

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.~~
- 11.1.2 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 ~~institution~~ **Establishment**
- 11.1.8 ~~Churches.~~ **Place of Worship**
- 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 Veterinary Clinic**
- 11.1.17 Commercial printing and office services
- 11.1.18 Studio
- 11.1.19 Repair shop, but not including the repair or 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** nurseries
- 11.1.22 Funeral home
- 11.1.23 Storage within an enclosed building
- 11.1.24 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 **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 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	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

11.2.7	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
11.2.9	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