

TOWN OF WAINWRIGHT LAND USE BYLAW 2013-04

C4 – SECONDARY HIGHWAY COMMERCIAL DISTRICT

PERMITTED USES

AUTOMOTIVE SALES AND SERVICE – means a *building* or land that is used for the sale, rental and service of automobiles, recreational vehicles and farm equipment and parts, painting, bodywork, repair and washing for the aforementioned uses.

EATING AND DRINKING ESTABLISHMENT – means land or a *building* where prepared foods and beverages are offered for sale to the public for consumption on or off the *site*.

FINANCIAL INSTITUTION – means a *building* or use for providing the service of banking or lending money, such as a bank, savings and loan institution or credit union.

HIGHWAY SHOPPING CENTER – means

(1) a *building* or *development* of 2 or more of the following uses: *eating and drinking establishment, financial institution, gas bar, laundromat, retail, liquor store, office, personal service shop, retail, theatre, or*

(2) a *retail building* with a minimum main *floor area* of 929m² (10,000ft²).

GAS BAR – means a *development* used for the sale of gasoline, liquefied petroleum gas, lubrication oils and associated automotive fluids with underground and/or above ground storage tanks but the total above ground storage capacity cannot exceed 10,000 litres.

HOTEL – means a *building* containing either sleeping or *dwelling units*, or a combination of both, occupied and equipped to be occupied as a *temporary* abode for tourists or transients.

LIQUOR STORE – means an establishment, licensed by the provincial government, in which alcoholic beverages are sold to the public and intended to be consumed off the premises. *Retail liquor stores* may include the sale of ancillary complementary products, such as soft drinks and juices (mixes), pre-packaged snack foods (potato chips, pretzels), bar utensils (corkscrews, glasses) and de-alcoholized beer and wine.

OFFICE – means a *building* or use providing for the administration of business or government, or the provision of business or government, or the provision of professional services. This includes but is not limited to accountants, financial advising, insurance providers, medical services, and realtors.

PERSONAL SERVICE SHOP – means the use of land or a *building* for the provision of personal services to an individual related to care or appearance of the body or the cleaning or repair of personal effects. This includes but is not limited to barbershops, estheticians, hairdressers, massage services, tailors, tanning studios, tattoo studios, and shoe repair shops.

RETAIL – means land or a *building* where goods, merchandise, substances, articles, and other materials, are offered for sale at *retail* to the general public but excludes *adult entertainment establishments, automotive sales and service, building supplies, bulk fuel storage and sales, equipment rental and sales, gas bars and liquor stores.*

DISCRETIONARY USES (may be permitted based on individual merits)

ACCESSORY BUILDING– means any *building* which is separate from the *principal building* on the *lot* on which both are located, and the use of which is subordinate and incidental to that of the *principal building* in the opinion of the *Development Authority*.

ANIMAL SERVICE – means the establishment for the onsite treatment of agricultural or domestic animals where accommodations are not normally provided and where all care and confinement facilities are enclosed within a *building*.

BUILDING SUPPLIES – means a use where lumber, *building* materials, hardware and household accessories and other related goods are stored, offered, or kept for sale and may include outdoor storage.

BUS DEPOT – means a facility providing for the departure and arrival of passengers and freight carried by bus.

EQUIPMENT RENTAL AND SALES – means the sale, rental, maintenance and repair of equipment and parts for the aforementioned uses.

FUNERAL HOME – means a *development* used for the arrangement of funerals, the preparation of the deceased for burial or cremation, and/or the holding of funeral services.

INDOOR RECREATION – means *development* providing facilities within an enclosed building for sports and recreation where patrons are predominately participants and spectators. Typical uses include but are not limited to arenas, health and fitness clubs, *bowling alleys*, pool halls, *curling rinks*, swimming pools, racquet clubs, and facilities providing table games and/or electronic games.

MOTEL – means a *building* or group of *buildings* containing sleeping units with sanitary facilities designed to be used temporarily by tourists or transient with parking spaces convenient to each unit.

PARK – means land developed for recreational activities that do not include major *buildings* or facilities, and includes green space, picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms. This may include private land, not open to the public.

PARKING FACILITY – means the area or structure set aside for the storage and parking of 5 or more vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area and traffic islands where they are part of the *parking facility*.

PUBLIC UTILITY BUILDING – means a *building* used for a public utility as defined in the *Municipal Government Act* in which equipment required to operate the public utility is housed.

SHIPPING CONTAINER – means any container that was used or intended to be used to transport goods by means of rail, truck, or by sea and includes trailers. These are considered to be *accessory buildings*.

THEATRE – means a facility intended for the showing of motion pictures or live performances.

TOWER – means a structure greater than 3.05m (10ft) in height used to support a device that requires height to operate effectively, but does not include a structure that is regulated by Industry Canada.

MINIMUM YARD DIMENSIONS

PRINCIPLE USE	Front Yard		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft
All commercial uses	9.14	30	3.05	10	3.05	10

*except that a lesser frontage may be allowed if the *Municipal Planning Commission* deems it appropriate for a specific application

ACCESSORY BUILDINGS

- (1) Location must be approved by the development officer.
- (2) The exterior finish must be approved by the development officer.
- (3) The height must be approved by the development officer.
- (4) Maximum number per site: 2

FENCES

- (1) MAXIMUM HEIGHT

	m	ft
<i>Front Yard</i>	0.91	3
<i>Side Yard</i>	2.44	8
<i>Rear Yard</i>	2.44	8

- (2) CONSTRUCTION

- (a) *Front yard fences* are to be decorative in nature and approved by the *Development Authority*.
- (b) *Side and rear yard fences* are to be constructed out of chainlink or an equivalent as approved by the *Development Authority*.