detached dwelling.					
(10)	BUILDING HEIGHT (maximum)					
(a)	All buildings and structures	10m				
(11)	OFF-STREET PARKING					
(a)	Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;					
(b)	Shall provide at least the following number of spaces:					
(i)	one space per 30m ² sales or office					
(ii)	one space per 8m ² restaurant or assembly					
(iii)	one space per dwelling unit					
(iv)	one space per tourist accommodation unit.					
(12)	OFF-STREET LOADING (minimum)					
(a)	Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;					
(b)	Shall provide at least the following minimum number of spaces:					
(i)	1 space per 2500m ² of gross floor area or portion thereof.					
(13)	AMENITY AREA (minimum)	N/A				
(14)	FENCING, SCREENING & LANDSCAPING					
(a)	Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.					
(15)	SIGNS					
(a)	Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.					

10.08 CS2 (TOURIST COMMERCIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) VEHICLE ORIENTED COMMERCIAL USES shall be limited to:
 - (i) Service Station
- (b) GENERAL COMMERCIAL USES shall not be permitted within TOURIST ACCOMMODATION UNITS.
- (c) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an amusement centre unless contained within a building having a minimum gross floor area of 900m². In such building, the amusement centre shall occupy no more than 10% of the gross floor area and shall contain no more than one (1) mechanical or electronic video, pinball or similar game machine per 5m² of amusement centre area;
 - (ii) a Night club, neighbourhood pub or other beverage room unless contained within a hotel or motor hotel;
 - (iii) an Adult Entertainment Facility within 1km of any school (as regulated by the Business Licence Bylaw, in force from time to time);
 - (iv) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West;
 - (v) a beverage container return depot.
 - (vi) *theatre* (AB #3129)
 - (vii) *liquor store* (AB #3168)
- (d) A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot.
- (e) Where a CS2 ZONE adjoins a Residential Zone, screening 2.0m in height shall be provided along the common property line.
- (f) The off-street parking or storage of contractor's equipment or unlicensed vehicles is prohibited in this Zone.

10.09 CSM (SERVICE COMMERCIAL-INDUSTRIAL) ZONE

(1) DESCRIPTION

The CSM (SERVICE COMMERCIAL-INDUSTRIAL) ZONE consists of land which, owing to its location along a major thoroughfare and proximity to both industrial and commercial uses, is best suited to a combination of uses.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) VEHICLE ORIENTED COMMERCIAL
- (b) GENERAL COMMERCIAL (subject to Special Regulation)
- (c) PUBLIC OR PRIVATE ASSEMBLY
- (d) ACCESSORY DWELLING UNIT
- (e) SPECIALIZED CRAFT MANUFACTURING
- (f) WAREHOUSING
- (g) LIGHT MANUFACTURING
- (h) FOOD AND BEVERAGE PROCESSING
- (i) SERVICE INDUSTRIAL (subject to Special Regulation)
- (j) OFF-STREET PARKING
- (k) OFF-STREET LOADING
- (l) OPEN STORAGE
- (m) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 2000m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

- (a) all buildings and structures 80%

(7) FLOOR AREA RATIO (maximum) 1.6

10.09 CSM (SERVICE COMMERCIAL-INDUSTRIAL) ZONE (continued)

(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL	LANE
(a)	Service Station	10.0	0.0	0.0	6.0	3.0
(b)	Motor Vehicle Fuel Island	6.0	6.0	6.0	6.0	3.0
(c)	Fuel Island Canopy	2.5	2.5	2.5	2.5	2.5
(d)	Detached Single Family Dwelling	10.0	6.0	1.5	6.0	6.0
(e)	Other USES	10.0	0.0	0.0	3.0	3.0
(9)	SITING					
(a)	An ACCESSORY DWELLING UNIT may be located in the building housing the permitted USE if located above or behind said USE, or may be located as a separate single family detached dwelling.					
(b)	Where a CSM ZONE adjoins a RESIDENTIAL ZONE, a setback of 6m for all buildings and structures shall be provided along the common property line.					
(10)	BUILDING HEIGHT (maximum)					
(a)	All buildings and structures	12m				
(11)	OFF-STREET PARKING					
(a)	Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;					
(b)	Shall provide at least the following number of spaces:					
(i)	one space per 100m ² storage or workshop					
(ii)	one space per 30m ² sales or office					
(iii)	one space per 8m ² restaurant or assembly					
(iv)	one space per dwelling unit.					
(12)	OFF-STREET LOADING					
(a)	Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;					
(b)	Shall provide the following minimum number of spaces:					
(i)	1 space per 1000m ² gross floor area or portion thereof.					
(13)	AMENITY AREA (minimum)	N/A				
(14)	FENCING, SCEENING & LANDSCAPING					
(a)	Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this bylaw;					

