
SECTION 41: GATEWAY COMMERCIAL (GWC) DISTRICT

1. **PURPOSE**

The purpose of this district is to provide a densified commercial development along high visibility arterial corridors, which serve as entrance routes to residential neighbourhoods in the County. Commercial development within this District shall be serviced with municipal water and sewer. Appropriate transitions are to be provided between these areas and residential development.

2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Automobile Service Station
- (b) Bar/Pub, Major
- (c) Bus Station
- (d) Business Support Services
- (e) Convenience Retail Store
- (f) Drive Through Banking
- (g) Farmers/Flea Market
- (h) Fitness Centre
- (i) Gas Bar
- (j) Hotel
- (k) Motel
- (l) Personal Service Shop
- (m) Rapid Drive Through Vehicle Service
- (n) Restaurant, General
- (o) Restaurant, Major
- (p) Restaurant, Drive-Through
- (q) Vehicle Rentals

Discretionary Uses

- (a) Accessory Uses, Buildings or Structure
- (b) Cannabis Retail Sales - refer to Section 3(29-31)
- (c) Restaurant, Existing Establishment
- (d) Restaurant, Minor
- (e) Supermarket, Minor
- (f) Supermarket, Major
- (g) Utilities
- (h) Veterinary Clinic, Major

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3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	½ Acre
Minimum Lot Width:	30 metres
Minimum Front Yard:	12 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	3 metres
Building Height:	Discretion of the Development Authority.
Maximum Lot Coverage:	40%
Minimum Landscaped Area:	10%

4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall be a special requirement and shall be determined as follows:

- (a) Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section.
- (b) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall separate all landscaped areas from hard surfaces.
- (c) The minimum landscaped area shall be concentrated in front yards, and exterior side yard but additional landscaping may be required in other yards to separate uses or to provide a buffer or screening from other uses. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.
- (e) Buffer, Fencing, Screening: Shall be consistent with Section 1.7 of the Land Use Bylaw.

5. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to be consistent with the County Design Standards. All storage shall be accessory to

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the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

6. **SPECIAL REQUIREMENTS: ACCESS & PARKING**

Further to the parking requirements found in Section 3.19 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

7. **SPECIAL REQUIREMENT: BUILDING LOCATION AND FRONTYARD**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

8. **SPECIAL REQUIREMENTS: SITE PLAN AND DEVELOPMENT AGREEMENT**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on 'Form A' and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

9. **CHARACTER & FORM:**

Design of the lot and all buildings contained on the site shall be consistent with County's Urban Design Guidelines.