

SECTION 12 - C2 Zone - Highway Commercial Zone

(1) SCOPE

The provisions of this Section shall apply in all Highway Commercial (C2) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

No person shall, within any C2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C2 uses, namely:

- (a) an accessory dwelling unit;
- (b) any automotive use;
- (c) agricultural and industrial equipment sales and service;
- (d) boat, recreation vehicle and trailer sales and service;
- (e) a building or construction contractor's yard;
- (f) an existing business or professional office;
- (g) any existing dwelling or dwelling unit;
- (h) a home occupation accessory to a permitted existing single dwelling;
- (i) a motel;
- (j) an existing personal service shop;
- (k) an existing shopping centre including retail stores, however the total retail square metres may not exceed the total square metres of the shopping centre as it exists at the date of passing of this By-Law;
- (l) a public use;
- (m) garden centres or nurseries;
- (n) a retail lumber and building supply yard;
- (o) a restaurant, including drive-in; fast food; take-out;
- (p) a refreshment room;
- (q) a retail store engaged in the sale of antiques, gifts, tourist shop, furniture, automotive supplies, farm produce, landscaping and garden supplies or domestic arts and crafts;
- (r) any existing retail store;
- (s) a service trade;
- (t) a variety store;
- (u) a veterinarian's clinic;
- (v) a recreational or entertainment facility.

(3) ZONE REQUIREMENTS

No person shall, within any C2 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (MINIMUM) - 1 000 m²
- (b) LOT FRONTAGE (MINIMUM) - 30 m
- (c) FRONT YARD DEPTH (MINIMUM) - 10 m

- (d) INTERIOR SIDE YARD WIDTH (MINIMUM) - 3 m
- (e) EXTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (f) REAR YARD DEPTH (MINIMUM) - 7 m
- (g) LOT COVERAGE (MAXIMUM) - 35%
- (h) LANDSCAPED OPEN SPACE (MINIMUM) - 25%
- (i) AN ACCESSORY DWELLING UNIT

A lot used for a permitted commercial use, other than an automotive use, may contain one accessory residential dwelling unit for the owner or operator of said commercial use, subject to the following regulations:

- (i) That the dwelling unit shall form part of the main building and shall be located on the ground floor to the rear of the commercial use or on the second or higher floors of the main building;
- (ii) That the dwelling unit shall be fully self-contained and have a minimum floor area in accordance with provisions of Section 3(5)(e) of this By-law;
- (iii) That the dwelling unit shall have direct means of access to a public street by means of stairs or halls;
- (iv) That only one accessory dwelling unit is permitted per lot; and
- (v) That the requirements of Section 3(5), and any other applicable regulations of this By-law, shall be complied with.

(4) SPECIAL PROVISIONS

(a) C2-1 (SERVICE CENTRE)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-1 on Schedule 'A' hereto, the following special provisions shall apply:

- (i) **Uses Permitted Restricted To**
 - automobile service station;
 - restaurant;
 - picnic area.

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(b) **C2-2**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-2 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a single detached dwelling
- a semi-detached dwelling
- a duplex dwelling
- a rooming house or boarding house
- a commercial establishment where goods are sold or services rendered to the local trade only
- a hotel or motel
- a repair garage or service station
- light fabricating, assembly or manufacturing
- professional office
- funeral home
- inside storage or warehousing

By-law
18/89

(c) **C2-3**

Notwithstanding Section 12(2) of By-law 19/85, within any area designated C2-3 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- an art gallery;
- conference or meeting facility;
- a personal service shop;
- professional office;
- a public office;
- garden centres or nurseries
- log cabin/model home display;
- a restaurant;
- miniature golf;
- a refreshment room;
- a retail store engaged in the sale of gifts, antiques, tourist shop, furniture, home and garden or landscaping improvement supplies, farm produce, or domestic arts and crafts;
- model railway;
- a specialty food store;
- a variety store;
- outdoor activity area;
- a recreational or entertainment facility;

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(d) **C2-4 (GAS BAR)**

Notwithstanding any provisions of this By-law to the contrary, the land zoned C2-4 may only be used for a gas bar, convenience store and accessory uses, buildings and structures subject to the applicable regulations of this By-law.

(e) **C2-5 (Automotive Sales and Service)**

Notwithstanding subsection 12(2) or any other provisions of this By-law to the contrary, the land zoned **C2-5** on Schedule 'A' may only be used for the following uses subject to the applicable regulations of this By-law and the following special provisions:

(i) **Uses Permitted Restricted To:**

- an automobile sales and service establishment including auto body repair and outdoor display of vehicles for sale or lease.
- uses, buildings and structures accessory to the above main use.

(ii) **Zone Requirements**

The applicable provisions of this By-law, including Section 12.3, shall apply to the subject land together with the following special regulations:

- **Maximum Floor Area** The maximum floor area for the main building shall be 300 sq. metres (3,300 sq. ft.).
- **Planting Strip** A planting strip of not less than 7 metres (23 ft.) in width shall be provided along the entire frontage of the property save and except the location of a driveway not exceeding 6 metres (20 ft.) in width.
- **Outdoor Storage** An outdoor storage area, in accordance with the provisions of subsection 3(15) of this By-law, may be permitted within the zoned area. This area may be used for the storage of vehicles, material or equipment, but does not include the storage of tires, batteries, gasoline, engine oil and other hazardous fluids or chemicals.

Outdoor Display Area An area to display vehicles for sale or lease is permitted between the front lot line and the front wall of the main building. The outdoor display area shall not exceed 10% of the total zoned area nor obstruct any required parking area or loading area on the property.
- All other applicable regulations of the Zoning By-law shall be maintained.

(d) **C2-6 (Golf Driving Range)**

Notwithstanding subsection 12(2) or any other provisions of this By-law to the contrary, the land zoned **C2-6** on Schedule 'A' may only be used for the following uses subject to the applicable regulations of this By-law and the following special provisions:

(i) **Uses Permitted Restricted To:**

- a golf driving range
- club house
- 18-hole miniature golf facility
- pitching & putting greens
- buildings, structures and uses accessory to the above uses.

(ii) **Zone Requirements**

The applicable provisions of this By-law, including Section 12.3, shall apply to the subject land together with the following special regulations:

- **Club House** The maximum floor area for the club house building shall be 232 sq. metres (2,500 sq. ft.). For the purposes of the C2-6 Zone, a club house is defined as a "Refreshment Room" pursuant to Section 2 of By-law 19/85. The club house may include an outdoor patio with a maximum floor area of 56 square metres (600 sq. ft.).
- **Parking** Off-street parking shall be provided in accordance with the provisions of subsection 3(16) of By-law 19/85.
- **Outdoor Storage** All outdoor storage of equipment or material shall be contained within a fenced and screened storage area and shall not be visible from any public road or adjacent lot.
- **All other applicable regulations of the Zoning By-law shall be maintained.**