

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

- | | | |
|-------|---------------|------------|
| (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.

19.4 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
- (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.

19.4.6 C4-6 Zone

Notwithstanding the uses permitted in Subsection 19.2 and the zone regulations of Subsection 19.3 as it relates to the look-out tower/lighthouse and notwithstanding parking requirements of Section 5.3 for all uses except a hotel or motel, the following provisions apply:

1. Uses Permitted:

- Automobile service station
- Building supply centre
- Business and professional office
- Clinic
- Commercial garage
- Commercial school
- Convenience store
- Club
- Custom workshop
- Day nursery
- Equipment rental
- Fitness or sports centre
- Financial Institution
- Funeral Home
- Garden Centre
- Gas bar
- Hotel
- Marine sales and service
- Motel
- Place of entertainment
- Personal service shop
- Public use
- Recreation vehicle sales
- Restaurant
- Service repair shop
- Tavern
- Theatre
- Veterinary establishment

2. Zone Regulations:

- | | | |
|-----|---|---------|
| (a) | Maximum number of look-out tower/lighthouse | One (1) |
| (b) | Maximum building height for a look-out tower/lighthouse | 21.25 m |

- (c) A planting strip, in accordance with the provisions of this By-law shall be required along the lot line abutting a residential zone.
- (d) One parking space per 21 sq.m. of gross floor area shall be provided.
- (e) Convenience store shall be defined as a retail store, not exceeding 120 square metres in gross floor area, in which a variety of at least four of the following product categories, one of which shall include food, are offered for sale, and no one product category can take up more than 40% of the floor area dedicated to sales: food items such as milk, bread, packaged meat and cheese, canned and bottled goods, soft drinks, ice cream, snacks and candy; entertainment items such as magazines, books, CD's, DVD, games; toiletries such as shampoo, shaving cream, ASA, tissue products; gifts; housewares; and, tobacco products.

19.4.7 C4-7 Zone

In addition to the permitted uses of Subsection 19.2 for those lands zoned C4-7, retail store shall also be permitted.