

304. SERVICE COMMERCIAL DISTRICT (C4)

This District provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods and equipment.

304.1 Uses Permitted:

- (1) Animal beauty parlours.
- (1A) Animal training and daycare facilities. (B/L No. 11272-01-09-17)
- (2) Animal hospitals, including caretaker accommodation.
- (3) Auction rooms.
- (4) Automobile showrooms, including automobile repair service and motor vehicle inspections; and boat and trailer showrooms, including related minor repair shops.
(B/L No. 9530-91-02-25)
- (5) Automobile, boat and trailer sales and rental lots.
- (6) Banks.
- (6a) Beverage container return centres, subject to a maximum gross floor area of 280 m² (3,013.99 sq. ft.). (B/L No. 10799-98-10-05)
- (6b) Business and professional offices. (B/L No. 10799-98-10-05)
- (6c) Cafes and restaurants, excluding drive-in restaurants. (B/L No. 12942-11-06-20)
- (7) Car washing establishments and drive-in businesses, subject to the following conditions:
(B/L No. 5811-70-11-30)
 - (a) The lot shall have an area of not less than 930 m² (10,010.76 sq.ft.).
 - (b) The maximum area of land which may be built upon shall be 20 percent of the lot area.
 - (c) No building shall be situated closer than 6.0 m (19.69 ft.) to the side property lines.
 - (d) The lot shall have a street frontage of not less than 30 m (98.43 ft.).
 - (e) The entire customer service area shall be paved with a permanent surface of asphalt or concrete.
 - (f) Screening of not less than 1.8 m (5.91 ft.) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R or RM District, or is separated therefrom by a lane.
- (8) Clubs or lodges.
- (9) Commercial nurseries and greenhouses, including related retail outlets.
- (10) Delivery and express facilities.
- (11) Establishments occupying a maximum of 278.7 m² (3,000 sq. ft.) where patrons make beer, cider and wine for their personal consumption. (B/L No. 10022-94-07-11)
- (12) Frozen food lockers.
- (13) Funeral parlours or undertaking establishments.
- (14)
 - (a) Conventional gasoline service stations, subject to the regulations of the C6 (Gasoline Service Station) District.
 - (b) Self-serve gasoline service stations, which were constructed or converted for this use on or before 1977 January 01, subject to the regulations of the C6 (Gasoline Service Station) District. (B/L No. 6906-77-01-31)
- (15) Grocery stores not exceeding 280 m² (3,013.99 sq.ft.) in gross floor area.
- (16) Fitness and health facilities, steam baths. (B/L No. 11204-01-02-12)
- (17) Laboratories, scientific and research.
- (18) Motels and motor hotels subject to the regulations of the C5 District.
(B/L No. 10117-94-11-21)

- (18.1) Motor vehicle inspections. (B/L No. 9530-91-02-25)
- (19) Offices, storage buildings and yards, excluding manufacturing, for the following trade contractors: building, electrical, heating, ventilating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and sign
- (20) Parking garages, provided that where a lot abuts a lot in an A, R or RM District a side yard shall be provided of not less than 6.0 m (19.69 ft.) in width.
- (21) Personal service establishments of not more than 280 m² (3,013.99 sq.ft.) in gross floor area, including: barbershops, beauty parlours, dressmaking shops, dry cleaning establishments, electrical appliance repair shops, laundromats, locksmith shops, optical or watch repair shops, shoe repair shops, upholstery, and similar uses. (B/L No. 11941-05-08-29)
- (22) Printing, publishing and bookbinding; blueprinting and photostatting; lithographing; engraving; stereotyping and other reproduction processes, provided that the gross floor area does not exceed 280 m² (3,013.99 sq.ft.).
- (23) Public assembly and entertainment uses. (B/L No. 13731-17-04-10)
- (24) Public transportation depots.
- (24a) Residential sales centre. (B/L No. 13188-13-04-15)
- (25) Retail building supply establishments.
- (26) Retail sale of new or used automobile parts and accessories including automobile repair services and motor vehicle inspections. (B/L No. 9530-91-02-25)
- (27) Retail sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors.
- (28) Retail sale of used goods. (B/L No. 8916-88-01-11)
- (29) Studios (artist, display, radio, recording and television).
- (30) Taxi Dispatch offices and Taxi Service Centres. (B/L No. 5752-70-08-24)
- (31) Trade schools.
- (32) Truck and truck trailer sales or rental lots.
- (33) Accessory buildings and uses.
- (34) Discotheques, subject to the following conditions:
 - (a) The maximum coverage shall be 50 percent of the lot area.
 - (b) A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.
 - (c) No side yard shall be required, except that:
 - (i) in the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.84 ft.) in width.
 - (ii) where a lot abuts a lot in an A, R, RM or P5 District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 6.0 m (19.69 ft.) in width.
 - (d) Screening of not less than 1.8 m (5.91 ft.) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R, RM or P5 District, or is separated by a street or lane therefrom.
 - (e) Any part of a lot not used for building, parking or loading facilities shall be fully and suitably landscaped and properly maintained.
 - (f) Compliance with all of the other regulations unless expressly modified herein, governing development in a Service Commercial District.
(B/L No. 7090-77-09-26)
- (35) Retail sale of new or used furniture and major appliances. (B/L No. 8476-86-02-10)
- (36) Mobile retail carts not exceeding three in number as a use accessory to a principal retail use other than a gasoline service station. (B/L No. 10209-95-06-19)

