

Division 3: Commercial – Neighbourhood 2 (C-N2) District

Purpose

- 721 (1)** The Commercial – Neighbourhood 2 District is intended to be characterized by:
- (a) small scale commercial developments;
 - (b) motor vehicle access to commercial uses;
 - (c) pedestrian connection from the public sidewalk to **buildings**;
 - (d) development that has limited **use** sizes and types;
 - (e) limited automotive uses;
 - (f) setbacks and landscaping that buffer **residential districts** from commercial developments;
 - (g) **buildings** that are in keeping with the scale of nearby residential areas; and
 - (h) opportunities for residential **uses** to occur on the upper floors of **buildings** that contain commercial **uses**.
- (2)** Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 2 District.

Permitted Uses

- 722 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 2 District:
- (a) **Park**;
 - (b) **Sign – Class A**;
 - (c) **Sign – Class B**;
 - (d) **Sign – Class D**; and
 - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
 - (b) **Beauty and Body Service**;

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- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – With Clients;**
- (h.1) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Household Appliance and Furniture Repair Service;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility – Inside;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Office;**
- (p) **Personal Apparel Service;**
- (q) **Pet Care Service;**
- (r) **Photographic Studio;**
- (s) **Print Centre;**
- (t) **Protective and Emergency Service;**
- (u) **Restaurant: Food Service Only – Small;**
- (v) **Retail Store;**
- (w) **Specialty Food Store;**
- (x) **Take Out Food Service;**
- (y) *deleted*
- (z) **Veterinary Clinic; and**
- (aa) **Video Store.**

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Discretionary Uses

- 723 (1)** **Uses** listed in subsection 722(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 2 District.
- (2)** **Uses** listed in subsection 722(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Neighbourhood 2 District:
- (a) Addiction Treatment;**
 - (b) Artist’s Studio;**
 - (c) Auto Service – Minor;**
 - (d) Car Wash – Single Vehicle;**
 - (e) Child Care Service;**
 - (f) Computer Games Facility;**
 - (g) Custodial Care;**
 - (h) Drinking Establishment – Small;**
 - (i) Drive Through;**
 - (j) Dwelling Unit;**
 - (k) Gas Bar;**
 - (l) Home Occupation – Class 2;**
 - (m) Liquor Store;**
 - (n) Live Work Unit;**
 - (o) Outdoor Café;**
 - (p) Place of Worship – Small;**
 - (q) Power Generation Facility – Small;**
 - (r) Residential Care;**
 - (s) Restaurant: Licensed – Small;**
 - (t) Seasonal Sales Area;**

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- (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) **Sign – Class F;**
- (y) **Social Organization;**
- (z) **Special Function Tent – Commercial;**
- (z.1) **Special Function Tent – Recreational;**
- (aa) **Utility Building; and**
- (bb) **Vehicle Rental – Minor.**

Rules

724 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Parcel Area

725 The maximum area of a **parcel** is 1.2 hectares.

Floor Area Ratio

726 The maximum **floor area ratio** for **buildings** is 1.0.

Building Height

727 The maximum **building height** is 10.0 metres.

Use Area

- 728** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** in the Commercial – Neighbourhood 2 District is 300.0 square metres.
- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**