

13.5 PLANNED DEVELOPMENT ZONES

13.5.1 GENERAL PROHIBITION

No person shall, within any **Planned Development Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in **Table 13.5** of Subsection **13.5.2** and in accordance with the standards contained in Table 13.5 of Subsection 13.5.2, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

13.5.2 The provisions of the Planned Development Zones are as set out in the Table below:

- 13.5.2.1 Column 1 identifies the Planned Development Zone.
- 13.5.2.2 Column 2 sets out the exception number of the Planned Development Zone exception, which corresponds to an area of the Town identified on the Zoning Schedules by the same Zone and exception number (i.e. PD-1).
- 13.5.2.3 Column 3 sets out only those uses that are permitted in the Planned Development Zone exception.
- 13.5.2.4 Column 4 sets out the standards for the Planned Development Zone exception.

Table 13.5

Zone Prefix	Exception Number	Permitted Uses	Special Standards
PD	1	<ul style="list-style-type: none"> – <i>Adult Day Centre</i> – <i>Animal Hospital</i> – <i>Antique and Collectibles Store</i> – <i>Apartment, Accessory</i> – <i>Art Gallery</i> – <i>Artisan Operation</i> – <i>Artist Studio and Gallery</i> – <i>Assembly and Packaging Use</i> – <i>Bakery</i> – <i>Business Office</i> – <i>Clinic</i> – <i>Communication Equipment Outlet</i> – <i>Convenience Store</i> – <i>Cultural Centre</i> 	<p>Permitted Uses The <i>uses</i> permitted in this zone shall be either:</p> <ul style="list-style-type: none"> a) A combination of a <i>landscaped buffer</i>, a <i>planting strip</i>, a <i>street</i>, a <i>nature trail</i>, <i>recreation</i>, <i>non-intensive</i>, a <i>dwelling</i>, <i>freehold townhouse</i>, a <i>dwelling</i>, <i>townhouse dwelling</i>, a <i>dwelling</i>, <i>stacked townhouse</i>, a <i>live-work unit</i>; or, b) A combination of a <i>landscaped buffer</i>, a <i>planting strip</i>, a <i>street</i>, a <i>nature trail</i>, <i>recreation</i>, <i>non-intensive</i>, <i>commercial uses</i> or <i>industrial uses</i>. <p>Dwelling, Stacked Townhouse For the purpose of this zone, <i>Dwelling, Stacked Townhouse</i> means a <i>building</i> divided vertically and horizontally into 6 or more separate <i>dwelling units</i>. Each such <i>dwelling unit</i> shall have an independent entrance directly from outside the <i>building</i>.</p> <p>Live-Work Unit For the purpose of this zone, the following <i>uses</i> may be permitted within the work component of a</p>

		<ul style="list-style-type: none"> – Custom Computer Assembly and Service Outlet – Day Care, Private Home – Day Nursery – Dry Cleaning or Laundry Outlet – Dwelling, Freehold Townhouse – Dwelling, Stacked Townhouse – Dwelling, Townhouse – Equipment Storage Building – Factory Outlet – Financial Institution – Fitness Centre – Funeral Home – Furniture Showroom – Government Office – Grocery Store – Hotel – Industrial Supply Outlet – Laboratory, Medical – Landscaped Buffer – Library – Live-Work Unit – Medical Centre – Merchandise Service Shop – Museum – Nature Trail – Patio, Outdoor – Personal Service Shop – Pharmacy 	<p><i>Live-Work Unit:</i></p> <ul style="list-style-type: none"> a) Adult Day Centre b) Apartment, Accessory c) Art Gallery d) Artist Studio e) Bakery f) Business Office g) Convenience Store h) Day Care, Private Home i) Dry Cleaning or Laundry Outlet j) Personal Service Shop k) Pharmacy l) Specialty Food Store/Specialty Restaurant m) Training Facility <p>Specialty Food Store/Specialty Restaurant For the purpose of this zone, <i>Specialty Food Store/Specialty Restaurant</i> means a business specializing in the sale and/or preparation of a specific type or class of foods, such as but not limited to a bakeshop, butcher, delicatessen, coffee shop, ice cream, fish and seafood, vegetables, salads, or similar foods, and may include a seating area for no more than 10 persons, but does not include a <i>restaurant</i> or on-site food preparation that involves frying.</p> <p>Training Facility For the purpose of this zone, where a <i>Training Facility</i> is a use in a <i>Live-Work Unit</i>, <i>Training Facility</i> means an establishment where training is conducted for profit or gain, which is not under the jurisdiction of a Board as defined in the Education Act and which is not otherwise defined herein. It is limited to 10 students at any one time, and not be of a nature that causes nuisance to adjacent uses, but does not include any <i>cannabis or industrial hemp use</i> defined in this By-law.</p> <p>Commercial Uses For the purpose of this zone, <i>commercial uses</i> include the following:</p> <ul style="list-style-type: none"> a) Adult Day Centre b) Animal Hospital c) Antique and Collectibles Store d) Art Gallery e) Artisan Operation
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