

**SECTION 14 - ZONE R-6: RESIDENTIAL/COMMERCIAL****14.1 Permitted Uses**

Within a Zone R-6, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

**14.2 Regulations**

Within a Zone R-6, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the additional regulations listed in Column 2 below for the specific uses.

<b><u>Sub-Section</u></b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
14.2.1	Any use permitted in Zone R-5	In conformity with the regulations for uses permitted in Zone R-5
14.2.2	Any use permitted in Zone R-7	In conformity with the regulations for uses permitted in Zone R-7 except that the Minimum Amenity Area need not exceed 46.5 square metres per dwelling unit
14.2.3	Office - Business or Professional	In conformity with the provisions of sub-section 14.3
14.2.4	Studio	In conformity with the provisions of sub-section 14.3
14.2.5	Clinic	In conformity with the provisions of sub-section 14.3
14.2.6	Dental or Medical Laboratory or Supplies	In conformity with the provisions of sub-section 14.3
14.2.7	Day Nursery or Nursery School	In conformity with the provisions of sub-section 14.3
14.2.8	Travel Agency	In conformity with the provisions of sub-section 14.3
14.2.9	Interior Decorator	In conformity with the provisions of sub-section 14.3
14.2.10	Parking Lot	In conformity with the provisions of sub-section 14.3

<b><u>Sub-Section</u></b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
14.2.11	<b><u>Accessory Uses</u></b>	
	(a) Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4
	(b) Deleted	
	(c) Deleted by Sign By-law 80-92	
14.3	<b><u>Regulations for Non-Residential Uses</u></b>	
14.3.1	<b>Minimum Lot Area:</b> 370 square metres	
14.3.2	<b>Minimum Side Yard:</b> 3 metres on one side and 1.2 metres on the other side	
14.3.3	<b>Minimum Rear Yard:</b> 7.5 metres	
14.3.4	<b>Maximum Building Height:</b> Main Building - 10.5 metres	
14.3.5	<b>Maximum Lot Coverage - All Buildings:</b> 50% of Lot Area	
14.3.6	<b>Off-Street Parking:</b> In conformity with the provisions of sub-sections 6.11 and 6.13	
14.3.7	Notwithstanding the foregoing regulations, existing buildings may be converted for a permitted use and such buildings shall be deemed to conform to the requirements of this By-law so long as the required off-street parking is provided. Any addition or extension to an existing building shall conform to the Minimum Yard and Minimum Height requirements set out above.	