



# Quesnel

**Zoning Bylaw**  
**No. 1880 - 2019**

**-Consolidated Version  
For Convenience Only**

## 25. C-4 – Highway Commercial

The purpose is to **zone** and preserve land for the accommodation of **large format retail** and a mix of vehicular oriented highway commercial uses, not provided for in the Downtown and West Quesnel Commercial areas.

### 25.1 Principal Uses

The following **principal uses** and no others are permitted in the C-4 **Zone**:

- (a) **animal clinic.**
- (b) **assembly.**
- (c) **automotive and equipment repair shops.**
- (d) **auctioning establishments.**
- (e) **automotive sales/rentals.**
- (f) **broadcasting studio.**
- (g) **cannabis retail sales**
- (h) **drive through.**
- (i) **eating and drinking establishment.**
- (j) **equipment rentals.**
- (k) **financial institution**, subject to Section 25.4.5 below.
- (l) **fleet services.**
- (m) **funeral parlour.**
- (n) **gas bars.**
- (o) **hotel.**
- (p) **large format retail store.**
- (q) **liquor retail store.**
- (r) **mini-storage facility.**
- (s) **motel.**
- (t) **neighbourhood public house.**
- (u) **office**, only for construction trades industry.
- (v) **personal service establishment.**
- (w) **recreation and entertainment facility.**

- (x) **recreational vehicle sales/rentals.**
- (y) **recycled materials drop-off centres.**
- (z) **tourist accommodation.**
- (aa)**vehicle and equipment sales/rental.**
- (bb)**warehouse.**

## 25.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-4 Zone:

- (a) **accessory buildings or structures.**
- (b) **caretaker dwelling unit.**

## 25.3 Regulations

Regulations table for C-4 zone:

25.3.1	Maximum density	<b>gross floor area ratio</b> of 0.65
25.3.2	Minimum lot size with:	
	(a) <b>community sanitary sewer and community water system</b>	557 m <sup>2</sup> (5,996sq.ft.)
	(b) <b>community sanitary sewer and no community water system</b>	1600 m <sup>2</sup> (17,223sq.ft.)
	(c) <b>no community sanitary sewer system</b>	4000 m <sup>2</sup> (43,055sq.ft.)
25.3.3	Minimum lot frontage	20 m (66 ft)
25.3.4	Maximum height	12 m (39 ft) or 3 <b>storeys</b> for <b>principal building</b>  4.5 m (15 ft) for <b>accessory building</b>
25.3.5	Maximum lot coverage	50%
25.3.6	Minimum <b>setback</b> of <b>principal building</b> from:	
	(a) <b>front lot line</b>	7.5 m (25 ft)
	(b) <b>interior side lot line</b>	0.0 m

(c) exterior side lot line abutting a flanking street	2.0 m
(d) rear lot line	0.0 m

## 25.4 Other Regulations

- 25.4.1 Where a C-4 zoned **lot** abuts a Residential **zone** the minimum setback is 7.5m (25 ft) for buildings in the C-4 **zone**.
- 25.4.2 Every business or undertaking shall be completely within an enclosed building, except for parking and loading facilities, patios, and seating areas, and any permitted outdoor storage yards.
- 25.4.3 A use which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the **site** on which the use is located shall not be permitted.
- 25.4.4 An accessory **dwelling unit** shall:
- (a) have a **completely separate entrance** to the **street**; and
  - (b) be self-contained.
- 25.4.5 The maximum **floor area** for all financial services use is 200 m<sup>2</sup> per tenancy and in addition for banks, credit unions, and trust companies a branch of the same financial service company must be located in the C-3 (Downtown Commercial) zone.
- 25.4.6 **Personal service establishments** are limited to a maximum floor area of 235.0 m<sup>2</sup> and are only permitted in the C-4 (Highway Commercial) zoned area of Quesnel along Hwy 97, south of Hydraulic Rd.
- 25.4.7 No **structure** will be permitted to be constructed with a floor area of less than 460 m<sup>2</sup> (5000 sq. ft.) for the purpose of **highway commercial retail stores**.
- 25.4.8 The use of **Retail Store** is permitted on the land legally described as Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.
- 25.4.9 The use of **Vapour Retail Store** is permitted on the land legally described as Lot B District Lot 3948 Cariboo District Plan 18315 Except Plan 30571; Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.