

SECTION 20

HIGHWAY COMMERCIAL 1 ZONE (HC1)

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20.1 Permitted Uses

<p>Accessory uses and buildings. Ambulance dispatch facilities. Auditoriums. Automobile sales establishments. Automobile service stations. Automobile washing establishments. Automobile repair establishments. Building supply establishments. Bulk retail sales and rental establishments. Bulk sales establishments. Bus depots. Commercial recreation establishments. Contractor's supply stores. Convenience stores. Convention facilities. Day care centres. Day nurseries. Dry cleaning establishments. Dwelling unit for a caretaker. Existing dwellings. Farmer's markets. Financial institutions. Flea markets.</p>	<p>Funeral homes. Gas bars. Group Homes. <i>(41/2010)</i> Hotels and motels. Industrial and agricultural equipment sales and service establishments. Labour union halls. Lawn care and pest control operations. Newspaper and printing establishments. Night clubs. Nursery or garden centres. Parking lots. Parking lots and parking structures. Place of Worship. Recreational vehicle, trailer and marine sales and service establishments. Repair and rental establishments. Restaurants. Retail uses, including shopping centres but excluding department stores. Service establishments. Truck fueling depots. Truck repair, servicing and washing establishments. Truck stops.</p>
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20.2 Zone Regulations

20.2.1 All Uses Permitted in Section 20.1 with the Exception of Existing Dwellings, Automobile Service Stations, Gas Bars, Truck Fueling Depots, Truck Repair, Servicing and Washing Establishments Truck Stops Parking Lots and Group Homes *(41/2010)*

(1)	Lot Area:	(minimum)	460m²
(2)	Lot Frontage:	(minimum)	15m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Widths:	(minimum)	3m (each side) except that a minimum side yard of 10m shall be provided adjacent to a street or a Residential Zone
(5)	Rear Yard Depth:	(minimum)	3m except that a minimum rear yard of 10m shall be provided from a Residential Zone
(6)	Lot Coverage:	(maximum)	30%
(7)	Height:	(maximum)	2 storeys
(8)	Landscaped Open Space:	(minimum)	10%
(9)	Landscaped Strips:	(minimum)	3m along boundary that abuts a Residential Zone

20.2.2 Existing Dwellings

- (1) The regulations set out in Section 7.2.1 shall apply.

20.2.3 Automobile Service Stations and Gas Bars, Truck Stops, Truck Fueling Depots, and Truck Repair, Servicing and Washing Establishments

(1)	Lot Area:	(minimum)	900m²
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	15m

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| (4) | Side Yard Widths: | (minimum) | - 3m interior side yard, except that where a side lot line abuts a Residential Zone, the minimum side yard width shall be 12m |
| | | | - 10m exterior side yard |
| (5) | Rear Yard Depth: | (minimum) | 3m , except that where a rear lot line abuts a Residential Zone, the minimum rear yard depth shall be 12m . |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 10m |
| (8) | Landscaped Open Space: | (minimum) | 10% |
| (9) | Landscaped Strips: | (minimum) | 3m adjacent to a Residential Zone |

20.2.4 Parking Lots

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| (1) | Front Yard Depth: | (minimum) | 3m from any street line |
| (2) | Landscaped Strips: | (minimum) | 3m along all boundaries |

20.2.5 Group Homes

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| (1) | The regulations set out in Section 3.16 shall apply. | | |
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(41/2010)

20.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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20.3.1 HC1-1 (See Zoning Map Part 33)

20.3.1.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Bingo halls.
- (3) Commercial recreation establishments.
- (4) Gaming facilities.
- (5) Motels and hotels.
- (6) Night clubs.
- (7) Private horse parks.
- (8) Public halls.
- (9) Restaurants.

20.3.1.2 Site Zone Regulations

(1)	Lot Area:	(minimum)		20 ha	
(2)	Lot Frontage:	(minimum)		120m	
(3)	Front Yard Depths:	(minimum)	i)	Grandstand	274m
			ii)	Horse Barns	152m
			iii)	Parking	6m
			iv)	Track	213m
			v)	Other Structures	12m
(4)	Side Yard Widths:	(minimum)	i)	Grandstand	90m
			ii)	Horse Barns	15m
			iii)	Parking	6m
			iv)	Track	24m
			v)	Other Structures	15m
(5)	Rear Yard Depths:	(minimum)	i)	Grandstand	143m
			ii)	Horse Barns	152m

	iii)	Parking	6m
	iv)	Track	9m
	v)	Other Structures	5m
(6)	Landscaped Open Space: (minimum)	25%	

20.3.2 HC1-2 (See Zoning Map Part 34)

20.3.2.1 Permitted Uses

- (1) A furniture and wood refinishing business.
 - (2) Those uses permitted in [Section 20.1](#).
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20.3.3 HC1-3 (See Zoning Map Part 51)

20.3.3.1 Permitted Uses

- (1) Open storage of automobiles accessory to permitted uses.
 - (2) Those uses permitted in [Section 20.1](#).
 - (3) Warehousing.
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20.3.4 HC1-4 (See Zoning Map Part 33)

20.3.4.1 Permitted Uses

- (1) Animal hospitals with indoor kennels.
 - (2) Those uses permitted in [Section 20.1](#).
 - (3) Warehousing within buildings.
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20.3.5 HC1-5 (See Zoning Map Part 26)

20.3.5.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Automobile repair establishments.

