

Section 12 HIGHWAY COMMERCIAL (C3) ZONE

12.1 Highway Commercial Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Highway Commercial (C3) Zone except in accordance with the following provisions.

12.2 Permitted Main Uses

1. Ambulance Facility
2. Antique Store
3. Animal Hospital
4. Auto Body Shop
5. Auto Repair Garage
6. Automotive Sales Establishment
7. Automotive Service Station
8. Automotive Washing Establishment
9. Building Supply Store
10. Car Rental Agency
11. Commercial Greenhouse, Nursery or Garden Centre
12. Commercial Parking Lot
13. Construction Yard or Contractor's Yard
14. Custom Workshop
15. Drive-through Facility
16. Dry Cleaning Distribution Station
17. Entertainment Establishment
18. Equipment Rental Establishment
19. Equipment Sales, Service and Repair Establishment
20. Equipment and Vehicle Storage Yard
21. Flea Market
22. Gas Bar
23. Hotel
24. Motel
25. Printing and Publishing Establishment
26. Public Authority Use or Public Utility subject to **Section 4.31**
27. Recreational Commercial Establishment
28. Recreational Vehicle Sales and Storage
29. Recreational Vehicle Repair Garage
30. Restaurant
31. Self-storage Facility
32. Service Outlet or Shop
33. Tavern
34. Tourist Establishment

- 35. Video Rental Outlet
- 36. Wholesale Establishment

12.3 Permitted Accessory Uses, Buildings and Structures

- 1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
- 2. Accessory Dwelling Unit in a Motel
- 3. Open Storage Area
- 4. Outdoor Display Area

12.4 Zone Requirements

The zone requirements for permitted uses in the C3 Zone shall be as set out in Table 12.4.

Table 12.4 – C3 Zone Requirements	
All Uses	
Minimum Lot Area	2,500 m ² [26,911 ft. ²] for a hotel, motel or tourist establishment, or 1,500 m ² [16,146.3 ft. ²] for all other uses
Minimum Lot Frontage	45 m [147.6 ft.]
Minimum Yard Requirements – Main Building	
Front Yard or Exterior Side Yard	18 m [59 ft.]
Interior Side Yard	7.5 m [24.6 ft.] or 10.5 m [32.8 ft.] where the lot abuts a residential use
Rear Yard	7.5 m [24.6 ft.] or 10 m [34.4 ft.] where the lot abuts a residential use
Minimum Yard Requirements – Accessory Building (see also Section 4.1)	
Interior Side Yard or Rear Yard	3 m [9.84 ft.]
Maximum Height Requirements	
Main Building	10 m [32.8 ft.]
Accessory Building	5 m [16.4 ft.]
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)	
Main Building	45%

Table 12.4 – C3 Zone Requirements	
	All Uses
Accessory Building	5%
Minimum Separation Distance Between Buildings Requirements	
Main Building and any Accessory Building	3 m [9.84 ft.] or 10 m [32.8 ft.] between a hotel, motel, tourist establishment and any accessory building
Occupancy	
Maximum number of dwelling units per lot	1 for hotel, motel or tourist establishment only

12.5 Additional Provisions

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

12.6 Zone Exceptions