

SECTION 17 RESIDENTIAL MULTIPLE HIGH DENSITY ZONE (RM3)

17.1 PERMITTED USES

- Added by B/L 132-2002
- adult day care facility
  - apartment dwelling
- Amended by B/L 2-1986
- day nursery located within one or more units of an apartment dwelling
  - park
- Added by B/L 239-2002
- long-term care facility
  - residential care unit type I
  - residential care unit type II
- Added by B/L 239-2002
- retirement residence
  - senior citizen dwelling
  - buildings, structures, or uses accessory to a permitted use in this Section

17.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Multiple High Density Zone (RM3):

17.2.1 Minimum Lot Area:

Amended by B/L 2-1986

900.0 square metres in total for the first seven units or portion thereof, plus 40.0 square metres for each additional unit

17.2.2 Minimum Lot Frontage:

30.0 metres

17.2.3 Minimum Lot Depth:

30.0 metres

17.2.4 Minimum Front Yard:

9.0 metres

17.2.5 Minimum Exterior Side Yard:

9.0 metres for each exterior side yard

17.2.6 Minimum Interior Side Yard:

1.0 metre for each 3.0 metres, or portion thereof, of building height for each interior side yard.

17.2.7 Minimum Rear Yard:

Amended by B/L 2-1986

9.0 metres

17.2.8 Maximum Height:

45.0 metres

17.2.9

Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

One only except that a day nursery may also be permitted if located within one or more units of an apartment dwelling.

b) Buildings:

No maximum, provided that a minimum distance of 9.0 metres separate each main building.

17.2.10

Maximum Lot Coverage:

50%

17.2.11

Landscaping Open Space:

A minimum of 10% of the lot area.

17.2.12

Separation Distance for a Residential Care Unit Type I or a Residential Care Unit Type II

Added by  
B/L 2-1986

No residential care unit type I and/or no residential care unit type II shall be located closer than 240.0 metres from the boundary of a lot of any other residential care unit type I or type II.



SECTION 18 RESIDENTIAL MOBILE HOME PARK ZONE (RMH)

18.1 PERMITTED USES

Amended by B/L 2-1986 A mobile home park containing two or more mobile homes being either single-wide and/or double wide mobile homes, and the said park may include one or more of the following uses:

- Amended by B/L 132-2002
- community centre
  - 
  - dwelling unit for an essential employee or owner of the mobile home park who is required to reside continuously on the premises
  - park
  - buildings, structures or uses accessory to a permitted use in this Section

18.2 REGULATIONS FOR A MOBILE HOME PARK:

In addition to the regulations of Section 5, the following regulations shall apply to a Mobile Home Park:

18.2.1 Minimum Lot Area:

4,000.0 square metres

18.2.2 Minimum Lot Frontage:

30.0 metres

18.2.3 Minimum Front Yard:

10.0 metres

18.2.4 Minimum Exterior Side Yard:

10.0 metres

18.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

18.2.6 Minimum Rear Yard:

10.0 metres

18.2.7 Maximum Height:

10.0 metres

18.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

No maximum provided that a minimum distance of 3.0 metres separate each mobile home and provide that a minimum distance of 6.0 metres separate any other main buildings on the lot.

18.2.9 Maximum Lot Coverage:

35%

18.2.10 Landscaped Open Space:

A minimum of 10% of the lot area.

18.3 REGULATIONS FOR A PERMITTED USE WITHIN A MOBILE HOME PARK

In addition to the regulations of Section 5, the following regulations shall apply to a permitted use within mobile home park.

For the purpose of Section 18.3 of this By-law, the word 'space' shall have a corresponding meaning to the word 'lot', and the word 'street' shall mean a 'private street' as defined in this By-law.

