

DIVISION FORTY-ONE - C-4 (SERVICE COMMERCIAL)

The purpose of the C-4 zone is to provide for commercial uses which have a repair, maintenance, service or distribution component or are small scale manufacturing uses. C-4 uses usually are developed with large outdoor areas designated for storage, handling and servicing of material, goods and equipment.

PERMITTED USES

4101 The following uses and no others except as provided in Section 4102 are permitted in the C-4 zone:

- Animal grooming shop
- Auction sales
- Audio recording studio
- Auto body/paint shop
- Automobile sales, service and rental
- Bakery
- Boat and motor sales, service and rental
- Bottle depot
- Commercial cardlock facility
- Entertainment facility
- Food and beverage packaging and distribution
- (5-1-2723) - Food truck or trailer
- Fuel bar - including a convenience food sales store and/or a take-out food store to a maximum of ten per cent (10%) of the gross leasable area
- Gas utility sales and service
- Laundry and dry cleaning
- (5-1-2257) - Machine and welding shop
- Mobile food concession
- Motorcycle sales and service
- (5-1-2345) - Off-street parking
- Office use subject to Section 4109
- Plumbing, heating and sheet metal shops
- Printing service
- Radio and/or television broadcasting station
- Recycling depot
- Recreation facility (indoor - outdoor)
- Recreation vehicle, sales, service and rental
- Restaurant
- Retail sales, service and rental of goods limited to the following:
 - animal food
 - antiques
 - appliances
 - auto parts
 - building supplies
 - carpet/flooring
 - electrical supplies
 - electronic products - with installation service for automobiles and a minimum of one (1) service bay
 - fabrics (3 site specifics)
 - furniture
 - garden and nursery store

- glass shop
- paint/wallpaper products
- picture frames
- rental equipment - excluding heavy duty equipment
- spas, pools and hot tubs
- used goods
- Sale from mobile vehicle
- Small scale manufacturing - limited to uses which do not produce smoke, noise, vibration, glare, noxious fumes or electrical interference, including but not limited to the following:
 - Clothing and garment industries
 - Electrical products industries
 - Fabrication industries
 - Leather goods industries
 - Nonmetallic product industries
 - Tent, awning and similar products
 - Wood products industries
- Transportation depot
- U-Brew operation
- Upholstery shop
- Veterinary clinic excluding outdoor kennels
- Warehousing/mini-warehousing
- Wholesaling

PERMITTED USES - SITE SPECIFIC

4102 In the C-4 zone, the following uses are permitted on a site specific basis only:

- (5-1-2369) - Accessory dwelling in the case of Lot C, D.L. 269, K.D.Y.D., Plan KAP78633 and a portion of Lot 1, D.L. 268 and 269, K.D.Y.D., Plan KAP66756, except Plans KAP68024, KAP69013, KAP70084, KAP70467, KAP71048, KAP74603, KAP76734, KAP78633, and KAP78829 (7530 Dallas Drive).
- (5-1-2867) - Accessory dwelling unit located within the principal building, limited to not more than 40% of the floor area of the principal building to a maximum of 150 m², in the case of Lot 2, D.L. 269, K.D.Y.D., Plan EPP39752 (7450 Dallas Drive).
 - Ambulance station in the case of Lot A, Plan KAP54156, K.D.Y.D. (245 Clapperton Road).
- (5-1-2162) - Assembly hall, music lessons, retail sales, and service of musical instruments in the case of Lots 1 and 2, Bl. 1, Plan 4851, K.D.Y.D. (1305 Battle Street).
 - Church in the case of Lot 3, Plan 32016, K.D.Y.D. (1410 Pearson Place).
- (5-1-2670) - Commercial Daycare Facility to a maximum of 50 children in the case of Lot 3, Plan 30160, Sec. 36, Twp. 19, Rge. 18, W6M (1440 Hugh Allan Drive).
- (5-1-2108) - Education/training facility with a maximum of 40 students in the case of Strata Lots 45-48, Plan KAS2024, D.L. 234, K.D.Y.D. (1121 - 12th Street).
- (5-1-2179) - Fraternal lodges in the case of Lot A, D.L. 234, Plan KAP49056, K.D.Y.D. (1168 Battle Street).

