

## PART 8.29 – IHF-1 ZONE, INNER HARBOUR FINLAYSON (Rental Business) DISTRICT

### 8.29.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. licensed premises;
- b. restaurants;
- c. retail shops;
- d. offices, not to exceed 30% of the floor space of any building;
- e. craft and artisan trades, provided the use is not offensive, dirty or noisy;
- f. travel agencies;
- g. recreation facilities;
- h. clubs;
- i. beauty and barber shops;
- j. residential use, provided the use is located at least one floor above the grade at Wharf Street;
- k. high tech;
- l. call centre;
- m. rental businesses.

### 8.29.2 Density

The floor space ratio may not exceed 1.0 to 1.

### 8.29.3 Floor Area

High tech and call centre uses must not occupy more than 30% of the total floor area in this Zone.

### 8.29.4 Height

No building may extend more than 8m above Wharf Street.

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### 8.29.5 Parking and Loading

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| a. Vehicle Parking and Loading          | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Number of parking and loading spaces | No off-street parking or loading spaces are required   |
| c. Bicycle Parking                      | Subject to the regulations in Schedule “C”   |

Bylaw 18-093 Adopted September 20, 2018

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw