

**664. C-5A - COMMERCIAL 5A ZONE**

**665. Intent**

The intent of the C-5A zone is to provide for small-scale uses compatible with both Commercial (C) Zones and nearby Residential (R) Zones and to accommodate residential and business and professional office uses.

**666. Permitted Uses**

Except as otherwise provided in Part 3, Section 303 of this Bylaw, the following, and no other uses are permitted in the area(s) designated at C-5A:

- (a) “office, business and professional”;
- (b) “dwelling unit”
- (c) accessory buildings and uses customarily incidental to the above uses when on the same lot.

**667. Lot Area and Width**

- (a) the minimum lot area required is five hundred and fifty (550) square metres;
- (b) the maximum lot area permitted is eight hundred and fifty (850) square metres except that a lot larger than 850 square meters and so filed in the Land Title Office as of June 30, 1993 may be developed.
- (c) the minimum lot width is fifteen (15) metres.

**668. Density**

The number of dwelling units per lot shall not exceed one.

**669. Lot Coverage**

Buildings and structures shall not cover more than forty percent (40%) of the lot area.

**670. Siting of Buildings and Structures**

- 1) No building or structure except a fence shall be located within:
  - (a) five (5.0) metres of a front lot line;
  - (b) one point five (1.5) metres of a side lot line;
  - (c) six (6.0) metres of a rear lot line where a lot abuts a lot in "a Residential (R) Zone" but in all other cases three (3.0) meters of a rear lot line.

**671. Height of Buildings**

- (a) No principal building shall exceed nine (9.0) metres in height; nor shall it be more than two (2) storeys in height.
- (b) No accessory building shall exceed six (6.0) metres in height.

**672. Lighting**

Adequate artificial lighting of open areas within the lot shall be provided and shall be so arranged as to deflect light away from adjacent residential zones.

**673. Off-Street Parking and Loading**

- (a) Except as otherwise provided in this Part, off-street parking and loading shall be provided and maintained in accordance with Part Eleven of this Bylaw.

**674. Signs**

- (a) Exterior signs shall be restricted to a single sign not to exceed zero point five (0.5) square metres in area for each commercial use on a lot.
- (b) No sign shall be at a height greater than 1.5 metres from grade to the top of the sign.