

# 540 – Service Commercial Zone (C4)

C4

**Intent:** To accommodate a wide range of commercial Uses in Buildings two Storeys or less, in an automobile-oriented environment

## 540.1 Permitted Uses (B/L 2454-2015, B/L 3159-2021)

Permitted Uses Table for C4 Zone	
<b>Principal Uses</b>	
.1 Animal Hospital	.15 Funeral Parlour
.2 Assembly	.16 Garden Centre
.3 Automobile Body Shop	.17 Indoor Recreation Facility
.4 Automobile Repair	.18 Landscape Supply
.5 Automobile Sales	.19 Liquor Store
.6 Brewing and Vinting Outlet	.20 Mobile Food Vendor
.7 Building Supply	.21 Non-Permanent Commercial
.8 Bus Depot	.22 Nursery
.9 Child Care Centre	.23 Personal Service Establishment
.10 Civic Use	.24 Pet Daycare
.11 Coffee Shop	.24A Printing Services
.12 Community Service	.25 Recycling Depot
.13 Courier and Delivery	.26 Restaurant
.14 Drive Through Restaurant	.27 Retail
	.28 Trade School
<b>Accessory Uses</b>	
.29 Accessory Residential Use	
.30 Crematorium accessory to a Funeral Parlour	
.31 Office	

## 540.2 Site Specific Permitted Uses (B/L 3155-2021, B/L 3159-2021)

- .1 Office shall be a permitted use on the following Lots:
  - a. PID: n/a  
Legal Description:  
Lot 2 Section 18 Township 16 Plan EPS7783 NWD

Editorial Note
Known civically as: Unit 0 – 1779 Clearbrook Road

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## 540.3 Development Regulations

Development Regulations Table for C4 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio - 1.0
.2 Minimum Setbacks (Front Lot Line)	a. 3.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. 3.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. 3.0 m, except 0.0 m where abutting a C or I zone
.5 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.6 Height (maximum)	a. 10.0 m or two Storeys, whichever is less
.7 Lot Coverage (maximum)	a. 50%

## 540.4 Subdivision Regulations

Subdivision Regulations Table for C4 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,000 m <sup>2</sup>
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

## 540.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 540.6 Conditions of Use

- .1 Unenclosed storage shall be permitted for Garden Centre, Nursery, Building Supply and Landscape Supply, subject to the following regulations:
  - a. not exceed 3.0 m in Height;
  - b. not be located within 3.0 m of an Exterior Lot Line;
  - c. be bounded on all sides not adjacent to a Building or structure by a solid fence or wall of at least 1.8 m in Height;
  - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
  - e. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.