

510 – Local Commercial Zone (C1)

C1

Intent: To accommodate small scale commercial uses in primarily residential areas

510.1 Permitted Uses (B/L 2454-2015, B/L 3159-2021)

Permitted Uses Table for C1 Zone	
Principal Uses	
.1 Child Care Centre	.7 Non-Permanent Commercial
.2 Civic Use	.8 Office
.3 Coffee Shop	.9 Personal Service Establishment
.4 Community Service	.10 Restaurant
.5 Health Care Office	.11 Retail
.6 Indoor Recreation Facility	
Accessory Uses	
.12 Accessory Residential Use	

510.2 Site Specific Permitted Uses (B/L 3159-2021)

1. Notwithstanding Section 510.1, Retail sale of Christmas-related merchandise during the months of November and December and no other Uses shall be permitted on the following Lot:

- a. PID: 012-818-992
Legal Description:
Lot 4 Sections 35 and 36 Township 13 NWD Plan 2598

Editorial Note:

Known civically as: 4557 Mt. Lehman Road

2. Farm market, including a Building with a maximum Floor area of 560 m² which may include a Restaurant with up to 50 seats, shall be a permitted Use on the following Lot:

- a. PID: 005-590-469
Legal Description:
Lot 50 Section 2 Township 20 NWD Plan 28332

Editorial Note:

Known civically as: 39809 No. 3 Road

3. Automobile Repair, Automobile Body Shop, Farm and Industrial Equipment Sales/Leasing/Repair, Recreational Vehicle Repair and Commercial Vehicle Repair shall be permitted uses on the following lot: (B/L 2805-2018)

- a. PID: 003-271-579
Legal Description:
Parcel "A" (Reference Plan 12301) Lot 10 District Lot 366 Group 2 New Westminster District Plan 4869

Editorial Note:

Known civically as: 40643 No. 1 Road

510 – Local Commercial Zone (C1)

C1

4. A Single Detached Dwelling shall be a permitted Principal Use on the following Lot:
- a. PARCEL "A" (EXPLANATORY PLAN 5288) LOT 5 NORTH WEST QUARTER SECTION 3 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 1930

Editorial Note
Known civically as: 5440 Bradner Road

(B/L 3631-2025)

510.3 Development Regulations

Development Regulations Table for C1 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.4
.2 Minimum Setbacks (Interior Lot Line)	a. Residential Uses – 1.5 m b. All other Uses – 3.0 m, except 0.0 m where abutting a C zone
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Minimum Setbacks (Interior Rear Lot Line)	a. 7.5 m
.5 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less
.6 Lot Coverage (maximum)	n/a

510.4 Subdivision Regulations

Subdivision Regulations Table for C1 Zone	
Column I	Column II
.1 Lot Size (minimum)	n/a
.2 Lot Width (minimum)	a. 18.0 m
.3 Lot Depth (minimum)	n/a

510.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

510.6 Conditions of Use

- .1 An Office use shall be limited to a total Floor area of 500 m² per individual office premises.