

PART 7.6 – S-1 ZONE – LIMITED SERVICE DISTRICT

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) automobile, truck, trailer and other chattel rentals; (b) bakeries; (c) banks and other financial institutions; (d) churches and places of worship; (e) professional services; (f) carpet cleaning; (g) <u>clubs</u>; (h) recreation and entertainment services; (i) dye works and dry cleaning; (j) washing of motor vehicles; (k) <u>garages</u>, excluding impound <u>lots</u> and the storage of damaged vehicles in any <u>yard</u>; (l) laundries; (m) milk processing and distribution stations; (n) printing and publishing establishments; (o) quick freeze locker plants; (p) <u>restaurants</u>; (q) <u>taxi offices</u>; (r) tire vulcanizing; (s) wholesale and retail sales; (t) parking facilities, including <u>buildings</u> and places for the parking of vehicles, but excluding impound <u>lots</u> and the storage of damaged vehicles in any <u>yard</u>; (u) offices; (v) servicing and repair of goods; (w) uses incidental to any of the above uses; (x) <u>high tech</u>; (y) <u>call centre</u>.
Height	2	<ul style="list-style-type: none"> (1) Subject to the provisions of this section, no <u>building</u> shall exceed 15m in <u>height</u>. (2) Where a <u>lot's internal boundary</u> adjoins the rear <u>lot</u> line of a <u>lot</u> zoned for predominantly residential purposes, the maximum height of any part of a <u>building</u> within 7.5m of the <u>internal boundary</u> shall not exceed 4m.
Site Coverage		<ul style="list-style-type: none"> (3) No <u>lot</u> shall have a <u>site coverage</u> greater than 60%.
.Floor space ratio		<ul style="list-style-type: none"> (4) The <u>floor space ratio</u> of all <u>buildings</u> on a <u>lot</u> shall not exceed 1.5 to 1

Siting of Buildings

- 5 More than one building may be sited on a lot.
- 6 Except for corner lots, no street setbacks are required.
- 7 For a corner lot to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting points 3m distant from the intersecting point.
- 8 Section 7 does not apply to any part of a building which is below the elevation of the intersection point or more than 3m above it.
- 9 For any lot boundary other than a street:
 - (a) a setback of 3m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes;
 - (b) except as provided in sub-paragraph (a), no setback is required but where a setback is provided, it shall be at least 3m.

Loading

- 10 (1) A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in height, set back at least 3m from the street and located within a building or a yard.
- (2) Subject to subsection (3), access to and from the street for the loading space shall be provided by a passage of not less than 5m in width.
- (3) Access to two adjoining lots may be provided by a single passageway not less than 5m in width where the access is secured by an easement registered in the Land Title Office.
- (4) Any access provided shall be designed in accordance with sound engineering principles.

- Yard Regulations
- 11 Yards used for parking, loading or outdoor storage shall be:
- (a) finished with an asphalt or concrete surface;
 - (b) graded so as to drain all surface water in accordance with sound engineering principles;
 - (c) separated from any street by a landscape screen at least 1m wide;
 - (d) screened from any lots zoned for predominantly residential purposes by a landscape screen at least 1.5m high and 60cm wide.
- Driveways
- 12 Driveway view lines shall be provided at 45° angles at all points within 3m of the exit to a street.

Note: For parking requirements, see Schedule "C".