DILLON CONSULTING

Barrie

DRAFT 2

CITY OF BARRIE ZONING BY-LAW



City of Barrie Draft Zoning By-Law
For Public Consultation
Draft 2 – June 2023

DRAFT 2 - CITY OF BARRIE COMPREHENSIVE ZONING BY-LAW

Comments on this draft of the Comprehensive Zoning By-Law may be provided to: newzoningbylaw@barrie.ca

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SECTION 1 INTRODUCTION

1.1 Title

This Zoning By-Law shall be known as the "Zoning By-Law" of the City of Barrie. Any references to "this Zoning By-Law", “this By-Law” or “the Zoning By-Law” in this document means the City of Barrie Zoning By-Law.

1.2 Defined Area

The provisions of this Zoning By-Law apply to all lands within the present boundaries of the Corporation of the City of Barrie. All lands within these boundaries are divided into “**zones**” that are represented on the **Zoning Map**. The Zoning Map shall form part of this Zoning By-Law.

1.3 Scope

No land shall be used, and no **buildings** or **structures** may be **constructed**, **altered**, enlarged, or used within the City of Barrie except in conformity with the provisions of this Zoning By-Law.

1.4 Repeal and Continuation of Existing By-Laws

The By-Laws listed in Table 1-1 are repealed in their entirety upon the date this Zoning By-Law comes into effect.

Table 1-1: Repealed By-Laws

BY-LAW NUMBER	BY-LAW TITLE
2009-141	Comprehensive Zoning By-Law
054-04	Innisfil Zoning By-Law

The By-Laws listed in Table 1-2 are continued under this Zoning By-Law when it comes into effect.

Table 1-2: Continued By-Laws

BY-LAW NUMBER	BY-LAW TITLE
____-___ **[This is a placeholder and will be updated in a subsequent version.]**	Temporary Zoning By-Law ___ [This is a placeholder and will be updated in a subsequent version.]

1.5 Effective Date

This Zoning By-Law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received then the un-appealed portions of this Zoning By-Law shall come into force, and the appealed portions shall come into force upon the decision of the Ontario Land Tribunal and in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13., as amended.

1.6 Revisions to the Zoning By-Law

Any of the following changes can be made to this Zoning By-Law without a zoning By-Law amendment:

a) The correction of spelling, grammar, or other typographic errors, or formatting revisions that do not **alter** the intent of this Zoning By-Law;

b) Changes to reference materials that do not affect the zoning or development capabilities of lands, including but not limited to graphic elements of maps and map legends;

c) Changes to footnotes, headers/footers, list enumeration (and any subsequent changes to cross-references), and any explanatory notes that are inserted to improve this Zoning By-Law's readability; and,

d) Consolidation of amendments into this Zoning By-Law.

1.7 Validity

If a court of competent jurisdiction rules that any provision of this Zoning By-Law is invalid then that ruling does not extend to the remaining contents of the By-Law; the unaffected provisions in this Zoning By-Law will remain in effect.

SECTION 2 ADMINISTRATION

2.1 Administrator

This Zoning By-Law shall be administered by any person designated as the Administrator by the Council of the City of Barrie.

2.2 Violations and Penalties

Any person who breaches any of the provisions of this Zoning By-Law is guilty of an offence under The Provincial Offences Act, R.S.O. 1990, c.P.33., and is liable to the penalties specified under the Planning Act, R.S.O. 1990, c.P.13.

2.3 Inspection of Premises

Inspection of premises regarding the potential contravention of the By-Law will be in accordance with the Planning Act, R.S.O. 1990, c.P.13.

2.4 Licenses and Permits

No **building** permit or license will be issued, if the permit is required for a proposed **use** of land or a proposed **construction**, **alteration**, enlargement or use of any **building** or **structure** that is in violation of any provisions of this Zoning By-Law.

2.5 Change of Use

If there is a change in the **use** of any lands, **building**, or **structure** then the new **use** must be in accordance with the provisions of this Zoning By-Law.

Any **structure**, **use**, or development existing prior or since August 10, 2009 shall be permitted under this Zoning By-Law. However, should the **structure**, **use**, or development change for any reason or become the subject of any development application, the new **use** or **structure** shall conform and comply to the standards and provisions of this Zoning By-Law.

2.6 Interpretation

a) Unless otherwise shown, a **street**, **lane** or railway right-of-way, electrical transmission line right-of-way or **watercourse** shall be included within the **zone** of the adjoining property on either side, and where such **street**, **lane**, right-of-way or **watercourse** serves as a boundary between two (2) or more different **zones**, then the centre line of such **street**, **lane**, right-of-way or water course and extending in the general direction of the long dimension shall be deemed to be the boundary between **zones**.

b) If any **zone** boundary is not shown to be a **street**, **lane**, right-of-way or **watercourse**, and where the boundary approximately follows **lot lines**, then such **lot lines** shall be deemed to be the **zone** boundary unless another provision of this Zoning By-Law dictates otherwise.

c) In the Neighbourhood Low (NL) Zones, if any **lot** is in excess of 0.4 hectares in size, and the **zone** boundary is not shown to be a **street**, **lane**, right-of-way or **watercourse**, then the **zone** boundary shall be considered to be 60.0 metres from and parallel to the front **lot line**.

d) If a **street**, **lane** or right-of-way and the limits of any portion thereof is closed then the property formerly within such **street**, **lane** or right-of-way shall be included within the **zone** adjoining the property, and if such **street**, **lane** or right-of-way was a **zone** boundary then the new **zone** boundary will be the former centre line of the closed **street**, **lane** or right-of-way.

e) **Lot**s which only have access via a private **lane** or right-of-way, the **lot line** and yard abutting the **lane** or right-of way will be deemed to be the **front lot line** and **front yard** for the purposes of this Zoning By-Law.

f) If a comprehensive Draft Plan of Condominium has received Draft Plan approval, and if registration of same is intended to occur in phases or stages, then the draft approved plan of condominium shall be deemed to be one **lot** for purposes of applying zoning provisions. Zoning regulations shall apply only to the external limits of the Plan, not to interior boundaries resulting from the registration of each phase.,

g) Numbered Tables and any associated Table Notes form part of this Zoning By-Law. If there is any conflict between a Table and the text of this Zoning By-Law, then clarification can be sought from the Administrator of this By-Law, and;

h) Footnotes, endnotes, notations in the margins, except those related to a Table, or any unnumbered figure/illustration/graphic, except those used for the purpose of/in a definition, in this Zoning By-Law are presented for information only and are not part of this Zoning By-Law.

SECTION 3 DEFINITIONS

A

ACCESSORY BUILDING OR STRUCTURE

Means any subordinate **building** or **structure** which is separate from or attached to the main **building** on the same **lot** and subordinate to a **primary use** of a **building** or **structure**, is not used for human habitation, and may include, but is not limited to, the following:

i. **Detached garage**;

ii. Shed;

iii. Greenhouse (non-commercial);

iv. **Carport**;

v. **Deck**;

vi. Porch; and

vii. Ground-mounted **solar collector.**

ACCESSORY RETAIL

Means a **retail use**, permitted as an **accessory use** to the **primary use** of the land, **building** or **structure**.

ACCESSORY USE

Means the secondary purpose for which a **lot**, **building** or **structure** is used, or intended to be used. **Accessory uses** are identified in corresponding permitted **use** tables with the symbol ◊. **Accessory uses** are not permitted to be stand-alone and are only permitted once the **primary use** is established on a **lot.**

ACOUSTIC FENCING

Means a barrier, wall, or fence designed by a professional engineer that is **constructed** for noise attenuation purposes.

ADJACENT

Means all land that borders a property along a common lot line, and all land that would have bordered a property if they were not separated by a river, street, railway line, power transmission line, pipeline, or similar feature. In considering a specific natural heritage feature or area, this includes all lands contiguous to that specific feature, or area, where it is likely that development or site alteration would have a negative impact on the feature or area.

