

SECTION 32 – MIXED USE “MU” ZONE

32.1 GENERAL PROHIBITION

Within a Mixed Use “MU” Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

32.2 USES PERMITTED

Commercial Uses:

- Antique Shop
- Business or professional office
- Clinic
- Commercial school
- Craft shop
- Club
- Day Care Facility
- Financial Institution
- Funeral home
- Garden Centre
- Hotel
- Laundromat
- Motel
- Personal service shop
- Place of entertainment
- Post office
- Public use
- Restaurant
- Retail store
- Tavern
- Veterinary establishment

Residential Uses:

- Dwelling Unit, Accessory
- Apartment Building
- Bed and Breakfast Establishment
- Dwelling, Triplex
- Dwelling, Fourplex
- Home Occupation
- Dwelling, Low Rise Apartment
- Dwelling, Street Townhouse
- Dwelling, Townhouse

32.3 ZONE REGULATIONS for Mixed Use uses as listed in 32.2

- 32.3.1 Minimum Lot Area 930 square metres
- 32.3.2 Minimum Lot Frontage 25 metres
- 32.3.3 Minimum Required Yards
- (i) Front 0 metres.
 - (ii) Rear 0 metres
4.5 metres if abutting a Residential Zone, of Which 1.5 metres shall be maintained in an open space condition.
 - (iii) Exterior Side 0 metres
 - (iv) Interior Side 0 metres
4.5 metres if abutting a Residential Zone, of which 1.5 metres, shall be maintained in an open space condition.
 - (v) Maximum Lot Coverage 60%
- 32.3.4 Maximum Building Height 11 metres
- 32.3.5 All parking areas shall be located in the rear or side yards only.
- 32.3.6 A minimum outdoor amenity area of 12m² per unit in a consolidated form is required for low rise apartment/apartments and/or street townhouse/townhouses development. That notwithstanding other provisions of this Bylaw such required area is permitted to encroach into the required rear and/or interior side yard area adjacent to each unit. Outdoor amenity area shall mean an area of land; balcony; deck; terrace; the roof of a private garage or the roof of a parking structure, which includes landscape area and may include areas of decorative paving or other similar surface, provided such surface shall not be used for vehicular use or snow storage.
- 32.3.7 Where an *apartment* or *low rise apartment dwelling* are proposed, each dwelling unit may have an independent entrance from the street level, and the occupants of which shall have the right to use any common halls and/or stairs and/or elevators and/or yards and/or storage and/or laundry rooms and facilities for such building.
- 32.3.8 Planting Strip
- The parking of motor vehicles or the location of a parking area shall not be permitted in any yard in a Mixed Use "MU" Zone which abuts a Residential

Zone without the provision of a planting strip in accordance with the requirements of Section 4.21.

32.3.9 Provisions for existing Automobile Service Stations/Commercial Garages

Notwithstanding any other provisions where any land, building or structure is altered, erected or used for an automobile service station and/or commercial garage, the following provisions shall apply:

- (a) Gasoline pump islands shall not be located within five (5) metres of any street line, six (6) metres of any interior lot line or fifteen (15) metres of the intersection of any two streets.
- (b) Access ramps shall not exceed eight (8) metres in width or be located within ten (10) metres of any other access ramp, within fifteen (15) metres of the intersection of two streets or within three (3) metres of any interior lot line.
- (c) The minimum interior approach angle of an access ramp to a street line shall be sixty (60) degrees and the maximum interior approach angle shall be ninety (90) degrees.
- (d) All petroleum products shall be stored, handled and dispensed in accordance with the provisions of The Gasoline Handling Act, R.S.O. 1990 as amended, and any regulations made thereunder.