

C-9 ZONE – Highway Commercial

7.20 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 .1 The following uses and no others shall be permitted in the C-9 Zone:

Principal Uses

- .1 Cannabis Processing, Micro**
- .2 Cannabis Processing, Standard**
- .3 Cannabis Testing & Research**
- .4 Care facility, minor
- .5 Convenience store
- .6 Eating establishment
- .7 Education facility
- .8 Entertainment use
- .9 Financial institution
- .10 Freight terminal
- .11 Gas station
- .12 General services
- .13 Liquor sales, primary
- .14 Liquor store
- .15 Medicinal Cannabis Dispensary**
- .16 Office
- .17 Parking facility
- .18 Personal service use
- .19 Public building or facility
- .20 Non-Medicinal Cannabis Store**
- .21 Recreation facility
- .22 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:

Width	30.0m (98.5ft)
Depth	40.0m (131.2ft)

C-9 ZONE – Highway Commercial

- Density**
- .4 The maximum Floor Area Ratio (FAR) shall be 0.50.
 - .5 The maximum gross floor area of each permitted use shall be 1500m² (16,146.4ft²).

- Lot Coverage**
- .6 Maximum lot coverage is 50%.

- Setback Requirements**
- .7 Minimum setback requirements for all buildings and structures:

Front yard	7.5m (24.6ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	7.5m (24.6ft)
Exterior Side yard	7.5m (24.6ft)

- Height**
- .8 Maximum building heights are as follows:

Principal building	13.0m (42.6ft)
Accessory buildings and structures	6.0m (19.7ft)

- 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.