22.14 Community Commercial (ZC14) – Blundell Road

22.14.1 Purpose

The **zone** provides for a shopping center with a wide range of retail **uses** and services for the community.

22.14.2 Permitted Uses

- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **office**
- **recreation, indoor**
- **recycling depot**
- **restaurant**
- **restaurant, drive-through**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

22.14.3 Secondary Uses

- **residential security/operator unit**

22.14.4 Permitted Density

1.   The maximum **floor area ratio** (FAR) is 0.508.

22.14.5 Permitted Lot Coverage

1.   The maximum **lot coverage** is 35.6% for **buildings**.

22.14.6 Yards & Setbacks

1.   The minimum **setback** from a public **road** is 6.0 m.

2.   There are no other **yards** or **setbacks**.

22.14.7 Permitted Heights

1.   The maximum **height** for **buildings** is 9.0 m.

2.   The maximum **height** for **accessory structures** is 12.0 m.

22.14.8 Subdivision Provisions/Minimum Lot Size

1.   There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.14.9   Landscaping & Screening

1.   **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

2.   Notwithstanding Section 20.14.10, the portion of the **lot** which is within 0.914 m of Blundell Road shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

22.14.10 On-Site Parking and Loading

1.   On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:

   a)   the maximum number of on-site **parking spaces** required is 153; and

   b)   on-site **parking spaces** shall be located no closer than 0.914 m to Blundell Road.

22.14.11 Other Regulations

1.   In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.