

PART 4.4 – C1-CR ZONE, COMMERCIAL-RESIDENTIAL DISTRICT

Permitted Uses	1	The uses permitted in the C-2 Zone, Commercial District (Part 6.1), including commercial-residential <u>buildings</u> but excluding <u>multiple dwellings</u> and <u>transient accommodation</u> , are permitted in this zone subject to the regulations contained in Part 6.1 and the regulations contained in this Part, provided that in the event of conflict between the regulations contained in Part 6.1 and the regulations contained in this Part, the latter shall prevail and provided that for the purposes of this Part “Commercial-Residential Building” means a <u>building</u> comprised of 2 or more <u>storeys</u> , all of which, save only the first or ground <u>storey</u> , are used or intended to be used exclusively for the purpose of providing a place or places of permanent residence therein, and the first or ground <u>storey</u> of which is used or intended to be used exclusively for the purpose of carrying on therein one or more of the other uses permitted in this Section.
Floor Area	2	The floor area of that portion or those portions of a <u>building</u> that are used or intended to be used for a purpose other than that of providing a place or places of permanent residence shall not exceed in the aggregate 112m ² .
Height	3	No <u>building</u> shall exceed 8m in <u>height</u> .
Setbacks	4	No <u>building</u> or part thereof shall be nearer to the <u>street boundary</u> of the <u>lot</u> upon which it is situated than a horizontal distance of 6m.
	5	No <u>building</u> or part thereof shall be nearer to any <u>boundary</u> that the <u>lot</u> has in common with a <u>street</u> , other than the principal <u>street boundary</u> , than the horizontal distance of 4.5m.
	6	No <u>building</u> or part thereof shall be nearer to any <u>internal boundary</u> of the <u>lot</u> than the horizontal distance of 3m or a distance equal to one-half the <u>height</u> of the <u>building</u> , whichever is the greater.
Landscaping	7	No less than 75% of the area lying between the <u>building</u> and the <u>street</u> or <u>street boundary</u> upon which it is situated shall be landscaped.
	8	No commodity, merchandize, stock in trade or other article of trade or commerce shall be placed, maintained or suffered to remain at any place within the area required to be landscaped nor at any place in a distance of 4.5m from any such <u>street</u> .

- Buildings
- 9 Not more than one building shall be constructed, placed or maintained on any lot, provided that nothing in this section contained shall prohibit the construction, placing or maintenance of buildings.
- (a) The use of which is ancillary or incidental merely to the use of another building on the same lot; and
- (b) Which is used or intended to be used only for the purpose of storage, the parking or motor vehicles, or pleasure and recreation; and
- (c) Which does not exceed 3.5m in height; and
- (d) Which is no nearer than 2.4m to any other building on the same lot.
- Parking
- 10 No off-street parking is required except for portions of a building used for residential purposes.
- Signs
- 11 Notwithstanding the Sign By-law, 1975, or any by-law which may be substituted therefore, no sign except a projecting sign or fascia sign, as defined in such case in the said Sign By-law, 1975, shall be displayed, and no projecting sign or fascia sign as aforesaid shall
- (a) have a display surface, as defined in the Sign By-law, 1975, in excess of 1.9m²; and
- (b) project more than 1.3m from the wall to which it is affixed; or
- (c) be displayed from a building, the use whereof is ancillary or incidental to the use of any other building on the same lot.
- but in all other respects the provisions of the Sign By-law, 1975, shall apply.