

Bylaw 8974	11.2 C2, C2c: Regional Commercial	<b>C2</b>	
	<p><b>11.2.1 Purpose</b> The purpose of this zone is to provide for major shopping centres and complementary residential uses.</p>		
<p>Bylaw 8256 Bylaw 8656 Bylaw 9041</p>	<p><b>11.2.2 Principal Uses</b></p> <ul style="list-style-type: none"> <li>• auction, minor</li> <li>• brewery &amp; distillery, minor</li> <li>• building &amp; garden supply</li> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• education, commercial</li> <li>• emergency service</li> <li>• entertainment, spectator only involving the showing of motion pictures on Lot 1, District Lot 343, CD, Plan PGP40918</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor</li> <li>• library &amp; exhibit</li> <li>• liquor primary establishment, minor</li> <li>• office</li> <li>• parking, non-accessory</li> <li>• recreation, indoor</li> <li>• recycling centre, minor</li> <li>• restaurant</li> <li>• retail, adult-oriented</li> </ul>	<p>Bylaw 8896 Bylaw 9110</p>	<p><b>11.2.2 Principal Uses (Continued)</b></p> <ul style="list-style-type: none"> <li>• retail, convenience</li> <li>• retail, cannabis only in C2c</li> <li>• retail, farmers market</li> <li>• retail, flea market</li> <li>• retail, general</li> <li>• retail, liquor</li> <li>• service, business support</li> <li>• service, dating or escort</li> <li>• service, financial</li> <li>• service, funeral</li> <li>• service, household repair</li> <li>• service, massage</li> <li>• service, massage therapy</li> <li>• service, personal</li> <li>• service, pet grooming &amp; day care</li> <li>• service station, major</li> <li>• transportation depot</li> <li>• vehicle rental, minor</li> <li>• vehicle wash, minor</li> <li>• service station, minor</li> </ul> <p><b>11.2.3 Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• home business 1</li> <li>• housing, apartment</li> <li>• housing, congregate</li> </ul>
<p>Bylaw 8256</p>	<p><b>11.2.4 Subdivision Regulations</b> 1. The minimum lot area is 1.0 ha.</p> <p><b>11.2.5 Development Regulations</b> 1. The maximum residential density is 60 dwellings/ha. 2. The maximum site coverage is 75%. 3. The maximum height is 20.0 m. 4. The minimum front yard is 6.0 m. 5. The minimum side yard is 3.0 m. 6. The minimum rear yard is 6.0 m.</p> <p><b>11.2.6 Other Regulations</b> 1. Dwellings may only be located above the first storey of a principal building. 2. Service, financial uses shall have a maximum gross leasable floor area of 300 m<sup>2</sup> per tenancy unless a larger branch of the same service, financial company is located within the C1 zone. 3. The maximum gross leasable floor area of an office use in one tenancy is 280 m<sup>2</sup>.</p>		

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4. The maximum total gross leasable floor area of office uses for any site is 2,800 m<sup>2</sup>.
5. Outdoor use is not permitted except for retail, farmers market; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; recycling centre; service station; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.