ADULT ENTERTAINMENT ESTABLISHMENT

Means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, entertainment or services designed to appeal to erotic or sexual appetites or inclinations; of which a principal feature or characteristic is the nudity or partial nudity of any person, or in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement, but it shall be deemed not to include any novelty and video shops.

ALTER (ALTERING, ALTERATION)

Means any change in the **gross floor area**, height, or bulk of a **building** or **structure**, or change in land **use**.

AMENITY AREA, COMMON

Means any outdoor **amenity area** at ground level which is a common area available to occupants of the **building**(s) on the same **lot. Building** rooftops, patios and above ground **deck**s may be included as part of the common amenity area if they are associated with recreational facilities that are provided and maintained, such as swimming pools, tennis courts, lounges etc.

AMENITY AREA, COMMUNITY

Means an outdoor area with unrestricted access from a **street**.

AMENITY AREA, PRIVATE

Means any outdoor **amenity area** which is only accessible by a singular unit. This may include balconies, decks, terraces, etc.

ANGULAR PLANE

Means an imaginary inclined plane, rising over a **lot**, drawn at a specified angle from a **lot line** abutting, or **adjacent** to, a Neighbourhood Low **Zone**, and which together with other **building** and **lot** standards delineates **building height.**

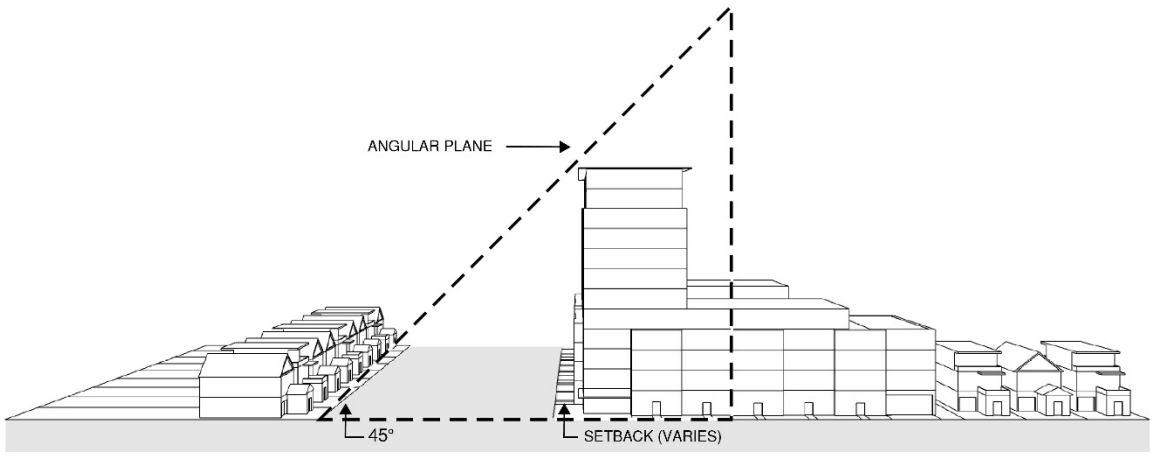


Figure 1. Angular Plane (Front Yard)

ANIMAL BOARDING ESTABLISHMENT

Means a premises for the caring, grooming, and training of domesticated animals, excluding livestock, for a fee on a temporary basis and may include overnight accommodation and outdoor facilities, but excludes the breeding of animals.

ANIMAL-RELATED SERVICES

Means the **use** if any **lot**, **building**, or **structure**, relating to the permitting, sheltering, or other accommodation, as it pertains to animals, more specifically, domesticated animals kept as pets.

Animal-related Uses include:

i. **Animal Boarding Establishment**;

ii. **Animal Shelter**; and

iii. **Veterinary Clinic**.

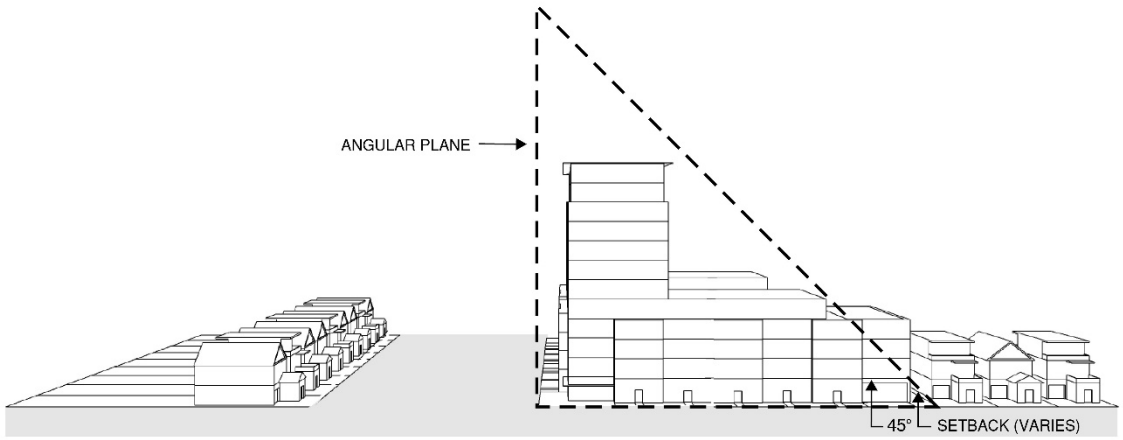


Figure 2. Angular Plane (Rear Yard)

ANIMAL SHELTER

Means a place in which animals that are lost, stray, surrendered, or abandoned, are housed and cared for.

ARCADE OR GAME ESTABLISHMENT

Means any premises or part thereof containing three (3) or more **amusement devices** operated for gain and includes any **commercial uses** or **private club** but does not include a **bingo hall**.

ARENA

Means a **building** designed with an artificial ice surface and permanent seating, intended for year-round recreational use and may include temporary uses such as special events and competitions, circuses, concerts, conventions, weddings/banquets/anniversaries, auctions, **restaurants**, flea markets and trade shows or exhibits with a retail component.

ASSEMBLY HALL

Means a **building** or part thereof used for gatherings of persons for civic, educational, political, religious, recreational, cultural, social or other purposes but does not include a **theatre**, or a **place of worship**.

ATTACHED HOUSE

Means a building type that generally consists of ground **oriented** built form that generally consists of a small footprint **building**, divided into more than one unit, by either a vertical and/or horizontal continuous common wall. Units may have a private entrance leading directly from outside the **building,** or units may have their entrance from a common hallway or stairway inside the **building**. All units share the same **lot**.

ATTIC

Means the space between the roof and the ceiling of the top **storey**, or between a knee wall and a sloping roof.

AUTOMOTIVE RENTAL AND SALES ESTABLISHMENT

Means a **building** or **lot** used for the display and sale of new and/or used vehicles, and may include the leasing, servicing, cleaning, body repair and/or repainting of vehicles, the sale of vehicle accessories and related products, or the sale or leasing of utility trailers or boat trailers.

AUTOMOTIVE REPAIR AND SERVICE STATION

Means a **building** or a **lot** used for:

i. the sale of fuels for motor vehicles and may include the servicing and cleaning of vehicles, the sale of automotive accessories, and the selling, repairing, leasing, or renting of utility or boat trailers; and/or,

ii. washing vehicles as the **primary use** or as an **accessory use**; and/or,

iii. the servicing and cleaning of vehicles within a wholly enclosed **building**, and may include vehicular body repair, preventative maintenance, repainting, and the sale of automotive accessories.

