

# Highway Commercial (C1) Zone



The purpose of the Highway Commercial (C5) Zone is to complement established commercial areas by providing opportunities for commercial uses which are intended to primarily serve the traveling public; commercial uses which are not usually desired within main street commercial or mixed use areas; and commercial uses which benefit from exposure to high traffic volumes or require straightforward access to a major transportation route.

## Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses

NON-RESIDENTIAL USES			
Agricultural Equipment and Parts Sales and Service	Bus/Taxi Stations	Fixed Roof Overnight Accommodations	Parking Lots
Arts and Cultural Centres	Carwash Facilities	Heavy Equipment Facilities	Restaurants
Automotive repair	Drive-Through Restaurants	Laundromats	Retail Stores
Automotive Sales and Rental	Emergency Services	Outdoor Commercial Display	Visitor Information Centres

## Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Businesses – Level 1	Section 14.4
Home-based Businesses – Level 2	Section 14.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Related Industry	Section 4.3.4.2
Food and Drink Production	Section 5.3.4.2
Gas Bars	Section 14.3.10
Manufacturing	Section 5.3.4.2

**Zone Requirements:**

<b>REQUIREMENT</b>	<b>ALL PERMITTED USES</b>
Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	4,000 sq ft. 30,000 sq ft
Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	40 ft 60 ft.
Minimum Front/Flankage Setback: (main and accessory structures)	20 ft.
Minimum Side Setback: (i) Main Building (ii) Abutting a Residential Zone (iii) Accessory structure	10 ft. 20 ft. 4 ft.
Minimum Rear Setback: (iv) Main Building (v) Abutting a Residential Zone (i) Accessory structure	20 ft. 40 ft. 4 ft.
Maximum Building Height: (i) Main Building (ii) Accessory structure	55 ft. 20 ft.

**Additional Requirements:**

**Driveway Access**

Driveway access for commercial units shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum of 36 feet.

**Landscaping**

Landscaping consisting of a mixture of grass, flower beds, shrubs, trees or other permeable surfaces shall be required within the lot boundary along all street frontages at a minimum width of ten (10) feet and along all other lot lines at a minimum width of four (4) feet except where a permitted access to an abutting parking lot is provided. Such access shall have a width no greater than 25 feet.

**Appearance from Highway 101**

All building walls visible from Highway 101 shall meet the following requirements:

- (a) Glazing must make up a minimum of 25% of the wall visible from Highway 101; and
- (b) Walls visible from Highway 101 must be constructed of a material that is consistent with the material(s) used on the front of the building and must not present blank walls visible from Highway 101.

**\*Additional uses may be considered by Development Agreement**