

## **302. COMMUNITY COMMERCIAL DISTRICT (C2)**

This District provides for the daily and occasional shopping needs of residents of several neighbourhoods, as well as providing for rental units located above the business premises.  
(B/L No. 14206-20-10-26)

### **302.1 Uses Permitted in a C2 Zoning District:**

- (1) Animal hospitals. (B/L No. 9322-90-02-19)
- (1a) Banks. (B/L No. 9322-90-02-19)
- (1b) Beverage container return centres, subject to a maximum gross floor area of 280 m<sup>2</sup> (3,013.99 sq. ft.). (B/L No. 10799-98-10-05)
- (2) Business and professional offices.
- (3) Cafes or restaurants (excluding drive-in restaurants).
- (4) Clubs or lodges.
- (5)
  - (a) Conventional gasoline service stations, subject to the regulations of the C6 (Gasoline Service Station) District.
  - (b) Self-serve gasoline service stations, which were constructed or converted for this use on or before 1977 January 01, subject to the regulations of the C6 (Gasoline Service Station) District. (B/L 6906-77-01-31)
- (5a) Fitness and health facilities. (B/L No. 11204-01-02-12)
- (6) Personal service establishments including: barbershops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor produce shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops and similar establishments. (B/L No. 11941-05-08-29)
- (7) Public assembly and entertainment uses, excluding drive-in theatres.  
(B/L No. 13731-17-04-10)
- (7a) Residential sales centre. (B/L No. 13188-13-04-15)
- (8) Retail stores that sell new or used goods and cater to the daily and occasional shopping needs of the residents of several neighbourhoods. (B/L No. 8916-88-01-11)
- (9) Shopping centres.
- (10) Accessory buildings and uses.
- (11) Taxi Dispatch Offices. (B/L No. 5752-70-08-24)
- (12) Liquor licence establishments in premises that were being lawfully used for that purpose on January 13, 2003. (B/L No. 11517-03-05-12)
- (13) Establishments, of not more than 140 m<sup>2</sup> (1,506.90 sq.ft.) in gross floor area, providing photocopy and duplicating services. (B/L No. 7631-81-06-15)
- (14) Retail sale of new or used furniture. (B/L No. 8916-88-01-11)
- (15) Commercial schools. (B/L No. 14317-21-05-31)
- (16) Repealed. (B/L No. 12099-06-06-19)
- (17) Mobile retail carts not exceeding three in number as a use accessory to a principal retail use other than a gasoline service station. (B/L No. 10209-95-06-19)
- (18) Child care facilities. (B/L No. 13929-18-09-24)
- (19) Purpose-built rental housing located above the first storey, subject to the following conditions:

- (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
- (b) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
  - i. on a corner lot access may be from the first storey side street elevation; or
  - ii. where a public pedestrian walkway exists, access may be from the first storey walkway elevation; and
- (c) the total gross floor area of the purpose-built rental housing, including areas exclusively providing access thereto, shall be less than the total gross floor area of all other permitted uses within the building..

(B/L No. 14206-20-10-26)

- (20) Home occupations other than the operation of a home-based childcare facility.

(B/L No. 13940-18-12-03)

- (21) Temporary shelters. (B/L No. 14003-19-07-29)

- (22) Cyber entertainment uses. (B/L No. 14184-20-09-14)

- (23) Fire halls. (B/L No. 14464-22-07-25)

**302.1A Uses Permitted in a C2a Zoning District:**

- (1) Uses permitted in Community Commercial District C2.

- (2) Liquor stores.

(B/L No. 9085-88-10-11)

**302.1B Uses Permitted in a C2c Zoning District:**

- (1) Uses permitted in Community Commercial District C2.

- (2) Billiard Halls.

(B/L No. 9952-93-09-07)

**302.1C Uses Permitted in a C2f Zoning District:**

- (1) Uses permitted in the Community Commercial District C2.

- (2) Liquor licence establishments having the capacity to serve not more than one hundred (100) persons at one time.

(B/L No. 11517-03-05-12)

**302.1D Uses Permitted in a C2h Zoning District:**

- (1) Uses permitted in Community Commercial District C2.

- (2) Licensee retail stores.

(B/L No. 11883-05-04-11)

**302.1E Uses Permitted in a C2i Zoning District:**

- (1) Uses permitted in Community Commercial District C2.

- (2) Government cannabis stores.

(B/L No. 13928-18-09-24)

**302.2 Conditions of Use:**

- (1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw. (B/L No. 14184-20-09-14)
- (2) All goods produced on the premises shall be sold at retail on the same premises.
- (3) Repealed. (B/L No. 13940-18-12-03)
- (4) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

**302.3 Height of Buildings:**

- (1) The height of a building shall be measured from the lower of the front and rear average elevations to the highest point of the structure and shall not exceed 12.0m (39.37ft.) nor three storeys.
- (2) The third storey of any building shall be set back a minimum of 3.0m (10ft.) from the second storey building face at the front and rear of the building and on any side where a side yard is required. (B/L No. 10796-98-09-14)

**302.4 Lot Area and Width:**

Each lot shall have an area of not less than 560 m<sup>2</sup> (6,027.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).

**302.41 Lot Coverage:**

The maximum coverage shall be 50 percent of the lot area. (B/L No. 10796-98-09-14)

**302.5 Floor Area Ratio:**

The maximum floor area ratio shall be 1.00. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.30 multiplied by the ratio of parking spaces provided in underground parking or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.30. (B/L No. 14206-20-10-26)

**302.6 Front Yard:**

A front yard shall be provided of not less than 2.0 m (6.5 ft.). (B/L No. 10796-98-09-14)

**302.7 Side Yards:**

- (1) No side yards shall be required, except that where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of a width not less than the required side yard of the abutting lot on the same side, but need not exceed 3.0 m (9.84 ft.) in width. (B/L No. 12976-11-09-12)
- (2) Where a side yard is provided when not required by the provisions of this Bylaw, the side yard adjoining an abutting lot shall be not less than 3.5 m (11.48 ft.) in width. (B/L No. 5042-66-11-28)

**302.8 Rear Yard:**

A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth, except where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, such rear yard shall be not less than 6.0 m (19.69 ft.) in depth. (B/L No. 12976- 11-09-12)

**302.9 Off-Street Vehicle Parking:**

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

**302.10 Off-Street Loading:**

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

**302.11 Off-Street Bicycle Parking and End-of-trip Facilities:**

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)