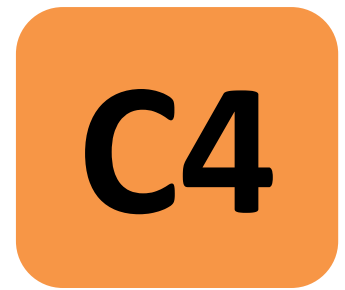


Rural Commercial (C4) Zone



The purpose of the Rural Commercial (C4) Zone is to provide opportunities for commercial uses to locate and expand in rural communities serving rural industries, visitors, and residents.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	
Existing Residential Uses	Residential Facilities
Mobile Homes	Semi-Detached Dwellings
One Unit Dwellings	Two Unit Dwellings
Residential Units above, behind or below ground floor commercial uses within the same building	

NON-RESIDENTIAL USES		
Agricultural Equipment and Parts Sales and Service	Educational Facilities	Household Item Repair Services
Agricultural Related Industries	Emergency Services	Indoor Recreation Uses
Agricultural Uses	Equipment Rental	Medical and Dental Clinics up to 5,000 square feet of Commercial Floor Area
Agritainment Uses	Farm Market Outlets	Personal Service shops
Animal Boarding Facilities	Farm Stays	Places of Worship
Arts and Cultural Centres	Farm or Vineyard Product Sampling	Restaurants
Automobile Repair	Fixed Roof Overnight Accommodations up to 5 units per lot	Retail Stores up to 5,000 square feet of Commercial Floor Area
Building and Construction Contractors	Food and Drink Production	Self Storage Facilities
Business Offices	Forestry Uses	Storefront Recycling Uses
Community Facilities	Funeral Homes	Veterinary Clinics
Crematoria	Goods and Services Shops	Visitor Information Centres
Domestic Animal Grooming	Greenhouses	Wildlife Rescue and Rehabilitation Centres
Dry-cleaning Depots	Heavy Equipment Facilities	

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-Based Business – Level 1	Section 14.4
Home-Based Business – Level 2	Section 14.4
Home-Based Business – Level 3	Section 14.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Gas Bars	Section 14.3.10

UTILITY USES	SPECIAL CONDITIONS
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	RESIDENTIAL USES	ALL PERMITTED USES
Minimum Lot Area:		
(i) General	30,000 square feet	30,000 square feet
(ii) Semi-Detached Dwellings	30,000 square feet/unit	N/A
Minimum Lot Frontage:	100 feet	100 feet
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet	20 feet
Maximum Front Setback:	500 feet	N/A
Minimum Side Setback:		
(i) Main Building	20 feet	20 feet
(ii) Accessory structure	10 feet	10 feet
Minimum Rear Setback:		
(i) Main Building	40 feet	40 feet
(ii) Accessory structure	10 feet	10 feet
Maximum Building Height:		
(i) Main Building	45 feet	45 feet
(ii) Accessory structure	20 feet	20 feet

Additional Requirements:

Accessory Outdoor Storage

Accessory outdoor storage shall be permitted provided it is not located within the required front or flankage setback.

Accessory Holding Yard

Where automotive repair is the permitted use, the outdoor storage of damaged vehicles and parts of vehicles awaiting repair, salvage or removal, or insurance settlement shall not be located within the required front or flankage setback, shall be limited to a maximum of 5,000 square feet and must be enclosed by a 6 foot high opaque fence.

Accessory Commercial Display

Accessory commercial display shall be permitted provided it is not located within ten (10) feet of a front or flankage lot line.

Driveway Access

Driveway access for commercial units shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum of 36 feet.

***Additional uses may be considered by Development Agreement**