**SECTION 16 HIGHWAY COMMERCIAL (C2) ZONE**

No person shall within any Highway Commercial (C2) Zone use any land or erect, alter or use any buildings or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**
     1. **Residential Uses** (revised 2018-49)

a) a single detached dwelling house shall only be permitted where such a dwelling is accessory to a permitted non-residential use, located in a separate structure sited principally on the lot on which such dwelling house is located;

b) a dwelling unit in a portion of a non-residential building, provided it is located on the upper storeys of such building, or at the rear of such building if on the main floor, except where the building is used for a motor vehicle service station, a motor vehicle repair garage, a motor vehicle dealership, or a motor vehicle body shop.

c) a home business.”

* + 1. **Non-Residential**

a) auction barn or flea market

b) builder’s supply outlet, hardware, paint and wallpaper store, home furnishings

store, appliance store

c) business, professional or administrative office

d) convenience store

e) eating establishment, including a drive thru or take-out eating establishment and tea

room, includes refreshment vehicle

f) equipment sales, rental and repair establishment

g) farm implement and equipment sales and service establishment

h) food supermarket

i) funeral home

j) garden and nursery sales and supply establishment; greenhouse, commercial

k) Liquor Control Board outlet, Brewers’ Retail outlet

l) motel or hotel

m) motor vehicle dealership, motor vehicle gasoline bar, motor vehicle repair garage,

motor vehicle service station, or a motor vehicle wash, automatic

n) outside display and storage of goods and materials where such use is accessory and incidental to a permitted non-residential use specified hereunder;

o) place of entertainment or recreation, including a commercial club

p) propane refill station

q) public transportation depot

r) public use or municipal utility in accordance with the provisions of 4.25 set forth in this By-law.

s) recreational vehicle, snowmobile, marine or travel trailer sales and service

establishment

t) taxi or bus depot

u) veterinarian clinic

v) workshop, custom workshop

w) parking lot

x) any use permitted in the Community Facility (CF) Zone

y) Bank or financial institution

z) Dry cleaning establishment

aa) Retail commercial establishment

* + 1. **Accessory Uses**

Uses, buildings and structures accessory to any of the foregoing uses permitted under 16.1.1 and 16.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

* 1. **REGULATIONS FOR RESIDENTIAL USES**

All regulations for permitted residential uses as set out in Section 9.2 of this By-law shall apply within the Highway Commercial (C2) Zone, subject to the spatial separation requirements stated hereunder in 16.3 of this By-law.

* 1. **SPATIAL SEPARATION REQUIREMENTS**

Where a dwelling house is erected or any building or structure is altered or used for the purposes of a dwelling house, as permitted in accordance with the provisions of 16.1.1 hereof, such dwelling house shall not be erected nor shall any building be altered or used for such purposes within 3 m (10 ft.) of a permitted non-residential use, however, in no case shall a dwelling house be erected, altered or used within 7.5 m (25 ft.) of a motor vehicle service station, a motor vehicle repair garage or a motor vehicle dealership.

* 1. **REGULATIONS FOR NON-RESIDENTIAL USES EXCLUSIVE OF RETAIL GASOLINE ESTABLISHMENTS AND MOTELS**
     1. Minimum Lot Area Requirement

a) public water and sewage disposal 696 m² (7,500 sq. ft.)

b) public water supply and private sewage disposal 1110 m² (12,000 sq. ft.) plus

185 m² (2,000 sq. ft.) where a

dwelling unit located in a

portion of a Non-Residential

building.

c) private water supply and sewage disposal 2040 m² (22,000 sq. ft.) plus

370 m² (4,000 sq. ft.) where a

dwelling unit located in a

portion of a Non-Residential

building.

**16.4.2** Minimum Lot Frontage Requirement 38 m (125 ft.)

**16.4.3** Minimum Yard Requirements

a) front yard depth 7.5 m (25 ft.)

b) exterior side yard width 7.5 m (25 ft.)

c) interior side yard width

i. Abutting a Residential Zone 9 m (30 ft.)

ii. Abutting any other Zone 6 m (20 ft.)

d) rear yard depth 7.5 m (25 ft.)

**16.4.4** Maximum Lot Coverage of All Buildings 25 percent

* + 1. Minimum Setback from Street Centreline

a) Provincial Highway 40.5 m (133 ft.)

b) Municipal Road/Connecting Link 17.5 m (57.5 ft.)

**16.4.6** Minimum Landscaped Open Space Requirement 10 percent

**16.4.7** Maximum Height of Buildings 11 m (36 ft.)

* 1. **REGULATIONS FOR RETAIL GASOLINE ESTABLISHMENTS**

As set out in 15.6 of this By-law.

* 1. **REGULATIONS FOR HOTELS**

As set out in 15.7 of this By-law.

* 1. **REGULATIONS FOR MOTELS**
     1. Minimum Lot Area Requirement

a) public water supply and sewage disposal 950 m² (10,255 sq. ft.)

b) public water supply and private sewage disposal 2780 m² (30,000 sq. ft.) plus

185 m² (2,000 sq. ft.) where a

dwelling unit is located in a

portion of a Non-Residential

building

c) private water supply and sewage disposal 4000 m² (43,000 sq. ft.) plus

370 m² (4,000 sq. ft.) where a

dwelling unit is located in a

portion of a Non-Residential

building

* + 1. Minimum Lot Frontage Requirements

a) public water supply and sewage disposal 38 m (125 ft.)

b) public water supply and private sewage disposal 45 m (150 ft.)

c) private water supply and sewage disposal 53 m (175 ft.)

* + 1. Minimum Yard Requirements

a) front yard depth 12 m (40 ft.)

b) exterior side yard width 12 m (40 ft.)

c) interior side yard width

i. Abutting a Residential Zone 9 m (30 ft.)

ii. Abutting any other Zone 6 m (20 ft.)

d) rear yard depth 7.5 m (25 ft.)

**16.7.4** Maximum Lot Coverage of All Buildings 25 percent

**16.7.5** Minimum Setback from Street Centreline

a) Provincial Highway 32 m (105 ft.)

b) Municipal Road 25 m (82 ft.)

**16.7.6** Minimum Landscaped Open Space Requirement 10 percent

**16.7.7** Maximum Height of Buildings 11 m (36 ft.)

* + 1. Distance Between Buildings

Where two or more buildings are erected on the same lot, the minimum distance between buildings shall not be less than the minimum distance which would be required if each building was on a separate lot and subject to the minimum yard requirements stated in 16.7.3 of this By-law.

* + 1. Exterior Wall

Where the exterior wall of a guest room contains a habitable room window such wall shall be located not closer than 7.5 m (25 ft.) to any exterior side or rear lot line

* 1. **BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line of a lot within a Highway Commercial (C2) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a buffer strip in accordance with the requirements of 4.5 set forth in this By-law.

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Highway Commercial (C2) Zone shall apply.

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Highway Commercial (C2) Zone shall apply.