
9. CL4 Zone (Commercial Local Four) (Bylaw No. 1488)**Intent**

- (1) The intent of this zone is to locate commercial facilities in the Nester's Neighbourhood.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) dwelling units;
 - (c) employee dwelling units;
 - (d) personal service;
 - (e) laundromat;
 - (f) office;
 - (g) restaurant;
 - (h) retail; and
 - (i) sporting goods sales, repair and rental.

Density

- (3) The maximum gross floor area of all buildings and structures in the CL4 zone is 3,500 square metres.
- (4) The maximum permitted floor space ratio is 0.60.
- (5) The maximum number of dwelling units permitted is 6.
- (6) The maximum number of employee dwelling units is 4.
- (7) The maximum size of a dwelling unit or an employee dwelling unit is 110 square metres.

Height

- (8) The maximum permitted height of a building or structure is three storeys.

Site Area

- (9) The minimum permitted parcel area is 2,000 square metres.

Setbacks and Siting

- (10) The minimum permitted front setback is 7.6 metres.
- (11) The minimum permitted side setback is 3 metres.
- (12) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

- (13) All off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Zoning and Parking Bylaw No. 303, 1983.