SECTION 13 HIGHWAY COMMERCIAL (HC) ZONE

13.1 SCOPE

The provisions of this section shall apply in all Highway Commercial (HC) Zones except as otherwise provided in the Special Provisions subsection of this section. HC Zones are intended for lots with both municipal water and sanitary sewer services, except as otherwise provided in subsection 13.4.1.

13.2 PERMITTED USES

No person shall within any Highway Commercial (HC) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following HC Zone uses, namely:

a) accessory dwelling unit, subject to subsection 13.4.2;
b) automobile gas bar;
c) automobile repair establishment;
d) automobile sales establishment;
e) automobile service station;
f) building supply and sales establishment;
g) bulk sales establishment, subject to subsection 13.4.3;
h) car wash establishment, automated;
i) car wash establishment, manual;
j) drive-through facility, subject to section 3.5;
k) dry cleaning establishment;
l) dry cleaning distribution outlet;
m) equipment rental establishment;
n) food store, subject to subsection 13.4.3;
o) financial establishment;
p) garden centre;
q) hotel;
r) marine equipment sales establishment;
s) motel;
t) office, subject to subsection 13.4.3;
u) place of entertainment;
v) restaurant, including a drive-through restaurant subject to section 3.5;
w) retail store, subject to subsection 13.4.3;
x) veterinarian clinic;
y) video rental establishment.
z) home-based child care (limited to legally existing single detached and semi-detached dwellings)
aa) unlicensed child care (limited to legally existing single detached and semi-detached dwellings)
bb) child care centre
cc) automobile body shop

13.3 REGULATIONS

No person shall, within any Highway Commercial (HC) Zone, use any lot or erect, alter

or use any building or structure except in accordance with the following provisions:

a)	Lot Area (minimum)	1,000 m^2
b)	Lot Frontage (minimum)	30.0 m
c)	Front and Exterior Side Yard Depth	10.0 m minimum 20.0 m maximum
d)	Interior Side Yard Width (minimum)	
i)	side yard abuts a Residential Zone	10.0 m
ii)	all other cases	4.5 m
e)	Rear Yard Depth (minimum)	10.0 m
f)	Lot Coverage (maximum)	35%
g)	Building Height (maximum)	10.0 m
h)	Landscaped Open Space (minimum)	30% of lot area

13.4 SPECIAL USE REGULATIONS

13.4.1 Existing Unserviced and Partially Serviced Highway Commercial Lots

a) Notwithstanding the requirements for full municipal servicing in the HC Zone, existing lots zoned as "HC" on Schedule "A" hereto that are not serviced by full municipal water and sanitary sewer services may be used in accordance with the permitted uses of subsection 13.2, and existing unserviced or partially serviced dwellings may be altered, enlarged or reconstructed in accordance with the following Zone regulations:

	Lots with no municipal services available	Lots with municipal water service only	Lots with municipal sewer service only
i) Lot Area (minimum)	4,000 m^2	3,000 m^2	2,000 m^2
ii) Side Yard (minimum)	10.0 m	see subsection 14.3 (d)	see subsection 14.3 (d)
iii) Lot Coverage (maximum)	10% of lot area	25% of lot area	25% of lot area

b) The remaining regulations of subsection 13.3 shall apply.

c) The provisions of this section shall only apply to permit the use of existing un-serviced or partially serviced lots for a permitted HC Zone use and not to the creation of new lots for highway commercial uses which shall only be permitted where full municipal services are available or where a holding provision is applied to the lot requiring the provision of municipal services prior to development.

d) All other requirements of this By-law and other required Municipal permits and/or permits for sewer or septic and/or water connections/wells from an appropriate Approval Authority shall apply.

e) Notwithstanding the provisions of this subsection and the permitted uses in the HC Zone, no car wash establishment shall be permitted unless the lot containing the car wash establishment is serviced by both municipal water and sanitary sewer facilities.

13.4.2 Accessory Dwelling Unit

Accessory dwelling units shall be permitted on a lot in the HC Zone, subject to the following regulations;

a) The dwelling unit(s) shall be located behind a non-residential unit on the first floor or below a non-residential unit on the first floor or entirely above the first floor of the building, with exception to the entrance or entrances to the dwelling unit, all in accordance with Section 3.6.

