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## 304. SERVICE COMMERCIAL DISTRICT (C4)

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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 280m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (3013.99 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 m<sup>2</sup> (3013.99 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 photostating; lithographing; engraving; stereotyping and other reproduction processes, provided that the gross floor area does not exceed 280 m<sup>2</sup> (3013.99 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 and self-improvement schools. (B/L No. 12690-09-10-05)
- (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)

**304.1A Uses Permitted in a C4c Zoning District:**

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

**304.1B Uses Permitted in C4e Zoning District:**

- (1) Uses permitted in Service Commercial District C4
- (2) Cyber centres. (B/L No. 11380-02-08-26)

**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. (B/L No. 11725-04-05-10)
- (3) Payday loan and similar services. (B/L No. 13495-15-09-14)

**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) Every business, repair or servicing uses shall be conducted within a completely enclosed building except for
  - (a) permitted outdoor display,
  - (b) rental, sales or storage yards,
  - (c) parking and loading facilities,
  - (d) gasoline service stations, and
  - (e) outdoor seating at cafes, restaurants or other facilities where food or drink is served. (B/L No. 9850-93-03-08)
  - (f) mobile retail carts. (B/L No. 13731-17-04-10)
- (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 m<sup>2</sup> (6027.99 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 Parking:**

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

**304.10 Off-Street Loading:**

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