

664. C-5A - COMMERCIAL 5A ZONE

665. Intent

The intent of the C-5A zone is to provide for small-scale uses compatible with both Commercial (C) Zones and nearby Residential (R) Zones and to accommodate residential and business and professional office uses.

666. 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-5A:

- (a) “office, business and professional”;
- (b) “dwelling unit”
- (c) accessory buildings and uses customarily incidental to the above uses when on the same lot.

667. 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.

668. Density

The number of dwelling units per lot shall not exceed one.

669. Lot Coverage

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

670. 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.

671. 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.

672. 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.

673. 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.

674. 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.