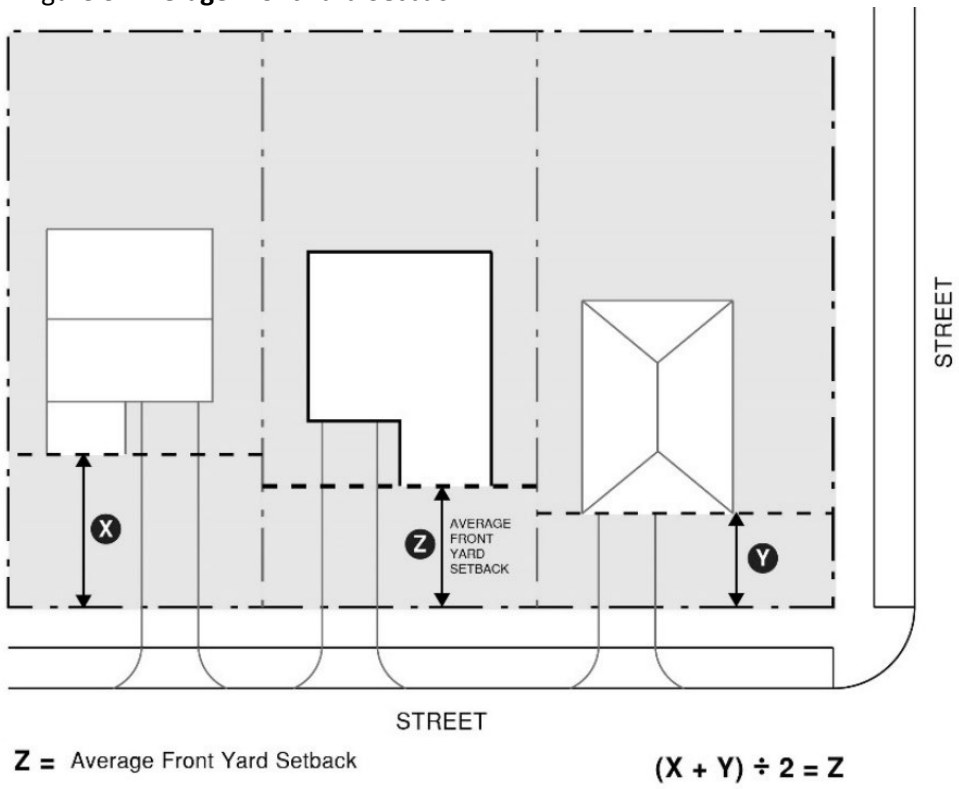
AUTOMOTIVE WRECKING AND REPAIR ESTABLISHMENT

Means a **building** or **lot** used for the wrecking, disassembly or repair of vehicles, and for the storage and sale of the salvaged parts and materials.

AVERAGE FRONT YARD SETBACK

Means the average **setback** of the existing abutting **building**(s) fronting on the same **street** frontage, measured from the main front of such **building** to the **lot line, front**. If one or more of the **lots** required to be included in the averaging calculation is vacant, that vacant **lot** will be deemed to have a **front yard setback** equal to the minimum **street setback** required for the **zone** category.

Figure 3. **Average Front Yard Setback**



B

BASEMENT
Means one or more **storey**s of a **building** located below the **first storey**.

BED AND BREAKFAST ESTABLISHMENT
Means a **dwelling unit** within a **Detached House** that is owner occupied and operated to provide the traveling public with sleeping accommodation and meals.

BICYCLE PARKING SPACE
Means an area that is equipped with a **bicycle rack** or locker that is suitable for the purpose of long-term bicycle parking and is not provided within a **dwelling unit**, **suite**, or **balcony**.

BICYCLE RACK
Means a frame(s) designed for the exclusive use of parking bicycles and equipped with a stand designed to lock the wheel and frame of a bicycle.

BINGO HALL
Means a premises used for the purpose of playing a game of chance in which players place markers on a pattern of numbered cards according to numbers drawn, announced, or displayed either electronically or by a caller, in which money is wagered and some of the proceeds go to charity but does not include player-operated video lottery terminals or slot machines.

BLOCK
Means the group of **lot**s and **building**s surrounded by public **streets**.

BOARDING, LODGING, ROOMING HOUSE
Means a **dwelling unit** with more than four **lodging suite**s provided to tenants in exchange for remuneration, and includes shared spaces within either the **dwelling unit**, or on the **lot**.

BODY RUB PARLOURS
Means a **building** where a body rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include any premises where medical or therapeutic treatment is given by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

BUILDING

Means any **structure**, whether temporary or permanent, constructed or placed on, in, over or under land used for the shelter, accommodation, or enclosure of persons, animals, materials or equipment.

BUILDING BY-LAW

Means a By-Law that has been enacted by the City of Barrie pursuant to The Building Code Act, 1992, S.O. 1992, c. 23.

BUILDING DEPTH

Means the horizontal distance between the **building** facade and the portion of the **buildings** rear main wall furthest from the **building** façade, measured at the ground level.

BUILDING HEIGHT

Means the vertical distance from the average **finished grade level** to:

i. In the case of a flat roof, the highest point of the highest roof surface;

ii. In the case of a mansard roof, the roof deck line;

iii. In the case where dormer(s) are provided, if any dormer is larger than 50% of any roof structure then the building height shall be measured to the midpoint of the roof of the dormer; and,

iv. Or in the case of any other roof, the mean height between the eaves and the highest ridge of the roof – not including any roof or penthouse **structure** accommodating an elevator, staircase, ventilating fan (or other similar equipment), a chimney, or other ornamental **structure** which rises above the roof level but does not provide **habitable living space**.

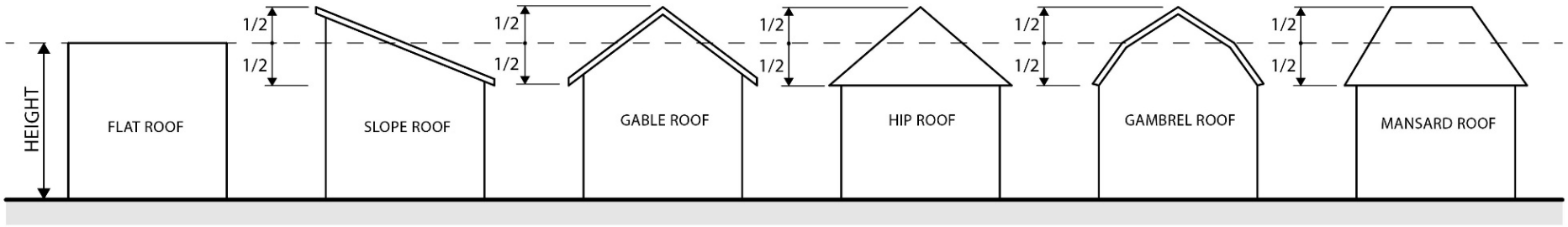


Figure 4. **Building Height**

BUILDING LENGTH

Means the horizontal distance of the **building** façade of a primary dwelling unit facing a **front yard** or **exterior side yard**, measured at the ground level. In the case of a **dwelling unit** with a shared vertical wall, the distance is measured at the ground level of an exterior wall and/or a shared wall between units.

BUILDING, MAIN OR PRINCIPAL
Means the building in which is carried on the principal purpose for which the **lot** is used.

BUILDING SUPPLY CENTRE
Means a **building** in which **building,** or **construction** and home improvement materials are offered for sale and may include the fabrication of certain materials related to home improvement. **Building Supply Centre**s are distinct from retail hardware stores in that most goods offered for sale consist of materials which are permanently affixed to a **building** such as lumber, molding, heating and cooling systems, piping, venting, and other such materials.

BUILT HERITAGE RESOURCES

Means a **building, structure**, monument, installation, or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous Nation. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers.

C

CANNABIS PRODUCTION FACILITY
Means a wholly enclosed **building**, **structure,** or part thereof, used to possess, produce, sell, provide, ship, deliver, transport, or destroy marihuana or cannabis by a Licensed Producer authorized by Health Canada and through a License issued by the City of Barrie, as required. Any facility that requires a Health Canada License for the production of Cannabis is considered a **Cannabis Production Facility** including micro-cultivation licenses, cultivation licenses and licenses for research.

