

## C-HWY Commercial, Highway District

**405 PURPOSE:** To provide for development along primary and secondary highways and major transportation links including services to the traveling public and tourists, requiring high standard of visual quality and ease of access.

<b>406 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building ≤ 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )	Office	Accessory Building > 190 m <sup>2</sup> (2045.14 ft <sup>2</sup> )
Automotive Services (Minor)	Recreation (Private)	Alcohol Production
Recreation (Culture & Tourism)	Retail (Small)	Campground
Station (Gas/Electric)	Retail (Garden Centre)	Cannabis Retail Store
Communications Facility (Type A)	Retail (General)	Care Facility (Clinic)
Communications Facility (Type B)		Car Wash
Establishment (Eating)		Conference Centre
		Dwelling Unit, accessory to principal use
		Hotel/Motel
		Automotive Services (Major)
		Animal Health (Inclusive)
		Establishment (Drinking)
		Establishment (Entertainment)
		Establishment (Restricted)
		Film Production
		Retail (Grocery)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

### 407 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

### 408 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

### 409 MINIMUM SETBACKS (for Buildings):

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

### 410 MINIMUM SETBACKS (for Parking and Storage):

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

### 387 ADDITIONAL REQUIREMENTS:

- a) Outdoor storage and display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads
- b) A minimum of 10% of lands shall be landscaped
- c) A high-quality visual appearance shall be achieved through building design, landscaping, or screening
- d) Public entrances shall be visually enhanced
- e) Uses which create off-site impacts or nuisances related to noise, odour, visual appearance, safety or emissions are prohibited

# 41090

COOK ROAD

3.35 ACRES  
C-HWY ZONING  
SHOWROOM/SHOP 4,169 SQ FT  
PERFECT LIVE/WORK OPPOTUINITY

