

HIGHWAY COMMERCIAL – C-2



Purpose:

To manage development of commercial uses which require both high visibility and ready access to designated highways for the benefit of the travelling public.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Automotive Sales and Service
- Car Wash
- Convenience Store
- Drive-in/Drive-through Restaurant
- Eating Establishment
- Gas Bar
- Hotel
- Motel
- Retail
- Restaurant
- Seasonal Sales
- Service Station
- Sign Types¹: 1A, 2, 3, 4, 6, 10

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- **Child Care Facility**
- Farm/Industrial Machinery Sales, Rental and Service
- Funeral Home
- Liquor Store
- Lounges / Beverage Room
- Garden Centre / Greenhouse, Commercial
- Horticultural Operations or Facilities
- Pet Care Services
- Retail – Large-scale
- Shopping Centre
- Sign Types¹: 1B, 5, 7², 8, 9, 11, 12
- Small Wind Energy System - Type A³
- Veterinary Clinic
- Warehouse – Retail
- Warehouse – Wholesale

- Notes:**
- 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
 - 2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.
 - 3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers
- Adult Entertainment Facility
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
All uses	30.48	100	45.72	150	1,393.55	15,000

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All Uses	9.14	30	4.57	15	4.57	15	7.62	25

4. MAXIMUM SITE COVERAGE

- (a) All Buildings – 50%

The principal building and accessory buildings shall not occupy more than 50 percent of the surface area of any lot within this land use district.

5. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Hotel	25 m (82 ft)
Principal Building (All other uses)	10 m (33 ft)
Accessory Buildings	4.57 m (15 ft.)

*See definition for Building Height.

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| 6. STANDARDS OF DEVELOPMENT | – SCHEDULE 4 |
| 7. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES | – SCHEDULE 9 |
| 8. INDUSTRIAL, COMMERCIAL AND WAREHOUSING | – SCHEDULE 10 |
| 9. OFF-STREET PARKING AND LOADING REQUIREMENTS | – SCHEDULE 11 |
| 10. SIGN REGULATIONS | – SCHEDULE 13 |

INDUSTRY – I



Purpose:

To provide for a broad range of industrial and storage uses. The location of individual uses will have regard to both the effect on adjacent uses and the ability to provide adequate services to the site.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Building Supplies
- Car Wash
- Contractor, Building and Trade
- Contractor, Heavy Duty Equipment
- Equipment Sales, Rental and Service
- Farm/Industrial Machinery Sales, Rental and Service
- Light Industry/Manufacturing
- Public or Private Utility
- Railway and Railway Related Uses
- Seasonal Sales
- Sign Types²: 1A, 2, 3, 4, 5, 6, 10
- Truck Transportation Depots
- Truck Wash
- Warehouse, Retail
- Warehouse, Wholesale
- Warehouse Storage

(B) DISCRETIONARY USES

- Abattoirs
- Accessory building, structure or use to an approved discretionary use
- Adult Entertainment Facility¹
- Alternative/Renewable Energy, Commercial/Industrial
- Auto Body Repair and Paint Shop
- Automobile Sales and Service
- Automotive Repair and Service Shop
- Bulk Fuel Storage and Sales
- Child Care Facility
- Feed Mill/ Grain Elevator
- Fertilizer Storage and Sales
- Food Processing Facility
- Garden Centre/ Greenhouse
- Gas Bar
- Horticultural Operations or Facilities
- Industry with a Heavy Utility Demand
- Kennel
- Outdoor Recreation and Sports fields
- Pet Care Services
- Recreation, Private
- Recycling Facility
- Service Station
- Sign Types²: 1B, 7³, 8, 9, 11, 12
- Shipping Container
- Small Wind Energy System - Type A and B⁴
- Sand Blasting Facility
- Veterinary Clinic

- Notes:**
- 1 – See Schedule 4, Section 31 for setback requirements.
 - 2 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
 - 3 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.
 - 4 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Salvage Yard
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
All uses	30.48	100	30.48	100	929.03	10,000

- (a) The Designated Officer or Municipal Planning Commission may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All uses	7.62	25	4.57	15	3.05	10	7.62	25

4. MINIMUM YARD DIMENSIONS FOR ACCESSORY BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All uses	See (a) and (b)				1.52	5	1.52	5

- a. Accessory buildings shall not be located in the front yard.
- b. Accessory buildings shall not be located in a side yard between the property line and a principal building.

5. MAXIMUM SITE COVERAGE

- (a) **All Buildings – 60%**

Principal buildings and accessory buildings shall not occupy more than 60 percent of the surface area of any lot within this land use district.

6. OUTDOOR STORAGE

- (a) No outdoor storage shall be permitted in the required front yard setback of 7.6 m (25 ft.) or in the required corner lot secondary front yard setback of 4.6 m (15 ft.).
- (b) Outdoor storage areas shall be effectively screened from view by buildings, solid fences, trees, landscaped features or combinations thereof and be maintained in good repair to the satisfaction of the Development Authority.

7. OUTSIDE DISPLAY OF GOODS

- (a) Outside display of goods shall be limited to examples of products, merchandise, equipment, and/or items sold by the business or industry on the lot(s) or development site and shall be located in conformance with *Schedule 9: Landscaping and Amenity Area Standards and Guidelines*.

