Discretionary Uses

8.13. Core Area Commercial District – C2

No person shall within any C2-Core Area Commercial District, use any land, or erect, alter or useany 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

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

8.13.3 **Site Development Regulations**

Ý	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 m²	50%	15.0 m
Other Uses	No Minimum					
		No Minimum	6.0 m	555 m²	No Maximum	15.0 m
Municipal Facility or Protective Services		No	Minimums o	r Maximums		
Parks & Playgrounds						
Parking Lots						

Accessory Buildings	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

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 paralleland 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 anyrequired 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 whichshall not be used for any purpose except landscaping.