13.4.3 Minimum Floor Area for Retail and Office Uses and Food Stores

a) The minimum gross floor area for stand-alone retail, office and food stores in the Highway Commercial (HC) Zone shall be 300 m^2.
b) In buildings where more than one (1) commercial unit is proposed to be less than 300 m^2, at least one (1) commercial unit shall have a minimum gross floor area of 464 m^2.
c) Retail or office uses having a lesser gross floor area than 300 m^2 shall not be permitted in the HC Zone, with exception to lawfully existing uses at the date of passing of this By-law.

13.4.4 Landscaping Special

At least 50% of the required landscaped open space shall be located in the front yard or in front of the main building on the lot, whichever is farther from the front lot line.

13.5 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard “HC” Zone. If a regulation or use is not specified, the permitted uses of section 13.2 and the regulations of sections 13.3 and 13.4 shall apply.

13.5.1 HC-1

a) Permitted Uses

Notwithstanding the provisions of section 13.2 to the contrary, lands zoned as "HC-1" on Schedule "A" to this By-law may be used for a Shopping Centre in accordance with the permitted uses of the "HC" Zone as well as for personal service shops and financial establishments.

b) Regulations

Notwithstanding the provisions of section 13.3 to the contrary, on lands zoned "HC-1" on Schedule "A" to this By-law, the following regulations shall apply to the shopping centre use:

i) the maximum building height shall be 7.5 m ;
ii) a minimum of 400 parking spaces shall be provided;
iii) unless otherwise specified herein, all other provisions of this By-law shall apply.

13.5.2 HC-2

a) Notwithstanding the provisions of section 13.2 to the contrary, the permitted uses on lands zoned "HC-2" on Schedule "A" to this By-law shall be limited to offices.

13.5.3 HC-3

a) Notwithstanding the provisions of section 13.3 of this By-law to the contrary, the following regulations shall apply to lands zoned "HC-3" on Schedule "A" to this By-law:

i) The area used for concrete manufacturing shall be limited to its present area of 55 m^2 and shall be limited to the manufacturing of lawn ornaments, benches and tables;
ii) One (1) addition having a maximum floor area of 181.1 m^2 shall be permitted. No future additions, alterations or expansions will be permitted as of the date of passing of this By-law;
iii) All trailers on the property must be removed to the satisfaction of the Chief Building Official.

13.5.4 HC-4

a) Notwithstanding the provisions of section 13.2 to the contrary, on lands zoned "HC-4" on Schedule "A" to this By-law, the existing concrete manufacturing operation and contractor's yard are recognized as permitted uses.

13.5.5 HC-5

a) Notwithstanding the provisions of section 13.2 to the contrary, the permitted uses on lands zoned "HC-5" Zone on Schedule "A" to this By-law shall be limited to the following:

i) gift shop;

ii) convenience store;
iii) dry cleaning establishment;
iv) dry cleaning distribution outlet;
v) laundromat;
vi) parking lot; and,
vii) personal service shop.

13.5.6 HC-6

a) Notwithstanding the provisions of section 13.3 of this By-law to the contrary, the following regulations shall apply to lands zoned "HC-6" on Schedule "A" to this By-law:

i) A planting area/visual screening shall be provided along the full length of any lot line abutting any Residential or Open Space Zone. The planting area/visual screening shall consist of a solid maintenance free fence of a minimum height of 2.4 m together with a 3 m dense screen of shrubs and/or evergreen trees planted or designed in such a manner as to provide a year round visual barrier. One (1) pedestrian walkway or emergency vehicle access may be incorporated into the planting area/visual screening.

13.5.7 HC-7

a) Permitted Uses

Notwithstanding the provisions of section 13.2 to the contrary, the permitted uses on lands zoned "HC-7" on Schedule "A" to this By-law shall be limited to:

i) retail market;
ii) restaurant;
iii) office space;
iv) warehousing and storage operations;
v) light manufacturing, processing or assembly operations;
vi) residential apartment units.

b) Regulations

The aforementioned uses shall only be permitted in accordance with the "HC" zone provisions, excepting however that:

i) residential apartment units shall be permitted only on the second and third storeys of the building where the building is a mixed use building;
ii) once residential development has commenced on a floor, all non-residential uses shall be prohibited from that floor of the building;
iii) the maximum building height provision for the main building shall be increased as required to allow for an alteration or expansion, provided the height of the altered or expanded building does not exceed the height of the existing building;
iv) the maximum lot coverage provision shall be increased as required to allow for an addition having a ground floor area equivalent to 10% of the ground floor area of the existing building; and,

v) for the purposes of issuing change of use permits, the structures may be considered as two buildings in accordance with the definition contained in this By-law. For the purposes of this paragraph, the following definitions shall apply:

