

SECTION 11: Commercial Mixed-Use Zones

▲ 11.1 CMUN – Commercial Mixed Use: Neighbourhood

11.1.1 Purpose

To allow for a range of small scale commercial and **Mixed-Use Housing** development up to 4 **Storeys** in **Height** to provide goods and services to residents at the neighbourhood level.

11.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<i>Housing</i>		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Mixed Use Housing	●	
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
<i>Commercial</i>		
Accessory Parking		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Minor Indoor Entertainment	●	
Office	●	
Short-term Rental Accommodation		●
Temporary Storage		●
<i>Community</i>		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	



Use	Principal	Accessory
Basic Services		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●
Agricultural		
Urban Agriculture	●	

11.1.3 Density of Use

The maximum **Density** is 2.0 **FAR**.

11.1.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 500 m² (0.125 ac)
 Minimum **Lot Width**: **Interior Lot**: 12 m
Exterior Lot: 18 m

11.1.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot** or **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

Lot Line Abutting a:	Minimum Setback			
	Commercial Uses	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	1.0 m	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m			
Housing-based Lot	1.5 m			
Non-housing-based Lot	0.0 m	1.5 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	0.0 m	N/A



11.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	18 m (4 Storeys)
Accessory Dwelling Unit (s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

11.1.7 Development Regulations

- .1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the left-hand column of the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the right-hand column of the table.

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
30%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 50 m.
- .3 **Vehicle** access must be from an abutting **Laneway**. Where there is no abutting **Laneway**, **Vehicle** access must be from a **Flanking Street** for **Corner Sites**.
- .4 Despite the **Setbacks** specified in Subsection 11.1.5:
- Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street** and must provide a minimum 2.0 m wide **Landscape Buffer** where **Adjacent** to a **Street**.
 - Surface Parking Lots** and loading, storage, and waste collection areas may project into, or be located within, a **Setback** abutting another **Site** where a minimum 1.5 m wide **Landscape Buffer** is provided **Adjacent** to the **Lot Line**.
- .5 A **Small Scale Housing Use** or **Small**, **Medium** or **Large Scale Multi-unit Housing Use** must only be located on the same **Lot** or **Site** as a **Mixed Use Housing Use**.

