

10.4 Entertainment & Athletics (CEA)

10.4.1 Purpose

The **zone** provides for athletic and entertainment **uses**.

10.4.2 Permitted Uses

- **amusement centre**
- **amusement, outdoor**
- **child care**
- **dormitory**
- **education, commercial**
- **entertainment, spectator**
- **health service, minor**
- **hotel**
- **liquor primary establishment**
- **microbrewery, winery and distillery** [Bylaw 9490, Mar 21/16]
- **office**
- **parking, non-accessory**
- **private club**
- **recreation, indoor**
- **recreation, outdoor** [Bylaw 8684, Jan 17/11]
- **religious assembly**
- **restaurant**
- **restaurant, drive-through**

10.4.3 Secondary Uses

- **n/a**

10.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0 for **buildings**.

10.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60%.

10.4.6 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. There is no minimum **interior side yard** or **rear yard**.

10.4.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

10.4.8 Subdivision Provisions/Minimum Lot Size

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

10.4.9 Landscaping & Screening

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

10.4.10 On-Site Parking and Loading

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

10.4.11 Other Regulations

1. A **religious assembly** is limited to a **gross floor area** of 700.0 m² and a maximum of 300 seats.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.