

545 – Secondary Commercial Zone (CSC) (B/L 2836-2018, 3249-2022)

CSC

Intent: To serve a neighbourhood or city wide area with commercial Uses along with indoor industrial, for lands designated Secondary Commercial in the Official Community Plan.

545.1 Permitted Uses

Permitted Uses Table for CSC Zone	
Principal Uses	
.1 Animal Hospital	.22 Landscape Supply
.2 Assembly	.23 Liquor Store
.3 Automobile Body Shop	.24 Manufacturing
.4 Automobile Repair	.25 Media Studio
.5 Automobile Sales	.26 Microbrewery
.6 Brewing and Vinting Outlet	.27 Self Storage (B/L 3249-2022)
.7 Brew-Pub	.28 Mobile Food Vendor
.8 Building Supply	.29 Non-Permanent Commercial
.9 Bus Depot	.30 Nursery
.10 Child Care Centre	.31 Off-Street Parking
.11 Civic Use	.32 Office
.12 Coffee Shop	.33 Personal Service Establishment
.13 Commercial School	.34 Pet Daycare
.14 Community Service	.35 Printing Services
.15 Courier and Delivery	.36 Pub
.16 Drive Through Restaurant	.37 Restaurant
.17 Financial Institution	.38 Retail
.18 Funeral Parlour	.39 Recycling Depot
.19 Garden Centre	.40 Tourist Accommodation
.20 Health Care Office	.41 Trade School
.21 Indoor Recreation Facility	.42 Warehousing
Accessory Uses	
.43 Accessory Residential Use	
.44 Home Occupation – Level 1	

545.2 Site Specific Permitted Uses

n/a

545.3 Development Regulations

Development Regulations Table for CSC Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio for properties less than 1,000 m ² – 1.0 b. Floor Space Ratio for properties greater than or equal to 1,000 m ² – 0.5
.2 Minimum Setbacks (Interior Lot Line)	a. 3.0 m, except 0.0 m for an Interior Side Lot Line where abutting a C or I zone

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.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Height (maximum)	a. 10.0 m or two Storeys, whichever is less, except 15 m or 4 Storeys, whichever is less, for Tourist Accommodation
.5 Lot Coverage (maximum)	a. 50%

545.4 Subdivision Regulations

Subdivision Regulations Table for CSC Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,000 m ²
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

545.5 Landscaping and Off-Street Parking

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

545.6 Conditions of Use (B/L 3249-2022)

- a. Off-Street Parking use shall not include parking for Commercial Vehicles.
- b. Unenclosed storage shall be permitted for Garden Centre, Nursery, Building Supply and Landscape Supply, 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 limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- c. Areas for Manufacturing, Warehousing, Self Storage or Printing Services shall be fully contained within a Building. (B/L 3249-2022)