

## 22.13 Community Commercial (ZC13) – Terra Nova

### 22.13.1 Purpose

The **zone** provides for a shopping center with a wide range of retail **uses** and services for the community.

### 22.13.2 Permitted Uses

- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **office**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

### 22.13.3 Secondary Uses

- **n/a**

### 22.13.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.38.

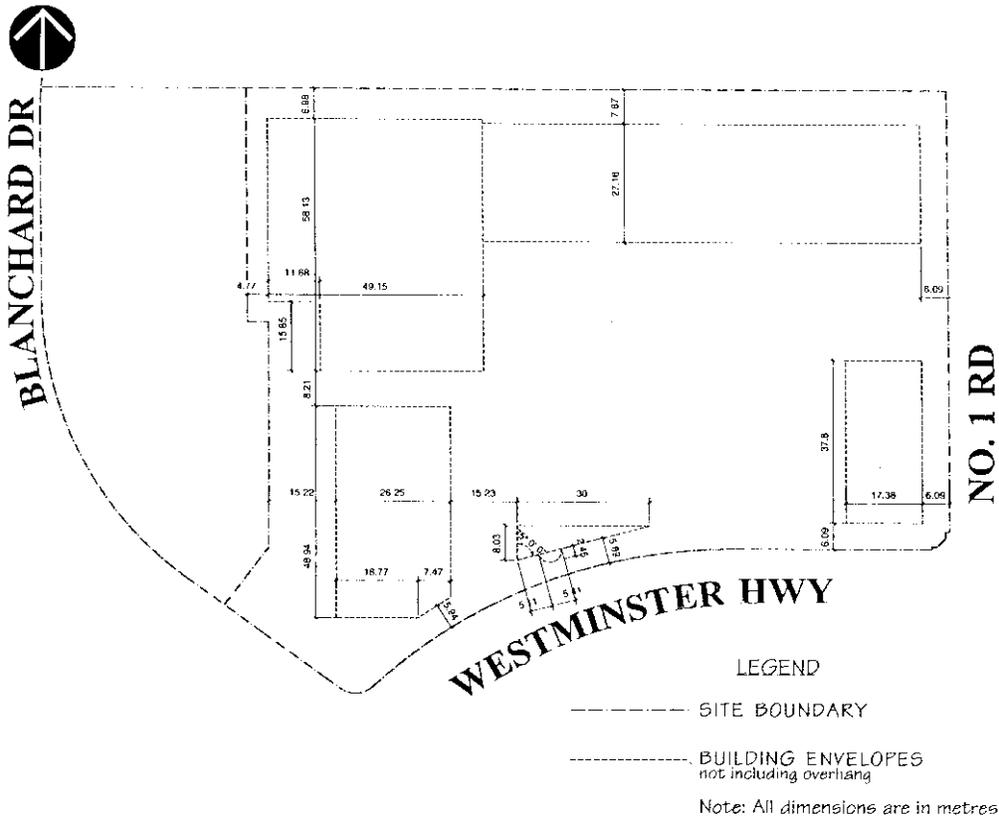
### 22.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

### 22.13.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 22.13.6.2.

2. Diagram 1

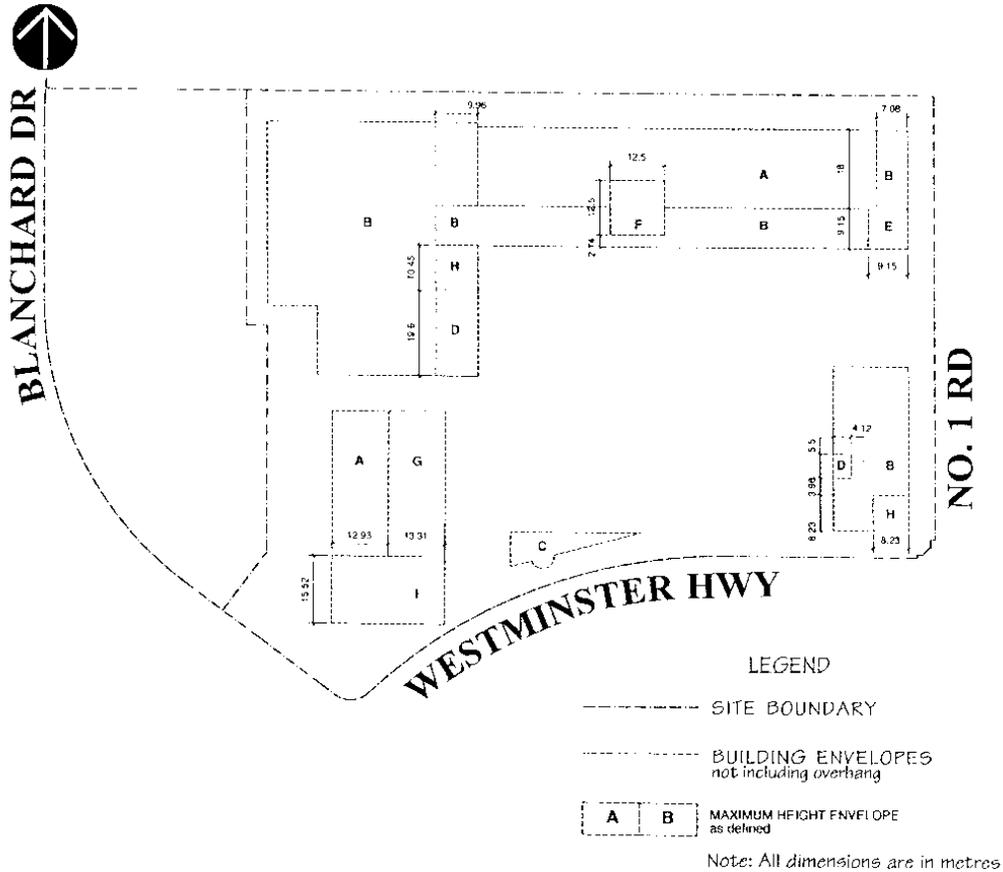


22.13.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof is:
  - a) 5.5 m but containing no more than one **storey** within the area identified as "A" in Diagram 2, Section 22.13.7.2;
  - b) 5.85 m but containing no more than one **storey** within the area identified as "B" in Diagram 2, Section 22.13.7.2;
  - c) 6.75 m but containing no more than one **storey** within the area identified as "C" in Diagram 2, Section 22.13.7.2;
  - d) 8.1 m but containing no more than one **storey** within the area identified as "D" in Diagram 2, Section 22.13.7.2;
  - e) 8.5 m but containing no more than one **storey** within the area identified as "E" in Diagram 2, Section 22.13.7.2;
  - f) 8.65 m but containing no more than one **storey** within the area identified as "F" in Diagram 2, Section 22.13.7.2;
  - g) 9.3 m but containing no more than two **storeys** within the area identified as "G" in Diagram 2, Section 22.13.7.2;
  - h) 10.1 m but containing no more than one **storey** within the area identified as "H" in Diagram 2, Section 22.13.7.2; and

- i) 12.1 m but containing no more than two **storeys** within the area identified as “I” in Diagram 2, Section 22.13.7.2.

2. Diagram 2



22.13.8 Subdivision Provisions/Minimum Lot Size

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

22.13.9 Landscaping & Screening

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

22.13.10 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.

22.13.11 Other Regulations

- 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.