

SECTION 600 - COMMERCIAL ZONES

601 REGIONAL COMMERCIAL ZONE C-1

Uses Permitted

- #3782 601.1 In the C-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:
27/07/98
#4296
04/04/05
#4626
26/11/07
- 1) *accessory buildings* and uses
 - 2) *assembly uses*
 - 3) *commercial uses*
 - 4) *group children's day care*
 - 5) *highway commercial uses*
 - 6) *licensee retail store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
 - 7) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
 - 8) *refund container return centre* up to a maximum size of 280 m² (3,000 ft²)
 - 9) *service station, gas bar* and *vehicle servicing*
 - 10) *brewery* or *distillery* including lounge area subject to the Liquor Control and Licencing Act on Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002.
- #5433
01/04/19

Commercial Use

- #2587 601.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading, display, eating areas and seasonal *uses*, where accessory to a permitted use.

Lot Coverage

- 601.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 601.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 3.0 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 9.0 metres from any *lot line* abutting an SR, R, MH-1 or RM Zone.

Height of Buildings and Structures

- #3782 601.5 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not
27/07/98 exceed 12 metres.

Parking and Loading

- 601.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 601.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

601.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

602 **COMMUNITY COMMERCIAL ZONE C-2**

Uses Permitted

- #2501 602.1 In the C-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
27/07/87
#3782
27/07/98
#4296
04/04/05
#4626
26/11/07
#5490
30/09/19
- 1) *accessory buildings* and uses
 - 2) *accessory home occupations* subject to 104.3
 - 3) *assembly uses*
 - 4) *commercial uses*
 - 5) *group children's day care*
 - 6) *hotels*
 - 7) *licensee retail store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
 - 8) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
 - 9) *refund container return centre* up to a maximum size of 280 m² (3,000 ft²)
 - 10) *residential uses* accessory to a *commercial use* and subject to Section 602.3

Commercial Uses

- #2587 602.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading, display, eating areas and seasonal *uses*, where accessory to a
#4567 permitted *use*. No storage areas shall be located in any required front yard setback.
07/05/07

Residential Uses

- 602.3
- 1) An accessory *residential use* may be located above the first floor of the *building*, and shall have a *gross floor area* no greater than twice the *gross floor area* of the non-*residential use* contained within the same *building*.
 - 2) The maximum number of *dwelling units* shall not exceed one *dwelling unit* per 135 m² of *lot area* (74 units per hectare).

Lot Coverage

- 602.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

- 602.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from a *front lot line*;
 - b) 3.0 metres from a *rear lot line* except where the *rear lot line* abuts an SR, R, MH-1 or RM zone the minimum rear yard setback shall be 7.5 metres; and
 - c) 0 metres from a *side lot line* except where the *side lot line* abuts an SR, R, MH-1 or RM zone the minimum side yard setback shall be 3.0 metres.

Height of Buildings and Structures

- #3782 602.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not
27/07/98 exceed 12 metres.

Parking and Loading

602.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

602.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

602.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Uses Permitted

- 602A.1 In the C-2A Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Community Commercial Zone C-2
 - 2) sales, leasing and servicing of recreational *vehicles* subject to all recreational *vehicle servicing* and accessory parking areas being located a minimum of 25 metres from a *front lot line*

Commercial Uses

- 602A.2 Except for accessory display, parking and loading areas, outdoor commercial recreation *uses*, eating areas and seasonal *uses*, all *commercial uses* shall be conducted within a completely enclosed *building*.

Residential Uses

- 602A.3
- 1) An accessory *residential use* may be located above the first floor of the *building*, and shall have a *gross floor area* no greater than twice the *gross floor area* of the non-*residential use* contained within the same *building*.
 - 2) The maximum number of *dwelling units* shall not exceed one *dwelling unit* per 135 m² of *lot area* (74 units per hectare).

