

## **Section 24: Highway Commercial Zone (HC)**

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### **24.1 General**

- a) No person shall use any lot or erect, alter or use any building or structure in any Highway Commercial (HC) Zone except in accordance with the applicable provisions of Sections 2, 3 and 24.
- b) In addition to Section 24.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

### **24.2 Permitted Uses**

- a) Animal Care Establishment;
- b) Brew Pub;
- c) Car Wash;
- d) Convenience Store;
- e) Day Care;
- f) Drive-Thru Facility;
- g) Dwelling, Accessory
- h) Food Vehicle;
- i) Hotel;
- j) Motor Vehicle Repair Garage;
- k) Motor Vehicle Sales/Rental Service Centre;
- l) Motor Vehicle Gas Station;
- m) Office;
- n) Personal Service Business;
- o) Place of Assembly/Banquet Hall;
- p) Place of Worship;
- q) Public Use;
- r) Recreation Facility;
- s) Restaurant, Fast Food;
- t) Restaurant, Full Service;

- u) Restaurant, Take-Out;
- v) Retail Building Construction and Supply;
- w) Service Commercial; and
- x) Uses, structures and buildings accessory thereto

### **24.3 Zone Requirements**

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|----|----------------------------|---------------|
| a) | Minimum Lot Frontage       | 27 metres     |
| b) | Minimum Lot Area           | 0.14 hectares |
| c) | Minimum Front Yard         | 9 metres      |
| d) | Minimum Interior Side Yard | 5 metres      |
| f) | Minimum Corner Side Yard   | 7.5 metres    |
| g) | Minimum Rear Yard          | 5 metres      |
| i) | Maximum Building Height    | 22 metres     |
| j) | Maximum Lot Coverage       | 85 percent    |

### **24.4 Additional Zone Requirements – Dwelling, Accessory**

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|----|-----------------------------------------------------------------------------------------------------------|------------------|
| a) | Max Percent of Total Gross Floor Area                                                                     | 50 percent       |
| b) | Minimum Floor Area                                                                                        | 50 square metres |
| c) | A maximum of one accessory residential unit is permitted per highway commercial use in the same building. |                  |
| d) | An accessory dwelling unit is only permitted above highway commercial zone uses.                          |                  |

### **24.5 Additional Zone Requirements – Attached Accessory Use**

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|----|---------------------------------------|------------|
| a) | Max Percent of Total Gross Floor Area | 50 percent |
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