
SECTION SIX

PERMITTED USES

6.1 ZONES

Uses which are permitted in the following *Zones* are identified on the following Permitted Use Tables:

ZONE CATEGORY	TABLE	SECTION
Residential Zones	Table One	Section 6.2
Commercial Zones	Table Two	Section 6.3
Industrial Zones	Table Three	Section 6.4
Rural and Agricultural Zones	Table Four	Section 6.5
Open Space, Community Facility, Environmental Protection and Future Development Zones	Table Five	Section 6.6

Permitted uses in a *Zone* are noted by the letter 'X' in the column for that *Zone* corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the *Zone* heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or *Zone*. Special provisions are listed at the end of each table.

SECTION 6.2: Permitted Uses in Residential Zones

TABLE ONE**PERMITTED USES IN RESIDENTIAL ZONES**

ZONE	Urban Residential One 'R1'	Urban Residential Two 'R2'	Urban Residential Three 'R3'	Shoreline Residential 'SHR'	Rural Residential 'RR'	Hamlet Residential 'HR'
USE						
<i>Accessory apartment dwelling unit</i>	X	X	X	X	X	X
<i>Apartment Dwelling</i>			X			
<i>Single Detached Dwelling</i>	X	X		X (4)	X	X
<i>Semi-detached Dwelling</i>		X			X	X
<i>Duplex Dwelling</i>	X	X			X	X
<i>Triplex Dwelling</i>		X	X			
<i>Fourplex Dwelling</i>		X	X			
<i>Townhouse Dwelling</i>			X			
<i>Bed and Breakfast Establishment</i>	X (6)	X (6)		X (5) (6)	X (6)	X (6)
<i>Boarding or Lodging House</i>			X			
<i>Convenience Retail Store</i>			X (2)			
<i>Group Home</i>	X (3)	X (3)	X (3)		X (3)	X (3)
<i>Home Occupation</i>	X (1)	X (1)	X (1)	X (1) (5)	X (1)	X (1)
<i>Home Industry</i>					X (1)	
<i>Nursing Home</i>		X	X		X	
<i>Personal Service Shop</i>			X (2)			
<i>Private Club</i>			X (2)			

ZONE	Urban Residential One 'R1'	Urban Residential Two 'R2'	Urban Residential Three 'R3'	Shoreline Residential 'SHR'	Rural Residential 'RR'	Hamlet Residential 'HR'
USE						
<i>Private Home</i>	X	X	X	X	X	X
<i>Day Care</i>						
<i>Retirement Home</i>		X	X		X	

TABLE ONE – EXPLANATION OF SPECIAL PROVISIONS (#)

(1) Subject to the General Provisions of Section 4.7
(2) Permitted only within the first storey of a multiple storey apartment building. The maximum permitted gross floor area is 300 square metres.
(3) Subject to the General Provisions of Section 4.8.
(4) If a <i>lot</i> is accessed by a <i>private road</i> , a dwelling is only permitted where the dwelling existed as of the date of passing of this By-law, or new dwellings on a lot of record.
(5) Only permitted where the <i>lot</i> is accessed by a <i>public street</i> .
(6) Subject to the General Provisions of Section 4.38.
(7) The maximum permitted number of guest rooms is ten (10).

SECTION 6.3: Permitted Uses in Commercial Zones

TABLE TWO**PERMITTED USES IN COMMERCIAL ZONES**

ZONE	Local Commercial 'LC' (5)	Core Area 'CA'	Highway Commercial 'HC'	Recreational Commercial 'RC'
USE				
<i>Agricultural Service Use</i>			X	
<i>Agricultural Produce Sales Outlet</i>			X	
<i>Arcade</i>			X	
<i>Art Gallery</i>		X	X	X
<i>Assembly Hall</i>		X	X	X
<i>Bake Shop</i>	X (1)	X	X	
<i>Banquet Hall</i>		X	X	X
<i>Building Supply Outlet</i>			X	
<i>Business or Professional Office</i>	X	X	X	X
<i>Campground</i>				X
<i>Casino</i>			X	
<i>Commercial Club</i>		X		X
<i>Commercial Fitness Centre</i>		X	X	X
<i>Commercial Greenhouse</i>			X	
<i>Commercial Parking Lot</i>		X (6)	X	
<i>Convenience Retail Store</i>	X (1)	X	X	X
<i>Custom Workshop</i>		X	X	
<i>Day Nursery</i>		X	X	X
<i>Dwelling Unit, Accessory</i>	X	X	X	X
<i>Dwelling Unit, Apartment</i>		X (3)	X	
<i>Financial Institution</i>		X	X	X
<i>Funeral Home</i>		X	X	