10.09 CSM (SERVICE COMMERCIAL–INDUSTRIAL) ZONE (continued)

- (b) All OPEN STORAGE shall be bounded by screening 2.5m in height except for points of access or egress or where bounded by a building;
- (c) Where a CSM ZONE adjoins a RESIDENTIAL ZONE, screening 2.5m in height shall be provided along the common property line;
- (d) Where a CSM ZONE abuts the Trans-Canada Highway, screening of 2.5m in height shall be required along the common property line;
- (e) Materials in open storage shall not exceed the height of the screening provided.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) GENERAL COMMERCIAL USES shall specifically exclude:
 - (i) an amusement centre;
 - (ii) a night club, neighbourhood pub or other beverage room
 - (iii) an Adult Entertainment Facility within 1 km of any school (as regulated by the Business Licence Bylaw, in force from time to time);
 - (iv) a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West.
 - (v) *theatre* (AB #3129)
 - (vi) *liquor store* (AB #3168)
- (b) SERVICE INDUSTRIAL – A Motor Vehicle Dismantling Use:
 - (i) shall be fully enclosed within a building;
 - (ii) shall have no outdoor storage of dismantled motor vehicles or motor vehicle parts.
- (c) *PUBLIC OR PRIVATE ASSEMBLY USE shall specifically exclude a theatre.* (AB #3129)
- (d) A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot.
- (e) Materials in open storage shall not exceed the height of screening provided.
- (f) *A Community Gaming Facility as defined in Section 2.01 of this Bylaw shall only be permitted within the property identified as PID:002-591-651, Lot 27 District Lot 340 Group 2 New Westminster District Plan 55390 (AB#3961)*

10.10 CP (COMMERCIAL PARKING) ZONE

(1) DESCRIPTION

The CP (COMMERCIAL PARKING) ZONE consists of land which, owing to its location in a transition area and immediate proximity to either Commercial or Multi-Family Residential development, is suited to off-street parking.

(2) PERMITTED USES

The following USES shall be the only USES Permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(a) OFF-STREET PARKING

(3) LOT SIZE (minimum) N/A

(4) LOT DIMENSIONS

(a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum) N/A

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) N/A

(9) SITING

(a) An off-street parking use shall be sited no closer than 1.5m from a residential zoned lot.

(10) BUILDING HEIGHT

(a) attendant kiosk 3.0m

(11) OFF-STREET PARKING

(a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.

(12) OFF-STREET LOADING (minimum) N/A

(13) AMENITY AREA N/A

(14) FENCING, SCREENING & LANDSCAPING

(a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

10.10 CP (COMMERCIAL PARKING) ZONE (continued)

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) Buildings and Structures shall be limited to 1 kiosk not exceeding 5m² in floor area.
- (b) The off-street parking or storage of contractor's equipment or unlicensed vehicles is prohibited in this Zone.

10.12 C6 (THEATRE COMMERCIAL) ZONE

(1) *DESCRIPTION*

The C6 (THEATRE COMMERCIAL) ZONE consists of land which, because of its high visibility and ease of access from arterial roads, is suitable for the location of a theatre and associated commercial development, primarily dependent upon direct automobile access.

