



14.0 SERVICE COMMERCIAL – C2

Permitted Uses

14.1. The following uses and no others shall be permitted in the C2 zone:

- .1 Auction sales and galleries
- .2 Automobile rental, repair, paint, body and glass services
- .3 Automobile and automobile parts sales and service
- .4 Bakery
- .5 Boat, motorcycle and ATV sales, service, rental and repair
- .6 Bowling lanes
- .7 Bulk sales establishment
- .8 Butcher shop
- .9 Café and coffee shop
- .10 Car washing establishment
- .11 Cartage, delivery, express terminal or storage service
- .12 Cold beer and wine store
- .13 Commercial card lock facility
- .14 Convenience store in conjunction with gasoline service station
- .15 Non-industrial equipment and equipment parts sales and service
- .16 Feed sales
- .17 Funeral parlors
- .18 Garden and nursery supplies
- .19 Gasoline service station
- .20 Glass shop
- .21 Industrial sales
- .22 Laundry and dry cleaning
- .23 Locksmith shop
- .24 Laboratories
- .25 Licensed lounge, bar, nightclub or pub
- .26 Manufactured home sales, service and storage
- .27 Mini storage
- .28 Office equipment sales and service
- .29 Printing services
- .30 Public transportation depot, including bus terminal
- .31 Restaurant
- .32 Retail sale of building supplies, hardware, household goods, and sporting goods
- .33 Retail sale, rental and repair of machinery, farm implements, tools and small equipment such as chain saws, lawn and garden equipment, small appliances and similar equipment
- .34 Second hand store



- .35 Taxidermy
- .36 Tire shop, including sales and repair
- .37 Towing service
- .38 Trade contractors
- .39 Truck and trailer sales or rental lot
- .40 Upholstering shop
- .41 Veterinary clinic
- .42 Warehouse
- .43 Welding shop
- .44 Wholesale or warehousing
- .45 Accessory building
- .46 Accessory dwelling unit

Regulations

14.2. On a parcel located in an area zoned as C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following page(s). Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size for new subdivisions	450 m ²
.2 Minimum frontage for new subdivisions	15.0 metres
.3 Maximum height for principal building	12.0 metres
.4 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	8.0 metres
.2 Rear parcel line	5.0 metres
.3 Interior side parcel line	5.0 metres
.4 Exterior side parcel line	2.0 metres
.5 Maximum parcel coverage	50 %

Conditions of Use

14.3. One accessory residential dwelling unit is permitted within the C2 zone, provided that the dwelling unit is located in the principal building of another use permitted in this zone. If the gross floor area of the principal building exceeds 557 m², a maximum of two residential dwelling units are permitted within the C2 zone, provided that the dwelling unit is located in the principal building of another use permitted in this zone.

14.4. Equipment and equipment parts, sales, service and rental must be kept within the principal building.