ZONE	Local Commercial 'LC' (5)	Core Area 'CA'	Highway Commercial 'HC'	Recreational Commercial 'RC'
USE				
<i>Gas Bar</i>			X	X
<i>Golf Course</i>				X
<i>Golf Driving Range</i>				X
<i>Home Furnishings Store</i>		X (1)	X (1)	
<i>Home Occupation</i>		X (4)		X (1)
<i>Hotel</i>		X	X	X
<i>Library</i>	X	X	X	X
<i>Marina</i>				X
<i>Medical Clinic</i>	X	X	X	X
<i>Motel</i>			X	X
<i>Motor Vehicle Repair Garage</i>			X	
<i>Motor Vehicle Sales Establishment</i>			X	
<i>Motor Vehicle Service Station</i>			X	
<i>Museum</i>		X	X	X
<i>Night Club</i>			X	
<i>Plant Nursery</i>			X	
<i>Personal Service Use</i>	X (1)	X	X	X
<i>Place of Entertainment</i>		X	X	X
<i>Place of Worship</i>		X	X	
<i>Private Club</i>		X	X	X
<i>Recreational Use</i>		X		X
<i>Repair Shop</i>		X	X	X
<i>Restaurant</i>		X	X	X
<i>Restaurant, Take-Out</i>		X	X	X
<i>Retail Store</i>	X (1)	X	X	
<i>Riding School</i>				X
<i>School, Commercial</i>		X	X	

ZONE	Local Commercial 'LC' (5)	Core Area 'CA'	Highway Commercial 'HC'	Recreational Commercial 'RC'
USE				
<i>School, Private</i>		X		
<i>Shopping Centre</i>			X (1) (2)	
<i>Supermarket</i>		X	X	
<i>Theatre</i>		X	X	X
<i>Veterinary Clinic</i>		X	X	

TABLE TWO – EXPLANATION OF SPECIAL PROVISIONS (#)

(1) Outdoor storage and display are not permitted.
(2) The minimum permitted gross floor area of a shopping centre is 1400 square metres, in addition in a multi-unit building, the gross floor area of an individual unit or store shall be 375 square metres.
(3) Permitted on any storey above the <i>first storey</i> .
(4) Subject to the General Provisions of Section 4.7
(5) The maximum permitted gross floor area of any individual premise is 300 square metres.
(6) A landscape buffer strip with a minimum depth of 3.0 metres is required along the <i>front</i> and <i>exterior side lot line</i> . A landscape buffer strip with a minimum depth of 2.0 metres is required along an <i>interior side and rear lot line</i> .

SECTION 6.4 : Permitted Uses in Industrial Zones

TABLE THREE**PERMITTED USES IN INDUSTRIAL ZONES**

ZONE	General Industrial 'MI'	Rural Industrial 'M2'	Extractive Industrial 'EM'
USE			
<i>Agricultural Use</i>	X	X	X
<i>Agricultural Industrial Use</i>	X	X	
<i>Agricultural Processing Use</i>	X	X	X
<i>Agricultural Produce Sales Outlet</i>	X	X	X
<i>Agricultural Service Use</i>	X	X	X
<i>Animal Hospital</i>	X		
<i>Banquet Hall</i>	X		
<i>Building Supply Outlet</i>	X	X	
<i>Business or Professional Office</i>	X	X	
<i>Commercial Club</i>	X		
<i>Commercial Fitness Centre</i>	X		
<i>Contractor's yard</i>	X	X	
<i>Custom Workshop</i>	X	X	
<i>Day Nursery</i>	X		
<i>Dry Industrial Use</i>		X	
<i>Dwelling Unit, Accessory</i>	X	X	
<i>Extraction Pit</i>			X
<i>Factory Sales Outlet</i>	X (1)	X (1)	
<i>Industrial Use</i>	X (4)		
<i>Marina</i>	X	X	

ZONE	General Industrial 'MI'	Rural Industrial 'M2'	Extractive Industrial 'EM'
USE			
<i>Motor Vehicle Body Shop</i>	X	X	
<i>Motor Vehicle Storage Compound</i>	X	X	
<i>Night Club</i>	X		
<i>Outdoor Storage Use</i>	X (3)	X (3)	
<i>Personal Service Shop</i>	X (2)		
<i>Printing or Publishing Establishment</i>	X		
<i>Repair Shop</i>	X	X	
<i>Restaurant</i>	X		
<i>Saw Mill or Planing Mill</i>	X	X	
<i>Self Storage Facility</i>	X	X	
<i>Trade or Convention Centre</i>	X		
<i>Transport Terminal</i>	X	X	
<i>Motor Vehicle Repair Garage</i>	X	X	