CAR-SHARE
Means a model of car rental where people rent cars for short periods of time, often by the hour, these cars are available throughout the **City** and are typically managed through a mobile application.

CAR WASH
Means a **building** and **lot** used for the washing, cleaning, and detailing of vehicles. Shall be co-located with an automotive service station.

CARPORT
Means a building type that generally consists of an attached **building** or **structure** that is permanently affixed to the ground, shares a roof with the **building** to which it is attached, and is open on at least three sides. Excludes temporary tents or **structures**.

CEMETERY
Means lands used as a place for the interment of human remains or in which human bodies have been buried, and may include a **columbarium**, mausoleum, **funeral establishment** or **crematorium**.

CENTRE LINE
Means the point which equally divides the width of the street allowance of a **street**.

CITY
Means the Corporation of the City of Barrie

CLUSTER HOUSE
Means a **building** type that generally consists of multiple detached **dwellings units** on a singular **lot** where there are three (3) or more residential units situated in such a way that at least one (1) **dwelling unit** does not have legal frontage on a **street**.

COACH HOUSE
Means a **building** type that generally consists of a detached**, ground oriented,** small footprint **building** with its own entrance, that is typically built in the **rear yard** of a property that has a permitted primary form in accordance with this Zoning By-Law.

COLUMBARIUM
Means a **building** or **structure** used to store cremated human remains.

COMMERCIAL ENTERTAINMENT
Means the **use** of a premises, for a fee, for the provision of entertainment or amusement with or without the necessity of active participation by the user and includes an **arcade of game establishment,** cinema, live theatre, concert hall, **bingo hall**, bowling alley, indoor miniature golf, indoor paintball, a **nightclub**, laser game or the like, but does not include an **adult entertainment establishment**, or **gaming establishment.**

COMMERCIAL SCHOOL
Means a **school** conducted for hire or gain such as a studio of dancing, art school, drama school, martial arts school, business or trade **school** or any other specialized **school**. Shall not include a private academic, religious, or philanthropic **school**.

COMMERCIAL USES
Means the **use** of a **building**, **structure** or **lot**, for the purpose of commerce and may include but is not limited to the sale of goods or provision of services. Commercial uses are for-profit. Commercial uses may be ancillary to but do not include **manufacturing and processing**.

COMMERCIAL VEHICLE
Means a motor vehicle used for, or intended to be use for, **commercial uses**, industrial or agricultural purposes with or without an attached or permanently attached delivery body and includes vehicles such as catering or canteen trucks, buses, cube vans, tow trucks, tilt and load trucks, dump trucks, tractor trailers, semitrailers, and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials, or supplies for commercial purposes.

COMMUNITY CENTRE

Means a **building** used for participatory athletic, recreational, physical fitness, leisure or social activity and may include a health centre, fitness centre, ice rink, curling rink, racquet ball court, swimming pool, gymnasium, training room, and auditorium, but shall not include an **arena**.

COMMUNITY GARDEN

Means a parcel of land cultivated and gardened by members of the community for non-commercial purposes. For the purposes of this definition, "gardened" means to grow and care for plants and crops. Lands **zone**d for community gardens may include **accessory building**s such as a tool shed, and non-commercial activities related to the **community garden** such as teaching.

COMMUNITY-RELATED

Means the **use** of any **lot**, **building**, or **structure**, relating to a community facility, or other **use** generally accessible to the public.

Community-related Uses include:

i. **Arena**;

ii. **Assembly Hall**;

iii. **Community Centre**;

iv. **Museum**;

v. **Private Club**; and

vi. **Theatre**.

CONCRETE READY-MIX PLANT

Means a **building** or **structure** or part of a **building** or **structure** where concrete, mortar, or plaster materials are mixed or batched, or are weighed and measured for mixing off site.

CONFERENCE CENTRE

Means a **building** used for the holding of conferences, conventions, seminars, workshops, or similar activities, including dining and lodging facilities.

CONFORM AND/OR COMPLY

Means a **use** which is in accordance with the **zone** requirements, or land-use control, of the **lot**, **building**, or **structure**, as set out by this Zoning By-law.

CONSTRUCTION
Means the assembly, erection, **building**, enlargement, or reconstruction of any **building** or **structure**, and shall include removal and relocation of any **building** or **structure**.

CONTRACTOR'S YARD
Means a premises used as a depot for the storage and maintenance of construction equipment used by a construction company or contractor but does not include the wholesale or retail sale of construction materials or supplies, home improvement supplies or a premises used by a plumbing, heating, air conditioning or electrical contractor.

CRASH WALL
Means a **structure**, also known as a deflection wall or containment wall, that is designed by a professional engineer to redirect a derailing train back onto a rail corridor.

CREMATORIUM
Means a **building** fitted with appliances for the purpose of cremating human or other remains and includes everything incidental and ancillary thereto.

CULTURAL HERITAGE RESOURCES
Built heritage resources, cultural heritage landscapes, and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

CUSTOM WORKSHOP
Means a **building** or part of a **building** used by a trade, craft, or guild for the manufacture and sale in small quantities of custom-made articles.

D

DATA PROCESSING CENTRE
Means a secure **building** or **structure**, that houses IT infrastructure for running and delivering applications and services, and for the storing and managing of the data associated with those applications and services.

DAY CARE CENTRE
Means premises operated by a person licensed under the *Child Care and Early Years Act, 2014*, as amended, to operate a Child Care Centre at the premises.

DAY CARE, PRIVATE HOME
Means the temporary care of five (5) or less children, unless otherwise permitted under the *Child Care and Early Years Act*, where such care is provided within a dwelling unit as a **home occupation** for a continuous period not exceeding twenty-four (24) hours.

DECK
Means a platform or series of platforms, **accessory** to a main **building** that may be free-standing or attached thereto.

DETACHED GARAGE
Means a **building** type that generally consists of a fully enclosed **building** with a **garage**-style door, either freestanding or attached to the exterior of the primary **building** on the **lot**, that is design for the shelter of at least one motor vehicle.

DETACHED HOUSE
Means a **building** type that generally consists of a freestanding, small footprint, **ground-oriented building**. Accessory buildings or **structures** may be attached to a detached house.

DORMITORIES
Means a **building** or **structure** where residents have exclusive **use** of a **lodging suite**, but common washroom and/or kitchen facilities, and where each resident individually compensates the owner for providing the accommodation.

DRIVE THRU FACILITY
Means a **building** type that generally consists of one or multiple hardscaped, one-way stacking aisles, located on the side and/or **rear yard**, to funnel motor vehicles past a window on the **building** so that items can be collected by the motor vehicle's occupants.

DRIVEWAY
Means an area of land travelled upon which provides vehicular access from a **street** to a **parking** space. A **driveway** may be used as a **parking space**, including a **tandem parking space**, for a **ground-oriented building**.

DRY CLEANERS
Means a **building** where small-scale dry cleaning, laundering, and/or pressing of clothing or fabric goods is carried out, and also includes a **use** where articles are dropped off for dry cleaning, laundering, and/or pressing at another (typically industrial scale) facility.

DWELLING UNIT
Means a **building** or part thereof used or intended to be used as a domicile containing cooking, eating, living, sleeping and sanitary facilities, but shall not include:

- Guest rooms in motels and **hotels**;
- **Lodging suite**s in **boarding, lodging, rooming houses**; or,
- **Dormitories**.

DWELLING UNIT FLOOR AREA

Means the total floor area contained within the outside face of the exterior walls of a **dwelling unit** excluding any private **garage**, open porch, veranda, or **balcony**.

