

SECTION 16 HIGHWAY COMMERCIAL (C3) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Highway Commercial (C3) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any C3 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C3 uses, namely

- (a) an assembly hall;
- (b) an automotive use;
- (c) an automotive sales and service establishment;
- (d) a brewing on premises establishment;
- (e) a bulk sales establishment;
- (f) a business office;
- (g) a clinic;
- (h) a convenience store;
- (i) a drive-through facility;
- (j) a dry cleaning and laundry depot;
- (k) a dwelling unit on a second floor accessory to a permitted C3 use;
- (l) a funeral home;
- (m) a hotel or motel;
- (n) a merchandise service shop;
- (o) a nursery and garden store;
- (p) open storage;
- (q) a parking area;
- (r) a place of entertainment;
- (s) a place of worship;
- (t) a public use;
- (u) a restaurant;
- (v) a retail lumber and building supply yard;
- (w) a service shop;
- (x) a small repair and rental establishment;
- (y) a tavern;
- (z) a video rental establishment.

(3) ZONE REQUIREMENTS

No person shall within any C3 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions

- | | | |
|-----|---|---------------------|
| (a) | LOT AREA (MINIMUM) | |
| | (i) Automobile Use | 1100 m ² |
| | including an automotive sales and service establishment | |
| | (ii) Motels, Hotels | 700 m ² |
| | plus an additional 45 m ² for each guest room in excess of 4 | |
| | (iii) Other Uses | 450 m ² |
| (b) | LOT FRONTAGE (MINIMUM) | |
| | (i) Automobile Use | 35 m |
| | including an automotive sales and service establishment | |
| | (ii) Motels, Hotels | 20 m |
| | (iii) Other Uses | 12 m |
| (c) | FRONT YARD DEPTH (MINIMUM) | |
| | (i) Automobile Use | 15 m |
| | including an automotive sales and service establishment | |
| | (ii) Other Uses | 7.0 m |
| (d) | INTERIOR SIDE YARD WIDTH (MINIMUM) | 7.0 m |
| | provided that where the interior side lot line abuts a Residential Zone, the minimum interior side yard width shall be 10 metres. | |
| (e) | EXTERIOR SIDE YARD WIDTH (MINIMUM) | |
| | (i) Automobile Use | 15 m |
| | including an automotive sales and service establishment | |
| | (ii) Other Uses | 7.0 m |
| (f) | REAR YARD DEPTH (MINIMUM) | 7.0 m |
| (g) | LOT COVERAGE (MAXIMUM) | |
| | (i) Automobile Use | 30% |
| | including an automotive sales and service establishment | |
| | (ii) Other Uses | 50% |

- (h) **LANDSCAPED OPEN SPACE (MINIMUM)**
- (i) Automobile Use 5%
including an automotive sales and service establishment
- (ii) Other Uses 10%
- (i) **DWELLING UNIT AREA (MINIMUM)** 55 m²
- (j) **DWELLING UNITS PER LOT (MAXIMUM)** 1 only
but not accessory to an automotive service station or automotive sales and service establishment and must be on the second floor of a building (or higher).
- (k) **HEIGHT (MAXIMUM)** 7.5 m
- (l) **AUTOMOTIVE USE PUMP LOCATION**
Notwithstanding any other provisions of this By-Law to the contrary, a pump island together with canopy and kiosk may be located within any front yard or exterior side yard provided:
- (i) the minimum distance between any portion of the pump island and any lot line shall be 5.0 metres; and
Where the lot is a corner lot, no portion of any pump island shall be located
- (ii) closer than 3.0 metres to a straight line between a point in the front lot line and a point in the exterior side lot line, each such point being distant 12.0 metres from the intersection of such lines
- (m) Accessory Uses, Parking, etc. in accordance with the provisions of Section 3 hereof.

(4) SPECIAL PROVISIONS

- (a)