



Part II
Section 4 – Highway Commercial (C1) Zone

4.15 Highway Commercial (C1) Zone

4.15.1 Permitted Uses

No person shall, within any Highway Commercial (C1) Zone, use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions.

4.15.1.1 Residential Uses

- a) a single detached dwelling or a dwelling unit in a portion of a non-residential building shall only be permitted where such dwelling is ancillary to a permitted non-residential use and is occupied by the owner, caretaker, watchman or other similar persons, as are employed on the lot on which such dwelling unit is located.

4.15.1.2 Non-Residential Uses

- a) all terrain vehicle service and sales establishment;
- b) animal shelter;
- c) assembly hall;
- d) auction barn;
- e) auction room;
- f) building supply outlet including the outside storage and display of goods and materials;
- g) business, professional or administrative offices, provided such use is accessory and incidental to a permitted non-residential use on the same lot;
- h) commercial club;
- i) craft shop;
- j) custom copy centre;
- k) custom workshop;
- l) drive-through facility;
- m) dry-cleaners distribution station;
- n) equipment sales and rental, light;
- o) existing car wash;
- p) farm produce retail outlet;
- q) farm implement and equipment sales and service establishment;



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- r) flea market;
- s) garden center;
- t) greenhouse, commercial;
- u) hotel;
- v) liquor licensed premises;
- w) marine sales and service establishment;
- x) miniature golf course;
- y) motel;
- z) motor vehicle body shop, motor vehicle dealership, a motor vehicle gasoline bar, a motor vehicle repair garage, or a motor vehicle service centre in accordance with the provisions of Section 4.15.5 hereof;
- aa) motorized snow vehicle sales and service establishment;
- bb) outside display and storage of goods and materials where such use is accessory and incidental to a permitted non-residential use, on the same lot, specified hereunder and in accordance with the provisions of Section 4.15.6 hereof;
- cc) place of entertainment;
- dd) private club;
- ee) public use or utility in accordance with the provisions of Section 3.38, of this By-law;
- ff) recreational vehicle and recreational trailer sales and service establishment;
- gg) restaurant, including fast food and/or take-out restaurants;
- hh) retail commercial establishment, provided such use is accessory and incidental to a permitted non-residential use, on the same lot, as specified herein;
- ii) existing self storage facility;
- jj) service shop;
- kk) shopping centre;
- ll) supermarket;
- mm) veterinary clinic;
- nn) vocational training facility.



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4.15.1.3 Accessory Uses

Uses, buildings and structures accessory to any of the foregoing permitted non-residential uses set forth under Subsections 4.15.1.1 and 4.15.1.2 hereof and in accordance with the provisions of Section 3.1 of this By-law.

4.15.2 Exceptions

Any exceptions referred to in Schedule "B" applicable to the land building or structure.

4.15.3 Zone Regulations for Residential Uses

4.15.3.1 Single Detached Dwelling

i) Building Height (Maximum)	10 m
ii) Front Yard (Minimum)	15 m
iii) Exterior Side Yard (Minimum)	15 m
iv) Interior Side Yard (Minimum)	6 m
v) Rear Yard (Minimum)	15 m
vi) Dwelling Unit Area (Minimum)	110 sq. m
vii) Minimum Setback From Street Centreline (County Road)	28 m
viii) Minimum Setback From Street Centreline (Township Road)	25 m
ix) Dwellings Per Lot (Maximum)	one

4.15.3.1.1 Spatial Separation Requirements

Where a single detached dwelling is erected or any building or structure is altered or used for the purpose of a single detached dwelling on a lot in a Highway Commercial (C1) Zone in conjunction with a permitted non-residential use, such single detached dwelling shall not be erected, nor shall any building be altered or used for the purpose of a single detached dwelling, within 10 m of the permitted non-residential use.

4.15.3.2 Dwelling Unit in Portion of Non-Residential Building

A maximum of one dwelling unit is permitted in a portion of a non-residential building permitted within the Highway Commercial (C1) Zone in accordance with the requirements of the non-residential building or structure, except that in no case shall a dwelling unit be permitted within a motor vehicle body shop, a motor vehicle repair garage or a motor vehicle service centre.



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i)	Dwelling Unit Area (Minimum)	
	One Bedroom Dwelling Unit	56 sq. m
	Two Bedroom Dwelling Unit	70 sq. m
	Three Bedroom Dwelling Unit	84 sq. m

4.15.4 Regulations for Non-Residential Uses Excluding Retail Gasoline Establishments

i)	Lot Area (Minimum)	3,000 sq. m
ii)	Lot Frontage (Minimum)	45 m
iii)	Building Height (Maximum)	10 m
iv)	Front Yard (Minimum)	15 m
v)	Exterior Side Yard (Minimum)	15 m
vi)	Rear Yard (Minimum)	12 m
vii)	Maximum Lot Coverage (all buildings and structures)	50%
viii)	Minimum Setback From Street Centreline (County Road)	28 m
ix)	Minimum Setback From Street Centreline (Township Road)	25 m
x)	Landscaped Open Space (Minimum)	10%

4.15.4.1 Interior Side Yard

Minimum interior side yard requirement shall be 6 m except where the interior side lot line abuts any Residential Zone, in which case the minimum interior side yard width shall be 12 m.

