

## 10.2 LOCAL COMMERCIAL (C2) ZONE

**Explanatory Note:** *The C2 Zone permits commercial uses intended to serve residents within the surrounding neighbourhood, as well as secondary residential uses. This Zone is found primarily along collector or arterial roads, with the built form ranging from small scale one-storey commercial plazas to the clustering of commercial buildings under 2000 square metres built close to the street. The scale, height, and bulk, are generally compatible with the surrounding residential neighbourhood.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Convenience Neighbourhood Commercial (C2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

### 10.2.1 PERMITTED USES

Catering Service  
 Commercial School  
 Craftsperson Shop  
 Day Nursery  
 Dwelling Unit(s)  
 Financial Establishment  
 Medical Clinic  
 Multiple Dwelling  
 Office  
 Personal Services  
 Repair Services  
 Restaurant  
 Retail  
 Studio  
 Veterinary Service

### 10.2.2 PROHIBITED USES

Notwithstanding Section 10.2.1, the following uses are prohibited, even as an accessory use:

Commercial Driving School  
 Drive-Through Facility

### 10.2.3 REGULATIONS

- |                         |   |
|-------------------------|---|
| a) Yard Abutting Street | i) Minimum 1.0 metre;   |
|                         | ii) Maximum 3.0 metres, except where a visibility triangle shall be provided for a driveway access. |

- iii) Section ii) above shall not apply for any portion of a building that exceeds the requirement of Section 10.2.3 f) ii) and iii) below.
  - iv) Where a building(s) has been constructed and complies with section 10.2.3 f) ii) and iii) below, additional buildings constructed on the subject property shall not be subject to Sections i) and ii) above, as it relates to the setback from a lot line.
- b) Minimum Rear Yard
  - i) 6.0 metres; and,
  - ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- c) Minimum Interior Side Yard
  - i) 1.5 metres; and,
  - ii) 3.0 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Maximum Height 11.0 metres;
- e) Maximum Gross Floor Area for Commercial Uses
  - i) 2000.0 square metres;
  - ii) Notwithstanding Section i) above, an individual Office unit shall have a maximum gross floor area of 500.0 square metres.
- f) Built form for New Development
 

In the case of buildings constructed or alterations to the exterior of existing buildings, excluding any alterations to façade, windows or doors, after the effective date of this By-law:

  - i) Rooftop mechanical equipment shall be located and/or screened from

view of any abutting street.

- ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be:
  - 1. greater than or equal to 40% of the measurement of the front lot line; and,
  - 2. provided in accordance with Section 10.2.3 a) above.
- iii) For a corner lot the minimum width of the ground floor façade facing the front lot line and flankage lot line shall be:
  - 1. greater than or equal to 50% of the measurement of all lot lines abutting a street; and,
  - 2. provided in accordance with Section 10.2.3 a) above.
- iv) No parking, driveways, stacking lanes, or aisles shall be located between a building façade and the front lot line and the flankage lot line.
- v) All principal entrances shall face the Street and be accessible from the building façade with direct access from the public sidewalk.
- vi) Notwithstanding the definition of planting strip, a public sidewalk shall be permitted where required by Section v) above.

- g) Restriction of Residential Uses within a Building
- Notwithstanding Section 10.2.1 above, the following uses shall only be permitted above the ground floor, except for access, accessory office and utility areas:

Dwelling Units  
Multiple Dwelling

- h) Visual Barrier Requirement
- A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.

- i) Outdoor Storage
- i) No outdoor storage of goods, materials, or equipment shall be permitted.
- ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front or flankage yard.

**10.2.4 ACCESSORY BUILDINGS**

In accordance with the requirements of Sections 4.8 of this By-law.

**10.2.5 PARKING**

In accordance with the requirements of Section 5 of this By-law.