

SECTION 9A - HIGHWAY AND SERVICE COMMERCIAL ZONE (C3)

9A.1 GENERAL USE REGULATIONS

9A.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Highway and Commercial Zone (C3) except for the following purposes:

- a) cinemas, theatres, bowling alleys, bingo halls, health studios, and other commercial recreation and entertainment establishments; assembly halls; private clubs;
- b) restaurants; delicatessens; liquor, beer and wine stores; hotels, motels and taverns;
- c) home improvement and furnishing stores; home and auto supply stores; warehouse retail stores; nursery and garden stores; catalogue stores; building supply centres and lumber yards;
- d) wholesale businesses;
- e) automobile sales and service establishments; boat and recreation vehicle sales and service establishments; automobile rental establishments; automobile repair garages; automobile service stations; gas bars;
- f) convenience stores; video rental establishments; retail stores;
- g) business service establishments; data processing establishments; duplicating shops; printing establishments; repair and rental establishments; commercial storage units;
- h) clinics; animal clinics;
- i) offices, general and professional; financial institutions; professional studies; day nurseries; personal service shops; funeral homes;
- j) accessory uses.

9A.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Highway and Service Commercial Zone (C3) except for the following purposes:

- a) buildings and structures for the permitted uses serviced by a public water supply, and a public sanitary sewage system, where available;

- b) accessory buildings and structures for the permitted uses, including one dwelling unit located in the second storey above a commercial use or in the first storey to the rear of a commercial use.

9A.1.3	<u>Minimum Lot Area</u>	.4 hectare (.988 acres)
9A.1.4	<u>Minimum Lot Frontage</u>	30 metres (98.43')
9A.1.5	<u>Maximum Lot Coverage</u>	50 percent
9A.1.6	<u>Minimum Landscaped Open Space</u>	20 percent
9A.1.7	<u>Maximum Building Height</u>	10.5 metres (34.45')
9A.1.8	<u>Minimum Front Yard Depth</u>	12 metres (39.37')
9A.1.9	<u>Minimum Side Yard Width</u>	
	a) Where the yard abuts a commercial or industrial zone and access is available to the rear yard by a public or private lane	Nil
	b) Where the yard abuts a commercial or industrial zone and no access is available to the rear yard except through the side yard	6 metres (19.69') on one side of the main bldg.
	c) Where the yard abuts a street	12 metres (39.37')
	d) Where the yard abuts a residential, institutional, parks and open space or agricultural zone	15 metres (49.21')
9A.1.10	<u>Minimum Rear Yard Depth</u>	
	a) Where the yard abuts a commercial or industrial zone and access is available to the rear yard by a public road or private lane	Nil

- b) Where the yard abuts a commercial or industrial zone and no access is available to the rear yard except through the side yard 6 metres (19.69') on one side of the main bldg.
- c) Where the yard abuts a street 12 metres (39.37')
- d) Where the yard abuts a residential, institutional or parks and open space, or agricultural zone 15 metres (49.21')

9A.1.11 Buffer Strip

- (a) A buffer strip with a minimum width of six 6 metres (19.69') shall be provided abutting any lot line adjacent to an arterial road or a provincial highway, in compliance with subsection 5.25.
- (b) A buffer strip with a minimum width of 3 metres (9.84') shall be provided abutting the side and rear lot lines, where the Highway and Service Commercial Zone abuts a residential, institutional, parks and open space or agricultural zone, in compliance with subsection 5.25.

9A.1.12 Loading Space, Outside Storage, and Outside Lighting Regulations

Subsections 8.1.13, 8.1.14, and 8.1.15 of this By-law, as amended, shall apply to all lands zoned Highway and Service Commercial.

9A.2 SPECIFIC USE REGULATIONS

(None until amended)

9A.3 EXCEPTIONS

(None until amended)