

7221 PEDEN

Brentwood Bay





FOR SALE



7221 Peden Lane

Brentwood Bay

SUMMARY OVERVIEW



LISTING PRICE:

\$1,100,000 + GST



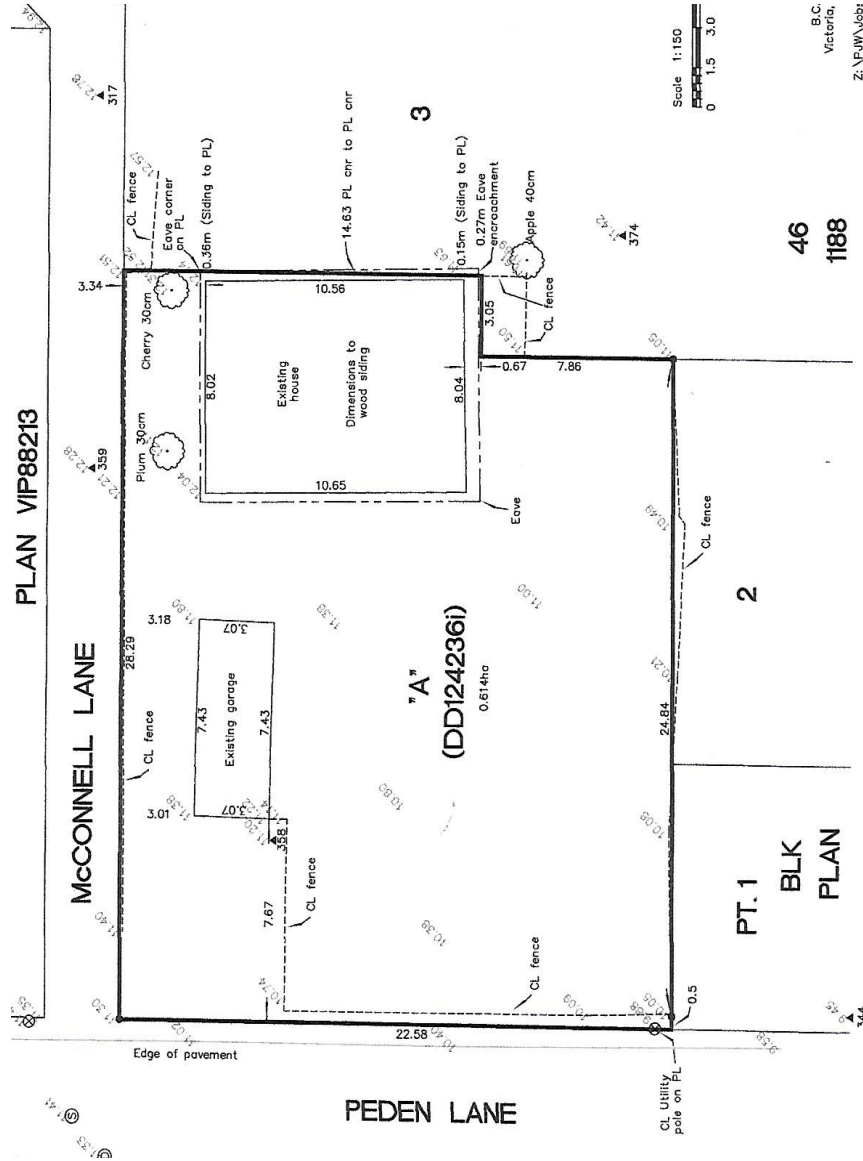
LAND SIZE:

7,409 sq. ft.



Property Survey

TOTAL AREA 7,200 sq. ft.





