

## 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>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
	<b>Permitted Uses</b>	<b>Additional Regulations</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
14.2.11	<b>Accessory Uses</b>	
(a)	Buildings or structures accessory to the	In conformity with the provisions of sub-section 6.4

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
	foregoing permitted uses	
(b)	<b>Deleted</b>	
(c)	<b>Deleted by Sign By-law 80-92</b>	

### 14.3 Regulations for Non-Residential Uses

<b>Sub-Section</b>	<b>Column 1</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, 6.13.1 and 16.13.9
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.
14.3.8	<b>Landscape Space</b> In conformity with the provisions in Section 6.13.10 <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>