

7.3 C2 HIGH DENSITY COMMERCIAL DISTRICT

7.3.1 PURPOSE

The purpose of the C2 High Density Commercial District is to provide an area with a wide range of commercial, institutional and residential uses in high-density form.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 7.3.2)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard	Minimum Building Floor Area (m ²)	Maximum Building Height	Maximum Site Coverage
7.5	230	0	0	0	55	45	100%

(Bylaw No. 5589, 2019)

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Boarding Apartments**
- **Boarding Houses**
- **Bus Terminals**
- **Casinos**
- **Cannabis Retail Store** – refer to Section 4.30
- **Carnivals** – refer to Section 4.6
- **Catering Kitchens**
- **Commercial/Institutional Recreation Establishments**
- **Community Service/Institutional**
- **Convenience Store**
- **Cultural Institutions**
- **Dry Cleaners**
- **Dwellings, Groups** – refer to Section 7.3.2.1
- **Dwellings, Multiple Unit** – refer to Section 7.3.2.1
- **Dwellings, Units** – refer to Sections 7.3.2.1 and 7.3.2.2
- **Entertainment Establishments**
- **Financial Institutions**
- **Funeral Homes**
- **Grocery Stores**
- **Home Occupations** – refer to Section 4.14
- **Hotels**
- **Licensed Facility**
- **Major Shopping Centres**
- **Medical Clinics**

- **Medical, Dental, Optical Laboratories**
- **Minor Shopping Centres**
- **Motels**
- **Municipal Facilities**
- **Night Clubs**
- **Offices**
- **Outdoor Recreation Facilities**
- **Parking Areas and Structures**
- **Personal Service Establishments**
- **Pet Grooming & Training**
- **Photography Studios**
- **Places of Worship**
- **Police Stations and Fire Halls**
- **Post Offices**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Radio and Television Studios**
- **Recycling Collection Depots**
- **Restaurants**
- **Retail Stores**
- **Theatres**
- **Supportive Housing** – refer to Section 7.3.2.1

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DISCRETIONARY USES

- **Auction Centres**
- **Car/Truck Wash Establishments**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Custodial Care Homes – Type 2** – refer to Section 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, One Unit** – refer to Sections 7.3.2.1 and 7.3.2.4
- **Dwellings, Two Unit** – refer to Sections 7.3.2.1 and 7.3.2.4
- **Micro Breweries/Distilleries**
- **Private Clubs**
- **Private Schools**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Residential Care Homes – Type 2** – refer to Section 4.8
- **Service Stations and Gas Bars**
- **Vehicle Rentals, Sales and Service Centres**
- **Veterinary Clinics – Type 1 or Type 2**

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7.3.2 NOTES TO DEVELOPMENT STANDARDS

1. For residential uses in this District, a rear yard shall be provided of not less than 7.5m in depth for interior sites or less than 4.5m in depth for corner sites.
2. Permitted in conjunction with any permitted or approved discretionary use and located in the same building.
3. If a side yard is provided, it shall be 1.2m.
4. Side yard of 1.2m or 10% of the site width, whichever is less.
5. Parking requirements found in Section 5

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