TABLE THREE – EXPLANATION OF SPECIAL PROVISIONS (#)

(1) The total floor area of a factory sales outlet shall not exceed 20 percent of the total <i>gross floor area</i> of the building containing the industrial use with which it is associated.
(2) Permitted only within a <i>Hotel or a Trade or Convention Centre</i> .
(3) Subject to the General Provisions of Section 4.10
(4) Outdoor storage associated with an industrial use is subject to the General Provisions of Section 4.10.

SECTION 6.5: Permitted Uses in Rural and Agricultural Zones

TABLE FOUR
PERMITTED USES IN RURAL AND AGRICULTURAL ZONES

ZONE	Rural 'RU'	Agricultural 'A'
USE		
<i>Agricultural Use</i>	X	X
<i>Agricultural Processing Use</i>	X	X
<i>Airfield</i>	X (1)	
<i>Bed and Breakfast Establishment</i>	X	X
<i>Bunkhouse</i>	X (2)	X (2)
<i>Commercial Greenhouse</i>	X	X
<i>Conservation Use</i>	X	X
<i>Dwelling, Single Detached</i>	X	X
<i>Dwelling, Semi-detached</i>	X	X
<i>Dwelling, Duplex</i>	X	X
<i>Equestrian Use</i>	X	X
<i>Forestry Use</i>	X	X
<i>Group Home</i>	X (3)	X (3)
<i>Home Occupation</i>	X (4)	X (4)
<i>Home Industry</i>	X (4)	X (4)
<i>Private Home Daycare</i>	X	X

TABLE FOUR – EXPLANATION OF SPECIAL PROVISIONS (#)

(1) Permitted only as an accessory use.
(2) Permitted only as an accessory use to a principal <i>agricultural use</i> .
(3) Subject to the General Provisions of Section 4.8
(4) Subject to the General Provisions of Section 4.7

SECTION 6.6: Permitted Uses in Open Space and Environmental Zones**TABLE FIVE****PERMITTED USES IN OPEN SPACE, COMMUNITY FACILITY
AND ENVIRONMENTAL PROTECTION ZONES**

ZONE	Open Space 'OS'	Community Facility (2) 'CF'	Environmental Protection 'EP'
USE			
<i>Arena</i>		X	
<i>Art Gallery, Public</i>		X	
<i>Assembly Hall or Auditorium</i>		X	
<i>Community Centre, Public</i>		X	
<i>Conservation Use</i>	X	X	X
<i>Curling Rink</i>		X	
<i>Day Nursery</i>		X	
<i>Firehall</i>		X	
<i>Forestry Use</i>	X	X	X
<i>Fraternal Lodge</i>		X	
<i>Hospital</i>		X	
<i>Library</i>		X	
<i>Museum, Public or Private</i>		X	
<i>Nursing Home</i>		X	
<i>Park, Public or Private</i>	X (1)	X (1)	X (1)
<i>Parking Lot</i>	X (3)	X (3)	
<i>Parking Garage</i>		X (3)	
<i>Place of Worship</i>		X	
<i>Police Station</i>		X	
<i>Post Office</i>		X	
<i>Private Club</i>		X	
<i>Public or Private School</i>		X	
<i>Municipal Well</i>	X		
<i>Utilities Uses</i>		X	

TABLE FIVE – EXPLANATION OF SPECIAL PROVISIONS (#)

(1) The only permitted buildings and structures are picnic shelters, playgrounds, pedestrian walkways, pedestrian bridges, boardwalks, washrooms, exercise equipment or structures, docks, bicycle paths and related accessory structures.
(2) Residential uses are permitted in accordance with the provisions of the Residential Four ‘R4’ Zone.
(3) Permitted as an accessory use only.

SECTION 6.7 - PERMITTED USES IN THE FUTURE DEVELOPMENT ‘FD’ ZONE

Permitted Uses, Buildings and Structures

- i. Any uses, buildings and structures legally existing at the date of adoption of this By-law, including home occupation and accessory uses;
- ii. new home occupation uses; and,
- iii. new uses and buildings accessory to the permitted uses.