

31 SERVICE COMMERCIAL ONE (SC-1)

The purpose of SC-1 is to accommodate mixed commercial land uses which serve the needs of the local community.

31.1 Permitted Principal Uses

1. On any lot:
 - a. Service Establishment
 - b. Retail Sales
 - c. Restaurant
 - d. Office
 - e. Automobile Service Station
 - f. Wholesale
 - g. Public Assembly

31.2 Permitted Accessory Uses

1. Residential Use is limited to:
 - a. On any lot size: Two (2) Dwelling Units.

SCHEDULE 'A'

31.3 Conditions of Use

1. All automotive service station uses shall be screened from any abutting property.
2. In the SC-1 zone the following regulations apply:

Lot Size and Coverage				
Minimum Lot Area	Any lot: 1 ha			
Maximum Lot Coverage	50%			
Setback				
Setback type	Accessory Residential use	Parking, loading areas	Fuel pumps or pump islands	All other permitted uses
Setback from all property lines:				
abutting R-1 zone	7.5 m	4.5 m	7.5 m	7.5 m
abutting RR-1, RU-1	7.5 m	4.5 m	7.5 m	4.5 m
abutting all remaining zones	4.5 m	1.5 m	7.5 m	4.5 m

[Subject to Part 3, Section 15 of this bylaw and the SRD Floodplain Management Bylaw as amended.]

End • SC-1