

C1-MS ZONE, MYRTLE AND SHELBOURNE STREETS COMMERCIAL RESIDENTIAL DISTRICT

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| Permitted Uses | 1. All the uses permitted in the C-1 Zone, Limited Commercial District are permitted in this zone. |
| Site Coverage | 2. The total <u>site coverage</u> shall not exceed 37%.
3. Not more than 901.2 m ² of floor space shall be used for commercial purposes.
4. Any portion of a <u>building</u> used for commercial purposes shall be at least 73 m from the <u>lot line</u> with Myrtle Street. |
| Setbacks | 5. The minimum <u>setback</u> from any <u>street line</u> shall be 6 m. |
| Floor Space Ratio | 6. The <u>floor space ratio</u> shall not exceed 1.2 to 1.
7. The minimum <u>setback</u> from any interior <u>lot line</u> shall be 5.4 m. |
| Height | 8. No <u>building</u> shall exceed 13.7 m in <u>height</u> . |
| Landscaping | 9. Not less than 27% of the <u>lot</u> shall be landscaped.
10. A landscaped strip of not less than .6 m shall be maintained along the east and north <u>boundaries</u> of the <u>lot</u> .
11. All that portion of a <u>lot</u> lying between any <u>building setback</u> line and any <u>street</u> bounding the <u>lot</u> shall be graded and landscaped. |

Parking Restrictions

12. The provisions of the preceding section shall not apply to any portion of the lot that is used or intended to be used only for the movement of motor vehicles.
13. 0.35 of a parking space shall be provided for each senior citizen's dwelling unit.
14. Except as provided in this part, the provisions of Schedule "C" of this by-law apply in this zone.