

PART 10.25 – SNC ZONE–SONGHEES NEIGHBOURHOOD COMMERCIAL CENTRE DISTRICT

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| Permitted Uses | 1 | <p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) the production and sale of bread, cakes and other bakery products; (b) chartered banks and credit unions; (c) offices used for business, charitable, religious, political or other purposes; (d) offices, surgeries and other establishments used for professional purposes; (e) any residential use; (f) rental businesses; (g) <u>restaurants</u>; (h) retail stores; (i) theatres, auditoriums, gymnasiums, and places of worship; (j) drycleaning or clothes pressing or both; (k) <u>clubs</u>; (l) <u>high tech</u>; (m) <u>call centre</u>. |
| Bakeries | 2 | <p>Where any <u>building</u> is used for the production and sale of any bakery products, such products:</p> <ul style="list-style-type: none"> (a) shall be offered for sale by retail on the same <u>lot</u> at any time during normal business hours; (b) shall form at least 10% of the total bakery products sold by retail on the <u>lot</u>. |
| | 3 | <p>Any <u>building</u> used for the production and sale of any bakery products shall not occupy more than 650m² of any <u>lot</u>.</p> |
| Office Use | 4 | <p>Where any <u>building</u> is used for any use permitted under Section 1(c) or (d), such use may not be located higher than the third <u>storey</u> of any <u>building</u>.</p> |

Drycleaning or Clothes Pressing	5	Any <u>building</u> or part of a <u>building</u> used for drycleaning or clothes pressing shall not occupy more than 280m ² of any <u>lot</u> .
	6	Where any <u>building</u> is used for drycleaning or clothes pressing, no clothes may be drycleaned or pressed in the <u>building</u> , unless they have been delivered to the <u>building</u> by the customer.
Buildings Per Lot	7	More than one <u>building</u> may be located on a <u>lot</u> .
Floor Space Ratio	8	The <u>floor space ratio</u> of all <u>buildings</u> shall not exceed 1.3 to 1.
	9	Except for residential use, the <u>floor space ratio</u> devoted to any use shall not exceed 0.4 to 1.
Height	10	No <u>building</u> may exceed 28m in <u>height</u> or 8 <u>storeys</u> , measured from <u>grade</u> to the ceiling of the highest habitable space.
Site Coverage	11	<u>Site coverage</u> shall not exceed 40%.
Landscaping	12	Any <u>area</u> within 3m of any <u>street</u> shall be landscaped.
Setbacks	13	The minimum <u>setback</u> from any <u>street</u> shall be 8m.
	14	Except as provided in Section 13, the minimum <u>setback</u> from any <u>lot line</u> shall be 4m.
Parking	15	One parking space shall be provided for each 20m ² of gross floor <u>area</u> of any retail use or any office use.