

SECTION 15 - HIGHWAY COMMERCIAL (C1) ZONE REGULATIONS

15.1 GENERAL USE REGULATIONS

15.1.1 Permitted Uses

No land shall be used or no building or structure shall be erected, altered or used in the Highway Commercial (C1) Zone except for the following purposes:

Antique Store;

Auction sales facilities;

Commercial greenhouses;

Drive-in theatre;

Garden supply centre;

Motel;

Motor vehicle service establishment with or without eating facilities;

Motor vehicle sales establishment;

Restaurant, Drive-in restaurant;

Retail Store;

One dwelling unit as an accessory use.

15.1.2	<u>Minimum Lot Area</u>	2000 m ²
15.1.3	<u>Minimum Lot Frontage</u>	30 m
15.1.4	<u>Maximum Lot Coverage</u>	30 %
15.1.5	<u>Maximum Building Height</u>	12 m
15.1.6	<u>Front Yard Depth</u>	10 m
15.1.7	<u>Side Yard Width</u>	
	Where the highway commercial zone abuts a residential zone:	6.0 m
	All other cases:	3.0 m
15.1.8	<u>Rear Yard Depth</u>	7.5 m

15.2 SPECIAL USE REGULATIONS

15.2.1 Dwelling as an Accessory Use

Notwithstanding any other provisions of this Section, where one dwelling unit is permitted as an accessory use, the minimum lot area shall be 950.0 m² over and above the minimum lot area requirements of the zone in which it is erected, and, in the case of a single unit dwelling the maximum building height shall be 9.0 metres, and the minimum floor area shall be 80.0 m².

15.3 EXCEPTIONS - Highway Commercial (C1) Zone

15.3.1

15.3.1.1 Defined Area

C1-1 as shown on Schedule "B", Map No. 1B

15.3.1.2 Permitted Uses

Truck terminal in addition to all other uses permitted in the C1 Zone.

15.3.1.3 Minimum Interior Side Yard Between Buildings

6.0 metres

15.3.1.4 Minimum Rear Yard Depth

1.0 metre

15.3.2

15.3.2.1 Defined Area

C1-2 as shown on Schedule "A", Map No. 55A

15.3.2.2 Permitted Uses

Motor vehicle service establishment without eating facilities;
Motor vehicle sales establishment;
Recreational vehicle sales and service establishment;
Service shop;
One dwelling unit as an accessory use.