

6.0 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
Urban Residential One (R1) Zone Urban Residential Two (R2) Zone Urban Residential Three (R3) Zone Urban Residential Four (R4) Zone Shoreline Residential (SHR) Zone Rural Residential (RR) Zone Hamlet Residential (HR) Zone	1	6.2
Local Commercial (LC) Zone Core Area (CA) Zone Highway Commercial (HC) Recreational Commercial (RC) Zone	2	6.3
General Industrial (M1) Zone Rural Industrial (M2) Zone Extractive Industrial (EM) Zone	3	6.4
Rural (RU) Zone Agricultural (A) Zone	4	6.5
Open Space (OS) Zone Community Facility (CF) Zone Environmental Protection (EP) Zone	5	6.6
Future Development (FD) Zone	6	6.7

Permitted uses in a zone are noted by the symbol '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.

6.2 Residential Zones

Table 1 – Residential Zones

Permitted Uses							
Use	(R1)	(R2)	(R3)	(R4)	(SHR)	(RR)	(HR)
<i>Additional Residential Unit</i>	X (8)	X (8)	X (8)	X (8)	X (8)	X (8)	X (8)
<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				
<i>Fourplex Dwelling</i>			X	X			
<i>Rowhouse 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 (7)	X (7)			
<i>Convenience Retail Store</i>			X (2)	X			
<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	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)	X			
<i>Private Club</i>			X (2)	X (2)			
<i>Private Home Day Care</i>	X	X	X	X	X	X	X
<i>Shared Housing</i>	X	X	X	X	X		X
<i>Retirement Home</i>				X			X

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 m².
- (3) Subject to the General Provisions of Section 4.8.
- (4) If a *lot* is accessed by a *private road*, 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 *lot* is accessed by a *public street*.
- (6) Subject to the General Provisions of Section 4.38.
- (7) The maximum permitted number of *guest rooms* is ten (10).
- (8) Subject to the General Provisions of Section 4.9.3.

6.3 Commercial Zones

Table 2 – Commercial Zones

Permitted Uses				
Use	(LC) (5)	(CA)	(HC)	(RC)
<i>Agricultural Service Use</i>			X	
<i>Agricultural Produce Sales Outlet</i>			X	
<i>Arcade</i>	X	X		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, Apartment</i>	X	X (3)	X	
<i>Financial Institution</i>		X	X	X
<i>Funeral Home</i>		X	X	
<i>Gas Bar</i>			X	X
<i>Golf Course</i>				X

Permitted Uses				
Use	(LC) (5)	(CA)	(HC)	(RC)
<i>Golf Course Driving Range</i>				X
<i>Home Furnishing 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 Shop</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 Shop</i>		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	
<i>School, Private</i>		X		

Permitted Uses				
Use	(LC) (5)	(CA)	(HC)	(RC)
<i>Shopping Centre</i>			X (1) (2)	
<i>Supermarket</i>		X (1)	X	
<i>Theatre</i>		X	X	X
<i>Veterinary Clinic</i>		X	X	

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 m², in addition in a multi-unit *building*, the *gross floor area* of an individual unit or store shall be 375 m².
- (3) Permitted on any *storey* above the *first storey*.
- (4) Subject to the General Provisions of Section 4.7.
- (5) The maximum permitted *gross floor area* of any individual premise is 300 m².
- (6) A landscape *buffer strip* with a minimum depth of 3 metres is required along the *front* and *exterior side lot line*. A landscape *buffer strip* with a minimum depth of 2 metres is required along an *interior side* and *rear lot line*.

6.4 Industrial Zones

Table 3 – Industrial Zones

Permitted Uses			
Use	(M1)	(M2)	(EM)
<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>Cannabis Production Facility</i>	X (5)		
<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	
<i>Motor Vehicle Body Shop</i>	X	X	
<i>Motor Vehicle Storage Compound</i>	X	X	

Permitted Uses			
Use	(M1)	(M2)	(EM)
<i>Night Club</i>	X		
<i>Outdoor Storage Use</i>	X (3)	X (3)	
Personal Service Shop	X (2)		
Printing or Publishing Establishment	X		
<i>Repair Shop</i>	X	X	
<i>Restaurant</i>	X		
Saw Mill or Planing Mill	X	X	
Self Storage Facility	X	X	
Trade or Convention Centre	X		
Transport Terminal	X	X	
<i>Motor Vehicle Repair Shop</i>	X	X	

Explanation of Special Provisions (#)

- (1) The total *floor area* of a factory sales outlet shall not exceed 20% of the total *gross floor area* of the *building* containing the *industrial use* with which it is associated.
- (2) Permitted only within a *hotel* or a trade or convention centre.
- (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.
- (5) Subject to the General Provisions of Section 4.43.

6.5 Rural and Agricultural Zones

Table 4 – Rural and Agricultural Zones

Permitted Uses		
Use	(RU)	(A)
<i>Additional Residential Unit</i>	X (5)	X (5)
<i>Agricultural Use</i>	X	X
<i>Agricultural Processing Use</i>	X	X
<i>Agricultural-Related Use</i>	X	X
<i>Agri-Tourism 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>On-Farm Diversified Uses</i>	X	X
<i>Private Home Daycare</i>	X	X

Explanation of Special Provisions (#)

- (1) Permitted only as an *accessory use*.
- (2) Permitted only as an *accessory use* to a principle *agricultural use*.
- (3) Subject to the General Provisions of Section 4.8
- (4) Subject to the General Provisions of Section 4.7
- (5) Subject to the General Provisions of Section 4.9.3

6.6 Open Space, Community Facility and Environmental Protection Zones

Table 5 - Open Space, Community, Facility, and Environmental Protection Zones

Permitted Uses			
Use	(OS)	(CF)	(EP)
Arena		X	
Art Gallery, Public		X	
Assembly Hall or Auditorium		X	
Community Centre, Public		X	
Conservation Use	X	X	X
Curling Rink		X	
Day Nursery		X	
Fire Hall		X	
Forestry Use	X	X	X
Fraternal Lodge		X	
Hospital		X	
Library		X	
Museum, Public or Private		X	
Nursing Home		X	
Park, Public or Private	X (1)	X (1)	X (3)
Parking Lot	X (2)	X (2)	
Parking Garage		X (2)	
Place of Worship		X	
Police Station		X	
Post Office		X	
Private Club		X	
Public or Private School		X	
Municipal Well	X		
Utilities Uses		X	

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) Permitted as an *accessory use* only.
- (3) Passive *recreational uses* such as a trail are permitted.

6.7 Future Development Zone

Table 6 – Future Development Zone

Permitted Uses	
Use	(FD)
Any uses, <i>buildings</i> and <i>structures</i> legally existing at the date of adoption of this By-law, including <i>home occupation</i> and <i>accessory uses</i>	X
New <i>home occupation</i> uses	X
New uses and <i>buildings</i> accessory to the permitted uses	X