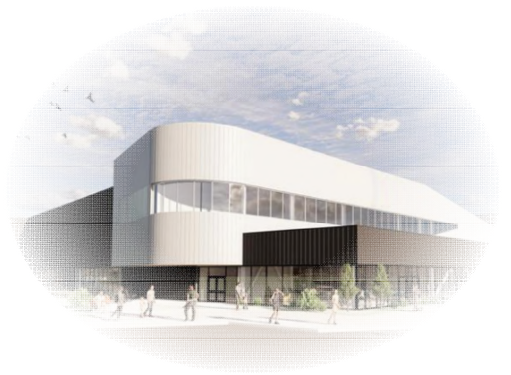


▲ 13.1 CMTY – Community

13.1.1 Purpose

To provide a zone for community **Uses** including civic services, outdoor recreation, indoor and outdoor entertainment, and **Accessory commercial Uses**. (Bylaw 6012)



13.1.2 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
Housing		
Security or Operator Dwelling Unit		●
Commercial		
Accessory Parking		●
Food and Beverage Service		●
Health Service	●	
Indoor Sales and Service		●
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Entertainment	●	
Outdoor Vending		●
Temporary Storage		●
Community		
Child Care Service	●	
Community Service	●	
Government Services	●	
Housing Care Centre	●	
Library	●	
Outdoor Recreation Facility	●	
Park	●	
School	●	
Special Event		●
Supportive Housing	●	

Use	Principal	Accessory
Basic Services		
Cemetery	●	
Detention Facility	●	
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●
Transit Facility		●

13.1.3 Density of Use

The maximum **Density** is 3.0 **FAR**.

13.1.4 Subdivision Lot Area and Dimensions

The minimum **Lot Area** is 500 m² (0.12 ac).

13.1.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **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	
	Principal Building(s)	Accessory Building(s)
Street	6.0 m	6.0 m
Laneway or Alley	7.5 m	1.5 m
Housing-based Lot	4.5 m	1.5 m
Non-housing-based Lot	3.0 m	1.5 m
Party Wall	0.0 m	0.0 m

13.1.6 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)	22 m
Accessory Building(s)	4.5 m

13.1.7 Development Regulations

1. The minimum **Landscaping** area is 10%.
2. One **Security or Operator Dwelling Unit** is permitted on a **Lot**.
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)*