

PART 4.4.1 - C1-CR-2 ZONE, NEIGHBOURHOOD BUSINESS DISTRICT

Permitted Uses	<p>1 The following uses are permitted:</p> <ul style="list-style-type: none"> (a) bakeries, subject to the following restrictions: <ul style="list-style-type: none"> (i) a retail outlet for the sale of the bakery products is operated on the premises; (ii) not less than 10% of the bakery products manufactured or sold on the premises are sold by retail on the premises; and (iii) the area of the lot used for a bakery does not exceed 650 m²; (b) banks; (c) business offices; (d) dry cleaning or clothes pressing in any <u>building</u> subject to the following restrictions: <ul style="list-style-type: none"> (i) the use does not occupy more than 280 m² of floor space; and (ii) the use is conducted for the purpose of dealing directly with members of the public served thereby; (e) hospitals for small domestic animal pets; (f) printing and publishing; (g) professions; (h) quick freeze locker plants in which space is rented to the public for private purposes only; (i) residential use in any <u>building</u>, the ground floor of which shall be restricted to commercial use of the kind otherwise permitted in this zone; (j) retail sales of all commodities except gasoline; (k) schools; (l) storage garages used only for the storage of motor vehicles; (m) wholesale.
Density	<p>2 (1) The maximum <u>floor space ratio</u> of any <u>lot</u> shall be 0.90 to 1.</p> <p>(2) The floor <u>area</u> of any portion of a <u>building</u> that is used or intended to be used for a purpose other than that of providing any place of permanent residence shall not exceed in the aggregate 325 m².</p>
Height	<p>3 No <u>building</u> shall exceed 8 m in <u>height</u>.</p>
Setbacks	<p>4 Except for <u>corner lots</u>, no <u>street setbacks</u> are required.</p> <p>5 For a <u>corner lot</u> to secure view lines, no <u>building</u> shall be sited closer to an intersection of two streets than the diagonal line connecting two points 3 m distant from the intersection point.</p>

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- 6 (1) For any lot boundary other than on a street or the rear lot line, a setback of 3 m is required where the lot adjoins the side yard of a lot zoned for predominantly residential purposes.
- (2) For any other lot boundary other than on a street or the rear lot line, no setback is required; but if a setback is provided, it shall be at least 1.5 m.
- (3) A setback of 3 m shall be provided from the rear lot line.
- Landscaping
- 7 Not less than 75% of the area lying between any building and the street or street boundary upon which it is situated shall be landscaped.
- 8 No commodity, merchandise, stock in trade, or any other article of trade or commerce shall be placed, maintained or suffered to remain at any place within the area required to be landscaped nor at any place within a distance of 4.5 m from any street.
- Buildings
- 9 Except for any building:
- (a) the use of which is ancillary or incidental to the use of another building on the same lot;
 - (b) which is used or intended to be used only for the purpose of storage, the parking of motor vehicles or pleasure and recreation;
 - (c) which does not exceed 3.5 m in height; and
 - (d) which is no nearer than 2.4 m to any other building on the lot;
- not more than one building shall be constructed, placed or maintained on any lot.
- Parking
- 10 Except for those portions of any building used for residential purposes, no off-street parking is required