

SECTION FOURTEEN "H" DISTRICTS

(COMMUNITY SHOPPING AND COMMERCIAL, ETC.)

REQUIREMENTS AS TO USE

14. (1) Subject to the provisions of Sections 3, 18, 18A, and 19, in an "H" District, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely; (8158/57) (83-66)

RESIDENTIAL USES

- (i) A lodging house, tourist home and a tourist camp for the accommodation of not more than fifty persons. (6692/51) (7977/57) (9520/61) (10346/64) (78-184) (81-27) (75-195) (01-143)
- (ii) A single family dwelling on any vacant lot which adjoins a lot upon which is located a dwelling or a multiple dwelling; or a single family dwelling on a vacant lot where more than half of the lots on the same side of the street between two intersecting streets are the sites of dwellings, multiple dwellings, or buildings containing dwelling units; (6692/51) (9655/62)
- (iii) One or two dwelling units in the same building with a commercial use permitted in the district and/or with a child care centre. (9655/62) (25-156)
- (iiia) One dwelling unit for each 180.0 square metres (1,937.50 square feet) of area of the lot upon which the building is situate provided that the building does not exceed 2 stories in height and provided further that the gross floor area of the building used for dwelling units does not exceed the gross floor area used for commercial or child care centre purposes. (10700/65) (79-288) (80-049) (81-27) (25-156)
- (iiib) A residential care facility for the accommodation of not more than twenty residents. (81-27)
- (iiic) An emergency shelter for the accommodation of not more than fifty residents. (81-27) (01-143)

- (iiid) A retirement home for the accommodation of not more than fifty residents. (01-143)
- (iiie) A corrections residence for the accommodation of not more than twenty-five residents. (01-143)

INSTITUTIONAL USES

- (iv) Any institutional uses as permitted in an "E" District;
- (v) A sanatorium, if at least a 30.0 metres (98.43 feet) from a residential district; (9438/61) (79-288) (80-049)
- (vi) (9438/61) (79-288) (80-049) (Deleted by 01-143)
- (via) A Child Care Centre. (90-248)

PUBLIC USES

- (vii) Any public use as permitted in an "E" or "G" District;

COMMERCIAL USES

- (viii) Any commercial use permitted in an "E" or "G" District without limitation of the number of employees except a public parking lot located in the area shown on Schedule "N", a massage parlour or a theatre. (78-184) (99-174) (08-228)
- (ix) A pharmaceutical, chemical, physical or optician's Laboratory, but not including a factory;
- (x) A commercial school or a motion picture studio, a radio broadcasting station, with or without a studio or theatre. (84-157)
- (xi) A second-hand goods shop, pawnbroker's shop, pet shop, open-air market or retail store of any kind, including a liquor dispensary or brewer's warehouse. (7058/53) (7129/53)

Provided, however, that a second-hand goods shop in an "H" District shall be one where there are sold or offered or exposed for sale only clothes, jewellery, watches, clocks, flatware, tableware, house furniture, house furnishings or other such household or personal effects, and by retail only, and where no second-hand pipe or other plumbing or building materials or fixtures are sold or offered or exposed for sale, or kept or had, nor any second-hand motor vehicle or bicycle parts, tires or accessories, nor any scrap metal, waste paper, rags, bones,

bottles or other such second-hand or salvaged materials or things; (7085/53)

- (xii) Repealed (78-184)
- (xiii) Repealed (78-184)
- (xiv) An auctioneer's premises, a book-binder's or carpenter's shop which is not a factory, any automobile service station or other public garage excluding all body and fender repairing for which special equipment is usually used, and provided that all gasoline storage is in underground tanks, a locksmith's shop, a painter's shop which is merely incidental to a permitted use but not including spray painting, or a plumber's shop or other workshop, but excepting a blacksmith's shop, welder's shop, tinsmith's shop, auto body and fender repair shop, auto wrecking or salvage shop, or any shop which is a factory; (6908/52) (78-184) (90-232)
- (xv) An animal hospital, kennel or any building or structure where animals are commercially kept or raised, if distant at least 30.0 metres (98.43 feet) from any residential district, but this clause shall not be construed as permitting a livery stable or riding academy, or as limiting the location of a pet shop; (9438/61) (79-288) (80-049)
- (xvi) (96-092) (Deleted by 07-050)
- (xvii) Storage of goods to be manufactured, assembled or sold upon the premises, if occupying not more than twenty-five per cent of the floor area;
- (xviiia) Either a manual car wash or a mechanical car wash, utilizing not more than one bay or stall, accessory to an automobile service station or public garage if, (72-224)
 - (a) the car wash is in the same building, and
 - (b) not more than 30% of the gross floor area of the service station or other public garage building is used for the purpose of the car wash, and (73-128) (74-44) (74-46) (76-40).

Explanatory Note:

By-Law No. 76-40 states as follows:

1. By-Law No. 72-224 passed on the 30th day of August,