

SCHEDULE  
PART 4.32

C1-CR-G ZONE, GOVERNMENT STREET COMMERCIAL RESIDENTIAL DISTRICT

- Permitted Uses 1 The following uses are permitted:
- (a) all of the uses permitted in the R-2 Zone, Two Family Dwelling District.
  - (b) retail stores, limited to the retail sale of grocery and bakery related products.
- Restriction 2 Any multiple dwelling may not contain more than 3 self-contained dwelling units.
- Lot Size 3 The minimum area of any lot shall be 620 m<sup>2</sup>.
- Height 4 No building may exceed 6.75 m in height.
- 5 The minimum width of any lot shall be 19 m.
- Floor Space Ratio 6 The floor space ratio shall not exceed .87 to 1.
- Commercial Floor Area 7 Not more than 45 m<sup>2</sup> of floor area may be used for commercial purposes.
- Site Coverage 8 The site coverage shall not exceed 47%.
- Number of Buildings 9 More than one building may be sited on a lot.
- Setbacks 10 For any residential use, the minimum setback shall be
- (a) from any street, 3.85 m;
  - (b) from the rear lot line, 8.4 m;
  - (c) from the south lot line, 3.8 m; and
  - (d) from the north lot line, 1.25 m.
- 11 For any commercial use, the minimum setback shall be
- (a) from any street, .25 m;
  - (b) from any rear lot line, 22.5 m;

(c) from any south lot line, nil; and

(d) from the north lot line, 14.8 m.

Parking and  
Loading

- 12 One parking space shall be provided for any non-residential use and one parking space shall be provided for each dwelling unit.
- 13 A loading space of 11 m in length and 2.7 m in width shall be provided on the lot.