E

ELECTRIC VEHICLE READY (PARKING)

Means a **parking space** which has energized electrical outlets installed at the time of **construction** that can support Level 2 charging (208-to-240-volt power source with a dedicated circuit up to 60 amps) of an electric vehicle when a charging station is installed in the future.

EMERGENCY SERVICES DEPOT

Means a **building** used for the storage, cleaning, polishing and minor repairs of emergency vehicles, associated **office** space and may include accommodation for personnel.

EMPLOYMENT AREA

Means those areas, designated in the City of Barrie Official Plan, for clusters of business and economic activities, including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

END UNIT

Means the first or last unit on a block of dwellings that comprise a **Rowhouse**.

ENTERTAINMENT ESTABLISHMENT

Means a **use** of land, **building** or **structure** devoted to leisure activities in which the consumer does not actively participate such as motion picture or live **theatres**, auditoriums, planetariums, concert halls, or other similar **uses** but shall not include **arenas**, adult entertainment parlours, **arcade or game establishments**, or any **use** entailing the **outdoor** operation or racing of animals or motorized vehicles.

ENVIRONMENTAL INTERPRETATIVE FACILITY

Means a **building**, **pavilion**, **structure**, lookout area, or place which may include panels or other means of communication used to impart knowledge, educate, and build awareness of nature, and which may provide for interactive participation to enhance an understanding of nature and stimulate the discovery process.

F

FACING DISTANCES

Means the distance between two **structure**s on a site. A principal face means the longest side of the **structure** or building face. Secondary face means the shorter side of the **structure** or building face. Secondary faces longer than 25.0 metres shall be considered a primary face for the purpose of establishing facing distances on a **lot**.

FARMERS MARKET

Means a **building**, **structure**, or premise where opened spaces or stalls or sale areas that are not separated by permanent walls (but may have removable partitions) and are leased, rented or otherwise provided to more than three (3) individual vendors for the sale of products primarily of fresh fruit, vegetables, meat, poultry, fish, dairy products, as well as handcrafted items, goods or wares, trees, shrubs, plants and flowers and a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments, or baked goods to the general public, but shall not include a supermarket or a "specialty food store".

FINISHED GRADE LEVEL

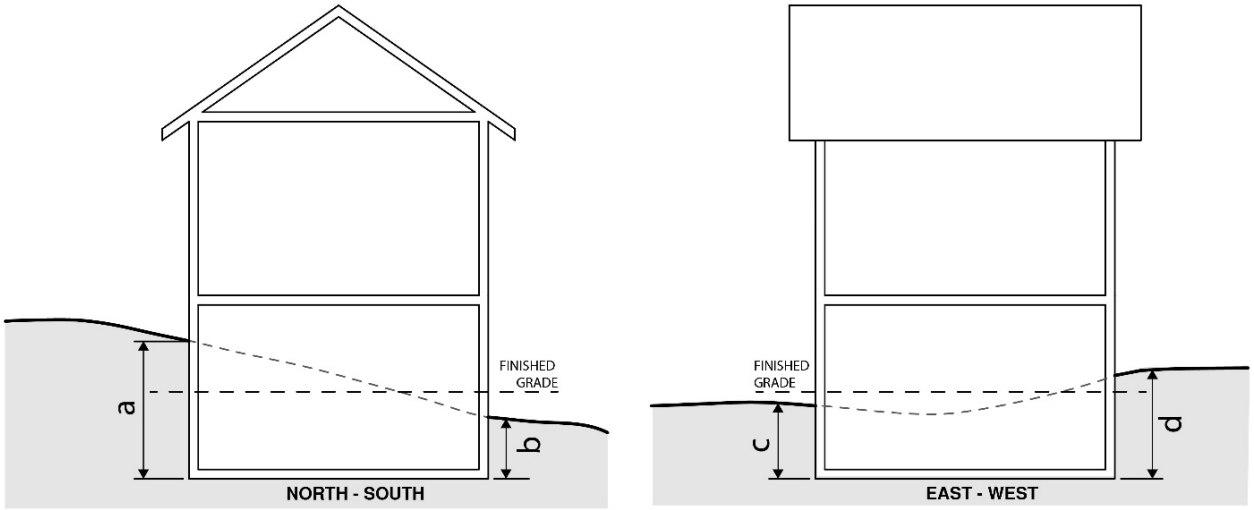
Means the average elevation of the finished surface of the ground abutting the external walls of the **building** or **structure**, exclusive of any embankment in lieu of steps.

FIRST STOREY

Means the **storey** that has its floor closest to **grade** and its ceiling more than 1.8 metres above **grade**.

FITNESS OR HEALTH CLUB

Means a **building** in which facilities and equipment are available for individuals to participate in physical fitness activities and shall include but not be limited to such activities as body **building** and exercise classes.



$$\text{FINISHED GRADE LEVEL} = \frac{a+b+c+d}{2}$$

Figure 5. **Finished Grade Level**

FLOOR SPACE INDEX (FSI)
Means the applicable **gross floor areas** of all **buildings** on a **lot** divided by the lot area.

FLOOR TRANSPARENCY, GROUND OR UPPER
Means the percentage of a **building** facade that must be covered by glazed elements such **transparent** windows and doors.

FLEX BUILDING
Means a **low-rise building** with multiple loading bays.

FOUNDRY
Means an establishment in which metals are cast or an article is made by casting.

FUNERAL ESTABLISHMENT
Means premises used for the care and preparation of human remains and related coordination of rites and ceremonies, but does not include a **cemetery**, **columbarium**, crematorium, or **place of worship**.

FOOD, TOBACCO, AND BEVERAGE PROCESSING
means a **building** or part thereof used for the processing of meat and poultry products; fish products; fruit and vegetable products; dairy products; flour, prepared cereal food and feed products; vegetable oil mills; bakery products; sugar products; soft drink products; tobacco products; and distillery, brewery, and winery products.

FOOD VEHICLE
Means a vehicle not permanently affixed to the ground and capable of being moved on a daily basis, from which food intended for immediate consumption is provided for sale or sold, and includes a motorized, self-propelled vehicle (e.g., food truck), a vehicle that is not self-propelled, but can be towed (e.g. food trailer) and a vehicle moved by human exertion (e.g. food cart).

G

GAMING ESTABLISHMENT
Means a premises where any banking or percentage game is played with cards, dice or any mechanical device or machine for money, property, or any item of value, and includes a premises such as a casino, or a gambling facility with slot machines or video lottery terminals.

GARAGE, PRIVATE
Means a building type that generally consists of an **accessory building** other than a **carport**, either attached to or detached from the main **building** or **structure**, and typically, although not exclusively, used for the storage of vehicles.

GOLF COURSE
Means a public or private area designed, landscaped, and used for at least nine holes of golf.

GOLF DRIVING RANGE
Means a public or private area designed, landscaped, and used for the practice of golf from individual tees.

GOVERNMENT SERVICES
Means the **use** of any **lot**, **building**, or **structure**, used by a local or provincial government.

Government Services include:

i. Court House;

ii. **Emergency Services Depot**;

iii. Municipal Works Building and Yard;

iv. **Transit Terminal**; and

v. **Transit Transfer Station**.

GRADE
Means the average level of proposed or finished ground adjoining a **building** at all exterior walls.

GREEN ROOF
Means an extension of an above grade roof on top of a **building** or **structure**, which allows vegetation to grow on top. **Green roofs** may act as a **common amenity area** while also providing a stormwater function and other environmental benefits.

GROCERY STORE
Means a store where food and household supplies are sold.

GROSS FLOOR AREA
Means the total area of all floors in a **building**, excepting a **basement** in a **residential building**, measured from the outside face of the exterior walls, but exclusive of any part of a **building** which is used for the storage or parking of motor vehicles for storage, stairwells, or for mechanical or electrical equipment providing services for the entire **building**.

