

PART 6.86 – CA-74 ZONE, DEANS BLOCK DISTRICT

6.86.1 Permitted Uses in this Zone

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

- a. the production and sale of bread, cakes and other bakery products provided that:
 - i. such products are at all times during normal business hours offered for sale by retail on the same premises;
 - ii. not less than 10% of such bakery products are in the ordinary course of business sold by retail on the premises; and
 - iii. the building or buildings used for such purposes do not occupy more than 650m²
- b. financial service
- c. offices used for business, charitable, religious, political or other purposes
- d. offices, surgeries and other establishments used for professional purposes
- e. multiple dwelling
- f. transient accommodation and transient accommodation accessory uses
- g. rental businesses
- h. restaurants
- i. retail sales, other than gasoline and automotive fuels
- j. theatres, auditoriums, gymnasiums and other places of recreation or worship
- k. drycleaning or clothes pressing or both, provided that
 - i. the building or part of a building used for this purpose does not comprise more than 279m²;
 - ii. no clothes are drycleaned or pressed unless they have been delivered to the premises by the customer
- l. clubs
- m. hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities.
- n. high tech
- o. call centre

None of the aforesaid uses shall be deemed to authorize the carrying on of a service station business.

6.86.2 Siting and Location of Permitted Uses

- a. Dwelling units may only be located on the second or higher storeys of a building

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6.86.3 Lot Area

- | | |
|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 333m ² |
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6.86.4 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 1095m ² |
| b. <u>Floor space ratio</u> (maximum) | 3.52:1 |

6.86.5 Height

- | | |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 15m |
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6.86.6 Vehicle and Bicycle Parking

1. No off-street parking facilities are required with the exception of:
 - a. premises used for transient accommodation, which premises shall be provided with off-street parking units for automobiles equal in number to not less than 50% of the number of transient accommodation units thereon, and
 - b. premises used for residential accommodation, which premises shall be provided with off-street automobile parking units equal in number to not less than 70% of the number of dwelling units thereon
2. No off-street loading facilities are required in this Zone