

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.

15.2.1 Defined Area C4-1 and C4-1 (h) as shown on Schedule "A", Map 28 to this By-law

a) Permitted Uses

- i) Agricultural bulk sales and wholesale establishments;
- ii) farm equipment and service establishments;
- iii) boiler sales and service establishments;
- iv) a trucking depot;
- v) warehousing;
- vi) an establishment for the storage of equipment used for the exploration and extraction of gas and other similar products;
- vii) the uses permitted in the Agricultural Zone;
- viii) a light manufacturing establishment of a non-effluent producing nature not requiring large amounts of water that is engaged in the manufacturing, assembly, packing, packaging, sorting, storing, servicing, repairing, wholesaling or shipping of agricultural products or agricultural supplies and shall include the following provided they are light manufacturing and non-effluent producing:
 - ix) an establishment for packing, packaging, sorting, storing, wholesaling and the shipping of agricultural products or produce;
 - x) an establishment for the manufacturing, assembly, packing, packaging, storing, wholesaling, shipping, repair and servicing of agricultural machinery and implements or parts thereof, agricultural supplies, including packaging materials and equipment or parts thereof, including specialized equipment for greenhouses;
 - xi) an establishment for mixing, packing, packaging, storing, sorting, wholesaling and shipping of fertilizers, herbicides, insecticides, pesticides and chemicals or non-organic matter used to assist in the production of crops but does not include any use that involves any form of sewage sludge as one of its materials;
 - xii) an establishment for the manufacturing, assembly, packing, packaging, sorting, storing, wholesaling, shipping, repair and servicing of building products for agricultural uses including building products for greenhouses, barns, garages, storage bins, silos and fences but does not include a cement manufacturing facility;
 - xiii) accessory uses to the foregoing permitted uses including accessory retail sales.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 15.1.3 of this By-law.

d) Other

The (h) symbol may be removed by by-law once site plan agreements have been signed. In the interim, the permitted uses shall be restricted to uses permitted in the Agricultural Zone of this By-law. All other provisions pertaining to lands zoned C4 shall also apply to lands zoned C4-1.

15.2.2 Defined Area C4-2 as shown on Schedule "A", Map 28 to this By-law

- a) **Permitted Uses**
Uses permitted in the C4 zone in addition to accessory uses excluding fertilizer dealership and grain processing and other agricultural service establishments.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
Zone provisions for the permitted buildings and other structures shall be in accordance with subsection 15.1.3 of this By-law and in accordance with subsection 4.1 for the accessory buildings and other structures.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C4 shall also apply to lands zoned C4-2.

15.2.3 Defined Area C4-3 as shown on Schedule "A", Map 29 to this By-law

- a) **Permitted Uses**
An automobile salvage establishment and accessory uses in addition to the uses permitted in the C4 Zone as indicated in subsection 15.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 15.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C4 shall also apply to lands zoned C4-3.

15.2.4 Defined Area C4-4 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
Not more than three dwelling units, accessory to the canning factory to house, in total, no more than 21 seasonal employees in addition to the uses permitted in the C4 Zone as indicated in subsection 15.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in

accordance with subsections 15.1.3 of this By-law.

d) Other

In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C4 shall also apply to lands zoned C4-4.