GROSS LEASABLE FLOOR AREA
Means in a **commercial building** or development, the total floor area designed for one or more **commercial** tenant occupancy and exclusive **use**, including **basements**, mezzanines, and upper floors, if any, measured from the centre line of joint partitions and from outside wall faces.

GROUND FLOOR AREA
Means the area of a **building** or **structure**, measured to the outside/exterior walls at finished **grade**.

GROUND ORIENTED (OR GROUND RELATED)
Means a category of **building** or **structure** that has individual or shared access from **grade**, is no more than four **storeys** in height, and has no shared corridors, hallways or elevator.

GROUP HOME
Means a community-based housekeeping unit in which up to five (5) individuals (exclusive of staff) live under responsible supervision consistent with the requirement of its residents.

H

HABITABLE LIVING SPACE
Means any **residential** floor space **used** or intended to be **used** for living, sleeping, cooking or eating purposes.

HEAVY EQUIPMENT DEALER
Means a **building** and **lot**, or either in singular, used for the **display** and sale of new and used heavy machinery and farm equipment and may include repair, preventative maintenance, and repainting facilities and accessory sales.

HEALTH SERVICES FACILITY
Means establishments primarily engaged in providing medical, surgical, or other services to individuals, including the **office**s of physicians, dentists, and other health practitioners, medical and dental laboratories, addiction treatment, mental health treatment, out-patient care facilities, physical therapy, blood banks and oxygen and miscellaneous types of medical supplies and services. This would include a **hospital**.

HEN COOP
Means a fully enclosed weatherproofed **building** where hens are kept.

HIGH-RISE BUILDING
Means a **building** that is a minimum of thirteen (13) **storeys** and includes interior hallways or corridors, and an elevator(s). Consists of a **tower and podium**.

HIGH-WATER MARK
Means the highest water level, on average, for any given year for lakes such as Little Lake, and Lake Simcoe, as established by a conservation authority and for other lakes, rivers or water bodies, the highwater mark will be established by an Ontario Land Surveyor, in consultation with a conservation authority and the City.

HOME OCCUPATION
Means an occupation, trade, business, profession, or craft carried on as an **accessory use** to the **use** of the dwelling as the private domicile of the person carrying on the occupation, trade, business, profession, or craft.

HOSPICE
Means a **building** or **structure** where care is provided for the sick, or terminally ill.

HOSPITAL
Means "a public or private **institution**" as defined under The Public Hospitals Act, R.S.O. 1990, c. P.40 or under The Private Hospitals Act, R.S.O. 1990, c. P.24.

HOTEL
Means a **building** in which a minimum of six (6) rooms are provided for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodations with or without supplying food, and may include meeting rooms, banquet halls, public dining room, facilities for the temporary exhibition and sale of goods on an intermittent basis and any premises licensed under The Liquor License Act, R.S.O. 1990, c.L.19 but shall not include any **Residential** use. May include a motel.

INDUSTRIAL SCHOOL
Means a **school** conducted for the purpose of teaching industrial related skills.

INDUSTRIAL USE (GENERAL)
Means a **building** or **structure** or part thereof used primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, warehousing, distribution, recycling operations and/or the bulk storage of goods and materials and related **accessory uses**.

Industrial uses include uses such as:

i. **MANUFACTURING FACILITIES** means the **use** of land, **buildings** or **structures** for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, **altering**, repairing, warehousing or storing or adapting for sale of any goods, substance, article, thing or service, but shall not include any handling or recycling of hazardous waste material.

ii. **WAREHOUSING AND DISTRIBUTION CENTRES** means a **building** or part thereof, which is used primarily for the storage, adapting for sale, packaging or distribution of goods and merchandise to retailers and/or individual consumers.

iii. **RECYCLING OPERATIONS** means the **use** of land, **buildings** or **structures** for the purpose of the processing, warehousing and/or storing of waste materials (bottles, cans, newspapers and similar household goods) that are to be reused for another purpose. All recycling operations are to be carried out within an enclosed **building**. A recycling operation shall not include any handling or recycling of hazardous waste material, nor does it include a salvage yards.

INFRASTRUCTURE

Means physical **structures** (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INSTITUTION

Means a **building** or part of a **building** used for non-commercial, non-profit purposes by an organized body, religious group or society such as a public **hospital**, **library**, convent or similar **use**.

INSTITUTIONAL USES

Means the **use** of land, **buildings,** or other **structures** for some public or social purpose but not for a **commercial use** or for **commercial** business purposes and may include governmental, religious, educational, charitable, philanthropic, **hospital** or other similar but non-business **uses**. May include a **public service facility**.

INTERPRETIVE CENTRE

Means an area, **building** or **structure** which provides educational information on subjects of archeological, cultural, historical, geological, natural, or scientific interest, and may include a sheltered viewing area, with plaques, signs, interactive technology, telescopes, binoculars, a small **theatre** or classroom venue for presentation purposes, and public washroom facilities.

J

Note: Reserved for future use.

K

KITCHEN

Means a room or space used primarily for the preparation of meals and for the storage of food, dishes, cutlery, and ancillary appliances.

L

LANDSCAPED AREA

Means **open space** comprised of lawn and ornamental shrubs, flowers and trees and may include incidental landscaping accessories such as **retaining walls**, boulders, sculptures, fountains and ponds, paths, walkways, patios, and hard-surfaced play areas, but shall not include **parking areas** or **driveways** or all required **amenity** area. Where landscape area is required, a minimum of 50% shall be provided in soft landscape in the form of vegetation such as grass, flowers, trees, and shrubbery. Greens roofs and green-blue systems are permitted to be included as landscaped open space.

LANE

Means a public or private thoroughfare or way which affords only a secondary means of access to abutting property.

LIBRARY

Means a **building** containing printed, pictorial, and audio-visual equipment and material for public **use** for purposes of study, reference, and recreation, that may include **accessory uses** including but not limited to a computer lab or meeting rooms.

LIVE-WORK SPACE

Means a dwelling unit that may be partially used for the operation of a small-scale business and the remainder of the unit is a dwelling unit where an owner or tenant resides and whereby each “live” and “work” component within a portion of the unit has an independent entrance from the outside and an interior access between the “live” and “work” components. A live-work space is not a home occupation.

LOADING SPACE

Means a space or bay located on a non-residential **lot** and used for the temporary parking of any **commercial vehicle** while loading or unloading in connection with the **use** of the **building** and/or **lot**, and which has unobstructed access to a **street** or **lane**.

LOCAL CONVENIENCE RETAIL

Means a **retail store** which offers a more restricted range of goods, wares, merchandise, articles, which may remain open longer hours with commercial functions compatible to residential neighbourhoods. This includes a **grocery store,** variety store, jug milk store, delicatessen, drug store, meat, or fish market, and bake shop.

LODGING UNIT

Means a single room or series of rooms, within a **dwelling unit**, supplied to people in exchange for remuneration.

LOT

Means a parcel of land to which the title may be legally conveyed, and which has continuous frontage on a **street**.[1]

LOT AREA

Means the total area within the **lot lines** of a **lot**.

LOT, CORNER

Means a **lot** abutting one (1) or more parts of the same **street** or at the intersection of not more than 135 degrees between the two (2) **lot lines** abutting the **street** or **streets**.

