

7.3.1 Local Commercial (LC)

Policy 5 Within the Local Commercial designation the principal use of land will generally be those commercial uses that cater to the local area residents, but not limited to the following: convenience store, gas bar, restaurant, craft sales, personal service establishment, neighbourhood pub, or campground, subject to zoning regulations.

Policy 6 Within the Local Commercial designation the minimum parcel size will not be less than:

- a) **0.4 ha (1 acre)** for lands connected to a community sewage system;
- b) **0.8 ha (2 acre)** for lands where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
- c) **1.6 ha (4 acres)** for lands not connected to a community sewage system.

7.3.2 Highway Commercial (HC)

Policy 7 Highway Commercial uses may be located within Settlement Centres, at highway junctions or along controlled access highways.

Policy 8 Within the Highway Commercial designation the principal use of land will generally be all those uses permitted in Local Commercial Section No. 7.3.1, Policy 5 and those commercial uses that cater to residents, tourists and traveling public, but not limited to the following: liquor outlets, retail sales, fuel retail sales, commercial recreation facilities, tourist accommodations, business offices, animal hospital, automotive servicing and repairs, subject to zoning regulations.



Policy 9 Within the Highway Commercial designation the minimum parcel size will not be less than:

- a) **0.4 ha (1 acre)** for lands connected to a community sewage system;
- b) **0.8 ha (2 acre)** for lands where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
- c) **1.6 ha (4 acres)** for lands not connected to a community sewage system.

Policy 10 The current uses located on Lot 1, Blk. 2, Plan 12244, part SW ¼ Sec. 5, Twp. 84, Rge.18, W6M, are recognized as being consistent with this Plan, described as:
- trucking contractor, logging contractor, construction trade contractor, oil field service contractor, including repair and maintenance of heavy trucks and equipment;
- building material supply.