Lot Coverage

- 602A.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

- 602A.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from a *front lot line*;
 - b) 3.0 metres from a *rear lot line* except where the *rear lot line* abuts an SR, R, MH-1 or RM zone the minimum rear yard setback shall be 7.5 metres; and
 - c) 0 metres from a *side lot line* except where the *side lot line* abuts an SR, R, MH-1 or RM zone the minimum side yard setback shall be 3.0 metres.

Height of Buildings and Structures

- 602A.6 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

- 602A.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 602A.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

602A.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

602B COMMUNITY COMMERCIAL ZONE C-2B

Uses Permitted

602B.1 In the C-2B Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Community Commercial Zone C-2
- 2) *gas bars*

Commercial Uses

602B.2 Except for accessory display, parking and loading areas, outdoor commercial recreation *uses*, eating areas and seasonal *uses*, all *commercial uses* shall be conducted within a completely enclosed *building*.

Residential Uses

- 602B.3
- 1) An accessory *residential use* may be located above the first floor of the *building*, and shall have a *gross floor area* no greater than twice the *gross floor area* of the non-*residential use* contained within the same *building*.
 - 2) The maximum number of *dwelling units* shall not exceed one *dwelling unit* per 135 m² of *lot area* (74 units per hectare).

Lot Coverage

602B.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

- 602B.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from a *front lot line*;
 - b) 3.0 metres from a *rear lot line* except where the *rear lot line* abuts an SR, R, MH-1 or RM zone the minimum rear yard setback shall be 7.5 metres; and
 - c) 0 metres from a *side lot line* except where the *side lot line* abuts an SR, R, MH-1 or RM zone the minimum side yard setback shall be 3.0 metres.

Height of Buildings and Structures

602B.6 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

602B.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

602B.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

602B.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Uses Permitted

#4201 602C.1 In the C-2C Zone only the following *uses* are permitted and all other *uses* are
28/04/03 prohibited:

- 1) all *uses* permitted in the Community Commercial Zone C-2
- 2) family entertainment centre consisting of *restaurants*, children's *arcade* containing children's amusement and video machines, children's skill games, children's rides and children's entertainment, having a minimum *gross floor area* of 1,115 m² (12,000 ft²) on that portion of Strata Lot 8, Section 10, Township 8, NWD, Strata Plan LMS267 as shown in Section 602C.9
- 3) lumber and *building* supply yards

Commercial Uses

602C.2 Except for accessory display, storage, parking and loading areas, outdoor commercial recreation *uses*, eating areas and seasonal *uses*, all *commercial uses* shall be conducted within a completely enclosed *building*.

Lot Coverage

602C.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

602C.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
a) 0 metres from any *lot line* abutting a C, M or P zone; and
b) 3.0 metres from any *lot line* abutting an R, SR, RM or MH-1 zone.

Height of Buildings and Structures

#3782 602C.5 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not
27/07/98 exceed 12 metres.

Parking and Loading

602C.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

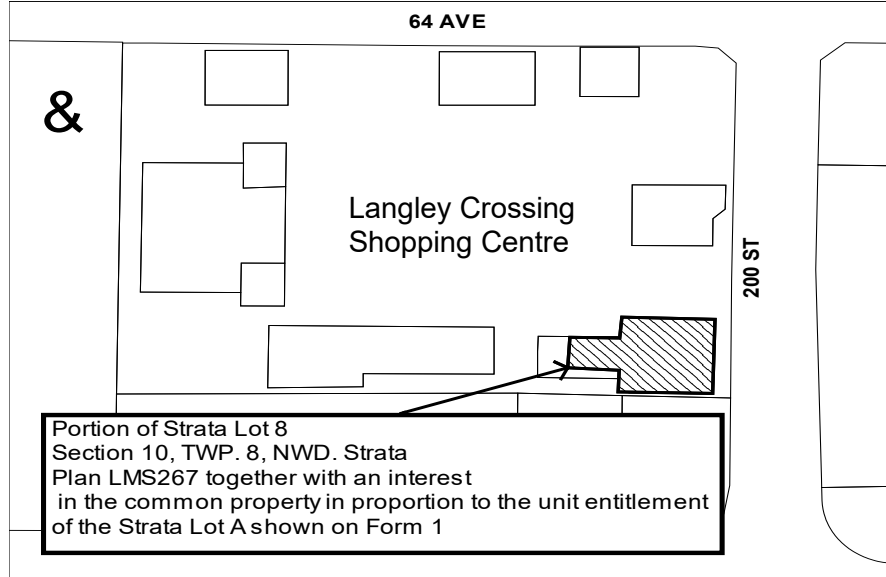
602C.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

