

SECTION 13: ZONE 7 - Z.7

13.1 PERMITTED USES

Within a Zone 7 - Z.7, 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.

13.2 REGULATIONS

Within a Zone 7 - Z.7, 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>Regulations</u>
13.2.1	Retail Food Store which shall not include the processing or manufacturing of any product or ingredient	In conformity with the provisions of sub-section 13.3
13.2.2	Drug Store or Pharmacy	In conformity with the provisions of sub-section 13.3
13.2.3	Restaurant or Place for Dispensing Refreshment to the Public including Drive-In or Take-Out	In conformity with the provisions of sub-section 13.3
13.2.4	Hardware Store	In conformity with the provisions of sub-section 13.3
13.2.5	Tobacco or Magazine Store	In conformity with the provisions of sub-section 13.3
13.2.6	Shoe Repair and/or Retail Shoe Store	In conformity with the provisions of sub-section 13.3
13.2.7	Hairdresser or Barber	In conformity with the provisions of sub-section 13.3
13.2.8	Clothing or Dry Goods Store	In conformity with the provisions of sub-section 13.3
13.2.9	Bank, Post Office, Travel Agency or Ticket Office	In conformity with the provisions of sub-section 13.3
13.2.10	Bookstore, Stationery Store or Lending Library	In conformity with the provisions of sub-section 13.3

13.2.11	Office of any Professional Service such as Dentist, Doctor, Lawyer, Surveyor or Consultant to any of the Professions	In conformity with the provisions of sub-section 13.3
13.2.12	Real Estate Office_13.2.13Retail Florist or Nursery	In conformity with the provisions of sub-section 13.3
13.2.14	Automobile Service Station which shall not include the sale of automobiles new or used	In conformity with the provisions of sub-section 14.2
13.2.15	Bowling Alley, Community Hall or Theatre but not a Dance Hall operated for profit	In conformity with the provisions of sub-section 13.3
13.2.16	Residential Buildings existing at the time of the passing of this By-law	In conformity with the provisions of sub-section 13.3
13.2.17	Any Use Permitted in a Zone 3 - Z.3	In conformity with the provisions of sub-section 13.3
13.2.18	Residential Building - Conversion	In conformity with the provisions of sub-section 6.25
13.2.19	Dwelling Units Situated Above a Permitted Use or at Ground Level and Attached to a Permitted Use	In conformity with the provisions of sub-section 13.3.9
13.2.20	Accessory Uses	
	a) accessory buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4
	b) accessory signs	In conformity with the provisions of sub-section 6.16

13.3 ADDITIONAL REGULATIONS

13.3.1	No buildings or structures shall be erected in a Zone 6 – Z.6 or a Zone 7 - Z.7 within 3 metres (10 feet) of the limit of any Zone 2, 2a, 3, 4, 4a or 5.	
13.3.2	Buffer Strips	In conformity with the provisions of sub-section 6.15 where a Zone 6 or Zone 7 abuts any Zone 2, 2a, 3, 4, 4a or 5
13.3.3	Minimum Lot Area	The area of the existing lot
13.3.4	Minimum Lot Frontage	The frontage of the existing lot

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| 13.3.5 | Maximum Building Height -
Main Building | 13.5 metres (44 feet) |
| 13.3.6 | Off-Street Parking and Off-Street
Loading | In conformity with the provisions of sub-sections
6.11, 6.12 and 6.13 |
| 13.3.7 | Minimum Rear Yard | 7.5 metres (25 feet) |

13.3.8 Enclosed Buildings

The operation of every commercial use permitted in a Zone 6 – Z.6 and Zone 7 - Z.7 except designated parking lots shall be conducted entirely within an enclosed building or structure without any "curb service" or similar activity and there shall be no outdoor storage or display of goods or materials.

- 13.3.9 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.

Each such dwelling unit shall be in conformity with the following:

- 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 floor area of not less than 70 square metres (750 square feet);
- c) that each residential dwelling unit shall have a direct means of 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.