

DISTRICT SCHEDULES

RESIDENTIAL DISTRICT

Permitted Uses

- Single detached dwellings
- Semi detached and duplex dwellings
- Parks and Playgrounds
- Public Recreational uses
- Schools and Educational institutions
- Public utilities and public utility facilities (excluding office, warehouses, and storage yards)

Discretionary Uses

- Multiple unit dwellings
- Rooming houses
- Mobile homes
- Hospitals
- Nursing homes
- Places of worship and churches
- Social clubs
- Libraries
- Day Care Centres
- Home Occupations

Accessory Uses

- Buildings, structures or uses secondary and subordinate to, and located on the same lot with the permitted or discretionary use, shall be considered accessory uses and permitted.

Regulations

Home Occupations

- Home occupations shall be located in the dwelling
- A business sign or notice not exceeding 1 square metre in area is permitted
- Other than provided above, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

Accessory Building and Structures

- All buildings with a door or doors opening onto a lane shall be located not less than 1.5 metres from the lot line abutting the lane.
- All accessory buildings with a door or doors opening onto a street shall be located not less than 7.5 metres from the front lot line.
- Accessory buildings shall be located not less than .75 metres from the side lot line
- Only one carport, or private garage, not exceeding 60 square metres in area.

Lot Regulations (Table 1)

| Use | Min. Lot Area (sq m) | Min Lot Frontage (m) | Min Yard Front (m) | Min Yard Rear (m) | Min Yard Side (m) | Max Lot Coverage | Min Floor Area (sq m) |
|----------------------------------|--|-------------------------------------|---------------------------|--------------------------|--|-------------------------|------------------------------|
| Single Detached | Lane-360 Laneless-450 | Lane – 12 Laneless-15 | 7.5 | 7.5 | 1 | - | 70 |
| Mobile Homes | As above | As above | 7.5 | 4.5 | 1 | - | 45 |
| Semi-Detached And Duplex | Lane – 255/unit Laneless-315/unit | Lane-8.5/unit Laneless-10.5/unit | 7.5 | 7.5 | 1 | - | 70/unit |
| Multiple Unit and Rooming Houses | 603 plus 93/ground floor unit in excess of 3 units | 23 | 7.5 | 7.5 | Greater of either ½ av. wall height or 3.5 | 50% | 2 b’room-28 3b’room-46 |

DISTRICT SCHEDULES

C1 - COMMERCIAL DISTRICT

Permitted Uses

- Banks, offices, studios
- Bakeries with retail sales
- Barbers, hairdressers, receiving stations for dry cleaning and laundry establishments, self-services laundries, shoe repair and similar types of personal service establishments.
- Bus terminals
- Medical and dental offices and clinics
- Printing plants, newspaper offices
- Restaurant, confectioneries and other places for the sale and consumption of food and related items
- Service stations
- Theatres, assembly halls, commercial recreational roller rinks
- Undertaking establishments
- Licensed beverage rooms and other places for the sale and consumption of beer, wine and other spirits with or without food
- Hotels
- Lodges, fraternal organizations, social clubs
- Libraries
- Churches
- Public utilities and public utility facilities (excluding offices, warehouses, and storage yards)

Discretionary Uses

- Mobile homes used for residential purposes subject to regulations set out for this district

Accessory Uses

- Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal building, are permitted.
- Dwelling units attached to the principal building shall be permitted.

Regulations

Lot Requirements

- The regulations contained in Table 2 shall apply

Service Stations

- All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened from public view.

Accessory Buildings and Structures

- The front, rear and side yard requirements shall be provided for in the C1 Commercial District found on Table 2

DISTRICT SCHEDULES

C2 – COMMERCIAL DISTRICT

Permitted Uses

- Motels
- Service stations
- Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery, equipment and recreational vehicles
- Car washing establishments
- Restaurants
- Veterinary hospitals and offices of veterinary surgeons
- Lumber and building supply establishments
- Public utilities and public utility facilities.

Discretionary Uses

- Shops of plumbers, pipefitters, metal workers and other industrial tradespeople
- Wholesale establishments
- Grain elevators
- Seed cleaning plants subject to the regulations of the Ministry of Environment
- Bulk fertilizer sales subject to the regulations of the Ministry of Environment
- Bulk fuel storage depots subject to the Ministry of Labour
- Gravel and cement operations

Accessory Uses

- Building, structures or uses secondary and subordinate to, and located on the same lot with the principal building, shall be permitted.
- Dwelling units attached to the principal building shall be permitted.

Regulations

Lot Requirements

- The regulations as contained in Table 2 shall apply

Service Stations

- All automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened from public view.

Accessory Buildings and Structures

- The front, rear and side yard requirements shall be as provided for in the C2 Commercial District found in Table 2.

DISTRICT SCHEDULES

RW – RAILWAY DISTRICT

Permitted Uses

- Railway and ancillary railway functions
- Grain elevators
- Seed cleaning plants subject to the regulations of the Ministry of Environment
- Bulk fertilizer sales subject to the regulations of the Ministries of Labour and Environment
- Service Stations
- Public utilities and public utility facilities
- Municipal shop.

Accessory Uses

- Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal building shall be permitted.

Regulations

Lot Requirements

- The regulations as contained in Table 2 shall apply

Accessory Buildings and Structures

- The front, rear and side yard requirements shall be provided in the RW Railway District found in Table 2.

TABLE 2 – REGULATIONS

| District | Min Lot Area (sq m) | Min Lot Frontage (m) | Min Front Yard (m) | Min Rear Yard (m) | Min side Yard (m) |
|---------------------------------------|-------------------------------------|------------------------------------|--|---|---|
| C1 Commercial Except public utilities | Service Stn- 930 All others- 235 | Service Stn- 23 All others- 7.5 | Service Stn- 7.5 All others- No minimum | 6m if abutting An R District Without an intervening Street or lane | 1.5 m if Abutting an R District without An intervening street or lane |
| C2 Commercial Except public utilities | Service Stn- 930 All others- 730 | Service Stn- 23 All others- 20 | 6 | 6 | 3 |
| RW Railway Except public utilities | As above | As above | As above | 6m No min. if abutting a railway | As above |
| Public Utilities | NO | NO REQUIREMENT | NO | NO | NO |