

PART 14 COMMERCIAL DISTRICTS

14.1 C1 – HIGHWAY COMMERCIAL DISTRICT



.1 General Purpose

This district will accommodate commercial and retail *uses* largely intended to service the travelling public to be found in close proximity to the convergence of regionally significant *roads*. *Developments* in this district are standalone that require significant *setbacks* and are not compatible with residential *development*.

.2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Bulk fuel sale</i>	<i>Car wash</i>
<i>Community Building</i>	<i>Hotel</i>
<i>Drive-through restaurant</i>	<i>Motel</i>
<i>Eating and drinking establishment</i>	<i>Park and ride</i>
<i>Integrated highway facility</i>	<i>Retail sales, cannabis</i>
<i>Retail sale</i>	<i>Surveillance suite</i>
<i>Retail sale, liquor</i>	<i>Temporary asphalt plant</i>
<i>Service station</i>	<i>Temporary concrete batch plant</i>

* Refer to Section 6.1 for further clarification.

1436/19, 1597/22

.3 Subdivision Regulations

The minimum *parcel area* shall be determined by the Subdivision Authority.

.4 Development Regulations

Minimum <i>front yard setback</i>	15m (49.2ft)
Minimum <i>flanking front yard setback</i>	15m (49.2ft)
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>height</i>	15m (49.2ft)

.5 Additional Development Regulations

All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.