

### 8.13. Core Area Commercial District – C2

No person shall within any C2-Core Area Commercial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

#### 8.13.1 Purpose

To provide for a range of commercial uses in proximity to the downtown area which require medium sized lots.

#### 8.13.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Agricultural Implement Dealerships	Daycare Centres
Auto Sales	Gun & Gun Supply Store
Bus Terminals	Night Club, Tavern & Bars
Car Wash	Oilfield Supply & Services
Community Facilities & Clubs	Rental Stores
Construction Trades	Parking Lot
Convenience Store	Recycling Collection Depot
Cultural Institutions & Museums	
Distilleries, Wineries & Breweries	
Dwelling, Multiple Unit (In conjunction with another Permitted Use)	
Financial Institutions	
Fitness Centre	
Funeral Homes	
Gas Bar	
Greenhouse, Commercial	
Medical, Dental, Optical Clinics & Labs	
Municipal Facility & Protective Services	
Office or Office Complex	
Outdoor Markets & Concessions	
Parks & Playgrounds	
Personal Service Trades	
Places of Worship	
Restaurant & Lounges	
Retail Stores & Bakeries	
Service Station	
Shopping Centre Type I	
Theatres	
Vehicle Repair & Maintenance Services, Indoor	

#### 8.13.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Site Coverage (Maximum)	Height
Agricultural Implement Dealerships Vehicle Repair & Maintenance Services, Indoor	15.0 m	3.0 m	6.0 m	1100 m <sup>2</sup>	50%	15.0 m
Other Uses	No Minimum	No Minimum	6.0 m	555 m <sup>2</sup>	No Maximum	15.0 m
Municipal Facility or Protective Services Parks & Playgrounds Parking Lots	No Minimums or Maximums					

<b>Accessory Buildings</b>	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Distance From Principle Building 1.0 metre Maximum Rear Yard Coverage: 40% Maximum Height Not to Exceed Principle Building
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**8.13.4 Loading Requirements**

Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

**8.13.5 Landscaping**

- a) A landscaped strip of not less than 3.05 metres (10 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- b) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- c) Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.53 metres (5 feet) through which shall not be used for any purpose except landscaping.