

## 11.1 CMUN – Commercial Mixed Use: Neighbourhood

### 11.1.1 Purpose

To allow for a range of neighbourhood scale commercial, residential, and **Mixed-Use Housing** development up to 4 **Storeys in Height** to provide goods and services to residents at the neighbourhood level. (Bylaw 6012)

### 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 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
<b>Basic Services</b>		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●
<b>Agricultural</b>		
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 m<sup>2</sup> (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.
- For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**. (*Bylaw 6012*)

Lot Line Abutting a:	Minimum Setback			
	Commercial Uses	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
<b>Street</b>	1.0 m	4.0 m	4.0 m	6.0 m
<b>Laneway or Alley</b>	1.5 m			
<b>Housing-based Lot</b>	1.5 m			
<b>Non-housing-based Lot</b>	0.0 m	1.5 m	1.5 m	N/A
<b>Party Wall</b>	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 following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated. *(Bylaw 6012)*

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
30%	5 m <sup>2</sup> / studio <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom
A minimum of 4 m <sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b> . <i>(Bylaw 6012)</i>	

- .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 a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. *(Bylaw 6012)*
- .4 Despite the **Setbacks** specified in Subsection 11.1.5:
- i. **Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street**. *(Bylaw 6012)*
  - ii. *(Deleted - Bylaw 6012)*
- .5 *(Deleted – Bylaw 6012)*