

**9.4. Heritage Commercial Residential Zone (C4)**

9.4.1.  
Amended by  
Bylaws No.  
34-93,  
180-2003  
63-2012  
3-2015

Permitted Uses

The following uses are permitted in a C4 Zone:

- .1 Arts schools.
- .2 Art galleries.
- .3 Lodging houses, within a converted dwelling.
- .4 Converted dwellings.
- .5 Crisis residences.
- .6 Day nurseries.
- .7 Dwelling units.
- .8 Funeral homes.
- .9 General offices.
- .10 Group correctional homes.
- .11 Group correctional residences.
- .12 Group homes.
- .13 Group residences.
- .14 Home occupations.
- .15 Medical clinics.
- .16 Medical offices.
- .17 Mini-group homes.
- .18 Museums.
- .19 Neighbourhood convenience stores.
- .20 Personal service stores.
- .21 Photographers' studios.
- .22 Restaurants: full service.
- .23 Retirement homes, within converted dwellings.
- .24 Semi-detached dwellings.
- .25 Single-detached dwellings.
- .26 Specialty retail stores.
- .27 Veterinary Clinic.
- .28 Accessory uses, buildings, and structures.
- .29 Uses permitted in Section 6.1.

9.4.2.  
Amended by  
Bylaws No.  
34-93 & 18-94  
63-2012

Regulations

Any use, building, or structure in a C4 Zone shall be established in accordance with the following:

- .1 Single-Detached, Semi-Detached, and Converted Dwellings, Lodging Houses, and Retirement Homes
  - .1 Lot Area (minimum)
    - .1 Single-detached dwelling 278.5 m<sup>2</sup>
    - .2 Semi-detached dwelling 230.0 m<sup>2</sup>/unit
    - .3 Converted dwelling 360.0 m<sup>2</sup>

.2	Lot Width (minimum)	
.1	Single-detached and converted dwelling	12.0 m
.2	Semi-detached dwelling	7.0 m/unit
.3	Lot Coverage (maximum)	40%
.4	Building Height (maximum)	3 storeys
.5	Front Yard (minimum)	Established Front Building Line
.6	Rear Yard (minimum)	20% of lot depth up to a maximum of 9.0 m
.7	Side Yard (minimum)	
.1	Interior	
.1	Single detached	0.6 m
.2	Semi-detached	0.6 m on the side with an integral garage or integral carport and 2.5 m without
.3	Converted dwelling	0.6 m and 2.5 m
.4	Common walls	In accordance with Section 6.20
.2	Exterior	
.1	Single detached	2.5 m
.2	Converted dwelling, semi-detached	2.5 m
.8	Landscaped Open Space (minimum)	25%
.9	Gross Floor Area (minimum)	
.1	Single-detached dwelling	70.0 m <sup>2</sup>
.2	Semi-detached	55.0 m <sup>2</sup> /unit

- |    |                                  |                          |
|----|----------------------------------|--------------------------|
| .3 | Lodging house or retirement home | 20.0 m <sup>2</sup> /bed |
|----|----------------------------------|--------------------------|
- .10 Parking
- |    |  |  |
|----|--|--|
| .1 | In accordance with Section 6.18.                                       |  |
| .2 | Parking shall not be located in a front yard adjacent to Brant Avenue. |  |
- .11 The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:
- |    |  |  |
|----|--|--|
| .1 | 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or |  |
| .2 | 110.0m <sup>2</sup> , whichever is the lesser.   |  |
- .2 All Other Permitted Uses Except as Noted
- |    |   |  |
|----|---|--|
| .1 | Lot Area (minimum)  | 360.0 m <sup>2</sup>                         |
| .2 | Lot Width (minimum)   | 12.0 m                                       |
| .3 | Lot Coverage (maximum)  | 40%  |
| .4 | Building Height (maximum)   | 12.0 m                                       |
| .5 | Front Yard (minimum)  | Established<br>Front Building Line           |
| .6 | Rear Yard (minimum)   | 20% of lot depth up to<br>a maximum of 9.0 m |
| .7 | Side Yard (minimum)   | 0.6 m  |
| .8 | Landscaped Open Space (minimum)   | 10%  |
| .9 | Gross Floor Area (maximum)  |  |
| .1 | 225.0 m <sup>2</sup> , or the existing gross floor area of the building,<br>whichever is the greater. |  |
- .10 Parking
- |    |  |  |
|----|--|--|
| .1 | In accordance with Section 6.18.                                       |  |
| .2 | Parking shall not be located in a front yard adjacent to Brant Avenue. |  |
- .11 Open Storage
- |     |              |            |
|-----|--------------|------------|
| .11 | Open Storage | Prohibited |
|-----|--------------|------------|

.12 Buffering in accordance with Section 6.10.

.3 Dwelling Units

.1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.

.2 The minimum gross floor area shall be 40.0 m<sup>2</sup> per unit.

.3 Parking shall be provided at 1.0 spaces/unit in addition to the required parking spaces for the non-residential uses.

.4 Day Nurseries

.1 In accordance with Section 6.8.

.5 Home Occupations

.1 In accordance with Section 6.17.

.6 Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences

.1 In accordance with Section 6.15 and 9.4.2.

.7 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.8 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

9.4.3  
Amended by  
Bylaws No.  
175-96, 134-97

Exceptions

The following Zones apply to specific lands within a C4 Zone.

**.1 DELETED**

**.2 221 - 223 Brant Avenue (C4-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C4-2 Zone may be used for all of the uses permitted in the C4 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C4-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Parking shall be provided on the basis of 1 space/25.0 m<sup>2</sup> GFA for the first 500.0 m<sup>2</sup> GFA, and 1 space/40.0 m<sup>2</sup> GFA for the remaining GFA, or 48 spaces, whichever is the greater.

- .2 The lands shall conform to all regulations shown on Schedule B, Map C4-2.

That all the provisions of the C4 Zone in Section 9.4.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 81 Brant Avenue (C4-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C4-3 Zone may be used for all of the uses permitted in the C4 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C4-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C4-3.

That all the provisions of the C4 Zone in Section 9.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
112-93, 134-97

**.4 DELETED**

Amended by  
Bylaw No.  
44-2001

**.5 152 Brant Avenue (C4-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C4-5 Zone may be used for all of the uses permitted in the C4 Zone, plus the following uses:

- .1 Bed and breakfast establishment
- .2 Dwelling unit in an existing accessory building

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C4-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Bed and breakfast establishment                      In accordance with Section 6.16
- .2 Dwelling unit in an existing accessory building, to the development standards that existed at the date of the passing of this bylaw.

That all the provisions of the C4 Zone in Section 9.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.