

## 10.9 DT-T - DOWNTOWN TRANSITIONAL DISTRICT

### 10.9.1 DT-T PURPOSE

The purpose of this District is to provide for a range of commercial and retail uses that would help integrate the Downtown with adjacent residential Districts.



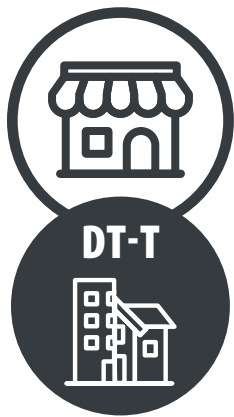
*Figure 10.9a: DT-T Built Form Examples*

### 10.9.2 DT-T PERMITTED AND DISCRETIONARY USES

#### a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 10.9.2 b) and c) and shall ensure:

- i. That any Use which includes a drive-in business shall be considered neither a Permitted nor a Discretionary Use; and
- ii. Breweries, Wineries, and Distilleries shall have a maximum floor area of 1,114.8 m<sup>2</sup> (12,000.0ft<sup>2</sup>).

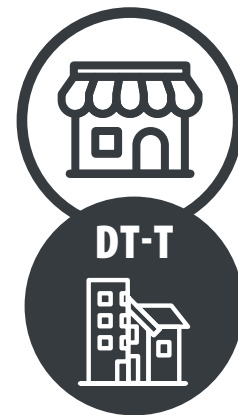


#### **b) DT-T PERMITTED USES**

Auctioneering Establishment  
 Automotive Repair, Service, Rental, and Sales  
 Business Support Service  
 Child Care Facility  
 Commercial School  
 Dwelling, Apartment  
 Eating and Drinking Establishment  
 Financial Service  
 Funeral Home  
 Home Office  
 Parking Facility  
 Personal Service  
 Place of Worship  
 Private Club  
 Professional, Office, Government, and Business Service  
 Public Utility  
 Renewable Energy Device, Limited  
 Retail, General  
 Sign, A-Frame  
 Sign, Fascia  
 Sign, Freestanding  
 Sign, Inflatable  
 Sign, Marquee or Canopy  
 Sign, Portable  
 Sign, Projecting  
 Sign, Roof  
 Workshop, Limited  
 Accessory development to any use listed in subsection 10.9.2 b) or c)

#### **c) DT-T DISCRETIONARY USES**

Bed and Breakfast  
 Breweries, Wineries, and Distilleries  
 Cultural and Community Facility  
 Dwelling, Single-Detached  
 Dwelling, Semi-Detached  
 Entertainment Establishment, Indoor  
 Entertainment Establishment, Outdoor  
 Health Service  
 Pet Care Service  
 Recycling Depot  
 Retail, Liquor



### 10.9.3 DT-T SUBDIVISION STANDARDS

	INTERIOR OR CORNER LOT
a) Lot Width	At the discretion of the Development Authority
b) Lot Depth	At the discretion of the Development Authority
c) Lot Area	450.0m <sup>2</sup> (4,843.8ft <sup>2</sup> ) minimum

### 10.9.4 DT-T DEVELOPMENT STANDARDS

	INTERIOR LOT	CORNER LOT	
a) Front Setback	3.0m (9.8ft) minimum	Front	3.0m (9.8ft) minimum
		Flanking	3.0m (9.8ft) minimum
b) Side Setback	Principal Building: 1.5m (4.9ft) minimum		
	Accessory Building: 1.2m (3.9ft) minimum		
c) Rear Setback	Principal Building: 3.0m (9.8ft) minimum		
	Accessory Building: 1.0m (3.3ft) minimum		
d) Height	Principal Building: Four (4) storeys, 16.0m (52.5ft) maximum		
e) Lot Coverage	40% maximum for principal building		
	50% maximum for all buildings and structures		

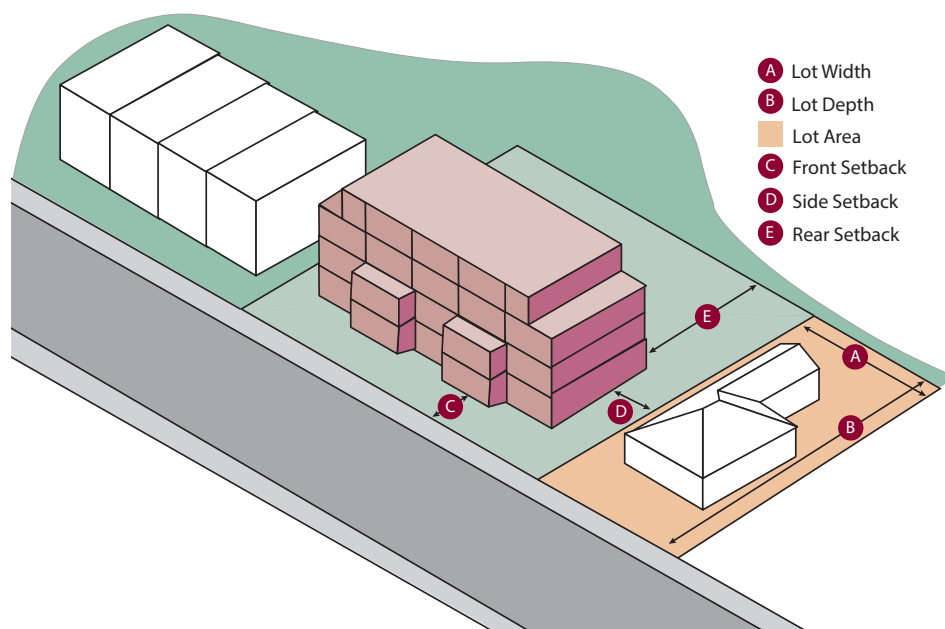
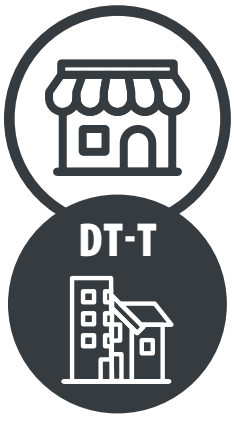


Figure 10.9b: DT-T Subdivision and Development Standards



#### 10.9.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR DT-T:

- a) Fencing shall not be permitted within the front yard area.
- b) All outdoor storage areas shall be enclosed with a fence and kept in a clean and orderly condition at all times, to the satisfaction of the Development Authority.
- c) Projecting signs meeting the requirements of **Part 8** may be approved by the Development Authority provided that:
  - i. For any building located less than 6.0m (19.ft) from a property line, not more than one (1) projecting sign of 2.4m<sup>2</sup> (25.8ft<sup>2</sup>) in area is erected;
  - ii. The sign does not extend more than 1.0m (3.3ft) above the parapet of the building;
  - iii. The sign does not extend more than 1.5m (4.9ft) from the face of the building; and
  - iv. The sign has a minimum clearance of 3.0m (9.8ft) from grade.
- d) All development and uses within this Land Use District are subject to the applicable provisions of **Part 6 – General Regulations for all Land Use Districts**, **Part 7 – Parking and Loading Standards**, **Part 8 – Sign Regulations**, and Sections 10.1 to 10.7 of **Part 10 – Non-Residential Land Use Districts**.