

SECTION 8 PROMENADE (P) ZONE

8.1 PROMENADE USES PERMITTED

For the purposes of this By-law, any zone which includes the pre-fix “PD” or “PDS”, shall permit the following uses.

Promenade Permitted Uses	PD1 Promenade Downtown	PD2 Promenade Downtown-Special Mixed Density Residential	PDS1 Promenade Downtown Shoulder-Central Commercial	PDS2 Promenade Downtown Shoulder-Service Commercial	PDS3 Promenade Downtown Shoulder-Institutional	PDS4 Promenade Downtown Shoulder-Special Mixed Density Residential
<i>Animal Hospital</i>				X		
<i>Art Gallery</i>	X	X	X	X	X	X
<i>Bed and Breakfast</i>	X	X	X		X	X
<i>Clinic</i>	X		X	X	X	
<i>Commercial Schools</i>	X		X	X		
<i>Day Care Centres</i>			X	X	X	X
<i>Dry Cleaning Establishment</i>	X		X			
<i>Dry Cleaning Distribution Station and Depot</i>	X		X	X		
<i>Dwelling Units above the First Storey</i>	X		X			X
<i>Dwelling, Boarding or Rooming House</i>		X	X	X	X	X
<i>Dwelling, Converted</i>		X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎
<i>Dwelling, Detached</i>		X	X	X	X	X

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<i>Dwelling, Double Duplex or Fourplex</i>		X	X	X	X	X
<i>Dwelling, Duplex</i>		X	X	X	X	X
<i>Dwelling, Quadriplex</i>		X	X	X	X	X
<i>Dwelling, Second Suite</i>		X ₍₅₎	X ₍₅₎	X ₍₅₎	X ₍₅₎	X ₍₅₎
<i>Dwelling, Semi-Detached</i>		X	X	X	X	X
<i>Dwelling, Townhouse</i>		X	X	X	X	X
<i>Dwelling, Triplex</i>		X	X	X	X	X
<i>Financial Institutions</i>	X		X	X		
<i>Fitness Centre</i>	X		X	X		
<i>Funeral Parlours</i>	X		X			
<i>Garden Centre</i>	X		X	X		
<i>Hospitals</i>	X		X	X	X	
<i>Hotel</i>	X		X	X		
<i>Institutional Uses as permitted in Section 11.1 of this By-law</i>	X ₍₄₎		X ₍₄₎	X ₍₄₎	X ₍₄₎	
<i>Laundromat</i>	X		X	X		
<i>Museum</i>	X		X	X	X	
<i>Offices</i>	X	X	X	X	X	X
<i>Personal Service Shops</i>	X	X	X	X	X	X
<i>Pet Services</i>	X		X	X		
<i>Place of Entertainment</i>	X		X			
<i>Club</i>	X		X			
<i>Private Parks</i>	X	X	X	X	X	X
<i>Recreation Centre</i>				X	X	

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<i>Restaurants</i>	X		X	X		
<i>Retail Stores</i>	X ₍₂₎	X ₍₃₎	X ₍₃₎	X ₍₃₎	X ₍₃₎	X ₍₃₎
<i>Service Shops</i>	X		X	X		
<i>Studios</i>	X		X			
<i>Veterinarian Clinic</i>	X		X	X		

- (1) In accordance with Section 7.5.5 of this By-law
- (2) *Retail Stores* shall be no larger than 1,800 m² of GFA per premises, unless otherwise specified in this By-law
- (3) *Retail Stores* shall be no larger than 50 m² of GFA per premises, unless otherwise specified in this By-law
- (4) *Accessory Detached Dwellings* and *Cemeteries* are not permitted
- (5) In accordance with Section 7.5.4 of this By-law

8.2

ZONE REQUIREMENTS

Promenade Minimum Requirements	PD1	PD2	PDS1	PDS2	PDS3	PDS4
	Promenade Downtown	Promenade Downtown-Special Mixed Density Residential	Promenade Downtown Shoulder-Central Commercial	Promenade Downtown Shoulder-Service Commercial	Promenade Downtown Shoulder-Institutional	Promenade Downtown Shoulder-Special Mixed Density Residential
<i>Lot Area</i>	230 m ²	460 m ²	230 m ²	1,400 m ²	460m ²	460 m ²
<i>Lot Frontage</i>	10 m	15 m	10 m	30 m	30 m	15 m
<i>Front Yard</i>	0.0 m	6 m	0.0 m	10 m	10 m	6 m
<i>Rear Yard</i>	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾ 10 m ⁽²⁾⁽³⁾	15 m ⁽²⁾	7.5 m ⁽²⁾
<i>Interior Side Yard</i>	0.0 m	1.2 m ⁽⁵⁾ 1.5 m ⁽⁶⁾	0.0 m	3.0 m 10 m ⁽³⁾	4.5 m	1.2 m ⁽⁵⁾ 1.5 m ⁽⁶⁾
<i>Exterior Side Yard</i>	0.0 m	6.0 m	0.0 m	10m	10 m	6.0 m
<i>Height (maximum)</i>	10 m ⁽¹⁾	10 m	10 m ⁽¹⁾	10 m	15 m	10 m
<i>Lot Coverage (maximum)</i>	N/A	35%	N/A	35%	35%	35%

- (1) A maximum height of 18.5 m is permitted provided the 4th and 5th Storeys are *Setback* a minimum of 3 m from the main and exterior side walls of the 3rd Storey
- (2) All *Parking Areas* shall be located in the *Rear Yard* of the *Lot*
- (3) Abutting Residential Zones only
- (4) Per Dwelling Unit
- (5) *Interior Side Yards* for One Storey buildings
- (6) *Interior Side Yards* for Two Storey buildings
- (7) Along a Common *Lot Line*
- (8) In no case shall the garage extend beyond the front wall of the main building or porch face. On a corner lot, in no case shall the garage extend beyond the face of the main building or porch face into the front yard or exterior side yard.
- (9) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:
- A minimum width of 6.0 metres for a Private Road
 - A minimum setback of 1.8 metres for any wall of a residential use building to a Private Road
 - A minimum setback of 5.3 metres for any garage or carport entrance from a Private Road
 - A minimum distance separation of 1.2 metres between buildings