

SECTION 6 – ZONE PROVISIONS

6.14 – Local Commercial (C4) Zone

6.14 LOCAL COMMERCIAL (C4) ZONE

6.14.1 PERMITTED USES

No person shall within a Local Commercial (C4) Zone use any land or erect, alter or use any building or structure except as permitted hereunder.

6.14.1.1 Residential uses

6.14.1.1.1 A single family dwelling house

6.14.1.1.2 A dwelling unit in a portion of a non-residential building

6.14.1.2 Non-residential uses

6.14.1.2.1 Convenience retail store

6.14.1.2.2 Personal service shop

6.14.1.2.3 Public use

6.14.1.3 Accessory uses

Uses, building and structures accessory to any of the permitted uses in accordance with the provisions of the By-law

6.14.1.4 REGULATIONS FOR RESIDENTIAL USES

The regulations for residential uses specified in 6.1 shall apply within a Local Commercial (C4) Zone. In addition, the following requirements shall apply.

6.14.1.4.1 Secondary use

The residential uses permitted on a lot in a Local Commercial (C4) Zone shall be secondary and incidental to the non-residential use of the lot.

6.14.1.4.2 Dwelling units in a non-residential building

6.14.1.4.2.1 Maximum number of dwelling units: 4

6.14.1.4.2.2 Dwelling unit area

6.14.1.4.2.2.1 Bachelor: 42 sq. metres

6.14.1.4.2.2.2 1 bedroom: 55 sq. metres

6.14.1.4.2.2.3 2 bedrooms: 70 sq. metres

6.14.1.4.2.2.4 More than two bedrooms: 70 sq. metres plus 9 sq. metres for each bedroom above two bedrooms

6.14.1.5 REGULATIONS FOR NON-RESIDENTIAL USES

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- 6.14.1.5.1 Minimum lot area: 1,000 sq. metres
- 6.14.1.5.2 Minimum lot frontage: 30 metres
- 6.14.1.5.3 Minimum ground floor area: N/A
- 6.14.1.5.4 Maximum lot coverage: 40 percent
- 6.14.1.5.5 Maximum height of building: 11 metres
- 6.14.1.5.6 Minimum landscaped open space: 20 percent
- 6.14.1.5.7 Minimum yards: 7 ft.
 - 6.14.1.5.7.1 Front yard depth: 10 metres
 - 6.14.1.5.7.2 Exterior side yard width: 4 metres
 - 6.14.1.5.7.3 Interior side yard width: 3 metres
 - 6.14.1.5.7.4 Interior side yard width abutting a Residential Zone: 6 metres
 - 6.14.1.5.7.5 Rear yard depth: 7.5 metres
 - 6.14.1.5.7.6 Rear yard depth abutting a Residential Zone: 10 metres
- 6.14.1.5.8 Driveways
 - 6.14.1.5.8.1 Maximum width at property line: 9 metres
 - 6.14.1.5.8.2 Minimum separation between driveways: 7.5 metres
- 6.14.1.5.9 Setback from centre line of street
 - 6.14.1.5.9.1 Provincial highway: N/A
 - 6.14.1.5.9.2 County or collector road: 22.8 metres
 - 6.14.1.5.9.3 Township road: 19.2 metres
- 6.14.1.6 REGULATIONS FOR OFF-STREET PARKING
 - Refer to Section 4.15
- 6.14.1.7 SPECIAL PROVISIONS
 - 6.14.1.7.1 Planting strips and screens

Where the interior side yard or rear yard of a lot in a Local Commercial (C4) Zone abuts a residential zone the requirements of 4.16 shall apply.

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6.14.1.7.2 Open storage

The open storage of material and supplies shall be prohibited in any yard on a lot in a Local Commercial (C4) Zone.