

Section 127 C-2 Service Commercial

(1) General Purpose of District

This land use district is generally intended to provide for retail and service commercial outlets where, in some cases, part of the parcel is required for outside storage and display of goods and services.

(2) Listed Uses

Permitted Uses

- Drive through business
- Gas bar or service station
- Hardware or home improvement centre
- Medical clinic
- Minor eating or drinking establishment
- Personal service establishment
- Processional financial office and business support service
- Repair service establishment
- Retail establishment (Bylaw 2261)
- Sign, except billboard
- Wholesale or retail of the following:
 - Furniture or lumber
 - General machinery
 - Modular/mobile homes and trailers
- Plumbing or heating equipment and supplies
- An establishment for use by and/or a workshop of a:
 - Carpenter/cabinet maker
 - Decorator/painter
 - Electrician
 - Machinist
 - Metalworker/tinsmith
 - Plumber/steamfitter
 - Sign painter
 - Upholsterer

Discretionary Uses

- Accessory building
- Amusement arcade
- Billboard
- Bulk fuel storage and distribution
- Cannabis counselling business (Bylaw 2225)
- Cannabis store (Bylaw 2225)
- Commercial school (excluding a school using heavy industrial vehicles)
- Daycare facility
- Excavation, stripping, or grading (Bylaw 2270)
- Funeral home/chapel
- Hotel (Bylaw 2263)
- Indoor recreational establishment
- Motel (Bylaw 2263)
- Motor vehicle and equipment sales, service and rentals
- Moving/cartage firm
- Private club or lodge
- Public or quasi-public use
- Private club or lodge
- Public utility building
- Public utility
- Recycling depot (Bylaw 2260)
- Second hand store
- Single family dwelling or modular home, in existence at the time of the passage of this Bylaw
- Surveillance suite

Welder

Veterinary clinic

Warehousing, storage, receiving or distribution facility

Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(3) Minimum Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Width:

Shall be no less than 4.5m.

(b) Depth:

Shall be no less than 30.0m.

(c) Area:

Shall be the product of the minimum parcel width and depth. The minimum parcel area may be reduced at the discretion of the Development Authority who shall take into account the general purpose and intent of this land use district, the location and setbacks of adjacent land uses and buildings, the safe and efficient movement of pedestrians and motor vehicles and the landscaping, parking and loading requirements of this Bylaw.

(4) Parcel Coverage

Unless specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw, all developments shall not exceed 80% of the parcel area if provision has been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority.

(5) Minimum Setback Requirements

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Front Yard:

No front yard shall be required except where the Development Authority may deem it necessary to conform with existing development.

Section 127 - C-2 Service Commercial

(b) Side Yard:

- i) No side yard setback shall be required where the side(s) of the parcel is (are) bound(ed) by land designated C-1 Retail Commercial or C-2 Service Commercial.
- ii) Where the development is bounded by a land use district other than as described in Section 127(5)(b)(i), the minimum side yard setback shall be 1.5m.
- iii) Notwithstanding Section 127(5)(b)(ii), side yards adjacent to a residential land use district shall be 3.0m, or one half the height of the building, to a maximum of 6.0m, whichever is greater.

(c) Rear Yard:

The minimum rear yard shall be 6.0m, or as required by the Development Authority in order to provide adequate off-street parking, storage, internal traffic circulation and landscaping.

(6) Building Height

No building shall exceed two (2) storeys above average grade. This requirement does not apply to building facade or other design features of a building not forming part of the useable or functional floor space of the building.

(7) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.