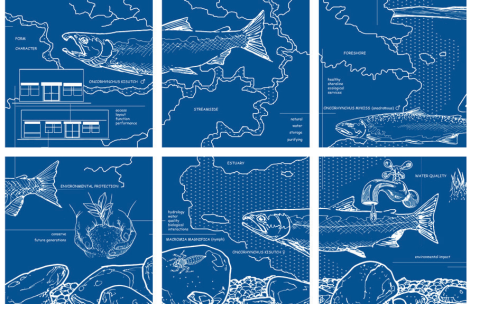


# C-4 Commercial Zone



*This C-4 zone currently permits a wide range of commercial and industrial uses. Creating new zones will help avoid incompatible uses throughout the community.*

*By differentiating the uses in new zones, it will clearly define a hierarchy of commercial areas in the community and aid in economic development in these areas.*

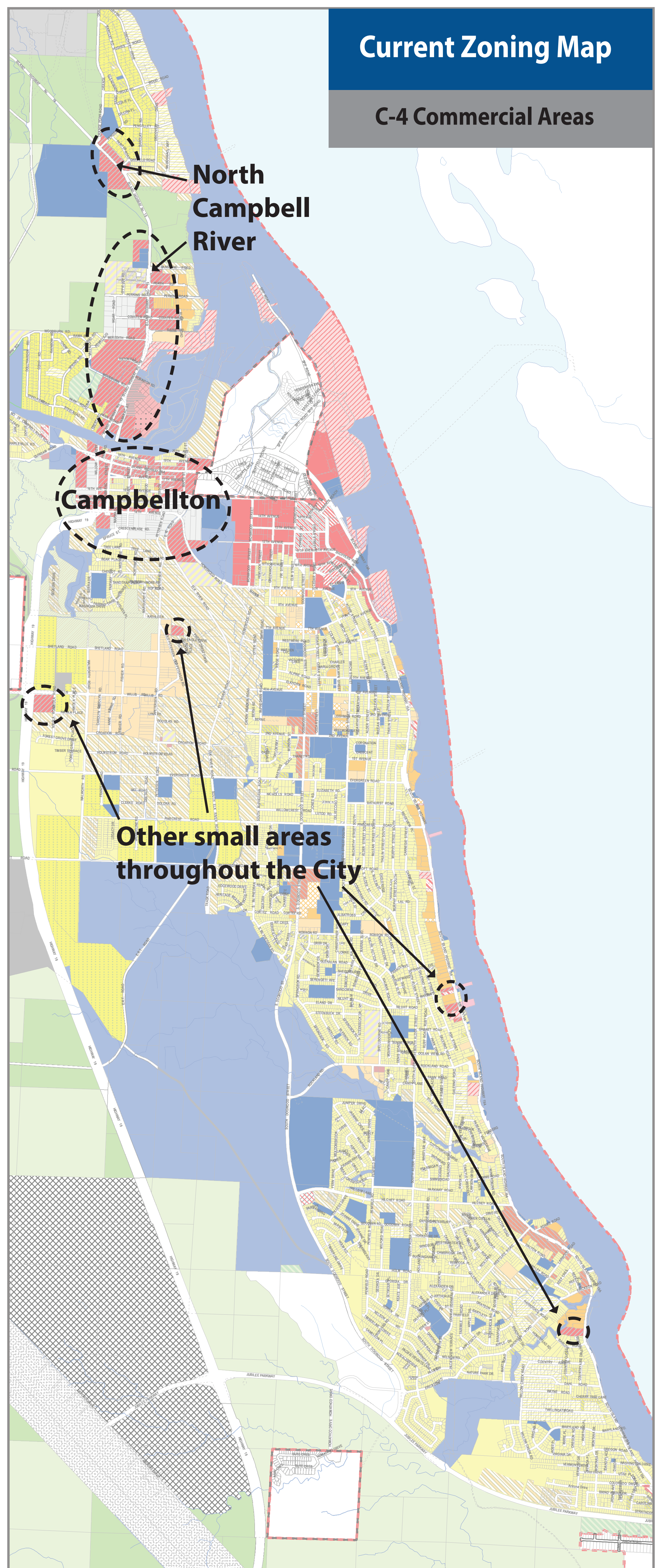
## CURRENT USES & ISSUES

**The C-4 zone currently includes a very wide range of uses such as:**

- Retail and personal services
- Apartments
- Offices and medical/dental clinics
- Restaurants and hotels
- Light industrial, warehousing, truck and equipment sales and repair, with storage yards
- Gas bars, auto repair, appliance repair
- Landscape supply sales

**Normally, zoning would differentiate:**

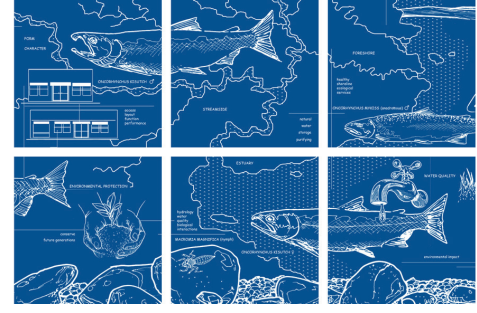
- Street-oriented retail and personal services with apartments above
- Auto-oriented retail with little in the way of noise, odour, and truck traffic, e.g. gas stations, auto repair and sales, furniture and appliance sales, landscape/building supply
- Light industrial, e.g. warehouses, truck and equipment sales, storage and repair, manufacturing, and processing



# C-4 Commercial Zone



Zoning Bylaw  
REVIEW





## PROPOSED ZONING UPDATES

### 1 CREATE 2-3 NEW ZONES TO ACCOMMODATE C-4 USES

- Consider splitting the C-4 zone into:
  - » Street-oriented retail and personal services with apartments above
  - » Auto-oriented retail
  - » Light industrial
- This could involve creating new zones and/or rezoning some properties based on their location and current use.

## WHAT DO YOU THINK?

**Do you agree with changing C-4 zoning to address incompatible uses and better reflect the Sustainable Official Community Plan's goals for commercial areas?**

YES, this makes sense	NO, I disagree
VOTE HERE	VOTE HERE
<p>Why do you feel this way?</p> <p></p>	<p>Why do you feel this way?</p> <p></p>