18.3.1 Minimum Space Area:

- a) Where the mobile home park is serviced with municipal piped water and a municipal sewage disposal system:
  - i) single-wide mobile home:  
245.0 square metres
  - ii) double-wide mobile home:  
345.0 square metres
- b) Where the mobile home park is serviced with municipal piped water and a private sewage disposal system:
  - iii) single-wide mobile home:  
450.0 square metres
  - iv) double-wide mobile home:  
540.0 square metres

18.3.2 Minimum Space Frontage:

- a) Where the mobile home park is serviced with municipal piped water and a municipal sewage disposal system:
  - i) single-wide mobile home:  
8.0 metres
  - ii) double-wide mobile home:  
11.5 metres
- b) Where the mobile home park is serviced with municipal piped water and a private sewage disposal system:
  - i) single-wide mobile home:  
15.0 metres
  - ii) double-wide mobile home:  
18.0 metres

- 18.3.3            Minimum Front Yard:  
6.0 metres
- 18.3.4            Minimum Side Yard:
- a)     Where rear access is provided or there is an attached garage or carport:  
1.5 metres for each side yard
  - b)     Where no rear access is provided and there is no attached garage or carport:  
3.0 metres on one side yard and 1.5 metres on the other side
- 18.3.5            Minimum Rear Yard:  
6.0 metres
- 18.3.6            Maximum Height:  
6.0 metres
- 18.3.7            Maximum Number of Main Uses or Main Buildings on One Space:
- a)     Uses:  
one only
  - b)     Buildings:  
one only
- 18.3.8            Maximum Space Coverage:  
35%



SECTION 19 RESIDENTIAL FUTURE ZONE 1 (RF1)

19.1 PERMITTED USES

- Amended by B/L 2-1986
- park
  - single detached dwelling
  - buildings, structures, or uses accessory to a permitted use in this Section

19.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Future Zone 1 (RF1):

19.2.1 Minimum Lot Area:

Amended by B/L 30-2001

1.0 hectare

19.2.2 Minimum Lot Frontage:

60.0 metres

19.2.3 Minimum Front Yard:

10.0 metres

19.2.4 Minimum Exterior Side Yard:

10.0 metres for each exterior side yard

19.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

19.2.6 Minimum Rear Yard:

10.0 metres

19.2.7 Maximum Height:

10.0 metres

19.2.8 Maximum Number of Main Uses or Main Buildings Per Lot:

- a) Uses:
  - one only
- b) Buildings:
  - one only



SECTION 20 RESIDENTIAL FUTURE ZONE 2 (RF2)

20.1 PERMITTED USES

The following uses are permitted provided that municipal piped water is available to the lot:

- park
- single detached dwelling
- buildings, structures, or uses accessory to a permitted use in this Section

20.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Future Zone 2 (RF2):

20.2.1 Minimum Lot Area:

1,850.0 square metres

20.2.2 Minimum Lot Frontage:

30.0 metres

20.2.3 Minimum Front Yard:

10.0 metres

20.2.4 Minimum Exterior Side Yard:

10.0 metres for each exterior side yard

20.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

20.2.6 Minimum Rear Yard:

10.0 metres

20.2.7 Maximum Height:

10.0 metres

20.2.8 Maximum Number of Main Uses or Main Buildings Per Lot:

- a) Uses:
  - one only
- b) Buildings:
  - one only



SECTION 21 COTTAGE RESIDENTIAL ZONE (CR)

21.1 PERMITTED USES

- Amended by B/L 2-1986
- cottage dwellings legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
  - park
  - buildings, structures, or uses accessory to a permitted use in this Section

21.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Cottage Residential Zone (CR):

21.2.1 Minimum Lot Area:

929.0 square metres

21.2.2 Minimum Lot Frontage:

9.0 metres

21.2.3 Minimum Front Yard:

7.6 metres

21.2.4 Minimum Side Yard:

1.2 metres on each side

21.2.5 Minimum Rear Yard:

Amended by B/L 188-1986 Shall be the rear yard established by the main building existing on the lot on the effective date of this By-law.

