

PART 4.109 – C1-C3 ZONE, CATHERINE COMMERCIAL DISTRICT

4.109.1 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
- c. Retail sales
- d. Restaurant
- e. Bakeries, if all the products baked or prepared therein are sold or intended to be sold by retail therein or therefrom
- f. Professional businesses

4.109.2 Location and Siting of Permitted Uses

- a. Commercial uses must be located on the first storey in those parts of a building that are located within 8m from Catherine Street.
- b. Residential uses are not permitted on the first storey in those parts of a building that are located within 7m from Catherine Street.

4.109.3 Lot Area

- a. Lot area (minimum) 1000m²

4.109.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1810m²
- b. Floor space ratio (maximum) 1.81:1

4.109.5 Height, Storeys

- a. Commercial-residential building height (maximum) 16m
- b. Storeys (maximum) 3

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4.109.6 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | |
| • First <u>storey</u> | 3.0m |
| • Above the first <u>storey</u> | 6.0m |
| b. <u>Rear yard setback</u> (minimum) | 6.0m |
| c. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.4m |

4.109.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 73% |
| b. <u>Open site space</u> (minimum) | 27% |

4.109.8 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 22-070 adopted August 4, 2022