

10.3 CITY CENTRE RESIDENTIAL ZONE (CCR)

10.3.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than,

- (a) commercial day-care centre
cultural establishment
educational establishment
office
personal service establishment
religious institution
limited group home
- (b) living accommodation above one or more of the uses listed above, provided that none of the ground floor frontage is used for residential purposes, not more than 50% of the total area of the building is used for residential purposes, and is in compliance with the provisions of section 8.1.3 of this by-law.
- (c) residential dwellings as follows:
 - (i) a single detached dwelling
 - (ii) a single detached dwelling with an accessory dwelling unit, subject to section 5.9 (Accessory Dwelling Unit)
 - (iii) converted dwellings subject to the provisions of section 5.6 (Conversions in Residential Zones)
 - (iv) Tourist Homes, subject to section 5.3 (Tourist Homes)
 - (v) apartment dwellings with a minimum lot area of 90m² per unit
 - (vi) row dwellings subject to the provisions of section 8.2.10.3

10.3.2 Standards

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| (a) | Minimum Frontage | 15 metres |
| (b) | Minimum Lot Depth | 30 metres |
| (c) | Minimum Front Yard | 3 metres, excepting the east and west side of Northumberland Street and the east and west side of York Street, where the minimum front yard shall be zero (0) |
| (d) | Maximum Front Yard | 5 metres |
| (e) | Minimum Rear Yard | 6 metres |
| (f) | Minimum Side Yard | 3.6 metres on the driveway side, and 1.2 metres on the other side |

- (g) Maximum Height (*Schedule 10*) 12 metres
- (h) Minimum Landscaped Open Space 50% of the required front yard
- (i) Off-Street Parking In accordance with the provisions contained in section 6 of this by-law