7.18 C-9 ZONE – Highway Commercial

Intent: To provide a zone to accommodate and regulate highway-oriented commercial development and compatible accessory uses to support the needs of the community.

Uses Permitted

Principal Uses

1. Care facility, minor
2. Convenience store
3. Eating establishment
4. Education facility
5. Entertainment use
6. Financial institution
7. Freight terminal
8. Gas station
9. General services
10. Liquor sales, primary
11. Liquor store
12. Office
13. Parking facility
14. Personal service use
15. Public building or facility
16. Recreation facility
17. Retail store, excluding adult entertainment

Prohibited Uses

1. Arcades
2. Outdoor storage

Lot Area

2. The minimum lot area is 0.8ha. (1.98ac).

Lot Dimensions

3. The minimum lot dimensions on subdivision are:

<table>
<thead>
<tr>
<th>Width</th>
<th>30.0m (98.5ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth</td>
<td>40.0m (131.2ft)</td>
</tr>
</tbody>
</table>

Density

4. The maximum Floor Area Ratio (FAR) shall be 0.50.
5. The maximum gross floor area of each permitted use shall be 1500m\(^2\) (16,146.4ft\(^2\)).

Lot Coverage

6. Maximum lot coverage is 50%.

Setback Requirements

7. Minimum setback requirements for all buildings and structures:
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<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Front yard</td>
<td>7.5m (24.6ft)</td>
</tr>
<tr>
<td>Rear yard</td>
<td>7.5m (24.6ft)</td>
</tr>
<tr>
<td>Interior Side yard</td>
<td>7.5m (24.6ft)</td>
</tr>
<tr>
<td>Exterior Side yard</td>
<td>7.5m (24.6ft)</td>
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</tbody>
</table>

**Height**

.8 Maximum building heights are as follows:

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Principal building</td>
<td>13.0m (42.6ft)</td>
</tr>
<tr>
<td>Accessory buildings and</td>
<td>6.0m (19.7ft)</td>
</tr>
<tr>
<td>structures</td>
<td></td>
</tr>
</tbody>
</table>

**Landscaping Exceptions**

.9 Notwithstanding other provisions of this bylaw, whether or not there is an intervening lane between the lot and any abutting residential, P1 or P-2 zoned lot screening shall be provided as follows:

.1 A landscape screen at least 2.0m (6.5ft) high shall be provided along all lot lines separating the developed portion of the lot from any abutting residential, P-1 or P-2 zoned lot;

.2 If planting material does not provide screening to a minimum height of 2.0m (6.5ft) at the time of planting, a fence or privacy wall shall be used to satisfy the minimum screening requirement until such time as the plant material satisfies the minimum screening requirement.

.3 Material and landscaping shall provide year round screening.

**Other Regulations**

.10 Notwithstanding other provisions of this bylaw, the following regulations apply specifically to gas stations in this zone:

.1 Gas station pump islands, storage tanks and accessory structures shall be located not less than 4.5m (14.8ft) from any property line.

.2 Gas station pump islands shall be limited to three (3) with a maximum of six (6) pumps in total.

.3 All service equipment, other than normally located on a pump island, shall be entirely enclosed within a building.

.11 Outdoor storage and display of any goods, including machinery, equipment, vehicles or components thereof shall not be permitted.

.12 Child care centres shall be located on the lot such that the facility:

a. has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and

b. has direct access to an open space and play area on the subject lot.