

Uses Comparison

Commercial (C-1), Highway Commercial (C-2), Industry (I)

Permitted and discretionary use comparison between Commercial C-1 and Highway Commercial C-2 and Industry – I land use districts.

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Abattoirs	—	—	D
Accessory building/structure/use (to an approved use)	P / D	P / D	P
Adult Entertainment Facility	—	—	D
Amusement Facility	D	—	—
Auto Body Repair and Paint Shop	—	—	D
Automobile Sales & Service	—	—	D
Automotive Sales & Service	D	P	—
Building Supplies	D	—	P
Bulk Fuel Sales and Storage	—	—	D
Business Support Service	P	—	—
Car Wash	—	P	P
Child Care Facility	D	D	D
Contractor, Building and Trade	—	—	P
Contractor, Heavy Duty Equipment	—	—	P

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Convenience Store	P	P	—
Drive-in/Drive-through Restaurant	—	P	—
Eating Establishment	P	P	—
Educational Institution	D	—	—
Equipment Sales, Rentals & Service	D	—	P
Farm/Industrial Machinery Sales, Rental & Service	—	D	P
Feed Mill / Grain Elevator	—	—	D
Fertilizer Storage and Sales	—	—	D
Financial Institution	P	—	—
Food Processing Facility	—	—	D
Garden Centre / Commercial Greenhouse	—	D	D
Gas Bar	D	P	D
Gas Bar / Service Station	D	P	—
Horticultural Operations / Facilities	—	D	D
Hotel / Motel	D	P	—
Institutional Facilities/Uses	D	—	—
Kennel	—	—	D
Light Industry / Manufacturing	—	—	P
Liquor Store	D	D	—
Lounges / Beverage Room	D	D	—

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Medical/Health Facility	P	D	—
Nightclub	D	—	—
Office	P	—	—
Outdoor Recreation and Sports Fields	—	—	D
Parking Facility	P	—	—
Personal Services	P	—	—
Pet Care Services	P	D	D
Public or Private Utility	D	—	P
Railway and Railway Related Uses	—	—	P
Residential accommodation with approved commercial use	D	—	—
Restaurant	D	P	—
Retail	P	P	—
Retail – Large-scale	D	D	—
Seasonal Sales	P	P	P
Shipping Container	—	—	D
Shipping Container (temporary)	P	P	—
Shopping Centre	D	D	—
Small Wind Energy System – Type A	D	D	D
Truck Transportation Depots	—	—	P

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Truck Wash	—	—	P
Veterinary Clinic	D (Small Animal)	D	D
Warehouse – Retail	D	D	P
Warehouse – Storage	—	—	P
Warehouse – Wholesale	—	D	P

Uses unique to Commercial (C-1)

- Business Support Service (P)
- Financial Institution (P)
- Office (P)
- Parking Facility (P)
- Personal Services (P)
- Amusement Facility (D)
- Educational Institution (D)
- Nightclub (D)
- Institutional Facilities & Uses (D)
- Residential accommodation with approved commercial use (D)

Uses unique to Highway Commercial (C-2)

- Drive-in/Drive-through Restaurant (P)

Minimum Yard Setbacks

Land Use District	Front Yard	Secondary Front (Corner Lots)	Side Yard	Rear Yard
Commercial (C-1)	7.62 m (25 ft)	7.62 m (25 ft)	1.52 m (5 ft)	4.57 m (15 ft)
Highway Commercial (C-2)	9.14 m (30 ft)	4.57 m (15 ft)	4.57 m (15 ft)	7.62 m (25 ft)