

SECTION 10 - HIGHWAY COMMERCIAL ZONE (C2) REGULATIONS

10.1 GENERAL USE REGULATIONS

10.1.1 PERMITTED USES

No land, building, or structures shall be used or erected in the Highway Commercial Zone (C2) except for the following purposes:

- a) ambulance service establishment;
- b) automobile uses, including a gas bar, but excluding an automobile repair garage or body repair shop;
- c) beer, wine and liquor outlets;
- d) boat and recreation vehicle sales, service and storage;
- e) building supply sales centre;
- f) church;
- g) commercial recreation and entertainment establishments;
- h) drive-in restaurant;
- i) farm produce sales outlet;
- j) a garden supply centre;
- k) hotel or motor hotel;
- l) motel;
- m) public or private transportation depot;
- n) restaurants;
- o) tavern;
- p) taxi service;
- q) accessory buildings or uses, including a dwelling unit associated with a permitted use other than an automobile use.

10.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

No building or structures shall be used or erected in the Highway Commercial Zone (C2) except for the following purposes:

- a) buildings and structures for the permitted uses serviced by a public water supply, sanitary sewage system and storm sewer system;
- b) accessory buildings and structures for the permitted uses, including one single family detached dwelling on a lot occupied by the owner, caretaker, watchman or other similar person and his family, if employed with the permitted use on the lot, or one dwelling unit on a lot located to the rear of a commercial use in the first storey or in the second storey.

10.1.3	<u>MINIMUM LOT AREA</u>	Nil
10.1.4	<u>MINIMUM LOT FRONTAGE</u>	30.0 metres
10.1.5	<u>MAXIMUM LOT COVERAGE</u>	50 percent
10.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	30 percent
10.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres
10.1.8	<u>MINIMUM RETAIL FLOOR AREA</u>	56.0 square metres
10.1.9	<u>MINIMUM FRONT YARD DEPTH</u>	
	a) automobile uses, hotel, motel	12 metres
	b) all other uses	7.6 metres
10.1.10	<u>MINIMUM SIDE YARD WIDTH</u>	
	a) Where the yard abuts a street	
	i) automobile uses, hotel, motel	12 metres
	ii) all other uses	7.6 metres

- b) Where the yard abuts a residential or holding residential zone 9.0 metres
- c) All other cases 6.0 metres

10.1.11 MINIMUM REAR YARD DEPTH

- a) Where the building contains residential accommodation 10.6 metres
- b) Where the yard abuts a residential or holding residential zone 9.0 metres
- c) All other cases 7.6 metres

10.1.12 BUFFER STRIP

A buffer strip with a minimum width of three (3.0) metres shall be provided abutting the side and rear lot lines, where the Highway Commercial Zone abuts residential or holding residential zone, in compliance with subsection 5.23.

10.1.13 PARKING REGULATIONS

In addition to the requirements specified in subsections 5.30 and 5.31 of this By-law, the following provisions shall apply:

- a) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 0.6 metres of any street line.
- b) Required front and exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for customer parking while being serviced during normal business hours.

10.1.14 LOADING SPACE REGULATIONS

In addition to the requirements specified in subsections 5.28 and 5.29 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in nor open onto a front yard or any yard directly abutting a residential or holding residential zone. If all yards abut such zones then the loading space shall be allowed to open onto a side or rear yard.

10.1.15 OUTSIDE STORAGE AND DISPLAY AND SALE OF GOODS AND MATERIALS

- a) No outside storage, except the display for sale of finished goods, products or materials shall be permitted in the front yard;
- b) No outside storage and display and sale shall be permitted in any required minimum yard setback directly abutting a residential or holding residential zone;
- c) The area used for outside storage and display and sale shall not be more than twice the floor area above grade of the commercial building, or portion of any such building constructed upon the lot, and used for the commercial purposes for which outside storage and display and sale is permitted, and in any event, such area for outside storage and display and sale shall not be more than thirty-five (35) percent of the lot area;
- d) Any outside storage and display and sale shall comply with all other yard, setback and coverage requirements of this section;
- e) Any areas used for permitted outside storage and display and sale shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-street parking and loading spaces.
- f) The area used for outside storage and display and sale shall be surfaced and maintained with either concrete, asphalt, crushed stone and other hard surface and dustless materials, or maintained as a lawn in a healthy growing condition; and
- g) Prior to the establishment of an area for the outside storage and display and sale, the owner shall file in writing with the By-law Enforcement Officer a notice thereof giving full particulars including a sketch or survey of the lands to be used in relation to all buildings or other structures on the same lot.

