

PART 2.161 – CR-FB, COMMERCIAL RESIDENTIAL FORT AND BELCHER DISTRICT

2.161.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Multiple Dwelling Accessory Use
- c. Commercial-residential building
- d. Restaurant
- e. Retail
- f. Cultural facility
- g. Personal Services
- h. High tech
- i. Professional Office
- j. Medical Office
- k. Bakeries for the retail sale of products that are baked at that location and offered for sale at that location
- l. Clubs for social or recreational purposes
- m. Home occupation subject to the regulations in Schedule “D”
- n. Accessory Buildings subject to the regulations in Schedule “F”

2.161.2 Location and Siting of Permitted Uses

- a. Residential uses are not permitted on the first storey of a building.
- b. No commercial uses, except for a home occupation, are permitted above the first storey of a building.

2.161.3 Lot Area

- a. Lot area (minimum) 895m²

2.161.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 2.75:1

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2.161.5 Height, Storeys

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|---|-------|
| a. Principal <u>building height</u> (maximum) | 18.5m |
| b. <u>Storeys</u> (maximum) | 6 |

2.161.6 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 13.5m |
| b. <u>Rear yard setback</u> (minimum) | 10.1m |
| c. <u>Side yard setback</u> - East (minimum) | 13.5m |
| d. <u>Side yard setback</u> – West (minimum) | 10.1m |
| e. No canopy shall be nearer to a <u>boundary</u> than a distance of 4.5m (maximum) | |

2.161.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 20% |
| b. <u>Open site space</u> (minimum) | 30% |

2.161.8 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw No. 23-003 adopted April 13, 2023