

54. HIGHWAY TRANSITIONAL DISTRICT HT

Permitted Uses

Accessory Buildings

Class I Discretionary Uses

Community Buildings & Facilities
 Retail & Commercial Uses
 Single Family dwellings
 Multi-family dwellings
 Hotels, Motels, Restaurants
 Public Buildings, Facilities & Uses
 Tourist Information Office

Class II Discretionary Uses

Automotive Sales & Service
 Drive-in Restaurants
 Service Stations

Site Regulations

In addition to the general Regulations contained in this By-law, the following Regulations shall apply to every development in this District.

Minimum Lot Size

	Area	Width
Commercial Uses	925 sq. metres	30 metres
Residential Uses	550 sq. metres	15 metres.

Note 1. Excluding the South 50 feet and the north 75 feet of Lots 18, 19 & 20, Block 24, Plan 186AA

Minimum Setback & Yard Requirements

	Front	Side	Rear	Flankage
Principal Buildings	10 metres	3.0 metres	4.5 metres	4.5 metres
Accessory Buildings	10 metres	1.5 metres	1.5 metres ¹	4.5 metres

Note 2. The rear yard shall be increased to 2.5 metres if a vehicular entrance is located adjacent to the rear lot line.

Maximum Building Height

All Uses	Principal Building	15 metres
	Accessory Building	5.5 metres

Maximum Site Coverage

Commercial Uses	Principal Building	50% of the site
	Accessory Building	10% of the site
Residential Uses	Principal Building	33% of the site
	Accessory Building	10% of the site

Special Requirements

1. No direct access from residential development to Highway No. 3.
2. All commercial sites adjacent to residential development shall be screened from view to the satisfaction of the Municipal Planning Commission.
3. All outdoor storage and garbage containers shall be screened from adjacent sites and public thoroughfares.