"Retail Market" shall mean the displaying and selling of products by one or more vendors from within an area of a building having no partitions. Areas defined as “retail market” may also include wholesale, light manufacturing, storage areas, ancillary office space and a restaurant;

“Partition” shall mean an interior wall having a height of one storey or part of a storey, and is considered to be non-load bearing;

“Light manufacturing” shall mean the use of an area within the existing building for the purpose of preparing, assembling, finishing, treating, altering, repairing, storing or adapting for sale any goods, substance, article or thing or any part thereof. Light manufacturing may include warehousing, shipping as well as ancillary office space; and,

“Existing Building” shall mean a building which existed on June 15, 1998 and shall also mean the existing uses of the floor areas as defined by paragraph (e) and reflected in the Site Plan Agreement passed per Section 41(4) of the Planning Act.

13.5.8 HC-8

a) Notwithstanding the provisions of section 13.2 to the contrary, lands zoned “HC-8”on Schedule “A” to this By-law may be used for the repair and servicing of agricultural implements and equipment repair, and the servicing of small engines,cars and trucks provided this use is secondary to the primary use of the lot. Any expansions, alterations or enlargements to the existing buildings and structures shall comply with the regulations of the AC1 zone contained in section 6 of this By-law for lots on private services.

13.5.9 HC-9

Notwithstanding the regulations of section 13.3 to the contrary, the following regulations shall apply to lands zoned “HC-9” on Schedule “A” to this By-law:

i) the minimum lot area shall be 1 ha;
ii) the minimum lot frontage shall be 12.1 m;
iii) vehicular access from the provincial highway shall be prohibited;
iv) a maximum of two buildings may be permitted;
v) a landscaped open space area having a minimum width of 4.87 m shall be provided where the lands abut the provincial highway;
vi) no buildings or structures shall be erected within 14 m of the provincial highway;
vii) no more than twenty (20) automobiles or vehicles may be stored overnight outside of the buildings; and,
viii) the maximum lot coverage shall be 10%.

13.5.10 HC-10

Notwithstanding the regulations of section 13.3 to the contrary, the following additional regulations shall apply to lands zoned "HC-10" on Schedule "A" to this By-law:

i) the minimum lot area shall be 3,734 m^2;
ii) a maximum of two buildings may be permitted;
iii) a landscaped open space area having a minimum width of 4.87 m shall be provided where the lands abut a provincial highway;
iv) no buildings or structures shall be erected within 14 m of a provincial highway;
v) no more than two (2) motor vehicles may be stored overnight outside of the buildings; and,
vi) the maximum lot coverage shall be 10%.

13.5.11 HC-11

a) Permitted Uses

Notwithstanding the provisions of section 13.2 to the contrary, the permitted uses on lands zoned "HC-11" on Schedule "A" to this By-law shall include personal service shops and financial establishments in addition to the uses permitted in the HC Zone.

b) Notwithstanding the provisions of section 13.2 to the contrary, on lands zoned "HC-11" on Schedule "A" to this By-law, the following regulations shall apply:
   i) the maximum gross floor area shall be 16,506 m^2;
   ii) all retail stores, personal service shops and food stores shall have a minimum gross leasable floor area of 186 m^2 ;
   iii) for the purposes of clause (i) and (ii) above, the calculation of gross floor area and gross leasable floor area shall not include an outdoor seasonal area and outdoor seating areas accessory to any permitted use;
   iv) a maximum of five (5) main buildings shall be permitted;
   v) the minimum landscaped open space shall be 15% of the lot area
   vi) landscaping shall be provided along any lot line abutting a Residential Zone and shall consist of a solid fence having a minimum height of 1.8 m together with a dense screen of shrubs and/or evergreen trees having minimum width and height in accordance with Section 3.15.2 (a) and (b) of this By-law, and planted in such a manner as to provide a year round visual barrier;

c) Notwithstanding the provisions of section 3.24 to the contrary, on lands zoned "HC-11" on Schedule "A" to this By-law, the following parking provisions shall apply:
   i) Parking Space and Aisle Dimensions

PARKING ANGLE	MINIMUM SPACE WIDTH	MINIMUM SPACE LENGTH	MINIMUM AISLE WIDTH
90°	2.75 m	6.1 m	6.1 m

ii) a minimum of 1 parking space shall be required for every 20 m^2 of gross leasable floor area;
iii) the maximum driveway width shall be 14 m measured a distance of 35 m from the centerline of Goderich Street (Highway 21);

d) Notwithstanding the provisions of section 3.17 to the contrary, on lands zoned "HC-11" on Schedule "A" to this By-law, the following loading space provisions shall apply:

i) Number of Loading Spaces (minimum)

Gross Floor Area of Building or Structure	Number of Loading Spaces Required
2,500 m^2 or less	1
Over 2,500 m^2	2

e) The provisions of this By-law shall apply to the entirety of the lands zoned HC-11 as if it were one lot, regardless of any future land division.

