

22.4 Retail Commercial (ZC4) – Brighthouse Village (City Centre)

22.4.1 Purpose

The **zone** provides for retail, **commercial** and other compatible **uses**.

22.4.2 Permitted Uses

- **child care**
- **education, commercial**
- **health service, minor**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**

22.4.3 Secondary Uses

- **n/a**

22.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65.

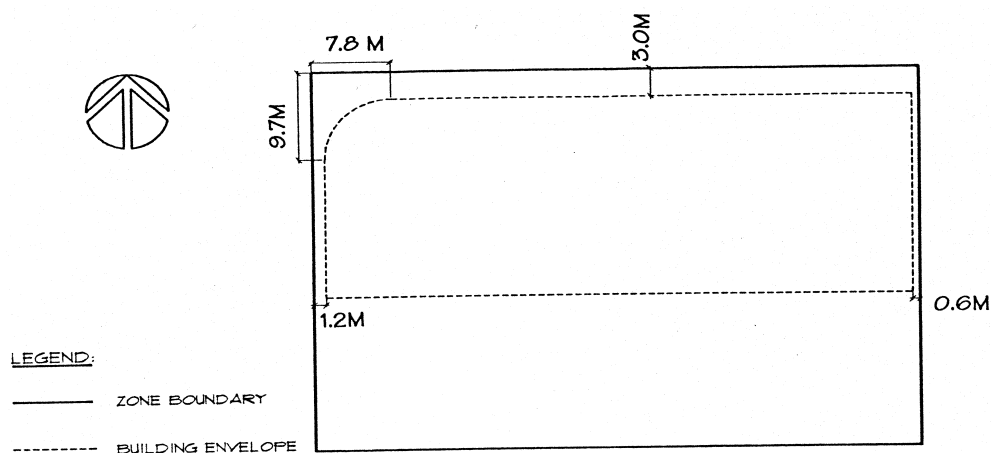
22.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

22.4.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 22.4.6.2.

2. Diagram 1



22.4.7 Permitted Heights

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

22.4.8 Subdivision Provisions/Minimum Lot Size

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

22.4.9 Landscaping & Screening

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

22.4.10 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:
 - a) the basic on-site parking requirement is 1.0 space per 37.0 m² of **gross leasable floor area**;
 - b) the minimum length for each **parking space** is 5.47 m;
 - c) the minimum aisle width is 6.09 m; and
 - d) **parking spaces** shall be located no closer than:
 - i) 6.0 m from the north **lot line**;
 - ii) 1.25 m from the east **lot line**;
 - iii) 0.5 m from the south **lot line**; and
 - iv) 3.0 m from the west **lot line**.

22.4.11 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.