

# SECTION 13 – HIGHWAY COMMERCIAL (C4) ZONE

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## 13.1 Permitted Uses

Within any Highway Commercial Zone, no *person* shall *use* any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except one or more of the following *uses*:

- *Accessory Use* (Section 4.2)
- *Agricultural Service Establishment*
- *Assembly Hall*
- *Auction House*
- *Automobile Sales Establishment*
- *Automobile Service/Gas Station*
- *Automobile Washing Establishment*
- *Brewing-on-Premise Establishment*
- *Commercial School*
- *Contractor or Tradesman Establishment*
- *Courier Service*
- *Dry Cleaning and Laundering Establishment*
- *Dwelling, Accessory Second Unit* (Section 4.4)
- *Entertainment/Recreation Establishment*
- *Farm Implement Outlet*
- *Farmer's Market*
- *Financial Institution*
- *Funeral Home*
- *Garden Centre*
- *Hotel or Motel*
- *Institutional Uses*
- *Office*
- *Parking Lot*
- *Plaza Complex*
- *Recreational Trailer Sales and Service Establishment*
- *Rental Outlet*
- *Restaurant*
- *Service Shop*
- *Specialty Store*
- *Taxi or Bus Depot*
- *Veterinary Clinic*

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

## 13.2 Regulations

Within any Highway Commercial Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except in accordance with the following requirements:

13.2.1	Minimum Lot Area	4,000 m <sup>2</sup> (0.4 ha)
13.2.2	Minimum Lot Frontage	30 m
13.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
13.2.4	Minimum Rear Yard	7.5 m
13.2.5	Minimum Interior Side Yard	3 m
	Where the <b>interior side lot line</b> abuts a Residential Zone or lands <b>used</b> for residential purposes, the minimum <b>interior side yard</b> width is 7.5m.	
13.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
13.2.7	Maximum Lot Coverage	40%
13.2.8	Maximum Building Height	11 m
13.2.9	Minimum Landscaped Area	10%