

PART 3.129 – R-95 ZONE, BALMORAL MULTIPLE DWELLING DISTRICT

3.129.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling, subject to the regulations in this Zone
- c. Home Occupation subject to the regulations in Schedule “D”

3.129.2 Community Amenities

- a. As a condition of using the additional density pursuant to Part 3.129.4.b, the following community amenity contribution, as adjusted pursuant to Part 3.129.2.b, must be made prior to building permit issuance:
 - (i) a monetary contribution to the Local Amenity Reserve Fund in the amount of \$76,694.69;
- b. Until it is paid, the community amenity contribution identified in Part 3.129.a (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw 19-091 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage change in the CPI for the most recently published 12 month period.
- c. For the purposes of Part 3.129.2.b, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.129.3 Lot Area

<u>Lot area</u> (minimum)	670m ²
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3.129.4 Floor Space Ratio

- a. Floor Space Ratio (maximum) 0.5:1
- b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 3.129.2 1.38:1

3.129.5 Height

Principal <u>building height</u> (maximum)	12.5m
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3.129.6 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 4m |
| b. <u>Rear yard setback</u> (minimum) | 10m |
| c. <u>Side yard setback</u> (minimum) | 6m |

3.129.7 Site Coverage, Open Site Space

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

3.129.8 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 19-091 adopted December 12, 2019