

**8.17 RC (COMMERCIAL CONVERSION) ZONE**

**(1) PERMITTED USES**

PRINCIPAL USES

- (a) GENERAL COMMERCIAL
- (b) SINGLE DETACHED DWELLING

ANCILLARY USES

- (c) ACCESSORY HOME OCCUPATION
- (d) OFF-STREET PARKING
- (e) SUPPORTIVE RECOVERY HOME
- (f) URBAN ANCILLARY USES

**(2) LOT AREA(MINIMUM)**

USE	MINIMUM LOT AREA
(a) GENERAL COMMERCIAL	450m <sup>2</sup>
(b) SINGLE DETACHED DWELLING	450m <sup>2</sup>

**(3) LOT DIMENSIONS (MINIMUM)**

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING	15m	30m
(b) GENERAL COMMERCIAL	15m	30m

**(4) DENSITY (MAXIMUM)**

- (a) N/A

**(5) LOT COVERAGE (MAXIMUM)**

- (a) All BUILDINGS and STRUCTURES 50%
- (b) URBAN ANCILLARY USES 60m<sup>2</sup>

**(6) FLOOR AREA RATIO (MAXIMUM)**

- (a) N/A

**(7) SETBACKS (MINIMUM)**

USE	FLL	RLL	ISLL	ESLL
(a) GENERAL COMMERCIAL	6m	6m	1.2m	4.5m
(b) SINGLE DETACHED DWELLING	6m	7.5m	1.2m	4.5m
(c) URBAN ANCILLARY USES	6m	1m	1m	4.5m

**(8) SITING**

- (a) N/A

**(9) BUILDING HEIGHT (MAXIMUM)**

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	10m
(b) URBAN ANCILLARY USES	6m

**(10) SPECIAL REGULATIONS**

- (a) Any new construction on properties within this ZONE shall consist of a STRUCTURE for SINGLE DETACHED DWELLING or STRUCTURES for URBAN ANCILLARY USES.
- (b) GENERAL COMMERCIAL use shall only be allowed through conversion of a STRUCTURE and additions not exceeding 25% of GROSS FLOOR AREA existing as of January 1, 2022 provided the following requirements can be met:
  - (i) the LOT is of the minimum area required for the use
  - (ii) services are adequate for the proposed use
  - (iii) the proposed conversion conforms to all other bylaws applicable in the CITY.
- (c) A GENERAL COMMERCIAL use shall be limited to:
  - (i) MEDICAL CLINIC
  - (ii) PERSONAL SERVICE
  - (iii) BUSINESS SERVICE
  - (iv) CHILD CARE FACILITY.
- (d) Where the OFF-STREET PARKING area for the GENERAL COMMERCIAL use ADJOINS a residential ZONE, SCREENING of 1.8m in HEIGHT shall be provided along that portion of the common boundary.
- (e) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.
- (f) An ACCESSORY DWELLING UNIT shall be limited to the following types:
  - (i) SECONDARY SUITE.

**Review General Regulations for Additional Development Requirements**