10.1.16 OUTSIDE LIGHTING FACILITIES

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

10.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 10.1, the following additional regulations shall apply to certain specific uses permitted in subsection 10.1.1.

10.2.1 AUTOMOBILE SERVICE STATIONS, GAS BARS, AUTOMOBILE WASHING ESTABLISHMENTS OR CAR WASHES AND AUTOMOBILE SALES AND SERVICE

ESTABLISHMENTS

Notwithstanding any previous provisions of this By-law, where a lot is used for an automobile service station, gas bar, automobile washing establishment or car wash and automobile sales and service establishment, the following additional regulations shall apply:

- | a) | <u>Interior Lot</u> | <u>Corner Lot</u> |
|----------------------|---------------------|-------------------|
| Minimum lot frontage | 38.0 metres | 38.0 metres |
| Minimum lot depth | 30.0 metres | 38.0 metres |
- b) No portion of any pump island shall be located closer than four point five (4.5) metres from the street line of any street.
- c) Where the lot is a corner lot, no portion of any pump island shall be located closer than 3 metres to a straight line between a point in the exterior side lot line; each such point being a distant 15 metres from the intersection of such lines.
- d) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall not be less than nine (9.0) metres, or in the case of the intersection of two arterial streets the minimum distance shall not be less than fifteen (15.0) metres.
- e) The minimum distance from any portion of any ingress or egress ramp to any side lot line which abuts any other lot shall not be less than three (3.0) metres.
- f) The width of any ingress or egress ramp along any street line shall be not more than ten and one-half (10.5) metres or less than seven point six (7.6) metres.
- g) The minimum distance between ramps shall be not less than nine (9.0) metres.
- h) The minimum interior angle of any ramp to the street line shall be greater than sixty (60) degrees and less than ninety (90) degrees.
- i) All parts of the ingress and egress ramp shall be maintained with a cement, or asphalt binder or any other type of permanent surfacing to prevent the raising of dust or loose particles.
- j) Land which is not used for buildings, ramps or paving shall be landscaped.
- k) Any permitted open storage area, or vehicular access thereto, involving the storage, parking or display of motor vehicles for the purpose of sale, lease, rental, washing, service or repair, or any primary means of vehicular access to any permitted open storage area, shall be constructed and maintained with a stable surface which shall have a cement or asphaltic binder and shall include provisions for adequate drainage facilities.

10.2.2 SINGLE-FAMILY DETACHED DWELLING AND NON-RESIDENTIAL BUILDINGS

ON THE SAME LOT

Where a single-family detached dwelling is permitted in a Zone, other than a Residential Zone, such dwelling shall not be erected, altered or used within 3 metres of a Non-residential building. However, in no case shall a single-family detached dwelling be erected, altered or used on the same lot within 7.6 metres of an automobile service station, automobile sales and service establishment or gas bar.

10.2.3 ACCESSORY DWELLINGS OR DWELLING UNITS

The provisions of subsection 6.1.8 shall also apply to any accessory single family detached dwelling, and the provisions of subsection 11.2.4 a) through e) inclusive shall also apply to any accessory dwelling unit.

10.2.4 HOTELS OR MOTELS

a) Distance between Buildings

Where two or more buildings are erected on the same lot, the minimum distance between two external walls facing and parallel to each other, both of which contain openings or windows to habitable rooms, shall be 15 metres; provided that where only one of the walls contains openings or windows to habitable rooms the distance may be reduced to 7.6 metres, and where neither wall contains openings or windows to habitable rooms, the distance any be reduced to 3 metres.

b) Courts

Where a building erected on a lot is in a court form, the distance between the opposite walls of the court shall not be less than 21 metres.

c) Exterior Wall

Where the exterior wall of a guest room contains a habitable room window such wall shall be located no closer than 7.6 metres to any interior side or rear lot line.

10.3 EXCEPTIONS

(None until amended.)