

## SECTION 6: COMMERCIAL ZONES

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### 6.2 HIGHWAY COMMERCIAL (C2) ZONE

#### 6.2.1 Permitted Uses

1. Non-Residential Uses

animal care  
animal clinic  
assembly hall  
automobile body shop  
automobile care  
automobile gas bar  
automobile sales  
automobile service station  
automobile washing establishment  
automobile rental  
bakery  
beverage room  
building supply outlet  
business service  
commercial school  
commercial sports and recreation establishment  
commercial storage  
consumer outlet propane/compressed natural gas transfer facility  
contractor or tradesman establishment  
convenience store  
custom workshop  
dairy  
dry cleaning distribution station  
dry cleaning plant  
farm implement sales  
farm supplies dealership  
funeral home  
financial office  
guest house  
greenhouse  
laundromat  
highway commercial mall  
hotel  
office  
personal service shop  
place of entertainment  
place of recreation  
printing shop  
recreational vehicle sales  
restaurant  
retail store  
retail propane/compressed natural gas transfer facility  
sample and showroom  
take-out restaurant  
warehouse  
wholesale outlet

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other uses in accordance with Section 3

### 2. Residential Uses

an accessory dwelling house or an accessory dwelling unit in a portion of a Non-Residential building, except in the case of an automobile service station, gas bar, retail propane/compressed natural gas transfer facility or automobile body shop.

### 6.2.2 Zone Provisions

#### 6.2.2.1 Non-Residential Uses

Non-Residential Uses	Full Municipal Services
1. lot area (minimum)	540m <sup>2</sup> (5800 ft <sup>2</sup> )
2. lot frontage (minimum)	18m (60 ft)
3. front yard depth (minimum)	9 m (30 ft)
4. exterior side yard width (minimum)	6 m (20 ft)
5. interior side yard width (minimum)	3 m (10 ft)
6. rear yard depth (minimum)	6 m (20 ft)
7. dwelling unit area (minimum)	85 m <sup>2</sup> (915 ft <sup>2</sup> )
8. lot coverage (maximum)	50%
9. building height (maximum)	12 m (40 ft)
10. accessory uses, parking, waterbody setback, etc.	in accordance with Section 3
11. open storage	Open storage of goods or materials shall be permitted in accordance with the following: <ol style="list-style-type: none"> <li>1. the open storage is accessory to the main use</li> <li>2. the open storage is not located in any required yard</li> <li>3. the open storage does not occupy more than 40% of the lot area</li> </ol> Garbage shall be stored in metal containers in a fenced or screened area designed expressly for that purpose
12. fuel pump island location	in accordance with Section 3
13. retail propane/compressed natural gas transfer and handling facilities	in accordance with the foregoing zone provisions or the licensing provisions of the Energy Act, whichever are the more restrictive

#### 6.2.2.2 Residential Uses

Residential Uses	Full Municipal Services	Partial or Private Services
Accessory Dwelling	shall be located on the lot so that there is a private amenity area abutting each exterior wall which is measured as though the dwelling is located on a separate lot in accordance with the provisions of Section 5.1.2	
Accessory Dwelling Unit	in accordance with Section 6.1.2.2	