

PART 4.50 - BPT ZONE, BELLEVILLE PARK TOURIST DISTRICT

- Uses 1 The only uses permitted in this Zone are:
- (a) transient accommodation;
 - (b) transient accommodation accessory uses include any and all the following uses and the buildings used or intended to be used therefor when such uses are undertaken or carried on entirely upon the same lot upon which the building is or is intended to be used for transient accommodation:
 - (i) certain uses undertaken or carried on for the purpose of providing goods or services either to the persons or guests of the persons lodged in the transient accommodation or to the public or both to such persons and guests and to the public, that is to say:
 - (A) tourist or travel agencies;
 - (B) beauty parlours and barber shops;
 - (C) restaurants;
 - (D) establishments in respect of which there is a subsisting dining-lounge licence, dining-room licence or lounge licence issued in each case pursuant to the *Liquor Control and Licensing Act*, and
 - (E) establishments with 100 or more transient accommodation units located on one site, and in respect of which there is a subsisting public house licence issued pursuant to the *Liquor Control and Licensing Act*;
 - (ii) certain uses ancillary to transient accommodation on the same lot and having as their principal purpose the sale of goods or services to the persons lodged in such transient accommodation; that is to say:
 - (A) recreational and pleasure uses ancillary to transient accommodation on the same lot and undertaken or carried on exclusively by or for the benefit of the persons or the guests of persons lodged in such transient accommodation where no fee or other special charge or consideration over and above the ordinary price of lodging in such transient accommodation is paid or demanded for the use or enjoyment thereof;
 - (B) accessory garden structures; and
 - (C) uses essential to the proper lawful and efficient use, management and maintenance of transient accommodation;

- (c) commercial fitness centres, despite paragraph (b)(ii)(A);
- (d) trade schools;
- (e) commercial exhibits;
- (f) professional businesses;
- (g) financial services, including currency exchange services;
- (h) clubs;
- (i) theatres and auditoriums;
- (j) galleries and exhibits;
- (k) bakeries which sell or intend to sell, by retail, all of their products at the same location that they are baked or prepared;
- (l) rental businesses;
- (m) trades that require artisan skills, where those trades are not noxious or offensive to any adjacent property or to the general public because of the emission of noise or dirt;
- (n) retail,
- (o) liquor retail store

Lot Area	2	The <u>area</u> of a <u>lot</u> must be at least 1850 m ² .
Height	3	A <u>building</u> must not exceed 20 m in <u>height</u> .
Floor Space Ratio	4	The <u>floor space ratio</u> must not exceed 1.3 to 1.
Lot Coverage	5	<u>Site coverage</u> must not exceed 40%.
Open Space	6	<u>Open site space</u> must be at least 60%.
Setbacks	7	<p>(1) <u>Setbacks</u> must be at least</p> <ul style="list-style-type: none"> (a) 14 m from Belleville Street, (b) 3 m from Quebec Street, (c) 1.5 m from Oswego Street, and <p>(2) Despite subsection (1)(b), the average <u>setback</u> from Quebec Street must be at least 7.5 m.</p> <p>(3) Accessory structures are not permitted within <u>setbacks</u>.</p> <p>(3) The <u>setbacks</u> set out in subsection (1), (2) and (3) do not apply to pergolas and garden gateway structures that are decorative only.</p>

- Parking
- 8 (1) A lot must contain at least 0.5 parking spaces for each transient accommodation unit on that lot.
- (2) A lot must contain at least one parking space for every 10 seats for the following uses:
- (a) a restaurant;
 - (b) licensed establishments.
- (3) No parking is required for retail kiosks.
- 9 The floor area that is used for a liquor retail store must not exceed 35m².