

22.10 Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village

22.10.1 Purpose

The **zone** provides for auto-oriented **commercial** and other compatible uses.

22.10.2 Permitted Uses

- amusement centre
- animal grooming
- broadcasting studio
- car wash
- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- transportation depot
- veterinary service

22.10.3 Secondary Uses

- n/a

22.10.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.85, except for **non-accessory parking** where there is no maximum **floor area ratio**.

22.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 55% for **buildings**.

22.10.6 Yards & Setbacks

1. The minimum **setback** from No. 3 Road and Browndale Road is 6.0 m.
2. The minimum **setback** from the west **lot line** is 7.0 m.

22.10.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.10.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.10.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.10.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement for a mini-golf course is 15.

22.10.11 Other Regulations

[Bylaw 9723, Jul 17/17]

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.