

5.22 SHOPPING CENTRE COMMERCIAL (C4) ZONE

No person shall within any Shopping Centre Commercial (C4) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.22.1 USES PERMITTED**a) Residential Uses**

Prohibited.

b) Non-Residential Uses

- Arcade;
- Bakery shop;
- Bank or financial institution;
- Brewers retail outlet;
- Business, professional or administrative office;
- Commercial Club;
- Commercial School;
- Convenience Store;
- Day Nursery;
- Department Store;
- Drug Store;
- Dry Cleaners Distribution Station and/or plant and/or coin operated laundry;
- Eating Establishment;
- Eating Establishment, drive through;
- Eating Establishment; mobile;
- Eating Establishment; take out;
- Equipment sales and rental;
- Furniture and appliance dealer;
- Liquor control board outlet;
- Liquor licensed premises;
- Medical or Dental clinic;
- Motor vehicle service station;
- Motor vehicle repair garage;
- Motor vehicle sales new and used;
- Motor vehicle service and supply centre provided such use is a planned component of the shopping centre;
- Outdoor café;
- Parking Lot;

- Place of entertainment;
- Place of worship;
- Police station;
- Post Office;
- Printing Establishment;
- Private Club;
- Public Library;
- Public use or utility in accordance with the General Provisions of this By-law;
- Retail commercial establishment;
- Shopping centre;
- Small appliance service shop;
- Supermarket;
- Tavern;
- Veterinary clinic in a wholly enclosed building.

c) Accessory Uses

Uses, buildings, and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

5.22.2 PROVISIONS FOR NON-RESIDENTIAL USES

- a)** Lot Area (minimum)0.8 ha
- b)** Lot Frontage (minimum)..... 60 metres
- c)** Yards (minimum):
- i) Front Yard 12 metres
 - ii) Exterior Side Yard 12 metres
 - iii) Interior Side Yard:
 - 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres.
 - iv) Rear Yard:
 - 6 metres except where the rear lot line abuts a Residential Zone, in which case the minimum rear yard shall be 12 metres.
- d)** Lot Coverage (maximum)25 percent
- e)** Setback from Street Centreline: