SECTION 11: ZONE 5

11.1 Permitted Uses

Within a Zone 5, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

11.1.1 Residential Building or dwelling units existing at the time of the passing of this By-law

11.1.2 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

11.1.3 Commercial establishment where goods are sold or services rendered, including the sale of automotive fuel as an accessory use, but not including the sale of motor vehicles or farm machinery.

11.1.4 Car wash

11.1.5 Hotel or motel

11.1.6 Offices

11.1.7 Financial Establishment

11.1.8 Place of Worship

11.1.9 Service club

11.1.10 Commercial or trade school

11.1.11 Parking lot

11.1.12 Restaurant and/or tavern

11.1.13 Laundromat or dry cleaning establishment

11.1.14 Hairdresser or barber

11.1.15 Clinic or laboratory

11.1.16 Veterinary Clinic

11.1.17 Commercial printing and office services

11.1.18 Studio

11.1.19 Repair shop, but not including the repair or motor vehicles or farm machinery

11.1.20 Commercial entertainment and recreating establishment within an enclosed building but not including a video/pinball game amusement centre

11.1.21 Day Care Facility

11.1.22 Funeral home

11.1.23 Storage within an enclosed building

11.1.24 Light fabricating, assembly or manufacturing

11.1.25 Drive-Through Facility

11.1.26 Uses accessory to the foregoing permitted uses

11.1.27 One refreshment vehicle or refreshment cart

11.2 Regulations

Within a Zone 5, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

11.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
11.2.2	Minimum Lot Area	
	(a) Without Municipal Sewer	2,000 square metres
	(b) With Municipal Sewer	464 square metres
11.2.3	Minimum Lot Frontage and Minimum Lot Width	
	(a) Without Municipal Sewer	30 metres
	(b) With Municipal Sewer	15 metres
11.2.4	Front Yard Setback (all buildings)	7.6 metres
11.2.5	Exterior Side Yard Setback (all buildings)	6.0 metres
11.2.6	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
11.2.7	Minimum Rear Yard Setback	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
11.2.8	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
11.2.9	Maximum Building Height	
	(a) Main Building	Three storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
11.2.10	Maximum Lot Coverage (all buildings)	50% of lot area