602C.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Family Entertainment Centre Siting

#4201 602C.9
28/04/03



602D **COMMUNITY COMMERCIAL ZONE C-2D**

Uses Permitted

- 602D.1 In the C-2D Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Community Commercial Zone C-2 except retail stores exceeding a maximum size of 450 m²
 - 2) *gas bars*

Commercial Uses

- 602D.2 Except for accessory display, storage, parking and loading areas, outdoor commercial recreation *uses*, eating areas and seasonal *uses*, all *commercial uses* shall be conducted within a completely enclosed *building*.

Lot Coverage

- 602D.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

- 602D.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from any *lot line* abutting a C, M or P zone or abutting lands designated for Industrial, Business Park or Commercial purposes in a Community Plan
 - b) 3.0 metres from any *lot line* abutting any other zone or Community Plan designation.

Height of Buildings and Structures

- 602D.5 The *height of buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

- 602D.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 602D.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 602D.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

603 **SERVICE COMMERCIAL ZONE C-3**

Uses Permitted

- #2608 603.1 In the C-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:
04/07/88
#2663
09/01/89
#2760
11/09/89
#3782
27/07/98
#3010
15/04/91
#3317
13/12/93
#3468
05/06/95
#3782
27/07/98
#5109
14/09/15
#5441
11/03/19
- 1) *accessory buildings* and uses
 - 2) *assembly uses*
 - 3) bakeries
 - 4) commercial recreation, instruction and entertainment *uses*, excluding *arcades*, *pool halls* and *casino halls*
 - 5) computer and computer accessory stores
 - 6) *convenience stores* limited to a maximum *gross floor area* of 450 m²
 - 7) dry cleaners
 - 8) feed, fertilizer and pet supply sales
 - 9) *funeral homes* excluding crematoria and accessory crematoria
 - 10) furniture stores and appliance stores
 - 11) *gas bars*
 - 12) *highway commercial uses* (See Section 102 Definitions)
 - 13) *home improvement centres*
 - 14) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 49, Except part in Plan LMP23118 Section 6 Township 11 New Westminster District Plan 42603
 - 15) new automotive parts and accessory stores
 - 16) *personal service use*
 - 17) public transportation depots
 - 18) *refund container return centre* up to a maximum size of 280 m² (3,000 ft²)
 - 19) *residential uses* accessory to *commercial uses* and subject to Section 603.3
 - 20) *restaurants*
 - 21) sale of seasonal *agricultural* products
 - 22) servicing of household appliances and goods
 - 23) *service stations*
 - 24) taxi dispatch and pickup and delivery offices
 - 25) *vehicle servicing* and *vehicle repair shops*
 - 26) veterinary clinics
 - 27) video sales and rental stores
 - 28) wholesale distribution uses

Commercial Uses

- #2587 603.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading, display, commercial recreation, eating areas and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

- #3088 603.3 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by
06/01/92 the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 603.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- #2501 603.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure*
27/07/87 shall be sited less than:
#3010
15/04/91 a) 4.5 metres from a *front lot line*;
#3782 b) 3.0 metres from a *rear lot line*;
27/07/98 c) 4.5 metres where the *side lot line* abuts a *flanking street*;
d) 9.0 metres from any *lot line* abutting an SR, R, MH-1 or RM zone;
e) 0 metres from any *side lot line*.