- (37) Commercial schools. (B/L No. 14317-21-05-31)
- (38) Liquor licence establishments in premises that were being lawfully used for that purpose on January 13, 2003. (B/L No. 11517-03-05-12)
- (39) Child care facilities. (B/L No. 13929-18-09-24)
- (40) Temporary shelters. (B/L No. 14003-19-07-29)
- (41) Cyber entertainment uses. (B/L No. 14184-20-09-14)
- (42) Fire halls. (B/L No. 14464-22-07-25)

304.1A Uses Permitted in a C4c Zoning District:

- (1) Uses permitted in a Service Commercial District C4.
 - (2) Repealed. (B/L No. 14184-20-09-14)
 - (3) Billiard halls.
- (B/L No. 9952-93-09-07)

304.1B Repealed. (B/L No. 14184-20-09-14)

304.1C Uses Permitted in a C4f Zoning District:

- (1) Uses permitted in the Service Commercial District C4.
 - (2) Liquor licence establishments having the capacity to serve not more than one hundred (100) persons at one time.
- (B/L No. 11517-03-05-12)

304.1D Uses Permitted in a C4b Zoning District:

- (1) Uses permitted in Service Commercial District C4.
 - (2) Body rub salons.
- (B/L No. 11693-04-04-19)

304.1E Uses Permitted in a C4g Zoning District:

- (1) Uses permitted in Service Commercial District C4.
 - (2) Pawnshops and second-hand stores.
 - (3) Payday loan and similar services. (B/L No. 13495-15-09-14)
- (B/L No. 11725-04-05-10)

304.1F Uses Permitted in a C4a Zoning District:

- (1) Uses permitted in Service Commercial District C4.
 - (2) Retail sales of new goods.
- (B/L No. 12452-08-06-16)

304.2 Conditions of Use:

- (1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw. (B/L No. 14184-20-09-14)
- (2) No residential uses shall be permitted, except as otherwise specified.

304.3 Height of Building:

The height of a building shall not exceed 9.0 m (29.53 ft.) nor 2 storeys.

304.4 Lot Area and Width:

Each lot shall have an area of not less than 560 m² (6,027.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).

304.5 Lot Coverage:

The maximum coverage shall be 50 percent of the lot area.

304.6 Front Yard:

A front yard shall be provided of not less than 2.0 m (6.5 ft.) in depth. (B/L No. 12099-06-06-19)

304.7 Side Yards:

- (1) No side yards shall be required, except that where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of a width not less than the required side yard of the abutting lot on the same side, but need not exceed 3.0 m (9.84 ft.) in width. (B/L No. 12976-11-09-12)
- (2) Where a side yard is provided when not required by the provisions of this Bylaw, the side yard adjoining an abutting lot shall be not less than 3.5 m (11.48 ft.) in width. (B/L No. 5042-66-11-28)

304.8 Rear Yard:

A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth, except where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, such rear yard shall be not less than 6.0 m (19.69 ft.) in depth. (B/L No. 12976-11-09-12)

304.9 Off-Street Vehicle Parking:

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

304.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

304.11 Off-Street Bicycle Parking and End-of-trip Facilities:

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)