

## 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 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** 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 <del>or the area of a Recognized Lot</del>
	(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	<b>Front Yard Setback (all buildings)</b>	<b>7.6 metres</b>
11.2.5	<b>Exterior Side Yard Setback (all buildings)</b>	<b>6.0 metres</b>
11.2.6	Minimum Side Yard <b>Setback</b> (each side)	
	(a) <b>Main Building</b>	Equal to one-half (1/2) building height but in no case less than 3 metres
	(b) <b>Accessory Buildings</b>	<b>1.0 metre</b>
11.2.7	Minimum Rear Yard <b>Setback</b>	
	(a) <b>Main Building</b>	<b>7.5 metres</b>
	(b) <b>Accessory Buildings</b>	<b>1.0 metre</b>
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	
	<del>(a) Bachelor Unit</del>	<del>37 square metres</del>
	<del>(b) 1 bedroom</del>	<del>55 square metres</del>
	<del>(c) More than 1 bedroom</del>	<del>70 square metres</del>
11.2.9	Maximum Building Height	
	(a) Main Building	Three storeys
	(b) Accessory Building	In conformity with the regulations contained in subsection 6.3 of this By-law.
11.2.10	Maximum Lot Coverage (all buildings)	
	50% of lot area	