

HIGHWAY COMMERCIAL – C2

INTENT: This district is intended to ensure the sites adjacent to the highway are reserved for appropriate commercial uses.

1. PERMITTED USES	DEVELOPMENT OFFICER DISCRETIONARY USES	DISCRETIONARY USES
Accessory building	Breweries, distilleries and wineries	Alternative energy, solar (ground mounted)
Accessory structure	Contractor, limited	Auctioneering facility
Accessory use	Day/child care facility	Bulk fuel storage and sales
Alternative energy, solar (wall and roof mounted)	Farm/industrial machinery sales, rental and service	Caretaker's suite
Amusement facility	Grocery Store	Car wash
Animal care service, minor	Liquor store	Food processing facility, minor
Business support services	Retail cannabis store	Outdoor patio
Café/Coffee shop	Signs (in accordance with Schedule 2)	Public utility
Convenience store	Workshop	Retail store, large scale
Cultural facility		Shipping container, permanent
Drive-in restaurant		Theatre, drive in movie
Equipment sales, rental and service		Tire business
Fitness centre		Truck stop
Gas bar		Truck transportation depot
Hotel		
Motel		
Office		
Personal Service		
Restaurant		
Service station		
Shipping container, temporary		
Signs (in accordance with Schedule 2)		
Vehicle sales and rental		
Vehicle sales and service		

2. MINIMUM LOT SIZE

	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
All uses	30.5	100	45.7	150	1,393.5	15,000

3. MINIMUM SETBACK DIMENSIONS

As required by the Development Authority and the provincial building requirements.

4. ACCESS

Access, wherever possible, shall be from service roads onto Highway 2. Access points onto service roads shall be approved by the Development Authority.

5. SCREENING

The Development Authority shall prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials and other items.

6. SIGNS – See Schedule 2.

7. STANDARDS OF DEVELOPMENT – See Schedule 4.

8. FENCING REQUIREMENTS – See Schedule 7.

9. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 8.

10. LANDSCAPING STANDARDS – See Schedule 9.

11. SHIPPING CONTAINER REGULATIONS – See Schedule 11.

12. TELECOMMUNICATION ANTENNA STRUCTURES – See Schedule 12.

13. CANNABIS REGULATION – See Schedule 14.