

SECTION 19 - HIGHWAY/SERVICE COMMERCIAL "C4" ZONE

19.1 GENERAL PROHIBITION

Within a Highway/Service Commercial "C4" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

19.2 USES PERMITTED

Automobile sales or rental establishment
 Automobile service station
 Commercial garage
 Construction or building supply yard
 Convenience store
 Craft, gift, or antique shop
 Custom workshop
 Dwelling unit, Accessory, except where in a commercial garage or motor vehicle station
 Farm implement or heavy equipment sales outlet
 Garden Centre
 Hotel
 Laundromat
 Marine Sales and Service Establishment
 Motel
 Nursery
 Personal service shop
 Place of entertainment
 Restaurant
 Service repair shop

19.3 ZONE REGULATIONS

19.3.1	<u>Minimum Lot Area</u>	4000 square metres
19.3.2	<u>Minimum Lot Frontage</u>	45 metres

19.3.3 Minimum Required Yards

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| (i) | Front | 9 metres |
| (ii) | Rear | 10 metres |
| (iii) | Exterior Side | 5 metres |
| (iv) | Interior Side | 1.5 metres |

19.3.4 Maximum Building Height 11 metres19.3.5 Minimum Lot Depth 75 metres19.3.6 Provisions

- (a) The parking of cars or the siting of a parking area shall not be permitted in any yard in a Highway/Service Commercial "C4" Zone which abuts a Residential Zone without the provision of a planting strip in accordance with the regulations of Section 4.21.
- (b) Outside storage areas shall be screened from the surrounding area by a wall, a fence and landscaping, or other barrier, or a combination thereof being a minimum of 2.0 metres in height and so designed as to obscure the stored materials from public view.
- (c) No outside storage shall be permitted within 30 metres of any Provincial Highway.

19.3.7 Automobile Service Station, and Service Repair Shops

Notwithstanding any provisions of Section 19.3, where any land, building or structure is altered, erected or used for an automobile service station or a commercial garage or a service repair shop, the following provisions shall apply:

- (a) Gasoline pump islands shall not be located within 5.0 metres of any street line, 6.0 metres of any interior lot line or 15.0 metres of the intersection of any two streets.
- (b) Access ramps shall not exceed 8.0 metres in width or be located within 10.0 metres of any other access ramp, within 15.0 metres of the intersection of two streets or within 3.0 metres of any interior lot line.
- (c) The minimum interior approach angle of an access ramp to a street line shall be sixty (60) degrees and the maximum interior approach angle shall be ninety (90) degrees.

- (d) All petroleum products shall be stored, handled and dispensed in accordance with the provisions of The Gasoline Handling Act, R.S.O. 1990 as amended, and any regulations made thereunder.

19.3.8 Special Setbacks Adjacent to Provincial and County Highways

Where a C4 Zone abuts a Provincial or County Road, the front yard setback shall be 20 metres

19.4 ZONE EXCEPTIONS

19.4.1 C4-1 Zone

Notwithstanding the *provisions* of Section 19.2, for those lands zoned “C4-1” the following shall be the uses permitted:

Accessory Dwelling Unit
Restaurant and tavern
Motel (Maximum 24 units)

19.4.2 C4-2 Zone

Notwithstanding the permitted uses of Subsection 19.2 for those lands zoned C4-2 the following additional uses shall also be permitted:

Convenience Store

19.4.3 C4-3 Zone

Notwithstanding the provisions of Subsections 4.18.1(b) “Outside Display and Sale of Goods”, 19.2 “Uses Permitted”, 19.3.1 “Minimum Lot Area”, 19.3.2 “Minimum Lot Frontage”, and 19.3.3 “Minimum Required Yards, Rear” as it relates to the rear yard, the following provisions apply:

- (a) Uses Permitted:
- Accessory dwelling unit
 - Craft, gift or antique shop
 - Custom workshop
 - Farm implement or heavy equipment sales outlet
 - Garden centre and nursery
 - Marine sales and service establishment
 - Single detached dwelling
- (b) Minimum Lot Area 9,000 sq. m

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| (c) Minimum Lot Frontage | 140 m |
| (d) Minimum Required Rear Yard: | 9 m |
| (e) Maximum Commercial Building Gross Floor Area | 280 square metres |
| (f) Maximum Display Area | 1,210 square metres |

19.4.4 C4-4 Zone

Notwithstanding the provisions of Subsection 19.2 “Uses Permitted”, and notwithstanding and the provisions of Subsection 19.3.1 “Minimum Lot Area” and 19.3.2 “Minimum Lot Frontage” and in addition to the provisions of Subsection 19.3, the following provisions apply:

- (a) Uses Permitted:
- Construction and building supply yard
 - Craft, gift or antique shop
 - Custom workshop
 - Garden centre
 - Marine sales and service establishment
 - Nursery
 - Restaurant
 - Retail Store
- (b) Minimum Lot Area 5.6 hectares
- (c) Minimum Lot Frontage 135 metres
- (d) A planting strip shall be required abutting a residential use.

19.4.5 C4-5 Zone

Notwithstanding the provisions of Subsection 4.18.1(b) “Outside Display and Sale of Goods” regarding the ratio of the building to outside display; Subsection 19.2 “Uses Permitted”; Subsection 19.3.1 “Minimum Lot Area” and 19.3.2 “Minimum Lot Frontage” and in addition to the provisions of Subsection 19.3, the following provisions apply:

- (a) Uses Permitted:
- Construction and building supply yard
 - Craft, gift or antique shop
 - Custom workshop
 - Garden centre and nursery
 - Marine sales and service establishment
 - Restaurant including a drive-through or take out restaurant
 - Retail store
- (b) Minimum Lot Area 5.6 hectares
- (c) Minimum Lot Frontage 135 metres

- (d) A planting strip shall be required abutting a residential use.

- (e) Subsection 4.18.1(b), in regard to ratio of floor area of the building to outside display, shall not apply to the display of garden centre and nursery or construction and building supply yard items.