



(204-2010)(253-2021)

SECTION 24.1 HIGHWAY COMMERCIAL ONE – HC1

The lands zoned HC1 on Schedule A to this by-law:

24.1.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
	(1) a hotel or motel
	(2) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment
	(3) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop
	(4) a parking lot
	(5) a dining room restaurant, a convenience restaurant, a take-out restaurant
	(6) a tavern
	(7) a taxi or bus station
	(8) banquet facilities
	(9) a community club
	(10) a tool and equipment rental establishment
	(11) an animal hospital
	(12) uses permitted by a HC2 Zone
(b) <u>Other</u>	
	(1) Supportive Housing Residence Type 2
	(2) a lodging house
	(3) a place of worship
	(4) purposes accessory to the other permitted purposes

24.1.2 shall be subject to the following requirements and restrictions:

24.1.2.1 uses permitted by a HC2 Zone shall be subject to the requirements and restrictions in HC2 Zone.

24.1.2.2 all other uses shall be subject to the requirements and restrictions:

(a) Minimum Lot Width	38 metres
(b) Minimum Lot Depth	No requirement
(c) Minimum Front Yard Depth	15 metres
(d) Minimum Interior Side Yard Width	3 metres except that where the interior side yard abuts a Residential or Institutional Zone, the minimum interior side yard shall be 6 metres
(e) Minimum Exterior Side Yard Width	6 metres
(f) Minimum Rear Yard Depth	6 metres except that where the rear yard abuts a Residential or Institutional Zone, the minimum rear yard shall be 9 metres
(g) Maximum Building Height	3 storeys
(h) Minimum Landscaped Open Space	20% of the required front yard and 50% of the required exterior side yard
(i) Other	No underground or aboveground storage tanks for gasoline or propane, intake valves or fume exhaust outlets shall be located in the minimum required yard adjacent to any residential zones.