

6.10 C2 –Vehicle Oriented Retail and Service District**¹6.10.1 Purpose**

This District is intended to provide for vehicular orientated commercial development adjacent to arterial roadways and highways in order to promote convenient access and orderly flow of vehicular traffic.

6.10.2 C2 Permitted and Discretionary Uses:

(a) C2 Permitted	
<ul style="list-style-type: none"> - ²(Deleted) - 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 - Facia Sign - Freestanding Sign - Government Service - Health Service - Hotel - Identification Sign - Indoor Entertainment Facility - Motel - Outdoor Entertainment Facility 	<ul style="list-style-type: none"> - 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 - Vehicle Wash - Veterinarian Clinic - ³Accessory development to any use listed in subsection 6.10.2(a)

¹ C19-15

² C19-15

³ C19-15

(b) C2 Discretionary Uses	
<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - Place of Worship - Vehicle Repair Facility - Vehicle Sales, Leasing and Rental Facility - Warehouse Sales - ¹(Deleted) - ²Accessory development to any use listed in subsection 6.10.2(b)

6.10.3 C2 Site Subdivision Regulations

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

¹ C19-15

² C19-15

6.10.4 C2 Site Development Regulations

	Interior or Corner Site
a) Front Yard Setback	7.5m (24.6ft) minimum
b) 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
a) Side Yard Setback	4.5m (14.8ft) ¹ 7.5m (24.6ft) minimum for sites abutting a Residential Land Use District
b) 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;

¹ C19-14

- (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) ¹The 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) ²The required rear yard shall be increased by 1.0 m in depth for each storey above the first storey, when adjacent to residential.
- (g) ³Any business premises or multiple occupancy building having with a floor area of greater than 3000 m² or a single wall length greater than 25.0 m (82.0 ft) visible from a public road shall comply with the following:
 - i. The roof line and the building façade shall include design elements that reduce the perceived mass of the building; and
 - ii. Landscaping adjacent to exterior walls shall be used to reduce the perceived mass of the building and provide visual interest.

¹ C19-14

² C19-14

³ C19-15