

SECTION 19: HIGHWAY COMMERCIAL ZONE (CH)

In a CH Zone no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following provisions:

19.1 Permitted Uses

- (a) automobile service station
- (b) restaurant
- (c) motel, motor-hotel
- (d) vehicle sales and/or rental establishment and may include open storage accessory thereto³⁵
- (e) farm implement sales and service establishment and may include open storage accessory thereto
- (f) commercial greenhouse and tree and plant nursery and may include open storage accessory thereto
- (g) fruit and vegetable outlet
- (h) convenience store
- (i) fire hall
- (j) police station
- (k) ambulance service
- (l) one dwelling unit

19.2 Zone Provisions

- (a) Minimum Lot Area – 465 square metres for an interior lot and 650 square metres for a corner lot, except where a lot not connected to a public sanitary sewer system in which case the minimum lot area shall be 1,855 square metres
- (b) Minimum Lot Frontage – 15 metres for an interior lot and 18 metres for a corner lot; except a lot not connected to a public sanitary sewer system in which case the minimum lot frontage shall be 30 metres

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- (c) Minimum Yard Requirements:
 - (i) front yard – 7 metres
 - (ii) exterior side yard – 7 metres
 - (iii) interior side yard – 3 metres
 - (iv) rear yard – 9 metres
- (d) Maximum Building Height – 11 metres
- (e) Maximum Usable Floor Area of a Convenience Store – 185 square metres
- (f) Minimum Usable Floor Area – 55 square metres per dwelling unit, except a one family dwelling house which shall have a minimum usable floor area of 70 square metres
- (g) Open Storage – open storage, where permitted, shall be prohibited within 2 metres of any front lot line or exterior side lot line.

SECTION 24: LIGHT INDUSTRIAL ZONE (ML)

In a ML Zone no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following provisions:

24.1 Permitted Uses

- (a) merchandise service shop
- (b) lumber yard and building supply establishment
- (c) custom workshop
- (d) printing and publishing establishment
- (e) dry cleaning establishment
- (f) automobile service station
- (g) vehicle sales and/or rental establishment and may include open storage accessory thereto³⁹
- (h) farm implement sales and service establishment
- (i) industrial garage
- (j) warehouse
- (k) wholesale establishment
- (l) facilities and offices for engineering, surveying and any similar activity
- (m) dairy
- (n) bakery
- (o) contractor's yard
- (p) public utility yard
- (q) school
- (r) trade school
- (s) fire hall
- (t) police station

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- (u) ambulance service
- (v) animal hospital
- (w) open storage accessory to any permitted use.

24.2 Zone Provisions

- (a) Minimum Lot Area - 1 855 square metres; except where the lot is connected to a public sanitary sewer system, in which case the minimum lot area shall be 700 square metres
- (b) Minimum Lot Frontage - 30 metres; except where the lot is connected to a public sanitary sewer system, in which case the minimum lot frontage shall be 18 metres
- (c) Minimum Yard Requirements:
 - (i) front yard - 6 metres
 - (ii) exterior side yard - 6 metres
 - (iii) interior side yard - 3 metres
 - (iv) rear yard - 9 metres
- (d) Maximum Building Height - 11 metres
- (e) Maximum Lot Coverage - 45 percent
- (f) Open Storage - open storage shall be prohibited in the required front yard or the required exterior side yard.