

7.0 MIXED-USE ZONES

7.1 LIST OF APPLICABLE ZONES

Core Mixed-Use CMU

7.2 PERMITTED USES

Uses permitted in a Mixed-Use **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 7.1 and 7.2.

Table 7.1 Core Mixed-use **Zone** Permitted Uses (Residential Uses)

USE	CMU
Accessory apartment	✓(1)
Boarding, lodging or rooming house	✓(1)
Dwelling, duplex	✓ (2)
Dwelling, multiple	✓(1)
Dwelling, semi-detached	✓(2)
Dwelling, single detached	✓(2)
Dwelling, townhouse	✓
Dwelling unit in mixed-use building	✓(1)
Group home	✓(3)
Home business	✓(4)
Private home day care	✓

Use-Specific Special Provisions:

- (1) No portion of the **first storey** at **street** level or any **storey** below this level of a **mixed-use building** shall be used for residential purposes except for entrances and passageways to **dwelling units**.

- (2) Permitted only where the use legally existed on the effective date of this By-law.
- (3) Permitted only in a **single detached dwelling** that legally existed on the effective date of this By-law.
- (4) Permitted only as an **accessory use** to a **dwelling unit** in accordance with the **home business** regulations of this By-law.

Table 7.2 Core Mixed-use **Zone** Permitted Uses (Non-residential Uses)

USE	CMU
Animal clinic	✓ (1)
Artisan studio	✓
Art gallery	✓
Assembly hall	✓
Community garden	✓
Business or professional office	✓
Commercial school or studio	✓
Community use	✓
Day care centre	✓
Farmer's market	✓
Financial institution	✓
Funeral establishment	✓
Hotel	✓
Medical office	✓
Micro-brewery, distillery, or winery	✓
Mixed-use building	✓
Personal service establishment	✓
Place of entertainment	✓
Place of worship	✓
Private club	✓
Private school	✓

USE	CMU
Public school	✓
Public park	✓
Restaurant	✓
Retail store	✓
Service or repair establishment	✓
Theatre	✓

Use-Specific Special Provisions:

- (1) No outdoor animal facilities shall be permitted.

7.3 ZONE STANDARDS

No person shall, within any Mixed-use **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 7.3. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use- specific special provisions apply, which are listed below Table 7.3.

Table 7.3 Core Mixed-use **Zone** Standards

STANDARD	CMU
Minimum Required Lot Area	0.4 ha
Minimum Required Lot Frontage	20 m
Minimum Required Front Yard	0 m
Maximum Permitted Front Yard	3 m
Minimum Required Interior Side Yard	0 m
Minimum Required Interior Side Yard if adjacent to any Residential Zone boundary	3 m
Minimum Required Exterior Side Yard	0 m
Minimum Required Rear Yard	3 m

STANDARD	CMU
Minimum Required Rear Yard if adjacent to any Residential Zone boundary	7.5 m
Maximum Permitted Building Height	3 storeys and not more than 11 m
Minimum Required Building Height	2 storeys and not less than 6.6 m
Buffer Requirement if adjacent to any Residential Zone boundary	A planting strip 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a street .