Height of Buildings and Structures

- #3782 603.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not
27/07/98 12 metres.

Parking and Loading

- 603.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 603.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 603.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

603A SERVICE COMMERCIAL ZONE C-3A

Uses Permitted

#4296
04/04/05

- 603A.1 In the C-3A Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Service Commercial Zone C-3
 - 2) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and regulations pursuant thereto

Commercial Uses

- 603A.2 All business shall be conducted within a completely enclosed *building* except for parking, loading, display, commercial recreation, eating areas and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

- 603A.3 *Residential use* is limited to one *single family dwelling unit* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 603A.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 603A.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 4.5 metres from a *front lot line*;
 - b) 0 metres from a *rear lot line*;
 - c) 0 metres from a *side lot line*;
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*;
 - e) 9.0 metres from any *lot line* abutting an SR, R, MH-1 or RM zone.

Height of Buildings and Structures

#3782
27/07/98

- 603A.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed four *storeys*.

Parking and Loading

- 603A.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 603A.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 603A.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

604 **NEIGHBOURHOOD COMMERCIAL ZONE C-4**

Uses Permitted

- 604.1 In the C-4 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *convenience stores* limited to a maximum *gross floor area* of 450 m²
 - 3) *residential uses* subject to Section 604.3
 - 4) sale of seasonal *agricultural* products

Commercial Uses

#2587
02/05/88

- 604.2 All business shall be conducted within a completely enclosed *building* except for parking, loading, display, and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

- 604.3 No more than one *dwelling unit* per *lot* is permitted and must be contained entirely within the *building* in which the *convenience store* is located. Occupancy of the *dwelling unit* is to be limited to the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 604.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 604.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

- 604.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 9 metres.

Parking and Loading

- 604.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 604.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 604.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

605 **NEIGHBOURHOOD COMMERCIAL ZONE C-5**

Uses Permitted

605.1 In the C-5 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) *convenience stores* limited to a maximum *gross floor area* of 450 m²
- 3) *gas bars*
- 4) *residential uses* accessory to a *convenience store* and subject to Section 605.3
- 5) sale of seasonal *agricultural* products

Commercial Uses

#2587
02/05/88

605.2 All business shall be conducted within a completely enclosed *building* except for parking, loading, display, and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

605.3 No more than one *dwelling unit* is permitted and must be contained entirely within the *building* in which the *convenience store* is located. Occupancy of the *dwelling unit* is to be limited to the owner, manager or caretaker and immediate *family*.

Lot Coverage

605.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

605.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

- a) 7.5 metres from a *front lot line*;
- b) 7.5 metres from a *rear lot line*;
- c) 3.0 metres from a *side lot line*; and
- d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

#3782
27/07/98

605.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 9 metres.

Parking and Loading

605.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

605.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

605.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

606 **SERVICE STATION ZONE C-6**

Uses Permitted

606.1 In the C-6 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) *convenience stores* limited to a maximum *gross floor area* of 450 m²
- 3) *gas bars*
- 4) *residential uses* subject to Section 606.3
- 5) *restaurants*
- 6) sale of seasonal *agricultural* products
- 7) *service stations*

Commercial Uses

#2587 606.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading, display, eating areas, seasonal *uses* and temporary storage
#4567 compounds for currently licensed *vehicles*, where accessory to a permitted *use*. No
07/05/07 storage areas shall be located in any required front yard setback.

Residential Uses

#4567 606.3 *Residential uses* shall be limited to one *dwelling unit* per *lot* to be contained entirely
07/05/07 within the same *building* as the principal use on site. Occupancy of the *dwelling unit* is
to be limited to the owner, manager or caretaker and immediate *family*.

