

## Section 22 HCM - Provisions For Highway Commercial & Industrial Zone

### 22.1 Uses Permitted

No person shall within a HCM Zone use any lot or erect, alter or use any building or structure for any commercial purpose except one or more of the following uses:

- an accessory dwelling unit forming an integral part of the building of structure containing a permitted non-residential use in accordance with [Section 6.5](#)
- automobile service station
- automobile repair establishment
- automobile sales establishment
- automobile gas bar
- building supply and sales
- bulk sales establishment
- car wash
- contractor's yard
- establishment for the manufacture and repair of electronics and computer equipment
- farm implement sales and repair establishment
- food trucks in accordance with the associated Food Truck licensing by-law requirements
- furniture and appliance sales
- garden centre (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)
- grocery store in a single purpose building
- hotel
- tourist home
- institutional zone uses and public uses
- light manufacturing plant
- establishment for the sale of nursery stock and/or garden supplies
- veterinary clinic and office
- kennel
- marina, marine repair and fabrication establishment
- mini storage units
- model home display
- motel
- parking lot
- printing establishment
- recreational vehicle repair and sales establishment
- research & development facilities
- retail stores involving the sale of heavy machinery, fuels, factory equipment, boats, trailers and motorcycles
- shipping containers in accordance with [Section 6.3.14](#) of this By-law
- snowmobile repair and sales establishment
- small engine repair and sales establishment
- transportation depot
- wholesale establishment
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)

## 22.2 Zone Provisions

No person shall within any HCM Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

| Provisions                                               | All uses within HCM zone                      |
|----------------------------------------------------------|-----------------------------------------------|
| minimum lot area<br>(no municipal services)              | 4000 m <sup>2</sup> (43057ft <sup>2</sup> )   |
| minimum lot area<br>(one or more municipal services)     | 2000 m <sup>2</sup> (21528.5ft <sup>2</sup> ) |
| minimum lot frontage<br>(no municipal services)          | 80 m (262ft)                                  |
| minimum lot frontage<br>(one or more municipal services) | 40 m (131ft)                                  |
| minimum front yard                                       | 20 m (65.6ft)                                 |
| minimum exterior side yard                               | 20 m (65.6ft)                                 |
| minimum side yard                                        | 10 m (32.8ft)                                 |
| minimum rear yard                                        | 10 m (32.8ft)                                 |
| minimum ground floor area                                | 140 m <sup>2</sup> (1506.9ft <sup>2</sup> )   |
| maximum building height                                  | 10 m (32.8ft)                                 |
| maximum lot coverage                                     | 15%                                           |

### 22.2.1 Buffer from Residential Zone

- a) No part of any building used for any use permitted in this zone shall be located within 15 m (49 ft) of a Residential Zone.
- b) Planting areas shall be provided no less than 1 m (3 ft) in width and be no shorter than 3 m (9.8 ft) at maturity, except within a sight triangle, in which the maximum planting area height shall be 1m (3 ft).

## 22.3 Special Provisions

### **HCM-a** Lot 4, Conc. 2 EBR (Lindsay)

Permitted uses only:

- general store
- post office or retail postal outlet
- accessory residence
- Min. front yard setback – 16.8 m (55 ft)
- Min. rear yard setback – 6.1 m (20 ft)

### **HCM-b** Lot 4, Conc. 2 EBR (Lindsay)

Permitted uses only:

- automobile service station
- automobile repair establishment
- automobile sales establishment
- automobile gas bar
- small engine repair and sales establishment
- Min. front yard setback – 16.8 m (55 ft)
- Min. rear yard setback – 6.1 m (20 ft)
- Accessory residential uses are prohibited

### **HCM-c** Lot 5, Conc. 1 & 2 EBR (Lindsay)

Permitted uses only:

- Automobile gas bar
- Restaurant

### **HCM-d** Part of Lot 46, Con 1 EBR (St. Edmunds) Oosterhuis Z-7-2005.68, #2005-51

Additional permitted uses:

- detached accessory dwelling located behind the commercial building as
- per [Section 6.4](#) Detached Accessory Dwelling
- Min. lot frontage reduced from 95m (321 ft) to 76.2m (250 ft)

### **HCM-f** Pt Lot 47, Conc. 1 WBR (St. Edmunds)

- Permitted uses as per [Section 21.1](#) Uses Permitted - C4 Travel Trailer and Commercial Campground

### **HCM-i** Plan D7 Part Unit 56 & 57, SEC D-7 PCL 56-3 & 57-4, RP 3R5236 Pt 3 RP 3R5700 Pt 1 (Lion's Head) Hayes Z-15-2008.64, #2008-26

In compliance with the 'HCM' zone provisions excepting however that:

- Two principal buildings or structures shall be permitted.
- The minimum front yard shall be reduced to 10m (33ft).
- The minimum interior side yard setback to 6.1m (20ft).
- The minimum rear yard setback shall be reduced to 6.1m (20ft).