8. LANDSCAPING REQUIREMENTS

- (a) Landscaping shall be provided on all street frontage and shall be to the satisfaction of the Designated Officer or the Municipal Planning Commission. *See Schedule 9: Landscaping and Amenity Area Standards and Guidelines.*

9. ENVIRONMENTAL SITE ASSESSMENT / ENVIRONMENTAL IMPACT ASSESSMENT

- (a) Where, in the opinion of the Designated Officer or the Municipal Planning Commission, a proposed development may create an unacceptable environmental impact and/or where there may have been historical environmental impacts (i.e. soil contamination), an environmental site assessment and/or environmental impact assessment may be required prior to dealing with the application.

10. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
11. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
12. INDUSTRIAL, COMMERCIAL AND WAREHOUSING STANDARDS	– SCHEDULE 10
13. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
14. COMMERCIAL / INDUSTRIAL ALTERNATIVE / RENEWABLE ENERGY	– SCHEDULE 12
15. SIGN REGULATIONS	– SCHEDULE 13

LIGHT INDUSTRY – I-2



Purpose:

To allow light industrial and other compatible development in those areas of the Town of Coaldale that is considered most suitable, while prohibiting noxious uses, through the regulation of the following permitted and discretionary uses.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Automotive Repair and Service Shop
- Building Supplies
- Car Wash
- Contractor, Building and Trade
- Equipment Sales, Rental or Service
- Garden Centre or Greenhouse
- Horticultural Operations or Facilities
- Light Fabrication Shop
- Light Industry/Manufacturing
- Machinery and Equipment Rental
- Public or Private Utility
- Seasonal Sales
- Sign Types¹: 1A, 2, 3, 4, 5, 6, 10
- Truck wash
- Warehouse, Retail
- Warehouse, Wholesale
- Warehouse Storage

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Automotive Sales and Service
- Bulk Fuel Storage and Sales
- **Child Care Facility**
- Educational Institution
- Farm/Industrial Machinery Sales, Rental and Service
- Kennel
- Lounges/Beverage Room
- Manufacturing
- Recycling Facility
- Restaurant
- Retail Uses Ancillary to Industrial or Warehousing Use
- Service Station or Gas Bar
- Shipping Container
- Sign Types¹: 1B, 7², 8, 9, 11, 12
- Small Wind Energy System – Type A and B³
- Truck Transportation Depot
- Veterinary Clinic

- Notes:**
- 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
 - 2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.
 - 3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Abattoir
- Anhydrous Ammonia Storage
- Contractor, Heavy Duty Equipment
- Feed Mill/ Grain Elevator
- Food Processing Facility
- Livestock Sales Yard
- Natural Resource Extraction
- Noxious and Hazardous Use
- Seed Cleaners and Storage
- Salvage Yard
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
All uses	30.48	100	30.48	100	929.03	10,000

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All Uses	7.62	25	4.57	15	3.05	10	7.62	25

4. MINIMUM YARD DIMENSIONS FOR ACCESSORY BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All Uses	See (a) and (b)				1.52	5	1.52	5

- a. Accessory buildings shall not be located in the front yard.
- b. Accessory buildings shall not be located in a side yard between the property line and a principal building.

5. MAXIMUM SITE COVERAGE

- (a) **All Buildings – 60%**

The principal building and accessory buildings shall not occupy more than 60 percent of the surface area of any lot within this land use district.

6. OUTDOOR STORAGE

- (a) No outdoor storage shall be permitted in the required front yard setback of 7.6 m (25 ft.) or in the required corner lot secondary front yard setback of 4.6 m (15 ft.).
- (b) Outdoor storage areas shall be effectively screened from view by buildings, solid fences, trees, landscaped features or combinations thereof and be maintained in good repair to the satisfaction of the Development Authority.
- (c) Sites for other outdoor storage of goods, machinery, vehicles, building materials, scrap metal material, other waste materials and other items, at the discretion of the Development Authority, may be permitted if kept in a neat and orderly manner and/or suitably enclosed by a fence or wall or screened with landscaping to the satisfaction of the Development Authority.

7. OUTSIDE DISPLAY OF GOODS

- (a) Outside display of goods shall be limited to examples of products, merchandise, equipment, and/or items sold by the business or industry on the lot(s) or development site and shall be located in conformance with *Schedule 9: Landscaping and Amenity Area Standards and Guidelines*.

8. LANDSCAPING REQUIREMENTS

- (a) Landscaping shall be provided on all street frontage and shall be to the satisfaction of the Designated Officer or the Municipal Planning Commission.

9. ENVIRONMENTAL SITE ASSESSMENT / ENVIRONMENTAL IMPACT ASSESSMENT

- (a) Where, in the opinion of the Designated Officer or the Municipal Planning Commission, a proposed development may create an unacceptable environmental impact and/or where there may have been historical environmental impacts (i.e. soil contamination), an environmental site assessment and/or environmental impact assessment may be required prior to dealing with the application.

10. STANDARDS OF DEVELOPMENT

– SCHEDULE 4

11. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES

– SCHEDULE 9

12. INDUSTRIAL, COMMERCIAL AND WAREHOUSING STANDARDS

– SCHEDULE 10

13. OFF-STREET PARKING AND LOADING REQUIREMENTS

– SCHEDULE 11

14. SIGN REGULATIONS

– SCHEDULE 13