21.2.6 Maximum Height:

7.6 metres

21.2.7 Maximum Number of Main Uses or Main Buildings Per Lot:

- a) Uses:  
one only
- b) Buildings:  
one only

21.2.8 Maximum Lot Coverage:

25%



SECTION 22 NEIGHBOURHOOD COMMERCIAL ZONE 1 (NC1)

22.1 PERMITTED USES

- Added by  
B/L 132-2002
- adult day care facility
- Added by  
B/L 132-2002
- day nursery
- Amended by  
B/L 2-1986
- single detached dwelling
  - variety store with or without one or more dwelling units to a maximum of four dwelling units located in the same building therewith
  - buildings, structures, or uses accessory to a permitted use in this Section

22.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Neighbourhood Commercial Zone 1 (NC1):

22.2.1 Minimum Lot Area:

- a) Single Detached Dwelling:  
450.0 square metres
- b) Variety Store:  
450.0 square metres plus  
90 square metres for each dwelling unit

22.2.2 Minimum Lot Frontage:

15.0 metres

22.2.3 Minimum Lot Depth:

30.0 metres

22.2.4 Minimum Front and Rear Yard:

A combined front yard and rear yard of 15.0 metres shall be maintained, provided however, that a minimum front yard and rear yard of 6.0 metres each shall be required. If a lot has no rear lot line, then a minimum front yard of 7.5 metres shall be required.

22.2.5 Minimum Side Yards

- Amended by  
B/L 2-1986
- a) Minimum Exterior Side Yard  
3.0 metres for each exterior side yard
  - b) Minimum Interior Side Yard
    - i) where rear access is provided or where there is an attached garage or carport or where there is an exterior side yard:  
1.5 metres for each interior side yard

- ii) where no rear access is provided and there is no attached garage or carport and there is no exterior side yard:

3.0 metres for one interior side yard and 1.5 metres for the other interior side yard.

22.2.6 Maximum Height:

10.0 metres

22.2.7 Maximum Number of Main Uses or Main Buildings per Lot:

a) Uses:

one only

b) Buildings:

one only

22.2.8 Maximum Lot Coverage:

35%

22.2.9 Buffering:

Amended by  
BL 7-2005

Except in the case of a single detached dwelling, a privacy fence and/or a buffer strip with a minimum height of 1.6 metres shall be provided and maintained along each lot line that is not a street line, abutting a Residential Zone and along each lot line abutting a lane which abuts a Residential Zone.

SECTION 23 NEIGHBOURHOOD COMMERCIAL ZONE 2 (NC2)

23.1 PERMITTED USES

- Added by B/L 132-2002
- adult day care facility
  - automotive gas bar
- Amended by B/L 2-1986
- automotive service station, existing on the effective date of this By-law, which may include extensions or additions made thereto hereafter, provided however, that the sale of propane shall not be permitted unless the sale of propane was also lawfully existing on the effective date of this By-law, in which case, the sale of propane may continue but shall not be expanded
- Amended by B/L 188-1986
- bank
- Added by B/L 132-2002
- day nursery
  - drugstore
  - dry-cleaning depot
- Amended by B/L 281-1989
- dwelling units combined with a non-residential use permitted in this Section provided that a minimum of 50% of the ground floor area of the building is devoted to a non-residential use
  - laundromat
  - library
  - neighbourhood bake shop
  - neighbourhood clinic
  - personal service shop
  - shopping centre containing two or more uses permitted in this Section
  - variety store
  - video rental shop
  - buildings, structures, or uses accessory to a permitted use in this Section

23.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Neighbourhood Commercial Zone 2 (NC2):

23.2.1 Lot Area:

minimum:

450.0 square metres plus additional 90.0 square metres for each dwelling unit

maximum:

4,000.0 square metres

23.2.2 Minimum Lot Frontage:

15.0 metres

23.2.3 Minimum Lot Depth:

30.0 metres

23.2.4 Minimum Front Yard:

7.5 metres





SECTION 24      GENERAL COMMERCIAL ZONE 1 (GC1)