- (5-1-2059) - Hotel/motel; commercial gymnasias; service/commercial laboratory uses; service/commercial government uses; offices associated with engineering and surveying to a maximum of eight (8) office staff including the engineers and surveyors; and offices associated with contracting firms and contracting associations to a maximum of five (5) office staff, but specifically excluding gas bars/fuel bars in the case of Lot 1, Plan KAP71191, K.D.Y.D. (1485 Trans Canada Highway West).
- (5-1-2511) - Indoor commercial dog kennel, limited to a maximum of 12 dogs per day, and a residential suite to be located above main floor commercial uses in the case of Lot 5, Blk. 80, D.L. 234, K.D.Y.D., Plan 193 (839 Victoria Street).
- (5-1-2789) - Indoor commercial dog kennel limited to a maximum of 30 dogs per day and six dogs overnight in the case of Lot 3, Sec. 36, Twp. 19, Rge. 18, W6M, K.D.Y.D., Plan 30160 (1440 Hugh Allan Drive).
- Indoor kennel with accessory residential dwelling unit in the case of Lot 6, Plan 687, K.D.Y.D. (177 Leigh Road).
- (5-1-2305) - Lounge as an accessory use to the existing casino in the case of Lot B, Plan KAP59042, K.D.Y.D., except Plans KAP67011, KAP67353 and KAP68015 (1250 Halston Avenue).
- (5-1-2688) - Neighbourhood convenience store; photography studio; hair salon; retail sales, service, and rental of sporting goods, hardware, lawnmowers, chainsaws, and industrial supplies; florist; and video outlet in the case of Lot A and Parcel Z, Plan 25719, D.L. 234, K.D.Y.D. (1304 and 1320 Battle Street).
- (5-1-2223) - Mobile home sales, but specifically excluding automobile sales, service, and rental; bottle depots; and recycling depots in the case of that portion of Lot 1, D.L. 268 and 269, K.D.Y.D., Plan KAP66756, except Plans KAP68024, KAP69013, KAP70084, KAP70467, KAP71048, KAP74603, and KAP76734 (8055 Dallas Drive).
- (5-1-2773) - Mobile home sales, outdoor storage, and associated office use in the case of Parcel Z (KE33944), D.L. 273, K.D.Y.D., Plan 25880 (6767 Dallas Drive).
- Music lessons and the sale of musical instruments in the case of Lot B, Plan KAP49056, K.D.Y.D. (1176 Battle Street).
- Office use in the case of Lot A, Plan 39117, K.D.Y.D. (1425 Hugh Allan Drive).
- Office use in the case of Lot 3, Plan 30160, K.D.Y.D. (1440 Hugh Allan Drive).
- (5-1-2800) - Office use in the case of Parcel A (DD X262842), D.L. 234, K.D.Y.D., Plan 573 (1165 Battle Street).
- Office use in the case of Strata Lots 1, 12-16 inclusive, Plan KAS2024, K.D.Y.D. (1139 - 12th Street); Strata Lots 17, 28-32 inclusive, Plan KAS2024, K.D.Y.D. (1157 - 12th Street); Strata Lots 33, 44-48 inclusive, Plan KAS2024, K.D.Y.D. (1121 - 12th Street); and Strata Lots 49, 60-64 inclusive, Plan KAS2024, K.D.Y.D. (1103 - 12th Street).

- Office uses limited to construction trades, consulting, research and development and government offices in the case of Lot 23, Plan 30304, K.D.Y.D. (940 Notre Dame Drive), but specifically prohibiting financial institution, travel agencies, insurance agencies, real estate and medical offices.
- (5-1-2012) - Office use in the case of Lot A, Plan 30825, K.D.Y.D. (1012 Victoria Street).
- (5-1-2475) - One single family dwelling and two pre-manufactured homes in the case of Lot B, Mobile Home Only MHR #4861, D.L. 251, Bay #1, MHP Roll # 23-212-21-04800-200, Plan 2456 and Lot B, Sec. 22, Twp. 20, Rge. 18, W6M, D.L. 251, Plan KAP56626 for MBH #4861 - SEE 21-90001-000 Manufactured Home Reg #18663 (2683 Ord Road).
- (5-1-2667) - Personal service in the case of Lot 4, Plan 30160, Sec. 36, Twp. 19, Rge. 18, W6M, K.D.Y.D. (1420 Hugh Allan Drive).
- (5-1-2562) - Personal service limited to a maximum floor area of 60 m² in the case of Lot 1, D.L. 234, K.D.Y.D., Plan 3302, Except Plan B7996 (1006 Victoria Street).
- (5-1-2060) - Real estate office in the case of Lot B, Plan KAP59042, except Plans KAP67011, KAP67353, and KAP68015, K.D.Y.D. (1250 Halston Avenue).
- Retail sale of crafts in the case of Lot 5, Plan 6255, K.D.Y.D., (3289/3299 Westsyde Road).
- Retail sales in the case of Lot B, Plan KAP64741, K.D.Y.D. (1780 Versatile Drive).
- (5-1-2749) - RV storage and landscaping business and storage yard in the case of Lot D, Plan KAP62646, Sec. 22, Twp. 20, Rge. 18, W6M, K.D.Y.D., Except Plan KAP65666 (2400 Ord Road).
- Sale of convenience/take out goods to a maximum floor area of 55 m² in the case of Lot A, Plan 37844, K.D.Y.D. (1295 Dalhousie Drive).
- (5-1-2179)
(5-1-2391)
(5-1-2552) - Two hundred slot machines and off-track betting as permitted within the existing building floor area of 2,672 m² in the case of Lot B, D.L. 257, Sec. 24, Twp. 20, Rge. 18, W6M, Plan KAP59042, except Plans KAP67011, KAP67353 and KAP68015, K.D.Y.D. (1250 Halston Avenue).
- Video outlet in the case of Lot 3, Plan 23828 (925 Notre Dame Drive).

