

SECTION 17– HIGHWAY COMMERCIAL (C4) ZONE

17.1 PERMITTED USES

Within any Highway Commercial (C4) 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:

- Agricultural service establishment
- Antique shop
- An accessory use in accordance with Section 5.2 of this By-law
- Auction house
- Automobile sales establishment
- Automobile service station
- Assembly hall
- Bank or financial institution
- Beer, wine or liquor store
- Boutique, craft or speciality shop
- Brewing on premises establishment
- Business or professional office
- Commercial greenhouse
- Commercial school
- Contractor or tradesman establishment
- Convenience store
- Day nursery or day care centre
- Dry cleaning and laundering establishment
- Dwelling unit above or attached to each permitted use
- Farm implement outlet
- Farm produce sales outlet
- Funeral home
- Furniture and appliance establishment
- Garden centre
- Gas bar
- Hardware store
- Hotel or motel
- Personal service shop
- Parking lot
- Place of entertainment or recreation
- Recreational trailer sales and service establishment
- Rental outlet

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Restaurant
Service shop
Taxi or bus depot or courier service
Veterinary clinic
Video rental outlet

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

17.2 REGULATIONS

Within any Highway Commercial (C4) 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:

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|---------------|-----------------------------------|---|
| 17.2.1 | Minimum Lot Area | 0.4 ha (1.0 ac) |
| 17.2.2 | Minimum Lot Frontage | 30.0 m (98.4 ft) |
| 17.2.3 | Minimum Front Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 17.2.4 | Minimum Rear Yard | 7.5 m (24.6 ft) |
| 17.2.5 | Minimum Interior Side Yard | 3.0 m (9.8 ft) |

Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m (24.6 ft).

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| 17.2.6 | Minimum Exterior Side Yard | 4.5 m (14.8 ft) subject to Section 5.18 |
| 17.2.7 | Maximum Lot Coverage | 40% |
| 17.2.8 | Maximum Building Height | 11.0 m (36.1 ft) |
| 17.2.9 | Minimum Landscaped Area | 10% |
| 17.2.10 | Outdoor Display and Open Storage | |

The display and storage of goods and materials is permitted outside any building in accordance with the provisions contained in Sections 5.20 and 5.21 respectively.

17.3 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS & ANY NON-RESIDENTIAL USE WITH PUMP ISLANDS FOR THE RETAIL SALE OF AUTOMOTIVE FUELS

17.3.1	Minimum Lot Area	0.4 ha (1.0 ac)
17.3.2	Minimum Lot Frontage	30.0 m (98.4 ft)
17.3.3	Minimum Front Yard	10.0 m (32.8 ft) subject to Section 5.18
17.3.4	Minimum Rear Yard	7.5 m (24.6 ft)
17.3.5	Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m (24.6 ft).

17.3.6	Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18
17.3.7	Minimum Landscaped Area	10%
17.3.8	Maximum Building Height	11.0 m (36.1 ft)
17.3.9	Pump Island Location	

Notwithstanding any other provisions of this By-law, to the contrary, a pump island may be located within any front yard or exterior side yard provided:

- 1) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m (14.8 ft) from any street line.
- 2) Where the lot is a corner lot, no portion of any pump island shall be located within a Daylight Triangle as defined in this by-law.
- 3) A residential dwelling unit is not permitted as an accessory use in the same building as an automobile service station.
- 4) A buffer strip shall be required where an automobile service station abutts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.

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17.4 REGULATIONS FOR A DWELLING UNIT ABOVE OR ATTACHED TO EACH PERMITTED USE

- 17.4.1 Each dwelling unit shall be completely self-contained.
- 17.4.2 Each dwelling unit shall have a direct means of access to an improved street or private lane.
- 17.4.3 Each dwelling unit shall have a minimum floor area of 74.3 m² (799.8 ft²)