

7.12 C-2 ZONE – Core Commercial

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Intent: To provide a zone to accommodate comprehensively designed commercial and mixed-use buildings, related amenity spaces and compatible uses on serviced urban lots. [Town Centre Commercial, including residential uses from 50 to 125 units per gross hectare (20 to 50 units per acre)].

- Uses Permitted** .1 The following uses and no others are permitted in the C-2 Zone:
- Principal Uses**
- .1 Artisan Industrial
 - .2 Assembly Use
 - .3 Brewery, Distillery or Meadery and ancillary uses
 - .4 Care Facility, Congregate
 - .5 Care Facility, Extended
 - .6 Care Facility, Major and Minor
 - .7 Commercial Public Piazza
 - .8 Community Service
 - .9 Convenience Store
 - .10 Eating Establishment, excluding drive-thru restaurants
 - .11 Education Facility
 - .12 Entertainment Use, excluding arcades and adult entertainment
 - .13 Exhibition & Convention facility
 - .14 Financial Institution, excluding drive-thru banks
 - .15 Health Services
 - .16 High Technology Research & Product Design
 - .17 Hospital
 - .18 Liquor Sales, Primary
 - .19 Liquor Store
 - .20 Office
 - .21 Multiple Unit Residential Dwellings
 - .22 Parking Facility
 - .23 Personal Service
 - .24 Public Building or Facility
 - .25 Recreational facility
 - .26 Retail Store, excluding Adult Entertainment
 - .27 Theatre
 - .28 Tourist Accommodation
 - .29 Winery or Cidery and ancillary uses
- Accessory Uses** .2 The following uses and no others are permitted as accessory to the principal uses in the C-2 Zone:
- Accessory Uses**
- .1 Agriculture, Urban
 - .2 Temporary Market & Vendors

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Lot Area .3 The minimum lot area is 600 m² (6,458 ft²).

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

Width	15.0m (49.2ft)
Depth	30.0m (98.4ft)

Density .5 The maximum Floor Area Ratio (FAR) shall be 1.1 provided that not more than 67% of the developed floor area may be used as Multiple-unit residential or care facility.

.6 Notwithstanding Section 7.12.5, pursuant to Section 482 of the *Local Government Act*, the maximum Floor Area Ratio may be increased to 4.0 if the owner of the land proposed to be developed pays to the District prior to the time of Building Permit issuance \$1,877.00 per additional unit [beyond the number of units that would be permitted under the base density] as a Community Amenity Contribution.

Lot Coverage .7 Maximum lot coverage is 100%.

Setback Requirements .8 Minimum setback requirements are as follows for the first and second storey of all buildings and structures:

Front yard	0.0m
Rear yard (no lane)	0.0m
Interior Side yard	0.0m
Exterior Side yard	0.0m

.9 Minimum setback requirements are as follows for all storeys above the second storey for all buildings and structures:

Front yard	3.0m (9.8ft)
Rear yard	4.5m (14.8ft)
Interior Side yard	4.5m (14.8ft)
Exterior Side yard	4.5m (14.8ft)

Setback Exceptions .10 For portions of a parking facility with lane access which do not project more than 2.0m (6.6ft) above natural grade, the site rear yard is 1.5m (4.9ft).

.11 Where a lot line abuts a lower density residential use, a setback of 3.0m (9.8ft) is required.

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Height

.12 Maximum building heights are as follows:

Principal building	16.8m (55.1ft)
Accessory buildings and structures	4.5m (14.8ft)

Other Regulations

- .13 Dwellings shall be located above the second storey except along exterior side lot lines where dwelling units may be located on the ground floor or above the first storey.
- .14 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.
- .15 Office uses shall be located above the first storey.
- .16 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.
- .17 Child care centres shall be located on the lot such that the facility:
- a. has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and
 - b. has direct access to an open space and play area on the subject lot.
- .18 All parking required to service development undertaken after adoption of this bylaw must be provided within structural parking facilities.
- .19 Parking structures must be screened from view from the street.