24.1      PERMITTED USES

- |                            |   |  |
|----------------------------|---|--|
| Added by<br>B/L 132-2002   | - | adult day care facility  |
| Amended by<br>B/L 2-1986   | - | automotive gas bar   |
|                            | - | automotive sales establishment   |
|                            | - | automotive service station   |
|                            | - | bank   |
|                            | - | beer store   |
|                            | - | bus depot  |
|                            | - | car rental agency  |
|                            | - | car wash   |
|                            | - | commercial parking lot   |
|                            | - | commercial school  |
|                            | - | community bake shop  |
|                            | - | community centre   |
|                            | - | community clinic   |
| Added by<br>B/L 132-2002   | - | day nursery  |
|                            | - | drugstore  |
|                            | - | dry-cleaning depot   |
|                            | - | duplex dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter;  |
|                            | - | dwelling units combined with a non-residential use permitted in this Section provided that a minimum of 50% of the ground floor area of the building is devoted to a non-residential use |
|                            | - | food store   |
|                            | - | funeral home   |
|                            | - | furniture showroom   |
|                            | - | fraternal organization   |
|                            | - | hotel  |
|                            | - | institution of culture   |
|                            | - | laundromat   |
|                            | - | library  |
|                            | - | liquor store   |
|                            | - | motel  |
|                            | - | movie theatre  |
| Amended by<br>B/L 244-1987 | - | neighbourhood bake shop  |
|                            | - | neighbourhood clinic   |
|                            | - | office   |
| Amended by<br>B/L 281-1989 | - | paint, glass and wallpaper store   |
|                            | - | personal service shop  |
|                            | - | place of amusement   |
|                            | - | private club   |
|                            | - | public recreation  |
|                            | - | public sauna   |
|                            | - | public utility   |
|                            | - | restaurant   |
|                            | - | retail store   |
|                            | - | second hand shop   |

- semi-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter;
- service shop
- shopping centre containing two or more uses permitted in this Section
- single-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter.
- tavern
- taxi stand
- variety store
- veterinary clinic
- video rental shop
- buildings, structures, or uses accessory to a permitted use in this Section

24.2 REGULATIONS

In addition to the Regulations of Section 5, the following regulations shall apply to the General Commercial Zone (GC1):

24.2.1 Minimum Lot Area:

60.0 square metres for each dwelling unit

24.2.2 Minimum Lot Frontage:

Amended by  
B/L 188-1986

6.0 metres

24.2.3 Minimum Interior Side Yard:

1.0 metre for each interior side yard, provided however, that where a main building is attached to an adjacent main building with a party wall, there shall be no interior side yard requirements along the party wall, provided that where a use abuts a Residential Zone, then a minimum interior side yard of 3.0 metres abutting such zone shall be required.

24.2.4 Minimum Rear Yard:

No minimum required except where a use abuts a Residential Zone, then a minimum rear yard of 3.0 metres shall be required.

24.2.5 Maximum Height:

Amended by  
B/L 209-1990

11.0 metres

24.2.6 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

No maximum, provided that a minimum distance of 6.0 metres separates each main building.

24.2.7 Maximum Gross Leasable Area of a Shopping Centre:

9,290.0 square metres





SECTION 25      GENERAL COMMERCIAL ZONE 2 (GC2)

25.1      PERMITTED USES

- Added by  
B/L 132-2002
- Amended by  
B/L 2-1986
- Added by  
B/L 132-2002
- Amended by  
B/L 244-1987
- Amended by  
B/L 281-1989
- adult day care facility
  - automotive gas bar
  - automotive sales establishment
  - automotive service station
  - bank
  - beer store
  - bus depot
  - car rental agency
  - car wash
  - commercial parking lot
  - commercial school
  - community bake shop
  - community centre
  - community clinic
  - day nursery
  - drugstore
  - dry-cleaning depot
  - duplex dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter;
  - dwelling units combined with a non-residential use permitted in this Section provided that a minimum of 50% of the ground floor area of the building is devoted to a non-residential use
  - food store
  - funeral home
  - furniture showroom
  - fraternal organization
  - hotel
  - institution of culture
  - laundromat
  - library
  - liquor store
  - motel
  - movie theatre
  - neighbourhood bake shop
  - neighbourhood clinic
  - office
  - paint, glass and wallpaper store
  - personal service shop
  - place of amusement
  - private club
  - public recreation
  - public sauna
  - public utility
  - restaurant
  - retail store
  - second hand shop
  - semi-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter;
  - service shop