13.5.12 HC-12

Notwithstanding the provisions of section 13.3 to the contrary, on lands zoned "HC-12" on Schedule "A" to this By-law, a maximum of two (2) main buildings shall be permitted.

13.5.13 HC-13

a) Permitted Uses

Notwithstanding the provisions of sections 13.2, 13.3 and 13.4 to the contrary, the permitted uses on lands zoned "HC-13" on Schedule "A" to this By-law shall be limited to the following:
i) an accessory dwelling unit forming an integral part of the building or structure containing a permitted non-residential use;
ii) automotive use;
iii) place of entertainment;
iv) business or professional office;
v) retail store having a maximum floor area of 186 m^2;
vi) retail establishment and/or rental building supplies, trailers, motorcycles, snowmobiles, and boats, but shall not include outside repairs;

vii) beer and/or liquor store;
viii) dry-cleaning distribution outlet;
ix) nursery and greenhouse;
x) restaurant;
xi) financial establishment;
xii) hotel/motel;
xiii) uses, buildings and structures accessory to a permitted use.

b) Regulations

Notwithstanding the regulations of section 13.3 to the contrary, the following regulations shall apply to lands zoned "HC-13" on Schedule "A" to this By-law:
i) A maximum of three (3) principal commercial units shall be permitted;
ii) The minimum lot area shall be 0.87 ha;
iii) A maximum of one (1) entrance shall be permitted.

13.5.14 HC-14

a) Notwithstanding the regulations of section 13.3 to the contrary, on lands zoned "HC-14" on Schedule "A" to this By-law the minimum lot area shall be 1,517.15 m^2.

13.5.15 HC-15

a) Notwithstanding the regulations of section 13.3 of this By-law to the contrary, the following regulations shall apply to lands zoned "HC-15" on Schedule "A" to this By-law:
i) The minimum lot frontage shall be 2.63 m;
ii) The minimum front yard setback shall be 9.4 m.

13.5.16 HC-16

a) Notwithstanding the provisions of section 13.2 to the contrary, on lands zoned "HC-16" on Schedule "A" to this By-law the permitted uses shall be limited to the following:
i) place of entertainment
ii) convenience store
iii) dry cleaning establishment
iv) laundromat
v) parking lot
vi) personal service shop
vii) restaurant
viii) retail store
ix) an accessory dwelling unit forming an integral part of the building or structure containing a use permitted above
x) accessory uses, buildings and structures

13.5.17 HC-17

a) Notwithstanding the provisions of section 13.3 of this By-law to the contrary, the following regulations shall apply to lands zoned “HC-17” on Schedule “A” to this By-law:
   i) A solid maintenance free fence of a minimum height of 1.83 m shall be provided along the full length of any lot line abutting an OS Zone.

13.5.18 HC-18

a) Notwithstanding the provisions of sections 13.2 and 13.3 of this By-law to the contrary, on lands zoned “HC-18” on Schedule “A” to this By-law the three (3) storage units shall not exceed a maximum ground floor area of 836 m^2.

13.5.19 HC-19

a) Notwithstanding the provisions of section 13.2 of this By-law to the contrary, on those lands zoned as “HC-19” on Schedule “A” to this By-law the permitted uses shall include a convenience store in addition to the uses permitted under section 13.2.

13.5.20 HC-20

a) Notwithstanding the provisions of sections 3.1 and 13.3 of this By-law to the contrary, the following regulations shall apply to lands zoned “HC-20” on Schedule “A” to this By-law:
   i) The minimum lot area shall be 0.348 ha;
   ii) The minimum side yard width shall be 9.75 m;
   iii) The minimum rear yard depth for the existing accessory structures shall be 1.83 m.

