

6.6 DOWNTOWN MULTIPLE RESIDENTIAL (D6) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Downtown D6 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

6.6.1 PERMITTED USES

Community Garden
 Educational Establishment
 Emergency Shelter
 Lodging House
 Multiple Dwelling
 Place of Worship
 Residential Care Facility
 Retirement Home
 Street Townhouse Dwelling (By-law No. 25-155, August 06, 2025)
 Urban Farm
 Urban Farmers Market
 (By-law 06-324, October 25, 2006)
 (By-law 14-273, September 24, 2014)
 (By-law 15-107, April 22, 2015)
 (By-law No. 25-155, August 06, 2025)

6.6.2 REGULATIONS

**6.6.2.1 EDUCATIONAL
 ESTABLISHMENT,
 EMERGENCY SHELTER,
 LODGING HOUSE,
 MULTIPLE DWELLING,
 PLACE OF WORSHIP,
 RESIDENTIAL CARE
 FACILITY AND
 RETIREMENT HOME
 REGULATIONS**

(By-law 08-227, September 24, 2008)

- | | |
|--------------------------|-------------|
| a) Minimum Lot Width | 12.0 metres |
| b) Maximum Front Yard | 3.0 metres |
| c) Maximum Flankage Yard | 3.0 metres |
| d) Maximum Side Yard | 7.5 metres |
| e) Minimum Rear Yard | 3.0 metres |

SECTION 6: DOWNTOWN ZONES**ZONING BY-LAW**

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| f) Building Height | <p>i) Minimum 9.0 metres;</p> <p>ii) Maximum building height shall be in accordance with reference to the lot location and applicable building height maximum indicated on Figure 1 of Schedule “F” – Special Figures.</p> |
| g) Parking Requirements | <p>In accordance with the requirements of Section 5 of this By-law.
(By-law 06-324, October 25, 2006)</p> |
| h) Minimum Floor Area Ratio for New Multiple Dwellings | 0.6 |
| i) Minimum Landscaped Area for Multiple Dwellings | Not less than 10% of the lot area shall be landscaped area. |
| j) Visual Barrier | A visual barrier shall be required along any side or rear lot line abutting a Downtown D1, D2, D3 or D4 Zones in accordance with the requirements of Subsection 4.19 of this By-law. |
| k) Location of Emergency Shelter | <p>i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.</p> <p>(NOT FINAL & BINDING, By-law No. 26-152, September 09, 2026)</p> <p>(NOT FINAL & BINDING, By-law No. 26-152, September 09, 2026)</p> <p>ii) Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the</p> |

permitted number of residents permitted by the Zone in which it is located.

(NOT FINAL & BINDING, By-law No. 26-152, September 09, 2026)

- iii) Notwithstanding Subsection 6.6.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Residential Care Facility or Emergency Shelter, shall be permitted.

l) Location of Residential Care Facility

Within the area identified on Figure 55 of Schedule "F" – Special Figures of this By-law, every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot, measured to the lot line of any other lot occupied by a Residential Care Facility.

(NOT FINAL & BINDING, By-law No. 26-152, September 09, 2026)

m) Maximum Capacity for Emergency Shelter

Shall not exceed 6 residents.

(NOT FINAL & BINDING, By-law No. 26-152, September 09, 2026)

(By-law 14-238, September 10, 2014)
(By-law 21-070, May 12, 2021)
(By-law No. 25-155, August 06, 2025)

6.6.2.2 STREET TOWNHOUSE DWELLING REGULATIONS

(By-law No. 25-155, August 06, 2025)

- | | |
|--|--|
| a) Minimum Lot Area | 150.0 square metres for each dwelling unit |
| b) Minimum Unit Width
(By-law 06-324, October 25, 2006) | 5.5 metres for each dwelling unit |
| c) Front Yard | <p>i) Maximum 3.0 metres for the dwelling; and,</p> <p>ii) Minimum 6.0 metres for a garage only.</p> |
| d) Minimum Side Yard | i) Minimum 1.2 metres except for the |

side yard related to the common wall of the dwelling unit, which shall have a minimum 0 metre side yard; and,

- ii) 3.0 metres to a flankage yard.
- e) Minimum Rear Yard 7.0 metres
- f) Building Height
 - i) Minimum 9.0 metres;
 - ii) Maximum building height shall be in accordance with reference to the lot location and applicable building height maximum indicated on Figure 1 of Schedule “F” – Special Figures.
- g) Parking In accordance with the requirements of Section 5 of this By-law.
(By-law 06-324, October 25, 2006)

(By-law 06-324, October 25, 2006)
 (By-law 14-238, September 10, 2014)
 (By-law 21-070, May 12, 2021)
 (By-law 14-238, September 10, 2014)
 (By-law 21-070, May 12, 2021)
 (By-law No. 25-155, August 06, 2025)

- 6.6.2.3 URBAN FARM REGULATIONS**
(By-law 14-273, September 24, 2014) In accordance with the requirements of Section 4.26 of this By-law.
- 6.6.2.4 COMMUNITY GARDEN REGULATIONS**
(By-law 14-273, September 24, 2014) In accordance with the requirements of Section 4.27 of this By-law.
- 6.6.2.5 URBAN FARMERS MARKET REGULATIONS**
(By-law 15-107, April 22, 2015) In accordance with the requirements of Section 4.28 of this By-law.