

**C2 – GENERAL COMMERCIAL**

**5.19** The purpose of this *zone* is to establish and maintain compact, vibrant commercial areas with a broad range of pedestrian-scale *uses*.

5.19.1 Permitted Uses

Principal Uses

- Amusement establishment*
- Appliance repair
- Artist’s studio*
- Assembly*
  
- Automotive sales, repair and servicing*
- Bakery
- Bank or other financial institution
- Cannabis Retail Store, subject to 6.26*
- Club or lodge*
- Community care facility*
  
- Daycare or other preschool
  
- Gasoline service station
- Live-work*
- Medical service
- Multi-residential dwelling
  
- Office*
- Pawn shop
- Personal service*
- Place of worship*
- Professional service
- Public market*
- Restaurant, including drive-through
- Retail*

Principal Uses (continued)

- School*
- Senior’s housing
- Shopping centre*
- Small appliances and electronics, sales, and repair
- Social service centre*

Veterinary clinic

Accessory Uses

- Caretaker's *dwelling* unit, subject to Section 6.16
- Dwelling* unit(s) above or behind a permitted commercial *use*
- Home occupation*

Site Specific Uses

- Liquor, Wine, and Beer Store

5.19.2 Site Development Regulations

Minimum <i>Lot Area</i>	800 m <sup>2</sup>	(8,611 ft <sup>2</sup> )
Minimum <i>Frontage</i>	15 m	(49 ft)
Maximum <i>Coverage</i>	75%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(10 ft)

<i>Side yard</i>	1.5 m	(5 ft)
Maximum Height, Principal <i>Building</i> (on lots less than 1,120 m <sup>2</sup> )	9 m	(29.5 ft)
Maximum Height, Principal <i>Building</i> (on lots 1,120 m <sup>2</sup> or greater and where only residential units are located above commercial uses)	18 m	

### 5.19.3 Conditions of Use

- (a) Every *use* shall be conducted within a completely enclosed *building* except for:
- parking,
  - loading,
  - restaurant patios,
  - outdoor display,
  - rental, sales or *storage yards*,
  - activities related to the operation of a *drive-through* or *drive-in* facility,
  - activities done at gasoline service station pumps, and
  - temporary garden supply *structures*.
- (b) For *shopping centres* abutting a *lot* in an R, RM or P2 *zone*, the required *setback* for a *side yard* shall be increased to 5 m (16.4 ft).
- (c) *Dwelling* units located above or behind commercial *uses* shall comply with the following requirements:
- (i) Access to residential portions of a building shall be through a completely separate and independent entrance located at ground level and providing access to the outdoors directly onto a public *street* or approved pedestrian walkway through the property.
  - (ii) All *dwelling* units shall be entirely self-contained.
  - (iii) One off-*street parking space* shall be provided for each *dwelling* unit, located so as not to impair access to the commercial premises or the *use* of off-*street* loading facilities.
- (d) Where multi-residential dwelling units or seniors housing are located below the second *storey*, the Site Development Regulations of the RM3 Higher Density Residential *zone* shall apply.
- (e) No outside storage for *public market use* shall be permitted after market hours.
- (f) In *dwelling* units above or behind commercial *uses*, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.

5.19.4 Site Specific Uses

The following *uses* shall be permitted on a site-specific basis:

<u>Principal Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3764 10 <sup>th</sup> Avenue	<i>Lot B, District Lot 1, Alberni District, Plan VIP75178</i>
Liquor, Wine and Beer Store	2943 10th Ave. (Quality Foods)	<i>Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966 (PID: 004-503-112)</i>