

**SECTION 11: ZONE 5****11.1 Permitted Uses**

Within a Zone 5, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

- 11.1.1 Residential Building or dwelling units existing at the time of the passing of this By-law
- 11.1.2 Dwelling units may be situated above a permitted use (except an automobile service station or repair garage) and not more than one dwelling unit may be situated at ground level and attached to a permitted use
- 11.1.3 Commercial establishment where goods are sold or services rendered, including the sale of automotive fuel as an accessory use, but not including the sale of motor vehicles or farm machinery.
- 11.1.4 Car wash
- 11.1.5 Hotel or motel
- 11.1.6 Offices
- 11.1.7 Financial Establishment
- 11.1.8 Place of Worship
- 11.1.9 Service club
- 11.1.10 Commercial or trade school
- 11.1.11 Parking lot
- 11.1.12 Restaurant and/or tavern
- 11.1.13 Laundromat or dry cleaning establishment
- 11.1.14 Hairdresser or barber
- 11.1.15 Clinic or laboratory
- 11.1.16 Veterinary Clinic
- 11.1.17 Commercial printing and office services
- 11.1.18 Studio
- 11.1.19 Repair shop, but not including the repair of motor vehicles or farm machinery
- 11.1.20 Commercial entertainment and recreating establishment within an enclosed building but not including a video/pinball game amusement centre

- 11.1.21 Day Care Facility
- 11.1.22 Funeral home
- 11.1.23 Storage within an enclosed building
- 11.1.24 Light fabricating, assembly or manufacturing
- 11.1.25 Drive-Through Facility
- 11.1.26 Uses accessory to the foregoing permitted uses
- 11.1.27 One refreshment vehicle or refreshment cart

## 11.2 Regulations

Within a Zone 5, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

|         |   |  |
|---------|---|--|
| 11.2.1  | All the applicable regulations contained in Section 6 – General Regulations of this By-law. |  |
| 11.2.2  | Minimum Lot Area  |  |
|         | (a) Without Municipal Sewer   | 2,000 square metres  |
|         | (b) With Municipal Sewer  | 464 square metres  |
| 11.2.3  | Minimum Lot Frontage and Minimum Lot Width  |  |
|         | (a) Without Municipal Sewer   | 30 metres  |
|         | (b) With Municipal Sewer  | 15 metres  |
| 11.2.4  | Front Yard Setback (all buildings)  | 7.6 metres   |
| 11.2.5  | Exterior Side Yard Setback (all buildings)  | 6.0 metres   |
| 11.2.6  | Minimum Side Yard Setback (each side)   |  |
|         | (a) Main Building   | Equal to one-half (1/2) building height but in no case less than 3 metres                      |
|         | (b) Accessory Buildings   | 1.0 metre  |
| 11.2.7  | Minimum Rear Yard Setback   |  |
|         | (a) Main Building   | 7.5 metres   |
|         | (b) Accessory Buildings   | 1.0 metre  |
| 11.2.8  | Off-Street Parking and Off-Street Loading   | In conformity with the regulations contained in subsections 6.10, 6.11 and 6.12 of this By-law |
| 11.2.9  | Maximum Building Height   |  |
|         | (a) Main Building   | Three storeys  |
|         | (b) Accessory Building  | One (1) storey but not more than 4.5 metres  |
| 11.2.10 | Maximum Lot Coverage (all buildings)  | 50% of lot area  |