

## **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 m<sup>2</sup> (3,000 ft<sup>2</sup>)
  - 9) *service station, gas bar and vehicle servicing*

#### **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 2011 No. 4861 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
- 1) *accessory buildings* and uses
  - 2) *assembly uses*
  - 3) *commercial uses*
  - 4) *group children's day care*
  - 5) *hotels*
  - 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 m<sup>2</sup> (3,000 ft<sup>2</sup>)
  - 9) *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 m<sup>2</sup> 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 2011 No. 4861 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 m<sup>2</sup> 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 2011 No. 4861 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 m<sup>2</sup> 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 2011 No. 4861 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 prohibited:  
28/04/03
- 1) all *uses* permitted in the Community Commercial Zone C-2
  - 2) family entertainment center 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 m<sup>2</sup> (12,000 ft<sup>2</sup>) 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 exceed 12 metres.  
27/07/98

**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 2011 No. 4861 as amended.

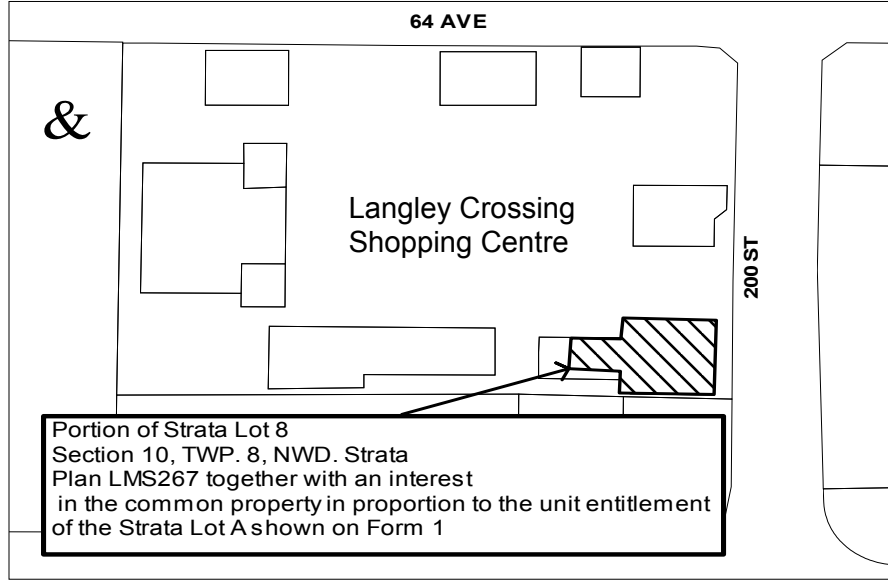
**Landscaping, Screening and Fencing**

- 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 m<sup>2</sup>
- 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 2011 No. 4861 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
- 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 m<sup>2</sup>
  - 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) new automotive parts and accessory stores
  - 15) *personal service use*
  - 16) public transportation depots
  - 17) *refund container return centre* up to a maximum size of 280 m<sup>2</sup> (3,000 ft<sup>2</sup>)
  - 18) *residential uses* accessory to *commercial uses* and subject to Section 603.3
  - 19) *restaurants*
  - 20) sale of seasonal *agricultural* products
  - 21) servicing of household appliances and goods
  - 22) *service stations*
  - 23) taxi dispatch and pickup and delivery offices
  - 24) *vehicle servicing* and *vehicle repair shops*
  - 25) veterinary clinics
  - 26) video sales and rental stores
  - 27) 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 2011 No. 4861 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 2011 No. 4861 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 m<sup>2</sup>
- 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 2011 No. 4861 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 m<sup>2</sup>
- 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 2011 No. 4861 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 m<sup>2</sup>
- 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 2011 No. 4861 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 2011 No. 4861 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 2011 No. 4861 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 2011 No. 4861 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 2011 No. 4861 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 2011 No. 4861 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  
18/04/05  
#4626  
26/11/07

- 612.1 In the C-12 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 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  
02/05/88

- 612.2 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**

- 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  
27/07/98

- 612.5 Except as provided for in Section 104.5 the *height of buildings and structures* shall not 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 2011 No. 4861 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 m<sup>2</sup>
- 3) *restaurants* limited to a gross maximum floor area of 214 m<sup>2</sup>

### **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 2011 No. 4861 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 2011 No. 4861 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 m<sup>2</sup>
  - 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 m<sup>2</sup>.
- 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 2011 No. 4861 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 2011 No. 4861 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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 2011 No. 4861 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 m<sup>2</sup> 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 m<sup>2</sup> 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 2011 No. 4861 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.