
11.7 C7: Transitional Commercial

C7

11.7.1 Purpose

The purpose of this zone is to provide for vehicle-oriented service and office uses.

11.7.2

Principal Uses

- arcade, minor
- broadcasting studio
- community care facility, major
- community care facility, minor
- education
- education, commercial
- emergency service
- health service, minor
- office
- parking, non-accessory
- recreation, indoor minor
- restaurant
- service, business support
- service, financial
- service, funeral
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care

11.7.3

Secondary Uses

- residential security/operator unit

11.7.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

11.7.5 Development Regulations

1. The maximum site coverage is 75%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 0.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone.

11.7.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building.
2. The maximum gross leasable floor area of any office or financial service in one tenancy is 280 m².
3. The maximum total gross leasable floor area of office and financial service uses for any site is 1400 m².
4. Outdoor use is not permitted except for restaurant, accessory minor utility, parking and loading.
5. Outdoor restaurant patios have a maximum occupant load of 40 people.

6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.