

530 – Community Commercial Zone (C3)

Intent: To accommodate a wide range of commercial Uses that meet the needs of the community, in developments over 10,000 m² in size

530.1 Permitted Uses (B/L 2454-2015, B/L 3159-2021; 3249-2022)

| Permitted Uses Table for C3 Zone | |
|---|---|
| Principal Uses | |
| <ul style="list-style-type: none"> .1 Animal Hospital .2 Apartment .3 Assembly .4 Automobile Sales .5 Brew-Pub .6 Child Care Centre .7 Civic Use .8 Coffee Shop .9 Commercial School .10 Community Service .11 Drive Through Restaurant .12 Financial Institution .13 Funeral Parlour .14 Garden Centre | <ul style="list-style-type: none"> .15 Health Care Office .16 Indoor Recreation Facility .17 Liquor Store .18 Media Studio .19 Mobile Food Vendor .20 Non-Permanent Commercial .21 Off-Street Parking .22 Office .23 Personal Service Establishment .24 Pet Daycare .24A Printing Services .25 Pub .26 Restaurant .27 Retail .28 Tourist Accommodation |
| Accessory Uses | |
| <ul style="list-style-type: none"> .29 Home Occupation – Level 1 .30 Boarding (B/L 3249-2022) | |

530.2 Site Specific Permitted Uses (B/L 3159-2021, 3562-2024)

- .1 Outdoor Sports shall be a permitted use on the following Lot:
 - a. PID: 025-210-866
 Legal Description:
 Lot A NWD Plan LMP52259

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| Editorial Note |
| Known civically as: 36165 North Parallel Road |

- .2 Post-Secondary Institution shall be a permitted use on the C3 zoned portion of the following Lot:
 - a. PID: 027-158-250
 Legal Description:
 LOT A SECTION 10 TOWNSHIP 16 NEW WESTMINSTER DISTRICT
 PLAN BCP31548

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| Editorial Note |
| Known civically as: 33780 King Road |

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530.3 Development Regulations

| Development Regulations Table for C3 Zone | |
|---|---|
| Column I | Column II |
| .1 Density (maximum) | a. Floor Space Ratio – 1.3 |
| .2 Minimum Setbacks (Interior Lot Line) | a. 3.0 m, except 0.0 m where abutting a C or I zone b. Storeys containing an Apartment – 4.5 m |
| .3 Minimum Setbacks (Exterior Lot Line) | a. 3.0 m |
| .4 Height (maximum) | a. 12.2 m or three Storeys, whichever is less |
| .5 Lot Coverage (maximum) | a. 50% |

530.4 Subdivision Regulations

| Subdivision Regulations Table for C3 Zone | |
|---|-------------------------|
| Column I | Column II |
| .1 Lot Size (minimum) | a. 4,047 m ² |
| .2 Lot Width (minimum) | n/a |
| .3 Lot Depth (minimum) | n/a |

530.5 Landscaping and Off-Street Parking

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

530.6 Conditions of Use

- .1 An Apartment shall only be permitted when developed in conjunction with one or more Principal Use(s).
- .2 A portion of any Lot used for an Apartment Use shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas:
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .3 The ground floor of Buildings in the C3 zone shall be designed to meet BC Building Code standards for Commercial Uses.
- .4 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .5 An Apartment shall have all entrances, exits and lobbies entirely separated from those that access all other Uses.

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- .6 Unenclosed storage shall be permitted for a Garden Centre use, subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. not be located within 3.0 m of an Exterior Lot Line;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - e. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .7 An Off-Street Parking Use shall not include parking for Commercial Vehicles.