

SECTION 6: DOWNTOWN ZONES**6.6 DOWNTOWN MULTIPLE RESIDENTIAL (D6) 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 D6 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:

6.6.1 PERMITTED USES

Community Garden
Educational Establishment
Emergency Shelter
Home Business
Lodging House
Multiple Dwelling
Place of Worship
Residential Care Facility
Retirement Home
Street Townhouse
Urban Farm
Urban Farmers Market
(By-law 06-324, October 25, 2006)
(By-law 14-273, September 24, 2014)
(By-law 15-107, April 22, 2015)

6.6.2 REGULATIONS**6.6.2.1 EDUCATIONAL
ESTABLISHMENT,
EMERGENCY SHELTER,
LODGING HOUSE,
MULTIPLE DWELLING,
PLACE OF WORSHIP,
RESIDENTIAL CARE
FACILITY AND
RETIREMENT HOME
REGULATIONS**

(By-law 08-227, September 24, 2008)

- a) Minimum Lot Width 12.0 metres
- b) Maximum Front Yard 3.0 metres
- c) Maximum Flankage Yard 3.0 metres
- d) Maximum Side Yard 7.5 metres
- e) Minimum Rear Yard 3.0 metres

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- f) Building Height
 - i) Minimum 9.0 metres;
 - 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.

- g) Parking Requirements
 - In accordance with the requirements of Section 5 of this By-law.
(By-law 06-324, October 25, 2006)

- h) Minimum Floor Area Ratio for New Multiple Dwellings
 - 0.6

- i) Minimum Landscaped Area for Multiple Dwellings
 - Not less than 10% of the lot area shall be landscaped area.

- j) Visual Barrier
 - A visual barrier shall be required along any side or rear lot line abutting a Downtown D1, D2, D3 or D4 Zones in accordance with the requirements of Subsection 4.19 of this By-law.

- k) 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.

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| I) Maximum Capacity for Emergency Shelter and Residential Care Facility | iii) Notwithstanding Subsection 6.6.1, 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. |
| m) Home Business | Shall not exceed 6 residents. |
| n) Accessory Buildings | In accordance with the requirements of Section 4.21 of this By-law.
(By-law 14-238, September 10, 2014) |
| | In accordance with the requirements of Section 4.8 of this By-law.
(By-law 14-238, September 10, 2014)
(By-law 21-070, May 12, 2021) |

6.6.2.2 STREET TOWNHOUSE REGULATIONS

- a) Minimum Lot Area 150.0 square metres for each dwelling unit
 - b) Minimum Unit Width 5.5 metres for each dwelling unit
(By-law 06-324, October 25, 2006)
 - c) Front Yard
 - i) Maximum 3.0 metres for the dwelling; and,
 - ii) Minimum 6.0 metres for a garage only.
 - d) Minimum Side Yard
 - i) Minimum 1.2 metres except for the side yard related to the common wall of the dwelling unit, which shall have a minimum 0 metre side yard; and,
 - ii) 3.0 metres to a flankage yard.

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e) Minimum Rear Yard	7.0 metres
f) Building Height	i) Minimum 9.0 metres; 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.
g) Parking	In accordance with the requirements of Section 5 of this By-law. (By-law 06-324, October 25, 2006)
h) Home Business Regulations	In accordance with the requirements of Section 4.21 of this By-law. (By-law 06-324, October 25, 2006) (By-law 14-238, September 10, 2014)
i) Accessory Building Regulations	In accordance with the requirements of Section 4.8 of this By-law. (By-law 06-324, October 25, 2006) (By-law 14-238, September 10, 2014) (By-law 21-070, May 12, 2021)
6.6.2.3 URBAN FARM REGULATIONS (By-law 14-273, September 24, 2014)	In accordance with the requirements of Section 4.26 of this By-law.
6.6.2.4 COMMUNITY GARDEN REGULATIONS (By-law 14-273, September 24, 2014)	In accordance with the requirements of Section 4.27 of this By-law.
6.6.2.5 URBAN FARMERS MARKET REGULATIONS (By-law 15-107, April 22, 2015)	In accordance with the requirements of Section 4.28 of this By-law.