

SECTION 12: ZONE 6 - Z.6

12.1 PERMITTED USES

Within a Zone 6 - Z.6, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

12.2 REGULATIONS

Within a Zone 6 - Z.6, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6, "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulation</u>
12.2.1	Retail or Wholesale Commercial Establishment including the Sale or Service of Motor Vehicles	In conformity with the provisions of subsections 12.3.1a) and 13.3
12.2.2	Office	In conformity with the provisions of subsection 13.3
12.2.3	Financial Institutional	In conformity with the provisions of subsections 12.3.1 and 13.3
12.2.4	Hotel	In conformity with the provisions of subsection 6.19
12.2.5	Tavern	In conformity with the provisions of subsection 13.3
12.2.6	Service Club or Fraternal Organization	In conformity with the provisions of subsection 13.3
12.2.7	Commercial or Trade School	In conformity with the provisions of subsection 13.3
12.2.8	Dwelling Units - to the rear of a permitted commercial use	In conformity with the provisions of subsections 12.3.2
12.2.9	Parking Lot	In conformity with the provisions of subsection 13.3
12.2.10	Restaurant or Place for Dispensing Refreshment to the public including Drive-In or Take-Out	In conformity with the provisions of subsection 13.3
12.2.11	Laundromat or Dry Cleaning Establishment	In conformity with the provisions of subsections 12.3.1 and 13.3
12.2.12	Hairdresser or Barber	In conformity with the provisions of subsection 13.3

12.2.13 Clinic or Laboratory	In conformity with the provisions of subsection 13.3
12.2.14 Commercial Printing or Office Services	In conformity with the provisions of subsection 13.3
12.2.15 Studio	In conformity with the provisions of subsection 13.3
12.2.16 Repair Shop	In conformity with the provisions of subsection 13.3
12.2.17 Commercial Entertainment and Recreation Establishment within an Enclosed Building	In conformity with the provisions of subsection 13.3
12.2.18 Day Nursery	In conformity with the provisions of subsection 13.3
12.2.19 Funeral Home	In conformity with the provisions of subsection 13.3
12.2.20 Church	In conformity with the provisions of subsection 13.3
12.2.21 Dwelling Unit - above a permitted commercial use with street floor frontage	In conformity with the provisions of subsection 12.3.2
12.2.22 Residential Building - Conversion	In conformity with the provisions of subsection 6.25
12.2.23 Showroom or Wholesale Outlet	In conformity with the provisions of subsection 13.3
12.2.24 Bed and Breakfast Establishment	In conformity with the provisions of subsection 6.35
12.2.25 Accessory Uses	
a) accessory buildings or structures	In conformity with the provisions of subsection 6.4
accessory to the foregoing permitted uses	
b) accessory signs	In conformity with the provisions of subsection 6.16

12.3 ADDITIONAL REGULATIONS

12.3.1 Permitted uses shall be conducted entirely within an enclosed building except that:

- a) outdoor display and sale of new or used motor vehicles or farm equipment is permitted so long as all such display or sales areas are to the rear of all building lines established by this By-law;
- b) provision may be made for a “Drive In” bank, laundry or cleaner provided that access to and exit from the lot is so arranged so as not to interfere with the safe movement of automotive or pedestrian traffic on the lot and on the abutting streets.

12.3.2 The following regulations shall apply to dwelling units situated to the rear, or above of, a permitted commercial use:

- a) that the building conforms to the requirements of all other by-laws of the municipality;
- b) that each residential dwelling unit created shall be fully self-contained and shall have a minimum floor area of 70 square meters (750 square feet);
- c) that each residential dwelling unit shall have a direct access to a public street by means of halls or stairs;
- d) that there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.