

Municipality of West Perth – Zoning By-law

SECTION 16 HIGHWAY COMMERCIAL ZONE (C3)

No person shall within any C3 Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

16.1 Permitted Uses, Buildings, and Structures

- (a) an animal clinic;

Amended by By-law No. Z149-2012

- (a.1) an artisan's establishment;
- (b) an auction sales facility;
- (c) an automobile gas bar;
- (d) an automobile parts distributor;
- (e) an automobile repair establishment, including automotive repair specialty shops such as brake shops, lube shops, muffler shops, tire shops, auto glass repair and replacement shops, rust proofing shops, and other similar uses, but excluding auto body repair shops;
- (f) an automobile sales and service establishment;
- (g) an automobile service station;
- (h) a building supply outlet and related hardware sales;
- (i) a bus depot;

Amended by By-law No. Z149-2012

- (i.1) a convenience business service establishment;
- (j) a convenience store;

Amended by By-law No. Z34-2002

- (k) an eating establishment, restaurant;
- (l) an eating establishment, take out or fast food;
- (m) a farm equipment/ implement sales, service, and repair establishment;
- (n) a farm produce sales outlet;
- (o) a farm supplies outlet;

- (p) a garden centre and nursery establishment;

- (q) a golf course, miniature;

Amended by By-law No. Z149-2012

- (q.1) a landscape supply outlet;
- (r) a lawn and garden equipment sales, service, and repair establishment;

Amended by By-law No. Z149-2012

- (r.1) a liquor, beer, or wine store;
- (s) a motel;

Amended by By-law No. Z149-2012

- (s.1) an office, medical/dental;

Amended by By-law No. Z149-2012

- (s.2) a place of entertainment;
- (t) a recreational commercial use;
- (u) a recreational vehicle sales, service, and repair establishment;

- (v) a rental establishment;

Amended by By-law No. Z149-2012

- (v.1) a self-storage establishment;

Amended by By-law No. Z149-2012

- (v.2) a service commercial centre;

Amended by By-law No. Z149-2012

- (v.3) a supermarket;
- (w) a steel and equipment distributor;

Amended by By-law No. Z149-2012

- (w.1) a taxi establishment;
- (x) a truck depot;
- (y) a truck sales, service, and repair establishment;

Amended by By-law No. Z149-2012

- (y.1) a wholesale establishment;
- (z) accessory uses, buildings, and structures, including an accessory office use and an accessory retail outlet.

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16.2 Requirements for Permitted Uses and Accessory Uses, Buildings, and Structures

16.2.1 Lot Area, Minimum 1850 sq. metres (19,913.88 sq. feet)

16.2.2 Lot Frontage, Minimum 30 metres (98.42 feet)

16.2.3 Front Yard, Minimum 15 metres (49.21 feet)

16.2.4 Interior Side Yard, Minimum 6 metres (19.68 feet)

16.2.5 Exterior Side Yard, Minimum 7.5 metres (24.61 feet)

16.2.6 Rear Yard, Minimum 7.5 metres (24.61 feet)

16.2.7 Lot Coverage, Maximum 35 per cent

16.2.8 Building Height, Maximum 10.5 metres (34.45 feet)

16.2.9 Landscaped Open Space, Minimum 30 per cent

16.2.10 Landscaping Requirements, Minimum
A landscaping area in the form of a planting strip shall be provided in accordance with the provisions of Section 5.23 of this By-law adjacent to every portion of any lot line that abuts a Residential Zone or an existing residential lot.

16.2.11 Servicing Requirements
Any highway commercial use shall be of a nature that it does not require municipal water and sewage services.

16.2.12 Fuel Pump and Storage Tank Location
Fuel pumps shall not be located closer than 4.5 metres (14.76 feet) to any street line or within a radius of 15 metres (49.21 feet) of the corner of intersecting streets on a corner lot. Fuel storage tanks shall not be located closer than 4.5 metres (14.76 feet) to a lot line.

16.2.13 Loading Space Requirements
As contained in Section 5.9 of this By-law.

16.2.14 Parking Requirements
As contained in Section 5.19 of this By-law.

16.2.15 Driveway Requirements

- (a) No ingress or egress driveway shall exceed 9 metres (29.52 feet) in width measured at the lot line.
- (b) No ingress or egress driveway shall be located closer than 3 metres (9.84 feet) to any side or rear lot line.
- (c) No ingress or egress driveway shall be located closer than 15 metres (49.21 feet) to the corner of intersecting streets on a corner lot.

All ingress and egress driveways shall be surfaced with a hardtop material with adequate provision for drainage.

16.2.16 Outdoor Storage
As contained in Section 5.18 of this By-law.

16.2.17 Outdoor Display Area
As contained in Section 5.17 of this By-law.

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16.3 Special Provisions

16.3.1 C3-1

- (a) Location: Part of Park Lot 59, Registered Plan No. 341 (Mitchell Ward) (Key Map 34)
- (b) Notwithstanding provisions of Section 16.1 this By-law to the contrary, an existing single detached dwelling shall be permitted as an accessory use to a horticultural nursery and garden centre on the lands in the “C3-1” zone as shown on Key Map 34 of Schedule “A” to this By-law.
- (c) All other applicable provisions of this By-law shall apply.

16.3.2 C3-2

- (a) Location: Lot 58, Registered Plan No. 341 (Mitchell Ward) (Key Map 34)
- (b) Notwithstanding the provisions of Section 16.1 of this By-law to the contrary, additional uses described as a motor vehicle body shop and accessory uses, included an accessory single-detached dwelling, shall be permitted on the lands in the “C3-2” zone as shown on Key Map 34 of Schedule “A” to this By-law.
- (c) All other applicable provisions of this By-law shall apply.

