

8.14. Highway Commercial District – C3

No person shall within any C3 - Highway Commercial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

8.14.1 Purpose

To provide a wide range of commercial and related uses serving motor vehicle-oriented consumers.

8.14.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Agricultural Implement Dealerships	Bulk Fuel Sales & Storage
Auto Sales	Cardlock Operation
Cannabis Retail Stores	Funeral Homes
Car Wash	Gun & Gun Supply Store
Community Facilities & Clubs	Livestock Holding Pens
Construction Trades	Office or Office Complex
Convenience Store	Oilfield Supply & Services
Cultural Institutions & Museums	Outdoor Markets & Concessions
Distilleries, Wineries & Breweries	Recycling Collection Depot
Fitness Centre	Rental Stores
Gas Bar	Shopping Centre Type II
Hotels & Motels	Shopping Centre Type III
Lumber & Building Establishments	Warehouse
Medical, Dental, Optical Clinics & Labs	Workcamp
Municipal Facility & Protective Services	
Night Club, Tavern & Bars	
Parking Lot	
Parks & Playgrounds	
Personal Service Trades	
Places of Worship	
Recycling Collection Facility	
Restaurant & Lounges	
Retail Stores & Bakeries	
Self-Storage & Mini Storage Facilities	
Service Station	
Shopping Centre Type I	
Trucking Establishment	
Vehicle Repair & Maintenance Services, Indoor	

8.14.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Site Coverage (Maximum)	Height
Agricultural Implement Dealerships Bulk Fuel Sales & Storage Lumber & Building Establishments	7.5 m	1.2 m	3.0 m	2500 m ²	40%	15.0 m
Auto Sales Car Washes Gas Bars & Service Stations Trucking Operations Vehicle Repair & Maintenance Services, Indoor	7.5 m	1.2 m	3.0 m	730 m ²	40%	15.0 m
Shopping Centre Type II	7.5 m	1.2 m	3.0 m	2000 m ²	40%	15.0 m
Shopping Centre Type III	7.5 m	1.2 m	3.0 m	16,700 m ²	40%	15.0 m
Other Uses	7.5 m	1.2 m	3.0 m	465 m ²	40%	20.0 m
Municipal Facility or Protective Services Parks & Playgrounds Parking Lots	No Minimums or Maximums					

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Maximum Rear Yard Coverage: 40% Maximum Height Not to Exceed Principle Building
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8.14.4 Loading Requirements

Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

8.14.5 Landscaping

- d) A landscaped strip of not less than 3.05 metres (10 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- e) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- f) Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.53 metres (5 feet) through which shall not be used for any purpose except landscaping.

8.14.6 Supplementary Regulations

- a) Open air operations, storage and display of goods or material are prohibited in any front yard.
- b) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or site line.
- c) Where service stations occupy a corner lot, only one access point shall be located on the flankage.
- d) All automobile parts, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.
- e) Access to lots shall be located to ensure that heavy truck traffic is directed to designated truck routes.