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 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

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 accessory to the foregoing permitted uses

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
	(a) Main Building	
	Equal to one-half (1/2) building height but not less than 3.5 metres. Notwithstanding anything contained in this By-law, wherever a Zone 7 abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, Zone 4, or Zone 4a, a minimum side yard of 4.5 metres shall be provided on the abutting side or sides.	
	(b) Accessory Buildings	1.0 metre
13.2.6	Minimum Rear Yard	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
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, Zone 4 or Zone 4a.	
13.2.8	Maximum Building Height	
	(a) Main Building	Two (2) storeys
	(b) Accessory Building	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 exterior side yards in a Zone 7 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.	