LOT COVERAGE

Means the percentage of the total **lot area** covered by all **buildings and structures**, including **accessory buildings and structures**, but does not include any portion of total **lot area** that is

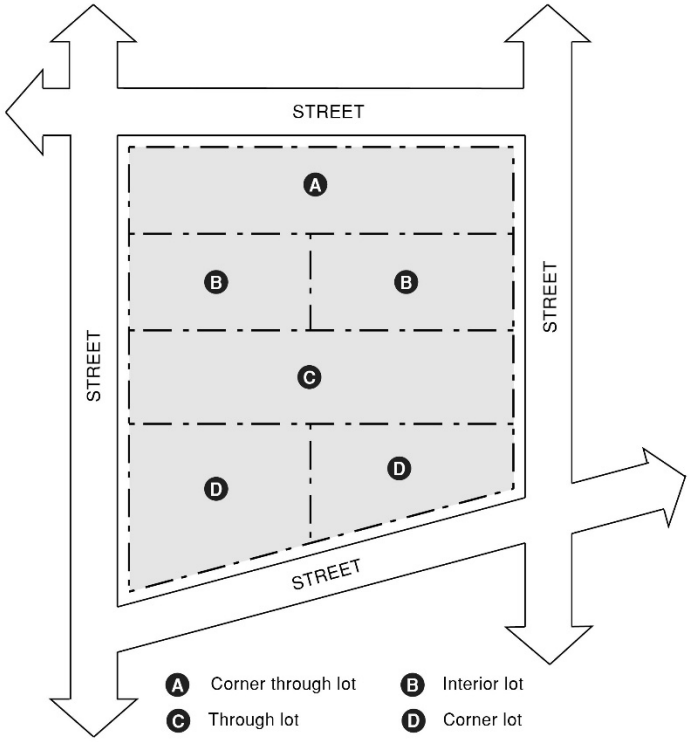


Figure 6. **Lot**

[1] A parcel of land that does not meet the definition of a **lot** is simply a 'parcel'.

occupied by: swimming pools; **decks** less than 1.8 metres above **grade**; and/or any **buildings** and **structures**, or portion thereof, which are completely below **finished grade level**.

LOT DEPTH
Means the average distance between the front and rear **lot lines**.

LOT FRONTAGE
Means the distance between the side **lot lines** measured 7.0 metres back from and parallel to the front **lot line**.

LOT, INTERIOR
Means any **lot** other than a **corner lot**.

LOT LINE
Means any boundary of a **lot**.

LOT LINE, EXTERIOR
Means the side **lot line** of a **corner lot** adjoining the **street**.

LOT LINE, FRONT
Means the **lot line** that divides a **lot** from the **street**, provided that in the case of a **corner lot**, the shorter **lot line** that abuts a **street** shall be deemed to be the front **lot line**, and the longer **lot line** that so abuts shall be deemed to be a side **lot line** of the **lot**.

LOT LINE, REAR
Means the **lot line** opposite the front **lot line**. For the purposes of a rear **lot line**, a single point shall be deemed to be capable of constituting a line.

LOT LINE, SIDE
Means any **lot line** other than the front **lot line** and the rear **lot line**.

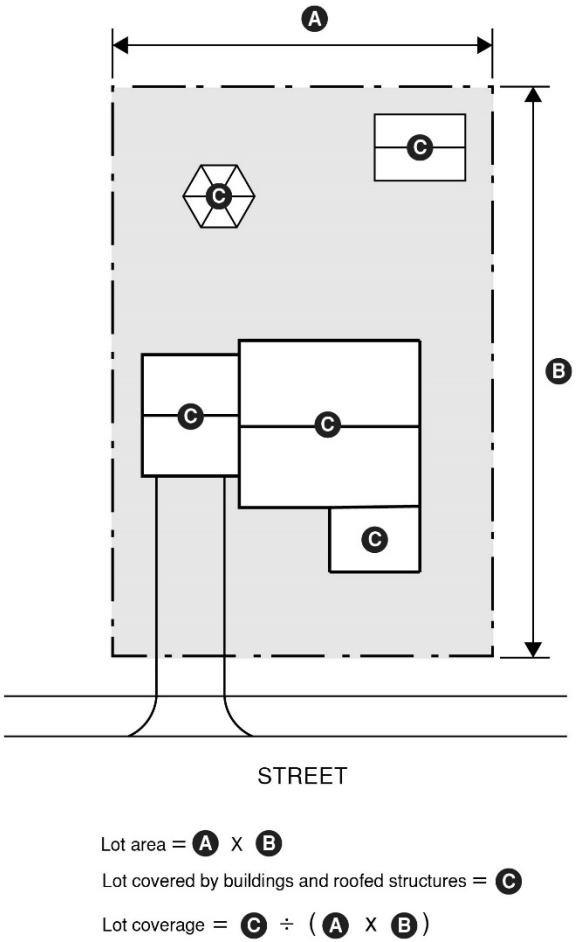


Figure 7. Lot Coverage

LOT, THROUGH
Means a **lot** which is bound or adjacent to a **street** on two opposite sides or parallel **lot** lines. Any **lot** that qualifies as being both a **corner lot** and a **through lot,** as herein defined, shall be deemed a **corner lot** for the purposes of this Zoning By-Law.

LOW-RISE BUILDING
Means a **building** that is between two (2) to five (5) **storeys** in height and includes interior corridors and hallways. May include an elevator.

M

MAJOR RETAIL

Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities. (Growth Plan for the Greater Golden Horseshoe, 2020) **Major retail** includes but is not limited too, Building Supply Centre and Wholesale Establishment.

MAJOR OFFICE

Freestanding **office buildings** of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.

MANUFACTURING AND PROCESSING

Means a wholly enclosed **building** in which the process of producing or assembling a product by hand or mechanical power and machinery is carried on. Such facilities may also sort and separate materials, and may include hydroponic processes, but shall not include a **material recovery facility**, **concrete ready mix plant**, excavation and processing of **mineral aggregate resources**, manufacturing/rendering or refining of noxious products, a **recycling facility for concrete and/or asphalt**, or a **cannabis production facility**.

MATERIAL RECOVERY FACILITY

Means the **use** of a **building** primarily for the reprocessing of waste **recyclable materials** directly into usable products or into raw materials for further processing in an ongoing manufacturing or industrial operation. Such facilities may also collect, sort and separate materials.

MAUSOLEUM

Means a **building** or **structure** used for the interment of human remains in sealed crypts or compartments.

MECHANICAL EQUIPMENT

Means electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork).

MICRO-BREWERY

Means a premises used for the small scale and independent manufacturing and sale of specialty or craft beer, wine, or spirits produced for consumption off-premises, or on-site consumption when located in combination with a permitted **restaurant** or **nightclub**.

MICRO-DISTILLERY

Means a premises used for the small scale and independent manufacturing of alcohol by distillation, including the retail sales of alcohol meant for consumption off-premises, or onsite consumption when located in combination with a permitted **restaurant** or **nightclub**.

MID-RISE BUILDING

Means a **building** that is a minimum of six (6) **storeys** up to a maximum of twelve (12) **storeys** in height and includes interior hallways, and an elevator(s).

MINERAL AGGREGATE RESOURCES

Means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, or other material prescribed under the Aggregate Resources Act suitable for **construction**, industrial, manufacturing and maintenance purposes, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline, syenite, salt, talc, wollastonite, mine tailings, or other material prescribed under the Mining Act.

MINIATURE GOLF

Means an area of land designed, landscaped and used for facilities which simulate the game of golf, or any aspect of the game, on a small scale.

MULTI-UNIT COMMERCIAL

Means a **building** that contains three or more **commercial** units or spaces for occupancy.

MUSEUM

Means a **building** used for the preservation of a collection of paintings or other works of art, or of objects of natural history, or of mechanical, scientific, or philosophical inventions, instruments, models or designs, and dedicated to research, presentation and education of the public, and may include any **accessory uses** such as **libraries**, reading rooms, laboratories, a souvenir shop, cafe or **offices**.

N

NATURALIZED BUFFER

Means an area to be maintained in its natural state or naturally restored with native vegetation which is considered appropriate for the preservation or protection of the environmental integrity or ecological features or functions within lands **zone**d Environmental Protection or lands containing natural heritage features, environmentally significant or sensitive features, habitat or landscape forms, or lands which have some environmental function.

