

10.4 DISTRICT COMMERCIAL (C4) ZONE

Explanatory Note: *The C4 Zone permits retail and service commercial uses which cater to the weekly and daily shopping needs of residents in the immediate and surrounding neighbourhoods. Retail shops and services may be clustered in a plaza form along collector and arterial roads where an enhanced street presence is provided by bringing buildings closer to the street.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a District Commercial (C4) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.4.1 PERMITTED USES

Beverage Making Establishment
 Catering Service
 Commercial Entertainment
 Commercial Parking Facility
 Commercial Recreation
 Commercial School
 Communications Establishment
 Community Garden
 Conference or Convention Centre
 Craftsperson Shop
 Day Nursery
 Dwelling Unit (s)
 Financial Establishment
 Funeral Home
 Hotel
 Laboratory
 Medical Clinic
 Motor Vehicle Gas Bar
 Motor Vehicle Rental Establishment
 Motor Vehicle Service Station
 Motor Vehicle Washing Establishment
 Multiple Dwelling
 Office
 Personal Service
 Place of Assembly
 Repair Service
 Restaurant
 Retail
 Social Services Establishment
 Studio

Transportation Depot
 Urban Farm
 Urban Farmer's Market
 Veterinary Service

10.4.2 PROHIBITED USES

Notwithstanding Section 10.4.1, the following uses are permitted only as an accessory use:

Garden Centre
 Motor Vehicle Sales and Service
 Establishment

10.4.3 REGULATIONS

a) Maximum Building
 Setback to a Street
 Line

i) 4.5 metres, except where a visibility triangle is required for a driveway access.

ii) Notwithstanding Section i) above, 6.0 metres for that portion of a building providing an access driveway to a garage.

iii) Section i) above shall not apply for any portion of a building that exceeds the requirement of Section 10.4.3 g) ii) and iii) below.

iv) Where a building(s) exists and complies with Section 10.4.3 g) ii) and iii) below, additional buildings constructed on the subject property shall not be subject to Section i) above, as it relates to the setback from a lot line.

b) Minimum Rear Yard

i) 6.0 metres; and,

ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.

c) Minimum Interior Side
 Yard

i) 1.5 metres; and,

- ii) 4.5 metres abutting a Residential or Institutional Zone or lot containing residential use.
- d) Maximum Height 14.0 metres;
- e) Maximum Total Gross Floor Area for Office 2,000.0 square metres;
- f) Maximum Gross Floor Area for Individual Commercial Use 10,000.0 square metres per individual commercial use.
- g) Built form for New Development
- In the case of new buildings constructed after the effective date of this by-law excluding any alterations to façade, windows or doors, after the effective date of this By-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
- ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be:
1. greater than or equal to 40% of the measurement of the front lot line; and,
 2. provided in accordance with Section 10.4.3 a) above.
- iii) For a corner lot the width of the ground floor façade facing a front lot line and flankage lot line shall be:
1. greater than or equal to 50% of the measurement of all lot lines abutting a street; and,
 2. comply with Section 10.4.3 a) above.

- iv) Notwithstanding Section ii) and iii) above, a maximum of one driveway with a maximum width of 6.0 metres shall be permitted for ingress and egress.
- v) No parking, stacking lanes, or aisles shall be located between a building façade and the front lot line and flankage lot line.
- vi) All principal entrances shall face the Street and be accessible from the building façade with direct access from the public sidewalk.
- vii) Notwithstanding the definition of planting strip, a public sidewalk shall be permitted where required by Section vi) above.

h) Restriction of Uses within a Building

Notwithstanding Section 10.4.1 above, the following uses shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not, as a stand-alone use or in combination, occupy more than 50% of the total gross floor area:

Dwelling Unit(s)
Multiple Dwelling
Office

i) Visual Barrier Requirement

A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.

j) Outdoor Storage

- i) No outdoor storage of goods, materials, or equipment shall be permitted.

- ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.

**10.4.4 MOTOR VEHICLE
GAS BAR AND
MOTOR VEHICLE
SERVICE STATION
REGULATIONS**

- a) Maximum Building Setback from a Street Line 4.5 metres;
- b) Minimum Yard for Fuel Pump Islands, Fuel Pumps and Canopies 4.5 metres from any lot line.
- c) Minimum Planting Strip Requirements 3.0 metre in width shall be required abutting any street line, or Residential Zone or Institutional Zone property line, except for points for ingress and egress.

**10.4.5 ACCESSORY
BUILDINGS**

In accordance with the requirements of Section 4.8 of this By-law.

10.4.6 PARKING

In accordance with the requirements of Section 5 of this By-law.

10.4.7 URBAN FARM

In accordance with the requirements of Subsection 4.26 of this By-law.

**10.4.8 COMMUNITY
GARDEN**

In accordance with the requirements of Subsection 4.27 of this By-law.

**10.4.9 URBAN FARMERS
MARKET**

In accordance with the requirements of Section 4.28 of this By-law.