16.3.3 C3-3

- (a) Location: Part of Lot 12, Concession 1 (Logan Ward) (Key Map 37)
- (b) Notwithstanding provisions of Section 16.1 this By-law to the contrary, the lands in the “C3-3” zone as shown on Key Map 37 of Schedule “A” to this By-law shall only be used for the following:

- (i) an automobile service establishment;
- (ii) an automobile sales establishment;
- (iii) an automobile washing establishment;
- (iv) a public garage, excluding an automobile body repair shop;
- (v) a gas bar;
- (vi) a drive-in or take-out restaurant;
- (vii) the sale of baked goods;
- (viii) a contractor’s shop;
- (ix) a rental agency;
- (x) a farm produce retail outlet;
- (xi) a variety or convenience store;
- (xii) a shopping centre;
- (xiii) accessory uses.

- (c) The maximum gross floor area of a shopping centre constructed on the site shall be 810 square metres.
- (d) The total maximum gross floor area of all buildings to be constructed on the site shall be 822 square metres.
- (e) The minimum lot area shall be 1.15 hectares;
- (f) All other applicable provisions of this By-law shall apply.

16.3.4 C3-4

- (a) Location: Part of Lot 12, Concession 1 (Logan Ward) (Key Map 37)
- (b) Notwithstanding provisions of Section 16.1 this By-law to the contrary, the lands in the “C3-4” zone as shown on Key Map 37 of Schedule “A” to this By-law shall only be used for the following:
 - (i) an automobile service establishment;
 - (ii) an automobile sales establishment;

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- (iii) an automobile washing establishment;
 - (iv) a public garage, excluding an automobile body repair shop;
 - (v) a gas bar;
 - (vi) a contractor's shop;
 - (vii) a rental agency;
 - (viii) a farm produce retail outlet;
 - (ix) a truck repair and service establishment;
 - (x) accessory uses, excluding any accessory residential use.
- (c) All other applicable provisions of this By-law shall apply.

Deleted by By-law No. Z149-2012

16.3.5 C3-5

16.3.6 C3-6

- (a) Location: Part of Lot 15, Concession 2 (Logan Ward) (Key Map 28)
- (b) Notwithstanding the provisions of Section 16.1 this By-law to the contrary, the lands in the "C3-6" zone as shown on Key Map 28 of Schedule "A" to this By-law shall only be used for the sales and service of outdoor power equipment (including: garden tractors; lawnmowers; snowmobiles; and all-terrain vehicles) as well as an accessory residential use.
- (c) All other applicable provisions of this By-law shall apply.

16.3.7 C3-7

- (a) Location: Part of Lot 14, Concession 16 (Logan Ward) (Key Map 3)
- (b) Notwithstanding any provisions of this By-law to the contrary, the lands in the "C3-7" zone as shown on Key Map 3 of Schedule "A" to

this By-law shall only be used for an auto repair business, an automobile sales business, and accessory uses, excluding any accessory residential uses.

- (c) Notwithstanding any provisions of this By-law to the contrary, the display of automobiles for sale shall be permitted in the front yard but shall be no closer the 0.76 metres to the property line.
- (d) All other applicable provisions of this By-law shall apply.

Amended by By-law No. Z28-2001

Deleted by By-law No. Z63-2004

16.3.8 C3-8

Amended by By-law No. Z88-2006

16.3.8 C3-8

- (a) Location: Part of Lot 15, Concession 2 (Logan Ward)(Key Map 28)
- (b) Notwithstanding the provisions of Section 16.1 of By-law No. 100-1998 to the contrary, the only permitted uses on the land in the "C3-8" zone as shown on Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z88-2006) shall be:
 - (i) an automobile gas bar;
 - (ii) an automobile parts distributor;
 - (iii) an automobile sales and service establishment;
 - (iv) an automobile service station;
 - (v) an automobile repair establishment, including automotive repair specialty shops such as brake shops, lube shops, muffler shops, tire shops, auto glass repair and replacement shops, and other similar uses, but excluding auto body repair shops, rust

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proofing shops, and paint shops; and
(vi) accessory uses.

- (c) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z90-2006

16.3.9 C3-9

- (a) Location: Part of Park Lot 5, Registered Plan No. 339 (Mitchell Ward) (Key Map 32)
- (b) Notwithstanding the provisions of Sections 16.1 of By-law No. 100-1998 to the contrary, an additional use described as a business or professional office shall be permitted on the land in the “C3-9” zone as shown on Key Map 32 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z90-2006).
- (c) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z167-2014

Amended by By-law No. Z167-2014

16.3.10 C3-10

- (a) Location: Part of Park Lot 5, Registered Plan No. 339 (Mitchell Ward) (Key Map 32).
- (b) Notwithstanding the provisions of Sections 16.1 of By-law No. 100-1998 to the contrary, only the following uses shall be permitted in the “C3-10” zone as shown on Key Map 32 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z174-2015):
- (i) an artisan’s establishment;
 - (ii) an automobile sales and

- (iii) service establishment;
- (iii) a convenience business service establishment;
- (iv) a convenience store;
- (v) an eating establishment, restaurant;
- (vi) a liquor, beer, or wine store;
- (vii) an office, business
- (viii) an office, medical/dental;
- (ix) a place of entertainment;
- (x) a plumbing and heating office and showroom;
- (xi) a rental establishment;
- (xii) a self-storage establishment;
- (xiii) a service commercial centre;
- (xiv) a taxi establishment; and
- (xv) accessory uses, buildings, and structures, including an accessory office use and an accessory retail outlet.

- (c) Notwithstanding the provisions of Sections 16.2.1 of By-law No. 100-1998 to the contrary, the minimum lot area for a parcel of land located within the “C3-10” zone shall be 1,840 square metres.
- (d) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

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