

C5 – TRANSITIONAL OFFICE

5.22 The purpose of this zone is to establish and maintain transitional areas between residential, commercial and industrial zones. Permitted uses and buildings are intended to have little impact on neighbouring residential properties.

5.22.1 Permitted UsesPrincipal Uses*Artist's studio**Community care facility**Live-work**Medical service**Professional Service**Personal service*

Single detached dwelling (built prior to the adoption of this bylaw), which may include any of the other permitted *uses*

Small appliances and electronics, sales and repair

Accessory Uses*Office***5.22.2** Site Development Regulations

Minimum <i>Lot Area</i>	540 m ²	(5,813 ft ²)
Minimum <i>Frontage</i>	15 m	(49.2 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	6 m	(19.7 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, <i>Principal Building</i>	9 m	(29.5 ft)

5.22.3 Conditions of Use

- (a) All business activity shall be conducted within a completely enclosed *building* except for parking and loading facilities.
- (b) Where a single detached dwelling is the principal permitted *use*, the Site Development Regulations of the R2 *zone* and off-*street* parking requirements of this Bylaw shall apply.
- (c) Notwithstanding the off-*street* parking requirements of this Bylaw, no parking shall be located in a required *front yard*.
- (d) Commercial activities on C5 *zoned* property are exempt from the loading regulations (Section 7.7).