

## SECTION 11 CHC - COMMERCIAL HIGHWAY CORRIDOR DISTRICT

### 11.1 Purpose

- 11.1.1 Commercial Highway Corridor District, CHC, comprises all that land in the municipality designated as such in the Land Use District Map in Schedule A.
- 11.1.2 The primary purpose of the Commercial Highway Corridor District, CHC, is to provide for the development of highway oriented business and business support service uses adjacent to arterial or collector roadways.

### 11.2 Uses as Defined

11.2.1 The following are the permitted uses as defined:

- a) BUSINESS SUPPORT SERVICES - development used to provide support for businesses through the use of minor mechanical equipment for processing, office maintenance and janitorial services and the repair of office equipment and machines.
- b) PROFESSIONAL, FINANCIAL AND OFFICE SUPPORT SERVICES - development primarily used for the provision of professional, management, administrative, consulting, advisory and financial services.
- c) AUTOMOTIVE AND VEHICLE SALES - development used for the retail sale or rental of new and used automobiles and recreation vehicles.
- d) MOTOR HOTELS AND MOTELS - development used for the provision of rooms or suites for temporary sleeping accommodation with or without eating and drinking facilities.
- e) SERVICE STATIONS AND GAS BARS - development used for the sale of gasoline and other petroleum products and for the servicing, washing and repairing of vehicles.
- f) AUCTIONEERING ESTABLISHMENTS - development used for the auctioning of goods and equipment including the indoor storage of such goods and equipment on a temporary basis.

- g) EQUIPMENT RENTALS - development used for the rental of commercial, industrial and personal tools and equipment providing that such tools and equipment are stored inside the principal building.
- h) ACCESSORY BUILDING(S) - development which is separate from the principal building and is normally incidental, subordinate and exclusively related to the principal building and located on the same lot.

11.2.2 The following are the discretionary uses as defined:

- a) GENERAL INDUSTRIAL USES - development used for the manufacture, processing, assembling, cleaning, repairing, storage, warehousing and distribution of materials, finished goods, products or equipment; or, combinations thereof.
- b) RETAIL STORES - development used for the retail sale of goods and services to the public.
- c) DRIVE-IN BUSINESSES - development providing rapid cleaning, lubrication or repair services, and rapid customer service for eating and drinking, offering a limited menu.
- d) EATING AND DRINKING ESTABLISHMENTS - development where prepared food and beverages are offered for sale to the public for consumption on the premises and may include live entertainment.
- e) VETERINARY CLINICS - development used for the medical treatment and care of small animals including temporary accommodation of such.
- f) WAREHOUSE SALES - development used for the wholesale or retail sale of goods provided that the goods are stored inside the principal building.
- g) INDOOR RECREATION SERVICES - development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a sporadic basis.
- h) INDOOR AMUSEMENT ESTABLISHMENTS - development providing for table, alley or electronic games of more than 4 in number for entertainment within an enclosed building.
- i) PUBLIC UTILITY BUILDINGS, STRUCTURES OR INSTALLATIONS - development for public utility infrastructure purposes.

- j) AN HISTORICAL SITE OR RESOURCE - any work of nature or man, on any site as defined under the Historical Resources Act (Chapter H-8, RSA 1980 and amendments).

### 11.3 Regulations

#### 11.3.1 The Lot

11.3.1.1 The minimum width of the lot shall be 50 metres (164.04 ft).

11.3.1.2 The minimum area of the lot shall be 0.40 hectares (.99 acres).

#### 11.3.2 The Principal Building

11.3.2.1 The maximum coverage of the principal building and any accessory buildings shall not exceed 35% of the lot area.

11.3.2.2 The maximum height of the principal building shall not exceed 20 metres (65.6ft). The Development Officer, in his discretion, may vary the maximum height of the building to provide for French Village roof pitches.

11.3.2.3 Minimum Floor Area - N/A

#### 11.3.3 Setbacks of Building

11.3.3.1 The front yard setback shall be 7.5 metres (24.61 ft).

11.3.3.2 The minimum side yard shall be 5.0 metres (16.40 ft).

11.3.3.3 The minimum rear yard shall be 3.0 metres (9.8 ft).

11.3.3.4 Notwithstanding any of the above setbacks, the requirements of the Alberta Building and Fire Safety Code shall apply, if those distances are greater.

