

15.10 C-H Highway Commercial District

Purpose

15.10.1 The general purpose of this district is to provide for certain commercial [uses](#) appropriate for serving the travelling and regional population along highways and which [may](#) not be suitable within downtown or other commercial areas within the Town.

Regulations

15.10.2 [Permitted](#) and [discretionary uses](#) within the C-H district are outlined in Table 15.10.1.

15.10.3 Development standards for the C-H district are outlined in Table 15.10.2.

Table 15.10.1 C-H Permitted and Discretionary Uses

Use	Permitted	Discretionary
Agricultural Equipment Sales and Service	P	
Auctioneering Establishment	P	
Automotive Repair, Service, Rental and Sales	P	
Commercial School	P	
Drive-In Business	P	
Eating and Drinking Establishment	P	
Entertainment Establishment, Indoor	P	
Equipment Rental, Sales and Service Establishment	P	
Financial Service	P	
Funeral Home	P	
Hotel	P	



Use	Permitted	Discretionary
Parking Facility	P	
Professional, Office, Government and Business Service	P	
Public Utility	P	
Retail, Cannabis	P	
Service Station	P	
Shipping Container	P	
Shopping Centre	P	
Veterinary Clinic	P	
Cultural and Community Facility		D
Fleet Services		D
Manufacturing Establishment		D
Outdoor Storage		D
Personal Service Shop		D
Recycling Depot		D
Retail, Liquor		D
Warehousing		D

Table 15.10.2 C-H Development Standards for Principal and Accessory Buildings/Structures

Regulation	Standard
Parcel Area, Minimum	450.0m ² (4,843.8ft ²)
<u>Parcel Coverage, Maximum</u>	Total: 50% <u>Principal buildings:</u> 40% <u>Accessory buildings:</u> 10%
Front Setback, Minimum	9.0m (29.5ft)
Side Setback, Minimum	3.0m (9.8ft)
Rear Setback, Minimum	3.0m (9.8ft)
Height	16.0m (52.5ft) 4 <u>storeys</u>

Development Regulations

15.10.4A minimum of one on-site loading space for each loading door, with a minimum of two spaces shall be provided.

15.10.5 No person shall construct a fence higher than 1.8m (6.0ft). Fencing shall not be permitted along the front and side property lines within the front setback area.

15.10.6 The following site planning and design considerations shall apply to all developments:

- a) The Development Authority may require an increase in the minimum required yards so as to allow for the planned widening of roads or the provision of service roads where required by the Development Authority or by Alberta Transportation;
- b) Notwithstanding the above, if the yard is adjacent to Highway 18 or Highway 44, the minimum required yard shall be determined by the Development Authority at their sole discretion;
- c) The access from the site to the road shall be allowed only at points established by the Development Authority;

- d) Vehicles and other equipment being displayed, serviced, or stored shall not be parked on roads, lanes, sidewalks, or boulevards, and wheel guards or bumper guards shall be provided and located so that no part of a vehicle or equipment extends into the right-of-way of such roads, lanes, sidewalks, or boulevards; and
- e) All yards adjacent to roads shall be landscaped, and the entire site and all buildings shall be maintained in a neat and tidy manner. Landscaped areas shall be trimmed and kept up and debris and unsightly objects shall be removed.

15.10.7 Developments adjacent to residential districts or residential uses shall comply with the following:

- a) Development shall be carefully buffered in order to alleviate and/or mitigate and/or eliminate, to the satisfaction of the Development Authority, any negative impact the commercial use may have on the existing or future residential use;
- b) In addition, if, in the opinion of the Development Authority, the alleviation, mitigation, and/or elimination of the negative impact of a proposed discretionary use on an existing or future residential use cannot be reasonably assured, the Development Authority may refuse to approve any development permit for a discretionary use; and
- c) In addition, all storage areas and parking lots shall be screened from any adjacent residential district by a solid wall, fence, or other screening acceptable to the Development Authority not less than 1.5m (4.9ft) high.