

SECTION 20 – HIGHWAY SERVICE CENTRE ZONE (HS) REGULATIONS

20.1 GENERAL USE REGULATIONS

20.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Highway Service Centre Zone (HS) except for the following purposes:

- i) A highway transportation-related service centre consisting of:
 - a) truck, truck trailer, and recreational vehicle repair garages, fuel depots, service stations, towing services, washing establishments;
 - b) truck, truck trailer and recreational vehicle sales, leasing and rental establishments;
 - c) vehicle and equipment leasing and rental establishment;
 - d) restaurants, motels, hotels;
 - e) warehousing and load transfer facilities;
 - f) customs facilities;
 - g) overnight accommodations and parking for trucks and recreational vehicles;
- ii) uses ancillary to the transportation-related service centres uses consisting of:
 - a) sales, leasing and servicing of communication and computer equipment;
 - b) financial institutions;
 - c) general, professional and medical offices or clinics, health and fitness centres, personal service shops, union halls;
 - d) retail stores; and
- iii) uses accessory to the foregoing uses.

20.1.2 Permitted Buildings and Other Structures

No buildings or structure shall be used or erected in the Highway Service Centre Zone (HS) except for the following purposes:

- a) Buildings and structures for the permitted uses serviced by a municipal water supply system and a sanitary sewage treatment facility approved by the Ministry of the Environment;
- b) Accessory buildings and structures for the permitted uses.

20.1.3 Minimum Lot Area 46 hectares

20.1.4 Minimum Lot Frontage 100 metres

20.1.5 Maximum Building Height 15 metres

20.1.6 Minimum Front Yard Depth 30 metres

20.1.7 Minimum Side or Rear Yard Depth 20 metres

20.1.8 Minimum Landscaped Open Space 10 percent

20.2 SPECIFIC USE REGULATIONS

(None until amended)

20.3 EXCEPTIONS

(None until amended)