

4.6.16

**COMMERCIAL FOUR
(C—4)**

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Light industrial use and/or retail use where the use is contained entirely within an enclosed building.

ii) PERMITTED ACCESSORY USES

a) On any lot:

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- 1) Offices; and
- 2) Bed and Breakfast.

iii) CONDITIONS OF USE

- a) The maximum floor area for a retail use including accessory retail use, offices for retail use, storage areas for retail products produced off the property and any retail display area, cannot exceed 25% of the total floor area within a building permitted under this by law.

- b) No parking, loading or storage areas shall be located within 3.5 metres (11.48 feet) to any property line.

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- c) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference.

- d) No signs other than wall-mounted signs are permitted which cannot exceed 7.5 square metres in size.

- e) No sign shall exceed 2.5 metres in height.

- f) All required yards shall be landscaped in the form of lawns, shrubs, plants, trees and/or flowers except where parking use is permitted and such landscaping shall not be less than 2 metres in height in the side and rear yards. Any screening less than 2 metres in height in the side and rear yards shall necessitate uniformly painted solid fencing or a wall to be located at the required setback.

- g) Drawings submitted for a building permit shall include landscaping and screening plans, clearly showing the number extent and type of plant material proposed.

- h) Any use of a lot which does not necessitate building permits within this zone other than maintenance of a lot in its natural state shall require landscaping or screening in accordance subsection (f).
- i) All landscaping required herein shall be completed no later than twelve (12) months from the date of issue of a building permit or initiation of a land use activity, whichever occurs first.

iv) **SITING OF STRUCTURES**

a) **Except where otherwise specified by bylaw, no structure shall be located within:**

- 1) 7.5 metres (24.6 feet) of a front lot line, side lot line and rear lot line.

c) **Other specifications include:**

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).
- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

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v) **LOT COVERAGE**

The lot coverage of all uses, buildings and structures shall not exceed 35% .

vi) **SUBDIVISION REQUIREMENTS**

a) **Minimum lot area:** 1 hectare (2.47 acres).

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

b) **Minimum lot frontage:** 10% of the perimeter of the lot.

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

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