## 11.4 On-Site Parking Area

11.4.1 A hard surfaced parking area shall be provided on the lot:

a) in the case where a development is for any one of the following uses:

- i) a Motor Hotel or Motel,
- ii) a Drive-In Business,
- iii) an Eating and Drinking Establishment, or
- iv) an Indoor Amusement Centre,

there shall not be less than 7 stalls per 100 square metres (1,076.43 sq. ft) of gross floor area of the principal building;

b) in the case where a development is for any use specified in Clauses 11.2.1 or 11.2.2 other than those referred to in Sub-clause (a) above, there shall be not less than 3 stalls per 100 square metres (1,076.43 sq. ft) of gross floor area of the principal building;

c) where more than 50 stalls are provided on the site, parking stalls for disabled persons shall be provided in the ratio of one for every 100 or part thereof.

The minimum sizes of the areas shall be:

11.4.1.1 Except as provided in Clause 11.4.1.2, each required off-street parking space shall be a minimum of 2.6 metres (8.5 ft) in width, and a minimum of 5.5 metres (18.0 ft) in length, exclusive of access drives or aisles, ramps, or columns. Such spaces shall have a vertical clearance of at least 2 metres (6.56 ft). For parallel parking, the length of the parking spaces which shall be increased to 7 metres (23.0 ft), except that an end space with an open end shall be a minimum of 5.5 metres (18.0 ft).

11.4.1.2 For parking spaces other than parallel parking spaces, up to 16% of the required parking spaces may be of a length shorter than that required under Clause (1) above, to a minimum of 4.6 metres (15.09 ft).

11.4.1.3 Aisles shall be a minimum of 7 metres (23.0 ft) wide for 90 degree parking, 5.5 metres (18.0 ft) for 60 degree parking, and 3.6 metres (11.8 ft) wide for 45 degree and parallel parking.

11.4.1.4 Where parking spaces are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, but the entire parking space must be provided on the site.

11.4.1.5 Where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3 metres (9.8 ft), and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 metres (10.8 ft).

11.4.1.6 Where the use of a parking space is limited on one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 metres (8.9 ft) and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 8 metres (9.8 ft).

11.4.2 Whether or not off-loading facilities are proposed to be provided on the lot, the Development Officer, in his discretion, may require that an unloading bay or bays be provided only at the rear or sides of the principal building.

## 11.5 On-Site Solid Waste Storage Area

11.5.1 A hard surfaced solid waste storage area shall be provided on the lot of not less than 0.5 square metres per 100 square metres (5.38 sq. ft per 1,076.43 sq. ft) of gross floor area, but in no case shall it be less than 6.0 square metres (64.59 sq. ft) in area.

11.5.2 The solid waste storage area shall be:

- a) located only in the side or rear yard of the lot;
- b) screened from view from the public roadway abutting the lot in accordance with Sub-clause 11.6.4 (b); and
- c) provided with ready access to the public roadway abutting the lot.

## 11.6 Landscaping and Screening

11.6.1 The general landscaping of all undeveloped areas of the lot shall be effected through the planting of lawn, trees, shrubs, beds or other landscape components or a combination of any two or more of these, provided that:

- a) there shall be a minimum of 2 trees for each 100 square metres (1,076.43 sq. ft) of main floor area of the building;
- b) not less than 40% of the trees in a mix shall be coniferous;
- c) at the time of planting on the lot, each coniferous tree shall not be less than 1.8 metres (5.91 ft) in height, and each deciduous tree shall have a calliper of not less than 5 cm. (1.96 in.); and
- d) the overall landscape master plan shall be so designed as to ensure compliance with the provisions for on-site lot drainage.

11.6.2 The parking area or areas in the lot shall be so designed as to include landscaped islands or aisle dividing strips, provided that the islands or aisle dividing strips shall be not less than 1.2 metres (3.94 ft) in average width measured from the outside edges of the islands or aisle dividing strips.

11.6.3 A landscaped buffer strip separating the parking area from a front property line or a side property line or from both property lines of a lot shall be provided:

- a) having an average width of not less than 4.0 metres (13.12 ft) where the buffer strip lies immediately adjacent and parallel to the front property line; or
- b) having an average width of not less than 2.0 metres (6.56 ft) where the buffer strip lies immediately adjacent and parallel to a side property line.

