

1. HIGHWAY COMMERCIAL DISTRICT – C2

The purpose of the Highway Commercial District (C2) is to facilitate a wide range of commercial, industrial and related activities.

No person shall within a C2 – Highway Commercial District use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

1.1 PERMITTED USES

- a. Business and/or professional offices;
- b. Motels or motor hotels, including a dwelling for caretakers, owners, or managers;
- c. Restaurants, confectionaries, including drive-thru;
- d. Licensed premises for the sale and consumption of alcoholic beverages;
- e. Strip Malls;
- f. Commercial and public recreational establishments such as bowling alleys, arcades and fitness centres;
- g. Garden centres or commercial greenhouses;
- h. Lumber and building supply establishments;
- i. Tourism oriented commercial recreation activities;
- j. Police, Ambulance stations;
- k. Accessory Uses, including integrated or complementary uses, buildings or structures accessory to and located on the same site as the principal building or use;
- l. Public works offices, buildings, structures and warehouses excluding waste management or sewage facilities.

1.2 DISCRETIONARY USES

The following uses may be permitted in the C2-Profile Highway Commercial District but only by resolution of Council and only in locations specified in such resolution of Council. Discretionary Use Requirements are provided in Section 5.

- a. Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, recreation, or farm machinery and equipment;
- b. Gas Bars;
- c. Car wash;
- d. Public transportation depots;
- e. Animal hospitals, or clinics and offices of veterinary surgeons;
- f. Construction Trades and Contractors' yards;
- g. Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales;
- h. Campground including Recreational Vehicle Park;
- i. Rooming House;
- j. Commercial Cardlock operations;
- k. Motor vehicle, recreational vehicle, and/or mobile home sales and servicing and/or storage compound;

- I. Semi-Trailer and Container Parking Lot including Sea Containers.

1.3 PROHIBITED USES

- a. Aggregate materials; storage or handling operations;
- b. Abattoirs.

1.4 SITE DEVELOPMENT REGULATIONS

Permitted Uses

Minimum site area	464 m ² (4995 ft ²). There shall be no minimum site development requirements for public works buildings.
Minimum site frontage	15 meters (49 feet)
Minimum front yard	7.5 meters (25 feet)
Minimum side yard	3.0 meters (10 feet)
Minimum rear yard	3.0 meters with lane, 6.0 meters (20 feet) without lane.
Height	15 meters (49 feet) for Principal building

Hotels, motels, Strip malls, services stations, lumber and building supply

Gas Bars

Minimum site area	929 m ² (10,000 ft ²)	700 m ² (7535 ft ²)
Minimum site frontage	30 meters (98 feet)	23 meters (75.5 feet)
Minimum front yard	15 meters (49 feet)	
Minimum side yard	3.0 meters (10 feet)	
Minimum rear yard	3.0 meters with lane, 6.0 meters (20 feet) without lane	10% of the depth of the lot
Height	15 meters (49 feet) for Principal building	

1.5 ACCESSORY BUILDINGS

- a. Setbacks for accessory buildings shall meet the same requirements as the principal use or building.
- b. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a required rear yard.

1.6 FENCE AND HEDGE HEIGHTS

- a. Screen fences shall be consistent and complement the quality of building design and materials of the primary building. Screening shall be provided where a lot used for commercial purposes abuts a residential district without an intervening street or land. Such screening shall consist of a solid fence, hedge, or wall over 1.5 meters (5 feet) in height in a side or rear yard and over 0.75 (2.5 feet) meters in a front yard.
- b. No fence in a commercial zone shall exceed 2.4 meters (8 feet).
- c. No barbed wire or razor wire fences shall be allowed in a Commercial District.

1.7 LANDSCAPING

- a. A landscaped strip of not less than 3.0 meters (10 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- b. On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- c. Where a site abuts any Residential or Community Service District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 meters (10 feet) in width throughout which shall not be used for any purpose except landscaping.

1.8 PARKING REQUIREMENTS

Strip malls	1 parking space for each 50 m ² (538 ft ²) of floor area
Stores and offices	1 parking space for every 50 m ² of gross floor area
Restaurants, other eating places	1 parking space for every 10 seats provided for patrons
Motels, motor hotels or rooming houses	1 parking space for each unit
Service Stations	1 ½ parking spaces for each service bay
All other uses	1 parking space for each 75 m ² (807 ft ²) of building floor area

1.9 LOADING REQUIREMENTS

Where the use of a building or site involves the receipt, distribution or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site. The minimum area of an individual loading space shall be 17.0 m² (183 ft²). Doors located in side yards shall not be used for delivery purposes.

Gross Floor Area	Minimum Number of Loading Spaces
93 m² to 1300 m²	1 space
1300 m² to 2800 m²	2 spaces

Greater than 2800 m ²	2 spaces +1 space for each 5600 m ²
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1.10 SIGNAGE

Signs and billboards shall be prohibited in the C2 Highway Commercial District except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 4.0 m² (43 ft²);
- b. No sign shall be located in any manner that may jeopardize public safety;
- c. Temporary signs not exceeding 1.0 m² (10.7 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- d. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

1.11 OUTSIDE STORAGE

- a. No outdoor storage shall be permitted in the required front yard of any commercial or industrial site.
- b. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c. No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.

1.12 SUPPLEMENTARY REGULATIONS

1.12.1 Service Stations

- a. Where service stations occupy a corner site, only one access point shall be located on the side lot line, located a minimum of 6.0 meters (20 feet) from the intersection.
- b. Fuel pumps and other accessory equipment shall be located not less than 6.0 meters from any street or site line.
- c. All automobile parts, dismantled vehicles, and similar articles shall be stored within a building or screened to the satisfaction of Council.
- d. Service Stations shall locate underground storage tanks in accordance with *The Fire Protection Act*.
- e. Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations.

- f. Access/egress points shall not be continuous along a street and shall be at least 10.0 meters (33 feet) apart.
- g. Off-site traffic circulation shall be accommodated on the site.
- h. Vehicles and parts storage shall not locate in any yard abutting a road and must be screened from view by a solid fence with the location, height and materials being first approved by the development officer.

1.12.2 Shopping Centres/Strip Malls

Strip Malls, when permitted, must be primarily for pedestrian use and accessible to the public from both the street and from the development.

- a. Council will consider the appropriate separation to other uses that may be incompatible with Shopping Centre/Strip Mall retail and service activities.
- b. Council will consider the potential uses and street access to the site when making a discretionary use decision on a proposed shopping centre/strip mall. Ingress and egress points shall be designed to minimize conflict with adjacent land uses and not pose a safety hazard.
- c. Other criteria may include the street façade, main street entrance, windows along the street and the relaxation of on-site parking requirements.
- d. Landscaping shall be provided acceptable to Council. If abutting a Residential District, a suitable buffer composed of tree planting or a hedge shall be provided.

1.12.3 Gas Bars

Where operated as the principal use on a lot, gas bars are subject to regulations and standards governing service stations. Where a gas bar is allowed to operate in conjunction with another use on a lot, the following standards and regulations apply:

- a. All fuel pumps and above ground storage tanks shall be at least 6.0 meters (20 feet) from any building on the lot or any lot line.
- b. The site shall have at least two separate accesses at least 15.0 meters (49 feet) apart.
- c. Access and parking for the fuel pumps shall not obstruct access to other required off-street parking spaces on the site.