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) *VEHICLE ORIENTED COMMERCIAL*
- (b) *GENERAL COMMERCIAL (subject to Special Regulation)*
- (c) *PUBLIC or PRIVATE ASSEMBLY*
- (d) *ACCESSORY DWELLING UNIT*
- (e) *SPECIALIZED CRAFT MANUFACTURING*
- (f) *OFF-STREET PARKING*
- (g) *OFF-STREET LOADING*
- (h) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) *LOT SIZE (minimum)*

- (a) *1000m² for all USES*

(4) *LOT DIMENSIONS (minimum)*

- | | <i>WIDTH</i> | <i>DEPTH</i> |
|-------------------------|--------------|--------------|
| (a) <i>For all USES</i> | <i>20m</i> | <i>30m</i> |

(5) *DENSITY (maximum)*

N/A

(6) *LOT COVERAGE (maximum)*

- (a) *all BUILDINGS and STRUCTURES 50%*

(7) *FLOOR AREA RATIO (maximum)*

1.0

(8) *SETBACKS (min. distance to)*

- | | <i>FLL</i> | <i>RLL</i> | <i>ISLL</i> | <i>ESLL</i> | <i>LANE</i> |
|---------------------|-------------|------------|-------------|-------------|-------------|
| (a) <i>All Uses</i> | <i>10.0</i> | <i>0.0</i> | <i>0.0</i> | <i>3.0</i> | <i>3.0</i> |

- (b) *Notwithstanding the above, where a C6 ZONE abuts a RESIDENTIAL ZONE a minimum setback of 6m shall be required from the common property line for all buildings and structures.*

10.12 C6 (THEATRE COMMERCIAL) ZONE (continued)

- (9) *SITING*
- (a) *An ACCESSORY DWELLING UNIT may be located above or behind the permitted USE.*
- (10) *BUILDING HEIGHT (maximum)*
- (a) *All buildings and structures* *10m*
- (11) *OFF-STREET PARKING*
- (a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;*
- (b) *Shall provide at least the following number of spaces:*
- (i) *one space per 30m² sales or office*
- (ii) *one space per 8m² restaurant or assembly*
- (iii) *one space per dwelling unit.*
- (12) *OFF-STREET LOADING*
- (a) *Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;*
- (b) *Shall provide the following minimum number of spaces:*
- (i) *1 space per 2500m² of gross floor area or portion thereof;*
- (c) *Shall be accessed from a lane or minor highway where one exists.*
- (13) *AMENITY AREA (minimum)* *N/A*
- (14) *FENCING, SCREENING & LANDSCAPING*
- (a) *Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*
- (15) *SIGNS*
- (a) *Signs shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*
- (16) *SPECIAL REGULATIONS*
- (a) *A trade waste container shall not be located within 6.0m of a Residential Lot;*
- (b) *Where a C6 ZONE adjoins a Residential Zone, screening 2.0m in height shall be provided along the common property line;*
- (c) *GENERAL COMMERCIAL USES shall specifically exclude:*

10.12 C6 (THEATRE COMMERCIAL) ZONE (continued)

- (i) *a night club, neighbourhood pub or other beverage room*
- (ii) *an Adult Entertainment Facility within 1 km of any school (as regulated by the Business Licence Bylaw, in force from time to time)*
- (iii) *a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West*
- (iv) *a beverage container return depot*
- (v) *liquor store (AB #3168)*

(d) *VEHICLE ORIENTED COMMERCIAL USES shall specifically exclude:*

- (i) *service station*

(AB #3129)

10.13 C7 (LIQUOR STORE) ZONE

(1) *DESCRIPTION*

The C7 (LIQUOR STORE) ZONE consists of the commercial premises suitably located for the retail off-premise sale of beer, wine, liquor and other alcoholic beverages.

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS;

- (a) *GENERAL COMMERCIAL (subject to Special Regulation)*
- (b) *ACCESSORY DWELLING UNIT*
- (c) *OFF-STREET PARKING*
- (d) *OFF-STREET LOADING*
- (e) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) *LOT SIZE (minimum)*

