

**Section 84: C1A Commercial Transitional District**

84.1 Purpose:

To provide an area for mixed residential and commercial use, with businesses offering a variety of goods and services which are compatible with residential activities, where a transition to the central commercial district is intended.

84.2 Uses:

Permitted Uses	Discretionary Uses
Animal Services	Accessory Use
Apartment	Contracting Services – Minor
Building Demolition	Contracting Services – Major
Clinic	Parking Facility
Convenience Food Store	Similar Use
Dwelling - Rowhouse	Utility Building
Dwelling Units Above Ground Floor Business	Veterinary Clinic
Food and Beverage Service Facility	
Florist Shop	
Office Building	
Personal Service Shop	
Public Use	
Recreation Facility	
Restaurant	
Retail Store	
Sign	

84.3

Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	100% provided that provision has been made for on-site parking, loading, and waste disposal to the satisfaction of the Development Officer / Municipal Planning Commission.
Minimum Parcel Area	Maximum Parcel Coverage: 100% provided that provision has been made for on-site parking, loading, and waste disposal to the satisfaction of the Development Officer / Municipal Planning Commission.
Maximum Building Height	A maximum of four full storeys above grade: flat roof – 15.0 m; sloped roof – 18.75 m
Front Yard Setback	Nil.
Side Yard Setback	Nil.

Rear Yard Setback	Shall be provided for parking and loading spaces.
Parking and Loading	Part 8 of this Bylaw.
Outdoor Storage and Display	Outdoor Storage and Display: Outdoor storage or display is not permitted, except for existing businesses as at September 1, 2006.
Dwelling Unit Entrance	Dwelling units shall have an entrance separate for the entrance to any commercial component of the building.