

## 22.37 Office Commercial (ZC37) – Blundell [Bylaw 9310, Nov 24/15]

### 22.37.1 Purpose

The **zone** provides for **office** and related **uses**. This **zone** is for commercial properties developed under Land Use Contract 010.

### 22.37.2 Permitted Uses

- **health service, minor**
- **office**
- **retail, convenience**
- **service, financial**

### 22.37.3 Secondary Uses

- **n/a**

### 22.37.4 Permitted Density

1. The maximum **floor area** permitted is 1,784 m<sup>2</sup>.
2. The maximum **floor area ratio** (FAR) is 0.44.

### 22.37.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 25% for **buildings**.

### 22.37.6 Yards & Setbacks

1. The minimum **front yard** is 36.0 m.
2. The minimum **interior side yard** is 6.0 m.
3. The minimum **rear yard** is 21.0 m.

### 22.37.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

### 22.37.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 4,044 m<sup>2</sup>.
2. The minimum **lot width** is 36.0 m.
3. The minimum **lot depth** is 110.0 m.

### 22.37.9 Landscaping & Screening

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

### 22.37.10 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 shall be 50 spaces.

### 22.37.11 Other Regulations

1. **Service, financial** shall be limited to a total floor area of 325.15 m<sup>2</sup>.
2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.