Lot Coverage

606.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

606.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure*
shall be sited less than:
a) 7.5 metres from a *front lot line*;
b) 7.5 metres from a *rear lot line*;
c) 3.0 metres from a *side lot line*; and
d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

#3782 606.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not
27/07/98 exceed 9 metres.

Parking and Loading

606.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

606.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the
Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

606.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

607 **LIMITED COMMERCIAL ZONE C-7**

Uses Permitted

607.1 In the C-7 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) *agricultural uses*
- 3) *bakeries*
- 4) *residential uses* subject to Section 607.3
- 5) *restaurants*

Commercial Uses

#2587
02/05/88

607.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and eating areas, where accessory to a permitted *use*.

Residential Uses

607.3 *Residential use* shall be limited to one *single family dwelling unit* per *lot* to be contained entirely within the same *building* as the *commercial use*. Occupancy of the *dwelling unit* is to be limited to the owner, manager or caretaker and immediate *family*.

Lot Coverage

607.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

607.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

- a) 3.0 metres from a *front lot line*;
- b) 7.5 metres from a *rear lot line*;
- c) 3.0 metres from a *side lot line*; and
- d) 3.0 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

#3782
27/07/98

607.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 11 metres.

Parking and Loading

607.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

607.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

607.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

608 **LIMITED COMMERCIAL ZONE C-8**

Uses Permitted

- 608.1 In the C-8 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *all uses permitted in the Rural Zone RU-1*
 - 3) *restaurants*

Commercial Uses

- #2587
02/05/88 608.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and eating areas, where accessory to a permitted *use*.

Lot Coverage

- 608.3 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 608.4 1) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 9.75 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

- #3782
27/07/98 608.5 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.

Parking and Loading

- 608.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 608.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 608.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

609 **CAMPGROUND COMMERCIAL ZONE C-9**

Uses Permitted

- 609.1 In the C-9 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* including a laundromat and *convenience store* catering to the *campground* use
 - 2) *campgrounds* subject to "Langley Campground Regulation By-law, 1985", No. 2299 as amended
 - 3) *home occupations accessory to a residential use* and subject to Section 104.3
 - 4) *residential uses* subject to Section 609.3

Commercial Uses

- #2587
02/05/88 609.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and display areas, where accessory to a permitted *use*.

Residential Uses

- 609.3
- 1) No more than one accessory *single family dwelling* or *mobile home* is permitted on any one *lot*.
 - 2) Occupancy of the accessory *single family dwelling* or *mobile home* is limited to the owner, manager or caretaker of the *campground*, and immediate *family*.

Siting of Buildings and Structures

- 609.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*; and
 - c) 4.5 metres from a *side lot line*.

Height of Buildings and Structures

- #3782
27/07/98 609.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Lot Coverage

- 609.6 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Parking and Loading

- 609.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 609.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 609.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

610 **CUSTOMS COMMERCIAL ZONE C-10**

Uses Permitted

- #3525
18/12/95 610.1 In the C-10 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) Canada Customs facilities
 - 3) currency exchange office
 - 4) *customs brokers offices*
 - 5) customs duty free shops under license from the Government of Canada
 - 6) *residential uses* subject to Section 610.3
 - 7) sale of sports fishing licenses and equipment
 - 8) tourist information office

Commercial Uses

- #2587
02/05/88 610.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and display areas, where accessory to a permitted *use*.

Residential Uses

- 610.3 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker, and immediate *family*.

Lot Coverage

- 610.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 610.5 Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

- #3782
27/07/98 610.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 9 metres.

Parking and Loading

- 610.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 610.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 610.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

611 **FARM AUCTION ZONE C-11**

Uses Permitted

- 611.1 In the C-11 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) all *uses* permitted in the Rural Zone RU-1
 - 3) *farm auctions*

Commercial Uses

- #2587
02/05/88 611.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and display areas, where accessory to a permitted *use*.

Lot Coverage

- 611.3 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 611.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

- #3782
27/07/98 611.5 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.

