

## PART 16 SERVICE COMMERCIAL ZONES

### 1601 CS-1 Service Commercial

#### (1) Intent

This zone provides for most types of service and retail-oriented *commercial* and related *uses* requiring large *lots*, location along major transportation routes, and large areas for storage and handling of materials, goods, and equipment.

#### (2) Permitted Uses

The following *uses* and no others are permitted in this zone:

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Commercial*, limited to:
  - (i) *beverage container return centre*
  - (ii) *building repair and maintenance services*
  - (iii) *business and household service*
  - (iv) *commercial kitchen*
  - (v) *commercial recreation*
  - (vi) *convenience retail*
  - (vii) *electronic collection facility*
  - (viii) *entertainment facility*
  - (ix) *funeral services*
  - (x) *grocery store*
  - (xi) *liquor manufacturing*
  - (xii) *liquor primary establishment*
  - (xiii) *liquor store, accessory liquor store, and wine store*
  - (xiv) *mini-warehouse*
  - (xv) *motor vehicle sales and service*
  - (xvi) *office*
  - (xvii) *personal service*
  - (xviii) *pet care service*

## 1601 CS-1 Service Commercial

- (xix) *restaurant*
- (xx) *retail – general*
- (xxi) *retail – personal goods*
- (xxii) *taxi services*
- (xxiii) *tourist accommodation.*

- (d) *Extensive recreation, excluding* firing ranges
- (e) *Public service*
- (f) *Service station*

*Accessory uses, limited to:*

- (a) *accessory retail, limited to liquor manufacturing*
- (b) *accessory street vending*
- (c) *accessory unenclosed storage*

### (3) Conditions of Use

- (a) *Commercial uses* must be enclosed within a *building*, except the following:
  - (i) the outdoor display and sale of retail goods if located between the front of a *building* and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw;
  - (ii) a *drive-through* window accessory to a *restaurant use*; and
  - (iii) a *drive-through* teller or automated bank machine where accessory to a financial institution.
- (b) For *service station use*, fuel must be dispensed only by personnel of the *business* retailing the fuel.
- (c) A *tourist accommodation use* may not include accommodation in tents, *trailers*, or *recreational vehicles*.
- (d) A *public service use* is only permitted if there is no storefront.

**1601 CS-1 Service Commercial**

**(4) Lot Size**

The *uses* set out below are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Uses</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
<i>Commercial</i>	925
<i>Service Station</i>	925
<i>Tourist accommodation</i>	2,320
<i>Extensive recreation</i>	4,000

**(5) Density**

All *buildings* and *structures* must not exceed a *gross floor area* of 0.6 times the *lot area*.

**(6) Lot Coverage**

All *buildings* and *structures* combined must not exceed a *lot coverage* of 55%.

**(7) Setbacks**

(a) All *buildings* and *structures* must be sited no closer to *lot* lines than the corresponding setbacks set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>	<i>Any Other Lot Lines (metres)</i>
<i>All buildings and structures</i>	7.6	3.0	7.6	1.2	-
<i>Buildings for service station use</i>	12.0	3.0	7.6	1.2	-
<i>Service station pump island or canopy</i>	4.5	4.5	4.5	4.5	4.5

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* or designated for residential in a Citywide Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

**1601 CS-1 Service Commercial**

**(8) Location of Uses**

Not applicable in this zone.

**(9) Height**

*Buildings and structures must not exceed a height of 11.0 metres and two (2) storeys.*

**(10) Building Size**

Not applicable in this zone.

**(11) Other Regulations**

All relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.