SECTION 15 ZONE 9

15.1 Permitted Uses

Within a Zone 9, no land shall be used and no buildings or structures shall be erected or used except for the permitted uses listed below:

15.1.1 Automobile Service Station

15.1.2 Gas Bar

15.1.3 Uses and buildings accessory to the foregoing permitted uses including a restaurant or snack bar, car wash and drive-through facility

15.1.4 One refreshment vehicle or refreshment cart

15.2 Regulations

Within a Zone 9, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

15.1.1	All applicable regulations contained in Section 6 – General Regulations of this By-law, and specifically in accordance with subsection 6.30 of this By-law.	
15.1.2	Minimum Lot Area	2,000 square metres
15.2.3	Minimum Lot Frontage and Minimum Lot Width	30 metres
15.2.3	Front Yard Setback (all buildings)	7.6 metres
15.2.4	Exterior Side Yard Setback (all buildings)	6.0 metres
15.2.5	Minimum Side Yard Setback (each side)	
	(a) Main Building	6.0 metres
	(b) Accessory Buildings	1.0 metre
15.2.6	Minimum Rear Yard Setback	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
15.2.7	Maximum Building Height	
	(a) Main Building	Two (2) storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
15.2.8	Maximum Lot Coverage (all buildings)	50% of lot area
15.2.9	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
15.2.10	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.	