

SECTION 15. HIGHWAY COMMERCIAL (CH) ZONE

15.1 USES PERMITTED

In any CH Zone, no person shall use any lot or construct, alter or use any building or structure for any purpose except 1 or more of the following uses:

15.1.1 RESIDENTIAL USES:

- an accessory house
- a dwelling unit in a Non-Residential building

15.1.2 NON-RESIDENTIAL USES:

- an animal hospital
- an auditorium
- an automobile service station
- a clinic
- a club
- a commercial garage
- a gasoline pump island
- a motel
- an open air farmers' market
- an open storage area accessory to a CH use
- an outside display or sales area accessory to a CH use
- a parking lot
- a recreational establishment
- a restaurant
- a retail store
- a vehicle agency

15.2 ZONE PROVISIONS

In any CH Zone, no person shall use any lot or construct, alter or use any building or structure except in accordance with the following provisions:

15.2.1 LOT AREAS (minima):

- | | | | |
|-----|-----------------------------------|---|---------------------|
| (a) | automobile service station | - | 2,000 square metres |
| (b) | motel | - | 2,750 square metres |
| (c) | other uses on unserviced lot | - | 2,040 square metres |
| (d) | other uses on partly serviced lot | - | 1,390 square metres |
| (e) | other uses on fully serviced lot | - | 460 square metres |

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15.2.2	LOT FRONTAGES (minima):		
	(a) automobile service station or motel	-	40 metres
	(b) other uses on fully serviced lot	-	9 metres
	(c) other uses on any other lot	-	30 metres
15.2.3	DWELLING UNITS PER LOT (maximum):	-	1 only
15.2.4	BUILDING AREA (maximum):	-	30%
15.2.5	BUILDING SETBACK, FRONT (minimum):	-	18 metres
15.2.6	BUILDING SETBACK, FLANK (minimum):	-	18 metres
15.2.7	BUILDING SETBACKS, REAR (minima):		
	(a) from a rear lot line abutting a Residential zone or a lot containing a Residential use	-	10.5 metres
	(b) from any other rear lot line	-	7.5 metres
15.2.8	BUILDING SETBACKS, SIDE (minima):		
	(a) from a side lot line abutting a Residential zone or a lot containing a Residential use	-	10.5 metres
	(b) from any other side lot line	-	7.5 metres
15.2.9	BUILDING SEPARATIONS (minima):		
	(a) between tourist establishment buildings	-	10.5 metres
	(b) between other buildings	-	3 metres
15.2.10	BUILDING HEIGHT (maximum):	-	10.5 metres
15.2.11	DWELLING UNIT AREAS (minima):		
	(a) accessory house	-	80 square metres
	(b) bachelor dwelling unit	-	55 square metres
	(c) other dwelling units	-	55 square metres plus an additional 15 square metres for each bedroom

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15.2.12	GROSS FLOOR AREA (maximum):		
	(a) retail store	-	925 square metres
15.2.13	LANDSCAPING AREA (minimum):	-	20%
15.2.14	PLANTING STRIP LOCATION:		
	A planting strip shall be required along any portion of a rear lot line and any portion of a side lot line which abut a Residential zone or which abut a lot containing a Residential use.		
15.2.15	PLANTING STRIP WIDTH (minimum):	-	3 metres
15.2.16	DRIVEWAY SETBACKS (minima):		
	(a) from a lot line abutting a Residential zone or abutting a lot containing a Residential use	-	4.5 metres
	(b) from any other lot line	-	1.5 metres
15.2.17	PARKING SPACES (minima):		
	(a) Residential uses	-	1 for each dwelling unit
	(b) animal hospital or clinic	-	the greater of: 4 for each practitioner; or 1 for each 10 square metres of net floor area or portion thereof
	(c) auditorium or recreational establishment	-	the greater of: 1 for each 6 fixed seats or fraction thereof; or 1 for each 10 square metres of net floor area or portion thereof
	(d) automobile service station, commercial garage or gasoline pump island	-	10 per lot

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- (e) club - the greater of: 1 for each 4 persons of design capacity or fraction thereof; or 1 for each 15 square metres of net floor area or portion thereof

- (f) dining room restaurant - the greater of: 1 for each 4 persons of design capacity of all dining rooms or fraction thereof; or 1 for each 15 square metres of net floor area or portion thereof

- (g) drive-in restaurant - the greater of: 10 per establishment; or 1 for each 2.5 square metres of gross floor area or portion thereof

- (h) drive-thru restaurant - the greater of: 10 per establishment; or 1 for each 6 square metres of gross floor area or portion thereof

- (i) motel - 1 per guest room plus 1 for each 15 square metres of net floor area in all beverage rooms and all dining rooms plus 1 for each 30 square metres of net floor area in all meeting rooms

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- (j) office or retail store - 1 for each 20 square metres of net floor area or portion thereof
 - (k) take-out restaurant - the greater of: 2 per establishment; or 1 for each 15 square metres of net floor area or portion thereof
 - (l) vehicle agency - 1 for each 5 square metres of net floor area or portion thereof
 - (m) other Non-Residential uses - 1 for each 45 square metres of net floor area or portion thereof
- 15.2.18 PARKING SPACE SETBACKS (minima):
- (a) from any street line - 1.5 metres
 - (b) from any lot line which abuts a Residential zone or abuts a lot containing a Residential use - 4.5 metres
- 15.2.19 DELIVERY SPACES (minima):
- (a) Residential uses - nil
 - (b) auditorium or clinic - 2 per lot
 - (c) club, office or restaurant - 1 per lot
 - (d) motel - 1 for each 20 guest rooms or portion thereof
 - (e) other Non-Residential uses - nil

