

6.10 C2 –Vehicle Oriented Retail and Service District

6.10.1 Purpose

This District is generally intended to provide sites for the development of business areas intended to serve vehicular traffic. C2 – Vehicle Oriented Retail and Service District designations shall be reserved for those sites located adjacent to arterial roadways and highways in order to minimize the intrusion of vehicle traffic into residential areas and to promote the orderly flow of vehicular traffic using these sites.

6.10.2 C2 Permitted and Discretionary Uses:

Permitted Uses:

- Accessory development
- Business support service
- Commercial school
- Community service facility
- Day care facility
- Drive through service
- Eating and drinking establishment
- Eating and drinking establishment (limited)
- Emergency response service
- Fascia sign
- Freestanding sign
- Government service
- Health service
- Hotel
- Identification sign
- Indoor entertainment facility
- Indoor recreation facility
- Motel
- Outdoor entertainment facility
- Outdoor recreation facility
- Parking facility
- Pawn shop
- Personal service
- Pet care service
- Portable sign
- Professional, financial and office service
- Projecting sign
- Recycling drop-off
- Retail store (convenience)
- Retail store (general)
- Retail store (liquor)
- Roof sign
- Seasonal garden centre
- Service station
- Service station (limited)
- Vehicle repair facility (limited)
- Vehicle sales, leasing and rental facility (limited)
- Vehicle wash
- Veterinary clinic

Discretionary Uses:

- Communication tower
- Communication tower (limited)
- Custom manufacturing establishment
- Eating and drinking establishment (outdoor)
- Electronic message sign
- Funeral home
- Greenhouse
- Inflatable sign
- Kennel
- Late night club
- Place of worship
- Vehicle repair facility
- Vehicle sales, leasing and rental facility
- Warehouse Sales
- Those uses which, in the opinion of the Development Authority, are similar to a permitted or discretionary use, and which conform to the general purpose and intent of the District.

6.10.3 C2 Site Subdivision Regulations

	Interior or Corner Site
Site Area	2,023.5m ² (0.5ac) minimum
Site Width	At the discretion of the Subdivision or Development Authority
Site Depth	At the discretion of the Subdivision or Development Authority

6.10.4 C2 Site Development Regulations

	Interior or Corner Site
Front Yard Setback	7.5m (24.6ft) minimum
Rear Yard Setback	4.5m (14.8ft) minimum for sites abutting a non-Residential Land Use District 7.5m (24.6ft) minimum for sites abutting a Residential Land Use District.

6.10.4 C2 Site Development Regulations

	Interior or Corner Site
Side Yard Setback	4.5m (14.8ft) ¹ 7.5m (24.6ft) minimum for sites abutting a Residential Land Use District
Building Height	14.0m (45.9ft) maximum

6.10.5 Additional Development Regulations for C2:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 6.1 to 6.7 of Part 6 – Commercial Land Use Districts, Part 11 – Parking and Loading, and Part 12 – 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 – Vehicle Oriented Retail and Service District use is allocated in a parking garage, an additional one storey or 4.0m (13.1ft) 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) ²The required side yard shall be increased by 1.0 m in depth for each storey above the first storey, when adjacent to residential; and
- (f) ³The required rear yard shall be increased by 1.0 m in depth for each storey above the first storey, when adjacent to residential.

¹ C19-14

² C19-14

³ C19-14