

**531 SUBURBAN COMMUNITY COMMERCIAL ZONE (C3A)** (B/L 739-98)**Permitted Uses**

**531.01** The following *uses* and no others shall be permitted in the C3A zone:

*Assembly Use, excluding:*

banquet hall on the *lots* described as Lot A Section 25 Township 13 NWD Plan LMP48699 and Lot 2 Except: Part Dedicated Road on Plan BCP16112 Section 25 Township 13 NWD Plan 12424 and known municipally as 3510 and 3530 Mt. Lehman Road (B/L 1479-2005)

*Civic Use**Commercial Use, excluding:*

crematorium

equipment, vehicle and marine sales, leasing and servicing including the sale of parts and accessories, **which are not** in conjunction with, accessory to and located on the same *lot* as a permitted use

landscaping services

moving and delivery establishments

pest control services

publishing, where printing or binding is part of the business and is conducted on the same *lot*

retail sale, rental and repair of:

advertising signs and display equipment;

antennae and satellite dishes; and

beverage supplies and equipment;

*trade school*; and

transportation depot.

*Community Service Use**Indoor Sports Use**Licensee Retail Store (B/L 1919-2010)*

*Liquor Store Use (B/L 1919-2010)*

*Mobile Food Vending Cart*

*Non-permanent Commercial Use*

*Office Use, limited to:*

offices which are accessory to and located on the same *lot* as the principal use;  
and

*office uses* that do not exceed 10% of the *net floor area* of all *principal buildings* on the *lot*.

*Off Street Parking Use*

*Restaurant Use (B/L 1232-2003)*

*Service Station Use*

**Conditions of Use**

**531.02** Each self-serve vehicle vacuum cleaner, provided as part of a *service station use*, shall have adjacent to it a vehicle cleaning area measuring a minimum of 5.5 m length by 2.7 m width.

**531.03** For each car wash bay, a waiting line area measuring a minimum of 12.0 m length by 2.5 m width shall be provided and shall be located so as not to interfere with other on-site vehicular movements.

**531.04** Storage shall take place entirely within a wholly enclosed building, except storage accessory to:

- (1) garden centres; and
- (2) nurseries.

**531.05** Where permitted, unenclosed storage shall:

- (1) not exceed 3.6 m in *height*;
- (2) be sited in accordance Section 531.09, *setbacks* for a '*principal building* for all uses other than a *service station use*';
- (3) be limited to that part of a *lot* surfaced with asphalt or concrete;
- (4) not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne; and

- (5) where fenced, shall be limited to:
  - (a) decorative fencing;
  - (b) a landscape screen with a minimum width of 1.5 m; or
  - (c) fencing with a landscape screen with a minimum width of 1.5 m.

**Density**

**531.06** The maximum *floor space ratio* shall be 0.4.

**Lot Coverage**

**531.07** The maximum *lot coverage* shall be 40%.

**Height of a Building or Structure**

- 531.08** The maximum *height* of any *building* or *structure* shall be 9.0 m and two *storeys*, except:
- (a) in the case of a *service station use*, the maximum *height* shall be as provided for in Section 640.06; and
  - (b) in the case of a parapet wall, the maximum *height* of the *building face* shall be 12 m and the parapet shall not exceed 1/3 of the building *height* below finished roof.

**Setbacks**

**531.09** *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b><i>Buildings and Structures for</i></b>	<b><i>Exterior Lot Line</i></b>	<b><i>Interior Lot Line</i></b>
<i>Principal building</i> for all uses other than a <i>service station use</i>	7.5 m, except as provided for in Section 531.10	3.0 m, except (a) 0.0 m where abutting a C or I zone (b) 6.0 m where adjacent to a <i>lane</i>
<i>Accessory Building or Structure</i>	To the rear of any <i>building face</i> of a <i>principal building</i>	3.0 m
<i>Service station use</i> including canopies, above-ground fuel dispensers and tanks and their bases, and underground storage tanks	as provided for in Section 640.08	

**531.10** The minimum *setback* of a *principal building*, other than for a *service station use*, to an *exterior lot line* may be reduced to 3.0 m where the *building face* within 7.5 m of the *exterior lot line*:

- (1) does not exceed a height of 5.0 m or a length of 20.0 m; or
- (2) provides an architectural break as defined in Section 531.11.

**531.11** An architectural break means a feature or features altering the appearance of a *building face* in at least one of the following ways:

- (1) articulation of the horizontal dimension of the building face by at least 1.2 m for a minimum distance of 5.0 m and a maximum distance of 20.0 m; or
- (2) fenestration of 35% of the building face below 3 m in height.

**Minimum Subdivision Requirements**

**531.12** All *newly created lots* shall have a minimum *lot area* of 1100 m<sup>2</sup>.