

SECTION 14: WATERFRONT ZONES**ZONING****14.2 WATERFRONT – MIXED USE (WF2) 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 Waterfront – Mixed Use (WF2) 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:

14.2.1 PERMITTED USES

Art Gallery
 Beverage Making Establishment
 Catering Service
 Child Care Centre (By-law No. 25-155, August 06, 2025)
 Commercial School
 Communications Establishment
 Craftsperson Shop
 Educational Establishment
 Financial Establishment
 Library
 Live/Work Unit
 Multiple Dwelling
 Museum
 Office
 Personal Service
 Place of Assembly
 Place of Worship
 Repair Service
 Restaurant
 Retail
 Social Services Establishment
 Studio

14.2.1.1 RESTRICTED USES

In addition to Subsection 14.2.1, the following use shall be permitted in accordance with the following restrictions:

- i) Restrictions for Commercial Uses:
 - 1. Commercial uses shall only be permitted on the ground floor.
- ii) Restrictions for Institutional uses of a Cultural Nature:

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1. A Library, Art Gallery, or Museum shall only be permitted on the ground floor and second floor.

iii) Restrictions for Non-Residential Floor Area:

1. 20% of the total non-residential floor area will be permitted for commercial uses ancillary to a Library, Art Gallery, or Museum.

iv) Additional Residential Unit Restrictions:

1. In accordance with Figure 14 of Schedule F: Special Figures of this By-law.

(By-law No. 21-189, October 13, 2021)

14.2.2 PROHIBITED USES

Notwithstanding Section 14.1.1 above, the following uses are prohibited, even as an accessory use:

Motor Vehicle Collision Repair
Establishment
Motor Vehicle Rental Establishment
Motor Vehicle Service Station
Motor Vehicle Gas Bar
Drive-Through Facility

(By-law No. 21-189, October 13, 2021)

14.2.3 REGULATIONS

- a) **Maximum Setback** Shall be in accordance with Figure 11 of Schedule F: Special Figures

- b) **Maximum Setback to a Garage** Notwithstanding Figure 11 of Schedule F: Special Figures, and except where a visibility triangle is required, a maximum setback of 6.0 metres shall apply for that portion of a building providing an access driveway to a garage.

- c) **Building Height** i) Minimum 9.0 metres;

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- ii) In addition to i) above, a minimum 4.5 metre façade height for the first storey, for any portion of a building that is non-residential in use; and,
 - iii) Maximum 6 storeys and up to 24.5 metres.
- d) **Built Form for New Development**
 - i) The minimum width of the ground floor façade shall be provided in accordance with Figure 13 of Schedule F: Special Figures.
 - ii) All at grade residential units which front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.
 - iii) Parking shall be provided underground and/or in above grade parking structures.
 - iv) Above grade parking structures shall be located within buildings and fronted on all levels by commercial, cultural or residential uses, except for driveway access.
 - v) A minimum of 40% of the ground floor façade facing a street shall be composed of windows and glazing.
- e) **Restrictions for Commercial Uses**
 - Shall only be permitted on the ground floor.
- f) **Restrictions for Institutional uses of a Cultural Nature**
 - A Library, Art Gallery, or Museum shall only be permitted on the ground floor and second floor.
- g) **Restrictions for Non-Residential Floor Area**
 - 20% of the total non-residential floor area will be permitted for commercial uses ancillary to a Library, Art Gallery, or Museum.

SECTION 14: WATERFRONT ZONES**ZONING****h) Additional
Residential Unit
Restrictions**

Shall be in accordance with Figure 14 of
Schedule F: Special Figures.

(By-law No. 17-095-LPAT-01, May 24, 2017)