13.5.21 HC-21

Notwithstanding the ‘HC’ zoning designation, those lands delineated as ‘HC-21’ on Schedule ‘A’ to this by-law may be used for a specific mixed-use commercial and residential development comprising of a minimum commercial floor space of 300 m^2 and a maximum of 24 dwelling units, in accordance with the zone provisions of the ‘HC’ zone contained in this by-law, excepting however, that:

(i) The commercial floor space shall be restricted to the ground floor level;
(ii) No person shall within the ‘HC-21’ zone use the commercial floor space of the building for any purpose except for one or more of the following uses; business or professional office, financial establishment, retail store, dry cleaning distribution outlet, video rental establishment, fitness centre and restaurant;
(iii) Subsection 13.4.3 shall not apply to retain stores, offices and food stores;
(iv) A maximum of one (1) building shall be permitted;
(v) The Minimum rear yard setback shall be 7.5 m ; and;
(vi) The maximum building height shall be 12.19 m

13.5.22 HC-22

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-22' on Schedule 'A' to this by-law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-law, excepting however that:

a) A model home with a maximum ground floor area of 160 m^2 shall be permitted;

13.5.23 HC-23

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-23' on Schedule 'A' to this By-law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-law, excepting however that:

a) Notwithstanding Section 13.4.2 Accessory Dwelling Unit, a minimum of four (4) accessory dwelling units shall be permitted.

13.5.24 HC-24-h

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-24-H' on Schedule 'A' to this By-Law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-Law, excepting however that:

a) The minimum front yard setback shall be no less than 40.842 m for all Open Storage. For the purposes of this By-law, 'Open Storage' may include the display of merchandise. The display of merchandise may be located within the front yard setback, but shall be located no closer than 10.0 m to the front lot line;
b) Open Storage shall be an accessory use to a permitted Highway Commercial use;
c) The 'H – holding' symbol shall be lifted once the following condition has been met:
    1. A site plan agreement between the Owner and the Town of Saugeen Shores has been registered on title. The site plan will address items such as access, landscaping, lighting, loading, open storage and display of merchandise, parking, and any other applicable provisions in accordance with the By-law.

13.5.25 HC-25

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-25' on Schedule 'A' to this By-law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-law, excepting however that:

a) Notwithstanding Section 13.2 Permitted Uses an 'Automobile Body Shop' and 'Outdoor Public Storage' are also permitted uses.
b) For the purpose of this By-law 'Outdoor Public Storage' is subject to the following provisions:
    i. Defined as the storage of boats, trailers, vehicles, and other similar objects that do not require indoor storage, which may be used by members of the public
    ii. Located within a defined area in the rear yard not exceeding 3,504.0 m^2 enclosed by a fence and screened by landscaping.
    iii. Shall be no closer than 4.8 m to the exterior side lot line; the setback area shall be used as landscaped open space.

iv. Shall contain items to a height not exceeding 5.5 m

c) A maximum of two (2) buildings may be permitted.

d) The maximum lot coverage shall be no greater than 10%

e) No permanent buildings or structures shall be erected within 14.0 m of the provincial highway

f) Vehicular access to the provincial highway shall be prohibited.

g) With the exception of the existing building, the lands are subject to site plan control, and may include provisions for drainage, fencing, landscaping, parking, signage, and septic system approval.

13.5.26 HC-26

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-26' on Schedule 'A' to this By-law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-law, excepting however that:

i. A 'Dog Daycare and Training Facility' may also be a permitted use. The use may include dog grooming. Kennel and/or boarding facilities shall be prohibited.

13.5.27 HC-27

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-27' on Schedule 'A' to this By-Law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-Law, excepting however that:

i. A 'Day Nursery' shall also be a permitted use.

13.5.28 HC-28

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-28' on Schedule 'A' to this By-law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-law, excepting however that:

i. A maximum of 24 residential dwelling units shall be permitted, provided that the building contains a minimum of 846 sq m of commercial floor area on the ground level;

ii. The minimum front yard setback shall be no less than 5.0 m;

iii. The minimum setback from the Provincial Highway centreline shall be no less than 20.0 m;

iv. The minimum exterior side yard setback shall be no less than 5.0 m;

v. The maximum lot coverage shall be no greater than 45%;

vi. The maximum building height shall be no greater than 17.0 m; and

vii. The requirement for at least 50% of the landscaped open space to be located in the front yard shall not apply, so long as the minimum landscaped open space for the entire property is achieved.

viii. A buffer area within the setbacks between any development on the subject lands and the property to the north shall be provided with trees, hedgerows or other vegetation together with a wooden privacy fence along the property boundary

with a minimum height of 2.0 m. The buffer area will be required to be detailed in the Site Plan Control Agreement.

ix. The buffer area shall exclude any required parking area or any other required feature for the development necessary to comply with all other provisions of the Zoning By-law.

