

**SECTION 19A - ZONE C-4A: CONVENIENCE COMMERCIAL****19A.1 Permitted Uses**

Within a Zone C-4A, no land shall be used and no building or structure shall be erected, except for one or more of the Permitted Uses listed in Column 1 below.

**19A.2 Regulations**

Within a Zone C-4A no land shall be used and no building or structure shall be erected, except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and in accordance with the regulations listed in Column 2 below.

19A.3 <b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
19A.3.1	Convenience Retail / Variety Store	Section 19A.4
19A.3.2	Financial Establishment	Section 19A.4
19A.3.3	Health Services Offices	Section 19A.4
19A.3.4	Laundry Mat	Section 19A.4
19A.3.5	Personal Services	Section 19A.4
19A.3.6	Pharmacy	Section 19A.4
19A.3.7	Restaurant Not including a "Drive-In Restaurant" and/or a restaurant with a "Drive-Thru Restaurant".	Section 19A.4
19A.3.8	Video Rental	Section 19A.4
19A.3.9	Dwelling Unit or Units	Section 19A.4
19A.3.10	<u>Accessory Uses:</u> (a) buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of subsection 19B.4.

**19A.4 Additional Regulations**

19A.4.1	Minimum Lot Area	2,000 square metres
19A.4.2	Minimum Lot Width	30 metres
19A.4.3	Minimum Front Yard	6 metres
19A.4.4	Minimum Side Yard	6 metres

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19A.4.5	Minimum Rear yard	7.5 metres
19A.4.6	Maximum Building Height	10.5 metres
19A.4.7	Maximum Total gross commercial floor area	1,200 square metres
19A.4.8	Maximum Lot Coverage -all buildings	40% of lot Area
19A.4.9	Buffer Strips <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	In conformity with the provisions of sub-section 6.15 along all lot lines which abut a Residential zone.
19A.4.10	Off-Street Parking and Off Street Loading	In conformity with the provisions of subsections 6.11, 6.12 and 6.13
19A.4.11	<p>A dwelling unit or units may be located on the second floor or succeeding floors of any building, the street floor frontage of which is used for a permitted commercial or office use and not more than one (1) dwelling unit may be located at ground level and to the rear of a permitted commercial or office use. Such dwelling unit or units shall be permitted only subject to the following:</p> <ul style="list-style-type: none"> <li>(a) that the building conforms to the requirements of all other by-laws of the municipality;</li> <li>(b) that each Residential Dwelling unit created shall be fully self contained and shall have a floor area of not less than 37 square metres;</li> <li>(c) that each Residential Dwelling Unit shall have a direct means of access to a public street by means of halls and/or stairs;</li> <li>(d) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.</li> </ul> <p><b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b></p> <ul style="list-style-type: none"> <li>(e) Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use – 1.5 spaces per unit.</li> </ul>	
19A.4.12	No restaurant use shall exceed 250 square metres in floor area.	
19A.4.13	No Convenience/Variety store shall exceed 300 square metres.	
19A.4.14	No outdoor storage or display of goods or materials of any kind shall be permitted within any Zone C-4A.	