

SECTION 6: DOWNTOWN ZONES**6.4 DOWNTOWN LOCAL COMMERCIAL (D4) ZONE**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Downtown D4 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

6.4.1 PERMITTED USES

Beverage Making Establishment
Catering Service
Community Garden
Craftsperson Shop
Day Nursery
Dwelling Unit(s)
Educational Establishment
Emergency Shelter
Financial Establishment
Lodging House
Long Term Care Facility
Medical Clinic
Multiple Dwelling
Office
Personal Services
Place of Worship
Repair Service
Residential Care Facility
Restaurant
Retail
Retirement Home
Studio
Tradesperson's Shop
Urban Farm
Veterinary Service
(By-law 06-324, October 25, 2006)
(By-law 11-276, November 16, 2011)
(By-law 14-238, September 10, 2014)
(By-law 14-273, September 24, 2014)

6.4.2 PROHIBITED USES

Notwithstanding Section 6.4.1, the following uses are prohibited, even as an accessory use:

Drive Through Facility
Dry Cleaning Plant

(By-law 06-324, October 25, 2006)

SECTION 6: DOWNTOWN ZONES**6.4.3 REGULATIONS**

- a) Maximum Building Setback from a Street Line (By law 08-227, September 24, 2008)
 - i) 2.0 metres for the first storey, except where a visibility triangle shall be provided for a driveway access;
 - ii) 0.5 metres for the second and third storeys;
 - iii) 6.0 metres for that portion of a building providing an access driveway to a garage.

(By law 06-324, October 25, 2006)
- b) Building Height
 - i) Minimum 7.5 metres façade height, for any portion of a building along a street line;
 - ii) Maximum building height shall be in accordance with reference to the lot location and applicable building height maximum indicated on Figure 1 of Schedule "F" Special Figures.

(By law 06-324, October 25, 2006)
- c) Built Form

In the case of buildings constructed after the effective date of this By law or for alterations to buildings existing as of the effective date of this By law:

 - i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street; and,
 - ii) The minimum width of the ground floor façade shall be equal to 75% or more of the measurement of the front lot line.
- d) Visual Barrier Requirements

A visual barrier shall be required along any lot line abutting a Downtown D5 Zone or Downtown D6 Zone in accordance with the requirements of Section 4.19 of this By law.
- e) Parking Requirements

In accordance with the requirements of

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Section 5 of this By-law.
(By-law 06-324, October 25, 2006)

f) Outdoor Storage

No outdoor storage of goods, materials or equipment shall be permitted in any front yard or flankage yard. This shall not, however, prevent the display of goods or materials for retail purposes.

g) Location of Emergency Shelter and Residential Care Facility

i) Except as provided for in Subsection ii), herein, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.

ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

iii) Notwithstanding Subsection 6.3.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Residential Care Facility or Emergency Shelter shall be permitted.

h) Maximum Capacity for Emergency Shelter
(By-law 06-324, October 25, 2006)

Shall not exceed 50 residents.

- i) Maximum Capacity for Residential Care Facility
(By law 06-324, October 25, 2006)
Shall not exceed 20 residents.
- j) Restrictions of Uses within a Building
The following uses shall only be permitted above the ground floor, except for access, accessory office and utility areas:

Dwelling Unit(s)
Multiple Dwelling
(By law 11-276, November 16, 2011)
- k) Home Business Regulations
In accordance with the requirements of Section 4.21 of this By law.
(By law 06-324, October 25, 2006)
- l) Accessory Buildings
In accordance with the requirements of Section 4.8.1 of this By law.
(By law 06-324, October 25, 2006)
- m) Urban Farm
i. Shall only be permitted in the rear yard or on the roof top of the principle building;
ii. In accordance with the requirements of Subsection 4.26 (c) of this By law.
(By law 14-273, September 24, 2014)
- n) Community Garden
i. Shall only be permitted in the rear yard or on the roof top of the principle building.
(By law 14-273, September 24, 2014)
- o) Urban Farmers Market
In accordance with the requirements of Section 4.28 of this By law.
(By law 15-107, April 22, 2015)

(NOT FINAL AND BINDING, By-law 18-XXX, May XX, 2018)