

Central Business (C2) Zone



The purpose of the Central Business (C2) Zone is to promote the development of a range of retail and service commercial uses at a scale in keeping with the traditional village development pattern.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses
Residential Units above, behind or below ground floor commercial uses within the same building

NON-RESIDENTIAL USES		
Arts and Cultural Centres	Equipment Rental	Licensed Liquor Establishments
Bus/Taxi Stations	Existing uses permitted in the General Commercial (C1) Zone	Medical and Dental Clinics
Business Offices	Farm Market Outlets	Parking Lots
Community Facilities	Fixed Roof Overnight Accommodations	Personal Service Shops
Crematoria	Food and Drink Production	Places of Worship
Day Care Facilities	Funeral Homes	Restaurants
Domestic Animal Grooming	Goods and Services Shops	Retail Stores
Dry-cleaning Depots	Household Item Repair Services	Storefront Recycling Uses
Educational Facilities	Indoor Recreation Uses	Veterinary Clinics
Emergency Services	Laundromats	Visitor Information Centres

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Businesses – Level 1	Section 14.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Related Industry	Section 5.3.4.2
Food and Drink Production	Section 5.3.4.2
Gas Bars	Section 14.3.10
Manufacturing	Section 5.3.4.2

Zone Requirements:

REQUIREMENT	ALL PERMITTED USES
Minimum Lot Area:	3,500 square feet
Minimum Lot Frontage:	35 feet.
Minimum Front/Flankage Setback: (main and accessory structure)	0 feet*
Minimum Side Setback: (i) General (ii) Abutting a Residential Zone (iii) Accessory structure abutting a Residential Zone	0 feet 20 feet 4 feet
Minimum Rear Setback: (i) General (ii) Abutting a Residential Zone (iii) Accessory structure abutting a Residential Zone	10 feet 40 feet 4 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	55 feet 20 feet

** With permission of the road authority. Check for power and other easements.*

Additional Requirements:

Outdoor Commercial Display

Outdoor commercial display shall be permitted as an accessory use provided the area used for outdoor commercial display does not exceed ten (10) percent of the total lot area.

Driveway Access

Driveway access for commercial units shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum of 36 feet.

Parking

Minimum motor vehicle parking space requirements for non-residential uses as set out in section 14.6.2 shall not apply. However, on-site parking requirements for residential uses shall be met.

***Additional uses may be considered by Development Agreement**