

609. **C-2 - COMMERCIAL 2 ZONE**

610. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **C-2**:

- a) retail purposes, including shopping centre;
- b) office;
- c) service business;
- d) gasoline service station, conventional; and gasoline service station, self-serve, carwash;
- e) commercial school;
- f) parking lots, parking buildings and structures;
- g) residential purposes, if the dwelling units permitted are located above the first storey of the building, and are provided with a separate entrance from the ground level;
- h) fitness centre
- i) libraries
- j) child care facility
- k) drop-in centre
- l) home occupation
- m) seasonal outdoor market
- n) accessory buildings and uses customarily incidental to the above uses.

611. **LOT AREA AND WIDTH**

The minimum lot area required is five hundred and fifty (550) square metres, and the minimum width is fifteen (15) metres.

611.1 **DENSITY**

- i) The number of dwelling units per lot shall not exceed the base density of one (1) dwelling unit for each two hundred (200) square metres (50 units/ha) of lot area.
- ii) Notwithstanding subsection 611.1(i), the number of dwelling units may be increased to a maximum density of one (1) dwelling unit for every one hundred (100) square metres (100 units/ha) of lot area, subject to the following conditions or a combination thereof:
  - a) 2% density bonus of units for every 10% of the total number of units built adaptable and accessible;
  - b) 10% density bonus of units for every 5% of total site area as additional protected, publicly accessible open space in locations satisfactory to the District;

- c) Up to 10% density bonus of units for providing cultural or recreational facilities in locations and forms satisfactory to the District;
- d) 2% density bonus for every 10% of the total number of units built according to green standards (Built Green Gold or Ashrae 90.1 (2007) or better standards);
- e) Up to 10% in density bonus of units for other amenities agreed to by Council;
- f) No less than 20% of any density bonus units (or density “lift”) in a development will consist of Affordable Housing for Groups in Need.

612. **LOT COVERAGE**

Buildings and structures shall not cover more than seventy-five (75%) percent of the lot area.

613. **SITING OF BUILDINGS AND STRUCTURES**

- 1) No building or structure except a fence shall be located within:
  - a) three (3.0) metres of a rear lot line.
  - b) six (6.0) metres of a rear lot line where a lot abuts a lot in R Zones;
  - c) one point five (1.5) metres of a side lot line where a lot abuts a lot in R Zones.

614. **HEIGHT OF BUILDING**

- a) No principal building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

615. **LIGHTING**

Adequate lighting of open areas within the lot shall be provided and shall be so arranged as to deflect light away from residential uses.

616. **OFF-STREET PARKING AND LOADING**

Off-street parking and loading shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.