- shopping centre containing two or more uses permitted in this Section
- single-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter.
- tavern
- taxi stand
- variety store
- veterinary clinic
- video rental shop
- buildings, structures, or uses accessory to a permitted use in this Section

25.2 REGULATIONS

In addition to the Regulations of Section 5, the following regulations shall apply to the General Commercial Zone 2 (GC2):

25.2.1 Minimum Lot Area:

450.0 square metres plus

60.0 square metres for each dwelling unit

25.2.2 Minimum Lot Frontage:

15.0 metres

25.2.3 Minimum Front Yard:

10.0 metres

25.2.4 Minimum Exterior Side Yard:

10.0 metres

25.2.5 Minimum Interior Side Yard:

3.0 metres

25.2.6 Minimum Rear Yard

Amended by B/L 2-1986 7.5 metres except where the rear lot line abuts a street allowance, then a minimum rear yard of 10.0 metres shall be required.

25.2.7 Maximum Height:

Amended by B/L 209-1990 11.0 metres

25.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

No maximum, provided that a minimum distance of 6.0 metres separates each main building.

25.2.9 Maximum Gross Leasable Area of a Shopping Centre:

9,290.0 square metres

25.2.10	<u>Buffering:</u>
Amended by B/L 7-2005	A privacy fence and/or a buffer strip with a minimum height of 1.6 metres shall be provided and maintained along each lot line that is not a street line, abutting a Residential Zone and along each lot line abutting a lane which abuts a Residential Zone.
25.2.11	<u>Fuel Pump Island Location:</u>
Amended by B/L 2-1986	Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage, facility, in any part of a required front or interior or exterior side yard provided that: <ul style="list-style-type: none"> <li>a) the minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.</li> </ul>
25.2.12	<u>Stacking Lanes for a Car Wash:</u>
	Every car wash shall provide a minimum of five vehicular waiting spaces with each space measuring 3.0 metre in width and 6.0 metres in length for each washing bay.
25.2.13	<u>Maximum Floor Space Index for a Shopping Centre:</u>
Added by B/L 201-2002	0.27



SECTION 26 COMMERCIAL SHOPPING CENTRE ZONE (CSC)

26.1 PERMITTED USES

A shopping centre containing two or more of the following uses:

- Added by B/L 132-2002
  - Amended by B/L 2-1986
  - Added by B/L 132-2002
  - Amended by B/L 244-1987
  - Amended by B/L 281-1989
- adult day care facility
  - automotive gas bar
  - automotive service station
  - bank
  - beer store
  - building supply outlet
  - car rental agency
  - car wash
  - commercial parking lot
  - community bake shop
  - community clinic
  - day nursery
  - drugstore
  - dry-cleaning depot
  - food store
  - furniture showroom
  - hotel
  - laundromat
  - library
  - liquor store
  - motel
  - movie theatre
  - neighbourhood bake shop
  - neighbourhood clinic
  - office
  - paint, glass and wallpaper store
  - personal service shop
  - place of amusement
  - restaurant
  - retail store
  - secondhand shop
  - tavern
  - variety store
  - video rental shop
  - buildings, structures, or uses accessory to a permitted use in this Section

26.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Commercial Shopping Centre Zone (CSC):

26.2.1 Minimum Lot Area:

8,000 square metres

26.2.2 Minimum Lot Frontage:

60.0 metres



26.2.14

Stacking Lanes for a Car Wash:

Every car wash shall provide a minimum of five vehicular waiting spaces with each space measuring 3.0 metres in width and 6.0 metres in length for each washing bay.

