

SECTION 18. HIGHWAY COMMERCIAL (C3) ZONE

The Highway Commercial (C3) Zone applies to existing commercial uses outside the ‘Downtown Core’s of Rodney and West Lorne and outside the designated hamlets. It also applies to undeveloped areas designated ‘Industrial /Commercial’ by the West Elgin Official Plan at the Furnival Road/Highway 401 interchange in the Municipality. The zone permits a wide range of commercial uses which typically seek out sites on well travelled highways with ample on-site parking for the purpose of meeting the needs of the motoring public.

18.1 GENERAL USE REGULATIONS

18.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Highway Commercial (C3) Zone except for the following purposes:

- animal clinic
- car wash
- garden centre
- gas bar
- marine sales and service
- market garden
- micro brewery
- mini-storage warehouse
- motel
- motor vehicle sales establishment
- motor vehicle service establishment
- public garage
- restaurant, drive-in or take-out
- retail store
- sale of mobile homes
- sale of recreational vehicles
- service shop
- tavern or bar
- variety store

TABLE 18-1

HIGHWAY COMMERCIAL (C3) ZONE STANDARDS

1	Minimum Lot Area	2000 m ²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	35%
4	Front Yard Depth	15m
5	Side Yard Width a) interior lot b) corner lot	a) 4.5 m b) 15 m on the side abutting the street and 4.5 m on the other side
6	Rear Yard Depth main building	7.5 m
7	Maximum Building Height a) main building	a) 10.5 m
8	Minimum Distance Separation In accordance with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, as amended from time-to-time, except that alteration of an existing building or the replacement of an existing building with a new building shall be permitted provided the new building is situated no closer to a livestock building and structure or manure storage facility than the building being replaced.	

NOTES:

18.2 **SPECIAL USE REGULATIONS**

18.2.1 **GAS BARS**

A canopy, kiosk, or pump island accessory to a gas bar may be erected, used, or altered provided such canopy, kiosk, or pump island is located not closer than six (6.0) metres to a lot line.

18.3 **SITE-SPECIFIC ZONES**

18.3.1 a) **Defined Area** *(Moore)*

C3-1 as shown on Schedule “A”, Map No. 40 to this By-law.

b) **Permitted Uses**

salvage yard
all C3 Permitted Uses