

15.0 HIGHWAY/TOURIST COMMERCIAL (C4) ZONE

15.1 PURPOSE

The purpose of the C4 zone is to provide for a broad range of commercial and tourist uses providing goods and services for the traveling public.

15.2 PERMITTED USES

The following uses and no others are permitted in the C4 Zone:

1. *Commercial Lodging*;
2. *Campground*;
3. *Restaurant*;
4. *Drive-Through Restaurant*;
5. *Convenience Store*, limited to a maximum *Floor Area* of 150 m² per parcel, but only permitted if a *Retail Store* is absent from the parcel;
6. *Retail Store*, limited to a maximum *Floor Area* of 200 m² per parcel;
7. car washing facility;
8. Public Transportation Depot;
9. *Indoor Recreation Facility*;
10. tourist information facilities which may include a retail component;
11. office;

Site Specific

12. *Service Station*, permitted only on
 - Lots adjacent to or along frontage roads of Highway 5
 - Lot 33, Plan 16593, D.L. 7354, except Plan 32327
 - subject to the conditions as set out in Section 15.4.2.
- Retail Sales, Rentals and Repair of Tools and Small Equipment*, permitted only on
 - Lot 33, DL 7354, Plan 16953 except Plan 32327.
- Office, retail and Personal Service Establishment* permitted only on
 - Lot 16, Plan 16593, DL 5708 and that commercial lodging be excluded as a permitted use at this location.
- Single Family Dwelling as Principal Use* permitted only on
 - Lot 2, Plan 9569, DL 5708
- Liquor Store* permitted only on
 - Lot B, Plan PGP47219, DL 9778

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Accessory Uses

- 13. One *Dwelling Unit* in combination with a principal commercial *Use* – see Section 15.4.1
- 14. Accessory Building;
- 15. Employee Housing.

15.3 REGULATIONS

On a parcel located in an area Zoned as C4, no *Building* or *Structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
1. Minimum <i>Parcel Area</i> for: <ul style="list-style-type: none"> • <i>Commercial Lodging</i> • <i>Service Station</i> • car wash • <i>Campground</i> • all other <i>Uses</i> 	2,000 m ² 1,000 m ² 930 m ² 1 ha 600 m ²
2. Minimum <i>Parcel Width</i> for: <ul style="list-style-type: none"> • <i>Commercial Lodging</i> • <i>Campground</i> • <i>Service Station</i> • all other <i>Uses</i> 	30 m 65 m 20 m 17 m
3. Maximum <i>Height</i> of: <ul style="list-style-type: none"> • <i>Principal Building</i> • <i>Fences</i> <ul style="list-style-type: none"> - within the <i>Front Yard</i> - in all other cases 	12 m 1.1 m 2 m
4. Minimum <i>Setback</i> for <i>Principal Buildings</i> from: <ul style="list-style-type: none"> • <i>Front Parcel Line</i> • <i>Rear Parcel Line</i> 	6 m 6 m

COLUMN I Matter to be Regulated	COLUMN II Regulations
<ul style="list-style-type: none"> • <i>Interior Side Parcel Line</i> • <i>Exterior Side Parcel Line</i> 	5 m
5. <i>Maximum Parcel Coverage</i>	6 m
	50%

15.4 SPECIAL REGULATIONS

15.4.1 CONDITIONS OF USE FOR DWELLING UNITS

Where one *Dwelling Unit* is combined with commercial uses, the following requirements shall apply:

- a) A maximum of one *Dwelling Unit* combined with commercial uses is permitted per parcel.
- b) The *Dwelling Unit* shall be attached to the *Principal Building*, be completely separate from the principal commercial *Use*, and have access from a separate entrance.
- c) Parking requirements are set out in Schedule B.

15.4.2 CONDITIONS OF USE FOR SERVICE STATIONS

Service Stations shall be subject to the following conditions.

- a) Screening that is not less than 1 m in height shall be provided and properly maintained along any boundary of the parcel which abuts a parcel in a *R Zone*.
- b) Gasoline service pumps or pump islands shall be located not closer than 4.5 m to any parcel line.
- c) All servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.
- d) The entire surface area shall be paved with a surface of asphalt or concrete, and any unpaved areas of the parcel shall be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- e) Where the parcels abut another parcel in a *R Zone* or is separated by a street or lane there from, exterior lighting shall be designed to defect away from adjacent properties.

15.4.3 SCREENING FOR STORAGE

- a) Any part of the parcel that is used or intended to be used as an outside storage area shall be enclosed by screening consisting of a solid 2.5 m fence or wall, which shall be uniformly painted or well maintained.

- b) The fence or wall shall not be used for advertising or display purposes.
- c) Storage of garbage shall be fully enclosed and bear proof.

15.4.4 ACCESSORY USES AND ACCESSORY BUILDINGS

- a) No *Accessory Building* or *Structure* shall be erected on any parcel unless the *Principal Building* to which the *Accessory Building* is an incidental *Use* has been erected or will be erected simultaneously with the *Accessory Building*.
- b) An *Accessory Building* shall not be located closer than 1.2 m from any *Lane*, except in the case of a *Lane* intersection where the provisions for *Fences* shall apply.
- c) An *Accessory Building* or *Structure* shall not be used as a *Dwelling*.
- d) An *Accessory Building* on a corner parcel shall be located not closer to the side street than the *Principal Building* on the same parcel, nor closer than the required *Setback* from the side street of the *Principal Building* on an adjoining parcel, whether or not a lane intervenes.
- e) An *Accessory Building* shall be located not closer than 3 m to the *Rear Parcel Line* if an adjoining parcel is in an *R Zone*.
- f) An *Accessory Building* shall not exceed 3.5 m in height.
- g) An *Accessory Building* shall not exceed 85 m² in size.
- h) Only one *Accessory Building* shall be permitted.

[An *Accessory Building* in a development permit area must obtain a development permit.]

15.4.5 SETBACKS FROM ARTERIAL HIGHWAYS

On parcels fronting Arterial Highways, in accordance with the *Transportation Act* Regulations, no building shall, without the consent of the Minister, be placed within a distance of 4.5 metres from the property line fronting on any Arterial Highway within a municipality. On any access to the property, the distance is reduced to 3 metres.

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