

### 8.15. Shopping Centre Commercial District – C4

No person shall within any C4 – Shopping Centre Commercial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

#### 8.15.1 Purpose

To provide areas for shopping centre developments.

#### 8.15.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Animal Hospitals	Community Facilities & Clubs
Car Wash	Educational Facility
Convenience Store	Gun & Gun Supply Store
Cultural Institutions & Museums	Lumber & Building Establishments
Financial Institutions	Office or Office Complex
Fitness Centre	Shopping Centre Type III
Gas Bar	
Medical, Dental, Optical Clinics & Labs	
Municipal Facility & Protective Services	
Night Club, Tavern & Bars	
Outdoor Markets & Concessions	
Parks & Playgrounds	
Personal Service Trades	
Recycling Collection Depot	
Restaurant & Lounges	
Retail Stores & Bakeries	
Service Station	
Shopping Centre Type I	
Shopping Centre Type II	
Theatres	

#### 8.15.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Site Coverage (Maximum)	Height
Shopping Centre Type III	5.0 m	1.2 m	3.0 m	16,700 m <sup>2</sup>	50%	15.0 m
Other Uses	5.0 m	1.2 m	3.0 m	2,000 m <sup>2</sup>	50%	15.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums					

<b>Accessory Buildings</b>	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
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#### 8.15.4 Loading Requirements

Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

**8.15.5 Landscaping**

- g) A landscaped strip of not less than 3.05 metres (10 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- h) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- i) Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.53 metres (5 feet) through which shall not be used for any purpose except landscaping.

**8.15.6 Supplementary Regulations**

- a) Open air operations, storage and display of goods or material are prohibited in any front yard.
- b) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or site line.
- c) Where service stations occupy a corner lot, only one access point shall be located on the flankage.
- d) All automobile parts, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.