26.2.15

Maximum Floor Space Index:

Added by  
B/L 201-2002

0.27



SECTION 27      HIGHWAY COMMERCIAL ZONE (HC)

27.1(a)      PERMITTED USES:

- Amended by  
B/L 2-1986
- automotive gas bar
  - automotive sales establishment
  - automotive service station
  - building supply outlet
  - bus depot
  - cabins which may include a dwelling unit for the owner or caretaker residing on the same lot therewith
  - car rental agency
  - car wash
  - greenhouse
  - hotel) which may include a dwelling unit for the owner
  - motel) or caretaker residing on the same lot therewith
  - nursery
  - place of amusement
  - private club
  - public recreation
  - public utility
  - radio or television transmitting station
  - restaurant
  - tavern
  - taxi stand
  - variety store
  - veterinary clinic
  - buildings, structures or uses accessory to a permitted use in this Section

27.1(b)      ADDITIONAL PERMITTED USES

Added by  
B/L 2-1986

The following additional permitted uses shall be permitted on lots with municipal piped water and municipal sewage disposal:

- bank
- beer store
- community bake shop
- drug store
- cleaning depot
- food store legally existing on the effective date of this By-law which may include extensions or additions thereto
- laundromat
- liquor store
- library
- neighbourhood bake shop
- neighbourhood clinic
- office legally existing on the effective date of this By-law which may include extensions or additions thereto
- paint, glass and wallpaper store
- personal service shop
- retail store legally existing on the effective date of this By-law which may include extensions or additions thereto
- shopping centre containing two or more uses permitted in this Section
- video rental shop

Amended by  
B/L 281-1989

Amended by  
B/L 281-1989

- buildings, structures or uses accessory to a permitted uses in this Section

27.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Highway Commercial Zone (HC):

27.2.1 Minimum Lot Area:

- a) lots without municipal piped water and without municipal sewage disposal:

Amended by  
B/L 30-2001

1.0 hectare

- b) lots with municipal piped water but without municipal sewage disposal:

1,850.0 square metres

- c) lots with municipal piped water and municipal sewage disposal:

930.0 square metres

27.2.2 Minimum Lot Frontage:

- a) lots without municipal piped water and without municipal sewage disposal:

60.0 metres

- b) lots with municipal piped water but without municipal sewage disposal:

30.0 metres

- c) lots with municipal piped water and municipal sewage disposal:

23.0 metres

27.2.3 Minimum Front Yard:

10.0 metres

27.2.4 Minimum Exterior Side Yard:

10.0 metres

27.2.5 Minimum Interior Side Yard:

3.0 metres

27.2.6 Minimum Rear Yard:

10.0 metres

27.2.7 Maximum Height:

10.0 metres

27.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:

no maximum

b) Buildings:

no maximum, provided that a minimum distance of 6.0 metres separates each main building

27.2.9 Maximum Lot Coverage:

35%

27.2.10 Buffering:

Amended by  
B/L 7-2005

A privacy fence and/or buffer strip with a minimum height of 1.6 metres shall be constructed and maintained along each lot line that is not a street line, abutting a Residential Zone and along each lot line abutting a lane which abuts a Residential Zone.

27.2.11 Fuel Pump Island Location:

Amended by  
B/L 2-1986

Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage, facility, in any part of a required front or interior or exterior side yard provided that:

- a) the minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.

27.2.12 Stacking Lanes for a Car Wash:

Every car wash shall provide a minimum of five vehicular waiting spaces for each washing bay with each space measuring 3.0 metres in width and 6.0 metres in length.



SECTION 28 CENTRAL BUSINESS DISTRICT ZONE (CBD)

(AS AMENDED BY BY-LAW 83-1997)

28.1 PERMITTED USES

Added by  
B/L 132-2002

- adult day care facility
- apartment dwelling
- automotive gas bar
- automotive sales establishment
- automotive service station
- bank
- beer store
- bus depot
- car rental agency
- car wash
- commercial parking lot
- commercial parking structure
- commercial school
- community bake shop
- community centre
- community clinic
- converted dwelling
- crisis residence
- day nursery
- double duplex dwelling
- drugstore
- dry-cleaning depot
- duplex dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- educational institution
- fire hall
- food store
- fraternal organization
- funeral home
- furniture showroom
- government building
- group residence
- group townhouse
- hospital
- hotel
- institution of culture
- laundromat
- library
- liquor store
- live/work unit
- lodging house
- long-term care facility

