

Section 85: C2 Commercial Highway District

85.1 Purpose:

To provide for an area for commercial uses which are compatible with the area, adjacent to a major thoroughfare, which requires large open areas for parking by clientele, for display of merchandise, or both, which will create an attractive environment, primarily accessible to motor vehicles.

85.2 Uses:

| Permitted Uses | Discretionary Uses |
|--|---|
| Animal Services Automobile and RV Sales and Rental Automobile Repair Garage Automobile Service Station Automobile Supply Store Bank / Financial Institution Building Demolition Caterer Clinic Convenience Food Store Contracting Services – Minor Farm Supply Store Florist Shop Food and/or Beverage Service Facility Gas Bar Handicraft Business Hotel Laundromat Light Equipment Repair / Rental Motel Office Building Personal Service Shop Pharmacy Public Use Restaurant – All Types Retail Store Shopping Centre Sign Theatre – Movie Truck and Mobile Home Sales and Rental Truck Stop Vehicle Wash Veterinary Clinic | Accessory Use All Permitted Uses within the I District Communication Tower Dry Cleaning and Laundry Plant / Depot Dwelling Units Above Ground Floor Business Gaming or Gambling Establishment Parking Facility Recreational Amusement Park Recreation Facility Recycling Depot Similar Use Tanker Truck Washing Facility Taxi / Bus Depot Temporary Mobile Commercial Sales Utility Building |

85.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

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|-------------------------|--|
| Minimum Parcel Frontage | 15 m adjacent to a service or local road 46 m without a service road |
| Maximum Building Height | A maximum of four full storeys above grade: flat roof – 15.0 m; sloped roof – 18.75 m. |
| Front Yard Setback | 9.0 m adjacent to a service or local road |
| Side Yard Setback | 3.0 m |
| Rear Yard Setback | 3.0 m |
| Landscaping | Section 48 of this Bylaw. An average width of 3.0 m adjacent to the property line over the full length of the perimeter of the site, excluding access and egress points, shall be landscaped. |
| Parking and Loading | Part 8 of this Bylaw. |
| Outdoor Storage | All outdoor storage shall be screened All outdoor display shall be screened from residential districts. Storage is not allowed in front yard. Garbage storage shall not have an adverse impact on the use or circulation on the parcel or adjacent parcels. |