

Section 128 C-3 Highway Commercial

(1) General Purpose of District

This land use district is generally intended to provide for a range of commercial uses to serve the traveling and local public using Highway 16.

(2) Listed Uses

Permitted Uses

Car wash establishment
Convenience retail store
Gas bar and service station
Hotel ([Bylaw 2263](#))
Laundromat
Major eating or drinking establishment
Minor eating or drinking establishment
Motel ([Bylaw 2263](#))
Personal service establishment ([Bylaw 2235](#))
Sign, except billboard
Souvenir shop
Travel information centre

Discretionary Uses

Accessory use or building
Billboard
Bulk fuel storage and distribution
Bus depot
Cannabis counselling business ([Bylaw 2225](#))
Cannabis store ([Bylaw 2225](#))
Drive-through business
Equipment sales, service, and rental
Excavation, stripping, or grading ([Bylaw 2270](#))
Maintenance yard existing at the time this Bylaw came into effect
Medical clinic ([Bylaw 2239](#))
Mobile home sales and service
Motor vehicle and recreational equipment sales, service, and rentals
Public or quasi-public use
Public utility building
Public utility
Recreational establishment
Regional business office
Retail establishment with retail floor space, (public access, sales and display area), not exceeding 190.0m² in accordance with the Municipal Development Plan and Section 128(1) of this Bylaw

Single family dwelling or modular home, in existence at the time of the passage of this Bylaw

Surveillance suite

Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(3) Minimum Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Width:

Shall be no less than 15.0m.

(b) Depth:

Shall be no less than 30.0m.

(c) Area:

Shall be the product of the minimum parcel width and depth. The minimum parcel area may be reduced at the discretion of the Development Authority who shall take into account the general purpose and intent of this land use district, the location and setbacks of adjacent land uses and buildings, the safe and efficient movement of pedestrians and motor vehicles and the landscaping, parking and loading requirements of this Bylaw.

(4) Parcel Coverage

Unless specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw, all developments shall not exceed 0.5 times the parcel area provided that provision has been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority.

(5) Minimum Setback Requirements

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Front Yard:

i) The minimum front yard setback shall be no less than 6.0m. These standards may be varied by the Development Officer with respect to corner parcels, where the Development Officer shall take into account the location and setbacks of existing adjacent buildings.

(Bylaw 2170)

- ii) There shall be no parking, loading, storage, or any other similar use permitted within 1.5m of the front yard parcel boundary.
 - (b) Side Yard:
The minimum side yard shall be no less than 3.0m.
 - (c) Rear Yard:
The minimum rear yard shall be 6.0m, or as required by the Development Authority in order to provide adequate off-street parking, storage, internal traffic circulation and landscaping.
- (6) Building Height
- No building shall exceed three (3) storeys above average grade. This requirement does not apply to building façade or other design features of a building not forming part of the useable or functional floor space of the building.
- (7) Other Provisions
- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
 - (b) General Parcel Provisions: refer to Part VI of this Bylaw.
 - (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
 - (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
 - (e) Sign Regulations: refer to Part IX of this Bylaw.