
16. CT11 (Community and Transportation Infrastructure One) (Bylaw No. 2187)**Intent**

- (1) The intent of this zone is to provide industrial type uses supporting community and transportation infrastructure, and civic uses.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed on the premises;
 - (c) fuel service station / fuel card lock;
 - (d) indoor recreation (Bylaw No. 2076);
 - (e) indoor storage;
 - (f) indoor and outdoor storage and maintenance of construction equipment;
 - (g) landscaping services;
 - (h) messenger, courier service, shipping agent and freight forwarder;
 - (i) motor vehicle maintenance and storage facility;
 - (j) nature conservation parks and buffers;
 - (k) non-motorized outdoor recreation, excluding rifle range and paintball facility, and excluding any other non-motorized outdoor recreation use that is likely, because of noise or dust it generates, to cause a nuisance to the owners, occupiers or users of adjacent lands or to the public (Bylaw No. 2076);
 - (l) parks and playgrounds;
 - (m) storage and works yard including storage of construction equipment;
 - (n) recycling depot for household goods;
 - (o) taxi dispatch and storage yard; and
 - (p) vehicle impound yard.

Density

- (3) The maximum permitted gross floor area of all buildings and structures in the CTI1 Zone is 18,581 square metres.
- (4) The maximum permitted gross floor area of all buildings and structures on each site within the CTI1 Zone, as shown on the Key Plan attached to this CTI1 Zone, shall be as shown in the following table, and, for clarity, if any of the sites is further subdivided, the gross floor area for that site may be distributed among the new parcels but shall remain restricted to the maximum for the site as shown in the table:

Site as shown on Key Plan	Gross Floor Area (square metres)
Lot 1 of Lot A	1,161.3
Lot 2 of Lot A	1,161.3
Lot B	6,410.3
Lot C	3,251.6
Lot D	6,410.3
Lot E	185.8

- (5) The maximum floor space ratio is 0.5.

Height

- (6) The maximum permitted height of a building is 12 meters.

Site Area

- (7) The minimum permitted parcel area is 2000 square meters.
- (8) The minimum parcel frontage is 23 meters.

Site Coverage

- (9) The maximum allowable site coverage is 40 percent.

Setbacks

- (10) The minimum permitted front setback is 7.5 meters.
- (11) The minimum permitted side setback is 3.0 meters.
- (12) The minimum permitted rear setback is 3.0 meters.

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- (13) Notwithstanding any other regulation in this zone, a minimum 20 metre setback is required from the right of way of Highway 99 and a minimum 10 metre setback is required from the railway right of way

Off Street Parking and Loading

- (14) Off street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw

Other Regulations

- (15) A maximum of 1 auxiliary residential dwelling unit is permitted per parcel.
- (16) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- (17) A maximum of 40 percent of the gross floor area of a principal building is permitted to be used for auxiliary office use.
- (18) Setback areas described in subsection (13) shall be landscaped to visually screen the buildings, structures and storage areas from Highway 99 and the railway tracks.
- (19) In addition to subsection (18), all uses on parcels adjacent to the railway shall be screened by a landscape berm in the 10 metre setback area described in subsection (13) and a fence at least 2.4 metres high constructed and maintained upon such parcels at a 10 m setback from the southeast property line of the railway right of way.
- (20) In addition to the landscaped area required by subsection (18), a minimum of 10% of a parcel shall be landscaped, such landscaped area to be located to the maximum extent possible in the setback area adjacent to the front parcel line.
- (21) Snow storage shall be predominantly located at the rear of the parcel.
- (22) Storage yards shall be screened from adjacent parcels and highways.
- (23) Auxiliary storage uses must be related to a principal use on the same parcel.
- (24) Fencing shall not be of a barb wire construction below the height of 2.0 metres.
- (25) All roof top apparatus shall be screened from public view at ground level and from Highway 99 and the railway.
- (26) Any storage vessel with a liquid capacity exceeding 7570 liters (2000 gallons) capable of storing liquefied fuels under pressure shall:
- (a) be sited at least 15 metres from any parcel line; and
 - (b) be sited at least 120.0 metres away from any building that may be used for public assembly such as schools, hospitals, theatres, tourist accommodations, and campgrounds and from any residential buildings.

Key Plan – CTI1 Zone

