

C3 Commercial - Highway

PURPOSE: To provide for commercial uses adjacent to a major thoroughfare which require large areas for parking and display of merchandise and caters to the traveling public and large retailers.

PERMITTED USES:	DISCRETIONARY USES:
Automotive Sales and Service	Accessory Building/Structure
Establishment (Eating & Drinking)	Animal Services
Establishment (Entertainment)	Bus Depot
Gas Station	Car Wash
Hotel/Motel	Communications Tower
Office	Funeral Home
Retail (General)	Government Services
Utilities	Industrial (Light)
	Industrial (Logistics)
	Park
	Recreation (Indoor)
	Retail (Outdoor)
	Retail (Restricted)
	Retail (Large)
	Shipping Container

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width adjacent to a service road	15.0 m (49.2 ft)
Parcel Width without a Service Road	46.0 m (150.9 ft)

MAXIMUM BUILDING HEIGHT: 15.0 m (49.2 ft).

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
9.0 m (29.5 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)

ACCESSORY BUILDINGS:

- a) Cannot be located in front yard.
- b) Maximum number per site: 2.
- c) Maximum site coverage: 10%.
- d) Minimum side and rear setback: 3.05m (10ft).
- e) If an opening for a door or doors in an accessory building is 2.44m (8ft) or wider, the wall with the opening shall be setback a minimum of 6.10m (20ft) from any property line.
- f) Minimum distance from principal building: 3.05m (10ft).
- g) Maximum height: 7.62m (25ft).
- h) The exterior finish must be approved by the development authority.

FENCES:

Front Yard	Side Yard	Rear Yard
0.91 m (3ft)	2.44m (8ft)	2.44m (8ft)

FENCE CONSTRUCTION:

- a) Front yard fences are to be decorative in nature and approved by the Development Authority
- b) Side and rear yard fences are to be constructed out of material as approved by the Development Authority.

ADDITIONAL REQUIREMENTS:

- a) Building setbacks shall allow for the planned widening of streets and/or provision of service roads providing there is a road widening plan adopted by Council.
- b) All outdoor storage shall be screened.
- c) All outdoor display shall be screened from Residential Districts.
- d) No storage is permitted in the front yard.

EXCEPTIONS:

- a) Office is a Discretionary Use only on Lots 1-3 Block 72 Plan 5721 AD.