SECTION 14 ZONE 8 AND ZONE 8a

14.1 Permitted Uses Zone 8 and Zone 8a

Within a Zone 8 or Zone 8a, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

14.1.1 Motor vehicle sales, service and repair, including the sale of motor vehicle fuel as an accessory use

14.1.2 Farm and garden equipment sales and service, including the sale of motor vehicle fuel as an accessory use

14.1.3 Motel or tourist accommodation including not more than one permanent dwelling unit

14.1.4 Motor vehicle accessories sale

14.1.5 Car wash including the sale of motor vehicle fuel as an accessory use

14.1.6 Restaurant including not more than one permanent residential unit

14.1.7 Contractor, building supplies dealer

14.1.8 Drive-Through Facility

14.1.9 Uses accessory to the foregoing permitted uses

14.1.10 One refreshment vehicle or refreshment cart

14.2 Permitted Uses Zone 8a only

14.2.1 Within Zone 8a a retail or wholesale commercial establishment shall be a permitted use in addition to the uses permitted in Zone 8.

14.3 Regulations

Within a Zone 8 or Zone 8a, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

14.3.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
14.3.2	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres
	(b) With Municipal Sewer	464 square metres
14.3.3	Minimum Lot Frontage and Minimum Lot Width	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	15 metres
14.3.4	Front Yard Setback (all buildings)	7.6 metres
14.3.5	Exterior Side Yard Setback (all buildings)	6.0 metres

14.3.6	Minimum Side Yard Setback (each side)	
	(a) Main Building	Equal to one-half (1/2) building height but in no case less than 3 metres
	(b) Accessory Buildings	1.0 metre
14.3.7	Minimum Rear Yard Setback	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
14.3.8	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 Residential zone.	
14.3.9	Maximum Building Height	
	(a) Main Building	Two (2) storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
14.3.10	Maximum Lot Coverage (all buildings)	50% of lot area
14.3.11	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
14.3.12	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and exterior side yards in any Zone 8 or Zone 8a in accordance with the following regulation:	
	(a) 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.	
14.3.13	The sale of motor vehicle fuel as an accessory use shall be in accordance with the regulations contained in subsection 6.30 of this By-law.	
14.3.14	Outdoor Storage	
	(a) All outdoor storage areas shall be located in the side or rear yard and shall not be located within 4.5 metres of any lot line.	
	(b) All outdoor storage areas shall be enclosed within a solid wall or fence with a minimum height of 1.8 metres in order to shield such areas from public view.	