

## 11. HIGHWAY COMMERCIAL DISTRICT – C2

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

**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.**

### 11.1 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. Public transportation depots;
- 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. Service stations and other establishments for the servicing, storage and sale of motor vehicles, trailers, recreation, or farm machinery and equipment;
- j. Tourism oriented commercial recreation activities;
- k. Car wash;
- l. Commercial cardlock operations;
- m. Police, ambulance stations;
- n. Accessory uses, including integrated or complementary uses, buildings or structures accessory to and located on the same site as the principal building or use;
- o. Public works offices, buildings, structures and warehouses excluding waste management or sewage facilities.

### 11.2 DISCRETIONARY USES

The following uses may be permitted in the C2 - 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. Oilfield supply and services establishments (refer to Section 5.9);
- b. Construction trades and contractors' yards;
- c. Rooming house;
- d. Strip malls, shopping centres;
- e. Motor vehicle, recreational vehicle, and/or mobile home sales storage compound;
- f. Semi-Trailer and container parking lot including sea containers.
- g. Aggregate materials; storage or handling operations".
- h. Dwellings attached to and behind, or above, commercial establishments;

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### 11.3 PROHIBITED USES

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

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## 11.4 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements

Permitted and Discretionary Uses:	Hotels and Motels	All others uses
Minimum site area	1,600 m <sup>2</sup> (17,222.8 ft <sup>2</sup> )	900 m <sup>2</sup> (9,688 ft <sup>2</sup> )
Minimum site frontage	30.0 meters (98 ft.)	30.0 meters (98 ft.)
Minimum site coverage	No Maximum Bylaw No. 06-2020	No Maximum Bylaw No. 06-2020
Minimum front yard	15 meters (49 feet)	7.5 meters (25 feet)
Minimum rear yard	6.0 meters (20 feet)	6.0 meters (20 feet)
Minimum side yard	3.0 meters (9.8), if abutting a street then minimum shall be 6.0 meters (20 feet)	3.0 meter (9.8 feet)
Height	No Maximum Bylaw No. 06-2020	No Maximum Bylaw No. 06-2020

## 11.5 ACCESSORY BUILDINGS

11.5.1 Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

11.5.2 Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one (1) or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard.

## 11.6 FENCE AND HEDGE HEIGHTS

~~11.6.1 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 or industrial 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 (4.9 ft.) in height in a side or rear yard and over 0.75 meters (2.5 ft.) in a front yard.~~

~~11.6.2 Deleted by Bylaw No. 06-2020~~

~~11.6.3 No barbed wire or razor wire fences shall be allowed in a Commercial District.~~

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## 11.7 LANDSCAPING

11.7.1 A landscaped strip of not less than 3.0 meters (10 ft.) in width throughout lying parallel and abutting the front site line shall be provided on every site.

11.7.2 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.

**11.7.3** Where a site abuts any Residential or Community Service District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 meters (10 ft.) in width throughout which shall not be used for any purpose except landscaping.

### 11.8 PARKING REQUIREMENTS

Strip malls or retail plazas	1 parking space for each 50 m <sup>2</sup> (538 ft <sup>2</sup> ) of floor area
Stores and offices	1 parking space for every 50 m <sup>2</sup> (538 ft <sup>2</sup> ) of gross floor area
Restaurants, other eating places	1 parking space for every 10 seats provided for patrons
Theatres, places of assembly	1 parking space for every 10 seats provided for patrons
Motels, motor hotels or hotels	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 <sup>2</sup> (807 ft <sup>2</sup> ) of building floor area

### 11.9 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 m<sup>2</sup>. Doors located in side yards shall not be used for delivery purposes.

Gross Floor Area	Minimum Number of Loading Spaces
93 m <sup>2</sup> to 1300 m <sup>2</sup>	1 space
1300 m <sup>2</sup> to 2800 m <sup>2</sup>	2 spaces
<2800 m <sup>2</sup>	2 spaces +1 space for each 5,600 m <sup>2</sup> (60,278 ft <sup>2</sup> )

### 11.10 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 m<sup>2</sup>;
- b. No sign shall be located in any manner that may jeopardize public safety;
- c. Temporary signs not exceeding 1.0 m<sup>2</sup> (10.7ft<sup>2</sup>) 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.

### 11.11 OUTSIDE STORAGE

**11.11.1** No outdoor storage shall be permitted in the required front yard of any commercial or industrial site.

**11.11.2** 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.

**11.11.3** 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.

### **11.12 SERVICE STATIONS**

**11.12.1** Where service stations occupy a corner site, only one access point shall be located on the flankage, located a minimum of 6.0 meters (20 ft.) from the intersection.

**11.12.2** Fuel pumps and other accessory equipment shall be located not less than 6.0 meters (20 ft.) from any street or site line.

**11.12.3** Service Stations shall locate underground storage tanks in accordance with *The Fire Protection and Prevention Act*.

**11.12.4** Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations.

**11.12.5** Access/egress points shall not be continuous along a street and shall be at least 10.0 meters (33 ft.) apart.

**11.12.6** 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.

### **11.13 STANDARDS FOR DISCRETIONARY USES**

**11.13.1** All discretionary uses shall following the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

**11.13.2** Specific Discretionary Use Evaluation Criteria for ***Rooming House:***

- a. A rooming house must be contained within a single-detached or semi-detached (both halves must be a rooming house) dwelling;
- b. A rooming house must contain a minimum of four (4) rooms, with the possibility of a dwelling unit;
- c. Sanitary facilities must be provided at a rate of minimum of one (1) for the first six (6) rooms and one (1) additional sanitary facilities for every six (6) rooms, or part thereof; and
- d. The development will be entirely consistent with the residential development on adjacent parcels.

**11.13.3** Specific Discretionary Use Evaluation Criteria for ***Shopping Centres, Strip Malls:***

- a. Strip malls, when permitted, must be primarily for pedestrian use and accessible to the public from both the street and from the development;
- b. Council will consider the appropriate separation to other uses that may be incompatible with shopping centre/strip mall retail and service activities;
- c. 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;

- d. Other criteria may include the street façade, main street entrance, windows along the street and the relaxation of on-site parking requirements; and
- e. If abutting a Residential District, a suitable buffer composed of tree planting or a hedge shall be provided.

**11.13.4 Specific Discretionary Use Evaluation Criteria for *Motor vehicle, recreational vehicle, and/or mobile home sales storage compound; Semi-trailer and container parking lots including sea containers:***

- a. The use shall be located where practical, in a non-highly area, and screened to avoid any adverse visual impact; and
- b. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

**11.13.5 Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes access to or from major streets or designated truck routes.**

**11.13.6 Specific Discretionary Use Evaluation Criteria for *Dwelling Units:***

- a. Dwelling Units are permitted as long as the principal use is undergoing;
- b. Dwelling units shall have a floor area smaller than or equal to the floor area in commercial use;
- c. Minimum floor area for each dwelling unit shall be 45 m<sup>2</sup> (484 ft<sup>2</sup>);
- d. All dwelling units shall have an entrance separate from that of the commercial establishment;
- e. Dwelling units shall be located above or at the rear and attached to the principal commercial use; and
- f. Accessory residential uses shall conform to the Provincial Public Health and Fire Regulations.

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