11.6.4 A fence, wall or other kind of screening:

- a) may be erected around the perimeter of a lot or portions thereof, and shall not exceed a height of:
  - i) 1.0 metre (3.28 ft) for that part of it to be erected in the front yard; and
  - ii) 1.8 metres (5.91 ft) for that part of it to be erected in the side yard and rear yard.

- b) shall be required where the solid waste storage area on the lot would otherwise be visible from an abutting public roadway or walkway and shall be either 1.8 metres (5.91 ft) in height or the height of the waste storage receptacles, whichever is the greater.

11.6.5 The following provisions with respect to landscaping generally shall apply:

- a) except for the planting of lawn, no landscaping shall be permitted near a curb cock, fire hydrant or utility pedestal;
- b) no landscaping shall be permitted on municipal property except as provided in Clause 11.10;
- c) no landscaping shall be permitted in a yard where in the opinion of the Development Officer it would affect the safety of pedestrians or the drivers of vehicles because of interference with visual sight lines;
- d) with regard to grading a lot, no slope shall be designed that is less than 2% or more than 25%. Where slopes exceed 25%, a retaining structure may be required. Where a retaining structure exceeds 1.0 metres (3.28 ft), an Engineer's stamped drawing shall be submitted.

11.6.6 There should be a minimum of 15% of the total lot area provided as a landscaped area.

## 11.7 Signage

11.7.1 Traffic control signs shall be in conformance with the manual of Uniform Traffic Control Devices for Canada, and as to location, shall be approved by the Town Engineer.

11.7.2 In no case shall a sign be higher than the maximum height approved for the land use district.

11.7.3 ENTRY/DIRECTIONAL - An entry or directional sign may be fascia mounted, wall mounted or free-standing and shall not exceed 0.6 square metres (6.46 sq. ft) in area, the placement of which is not to exceed 2.0 metres (6.56 ft) in height above building grade.

11.7.4 FREE-STANDING SIGNS are permanently placed and not affixed to a building or fence and, shall be directly related to the use or development on that parcel. One sign is permitted for each free-standing building except that, at the discretion of the Development Officer, when the site is double-fronting or has in excess of 45 metres (147.63 ft), a second sign may be

permitted; however, in no case shall the signs be within 45 metres (147.63 ft) of each other.

The signs may be either internally or externally illuminated but may not be flashing; and, shall not exceed:

- a) a height of 6.0 metres (19.68 ft);
- b) an area of 12.0 square metres (129.17 sq. ft).

In addition to the above, permanent non-illuminated signs which are receptacles for promotion literature may be allowed at the discretion of the Development Officer, and may not exceed 2.0 square metres (21.53 sq. ft).

11.7.5 TEMPORARY FREE-STANDING SIGNS directly related to the use or development on that parcel shall be limited to:

- a) One sign on an internal lot or two signs on a corner lot advertising a property for sale or rent, which shall be removed within one week after the sale or rental agreement has been entered into. Such signs shall not exceed 2.5 square metres (26.9 sq. ft), and no permit shall be required for such signs.
- b) One sign on an internal lot or two signs on a corner lot advertising the construction of a building or phase of development which shall be removed when the development is completed. Such signs shall not exceed 9 square metres (96.8 sq. ft).
- c) A-Frame/Folding signs advertising special events, hours of operation, etc. that are of short duration; located on that parcel shall not exceed 0.6 square metres (6.46 sq. ft), and no permit is required.

11.7.6 FASCIA/WALL SIGNS which are directly related to the use or development on that building, are attached to the building; and, may be illuminated; but, may not be flashing and shall not exceed:

- a) a vertical height of 0.6 metres (1.97 ft) for fascia signs and 1.2 metres (3.94 ft) for wall signs;
- b) a depth of 30 cm. (12 inches);
- c) a horizontal dimension not greater than the building or bay the proprietor sign identifies.



A different sign shape may be approved by the Development Officer if it is accommodating a French style of signage, as described in the French Village Design Guidelines.