Added by  
B/L 239-2002

- motel
- movie theatre
- neighbourhood bake shop
- neighbourhood clinic

Amended by  
B/L 239-2002

- 
- office
- one or more dwelling units in combination with one or more non-residential uses permitted in this Section
- paint, glass and wallpaper store
- park
- personal service shop
- place of amusement
- police station
- private club
- public recreation
- public sauna
- public utility
- radio or television studio
- radio or television transmitting station
- religious institution
- restaurant
- retail store
- retail warehouse
- retail workshop
- retirement residence

Added by  
B/L 239-2002

- rooming house
- secondhand shop
- semi-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- senior citizen dwelling with or without one or more non-residential uses permitted in this Section
- service shop
- shopping centre containing two or more uses permitted in this Section
- single-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
- street townhouse
- tavern
- taxi stand
- variety store
- veterinary clinic
- video rental shop
- wholesale store
- buildings, structures, or uses accessory to a permitted use in this Section

28.2

#### DEFINITIONS

Notwithstanding the provisions of Sections 4.58, 4.81 and 4.201, and in addition to all other provisions of Section 4, the following definitions shall apply to the Central Business District Zone (CBD):

a) Government Building

Means the use of a building or structure by a Crown Agency, or by the Federal or Provincial Governments or the Corporation or a local board thereof.

b) Live/Work Unit

Means a dwelling unit that is also used as a commercial school, office, personal service shop, service shop, or a studio for a photographer, craftsman or artist. The sale of any artifacts produced therein shall be permitted only as an accessory use.

c) Retail Workshop

Means a building or portion thereof which is used primarily for a manufacturing process from which a finished article results; and where the gross floor area does not exceed 300 square metres; and which may include the storage of goods in connection with or resulting from the manufacturing process; and which shall include a retail store with a minimum gross floor area of 10 square metres devoted to the sale of the goods resulting from the manufacturing process. Without limiting the generality of the foregoing, retail workshop may include cabinet making, furniture making, upholstering and drapery making.

d) Service Shop

Means a building or part thereof operated for the purpose of repairing or servicing articles, goods or merchandise, not being vehicles, and limited to a gross floor area not exceeding 300 square metres, and which may also include the storage of the said articles, goods and merchandise.

28.3 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Central Business District Zone (CBD):

28.3.1 Minimum Interior Side Yard:

a) Apartment Dwelling, Senior Citizen Dwelling:

no minimum except where an interior side lot line abuts a Residential Zone, in which case a minimum interior side yard of 1.0 metre for each 3.0 metres, or portion thereof, of building height abutting such Zone shall be required;

b) Converted Dwelling, Crises Residence, Double Duplex Dwelling, Group Residence, Group Townhouse, Lodging House, Street Townhouse:

no minimum except where an interior side lot line abuts a Residential Zone, in which case a minimum interior side yard of 1.5 metres abutting such Zone shall be required;

c) Uses other than those listed in Clauses 28.3.1a) and b) of this By-law:

no minimum except where an interior side lot line abuts a Residential Zone, in which case a minimum interior side yard of 3.0 metres abutting such Zone shall be required.

28.3.2 Minimum Rear Yard:

a) Apartment Dwelling, Senior Citizen Dwelling:

no minimum except where the rear lot line abuts a Residential Zone, in which case a minimum rear yard of 9.0 metres shall be required;

- b) Converted Dwelling, Crisis Residence, Double Duplex Dwelling, Group Residence, Group Townhouse, Lodging House, Street Townhouse:

no minimum except where the rear lot line abuts a Residential Zone, in which case a minimum rear yard of 7.5 metres shall be required;

- c) Uses other than those listed in Clauses 28.3.2a) and b) of this By-law:

no minimum except where the rear lot line abuts a Residential Zone, in which case a minimum rear yard of 3.0 metres shall be required.

