

22.41 Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre)

[Bylaw 9746, Nov 27/17]

22.41.1 Purpose

The **zone** provides for **vehicle sale/rental**. This **zone** is for the property developed under Land Use Contract 064.

22.41.2 Permitted Uses

- **vehicle sale/rental**

22.41.3 Secondary Uses

- **n/a**

22.41.4 Permitted Density

1. The maximum **floor area ratio** is 2.3.

22.41.5 Permitted Lot Coverage

1. There is no maximum **lot coverage** for **buildings**.

22.41.6 Yards & Setbacks

1. The minimum **front yard** is 7.6 m.
2. The minimum **setback** to one **interior side lot line** is 3.0 m.
3. There is no minimum **rear yard**.
4. Notwithstanding Section 22.41.6.2, the minimum **interior side yard** on a **lot** that is **adjacent to single detached housing, agriculture, and two-unit housing zones** shall be:
 - a) 3.0 m for a 1 **storey building**;
 - b) 7.5 m for a **building** containing more than 1 **storey**.

22.41.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

22.41.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 15.2 m.
2. There is no minimum **lot depth** requirement.
3. The minimum **lot area** is 1,000 m².

22.41.9 Landscaping & Screening

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

22.41.10 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.

22.41.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.