

## 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 institutions establishment
- 12.1.4 Hotel
- 12.1.5 Service club or fraternal organization
- 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 nursery
- 12.1.20 Funeral home

12.1.21 ~~Church.~~ **Place of Worship**

12.1.22 ~~Uses and buildings accessory to the foregoing permitted uses, including signs as accessory uses in conformity with the regulations contained in subsection 6.15 of this By-law~~

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:

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	<b>Front Yard Setback</b>	
	(a) <b>Main Building</b>	0 metres
	(b) <b>Accessory Buildings</b>	<b>No closer to the lot line than the main building</b>
12.2.5	<b>Exterior Side Yard Setback</b>	
	(a) <b>Main Building</b>	0 metres
	(b) <b>Accessory Buildings</b>	<b>No closer to the lot line than the main building</b>
12.2.6	<b>Minimum Side Yard Setback</b>	
	(a) <b>Main Building</b>	
	<del>(a)</del> —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.	
	<del>(b)</del> —Notwithstanding anything contained in this By-law, wherever a Zone 6 abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, <del>or</del> Zone 4, <b>or Zone 4a</b> , a minimum side yard of 4.5 metres shall be provided on the abutting side or sides.	
	(b) <b>Accessory Buildings</b>	<b>1.0 metres</b>
12.2.7	<b>Minimum Rear Yard</b>	
	(a) <b>Main Building</b>	7.5 metres
	(b) <b>Accessory Buildings</b>	<b>1.0 metres</b>
12.2.8	<b>Maximum Building Height</b>	
	(a) <b>Main Building</b>	Four (4) storeys
	(b) <b>Accessory Building</b>	One (1) storey but not more than 4.5 metres
12.2.9	<b>Maximum Lot Coverage (all buildings)</b>	50% of lot area
12.2.10	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and <del>flankage</del> <b>exterior side</b> yards in a Zone 6 in accordance with the following regulation:	

