
5. CR4 Zone (Commercial Residential Four) (Bylaw No. 1100) (Bylaw No. 1108)**Permitted Uses**

- (1) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary uses to uses permitted in this zone;
 - (b) hotel;
 - (c) inn;
 - (d) lodge;
 - (e) office;
 - (f) personal services;
 - (g) educational and recreational facility;
 - (h) restaurant;
 - (i) retail;
 - (j) theatre; and
 - (k) tourist accommodation.

Density

- (2) The maximum gross floor area of all buildings and structures within the CR4 zoned lands shall not exceed 14,695 square metres provided that the maximum gross floor areas designed, intended for or used for all non-residential uses shall not exceed 4,088 square metres and all residential uses shall not exceed 10,607 square metres.

Height

- (3) The maximum permitted height of a building is the lesser of 11.6 m or 3.5 storeys.
- (4) Notwithstanding subsection (3), the maximum permitted height is the lesser of 14.5 m or 4.5 storeys for a building located within that portion of the CR4 zoned lands legally described as Lot 4 District Lot 3483 Plan LMP219.

Off-street Parking

- (5) The off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Restrictions

- (6) Residential accommodation is not permitted on the ground floor.