

**C4 – HIGHWAY COMMERCIAL**

5.21 The purpose of this *zone* is to establish and maintain areas offering a range of large format *retail*, service, and tourist recreational *uses*, with high levels of visibility for vehicular traffic.

5.21.1 Permitted usesPrincipal Uses

*Automotive sales, repair and servicing*  
 Bank or other financial institution  
 Boat or *recreational vehicle* sales and repair  
*Campground*  
 Garden shop, nursery and *landscape* supplies  
 Gasoline service station  
 Golf driving range  
*Hotel*  
 Medical service  
 Miniature golf  
*Motel and Motor hotel*  
*Office*  
*Personal service*  
 Professional service  
 Restaurant, including drive-through  
*Retail*  
*Shopping centre*  
 Tourist service  
*Transportation dispatch and depot*  
 Veterinary clinic

Accessory Uses

Caretaker's *Dwelling* Unit, subject to Section 6.16

Outdoor storage

Site Specific Uses

Liquor, wine and beer store  
 Nightclub, Cabaret, Bar & Pub

5.21.2 Site Development Regulations

Minimum <i>Lot Area</i>	930 m <sup>2</sup>	(10,011 ft <sup>2</sup> )
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	6 m	(19.7 ft)
<i>Side yard</i>	6 m	(19.7 ft)
Maximum Height, Principal <i>Building</i>	9 m	(29.5 ft)
Maximum Number of Principal <i>Building Storeys</i>	2	

5.21.3 Conditions of Use

- (a) All business, repair or servicing *uses* shall be conducted within a completely enclosed *building* except for garden shops, outdoor display, rental, sales or *storage yards*, restaurant patios, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.

5.21.4 Conditions of Use: Campgrounds

- (a) An accessory store to serve *campground* patrons is permitted to a maximum *gross floor area* of 120 m<sup>2</sup> (1292 ft<sup>2</sup>).
- (b) Except for caretakers' residences, no person, tent or *recreational vehicle* shall occupy a *camping site* within a given *campground* for more than 90 days in any calendar year.
- (c) Notwithstanding the provisions of (b), a maximum of ten percent (10%) of the *camping sites* in any given *campground*, excluding caretakers' residences, may be occupied by the same person, tent or *recreational vehicle* for more than 90 days in any calendar year.
- (d) Each *camping site* for a *recreational vehicle*, trailer or tent shall have an area of not less than 60 m<sup>2</sup> (646 ft<sup>2</sup>).
- (e) Washroom facilities shall be not more than 150 m (492 ft) from any *camping site*.
- (f) No washroom facility shall be closer than 4 m (13.1 ft) to any *camping site*.
- (g) A standpipe for potable water shall be not more than 50 m (164 ft) from any *camping site*.
- (h) Internal roads must be of a material that does not produce dust.
- (i) Garbage disposal containers shall be provided and shall be insect-tight, water-tight, and animal-proof.
- (j) A minimum of ten percent (10%) of the *lot* shall be provided for *useable open space*.

5.21.5 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3835 Redford Street	Lot 1, District Lot 45, Alberni District, Plan 50735
	4277 Stamp Avenue	Lot A, District Lot 1, Alberni District, Plan 33048
	4850 Beaver Creek Road	Lot A, Block 2, District Lot 11, Alberni District, Plan VIP618B (DD FA60973)

Nightclub, Cabaret, Bar and Pub	4920 Cherry Creek Road	<i>Lot A, District Lot 14, Alberni District, Plan VIP61333</i>
Nightclub, Cabaret, Bar and Pub and a Liquor, Wine and Beer Store	4940 Cherry Creek Road	<i>Lot 1, District Lot 14, Alberni District, Plan VIP51563</i>