- (a) *450m² - all uses*

(4) *LOT DIMENSIONS (minimum)*

WIDTH DEPTH

- (a) *all USES 10m 30m*

(5) *DENSITY (maximum)*

N/A

(6) *LOT COVERAGE (maximum)*

60%

(7) *FLOOR AREA RATIO (maximum)*

1.2

(8) *SETBACKS (minimum distance to)*

FLL RLL ISLL ESLL

- (a) *for all buildings and structures 1.5 0.0 0.0 1.5*

(9) *SITING*

- (a) *An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use.*

(10) *BUILDING HEIGHT (maximum)*

- (a) *all buildings and structures 15m*

(11) *OFF-STREET PARKING*

- (a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;*

10.13 C7 (LIQUOR STORE) ZONE (continued)

- (b) *Shall provide at least the following number of spaces:*
 - (i) *one space per 40m² office or sales*
 - (ii) *one space per 16m² restaurant or assembly*
 - (iii) *1 space per dwelling unit.*
- (12) *OFF-STREET LOADING (minimum)*
 - (a) *Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;*
 - (b) *Shall provide at least the following number of spaces:*
 - (i) *1 space per 1000m² gross floor area.*
- (13) *AMENITY AREA*
 - (a) *Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW;*
 - (b) *A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.*
- (14) *FENCING, SCREENING & LANDSCAPING*
 - (a) *Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*
- (15) *SIGNS*
 - (a) *Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*
- (16) *SPECIAL REGULATIONS*
 - (a) *Where a C6 ZONE adjoins a Residential Zone, screening of 2.0m in height shall be provided along the common property line.*
 - (b) *A trade waste container shall not be located within 6.0m of a Residential Zoned Lot.*
 - (c) *GENERAL COMMERCIAL USES shall specifically exclude:*
 - (i) *an amusement centre*
 - (ii) *a night club, neighborhood pub or other beverage room*
 - (iii) *an Adult Entertainment Facility within 1km of any school (as regulated by the Business Licence Bylaw, in force from time to time)*
 - (iv) *a Pawnbroker within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and, Ashwell Road to the West.*

10.13 C7 (LIQUOR STORE) ZONE (continued)

- (d) *GENERAL COMMERCIAL USE - a “beverage container return depot”:*
 - (i) *shall not exceed 100m² in area*
 - (ii) *shall not have outdoor storage of materials or equipment*
 - (iii) *shall not involve any outdoor activity except the actual shipment of materials*
 - (iv) *shall not involve the crushing or breaking of glass”*

(AB #3168)

10.14 C8 (HEALTH SERVICES COMMERCIAL) ZONE

(1) *DESCRIPTION*

The C8 (HEALTH SERVICES COMMERCIAL) Zone consists of land in the vicinity of major medical facilities or nearby high density residential development and owing to the availability of full services, including community water, sanitary sewer and storm sewer is suitable for medical related commercial uses.

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(a) *GENERAL COMMERCIAL (subject to Special Regulation)*

(b) *OFF-STREET PARKING*

(c) *OFF-STREET LOADING*

(3) *LOT SIZE (minimum)*

(a) *450m² all USES*

(4) *LOT DIMENSIONS (minimum)*

WIDTH DEPTH

(a) *all USES*

10m

30m

(5) *DENSITY (maximum)*

N/A

(6) *LOT COVERAGE (maximum)*

(a) *ALL BUILDINGS and STRUCTURES*

50%

(7) *FLOOR AREA RATIO (maximum)*

1.2

(8) *SETBACKS (minimum distance to)*

FLL RLL ISLL ESLL

(a) *All USES*

1.5

3.0

3.0

1.5

(9) *SITING*

N/A

(10) *BUILDING HEIGHT (maximum)*

(a) *All buildings and structures*

15m

(11) *OFF-STREET PARKING*

(a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.*

(b) *Shall provide at least the following minimum number of spaces:*

(i) *one space per 40m² sales or office*

(ii) *one space per 16m² restaurant or assembly*

10.14 C8 (HEALTH SERVICES COMMERCIAL) ZONE (continued)

(12) OFF-STREET LOADING

- (a) *Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.*
- (b) *Shall provide the following number of spaces:*
 - (i) *1 space per 2500m² gross floor area or portion thereof*
- (c) *Shall be accessed from a lane or lowest classified roadway possible.*

(13) AMENITY AREA (minimum)