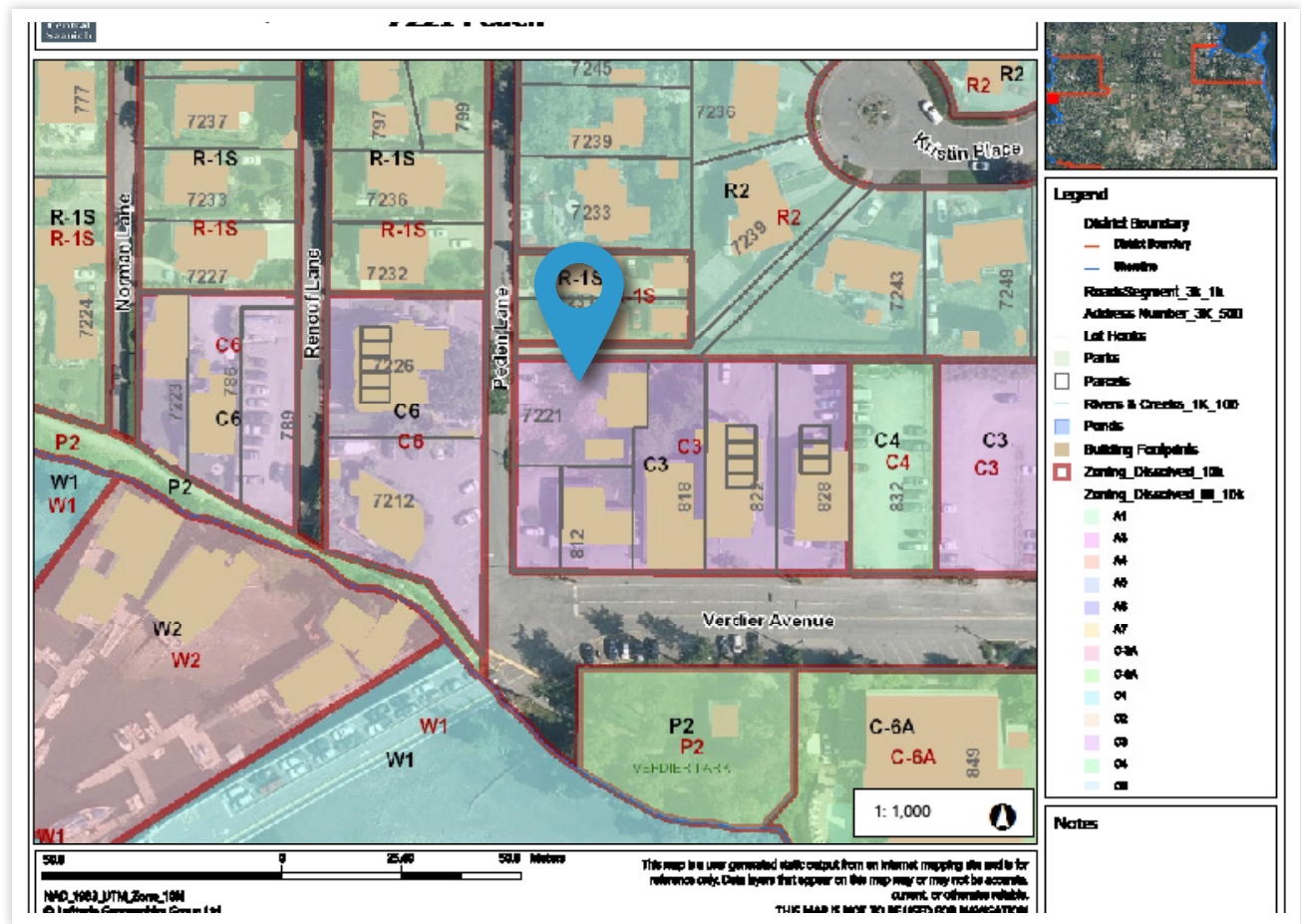
Property Photos





Zoning Map

C3:
NEIGHBOURHOOD
COMMERCIAL





Zoning Bylaws

C3:

NEIGHBOURHOOD
COMMERCIAL

11 NEIGHBOURHOOD COMMERCIAL: C-3

Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
 - (1) Retail sales - grocery, drugs, perishable item, and sundry household items
 - (2) Barber and beauty shops
 - (3) Laundromats and dry cleaning establishments
 - (4) Combined Commercial and Residential uses, in accordance with Part 4 Section 9
 - (5) Family Resource Centre
 - (6) Convenience stores
 - (7) Banks
 - (8) Daycare
 - (9) Restaurants
 - (10) Medical / dental offices
 - (11) Offices
 - (12) Veterinary Practice, in accordance with Part 4, Section 14

Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
 - (1) Home occupation, in accordance with Part 4, Section 10

Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

(1)	Front Yard	minimum of	7.5 m
(2)	Rear Yard	minimum of	7.5 m
(3)	Side Yard Interior	minimum of	3.0 m, total two sides
(4)	Side yard Exterior	minimum of	7.5 m

Size of Buildings and Structures

- 4 The maximum size of buildings and structures shall be as follows:

(1)	Height	maximum of	10.0 m
(2)	Lot Coverage	maximum of	40 %
(3)	Floor Area Ratio	maximum of	0.6

Subdivision Requirements

- 5 Requirements for subdivision shall be as follows:

(1)	Minimum and Average Lot Area	minimum of	550 m ²
(2)	Lot Frontage	minimum of	15 m



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