

PART 1.148 – R1-S17 ZONE, FINLAYSON SMALL LOT (TWO STOREY) DISTRICT

1.148.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, subject to the regulations set out in Part 1.23 of the Zoning Regulation Bylaw
- b. Commercial-residential, subject to the regulations set out in Part 1.23 of the Zoning Regulation Bylaw, unless otherwise set out within this Part 1.148.

1.148.2 Location and Siting for Commercial-Residential Use

For commercial-residential uses:

- a. The first storey must be used or intended to be used exclusively for the purpose of carrying on a retail use, and
- b. All storeys above the first storey must be used or intended to be used exclusively for the purpose of residential use.

1.148.2 Floor Area and Floor Space Ratio for Commercial-Residential Use

- a. Total floor area (maximum) 212m²
- b. Floor space ratio (maximum) 0.75:1

Bylaw 20-051 adopted July 9, 2020