

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 Conversions in conformity with the regulations contained in subsection 6.23.
- 11.1.3 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.
- 11.1.4 Commercial establishment where goods are sold or services rendered but not including the sale of motor vehicles or farm machinery.
- 11.1.5 Hotel or motel.
- 11.1.6 Offices.
- 11.1.7 Financial institution.
- 11.1.8 Churches.
- 11.1.9 Service club or fraternal organization.
- 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 Commercial printing and office services.
- 11.1.17 Studio.
- 11.1.18 Repair shop, but not including the repair of motor vehicles or farm machinery.
- 11.1.19 Commercial entertainment and recreating establishment within an enclosed building but not including a video/pinball game amusement centre.
- 11.1.20 Day nurseries.

- 11.1.21 Funeral home.
- 11.1.22 Storage within an enclosed building.
- 11.1.23 Light fabricating, assembly or manufacturing.
- 11.1.24 Signs as an accessory use to the foregoing permitted uses and in conformity with the regulations contained in subsection 6.15 of this By-law.
- 11.1.25 Uses accessory to the foregoing permitted uses.
- 11.1.26 One refreshment vehicle or refreshment cart.

(By-law amendment 96-41)

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:

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| 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 or the area of a Recognized Lot |
| | (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 | Minimum Side Yard (each side) | Equal to one-half (1/2) building height but in no case less than 3 metres |
| 11.2.5 | Minimum Rear Yard | 7.5 metres |
| 11.2.6 | 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 |
| 11.2.7 | Floor Area Regulations | |
| | The following minimum dwelling unit floor area regulations shall apply to all dwelling units in Zone 5 permitted under subsection 11.1.3 | |
| | (a) Bachelor Unit | 37 square metres |
| | (b) 1 bedroom | 55 square metres |
| | (c) More than 1 bedroom | 70 square metres |
| 11.2.8 | Maximum Building Height | |
| | (a) Main Building | Three storeys |
| | (b) Accessory Building | One (1) storey but not more than 4.5 metres |
| 11.2.9 | Maximum Lot Coverage (all buildings) | 50% of lot area |