13.5.29 HC-29

Notwithstanding the 'HC' zoning designation, those lands delineated as 'HC-29'on Schedule 'A' to the By-law may be used in accordance with the permitted uses and the regulations of the 'HC' zone contained in this By-law, excepting however that:

i. The minimum lot frontage shall be no less than 15.5 meters;
ii. The minimum lot area shall be no less than 685 square meters.

13.5.30 HC-30-H

Notwithstanding the provisions of section 13.2, to the contrary, the following shall apply:

i. A maximum of four (4) commercial buildings shall be permitted.
ii. A Seasonal Outdoor Sales Area up to 273 m^2 in size shall be permitted in conjunction with a commercial use permitted on the site.

Notwithstanding the provisions of section 13.3, to the contrary, the following shall apply:

i. The minimum landscaped open space shall be 28% of lot area.
ii. A minimum of 273 parking spaces shall be provided plus up to 11 additional parking spaces associated with the queuing lane of a restaurant use.
iii. The development shall be subject to site plan control.

13.5.31 HC-31

a) Permitted Uses

Notwithstanding the provisions of section 13.2, the permitted uses on lands zoned 'HC-31' on Schedule 'A' to this By-law shall also include:

i) apartment dwelling.

b) Uses Not Permitted

Notwithstanding the provisions of section 13.2, the following uses shall not be permitted on lands zoned 'HC-31' on Schedule 'A' to this By-law:

i) automobile gas bar;
ii) automobile repair establishment;
iii) automobile service station;
iv) bulk sales establishment;
v) car wash establishment, automated;
vi) car wash establishment, manual;
vii) automobile body shop.

c) Regulations

Notwithstanding the provisions of section 13.3 and 13.4 to the contrary, the following regulations shall apply to lands zoned 'HC-31-h-5' on Schedule 'A' to this By-law:

i) An apartment dwelling shall be permitted in accordance with the regulations of the 'Residential Fourth Density (R4)' zone;
ii) The minimum combined gross floor area for Highway Commercial uses shall be 929 m^2;
iii) The lands are subject to Site Plan Control.

13.5.32 HC-32

Notwithstanding the 'HC' zoning provisions, the following provisions shall apply to lands zoned 'HC-32' on Schedule 'A' to this By-law:

i. A health care clinic is an additional permitted use;
ii. The minimum gross floor area for a retail, office, clinic, or commercial unit shall be 129 m^2;
iii. The minimum lot area shall be 1464 m^2;
iv. The minimum lot frontage shall be 31 m;
v. Buildings and structures existing as of the date of passage of the By-law which do not comply with the provisions of the By-Law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-Law; and
vi. Parking spaces and driveways existing as of the date of passage of the By-law which do not comply with the provisions of the By-Law are hereby recognized. All future parking spaces and driveways, or amendments to existing parking spaces and driveways, shall comply with the provisions of the By-Law.

13.5.33 HC-33

Notwithstanding the 'HC' zone provisions, the following provisions shall apply to lands zoned 'HC-33' on Schedule 'A' to this By-law:

i) Contractor's Yard shall be an additional permitted use;
ii) Outdoor storage shall be prohibited;
iii) The minimum lot frontage shall be no less than 66 m;
iv) Four accessory dwelling units shall be permitted.

13.5.34 HC-34

Notwithstanding the 'HC' zone provisions, the following provisions shall apply to lands zoned 'HC-34' on Schedule 'A' to this By-law:

i) automobile gas bar; automobile repair establishment; automobile service station; bulk sales establishment; car wash establishment, automated; car wash establishment, manual; and automobile body shop shall not be permitted;
ii) a maximum of 27 accessory dwelling units shall be permitted on the upper floors of the building, so long as a commercial space is provided on the main floor;
iii) a commercial unit of 160 square metres be permitted;

iv) the maximum front yard shall be 25 m;
v) the minimum rear yard shall be 3 m;
vi) the maximum lot coverage shall be 45%;
vii) 8% of the required landscaped open space shall be located in the front yard ;
viii) Section 3.6.1 b) and c) Accessory Dwelling Units Contained Within a Non-Residential Building shall not apply