

7.8. C2 - COMMERCIAL RETAIL AND SERVICE DISTRICT

7.8.1. Purpose

The purpose of this District is to provide for high quality commercial development along major roadways which serve as entrances and through routes for the City.

7.8.2. C2 Permitted and Discretionary Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 7.8.2 (b) and (c) shall ensure:

- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- ii. That Kennel shall not include any outside enclosures, pens, or exercise areas.
- iii. That Eating and Drinking Establishment shall be considered a Discretionary Use when the Site is Adjacent to a Residential Land Use District.

(b) C2 Permitted	
<ul style="list-style-type: none"> - Business Support Service - Child Care Facility - Commercial School - Community Service Facility - Eating and Drinking Establishment - Emergency Response Service - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Government Service - Health Service - Parking Facility - Pawn Shop - Personal Service - Pet Care Service - Professional, Financial, and Office Service 	<ul style="list-style-type: none"> - Retail Store (Convenience) - Retail Store (General) - Seasonal Garden Centre - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Inflatable - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Veterinary Clinic <p>Accessory development to any use listed in subsection 7.8.2(b)</p>

(c) C2 Discretionary	
<ul style="list-style-type: none"> - Breweries, Wineries, and Distilleries - Casino - Custom Manufacturing Establishment - Funeral Home - Greenhouse - Hotel - Kennel - Late Night Club 	<ul style="list-style-type: none"> - Service Station - Service Station (Limited) - Sign, Electronic Message - Vehicle Repair Facility - Vehicle Repair Facility (Limited) - Vehicle Sales, leasing, and rental facility

<ul style="list-style-type: none"> - Motel - Place of Worship - Recreation Facility, Indoor - Recreation Facility, Outdoor - Recycling Drop-off - Retail Store (Cannabis) - Retail Store (Liquor) 	<ul style="list-style-type: none"> - Vehicle Sales, leasing, and rental facility (Limited) - Vehicle Wash - Warehouse Sales <p>Accessory development to any use listed in subsection 7.8.2(c)</p>
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7.8.3. C2 Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	2,000m ² minimum
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

7.8.4. C2 Site Development Regulations

	Interior or Corner Site
(a) Front Yard Setback	7.5m minimum
(b) Rear Yard Setback	3.0m minimum for sites abutting a non-Residential Land Use District 6.0m minimum for sites abutting a Residential Land Use District.
(c) Side Yard Setback	3.0m minimum for site abutting a non-Residential Land Use District. 6.0m minimum for sites abutting a Residential Land Use District.
(d) Building Height	14.0m maximum

7.8.5. Additional Development Regulations for C2:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7 - Commercial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;

- (b) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood;
- (c) Where at least 50% of the required parking for a C2 - Commercial Retail and Service District use is allocated in a parking garage, an additional one storey or 4.0m may be permitted in addition to the maximum building height;
- (d) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures;
- (e) The required side yard shall be increased by 1.0m in depth for each storey above the first storey (over 4.0m), when adjacent to residential; and
- (f) The required rear yard shall be increased by 1.0m in depth for each storey above the first storey (over 4.0m), when adjacent to residential.