11.7.7 TEMPORARY OFF-SITE SIGNS – are not allowed, except for A-Frame/Folding Signs or similar signs on a short term basis as follows:

- a) Special events – signs may be erected to advertise an upcoming event such as a bingo, fundraiser, blood donor clinic, dance, etc. Each event shall be allowed a maximum of 4 signs not exceeding 0.6 sq. metres (6.46 sq. ft.). Signs are permitted to be placed 48 hours in advance of the start of the event, and shall be removed within 24 hours after the close of the event.
- b) Signs for election campaigns shall not exceed 0.6 sq. metres (6.46 sq. ft.) in area and are allowed anywhere in Town including municipal boulevards and parks provided that:
  - i) Such signs are removed within 2 days after the election date;
  - ii) Such signs do not obstruct or impair vision of traffic;
  - iii) Such signs are not attached to utility poles or other municipal structures.

No permit is required.

- c) Fines for violating any of the above regulations are contained in the General Penalties Bylaw #392-93 of the Town of Beaumont.

11.7.8 PROJECTING SIGNS which are directly related to the use or development in that building, project at right angles from a building. One sign per building or tenant located directly over the proprietor's bay or area is allowed. The signs shall not exceed:

- a) an area of 2.5 square metres (26.91 sq. ft);
- b) have a clearance of at least 2.4 metres (7.9 ft) and in no case shall extend over the front property line.

- 11.7.9 CANOPY/AWNING SIGNS which are directly related to the use or development in that building, project from a structure or building and may provide protection from rain or sun for pedestrians. A canopy sign shall:
- a) have a clearance of not less than 2.4 metres (7.87 ft) between the bottom of the canopy and the sidewalk, walkway or ground level;
  - b) where it projects over a sidewalk, project a minimum of 1.2 metres (3.94 ft) and shall not project within 0.5 metres (1.6 ft) of the carriageway of the street.
- 11.7.10 BANNER SIGN means a sign which is not permanently anchored and which by their nature, can be readily removed to serve another purpose in another location. Banner signs shall:
- a) advertise goods, services, community activities, social functions and fundraising activities, but may not be limited to the above, at the discretion of the Development Officer;
  - b) be granted, by permit, one per business, for the purpose of announcing a special event, sale or other function;
  - c) a sign permit granted under subsection (b) shall specify the period of time during which the sign is permitted to be displayed, but shall not exceed a period of fourteen (14) days;
  - d) banner signs for commercial purposes shall not exceed:
    - i) a vertical height of 0.6 metres (1.97 ft);
    - ii) a horizontal dimension not greater than the building or bay the sign pertains to.
  - e) the size of banner signs advertising community activities and fundraisers shall be determined at the discretion of the Development Officer;
  - f) permits will not be granted for more than six occurrences in one calendar year for each business. The minimum length of time between occurrences shall be fourteen (14) days;

g) authorization to locate a banner sign must be obtained from the owner of the building (if not the applicant); the owner of a lot where the sign is to be placed on a vacant lot; or, the Town where the sign will be located within a road right-of-way or on public property.

- 11.7.11 MISCELLANEOUS - Portable, Temporary, Off-site and Billboard signs are not permitted except as otherwise allowed in this district.
- 11.7.12 No sign shall be allowed to, in the opinion of the Development Officer become unsightly, or in such a state of disrepair as to constitute a hazard. Pennant signs shall be removed as soon as they become faded, torn or tattered.
- 11.7.13 The area around sign structures shall be kept clean and free of overgrown vegetation and free from refuse material.
- 11.7.14 Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Officer.
- 11.7.15 No sign shall be of such size or design as to, in the opinion of the Development Officer, obstruct the vision of persons using roads abutting the parcel.
- 11.7.16 Where, in the opinion of the Development Officer, a proposed sign in this district might be objectionable to a resident in an adjacent residential district, the Development Officer may impose such other regulations as he feels would protect the interests of residents.

## 11.8 Boulevards

- 11.8.1 The owner of a lot shall construct the boulevard abutting his property by excavating, backfilling, levelling or consolidating to final grade and seed or perform other works that may be necessary to construct a turf boulevard provided that all work shall be entirely at the owner's expense.
- 11.8.2 Any development other than the construction of a turf boulevard under Clause 11.8.1 requires a Development Permit or License of Occupation. Any construction, planting or other development authorized by a Development Permit shall be done at the owner's risk and any damage to municipal services caused by the construction, growth, removal or maintenance of such development shall be the responsibility of the owner.