4.15.5 Regulations for Retail Gasoline Establishments

i)	Lot Area (Minimum)	3,700 sq. m
ii)	Lot Frontage (Minimum)	50 m
iii)	Building Height (Maximum)	10 m
iv)	Front Yard (Minimum)	15 m
v)	Exterior Side Yard (Minimum)	15 m
vi)	Rear Yard (Minimum)	15 m
vii)	Maximum Lot Coverage (all buildings and structures)	50%



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viii)	Minimum Setback From Street Centreline (County Road)	28 m
ix)	Minimum Setback From Street Centreline (Township Road)	25 m
x)	Landscaped Open Space (Minimum)	10%

4.15.5.1 Interior Side Yard

Minimum interior side yard width shall be 6 m except where the interior side lot line abuts any Residential Zone, in which case the minimum interior side yard width shall be 12 m.

4.15.5.2 Minimum Lot Depth Requirement

Minimum lot depth requirement shall be 30 m except where the lot is a corner lot in which case the minimum lot depth requirement shall be 36 m.

4.15.5.3 Gasoline Pump Location

Notwithstanding any other provision of this By-law to the contrary, a gasoline pump island or gasoline pumps, as part of or as accessory to a motor vehicle dealership, a motor vehicle gasoline bar, a motor vehicle repair garage, or motor vehicle service centre, may be located within any yard provided:

- a) that the minimum distance between any portion of the pump island or gasoline pumps and any street line or any rear or interior side lot line is not less than 5 m; and
- b) that where a lot is a corner lot, no portion of any pump island or gasoline pumps shall be located closer than 3 m to a straight line between a point in the front lot line and a point in the exterior side lot line, such points being distant 15 m from the intersection of such lines.

4.15.5.4 Entrance Regulations

Notwithstanding any other provision set forth in this By-law to the contrary, ingress and egress driveways associated with a motor vehicle dealership, a motor vehicle gasoline bar, a motor vehicle repair garage or motor vehicle service centre, where gasoline is offered or kept for sale at retail, shall be established in accordance with the provisions of Section 3.19 of this By-law.

4.15.6 Zone Regulations for Outside Display And Storage

No portion of any lands zoned within the Highway Commercial (C1) Zone shall be used for the outside display and sale of goods and materials except in accordance with the following provisions, namely:

- a) that such outside display and/or storage not be located closer than 8 m to the front



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lot line;

- b) that such outside storage not be located closer than 2 m to an interior side or rear lot line where the lot line abuts a lot zoned for commercial purposes or 6 m of an interior side or rear lot line where the lot line abuts a lot zoned for other than commercial purposes;
- c) that such outside display and/or storage does not cover in excess of 30% of the total lot area; and,
- d) that any portion of a lot used for the outside display and/or storage of goods or materials is screened from adjacent residential uses adjoining the lot by buildings or is enclosed by shrub planting in conjunction with a planting strip as may be required under this By-law, or, is enclosed within a closed wooden fence extending at least 1.8 m in height from the finished grade.

4.15.7 Planting Strip Requirements

Where the interior side or rear lot line of a lot within a Highway Commercial (C1) Zone abuts any Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 3.35 hereinafter set forth in this By-law.

4.15.8 High Water Mark – Setback Provisions

Notwithstanding the minimum yard setback provisions as set forth under Sections 4.15.3, 4.15.4 and 4.15.5 herein to the contrary, all provisions of Section 3.15, High Water Mark – Setback Provisions, of this By-law to the use of any land, building or structure permitted within the Highway Commercial (C1) Zone shall apply and be complied with.

4.15.9 General Zone Provisions

All provisions of Section 3, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Highway Commercial (C1) Zone shall apply and be complied with.



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4.15.10 Holding Provisions

By-law No.	Zone	Conditions	Removal of "H"	
			By-law No.	Date
2008-053	C1-H	The Applicant has entered into a Site Plan Agreement to the satisfaction of the Township		



Schedule B Site Specific Exception Zones

- 322 (RU-322) Notwithstanding the provisions of the Rural (RU) Zone to the contrary, in the RU-322 Zone, the minimum lot area shall be 17 ha
- 323 (C2-323) Notwithstanding the provisions of the Local Commercial (C2) Zone to the contrary, in the C2-323 Zone, a Communications Tower and accessory buildings shall be permitted. No lot frontage shall be required and the minimum front yard, side yard and rear yard setbacks shall be 3 m
- Consolidation Note: Refers to lands in Part of Lot 6, Concession ECR, Zoned C4-323. Reference By-Law 1996-36.
- 324 (RR-324) Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, in the RR-324 Zone, the operation of a computerized design sign business shall be permitted as a home occupation, where open storage and work conducted outside of the dwelling unit is prohibited.
- 325 (C1-325) Notwithstanding the provisions of the Highway Commercial (C1) Zone to the contrary, in the C1-325 Zone, one Chip Wagon shall be permitted to operate on the property.
- 326 (A-326) Notwithstanding the provisions of the Agricultural (A) Zone to the contrary, in the A-326 Zone the minimum lot area shall be 13.8 ha
- 327 (C2-327) Notwithstanding the provisions of the Local Commercial (C2) Zone to the contrary, in the C2-327 Zone, no lot frontage will be required. This land may only be used for rental cabins and cottages.
- 328 "Reserved"
- 329 (RU-329) Notwithstanding the provisions of the Rural (RU) Zone to the contrary, in the RU-329 Zone, the following provisions shall apply:
- a) Permitted Uses
 - i) One single detached dwelling and uses, buildings and structures accessory thereto.