N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) *Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*
- (b) *Minimum landscaping requirements for the front setback area shall be:*
 - (i) *40% of the front setback area shall have no impervious surface or vehicle use;*
 - (ii) *A portion of the required pervious surface area, equivalent to 20% of the front setback area, shall be reserved for landscaped areas and extensively planted with trees and shrubs.*
- (c) *Minimum overall site landscaping requirements shall be:*
 - (i) *15% of the overall site area shall have no impervious surface or vehicle usage.*
 - (ii) *A portion of the required pervious surface area, equivalent to 10% of the overall site area, shall be landscaped.*
 - (iii) *A portion of the required landscaped area, equivalent to 5% of the overall area, shall be planted extensively with trees and shrubs.*

(15) SIGNS

- (a) *Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

(16) SPECIAL REGULATIONS

- (a) *A trade waste container shall not be located within 6.0m of a residential lot and shall be located within a screened enclosure.*
- (b) *Where a C8 ZONE adjoins a Residential Zone, screening 2.0m in height shall be provided along the common property line.*
- (c) *GENERAL COMMERCIAL USES shall be limited to:*
 - (i) *Medical Clinic;*
 - (ii) *Health and Social Services, including pharmacy or similar uses;*
 - (iii) *Restaurant not exceeding 200m² gross floor area.*

10.15 C9 (CANNABIS RETAIL) ZONE

(1) *DESCRIPTION*

The C9 (CANNABIS RETAIL) ZONE consists of land designated for commercial purposes and considered suitable for storefront cannabis retail sales.

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) *CANNABIS RETAIL (subject to Special Regulation)*
- (b) *GENERAL COMMERCIAL (subject to Special Regulation)*
- (c) *ACCESSORY DWELLING UNIT*
- (d) *OFF-STREET PARKING*
- (e) *OFF-STREET LOADING*

(3) *LOT SIZE (minimum)*

- (a) *450m²*

(4) *LOT DIMENSIONS (minimum)*

WIDTH DEPTH

- (a) *All USES 10m 30m*

(5) *DENSITY (maximum)*

N/A

(6) *LOT COVERAGE (maximum)*

60%

(7) *FLOOR AREA RATIO (maximum)*

1.2

(8) *SETBACKS (minimum distance to)*

FLL RLL ISLL ESSL

- (a) *for all other BUILDINGS
and STRUCTURES 1.5 0.0 0.0 1.5*

(9) *SITING*

- (a) *An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.*

(10) *BUILDING HEIGHT (maximum)*

- (a) *all BUILDINGS and STRUCTURES 15m*

(11) *OFF-STREET PARKING*

- (a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;*
- (b) *Shall provide at least the following number of spaces:*
 - (i) *one space per 40m² GROSS FLOOR AREA.*

10.15 C9 (CANNABIS RETAIL) ZONE (continued)

- (12) *OFF-STREET LOADING (minimum)*
- (a) *Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;*
 - (b) *Shall provide at least the following number of spaces:*
 - (i) *1 space per 1000m² GROSS FLOOR AREA.*
- (13) *AMENITY AREA* *N/A*
- (14) *FENCING, SCREENING & LANDSCAPING*
- (a) *Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*
- (15) *SIGNS*
- (a) *Shall be located and constructed in accordance with the Sign Bylaw, in force from time to time.*
- (16) *SPECIAL REGULATIONS*
- (a) *CANNABIS RETAIL uses shall not be permitted within:*
 - (i) *300m of a SCHOOL, community centre, sports field, or PLAYGROUND;*
 - (ii) *300m of a SUPPORTIVE HOUSING FACILITY or FACILITY that serves vulnerable youth;*
 - (iii) *300m of another LOT where a CANNABIS RETAILER is permitted.*
 - (b) *GENERAL COMMERCIAL uses shall specifically exclude:*
 - (i) *an AMUSEMENT CENTRE;*
 - (ii) *a NIGHT CLUB, neighbourhood pub or other beverage room;*
 - (iii) *an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL;*
 - (i) *a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway right of way to the South, and Ashwell Road to the West.*
 - (c) *Only one CANNABIS RETAIL use is permitted per LOT.*
 - (d) *Where a C9 (Cannabis Retail) Zone adjoins a Residential Zone, screening of 2.0m in height shall be provided along the common LOT LINE.*
 - (e) *A trade waste container shall not be located within 6.0m of a Residential Zoned LOT.*