

SECTION 20 – C4 – SHOPPING CENTRE COMMERCIAL ZONE

Within the Shopping Centre Commercial (C4) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section provided it is serviced by municipal water supply and sanitary sewers.

20.1 PERMITTED USES

- automobile service station
- building supply outlet
- carwash
- commercial club
- convenience store
- day nursery
- department store
- dry cleaners distribution station and/or coin operated laundry
- financial services
- furniture and appliance dealer
- gas bar
- grocery store
- hotel
- library
- health care clinic
- meeting hall
- motel
- nursery/garden centre/greenhouse
- office
- parking lot
- personal service shop
- pharmacy
- place of entertainment
- post office
- recreational establishment
- retail establishment

- restaurant, including a drive-through or take-out restaurant
- service outlet
- shopping centre
- supermarket
- specialty food shop
- tavern
- veterinary clinic in a wholly enclosed building
- buildings, structures and uses accessory to a permitted use

20.2 ZONE REGULATIONS

Minimum lot area	0.4 hectares (1 acre)
Minimum lot frontage	30 metres (98.4 feet)
Minimum front yard	10 metres (33 feet)
Minimum rear yard	10 metres (33 feet)
Minimum side yard	3 metres (9.8 feet)(a)
Minimum exterior side yard	10 metres (33 feet)
Maximum building height	13 metres (42.7 feet)
Minimum landscaped open space	10 % (b)
Maximum lot coverage	40 %
Maximum Gross Leasable Area	Total: 13,153 m ² Department Store 3,716 m ² Supermarket: 3,406 m ² Offices 1,672 m ²

Footnotes:

- a) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 10 metres (33 feet).

- b) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.

20.2.1 Outside Display and Storage

- a) No open storage of goods or materials shall be permitted.
- b) Outdoor display of goods and materials may be permitted but shall
 - i. Not be closer than 2 metres (6.6 feet) to the front lot line or exterior side yard lot line and provided it is not located within a sight triangle;
 - ii. Not be located closer than 2 metres (6.6 feet) to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 10 metres (33 feet) of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes;
 - iii. Not exceed 10 percent lot coverage; and,
 - iv. Not occupy any required parking or area.

20.3 GENERAL PROVISIONS

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Shopping Centre Commercial (C4) Zone.

20.4 SPECIAL PROVISIONS

20.4.1 C4 Special Exception Zones

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being a C4 special exception zone the following provisions shall apply:

- a) **C4-1** (2600 County Road 43 – Kemptville Mall)
 - i. Setback Requirement (Minimum to Township Road Allowance) 22 m

- ii. Gross Leasable Area (Maximum)
 - Supermarket 7,591 m²
 - Supermarket Mezzanine 1,850 m²
- iii. Parking:
 - Parking Isle Width (Minimum) 6.5m

b) **C4-2 and C4-2-h** (2615 County Road 43 – Food Basics)

- i. Additional Permitted Use includes:
 - rental outlet
- ii. Gross Leasable Area per unit floor area (Maximum)
 - supermarket 2,790 m²
 - other retail uses 1,850 m²
- iii. Loading Zone:
 - no loading spaces are required for uses of 200 m² or less,
 - one loading space is required for uses between 200 m² and 1,858 m²
 - two loading spaces are required for uses greater than 1,858 m²
- iv. Parking:
 - parking spaces shall have minimum dimensions of 2.75 m by 5.75 m
 - minimum aisle width 6.5 m
- v. Landscaping:

A landscape buffer shall be required along the entire street front lot line, with the exception of the approved access/egress points. Said buffer strip shall be a minimum width of 2.0 m deep
- vi. Removal of Holding:

The holding symbol shall be removed from the lands affected, provided that the following item has been satisfactorily addressed: registration of the executed site plan agreement approved by the municipality
- vii. Notwithstanding any provisions of this By-law to the contrary, lands zoned C4-2 and C4-2-h shall be treated as one lot for by-law purposes and the Zone Requirements (other than provisions for gross leasable per unit floor area) do not apply to an individual lot, building or structure forming part of a shopping centre, provided that the entire shopping centre meets those provisions.

c) **C4-3** (301-333 Colonnade Drive / 311 Ryan's Well Drive - Colonnade)

- i. Additional Permitted Uses include:
lumber yard accessory to a permitted use

ii. Zone Regulations:

Lot Area (Minimum)	3,000 m ²
Lot Frontage (Minimum)	50 m
Yard Requirements (Minimum)	
- Front Yard	3 m
- Rear Yard	3 m
- Exterior Side Yard	3 m
- Interior Side Yard	2 m
- Any yard abutting a County Road	10 m
Building Height (Maximum)	10.5 m
Lot Coverage (Maximum)	40%
Gross Leasable Area (Maximum) (per block within the subdivision)	
- Total - All Types	13,153 m ²
Loading Spaces / Floor Area:	
- 200 m ² or less	None
- 200 m ² to 1858 m ²	1
- Over 1858 m ²	2

iii. Setbacks:

