11.2 LOCAL COMMERCIAL ZONE

LC

11.2(1) PURPOSE



The LC Zone:

- accommodates limited day to day convenience needs for the surrounding neighbourhood;
- is generally characterized by *buildings* similar in scale to the adjacent residential area;
- allows *dwelling units* above or behind ground floor commercial *uses* in the *building;* and,
- is generally located in close proximity to *low rise* residential *development.*

11.2(2) USES

(a) **Permitted Uses**

Child Care Centre - Large
Convenience Store
Dwelling Unit
Food Service - Take-out
Medical Practice
Personal Service - Apparel
Personal Service - Appearance
Pet Care Service
Restaurant
Workforce Housing Z-5.314

(b) **Conditional Uses**

Gas Bar

11.2(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

(a) *dwelling units* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units* shall:

(i) not be located on the ground floor *frontage* of the *building*;

(ii) not share an internal hallway with any commercial *uses* in the *building*; and,

(iii) have an entrance separate from the entrance to any commercial *use* in the *building*.

(b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338

11.2(4) STANDARDS

(a) Lot Area	
(i)	MIN 745 m^2
(ii)	MAX 2,500 m^2

(b)	**Lot Frontage (MIN)**		
	(i)	18 metres	
(c)	**Lot Depth (MIN)**		
	(i)	30 metres	
(d)	**Building Height (MAX)**		
	(i)	7 metres	
(e)	**Building Setbacks (MIN)**		
	(i)	From a *front property line*:	3 metres
	(ii)	From a *side property line*:	1.2 metres, except:
		(A) where a *side property line* abuts a *residential zone*:	5 metres
	(iii)	From a *side property line* line that abuts a flanking *street* on a *corner lot*:	3 metres Z-5.59
	(iv)	From a rear *property line*:	3 metres, except:
		(A) where a *rear property line* abuts a *residential zone*:	7.5 metres
(f)	**Floor Area (MAX)**		
	(i)	*Gross floor area* of the *building*:	1,000 m^2
	(ii)	*Net floor area* for each commercial establishment:	300 m^2
	(iii)	Percentage of *gross floor area* of the *building* used for *dwelling unit(s)*:	60 %
	(iv)	Seating area for food *service - take-out*:	15 m^2
(g)	**Landscaped Area**		
	(i)	In accordance with Section 4.2(2)	
(h)	**Parking**		
	(i)	In accordance with Section 5	