

## COMMERCIAL DISTRICT – C-2

**INTENT:** This district is intended to designate commercial parcels that are easily accessible or are in proximity to the highway, for commercial uses that cater to vehicle traffic or the travelling public and may benefit from higher visibility along major transportation roads or may require more lot area. These commercial parcels will typically be located outside the core downtown.

### 1. PERMITTED USES

Accessory Structures  
 Accessory Building or Use [not exceeding 139.4 m<sup>2</sup> (1,500 sq ft)]  
 Alternative Energy, Individual Solar  
 Automotive Sales & Service  
 Contractor, limited  
 Convenience store  
 Hotel / Motel  
 Office (Business or Professional)  
 Public or Private Utility  
 Retail & Commercial Uses  
 Restaurant (Food Establishment)  
 Restaurant Drive-thru  
 RV Sales & Service  
 Shipping Container (permanent)  
 Signs  
 Temporary Shipping Container A (less than 6 months) & B  
 Tourist Information

### DISCRETIONARY USES

Accessory Building or Use [exceeding 139.4 m<sup>2</sup> (1,500 sq ft)]  
 Agricultural Equipment Sales & Service  
 Ancillary Residence  
 Bulk Fuel and Chemical Storage  
 Car or Truck wash  
 Contractor, general  
 Farmers' / Community Market  
 Funeral Home  
 Liquor Store  
 Machinery Sales Rental and Service  
 Moved-in Building  
 Outdoor Storage  
 Public & Institutional  
 Retail Cannabis store  
 Service Station or Gas Bar  
 Shopping Centre  
 Specialty Manufacturing  
 Telecommunication Tower / Antenna Structures  
 Temporary Uses  
 Truck Stop  
 Wholesale Outlet

### PROHIBITED USES

Recreational Vehicles as Residences

\* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

### 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m <sup>2</sup>	sq ft
Permitted Uses	30	98.5	30	98.5	925	9,956
Discretionary Uses	As Required by the Municipal Planning Commission					

### 3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Permitted Use - Principal	7.5	25	4.5	15	3.0	10	4.5	15
Permitted Use - Accessory	7.5	25	4.5	15	1.5	5	1.5 <sup>1</sup>	5
Discretionary Uses	As Required by the Municipal Planning Commission							

NOTE<sup>1</sup>: The rear yard setback shall be increased to 2.5 metres if a vehicular entrance is located adjacent to the rear lot line.

### 4. MAXIMUM SITE COVERAGE

PERMITTED USES:

Principal building: 50%

Accessory buildings: 10%

Total Combined Coverage of all principal and accessory buildings: 60%

DISCRETIONARY USES:

As required by the Municipal Planning Commission

### 5. MAXIMUM BUILDING HEIGHT

Principal Buildings: 15 m (50 ft)

Accessory Buildings: 5.5 (18 ft)

### 6. EXEMPTIONS

The Municipal Planning Commission may approve a development on an existing registered lot, the minimum dimensions or area of which are less than those specified in this district provided that the minimum area is at least 925 m<sup>2</sup> (9,956 sq ft).

### 7. SPECIAL DEVELOPMENT STANDARDS

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission.
- (b) All outdoor storage and garbage containers shall be screened from adjacent sites and public thoroughfares.

The following Parts and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the Development Officer for details.

### 8. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

Parking – Section 7

Alternative energy – Section 12

Shipping container – Section 14

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**9. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT** – Parts 5 & 6

- Accessory Buildings – Part 5, Section 20
- Alternative energy – Part 6, Section 1
- Fences – Part 5, Section 20
- Landscaping – Part 5, Section 13
- Mixed-use – Part 6, Section 13
- Moved-in building – Part 6, Section 14
- Parking & Loading – Part 5, Sections 13 & 14
- Service station or gas bar – Part 6, Section 14
- Shipping containers Part 6, Section 21
- Storage & Screening – Part 5, Section 22

**10. SIGN REGULATIONS** – Part 7

**11. TELECOMMUNICATION ANTENNA SITING PROTOCOL** – Part 9