Parking and Loading

- 611.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 611.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 611.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

612 **LIQUOR PRIMARY ZONE C-12**

Uses Permitted

- #4296 612.1 In the C-12 Zone only the following *uses* are permitted and all other *uses* are
18/04/05 prohibited:
#4626
26/11/07
- 1) *accessory buildings and uses*
 - 2) *licensee retail store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
 - 3) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto

Commercial Uses

- #2587 612.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading and eating areas, where accessory to a permitted *use*.

Lot Coverage

- 612.3 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 612.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 9.75 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*.
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

- #3782 612.5 Except as provided for in Section 104.5 the *height of buildings and structures* shall not
27/07/98 exceed 12 metres.

Parking and Loading

- 612.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 612.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 612.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

#2508 613
23/11/87

LIMITED COMMERCIAL ZONE C-13

Uses Permitted

#2663 613.1
09/01/89
#3013
06/05/91

In the C-13 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) offices, financial institutions and professional *buildings* limited to a gross maximum floor area of 1,125 m²
- 3) *restaurants* limited to a gross maximum floor area of 214 m²

Commercial Uses

#2587 613.2
02/05/88

All business shall be conducted within a completely enclosed *building* except for parking, loading and eating areas, where accessory to a permitted *use*.

Lot Coverage

613.3 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

613.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

- a) 4.5 metres from a *front lot line*;
- b) 3.0 metres from a *rear lot line*;
- c) 0 metres from a *side lot line*.
- d) 9.0 metres from any *side lot line* abutting a SR, R, MH-1 or RM zone.

Height of Buildings and Structures

#3782 613.5
27/07/98

Except as provided for in Section 104.5 the *height* of *buildings and structures* shall not exceed 12 metres.

Parking and Loading

613.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

613.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

613.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

LIMITED COMMERCIAL ZONE C-14

Uses Permitted

- 614.1 In the C-14 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *offices and professional buildings*

Commercial Uses

- 614.2 All business shall be conducted within a completely enclosed *building* except for parking and loading areas, where accessory to a permitted *use*.

Lot Coverage

- 614.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 614.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line*;
 - c) 0 metres from a *side lot line*.
 - d) 3.0 metres from any *lot line* abutting a SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

- 614.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 9 metres.

Parking and Loading

- 614.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 614.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 614.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

LIMITED COMMERCIAL ZONE C-15

Uses Permitted

- 615.1 In the C-15 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) retail sales of goods and services limited to a gross maximum floor area of 91 m²
 - 2) *residential uses* accessory to a *commercial use* and subject to Section 615.3

Commercial Uses

- 615.2 All business shall be conducted within a completely enclosed *building* except for parking and loading areas, where accessory to a permitted *use*.

Residential Use

- #3374 615.3 *Residential use* shall be limited to one *dwelling unit* for occupancy by the owner, manager, caretaker, and immediate *family*, and shall have a *gross floor area* no greater than 154 m².
- 11/07/94

Lot Coverage

- 615.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 615.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line*;
 - c) 0 metres from a *side lot line*.
 - d) 3.0 metres from any *lot line* abutting a SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

- #3782 615.6 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 9 metres.
- 27/07/98

Parking and Loading

- 615.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 615.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 615.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

LIMITED COMMERCIAL ZONE C-16

Uses Permitted

- 616.1 In the C-16 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *farm* implement sales and service dealership
 - 2) sales, service and rental of landscaping, nursery and garden equipment and machinery and related supplies. Excludes the sales, servicing, rental and repair of industrial equipment and machinery

Commercial Uses

- 616.2 All business shall be conducted within a completely enclosed *building* except for parking and loading areas, where accessory to a permitted *use*.

Storage Area

- #4567 616.3 No material stored in an accessory storage yard shall exceed a *height* of 1.8 metres. No storage areas shall be located in any required front yard setback.
07/05/07

Lot Coverage

- 616.4 *Buildings* and *structures* shall not cover more than 33% of the *lot area*.

