

## 10.2 Community Commercial (CC)

### 10.2.1 Purpose

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

### 10.2.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- greenhouse & plant nursery
- health service, minor
- library and exhibit
- office
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- restaurant, drive-through
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

### 10.2.3 A. Secondary Uses

- home business
- residential security/operator unit

### 10.2.3 B. Additional Uses

- retail liquor 2

### 10.2.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

### 10.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

### 10.2.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 6.0 m.

### 10.2.7 Permitted Heights

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

2. The maximum **height** for **accessory structures** is 9.0 m.

### 10.2.8 Subdivision Provisions/Minimum Lot Size

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

### 10.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 10.2.10 On-Site Parking & Loading

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

### 10.2.11 Other Regulations

1. **Religious assembly** is limited to: <sup>[Bylaw 9083, Feb 11/14]</sup>
  - a) only one **religious assembly** on one property, which must have a minimum **lot area** of 4,000.0 m<sup>2</sup>; and <sup>[Bylaw 9083, Feb 11/14]</sup>
  - b) 300 seats and a **gross floor area** of 700.0 m<sup>2</sup>. <sup>[Bylaw 9083, Feb 11/14]</sup>
2. A **retail liquor 2** store is only permitted on the following listed **sites**: <sup>[Bylaw 9083, Feb 11/14]</sup>
  - a) 8040 Garden City Road <sup>[Bylaw 9083, Feb 11/14]</sup>  
P.I.D. 018-400-232  
Lot A Block 13 Section 22 Block 4 North Range 6 West  
New Westminster District Plan LMP1840;
  - b) 8120 No. 2 Road <sup>[Bylaw 9083, Feb 11/14]</sup>  
P.I.D. 004-947-614  
Parcel A Section 19 Block 4 North Range 6 West  
New Westminster District Reference Plan 72706; and
  - c) 11580 Cambie Road <sup>[Bylaw 9083, Feb 11/14]</sup>  
P.I.D. 018-844-456  
Lot C Except: Part Dedicated Road on Plan BCP14207; Section 36 Block 5 North Range 6  
West New Westminster District Plan LMP17749
3. In the case of Section 10.2.11.2.b), the **retail liquor 2** store at 8120 No. 2 Road shall have a **gross floor area** not exceeding 560.0 m<sup>2</sup>. <sup>[Bylaw 9083, Feb 11/14]</sup>
4. In the case of Section 10.2.11.2.c), the **retail liquor 2** store at 11580 Cambie Road shall have a **gross floor area** not exceeding 147.0 m<sup>2</sup>. <sup>[Bylaw 9083, Feb 11/14]</sup>
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply. <sup>[Bylaw 9083, Feb 11/14]</sup>