

635. **C-5 - COMMERCIAL 5 ZONE**

636. **INTENT**

The intent of the C-5 zone is to provide for small scale uses compatible with both Commercial (C) Zones and nearby Residential (R) Zones and to accommodate some residential and office uses in addition to pedestrian oriented commercial uses such as specialty stores, boutiques, restaurants and cafes.

637. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following, and no other uses are permitted in the area(s) designated at **C-5**:

- (a) "specialty commercial" purposes;
- (b) business or professional offices but no other type of office;
- (c) residential purposes:

for new buildings, where the dwelling units permitted are located above the first story (ground level) of the building; and are provided with a separate entrance from the ground level;

for single story buildings that existed on January 1st, 1996, where the dwelling unit permitted is located on the ground level, accessed by a separate entrance, and where a portion of the ground floor is occupied by a separate commercial operation;

for multiple story buildings that existed on January 1st, 1996 where the dwelling unit permitted is located on the second story, accessed by a separate entrance, and where the ground floor level is occupied by a separate commercial operation.

- (d) accessory buildings and uses customarily incidental to the above uses when on the same lot.
- (e) Despite any other provisions of this bylaw, on the property legally described as Lot 5, Block I, District Lot 303 and 304, Plan 10029 (PID 004-385-438), the uses of restaurants and cafés are not permitted.

638. **LOT AREA AND WIDTH**

- (a) the minimum lot area required is five hundred and fifty (550) square metres;
- (b) the maximum lot area permitted is eight hundred and fifty (850) square metres except that a lot larger than 850 square meters and so filed in the Land Title Office as of June 30, 1993 may be developed.
- (c) the minimum lot width is fifteen (15) metres.

639. **DENSITY**

The number of dwelling units per lot shall not exceed one (1) for each two hundred (200) square metres of lot area.

640. **LOT COVERAGE**

Buildings and structures shall not cover more than forty percent (40%) of the lot area.

641. **SITING OF BUILDINGS AND STRUCTURES**

- 1) No building or structure except a fence shall be located within:
 - (a) five (5.0) metres of a front lot line;
 - (b) one point five (1.5) metres of a side lot line;
 - (c) six (6.0) metres of a rear lot line where a lot abuts a lot in "a Residential (R) Zone" but in all other cases three (3.0) meters of a rear lot line.

642. **HEIGHT OF BUILDINGS**

- (a) No principal building shall exceed nine (9.0) metres in height; nor shall it be more than two (2) storeys in height.
- (b) No accessory building shall exceed six (6.0) metres in height.

643. **LIGHTING**

Adequate artificial lighting of open areas within the lot shall be provided and shall be so arranged as to deflect light away from adjacent residential zones.

644. **OFF-STREET PARKING AND LOADING**

- (a) Except as otherwise provided in this Part, off-street parking and loading shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.
- (b) No parking shall be provided between a front property line and the principal building on a lot.

645. **SIGNS**

- (a) Exterior signs shall be restricted to a single sign not to exceed zero point five (0.5) square metres in area for each commercial use on a lot.
- (b) No sign shall be at a height greater than 1.5 metres from grade to the top of the sign.