

The following provisions shall apply to the use of land and the construction of buildings in all C4 Zones, subject to the general provisions under Part B and Part C of this By-Law.

**1. PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes. Such buildings and/or structures must be in the form of a shopping centre.

(1) **Main Commercial Uses**

- a) assembly hall;
- b) bank and/or trust company;
- c) bowling alley;
- d) business, professional and/or administrative office;
- e) coin-operated laundry;
- f) department store;
- g) dry cleaning distribution station;
- h) eating establishment;
- i) retail store;
- j) service shop;
- k) tavern;
- l) theatre;
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2019-62 m) amusement arcade;
- n) public use.

(2) **Accessory Uses, Buildings or Structures**

Any use, building or structure which is subordinate and customarily incidental to a main commercial use of the building.

**2. ZONE REQUIREMENTS**

- (1) Lot Frontage (minimum) 152.0 m.
- (2) Lot Area (minimum) 4.0 hectares
- (3) Front Yard Depth (minimum) 15.0 m.
- (4) Rear Yard Depth (minimum) 15.0 m.

Where the rear yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. of such rear yard abutting the lot line shall be maintained as a landscaped area.

- (5) Interior Side Yard Width (minimum) 15.0 m.

Where the rear yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. of such side yard abutting the lot line shall be maintained as a landscaped area.

- (6) Building Height (maximum) 10.6 m.
- (7) Lot Coverage (maximum) 30%
- (8) Landscaped Area (minimum) 10%

**3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS**

See Part C, Section 8.

**3a. OUTDOOR PATIO PROVISIONS**

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Within this Part P, an outdoor patio shall be permitted when developed in association with a permitted eating establishment, subject to the requirements of Section 24. of Part C.

**4. FOR OFF-STREET PARKING PROVISIONS**

See Part C, Sections 14 and 15.

**5. FOR OFF-STREET LOADING PROVISIONS**

See Part C, Sections 16 and 17.

**6. SPECIAL PROVISIONS**

10303 (1) a) Notwithstanding the provisions of Section 1(1) of this Part P, within the area zoned C4-1 a "**motor vehicle gasoline bar**" is permitted in addition to the uses listed in Section 1(1) of this Part P, subject to the provisions of Part S, Sections 2(2), 2(4), 2(9) and 2(10).

b) Notwithstanding the provisions of Section 1(1) of this Part P, within the area zoned C4-1, a "**dry cleaning establishment**" is permitted in addition to the uses listed in Section 1(1) of this Part P.

c) Notwithstanding the provisions of Section 2 of this Part P, within the area zoned C4-1 the following provisions shall apply in addition to the other provisions of this Part P:

- i. Lot Frontage (minimum) 125.8 m.
- ii. Lot Area (minimum) 2.31 hectares
- iii. Front Yard Depth (minimum) 15.0 m.
- iv. Rear Yard Depth (minimum) 13.4 m.
- v. Interior Side Yard Width (minimum)
  - aa) abutting the north limit of the parcel 5.5 m.
  - bb) abutting the south limit of the parcel 7.5 m.
- vi. Building Height (maximum) 10.6 m.
- vii. Lot Coverage (maximum) 26%

d) Notwithstanding the requirements of Section 4 of this Part P, within the area zoned C4-1 the minimum number of parking spaces required shall be three hundred thirty five (335).

e) Notwithstanding the requirements of Section 5 of this Part P, within the area zoned C4-1, only one loading space shall be required.

11248 (2) Notwithstanding the provisions of Section 1(1) of this Part P, within an area zoned C4-2, the Use permitted shall be limited to off-street parking.

11812 (3) a) Notwithstanding the provisions of Section 2(1) of this Part P, within the area zoned C4-3 the minimum lot frontage shall be 115.8 m.

b) Notwithstanding the provisions of Section 2(2) of this Part P, within the area zoned C4-3 the minimum lot area shall be 3.74 hectares.

c) Within the area zoned C4-3 the maximum gross leasable floor area for retail stores which sell department store type merchandise, other than a department store, food store or service shop, shall not exceed 2,322.0 sq. m.

d) Within the area zoned C4-3 the provisions of Part C, Section 15(1)g) shall not apply.

13470 e) Notwithstanding the provisions of Subsection 1(1) of this Part P, within the area zoned C4-3, "Recreational Facilities" shall be permitted in addition to the uses listed in Subsection 1(1) of this Part P.

13789 (4) Notwithstanding and in addition to the provisions of Section 1. of this Part P, within the area zoned C4-4, main commercial uses permitted in Section 1.(1) of this Part P, may be accommodated in buildings and/or structures which shall not necessarily be required to be in the form of a shopping centre. Notwithstanding the provisions of Section 2.(2) of this Part P, within the area zoned C4-4, the minimum lot area shall be 3.0 ha.

14030 (5) Notwithstanding and in addition to the provisions of Section 1. of this Part P, within the area zoned C4-5, main commercial uses permitted in Section 1.(1) of this Part P, may be accommodated in buildings and/or structures which shall not necessarily be required to be in the form of a shopping centre.

Furthermore, notwithstanding the provisions of Section 14, Part C, within the area zoned C4-5, a minimum of five (5) parking spaces per 93 sq. m. of gross floor area shall be required. For the purposes of calculating gross floor area on the subject property, storage areas totalling 12% of gross floor area shall not be included.

Furthermore, notwithstanding the provision of Section 2.(6) of this Part P, within the area zoned C4-5, the main building height shall be 25.6 m.

14103 Furthermore, in addition to the provisions of Section 1.(1) of this Part P, within the area zoned C4-5, a "commercial school" shall be a permitted use.

Furthermore, notwithstanding, and in addition to, the provisions of Section 14, Part C, within the area zoned C4-5, a "commercial school" use shall be considered a business, professional, or administrative office, for the purpose of calculating the parking requirements for the subject property.

98-81 (6) Notwithstanding the provisions of Section 2(3) and 2(5) of this Part P, within the area zoned C4-6, the following provisions shall apply to the detached building located on Part 6, Plan 21R-7246:

- (i) Front Yard Depth (minimum) 12.5 m
- (ii) Interior Side Yard Width (minimum) 5.0 m