Notwithstanding the setback provisions of Sub-Section 6.41 hereof, the lands zoned C4-3 are hereby exempted from the setback provisions of Sub-Section 6.41

iv. Parking:

- Parking Space (Minimum Dimensions) 2.7 m wide by 5.75 m long
- Aisle width (Minimum) leading to parking spaces 6.5 m

v. Landscaping:

A landscaped buffer strip shall be required along the entire length of lot Lines abutting County Road 43 / Highway 416, with the exception of the approved access/egress points. Said buffer shall be a minimum width of 3 m in which no development shall take place, except signs and landscaping

in accordance with a tree preservation and landscape plan, as approved by the Municipality.

d) **C4-4** (324 Colonnade Drive - Wal-Mart)

i. Additional Permitted Uses (if associated or accessory to a Department Store) include:

- children' amusement centre
- sale of beer, wine and alcohol products

ii. on the lands so zoned C4-4, a single establishment may include more than one use

iii. Gross Leasable Area (Maximum)

- Department Store 11,650 m²

iv. Setbacks:

Notwithstanding the setback provisions of Sub-Section 6.41 hereof, the lands zoned C4-3 are hereby exempted from the setback provisions of Sub-Section 6.41

v. Loading Spaces:

Floor Area / Loading Spaces:

- | | |
|---|------|
| - 200 m ² or less | None |
| - 200 m ² to 1858 m ² | 1 |
| - Over 1858 m ² | 2 |

vi. Parking:

- Parking Space (Minimum Dimensions) 2.7 m wide by 5.75 m long
- Aisle width (Minimum) leading to parking spaces 6.5 m

vii. Landscaping:

A landscaped buffer strip 10 metres in width, shall be required along the entire length of any lot lines abutting Highway 416, in which no development shall take place, except signs and landscaping in accordance with a tree preservation and landscape plan, as approved by the Municipality.

e) **C4-5** (2973-2979 County Road 43 – TSC Store)i. Permitted Uses: Limited to the following:

- retail store
- restaurant
- department store
- office
- open storage accessory to a permitted use

ii. Zone Provisions:

- Gross Leasable Floor Area (Maximum) 2,400 m²
- Building Height (Maximum) 11 m
- Loading Spaces (Minimum) 1
- Parking Spaces (Minimum) 70
- Parking Space Dimensions (Minimum) 2.74 m (width) by 5.5 m (length)
- Landscape Buffer Strip (Minimum):
 - abutting County Road 43 1.5 m
 - abutting interior lot lines 1.5 m

f) **C4-6-h** (Rosewater)

Notwithstanding the provisions of Section 20 hereof to the contrary, on the land zoned C4-6-h, the following provisions shall apply:

i. Zone Regulations:

Minimum Front Yard	3.0 m (9.8 feet)
Minimum Rear Yard	3.0 m (9.8 feet)
Minimum Exterior Side Yard	3.0 m (9.8 feet)
Minimum Interior Side Yard	2.0 m (6.6 feet) *
Maximum Gross Leasable Floor Area (per block within the subdivision)	
- Building Supply Outlet	(See Note ** below)
- Supermarket	(See Note ** below)
- Grocery Store & Grocery Components	(See Note ** below)
- All Other Commercial Uses	15,000 m ² (161,500 sq. ft.)

Notes:

* Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 10 metres (33 feet)

** Maximum Gross Leasable Floor Area for these uses to be in accordance with the Retail Market Impact Analysis, prepared by Tate Economic Research Inc. (Dated Nov. 2010), as approved by the Municipality

- ii. Notwithstanding the provisions of Sub-section 6.35.1 hereof to the contrary, on the land zoned C4-6, the following parking provisions shall apply:

Minimum Number of Required Parking Spaces:

- 1 space per 25 m² of Gross Leasable Floor Area

- iii. Notwithstanding the provisions of Section 6.41 hereof to the contrary, the lands zoned C4-6, are exempt from the setback requirements of Clause 6.41.1(b)

- iv. Notwithstanding the provisions of Sub-section 20.2 hereof to the contrary, on the land zoned C4-6-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol (h) is hereby implemented, and shall only be removed in accordance with the applicable Sections of the *Planning Act*, provided that the following items are addressed to the satisfaction of the Municipality:
- execution of a subdivision agreement with the Municipality
 - execution of a site plan control agreement with the Municipality