Siting of Buildings and Structures

- 616.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0 metres from a *front lot line*;
 - b) 10.0 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*.

Height of Buildings and Structures

- #3782 616.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 2 *storeys* in *height*.
27/07/98

Parking and Loading

- 616.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 616.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 616.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

CARVOLTH COMMERCIAL ZONE C-17

Uses Permitted

- 617.1 In the C-17 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *commercial uses* permitted in the Community Commercial Zone C-2, subject to no principal or accessory commercial retail *use* exceeding a *gross floor area* of 450 m² on any one *lot*
 - 2) all *uses* permitted in the Service Commercial Zone C-3, subject to no retail, accessory retail, or retail component of a wholesale distribution or other *use* exceeding a *gross floor area* of 450 m² on any one *lot*
 - 3) all *uses* permitted in the Carvolth Business Park Zone C-18, subject to no retail, accessory retail, or retail component of a wholesale distribution or other *use* exceeding a *gross floor area* of 450 m² on any one *lot*

Commercial Uses

- 617.2 All business including storage and accessory storage *uses* shall be conducted within a completely enclosed *building* except for parking, loading, display, eating areas and seasonal *uses*, where accessory to a permitted *use*.

Residential Uses

- 617.3 *Residential use* is limited to one accessory *dwelling unit* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 617.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

- 617.5 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 617.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall be in accordance with the provisions of the Development Permit, and shall not exceed 15 metres.

Parking and Loading

- 617.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 617.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 617.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of the Development Permit and shall comply with the provisions of the Carvolth Business Park Plan.

Development Permit Requirements

- 617.10 An application for a Development Permit shall be submitted to and issued by Council prior to issuance of a *building* permit.

#4053 618
15/12/03

CARVOLTH BUSINESS PARK ZONE C-18

618.1 **Uses Permitted**

#4296
04/04/05

In the C-18 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Service Commercial Zone C-3, excluding furniture and appliance stores, *home improvement centres*, home electronic stores, computer stores exceeding 450 m² in size and wholesale distribution *uses* having a retail sales, accessory retail sales or factory outlet component
- 2) all *uses* permitted in the Service Industrial Zone M-1A excluding trucking terminals and compounds, *vehicle* towing and temporary storage compounds for licensed *vehicles*, storage of *wrecked vehicles* and/or *discarded material*, and *wrecking and salvaging yards*. No retail sales, accessory retail sales or factory outlets exceeding 450 m² in size shall be permitted as *accessory uses* to permitted industrial, warehousing, or wholesaling uses
- 3) business, government, institutional and professional offices
- 4) conference centres and facilities
- 5) *group children's day care*
- 6) financial institutions
- 7) *liquor primary use* subject to the provisions of the "Liquor Control and Licensing Act" and regulations pursuant thereto
- 8) park and ride facilities
- 9) research and development laboratories

Industrial and Business Uses

#4567
07/05/07

- 618.2 All business including storage and accessory storage *uses* shall be conducted within a completely enclosed *building* except for parking, loading, display, eating areas and seasonal *uses*, where accessory to a permitted *use*. Where accessory outside storage is permitted, it shall be screened and landscaped in accordance with Section 111. No storage areas shall be located in any required front yard setback.

Residential Uses

- 618.3 *Residential use* is limited to one accessory *dwelling unit* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 618.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*, except that where at least 50% of the required parking spaces are within the *building* or underground, *lot coverage* may be increased to a maximum of 60%.

Siting of Buildings and Structures

- 618.5 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 618.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall be in accordance with the provisions of the Development Permit, and shall not exceed 15 metres.

Parking and Loading

618.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

618.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

618.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of the Development Permit and shall comply with the provisions of the Carvolth Business Park Plan.

Development Permit Requirements

618.10 An application for a Development Permit shall be submitted to and issued by Council prior to issuance of a *building* permit.