

C2 Commercial - Secondary

PURPOSE: To provide for a mix of commercial uses including service businesses that require large sales or storage areas.

PERMITTED USES:	DISCRETIONARY USES:
Animal Services	Alcohol Production
Establishment (Eating & Drinking)	Accessory Building/Structure
Establishment (Entertainment)	Auction Market
Funeral Home	Automotive Sales and Service
Recreation (Culture & Tourism)	Building Supplies
Recreation (Indoor)	Care Facility (Child)
Office	Communications Tower
Park	Contractor Services
Retail (General)	Dwellings (Multi-unit)
Retail (Large)	Equipment Rental Sales
Utilities	Establishment (Restricted)
	Gas Station
	Government Services
	Greenhouse
	Hotel/Motel
	Industrial (Light)
	Recycling/Compost Facility
	Retail (Outdoor)
	Retail (Restricted)
	Religious Assembly
	Shipping Container

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

PARCEL SIZE: At the discretion of the Development Authority

MAXIMUM BUILDING HEIGHT: 10.0 m (32.3 ft).

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
0 m	0 m	1.8 m (5.9 ft)
	1.5 m (4.9 ft) abutting residential	

no side yards shall normally be allowed except that the Development Authority may allow side yards if they have a practical used, are landscaped to the satisfaction of the Development Authority, and do not detract from the streetscape.

ACCESSORY BUILDINGS:

- a) Cannot be located in front or side yards.
- b) Maximum number per site: 1.
- c) Maximum site coverage: 10%.
- d) If an opening for a door or doors in an accessory building is 2.44m (8ft) or wider, the wall with the opening shall be setback a minimum of 6.10m (20ft) from any property line.

- e) Minimum distance from principal building: 0.91m (3ft).
- f) Maximum height: 4.87m (16ft).
- g) The exterior finish must be approved by the Development Authority.

FENCE CONSTRUCTION:

- a) Front yard fences are to be decorative in nature and approved by the Development Authority
- b) Side and rear yard fences are to be constructed out of chain-link or an equivalent as approved by the Development Authority.

CANOPIES:

- a) Canopies may project into an adjacent road allowance by up to 1.83m (6ft).
- b) Minimum clearance from the ground: 2.44m (8ft).

ADDITIONAL REQUIREMENTS:

- a) All outdoor storage shall be screened.
- b) All outdoor display shall be screened from Residential Districts.
- c) No storage is permitted in the front yard.