

Bylaw 8974	11.4	C4, C4c, C4I: Local Commercial		C4
	11.4.1	Purpose The purpose of this zone is to provide for local commercial areas and complementary residential uses.		
Bylaw 8256 Bylaw 8464 Bylaw 8814 Bylaw 8750 Bylaw 9041 Bylaw 9110	11.4.2	Principal Uses <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • health service, minor • liquor primary establishment, major only on Strata Lot 1, District Lot 2508, Cariboo District, Plan PGS353 • liquor primary establishment, minor only in C4I • office • recreation, indoor • restaurant • retail, cannabis only in C4c • retail, convenience • retail, general • retail, liquor only in C4I • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care 		11.4.2 Principal Uses (Continued) <ul style="list-style-type: none"> • vehicle rental, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447 • vehicle sale, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447 • vehicle sale, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701 • vehicle rental, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701
			11.4.3	Secondary Uses <ul style="list-style-type: none"> • home business 1 • housing, apartment • residential security/operator unit
Bylaw 8449	11.4.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 3. The maximum lot area is 4,000 m². 		
Bylaw 8256	11.4.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot. 2. The maximum site coverage is 50%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front, side, and rear yard is 3.0 m. 		

Bylaw 8256

11.4.6 Other Regulations

1. Dwellings may only be located above the first storey of a principal building.
2. The maximum gross leasable floor area of a restaurant or the retail of food is 420 m².
3. The maximum gross leasable floor area of a service, financial; office; or retail use in one tenancy is 280 m².
4. The maximum total gross leasable floor area of office uses for any site is 560 m².
5. Outdoor use is not permitted except for a restaurant; liquor primary establishment, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. Outdoor liquor primary establishment, minor patios have a maximum occupant load of 20 people.
7. Outdoor restaurant patios have a maximum occupant load of 40 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.