

# 10. Commercial Zones

## 10.1 Local Commercial (CL)

### 10.1.1 Purpose

The **zone** provides for **convenience retail** for the surrounding community.

### 10.1.2 Permitted Uses

- **retail, convenience**

### 10.1.3 A. Secondary Uses *[Bylaw 8821, Jul 8/13]*

- **home business**
- **residential security/operator unit**

### 10.1.3 B. Additional Uses (see Section 10.1.11.3) *[Bylaw 8821, Jul 8/13]*

- **veterinary service**

### 10.1.4 Permitted Density

1. The maximum **floor area ratio** is 0.4.

### 10.1.5 Permitted Lot Coverage

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

### 10.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

### 10.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

### 10.1.8 Subdivision Provisions/Minimum Lot Size

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

### 10.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 10.1.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 10.1.11 Other Regulations

1. The **residential security/operator unit** must be in the same **building** as the **retail convenience** or **veterinary service use**. [Bylaw 8821, Jul 8/13]
2. 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.
3. The following **site** is only permitted to be used as a **veterinary service use** and that the **uses** identified in the Permitted Uses Section (10.1.2) of the **zone** are not permitted on this **site**:  
[Bylaw 8821, Jul 8/13]

9220 No. 3 Road

P.I.D. 003-589-447

Lot 188 Section 28 Block 4 North Range 6 West New Westminster District Plan 52813