

## **CH – HIGHWAY AND SECONDARY COMMERCIAL DISTRICT**

(1) Purpose:

- a. This district is generally intended to provide for a range of commercial uses to serve the travelling and local public.

(2) Permitted Uses:

- a. Automobile and recreational vehicle sales and rentals;
- b. Campground;
- c. Car wash establishment;
- d. Convenience retail store;
- e. Dry cleaning and laundry depot/plant;
- f. Eating and drinking establishment;
- g. Gas bar or service station;
- h. Hardware or home improvement centre;
- i. Hotel or motel;
- j. Household repair service establishment;
- k. Laundromat;
- l. Medical clinic;
- m. Personal service establishment;
- n. Professional, financial, office and business support services;
- o. Retail or wholesale establishment;
- p. Second hand store; and
- q. Tourist information services and facility.

(3) Discretionary Uses:

- a. Accessory buildings and uses;
- b. Automobile service centre;
- c. Bulk fuel storage and distribution;
- d. Drive-through businesses;
- e. Indoor recreational establishment;
- f. Liquor store;
- g. Manufactured home sales and service;
- h. Public or quasi-public uses;
- i. Public utility buildings;
- j. Private club or lodge;
- k. Shopping centre or mall; and
- l. Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general intent of this district.

(4) Parcel Coverage:

- a. Gas Bar and Car Wash – Not to exceed 0.25 times the total parcel area.
- b. The maximum site coverage for all other developments shall not exceed 0.50 times the total parcel area.

(5) Minimum Parcel Area

- a. Gas bar – 1,200 m<sup>2</sup>.
- b. Service stations and bulk fuel storage and distribution – 1,500 m<sup>2</sup>.
- c. Car wash establishment – 600 m<sup>2</sup> or when combined with a gas bar – 2,700 m<sup>2</sup>;
- d. Service station or gas bar forming part of a commercial retail centre - 1,000 m<sup>2</sup>.
- e. Drive-through businesses – 1,500 m<sup>2</sup>.
- f. For all other uses the minimum parcel area shall be the product of the minimum parcel width and depth. The minimum parcel area may be reduced at the discretion of the Municipal Planning Commission, where in their opinion, there is sufficient size to accommodate the proposed use, internal traffic circulation, parking, landscaping and the required setbacks.

(6) Minimum Parcel Dimensions

- a. Depth – Shall be no less than 40 m.
- b. Width – Shall be no less than 15 m.

(7) Minimum Setback Regulations

- a. Front Yard:
  - (i) The minimum front yard setback shall be no less than 6 m. These standards may be varied by the Development Officer and Municipal Planning Commission with respect to corner parcels, where the Development Officer or Municipal Planning Commission shall take into account the locations and setback of existing adjacent buildings.
  - (ii) There shall be no parking, loading, storage or any other similar use permitted within 3 m of the front property line.
- b. Side Yard – The minimum side yard shall be no less than 3 m.
- c. Rear Yard – The minimum rear yard shall be no less than 6 m.
- d. Notwithstanding section (7) the setback regulations for service stations, gas bars, bulk oil stations, car wash establishments and drive-through businesses shall be as follows: front yard 6 m, Side yard 3 m, Rear yard 3 m.

(8) Building Height

- a. The maximum building height shall be three storeys.

(9) Parking

a. The minimum number of off-street parking stalls required for each use of building or development shall be as follows:

(i) Commercial:

Bulk fuel storage and distribution Convenience retail store Drive through businesses Eating establishment (take out) Gas bar Manufactured home sales and service Service station Wholesale establishment	3 stalls
Eating and drinking establishments	1 stall/6 seats
Automobile service centre	2 stalls/bay + 1 stall/100 m <sup>2</sup> gross floor area of retail
Hotel or motel	1 stall/guest room + 1 stall/staff
Dry cleaning and laundry plant/depot Hardware or home improvement centre Household repair service establishment Laundromat Public utility buildings Liquor store Medical clinic Personal service establishment Professional, financial, office and business support services Retail establishments Second hand store Shopping centre or mall	1 stall/50 m <sup>2</sup> gross floor area

(ii) Places of Assembly:

Indoor recreational establishment	1 stall/7.5 seating spaces or
Tourist information services and facility	1 stall/7 m <sup>2</sup> used by patrons

General Regulations

b. Where a building is enlarged, or altered, or a change in use occurs in such a manner as to cause a more intensive use of the building, provisions shall be made for the additional parking spaces required under the parking provisions of this Bylaw. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to the parking spaces that may have been removed due to the enlargement or alteration.

- c. The number of parking stalls required may be reduced where, in the opinion of the Development Officer or Municipal Planning Commission, the parking required by various users on the site will vary according to time so that all needs as defined in this Bylaw can be met at any given time by the reduced number of stalls.
- d. In the case of a use not specified in subsection (a), the number of stalls provided shall be the same for a similar use as determined by the Development Officer or Municipal Planning Commission.
- e. Where a development on a parcel falls within more than one use of a building or development, the required number of spaces shall be the sum of the requirements for each of the uses as specified under subsection (a).
- f. Where there is a fractional number of parking spaces required by this Bylaw, the next highest number of stalls shall be provided.

(10) Off-street Loading shall be provided in accordance with section 6.17 of this Bylaw.

(11) General Requirements Applicable to Every Development in a CH District

- a. The design, siting, external finish, architectural appearance of all buildings, including any accessory buildings or structures and signs, shall be to the satisfaction of the Development Officer for a permitted use and the Municipal Planning Commission for a discretionary use in order that there shall be conformity in such matters with respect to adjacent buildings and that there may be adequate protection afforded to the amenities of the adjacent residential properties.

(12) Outside Storage and Display

- a. There shall be no outside storage of good, products, materials or equipment permitted within the front yard setback of this district.
- b. Outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Officer.
- c. When part of the parcel is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such display shall be arranged and maintained in a neat and tidy manner, and shall not, in the opinion of the Development Officer,
  - (i) Unduly interfere with the amenities of the district, or
  - (ii) Materially interfere with or affect the use, enjoyment or value of neighbouring properties.

(13) Landscaping

- a. All areas of the parcel not covered by buildings, storage, parking or vehicular manoeuvring areas shall be landscaped to the satisfaction of the Development Officer or Municipal Planning Commission.
- b. As a condition of a development permit, the Development Officer or Municipal Planning Commission may require a letter of guarantee or an irrevocable letter of credit in order to secure performance of the landscaping requirements.

(14) Drive-through Businesses

- a. Notwithstanding the district regulations, drive-through businesses shall not be located on sites, which in the opinion of the Development Officer or Municipal Planning Commission would be considered unsafe in terms of vehicle circulation, access and egress from the parcel.
- b. All parts to the site to which vehicles may have access shall be hardsurfaced and drained to the satisfaction of the Development Officer or Municipal Planning Commission.
- c. Where a drive-through business is located adjacent to a residential district, screening shall be provided to the satisfaction of the Development Officer or Municipal Planning Commission.
- d. All queuing spaces shall be a minimum of 6.5 m long and 3 m wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.
- e. The on-site layout of vehicle circulation patterns shall be to the satisfaction of the Development Officer or Municipal Planning Commission.
- f. Any lighting proposed to illuminate the site shall be located and arranged so that all direct rays of light are directed upon the site only and not on any adjacent residential districts.

(15) Gas Bar and Car Wash Establishments

- a. Notwithstanding the regulations of this District, a use pursuant to this subsection shall not be located on sites which, in the opinion of the Development Officer or Municipal Planning Commission, would be considered unsafe in terms of vehicle circulation, and access and egress from the parcel.