

4. CL2 Zone (Commercial Local Two) (Bylaw No. 492) (Bylaw No. 2292)**Intent**

- (1) The intent of this zone is to provide for small scale commercial establishments adjacent to a residential area.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit;
 - (c) restaurant;
 - (d) bakery shop and delicatessen, with window sales, indoor seating and outdoor seating. (Bylaw No. 1592);
 - (e) laundromat and drycleaning;
 - (f) office;
 - (g) personal service; and
 - (h) retail.

Density

- (3) The maximum permitted gross floor area is 350 square metres. (Bylaw No. 1592)
- (4) The maximum permitted gross floor area for commercial use is 250 square metres of which 25 square metres is restricted for convenience retail of everyday items. (Bylaw No. 1592) (Bylaw No. 2292)
- (5) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 100 square metres and no portion of the first storey of a building, except for the entrance to the residential portion, is to be used for residential purposes.

Height

- (6) The maximum permitted height of a building is 7.6 metres.

Parcel Size

- (7) The minimum parcel area is 1,400 square metres, minimum frontage is 36 metres. (Bylaw No. 775)

Site Coverage

- (8) The maximum permitted site coverage is 25 percent.

Setbacks

- (9) The minimum permitted setback is 7.6 metres from all parcel boundaries.

Off-street Parking and Loading

- (10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (11) A maximum of one auxiliary residential dwelling unit is permitted per parcel. (Bylaw No. 614)