

# SECTION 13: Community & Servicing

## ▲ 13.1 CMTY – Community

### 13.1.1 Purpose

To provide a zone for community **Uses** and **Accessory** commercial **Uses**.

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



Use	Principal	Accessory
<b>Basic Services</b>		
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 m<sup>2</sup> (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.

<b>Lot Line</b> <b>Abutting a:</b>	<b>Minimum Setback</b>	
	<b>Principal Building(s)</b>	<b>Accessory Building(s)</b>
<b>Street</b>	6.0 m	6.0 m
<b>Laneway or Alley</b>	7.5 m	1.5 m
<b>Housing-based Lot</b>	4.5 m	1.5 m
<b>Non-housing-based Lot</b>	3.0 m	1.5 m
<b>Party Wall</b>	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
<b>Principal Building(s)</b>	22 m
<b>Accessory Building(s)</b>	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**.

