

## C-2 Highway Commercial (702)

### INTENT

- This zone permits a wide range of uses including highway-oriented and large-format commercial uses with the purpose of supporting a diversity of commercial activity along a highway.

### PERMITTED USES

.1	<b>Principal Uses</b>	<p>The following uses shall be permitted in the C-2 zone</p> <ul style="list-style-type: none"> <li>• Assembly</li> <li>• Brewery, Cidery, Distillery, Meadery, Winery</li> <li>• Cardlock Gas Station</li> <li>• Casino</li> <li>• Community Garden</li> <li>• Drive-Through Service</li> <li>• Eating establishment</li> <li>• Education</li> <li>• Electric vehicle charge station</li> <li>• Entertainment, Recreation and Sports Centre</li> <li>• Health Clinic</li> <li>• Laundry</li> <li>• Light Vehicle Sales and Rental</li> <li>• Mobile Vending Unit</li> <li>• Motor Vehicle Service Station</li> <li>• Motor Vehicle Sales and Rental</li> <li>• Motor Vehicle Wash</li> <li>• Outdoor Market</li> <li>• Parking Lot or Parkade</li> <li>• Retail Store</li> <li>• Recreation Equipment Sale, Service and Rentals</li> <li>• Shopping Centre</li> <li>• Theatre</li> <li>• Tourist Accommodation</li> <li>• Tourist Facility</li> <li>• Warehouse</li> <li>• Wholesale</li> </ul>
.2	<b>Accessory uses</b>	<ul style="list-style-type: none"> <li>• Upper Floor Multi-Family Dwelling</li> </ul>

### DEVELOPMENT REGULATIONS

.3	<b>Density</b>	<ul style="list-style-type: none"> <li>• The maximum density of Sleeping Units shall be: <ul style="list-style-type: none"> <li>• 120 per ha; or</li> </ul> </li> <li>• The maximum density of Dwelling Units shall be: <ul style="list-style-type: none"> <li>• 60 per ha</li> </ul> </li> <li>• The maximum FAR shall be: <ul style="list-style-type: none"> <li>• 1.0</li> </ul> </li> </ul>
.4	<b>Parcel Coverage</b>	<ul style="list-style-type: none"> <li>• The maximum Parcel coverage is <ul style="list-style-type: none"> <li>• 70%</li> </ul> </li> <li>• The maximum impermeable surface is: <ul style="list-style-type: none"> <li>• 80%</li> </ul> </li> </ul>
.5	<b>Maximum Height</b>	<ul style="list-style-type: none"> <li>• Principal building <ul style="list-style-type: none"> <li>• 15m</li> </ul> </li> <li>• Accessory buildings and structures <ul style="list-style-type: none"> <li>• 5m</li> </ul> </li> </ul>

.6	<b>Setbacks</b>	<p>The minimum setbacks for all buildings and structures are:</p> <ul style="list-style-type: none"> <li style="display: inline-block; width: 45%;">• Front</li> <li style="display: inline-block; width: 45%;">• 10m</li> <li style="display: inline-block; width: 45%;">• Rear</li> <li style="display: inline-block; width: 45%;">• 6m</li> <li style="display: inline-block; width: 45%;">• Interior side</li> <li style="display: inline-block; width: 45%;">• 6m</li> <li style="display: inline-block; width: 45%;">• Exterior side</li> <li style="display: inline-block; width: 45%;">• 6m</li> </ul>
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**SUBDIVISION REGULATIONS**

.7	<b>Parcel Area</b>	<ul style="list-style-type: none"> <li>• The minimum Parcel area is:</li> <li>• 1 ha</li> </ul>
.8	<b>Parcel Dimensions</b>	<ul style="list-style-type: none"> <li>• The minimum Parcel frontage is:</li> <li>• 25m</li> </ul>

**PARKING**

.9 Off-street parking shall be provided in accordance with the Sicomous Zoning Bylaw – Schedule D.

**REGULATIONS AND CONDITIONS OF USE**

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.a	<b>General Regulations</b>	<ul style="list-style-type: none"> <li>• See the General Regulations section of this bylaw for additional regulations that apply to this zone.</li> </ul>
.b	<b>Upper Floor Multi-Family Dwelling</b>	<ul style="list-style-type: none"> <li>• Multi-Family Dwelling Units must be located above the ground floor of the Principle Use the entrance can be at grade and compatible with the commercial entrance.</li> </ul>
.c	<b>Amenity Bonus</b>	<ul style="list-style-type: none"> <li>• For the provision of each Attainable Rental Dwelling Unit density may be increased as per General Regulation 300.7.</li> </ul>
.d	<b>Density</b>	<ul style="list-style-type: none"> <li>• The permitted Density can be a combination of Sleeping Units or Dwelling Units where 2 Sleeping Units are equal to 1 Dwelling Unit</li> </ul>