

6.12 C4 – Central Business District

6.12.1 Purpose

This District is generally intended to provide for the development of a wide variety of retail, service and mixed use developments in the Central Business District of the City.

6.12.2 C4 Permitted and Discretionary Uses:

(a) C4 Permitted	
<ul style="list-style-type: none"> - ¹(Deleted) - Apartment Dwelling* - Business Support Service - Commercial School - Community Service Facility - Day Care Facility - Dwelling Unit** - Eating and Drinking Establishment - Eating and Drinking Establishment (limited) - Eating and Drinking Establishment (outdoor) - Facia Sign - Freestanding Sign - Government Service - Health Service - Hotel - Identification Sign 	<ul style="list-style-type: none"> - Motel - Live Work Unit - Indoor Entertainment Facility - Parking Facility - Pawn Shop - Personal Service - Pet Care Service - Place of Worship - Portable Sign - Professional, Financial, and Office Service - Recycling Drop-off - Retail Store (convenience) - Retail Store (general) - Retail Store (liquor) - Seasona Garden Centre - ²Accessory development to any use listed in subsection 6.12.2(a)

¹ C19-15

² C19-15

(b) C4 Discretionary Uses	
<ul style="list-style-type: none"> - Casino - Community Garden - Custom manufacturing establishment - Drive Through Service - Emergency Response Service - Funeral Home - Greenhouse - Indoor Entertainment Facility 	<ul style="list-style-type: none"> - Roof Sign - Outdoor Recreation Facility - Service Station (limited) - Vehicle Repair Facility (limited) - Vehicle Wash - Veterinarian Clinic - ¹(Deleted) - ²Accessory development to any use listed in subsection 6.12.2(b)

6.12.3 C4 Site Subdivision Regulations

	Interior or Corner Site
a) Site Area	150.0m ² (1,614.6ft ²) minimum
b) Site Width	5.0m (16.4ft) minimum
c) Site Depth	30.0m (98.4ft) minimum

6.12.4 C4 Site Development Regulations

	Interior or Corner Site
a) Front Yard Setback	No minimum unless required by Downtown Area Redevelopment Plan
b) Rear Yard Setback	At the discretion of the Development Authority for sites not abutting a Residential Land Use District Minimum 4.5m (14.8ft) or one-half (1/2) the height of the building, whichever is greater, for sites abutting a Residential Land Use District

¹ C19-15

² C19-15

c) Side Yard Setback	<p>At the discretion of the Development Authority for sites not abutting a Residential Land Use District</p> <p>Minimum 3.0m (9.8ft) or one-half (1/2) the height of the building, whichever is greater, for site abutting a Residential Land Use District</p>
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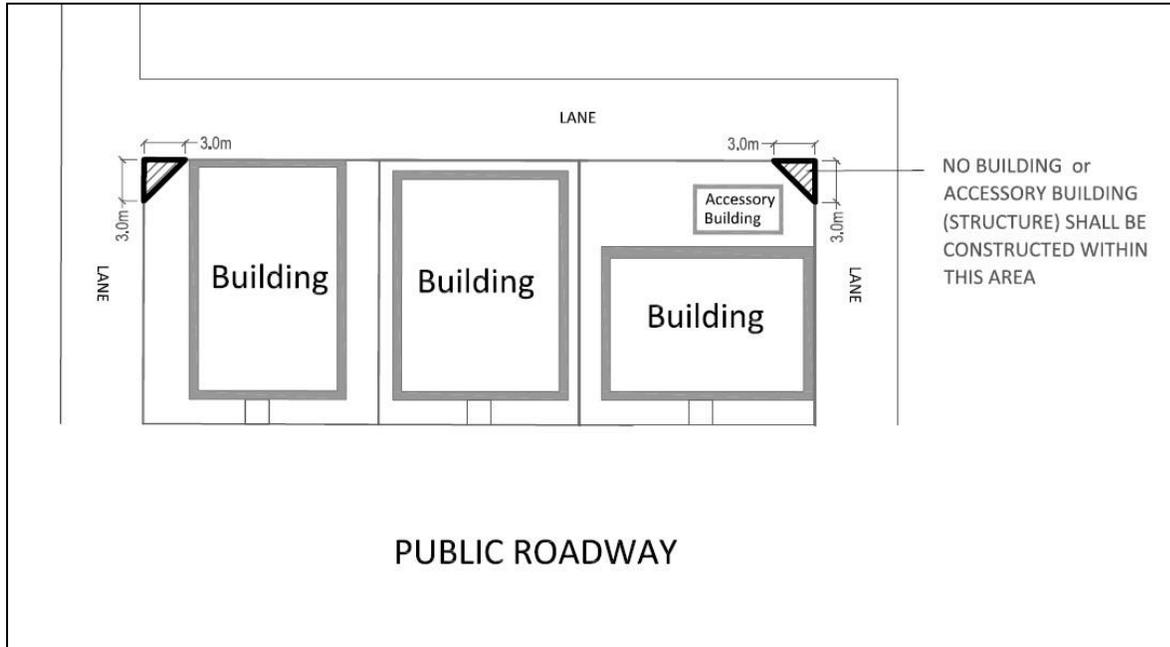
6.12.4 C4 Site Development Regulations

	Interior or Corner Site
a) Building Height	<p>10.0m (32.8ft) maximum for a principal building, or where unobstructed vehicle access is available from at least two sides of the building, the maximum height may be increase to 14.0m (45.9ft)</p> <p>14.0m (45.9ft), or as specified under subsection 6.11.5(d) of this District for apartment dwellings</p>
b) Site Coverage	100% maximum

6.12.5 Additional Development Regulations for C4:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 6.1 to 6.7 of Part 6 – Commercial Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs, and are subject to all provisions from the Downtown Area Redevelopment Plan (DARP) or other Statutory Plan adopted by Council;
- (b) Access:
 - i. Each parcel shall have access to a lane at one side, or the rear; and
 - ii. In the case of those parcels which have intersecting lanes abutting on two sides or the parcel, no buildings shall be constructed within a triangular area formed by the intersecting rights-of-way and a straight line joining the points on a line 3.0m (9.8ft) from the intersection as per (**Figure 2**).

Figure 6.12: Corner Site Restrictions on Lanes in the C4 District



(c) Apartment dwellings:

- i. Apartment dwellings shall only be permitted above the first floor of a commercial use having a minimum commercial floor area of 200.0m² (2,152.8ft²);
- ii. The regulations of the RMM – Medium Density Multiple Residential District pertaining to height and density shall apply to apartment dwelling development, except that the maximum height may be increased to eight storeys not to exceed 25.0m (82.0ft) at the discretion of the Development Authority, having due regard for adequate fire protection, surrounding land uses and any other consideration deemed necessary; and
- iii. Day care facility (limited), home business and group home (limited) uses shall not occur within an apartment dwelling. Home office uses may occur within an apartment dwelling.

(d) Dwelling units:

- i. Dwelling units shall only be permitted above the first floor of a commercial use provided that the floor area of the Dwelling Unit is no greater than the floor area of the commercial use on the ground floor; and
- ii. Parking shall be provided as required by Part 11 – Parking and Loading.

- (e) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures.