

SECTION 17 NEIGHBOURHOOD COMMERCIAL (C4) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Neighbourhood Commercial (C4) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any C4 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C4 uses, namely:

- (a) a business office;
- (b) a brewing on premises establishment;
- (c) a convenience store;
- (d) a day care facility;
- (e) a dry cleaner’s distribution station;
- (f) a dwelling unit;
- (g) a medical/dental office;
- (h) a personal service establishment;
- (i) a professional office;
- (j) a public use;
- (k) a retail store;
- (l) a video rental establishment.

(3) ZONE REQUIREMENTS

No person shall within any C4 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

| | | |
|-----|---|------------|
| (a) | LOT AREA (MINIMUM) | No Minimum |
| (b) | LOT FRONTAGE (MINIMUM) | 15.0 m |
| (c) | FRONT YARD DEPTH (MINIMUM) | 7.0 m |
| (d) | INTERIOR SIDE YARD WIDTH (MINIMUM) | 7.0 m |
| | provided that where the interior side lot line abuts a Residential Zone, the minimum interior side yard width shall be 10 metres. | |
| (e) | EXTERIOR SIDE YARD WIDTH (MINIMUM) | 10 m |
| | REAR YARD DEPTH (MINIMUM) | 7.0 m |
| | provided that were the rear lot line abuts a Residential Zone, the minimum rear yard depth shall be 10 metres. | |
| (f) | LOT COVERAGE (MAXIMUM) | 30% |

| | | |
|-----|---|--------------------|
| (g) | LANDSCAPED OPEN SPACE (MINIMUM) | 20% |
| (h) | DWELLING UNIT AREA (MINIMUM) | 55 m ² |
| (i) | COMMERCIAL GROSS FLOOR AREA | 140 m ² |
| | Per Permitted Use (Maximum) | |
| (j) | HEIGHT (MAXIMUM) | 10 m |
| (k) | Accessory Uses, Parking, Home Occupation, etc., in accordance with the provisions of Section 3 hereof | |

(4) **SPECIAL PROVISIONS**

(a) C4-1

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C4-1 on Schedule "A" hereto, the permitted uses shall be restricted to the following:

- (i) a convenience store
- (ii) a dry cleaner's distribution station
- (iii) a business office
- (iv) a medical/dental office
- (v) a personal office
- (vi) a personal service shop
- (vii) a public use
- (viii) a retail store
- (ix) a video rental establishment

The following regulations shall apply:

| | | |
|-------|---|--------------------|
| (i) | Rear yard depth (minimum) | 7.5 m |
| (ii) | Maximum commercial gross floor area for any combination of the permitted uses | 361 m ² |
| (iii) | Maximum parking spaces | 16 |