

SECTION 12 - NEIGHBOURHOOD COMMERCIAL ZONE (C4) REGULATIONS

12.1 GENERAL USE REGULATIONS

12.1.1 PERMITTED USES

No land, building, or structures shall be used or erected in the Neighbourhood Commercial Zone (C4) except for the following purposes;

- a) banks, credit unions, trust companies and other financial institutions;
- b) church;
- c) clinic;
- d) convenience retail store;
- e) laundry or dry cleaning establishments, coin-operated or otherwise;
- f) offices, general or professional;
- g) personal service shop;
- h) public or private transportation depots;
- i) restaurants;
- j) retail store;
- k) taxi service;
- l) accessory buildings or uses, including a dwelling unit, but excluding outside storage and display and sale of goods and materials.

12.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

No building or structures shall be used or erected in the Neighbourhood Commercial Zone (C4) except for the following purposes:

- a) buildings and structures for the permitted uses serviced by a public water supply, sanitary sewage system and storm sewer system;
- b) accessory buildings and structures for the permitted uses, including one dwelling unit located in the first storey to the rear of, or the second storey of a commercial use.

12.1.3	<u>MINIMUM LOT AREA</u>	Nil
12.1.4	<u>MINIMUM LOT FRONTAGE</u>	24.0 metres
12.1.5	<u>MAXIMUM LOT COVERAGE</u>	50 percent
12.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	30 percent
12.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres
12.1.8	<u>MINIMUM RETAIL FLOOR AREA</u>	56.0 square metres
12.1.9	<u>MINIMUM FRONT YARD DEPTH</u>	7.6 metres
12.1.10	<u>MINIMUM SIDE YARD WIDTH</u>	
	a) Where the yard abuts a street	7.6 metres
	b) Where the yard abuts a residential or holding residential zone	9.0 metres
	c) All other cases	6.0 metres
12.1.11	<u>MINIMUM REAR YARD DEPTH</u>	
	a) Where the building contains residential accommodation	10.6 metres
	b) Where the yard abuts a residential or holding residential zone	9.0 metres
	c) All other cases	7.6 metres
12.1.12	<u>BUFFER STRIP</u>	

A buffer strip with a minimum width of three (3.0) metres shall be provided abutting the side and rear lot lines, where the Neighbourhood Commercial Zone abuts a residential or holding residential zone, in compliance with subsection 5.23.

12.1.13 PARKING REGULATIONS

In addition to the requirements specified in subsections 5.30 and 5.31 of this By-law, the following provisions shall apply:

- a) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 0.6 metres of any street line.

12.1.14 LOADING SPACE REGULATIONS

In addition to the requirements specified in subsections 5.28 and 5.29 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in nor open onto a front yard or any yard directly abutting a residential or holding residential zone. If all yards abut such zones then the loading space shall be allowed to open onto a side or rear yard.

12.1.15 OUTSIDE LIGHTING FACILITIES

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas or buildings shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

12.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 12.1, the following additional regulations shall apply to certain specific uses permitted in subsection 12.1.1.

12.2.1 ACCESSORY RESIDENTIAL DWELLING UNITS

- a) Minimum Floor Area
 - i) Bachelor Unit 37.0 square metres
 - ii) One Bedroom Unit 56.0 square metres
 - iii) Two Bedroom Unit 65.0 square metres
 - iv) Three Bedroom Unit 84.0 square metres
 - v) Each Additional Bedroom 9.0 square metres

b) Access

There shall be pedestrian access to each dwelling unit from an adjacent street or lane and shall be for the sole use of the occupants of the said dwelling units and shall be separate from the access to the commercial portion of the building.

c) Minimum landscaped Open Space

50% of the floor area used for residential purposes.

d) Parking for Dwelling Units

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one and one-half parking spaces per dwelling unit shall be provided on the same lot.

12.3 EXCEPTIONS

12.3.1 DEFINED AREA C4-1 as shown on Schedule "A", Map 22 to this By-law.

a) Permitted Uses

All of the uses permitted in the Neighbourhood Commercial (C4) Zone, with the exception of restaurants;

b) Permitted Buildings and Structures

i) buildings and structures for the uses permitted in subsection 12.3.1 a);

ii) accessory buildings and structures for the uses permitted in subsection 12.3.1 a);

c) Minimum Rear Yard Depth 15 metres