



11.4. SERVICE COMMERCIAL ZONE (C4)

.1 Purpose

To accommodate vehicular oriented low intensity uses and associated uses.

.2 Principal Uses, Buildings and Structures

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|---------------------------------------|---|
| (a) Agricultural market | (q) Hotel |
| (b) Auctioneering establishment | (r) Kennel, hobby |
| (c) Alcohol Production Facility | (s) Kennel, service |
| (d) Broadcasting studio | (t) Office |
| (e) Bulk fuel depot | (u) Personal service establishment |
| (f) Commercial school | (v) Postal or courier service |
| (g) Commercial storage | (w) Printing or publishing |
| (h) Community or assembly hall | (x) Recreation services, indoor |
| (i) Contractor services | (y) Recycling depot |
| (j) Entertainment facility, indoor | (z) Restaurant |
| (k) Fire, police or ambulance service | (aa) Retail, general |
| (l) Food bank | (bb) Retail, service commercial, except for heavy equipment sales, rental or repair |
| (m) Funeral Establishment | (cc) Vehicle washing facility |
| (n) Greenhouse or plant nursery | (dd) Veterinary clinic |
| (o) High technology business | (ee) Warehouse |
| (p) High technology industry | |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Outdoor storage

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 7 DLS 507 and 2601 ODYD Plan KAP50056 (#1-1812 Byland Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.79

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	500 m ² (5,382.0 ft ²)
(b)	Minimum parcel frontage	15.0 m (49.2 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Apartment	1 dwelling unit per parcel
ii.	All other uses, buildings, structures	1.0 FAR
(d)	Maximum parcel coverage	65%
(e)	Maximum building height:	15.0 m (49.2 ft) to a maximum of 4 storeys
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear and interior side parcel boundary	0 m (0.0 ft), except it is 4.5 m (14.8 ft) where the parcel does not abut a Commercial or Industrial Zone

iii.	Exterior side parcel boundary	4.5 m (14.8 ft)
iv.	A1 Zone or ALR	Subject to Section 3.26

.6 Other Regulations

- (a) Apartments shall be located on a separate storey above the non-residential use.