

## Section 19 - Zone C-4: Neighbourhood Commercial

### 19.1 Permitted Uses

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

### 19.2 Regulations

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

Sub-Section	Column 1	Column 2
	Permitted Uses	Additional Regulations
19.2.1	Any Commercial Establishment where goods are offered at retail only or services are rendered and where no incidental processing or manufacturing is carried on. "Drive-In Restaurants", automobile service stations, public garages and car washing establishments shall not be construed as being permitted uses.	In conformity with the provisions of sub-section 19.3
19.2.2	Offices	In conformity with the provisions of sub-section 19.3
19.2.3	Dwelling Unit or Units	In conformity with the provisions of sub-section 19.3.9
19.2.4	<u>Accessory Uses:</u>	
(a)	Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 19.3
(b)	Deleted	<b>By-law 80-92</b>

### 19.3 Additional Regulations

Sub-Section	Column 1	Column 2
19.3.1	All operations shall be conducted entirely within an enclosed building.	All operations shall be conducted entirely within an enclosed building.
19.3.2	Minimum Lot Area	2,000 square metres
19.3.3	Minimum Lot Width	30 metres
19.3.4	Minimum Side Yard - Each Side	6 metres

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
19.3.5	Minimum Rear Yard	7.5 metres
19.3.6	Maximum Lot Coverage - All Buildings	50% of Lot Area
19.3.7	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.
19.3.8	Off-Street Parking and Off-Street Loading	In conformity with the provisions of sub-sections 6.11, 6.12 and 6.13

<b>Sub-Section</b>	<b>Column 1</b>
19.3.9	A dwelling unit or units may be located on the second 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:
(a)	That the building conforms to the requirements of all other by-laws of the municipality;
(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;
(c)	That each Residential Dwelling Unit shall have a direct means of access to a public street by means of halls and/or stairs;
(d)	That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
(e)	<b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b> 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.
19.3.10	No person shall use any land or a building or structure
(a)	For the storage or sale of unpackaged fertilizer or seed;
(b)	For any trade or occupation which is in any way offensive, obnoxious, noxious or dangerous to the neighbours of such land or building or the adjacent area by reason of the emission of light, heat, fumes, noise, vibrations, gas, dust, odour, air or waterborne waste or pollution.
19.3.11	No outdoor storage or display of goods or materials of any kind shall be permitted within any Zone C-4.

