

SECTION 15 – COMMERCIAL INDUSTRIAL ZONE (C4) REGULATIONS

15.1 General Use Regulations

No person shall within the C4 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

15.1.1 Permitted Uses

- a) Sales and service establishments for automobiles, trucks, industrial equipment, farm equipment and recreation vehicles;
- b) automobile service stations, gas bars, washing establishments or body shops;
- c) bulk sales and wholesale establishments;
- d) lumber yards and building supplies centres;
- e) tradesman's shops and contractors' yards;
- f) retail stores requiring large buildings;
- g) warehousing;
- h) wholesale sales and service outlets for petroleum equipment and supply;
- i) light manufacturing;
- j) trucking depots;
- k) fertilizer dealerships and grain processing and other agricultural produce service establishments;
- l) private sports facilities;
- m) exhibitions halls, places of amusement, entertainment or recreation;
- n) assembly halls and clubs;
- o) auction establishments;
- p) animal hospitals;
- q) storage and warehousing facilities;

- r) garden supply centres;
- s) printing establishments;
- t) transportation depots;
- u) offices, financial institutions;
- v) merchandising outlets and other retail activities that are space extensive;
- w) restaurants including drive-through, fast-food, take-out and full service;
- x) convenience stores;
- y) accessory uses and outside storage and display of the sale of goods and materials, in accordance with Section 4.37 of this By-law.

15.1.2 Permitted Buildings and Other Structures

- a) Buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law.

15.1.3 Zone Provisions

Zone Provision	Requirement
Minimum Lot Area	1,400 m ² (15,069.96 ft ²)
Minimum Lot Frontage	30 m (98.42 ft)
Maximum Lot Coverage	35 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	30 %
Maximum Building Height	10.5 m (34.44 ft)
Minimum Front Yard	15 m (49.21 ft)
Minimum Interior Side Yard	1.5 m (4.92 ft)
Minimum Exterior Side Yard	15 m (49.21 ft)
Minimum Rear Yard	6 m (19.68 ft)

15.2 Exceptions

The special regulations contained in subsection 15.2 shall apply to the area or areas defined below.