

## SECTION 13 ZONE 7

### 13.1 Permitted Uses

Within a Zone 7, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

- 13.1.1 Retail or wholesale commercial establishment, but not including the sale of motor vehicles or farm machinery
- 13.1.2 Offices
- 13.1.3 Financial ~~institution~~ **establishment**
- 13.1.4 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
- 13.1.5 Restaurant and/or tavern
- 13.1.6 Laundromat or dry cleaning establishment
- 13.1.7 Hairdresser or barber
- 13.1.8 Clinic or laboratory ~~but not including veterinary clinic~~
- 13.1.9 Veterinary Clinic**
- 13.1.10 Car wash**
- 13.1.11 Drive-through facility**
- 13.1.12** Repair shop but not including the repair of motor vehicles or farm machinery
- 13.1.13** Commercial entertainment and recreation establishment within an enclosed building but not including a video/pinball game amusement centre
- 13.1.14** ~~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~~
- 13.1.15** One refreshment vehicle or refreshment cart

### 13.2 Regulations

Within a Zone 7, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

13.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
13.2.2	Minimum Lot Area	464 square metres

13.2.3	Minimum Lot Frontage and Minimum Lot Width	15 metres
13.2.4	Front Yard Setback (all buildings)	7.6 metres
13.2.5	Exterior Side Yard Setback (all buildings)	6.0 metres
	<b>(a) Main Building</b>	
	<del>(a)</del> Equal to one-half (1/2) building height but not less than 3.5 metres.	
	<del>(b)</del> Notwithstanding anything contained in this By-law, wherever a Zone 7 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>	1.0 metres
13.2.6	Minimum Rear Yard	
	<b>(a) Main Building</b>	7.5 metres
	<b>(b) Accessory Buildings</b>	1.0 metres
13.2.7	Buffer Strips	
	A buffer strip in conformity with the regulations contained in subsection 6.16 of this By-law shall be provided along all lot lines that abut a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, <del>or</del> Zone 4 <b>or Zone 4a</b> .	
13.2.8	Maximum Building Height	
	<b>(a) Main Building</b>	Two (2) storeys
	<b>(b) Accessory Building</b>	One (1) storey but not more than 4.5 metres
13.2.9	Maximum Lot Coverage (all buildings)	50% of lot area
13.2.10	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
13.2.11	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 7 in accordance with the following regulation:	
	<b>(a)</b> 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.	
13.2.11	<b>Dwelling Unit Floor Area Requirements</b>	
	The following minimum dwelling unit floor area requirements shall apply to all dwelling units in Zone 7 permitted under subsection 13.1.4	
	<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>