

15.8 DT-T Downtown Transitional

Purpose

15.8.1 The general purpose of this district is to provide for a range of commercial and retail [uses](#) that would help integrate the downtown district with adjacent residential districts.

Regulations

15.8.2 [Permitted](#) and [discretionary uses](#) within the DT-T district are outlined in Table 15.8.1.

15.8.3 Development standards for [principal uses](#) and [accessory buildings](#) in the DT-T district are outlined in Table 15.8.2 and Table 15.8.3.



Table 15.8.1 DT-T Permitted and Discretionary Uses

Use	Permitted	Discretionary
Auctioneering Establishment	P	
Automotive Repair, Service, Rental and Sales	P	
Commercial School	P	
Dwelling, Apartment	P	
Eating and Drinking Establishment	P	
Entertainment Establishment, Outdoor	P	
Funeral Home	P	
Parking Facility	P	
Personal Service Shop	P	
Place of Worship	P	
Private Club	P	

Use	Permitted	Discretionary
Professional, Office, Government and Business Service	P	
Public Utility	P	
Workshop, Limited	P	
Cultural and Community Facility		D
Dwelling, Single-Family		D
Entertainment Establishment, Indoor		D
Health service		D
Recycling Depot		D
Retail, General		D
Retail, Liquor		D
Dwelling, Two-Family		D

Table 15.8.2 DT-T Development Standards for Principal Uses

Regulation	Standard
Parcel Area, Minimum	450.0m ² (4,843.8ft ²)
<u>Parcel Coverage</u> , Maximum	Total: 50% <u>Principal building</u> : 40%
Front Setback, Minimum	3.0m (9.8ft)
Flanking Front Setback, Minimum	3.0m (9.8ft)
Side Setback, Minimum	1.5m (4.9ft)
Rear Setback, Minimum	3.0m (9.8 ft)
Height	16.0m (52.5ft) 4 <u>storeys</u>

Table 15.8.3 DT-T Development Standards for Accessory Buildings/Structures

Regulation	Standard
<u>Parcel Coverage</u> , Maximum	10%
Front Setback, Minimum	3.0m (9.8ft)
Flanking Front Setback	3.0m (9.8ft)
Side Setback, Minimum	1.2m (3.9ft)
Rear Setback, Minimum	1.0m (3.3ft)
Height, Maximum	4.6m (15.1ft)

Development Regulations

- 15.8.4 No person shall construct a fence higher than 1.8m (6.0ft). Fencing shall not be permitted along the front and side property lines within the front setback area.
- 15.8.5 The following site planning and design considerations shall apply to all developments:
- a) 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.
- 15.8.6 Developments adjacent to residential districts or residential uses shall comply with the following:
- a) The development of permitted and discretionary uses shall be carefully buffered in order to alleviate, mitigate or eliminate, to the satisfaction of the Development Authority, any negative impact the commercial use may have on the existing or future residential use; and
 - b) In addition, if, in the opinion of the Development Authority, the alleviation, mitigation or elimination of the negative impact of a proposed discretionary use on an existing or future residential use cannot be reasonably assured, the Development Authority may refuse to approve any development permit for a discretionary use.