### 28.3.3

#### Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:

- i) Converted Dwelling, Crisis Residence, Group Residence, Lodging House:

one only

- ii) Uses other than those listed in Subclause 28.3.3a)(i) of this By-law:

no maximum

- b) Buildings:

- i) Converted Dwelling, Crisis Residence, Group Residence, Lodging House:

one only

- ii) Buildings other than those listed in Subclause 28.3.3.b) (i) of this By-law:

no maximum

### 28.3.4

#### Maximum Lot Coverage:

- a) Converted Dwelling, Crisis Residence, Group Residence, Lodging House:

35%

- b) Uses other than those listed in Clause 28.3.4a) of this By-law:

no maximum

### 28.3.5

#### Maximum Number of Dwelling Units:

350 dwelling units per hectare of lot area

### 28.3.6

#### Special Provisions for a Converted Dwelling:

- a) Despite any other provision of this By-law, an extension or addition may be permitted provided that the extension or addition does not increase the size of the building as it existed on the effective date of this By-law, by more than 10% and provided that the extension or addition is added to the top floor or rear wall of the building, and provided further that all other requirements of this By-law are met;

b) The minimum gross floor area for each unit in a converted dwelling shall be as follows:

Bachelor Unit:	51.0 square metres
1 Bedroom Unit:	60.0 square metres
2 Bedroom Unit:	74.0 square metres
3 Bedroom Unit:	83.0 square metres
More than 3 Bedrooms:	83.0 square metres for the first three bedrooms plus 9.0 square metres for each additional bedroom.

28.3.7 Fuel Pump Island Location:

The minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.

28.3.8 Stacking Lanes for a Car Wash:

Every car wash shall provide a minimum of five vehicular waiting spaces with each space measuring not less than 3.0 metres in width and not less than 6.0 metres in length for each washing bay.



SECTION 29 SPECIAL PURPOSE COMMERCIAL ZONE (SPC)

29.1 PERMITTED USES

- car wash
- fraternal organization
- hotel or motel which may include a dwelling unit for the owner or caretaker residing on the same lot therewith
- nursery
- office
- place of amusement
- private club
- public recreation
- public utility
- restaurant
- tavern
- veterinary clinic
- buildings, structures, or uses accessory to a permitted use in this Section

29.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Special Purpose Commercial Zones (SPC):

29.2.1 Minimum Lot Area:

930.0 square metres

29.2.2 Minimum Lot Frontage:

23.0 metres

29.2.3 Minimum Front Yard:

10.0 metres

29.2.4 Minimum Exterior Side Yard:

10.0 metres

29.2.5 Minimum Interior Side Yard:

3.0 metres

29.2.6 Minimum Rear Yard:

10.0 metres

29.2.7 Maximum Height:

10.0 metres

29.2.8 Maximum Number of Main Uses or Main Buildings Per Lot:

- a) Uses:
  - one only
- b) Buildings:
  - one only

29.2.9

Landscaped Open Space:

A minimum of 10% of the lot area.

29.2.10

Buffering:

Amended by  
B/L 7-2005

A privacy fence and/or a buffer strip with a minimum height of 1.6 metres shall be constructed and maintained along each lot line that is not a street line, abutting a Residential Zone and along each lot line abutting a lane which abuts a Residential Zone.

29.2.11

Stacking Lanes for a Car Wash:

Every car wash shall provide a minimum of five vehicular waiting spaces for each washing bay with each space measuring 3.0 metres in width and 6.0 metres in length.



SECTION 30 FUTURE INDUSTRIAL ZONE (FI)

30.1 PERMITTED USES

Amended by B/L 2-1986 - buildings, structures or uses legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter.

30.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Future Industrial Zone (FI):

30.2.1 Minimum Lot Area:

Shall be the area of the lot as it exists on the effective date of this By-law.

30.2.2 Minimum Lot Frontage:

Shall be the frontage of the lot as it exists on the effective date of this By-law.

30.2.3 Minimum Front Yard

Added by B/L 2-1986 10.0 metres

30.2.4 Minimum Exterior Side Yard

Added by B/L 2-1986 10.0 metres

30.2.5 Minimum Interior Side Yard

Added by B/L 2-1986 10.0 metres

30.2.6 Minimum Rear Yard

Added by B/L 2-1986 10.0 metres

30.2.7 Minimum Height

Added by B/L 2-1986 10.0 metres