**HCM-2012-35** 7425 Hwy 6; Pt Lt 4 Town Plot Bury WBR, 3R-8342 PT 1 (St Edmunds) (Blue Heron Z-52-2011.68)

- Permitted uses shall be limited to a parking lot.

**HCM-46-2014** Maple Golf Cres/ Hwy 6; Block 48 Plan 3M-104 (St Edmunds) (Hollis Z-32-13.68)

- Permitted Uses are limited to: Contractor's Yard subject to Site Plan Control under Section 41 of the Planning Act R.S.O. 1990, as amended.

**HCM-26-2014-H** Maple Golf Cres/ Hwy 6; Block 48 Plan 3M-104 (St Edmunds) (Hollis Z-32-13.68)

- Requirements to lift the Holding (H) Zone provision:
  - a. Environmental Impact Study
  - b. Amended Site Plan Control Agreement for proposed development

All of which shall be prepared by a qualified individual to the satisfaction of the Municipality.

**HCM-50-2019** Block 50 Plan 3M-104 and St Edmunds Part Lot 49 Concession 1 EBR Part 2 Plan 3R-4335, unnumbered Hwy 6/Maple Golf Cres and 7188 Hwy 6 (Corner Z10-2018.68)

- the entire property is subject to Site Plan Control under Section 41 of the Planning Act
- no planting area shall be required along the lot line abutting Part Lot 49, Concession 1, EBR, Part 2, Plan 3R-4335, 7188 Highway 6

**HCM-50-2019a** Block 50 Plan 3M-104 and St Edmunds Part Lot 49 Concession 1 EBR Part 2 Plan 3R-4335, unnumbered Hwy 6/Maple Golf Cres and 7188 Hwy 6 (Corner Z10-2018.68)

- In addition to the provisions of HCM-50-2019, the following provisions are also applicable:
  - i. permitted uses are limited to a parking lot, eating establishment, miniature golf, place of entertainment and accessory buildings or structures
  - ii. for the purposes of this zone only, place of entertainment means a billiard or pool room, bowling alley, escape room, axe throwing, archery, enclosed batting cages, indoor golf simulators, wall climbing or other similar forms of entertainment; but does not include an adult entertainment or body rub parlour
  - iii. no loading space is required
  - iv. maximum width of driveway entrance on Maple Golf Crescent shall be 9.43 metres
  - v. minimum front yard for miniature golf shall be 14 metres
  - vi. the planting required adjacent to the abutting parcel at Part Lot 49, Concession 1, EBR, Part 1, Plan 3R-4335 shall be provided along the driveway
  - vii. The required parking for the miniature golf shall be provided at a minimum of two (2) spaces per hole

**HCM-50-2019b** Block 50 Plan 3M-104 and St Edmunds Part Lot 49 Concession 1 EBR Part 2 Plan 3R-4335, unnumbered Hwy 6/Maple Golf Cres and 7188 Hwy 6 (Corner Z10-2018.68)

- In addition to the provisions of HCM-50-2019, the following provisions are also applicable:
  - i. permitted uses are limited to a single detached dwelling and a hostel which may be located in two separate primary buildings

- ii. for the purposes of this zone only, “hostel” shall mean a building or structure used primarily for the purposes of catering to the needs of the traveling public by furnishing temporary or transient sleeping accommodations in the form of private and semi-private guest rooms and may include staff quarters, recreational facilities, guest services and communal cooking facilities, but does not include any other establishments otherwise defined or classified in this By-Law. A hostel that provides accommodation to ten (10) or less people including staff may be located in a dwelling
- iii. a front yard setback of 4.5 metres for the dwelling existing as of the date of passage of this by-law is permitted
- iv. minimum setback to HCM-50-2019a zone boundary shall be 2 metres