REGULATIONS

4103 In the C-4 zone, no building or structure shall be constructed, located, altered, and no plan of subdivision approved which contravenes the regulations set out in the following table in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

	<u>Column 1</u>	<u>Column 2</u>
Minimum lot area		557 m ²
Minimum lot width		15 m

Column 1	Column 2
Maximum lot coverage	60%
Minimum front yard setback	1.5 m
- Except fuel pump islands and accessory structures	4.5 m
- Except on Victoria Street West (1st Avenue to Overlanders Bridge)	
- For automobile service and accessory buildings	14 m
- For fuel pump islands and accessory structures	6 m
Minimum side yard setback	0.0 m
- Except lots adjoining a residential zone with no intervening lane or street	3 m
- Except lots not served by rear lanes shall provide one unobstructed side yard open to the sky	3 m
Minimum rear yard setback	0.0 m
- Except where vehicular or pedestrian doors exit directly onto a lane or where a loading access is provided without a loading stall	1.5 m
- Except lots adjoining a residential zone with no intervening lane or street	3 m
- Except lots adjacent to Sunset Drive (River Road to Sparrow Road)	7 m
Minimum floor area	45 m ²
- Except fuel bar kiosks, commercial cardlock facilities and accessory buildings	No minimum
Maximum floor area ratio	1.2
Maximum building height	2 storeys
Maximum structure height	
- With building on lot	9 m
- Without building on lot	6 m

OUTDOOR STORAGE/DISPLAY AREAS

4104 In the C-4 zone, outdoor storage/display areas shall be permitted as follows only:

- Outdoor storage areas are permitted as an accessory use only.
- Outdoor storage areas shall be paved and drained to an approved discharge point, screened from adjacent streets and lots, and kept in an orderly manner.
- Display areas are permitted in conjunction with automobile, recreation vehicle, motorcycle and boat sales uses only.
- Display areas may be unscreened but shall have a one metre landscaped buffer along front and side street lot lines, be paved and drained to an approved discharge point, and be kept in an orderly manner.

OFF-STREET PARKING

4105 In the C-4 zone, off-street parking shall comply with Division Fifty-Two.

LANDSCAPING, SCREENING AND FENCING

4106 In the C-4 zone, landscaping, screening and fencing shall comply with Division Fifty-Three.

UTILITY SERVICES

4107 In the C-4 zone, utility services shall be located underground.

BOTTLE DEPOTS AND RECYCLING DEPOTS

4108 Notwithstanding Section 4104, materials collected at a bottle depot or recycling depot shall be stored within a building.

(5-1-2345)

OFFICE USE - SPECIAL CONDITIONS

4109 In the C-4 zone, the regulations for office use are as follows:

- i) Office use is permitted in any C-4 zone when strictly associated with construction, engineering, surveying or forestry field crews, and equipment to a maximum of five (5) office staff; and
- ii) Where buildings front Battle Street and Victoria Street and are located specifically within the East Entry Corridor, as defined in the City Centre Plan, office use is permitted as an accessory to a principal use of the building or as a stand-alone use, provided that the maximum total floor space occupied by each individual office use or business does not exceed 200 m².