- 11.8.3 Every owner or occupant of land shall be responsible for maintaining any development allowed by Clauses 11.8.1 and 11.8.2 and controlling the weeds on boulevards owned by the Town abutting his property.
- 11.8.4 When subsequent to the planting on a boulevard referred to in Clause 11.8.1, the Municipality installs a public utility across or along the boulevard or does other work on the boulevard, the Municipality is not liable to replace any tree, shrub, lawn or other constructed improvement which may have had to be removed in the construction of the utility or other work.
- 11.8.5 No person, without authorization from the Development Officer, shall remove or cause to be removed, any tree or shrub on a boulevard, and any person removing or causing to be removed such plant material from a boulevard, may be, at the discretion of the Development Officer, liable to pay the cost of the replacement of the material and associated works necessary to restore the boulevard to its original condition.
- 11.8.6 Where a tree or shrub planted on private property is broken or uprooted and the tree or shrub or portions of them fall on a boulevard or other property owned by the Municipality, the owner of the tree or shrub shall be liable for the removal of the defective material from the boulevard or other property of the Municipality.
- 11.8.7 In the event that the Town has costs in accordance with any of the provisions of 11.8 to be paid by the owner, then the amount if unpaid may be added to the Tax Roll and collected in the same manner as taxes.

## 11.9 Additional Regulations - Miscellaneous

- 11.9.1 The following regulations shall apply to all permitted and discretionary uses:
- a) the general design of the Commercial Highway Corridor District shall be in keeping with the French Village Design Guidelines;
  - b) where in the opinion of the Development Officer there will be excessive noise, smoke, steam, odour, glare, dust, vibration or other noxious emissions or containment of hazardous materials from the proposed development that would:

- i) unduly interfere with the amenities of the business community;
- ii) materially interfere with or affect the enjoyment or value of the adjoining properties;

a Development Permit shall not be issued.

- c) the Development Officer may require that exposed projections outside a principal building or any accessory building in an CHC District such as transformer ducts, cooling towers, materials handling equipment, and other electrical or mechanical equipment be screened from view from any public roadway other than a lane, or from an adjacent site if in his opinion such projections are inconsistent with the character and appearance of surrounding development.

11.9.2 The exterior finish on all buildings shall be of permanent material to the satisfaction of the Development Officer.

11.9.3 A temporary mobile unit sales office (no sewer or water hook-up for temporary units) may be placed on a lot; however, setbacks relating to other buildings in the district shall be complied with and the unit must not be unsightly or detract from the amenities of the area.

11.9.4 The height of an accessory building shall not exceed 5 metres (16.40 ft) from the building grade.

11.9.5 No person shall keep or permit in any part of a site in any commercial district:

- a) any dismantled or wrecked vehicles for more than 14 successive days;
- b) an excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavations must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work, and under no circumstances may a person place materials on an adjacent property;
- c) during construction the owner must provide a bin or similar container for construction debris satisfactory to the Development Officer.

## 11.10 Swimming Pools and Hot Tubs

### a) Entry restrictions:

- i) Every private swimming pool or hot tub shall be secured against entry by the public other than owners, tenants or other guests.
- ii) Fencing shall be required for all privately owned outdoor swimming pools. The wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence. Hot tubs measuring greater than 2.4 metres (8 ft) across the widest portion of the water's surface require fencing. Hot tubs with lesser measurements shall provide a locked cover having the structural strength to support the weight of an adult when in the closed position.
- iii) Every fence enclosing an outdoor swimming pool or hot tub shall be at least 1.8 metres (5.91 ft) in height above the level of the grade outside the enclosure and shall be of approved design such that it will deter children from climbing over or crawling through or under it to gain access. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock located on the inside of the gate.
- iv) Barbed wire or electrification of any part of a fence or gate enclosing a swimming pool or hot tub shall not be permitted.

b) Treatment of water - Provision shall be made for the discharge of drainage and back wash water to the sanitary sewer through the plumbing system of the dwelling.

c) Site restrictions - swimming pools or hot tubs shall not be located within any required front yard and will comply with the same setbacks as accessory buildings.

## 11.11 Satellite Dishes

Caution shall be used regarding the visual impact to the neighbouring properties and notwithstanding the foregoing; in no case shall a satellite dish be allowed in a front yard.