
11.4 C4, C4I: Local Commercial

C4

11.4.1 Purpose

The purpose of this zone is to provide for local commercial areas and complementary residential uses.

11.4.2

Principal Uses

- arcade, minor
- broadcasting studio only on Parcel 1, DL 934, CD, Plan BCP3365
- community care facility, major
- community care facility, minor
- health service, minor
- liquor primary establishment, minor only in C4I
- office
- recreation, indoor minor
- restaurant
- retail, convenience
- retail, general
- retail, liquor only in C4I
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care

11.4.3

Secondary Uses

- home business 1
- housing, apartment
- residential security/operator unit

11.4.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².
3. The maximum lot area is 3,000 m².

11.4.5 Development Regulations

1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot.
2. The maximum site coverage is 50%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front, side, and rear yards are 3.0 m.

11.4.6 Other Regulations

1. Dwellings may only be located above the first storey of a principal building.
2. The maximum gross leasable floor area of any restaurant or the retail of food is 420 m².
3. The maximum gross leasable floor area of any other commercial, financial service or office use in one tenancy is 280 m².

4. The maximum total gross leasable floor area of office uses for any site is 560 m².
5. Outdoor minor liquor primary establishment patios have a maximum occupant load of 20 people.
6. Outdoor use is not permitted except for a restaurant, minor liquor primary establishment, parking, and loading, provided that all outdoor restaurant, minor liquor primary establishment areas are enclosed by a screen.
7. Outdoor restaurant patios have a maximum occupant load of 40 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.