

## Section 3.4.28

**COMMERCIAL 8****C8****Permitted Uses and Minimum Site Area**

<b>Permitted Use</b>	<b>Required Site Area</b>
a) Hotel	
- Each Unit	100m <sup>2</sup>
b) Neighbourhood Pub	n/a
c) Recreation Facility	n/a
d) Residential Use*	
- per townhouse unit	325m <sup>2</sup>
- per apartment unit	200m <sup>2</sup>
e) Resort Condominium	
- per townhouse unit	325m <sup>2</sup>
- per apartment unit	200m <sup>2</sup>
f) Restaurant	n/a
g) Motel	
- each unit	100m <sup>2</sup>
* Notwithstanding the Required Site Area, a minimum of four accessory dwelling units are permitted on each parcel regardless of parcel size	

**Maximum Number and Size of Buildings and Structures**

Height	7.5m
Parcel Coverage	40%

**Required Site Area**

The required site area may be reduced by an amount equal to 25% of the Required Site Area multiplied by the percentage of on-site parking which is provided in an underground parking structure.

**Minimum Setback Requirements**

Front lot line	4.5m
Interior side lot lines	3.0m
Exterior side lot line	3.0m
Rear lot line	4.5m

Except:

- a) where any part of a parcel contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply.
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.