

626. **C-4 - COMMERCIAL 4 ZONE**

627. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **C-4**:

- a) light industry, building supply, transportation, communication;
- b) warehousing;
- c) retail and wholesale;
- d) machine and repair shop;
- e) office and service business;
- f) restaurant;
- g) retail and service of new automobiles and trucks;
- h) retail and service of used automobiles and trucks when in conjunction with (g) above;
- i) marina, including boat servicing and sales;
- j) veterinary hospital;
- k) seaplane base and heliport;
- l) one dwelling unit in conjunction with the permitted uses;
- m) lodge; and
- n) accessory buildings and uses customarily incidental to the above uses.

628. **LOT AREA AND WIDTH**

The minimum lot area required is two hundred and thirty-five (235) square metres, and the minimum width is seven point five (7.5) metres.

629. **BUILDINGS PER LOT**

More than one principal building on a lot is permitted.

630. **LOT COVERAGE**

Buildings and structures shall not cover more than seventy (70%) percent of the lot area.

631. **SITING OF BUILDINGS AND STRUCTURES**

- 1) No building or structure except a fence shall be located within:
 - a) seven point five (7.5) metres of a front lot line.
 - b) three (3.0) metres of a rear lot line;

- c) three (3.0) metres of a side lot line where a lot abuts a lot in R Zones; and C-2 Zones or a street or lane;

632. **HEIGHT OF BUILDING**

- a) No principal building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

633. **LIGHTING**

Adequate lighting of open areas within the lot shall be provided and shall be so arranged as to deflect light away from residential uses.

634. **OFF-STREET PARKING AND LOADING**

Off-street parking and loading shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.