- (3) Automobile service stations.
- (4) Automobile washing establishments.
- (5) Convenience stores.
- (6) Gas bars.
- (7) Hotels and motels.
- (8) Restaurants.
- (9) Retail establishments.
- (10) Truck fueling depots.
- (11) Truck stops.
- (12) Truck washing establishments.

20.3.5.2 Site Zone Regulations

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|-----|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 1 ha |
| (2) | Lot Frontage: | (minimum) | 50m |
| (3) | Front Yard Depths: | (minimum) | - 150m hotel/motels
- 15m other structures |
| (4) | Side Yard Widths: | (minimum) | - 9m hotels/motels
- 15m other structures |
| (5) | Rear Yard Depths: | (minimum) | - 25m hotels/motels
- 15m other structures |
| (6) | Lot Coverage: | (maximum) | 30% |
| (7) | Height: | (maximum) | 2 storeys |
| (8) | Landscaped Open Space: | (minimum) | 10% |
| (9) | Landscaped Strip: | (minimum) | - 3m adjacent to a municipal street
- 6m adjacent to Highway 402 |

20.3.6 HC1-6 (See Zoning Map Part 33)

20.3.6.1 Permitted Uses

- (1) Those uses permitted in [Section 20.1](#).

20.3.6.2 Site Zone Regulations

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|-----|------------------------|-----------|--------------------------|
| (1) | Lot Area: | (minimum) | 2500m² |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 15m |
| (4) | Side Yard Widths: | (minimum) | 4.5m (each side) |
| (5) | Rear Yard Depths: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 40% |
| (7) | Height: | (maximum) | 2 storeys |
| (8) | Landscaped Open Space: | (minimum) | 20% |
| (9) | Open Storage: | (maximum) | 10% |

20.3.7 HC1-7 (See Zoning Map Part 34)

(117/2002) > (85/2004)

20.3.7.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Ambulance dispatch facilities.
- (3) Auditoriums.
- (4) Automobile sales establishments.
- (5) Automobile service stations.
- (6) Automobile washing establishments.
- (7) Automobile repair establishments.
- (8) Bulk retail sales and rental establishments.
- (9) Bulk sales establishments.
- (10) Bulk supply establishments.
- (11) Commercial recreation establishments.
- (12) Contractor's supply stores.
- (13) Convenience stores.
- (14) Day care centres.
- (15) Day nurseries.
- (16) Dry cleaning establishments.
- (17) Existing dwellings.
- (18) Existing kennels.
- (19) Farmer's markets.
- (20) Financial institutions.
- (21) Flea markets.
- (22) Funeral homes.
- (23) Gas bars.
- (24) Hotels and motels.
- (25) Industrial and agricultural equipment sales and service establishments.
- (26) Labour union halls.
- (27) Newspaper and printing establishments.
- (28) Nursery or garden centres.
- (29) Place of Worship.
- (30) Recreational vehicle, trailer and marine sales and service establishments.
- (31) Repair and rental establishments.
- (32) Restaurants.
- (33) Retail uses, including shopping centres but excluding department stores.
- (34) Service establishments with no open storage.

20.3.7.2 Zone Regulations - Existing Kennels

- (1) Building Setbacks: (minimum) existing setbacks shall be maintained
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20.3.8 HC1-8 (See Zoning Map Part 34)*(135/2006)***20.3.8.1 Permitted Uses**

- (1) Accessory uses and buildings.
 - (2) Ambulance dispatch facilities.
 - (3) Auditoriums.
 - (4) Automobile sales establishments.
 - (5) Building supply establishments.
 - (6) Bulk retail sales and rental establishments.
 - (7) Bulk sales establishments.
 - (8) Bus depots.
 - (9) Existing commercial recreation establishments (indoor only).
 - (10) Contractor's supply stores.
 - (11) Convenience stores.
 - (12) Convention facilities.
 - (13) Day care centres.
 - (14) Day nurseries.
 - (15) Dry cleaning establishments.
 - (16) Dwelling unit for a caretaker.
 - (17) Existing dwellings.
 - (18) Farmer's markets.
 - (19) Financial institutions.
 - (20) Flea markets.
 - (21) Funeral homes.
 - (22) Hotels and motels.
 - (23) Industrial and agricultural equipment sales and service establishments.
 - (24) Labour union halls.
 - (25) Lawn care and pest control operations.
 - (26) New commercial recreation establishments (indoor only).
 - (27) Newspaper and printing establishments.
 - (28) Nursery or garden centres.
 - (29) Parking lots.
 - (30) Parking lots and parking structures.
 - (31) Place of Worship.
 - (32) Recreational vehicle, trailer and marine sales and service establishments.
 - (33) Repair and rental establishments.
 - (34) Restaurants.
 - (35) Retail uses, including shopping centres but excluding department stores.
 - (36) Service establishments.
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20.3.8 HC1-9 (See Zoning Map Part 34)

(57/2011)

20.3.8.1 Permitted Uses

- (1) A medical centre/clinic and an accessory residential dwelling unit in the same building.
- (2) Those uses permitted in [Section 20.1](#).

