
4.2.10 C-HWY - HIGHWAY COMMERCIAL ZONE

.1 Purpose

The purpose of the C-Hwy zone is to provide for a limited range of commercial uses providing goods and services for the travelling public and vehicle related businesses.

.2 Permitted Uses

The following uses, and no other, are permitted in the C-HWY zone:

- .1 *amusement arcades*
- .2 *automotive parts and accessories stores;*
- .3 *billiard halls, bowling alleys and curling rinks;*
- .4 *cabarets, bars, night clubs and neighbourhood pubs;*
- .5 *campgrounds;*
- .6 *dwelling units subject to subsection .5 (.3);*
- .7 *garden centres;*
- .8 *gasoline service stations, car washes and motor vehicle repair shops;*
- .9 *grocery stores and supermarkets*
- .10 *gymnasiums, athletic and recreational facilities, both private and public, including reducing salons, masseurs, steam baths, health spas and similar establishments;*
- .11 *hotels and motels;*
- .12 *laundries, including coin-operated laundries and dry cleaners.*
- .13 *medical and dental offices, clinics and laboratories;*
- .14 *public buildings;*
- .15 *rental equipment;*
- .16 *restaurants, including drive-in restaurants;*
- .17 *sales and service, rental and repair of automobiles, trucks, boats, recreational vehicles, motorcycles and snowmobiles and other equipment;*
- .18 *sporting or recreational goods and clothing, bicycle sales and service;*
- .19 *theatres and cinemas.*
- .20 *tour operators*
- .21 *tourist information booths;*
- .22 *trailer drop-off sites;*
- .23 *veterinary clinics;*
- .24 *warehouse sales;*
- .25 *uses permitted under Section 3.3 of this Bylaw.*

.3 Accessory Uses

- .1 *Uses, buildings and structures accessory to a permitted use.*
- .2 *Bed and breakfast - commercial.*

.4 Regulations

- .1 On a parcel located in an area designated C-HWY, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
.1 Minimum Parcel Area	460 sq. m (4,951 sq. ft.)
.2 Minimum Parcel Frontage	15 m (49.21 ft.)
.3 Minimum Setback a) Building or Structure <ul style="list-style-type: none"> • front yard • side yard on one side only, where the parcel is not served by a lane • rear yard • where adjacent to a highway right-of-way other than a lane b) Gasoline Pump Island <ul style="list-style-type: none"> • canopy over a gasoline pump island c) All Buildings or Structures	7.5 m (24.6 ft.) 4.5 m (14.8 ft.) 1.5 m (4.9 ft.) 4.5 m (14.8 ft.) 4.5 m (14.8 ft.) 1.5 m (4.9 ft.) 22 m (72.2 ft) from the centre line of Hwy 3
.4 Maximum Building Height	18 m (59.1 ft.)
.5 Parking	See Part 5
.6 Signs <ul style="list-style-type: none"> • Billboards shall not be permitted in the C-Hwy zone. 	See Part 6 and the City of Fernie Building Facade Design Guidelines

.5 Special Regulations

- .1 All persons carrying out a use within the boundaries of the Highway Commercial Development Permit Area shall conform to the City of Fernie Building Facade Design Guidelines which regulate building and signing form and character. A development permit is required.
- .2 All persons carrying out a use permitted in the C-Hwy zone shall comply with relevant provisions of Section 3.11 of this Bylaw with respect to screening of outdoor storage.

.3 Where dwelling units are proposed, they shall:

- i) be designed and constructed as an integral part of the principal building;
- ii) be self-contained;
- iii) have a separate entrance provided from outside the building, separate from that of any commercial use;
- iv) be located above the first storey of the building or behind the commercial component of the building, with the exception of motels and hotels, where the residential units may be on the main floor.