

C-4 ZONE – Service Commercial

7.16 C-4 ZONE – SERVICE COMMERCIAL

Intent: To provide a zone to accommodate and regulate a mix of commercial uses oriented to vehicular traffic requiring large lots and which generally are not accommodated in shopping centre and core commercial developments.

Uses Permitted

.1 The following uses and no others shall be permitted in the C-4 Zone:

Principal Uses

- .1 Auctioneering establishment
- .2 Automotive & equipment repair
- .3 Automotive service uses
- .4 Cannabis Processing, Micro**
- .5 Cannabis Processing, Standard**
- .6 Eating establishment
- .7 Education facility
- .8 Entertainment uses
- .9 Freight terminal
- .10 Gas station
- .11 General services
- .12 Greenhouse or Plant Nursery
- .13 Light Impact Industrial
- .14 Parking facility
- .15 Public building or facility
- .16 Recreational facility
- .17 Recycling depot
- .18 Retail store, excluding adult entertainment limited to the following:
 - a. Animal feed and tack
 - b. Appliance
 - c. Building supplies
 - d. Furniture
 - e. Garden supply
 - f. Marine parts
 - g. Sporting goods
- .19 Vehicle rental
- .20 Warehouse uses

Accessory Uses

- .2 The following uses and no others are permitted as accessory to the principal uses in the C-4 Zone:
- .1 Cannabis Testing & Research**
 - .2 Medicinal Cannabis Dispensary**
 - .3 Temporary market & vendors

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Lot Area .3 The minimum lot area is 1500m² (16,146.4ft²).

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

| | |
|-------|----------------|
| Width | 30.0m (98.4ft) |
| Depth | 30.0m (98.4ft) |

Density .5 The maximum Floor Area Ratio (FAR) shall be 0.65

Lot Coverage .6 Maximum lot coverage is 50%.

Setback Requirements .7 Minimum setback requirements for all buildings and structures:

| | |
|--------------------|---------------|
| Front yard | 7.5m (24.6ft) |
| Rear yard | 7.5m (24.6ft) |
| Interior Side yard | 7.5m (24.6ft) |
| Exterior Side yard | 7.5m (24.6ft) |

Setback Exceptions .8 Where an interior side lot line is adjacent to a commercial or industrial lot the setback requirement may be reduced to 0.0m.

.9 Where only one lot line abuts a street, one side yard setback shall be at least 2.5m (8.2ft).

Height .10 Maximum building heights are as follows:

| | |
|------------------------------------|---------------|
| Principal building | 9.0m (29.5ft) |
| Accessory buildings and structures | 9.0m (29.5ft) |

Other Regulations .11 Automobile accessories, tires and related goods shall be located on pump islands or contained within not more than two (2) display booths, racks or stands. Pump island and display booths, racks or stands shall be setback not less than 5.0m (16.4ft) from any lot line abutting a street.

.12 All service equipment, other than normally located on a pump island, shall be entirely enclosed within a building.

.13 Outdoor storage of wrecked machinery, equipment, vehicles or components thereof shall not be permitted.