

PART 4.70 - CR-Ma ZONE, COMMERCIAL RESIDENTIAL MASON STREET DISTRICT**Uses**

- 1 The following uses are the only uses permitted in this Zone:
 - (a) single family dwelling;
 - (b) two family dwelling;
 - (c) multiple dwellings and multiple dwelling accessory uses;
 - (d) commercial-residential buildings, as defined in Section 2;
 - (e) provided they are located in a one-storey building or the first storey of a commercial-residential building:
 - (i) bakeries, providing that there is a retail outlet for the sale of the bakery products on the premises,
 - (ii) offices,
 - (iii) high tech,
 - (iv) laundrettes, provided they are used or intended for use solely by the public for the purpose of laundering clothes or other fabrics upon payment of a fee or other charge,
 - (v) printing and publishing establishments,
 - (vi) retail store,
 - (vii) restaurant,
 - (viii) trades that require artisan skills and that do not create a nuisance as a result of emitting noxious odours, dust, smoke, gas, noise or effluent including without limitation:
 - (1) ceramics
 - (2) graphic art
 - (3) jewellery
 - (4) leatherwork
 - (5) seamstress work
 - (6) stained and beaded glasswork

- (7) tailoring
- (8) weaving;
- (f) accessory uses to those set out in paragraph (e).
- 2 In this Part, “commercial-residential” building means a building, of which the ground floor is used solely for one or more of the uses set out in paragraph 1(e), and the floors above the ground floor are used solely for residential purposes.

Regulations Table

3

<i>Category of regulation</i>	<i>Requirements</i>	
<u>Lot Area</u> (min.)	560 m ²	
<u>Height</u> (max.)	8 m	
<u>Total Floor Area</u> (min.)	510 m ²	
<u>Floor Space Ratio</u> (max.)	0.90:1	
<u>Site Coverage</u> (max.)	31%	
<u>Open Site Space</u> (min.)	25%	
<u>Setbacks</u> (min.)	<i>Boundary of Lot</i>	<i>Setback (m)</i>
Front	Mason Street	4.5 m
Side	East	0 m
Side	West	0 m
Rear	Balmoral Road	28 m
<u>Storeys</u>	2 plus basement	
<u>Parking</u> (min.)	<i>Type & Size of Use</i>	<i># of Spaces</i>
	141 m ² commercial	1 stall per 50 m ²
	3 residential units	1 stall per unit

- 4 Except as stated in the above table, refer to Schedule C of the Zoning Regulation Bylaw for all other parking requirements.