

SECTION 12: ZONE 6**12.1 Permitted Uses**

Within a Zone 6, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

- 12.1.1 Retail or wholesale commercial establishment, but not including the sale of motor vehicles or farm machinery
- 12.1.2 Offices
- 12.1.3 Financial Establishment
- 12.1.4 Hotel
- 12.1.5 Service club
- 12.1.6 Commercial or trade school
- 12.1.7 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
- 12.1.8 Parking lot
- 12.1.9 Restaurant and/or tavern
- 12.1.10 Laundromat or dry cleaning establishment
- 12.1.11 Hairdresser or barber
- 12.1.12 Clinic or laboratory
- 12.1.13 Veterinary Clinic
- 12.1.14 Drive-through facility
- 12.1.15 Commercial printing and office services
- 12.1.16 Studio
- 12.1.17 Repair shop (but not including the repair of motor vehicles or farm machinery)
- 12.1.18 Commercial entertainment and recreating establishment within an enclosed building but not including a video/pinball game amusement centre
- 12.1.19 Day Care Facility
- 12.1.20 Funeral home
- 12.1.21 Place of Worship

12.1.22 Uses accessory to the foregoing permitted uses

12.1.23 One refreshment vehicle or refreshment cart

12.2 Regulations

Within a Zone 6, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

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| 12.2.1 | All the applicable regulations contained in Section 6 – General Regulations of this By-law. | |
| 12.2.2 | Minimum Lot Area | 464 square metres |
| 12.2.3 | Minimum Lot Frontage and Minimum Lot Width | 15 metres |
| 12.2.4 | Front Yard Setback | |
| | (a) Main Building | 0 metres |
| | (b) Accessory Buildings | No closer to the lot line than the main building |
| 12.2.5 | Exterior Side Yard Setback | |
| | (a) Main Building | 0 metres |
| | (b) Accessory Buildings | No closer to the lot line than the main building |
| 12.2.6 | Minimum Side Yard Setback | |
| | (a) Main Building | |
| | There shall be a minimum side yard of 3.5 metres on one side if there is no access to the lot from a second street or a public lane. Where access is available from a second street or a public lane, no side yard shall be required. Notwithstanding anything contained in this By-law, wherever a Zone 6 abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, Zone 4, or Zone 4a, a minimum side yard of 4.5 metres shall be provided on the abutting side or sides. | |
| | (b) Accessory Buildings | 1.0 metre |
| 12.2.7 | Minimum Rear Yard | |
| | (a) Main Building | 7.5 metres |
| | (b) Accessory Buildings | 1.0 metre |
| 12.2.8 | Maximum Building Height | |
| | (a) Main Building | Four (4) storeys |
| | (b) Accessory Building | One (1) storey but not more than 4.5 metres |
| 12.2.9 | Maximum Lot Coverage (all buildings) | 50% of lot area |
| 12.2.10 | Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and exterior side yards in a Zone 6 in accordance with the following regulation: | |
| | (a) That a landscaped strip of flowers, grass or shrubs, a minimum of 1.0 metres wide, shall be provided and maintained along and abutting the street, except at the location of the ingress and egress ramps. | |

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| 12.2.11 | Off-Street Parking and Off-Street Loading | In conformity with the regulations contained in sub-sections 6.10, 6.11 and 6.12 of this By-law for Residential Uses and at a rate of 50% of the required spaces for non-residential uses. |
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