NIGHTCLUB

Means an establishment that provides alcoholic refreshments and dancing for any period of time during its hours of operation, and if the **use** includes a **restaurant** component, then it shall be deemed a **nightclub** for the purposes of this Zoning By-Law.

NON-COMPLIANCE/NON-COMPLYING

Means a **building** which does comply with the **use** provisions of this Zoning By-Law, but which does not conform, comply, or agree with any other requirement of this Zoning By-Law, and which lawfully existed on the date of the passing of this Zoning By-Law, as amended.

NON-CONFORMING/NON-CONFORMITY

Means the **use** of a **building**, **structure** or parcel of land which does not conform, comply, or agree with the **use** provisions (including but not limited to any list of Permitted **Uses**) of this Zoning By-Law or is otherwise not permitted as a **use** upon the date of the passing of this Zoning By-Law, as amended.

NON-HABITABLE LIVING SPACE

Means any floor space in a dwelling or **dwelling unit** other than **habitable living space**, and includes bathroom, laundry, pantry, lobby, communicating corridor, stairway, closet, boiler room or other space for service and maintenance of the dwelling and for access to, and vertical travel between **storeys**.

NURSERY OR GARDEN SUPPLY CENTRE

Means a **building** and **lot**, where young trees and other plants are grown for transplanting or sold for transplanting and may also include the sale of related accessory supplies and accessory **outdoor storage**.

O

OCCASIONAL OR SPECIAL EVENT

Means a **use** which occurs occasionally and for a short period of time and includes a fair, midway, sale or auction, craft sale, plant and produce sale, festival and social, cultural, or sporting event.

OFFICE

Means a **building** or part of a **building** in which:

i. One or more persons are employed in the management, direction, administration, or conducting of a business that provides a service rather than the production of goods or materials;
ii. Professionally qualified persons or their staff serve clients who seek advice or consultation;
iii. Without limiting the foregoing, may also mean a co-working space which is an office-style workspace characterized by a membership that shares the facilities in the workspace; and
iv. Includes a secure **building** or **structure** that houses IT infrastructure for building, running, and delivering applications and services, and for the storing and managing of the date associated with those applications and services.

OPEN SPACE

Means space unoccupied by **building**s and/or **structure**s, open to the sky and on the same **lot** as a **building**.

OUTDOOR DISPLAY AND SALES AREA

Means an area of land used in conjunction with a business located within a **building** or **structure** on the same **lot**, for the **display** or sale, rent or lease of products, merchandise, or the supply of services.

OUTDOOR PATIO

Means an outdoor patron area ancillary to a **restaurant**, **conference centre**, **community centre**, **nightclub**, **private club**, or **assembly hall**.

OUTDOOR RECREATION

Means active or passive recreation conducted outside, and, for the purposes of this Zoning By-law, would includes a:

- Non-Motorized Nature Trails;
- Open Air Theatre/Stage;
- Park, Parkette, Urban Square;
- **Pavilion**;
- Picnic Area;
- Playing Field; and
- Playground.

OUTDOOR STORAGE

Means the stockpiling of goods and materials that is not fully enclosed within a **building**.

Q

Note: Reserved for future **use**.

P

PARKING AISLE

Means an area of land that is travelled upon which abuts and provides direct vehicular access to one (1) or more parking spaces.

PARKING AREA

Means any **parking aisle** and parking space which may be located in a **building** or **structure**.

PARKING LOT
Means a **building**, **structure** and/or **lot**, used for the parking of vehicles.

PARKING, COMMERCIAL
Means a surface, underground, or any other parking **lot** within any **building** or **structure** that is provided by a private entity for commercial gain. This **building**, **structure**, or **lot**, can include bicycle parking.

PARKING, SPACE
Means a portion of a **building** or **lot** for **use** for the parking of a vehicle and/or **recreational vehicle** and includes but is not limited to attached and detached **residential garages**, above ground or **underground parking structures**, and surface **parking lots**.

PARKING SPACE, TANDEM
See Tandem Parking Space.

PARKING STRUCTURE, UNDERGROUND
Means an **accessory structure** for the storage of vehicles which has no part thereof other than the entrance above ground at any point.

PAVILION
Means a **building**, **structure**, or facility, where services such as, but not limited to, food, refreshment, washrooms, change rooms, and skate rentals are provided. For those pavilions providing food or refreshment, no provision is made for the consumption of that food or refreshment within the **building** or **structure** itself.

PERSONAL SERVICES
Means a **building** offering personal service such as, but not limited to, a bank (or similar financial institutions), a barbershop, hair salon, pet salon/pet grooming, spa services, shoe repair shop, tailoring shop, self-service laundry, portrait studio, print shop, postal outlet or similar courier service or courier pick up point, or depot for the collection of dry cleaning and laundry. This includes a **Service Store**.

PLACE OF WORSHIP
Means a **building use** for the regular assembly of persons for the practice of religious worship, services, or rites.

PLANTING BUFFER
Means **open space** comprised of lawn and ornamental shrubs, flowers, and trees and may include a walkway link to a street or public sidewalk, but does not include any other hard surface, or architectural elements or snow storage.

PRIMARY USE
Means the main purpose for which a **lot**, **building** or **structure** is used, or intended to be used. Primary **uses** are identified in corresponding permitted uses tables with the symbol ●.

PRIVATE ACADEMY, PHILANTHROPIC OR RELIGIOUS SCHOOL

Means a **school**, other than a public or separate **school**, where academic subjects are taught, or which is maintained for philanthropic or religious purposes.

PRIVATE CLUB

Means a **lot**, **building** or **structure**, or part thereof, used as a meeting place for athletic, social, community or recreational functions carried out by a private organization solely for its members and their guests.

PUBLIC AUTHORITY

Means Federal, Provincial or Municipal agencies, and includes any commission, board, authority, or department established by such agencies and includes any telephone company, power utility, cable television system and natural gas piped distribution system.

PUBLIC SERVICE FACILITY

Means **buildings** and **structures** for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long term care services, and cultural services. **Public service facilities** do not include **Infrastructure**.

R

RAISED PLAY STRUCTURE

Means a **structure** at least 0.5 metres in height which is secured to the ground or a **building** and which is used for play or recreational purposes.

RECREATIONAL AMENITY

Means an area of land, **building** or **structure** that has been designed to include such facilities for common **use** as television rooms, card rooms, assembly rooms, billiard rooms, table tennis rooms, racquet ball courts, swimming pools, health clubs, sauna rooms and sun **decks**.

RECREATIONAL ESTABLISHMENT

Means an area of land, **building** or **structure** that has been designed and equipped for the consumer to actively participate in sports and leisure time activities including, but not limited to such uses as a bowling alley, curling rink, dance hall, swimming pool, billiard parlour, **fitness or health club**, skating rink, indoor **miniature golf course** or indoor golf driving tee or range, indoor go kart track, indoor climbing wall, paint ball, laser tag and similar activities but shall not include any **use** entailing the **outdoor** operation or racing of animals or motorized vehicles or any establishment involving gambling or gaming activities.

RECREATIONAL VEHICLE

Means a boat, a trailer and any trailer used or capable of being used for the storage or transportation of a **recreational vehicle**, and any motorized device used or intended to be used for recreational purposes.

RECYCLING FACILITY, CONCRETE AND/OR ASPHALT

Means the **use** of lands or **buildings** for the processing, by way of crushing or grinding, of certified non-hazardous **concrete and/or asphalt** for **use** as an aggregate product or an input to another production process. This **use** includes the storage of incoming material awaiting processing and the storage of processed material awaiting shipment.

RECYCLABLE MATERIALS

Means materials that have been sorted and separated from the waste stream at a **recyclable materials transfer station** or **material recovery facility** for the purposes of reprocessing such materials directly into useable products or into raw materials for further processing in an ongoing manufacturing or industrial operation and shall not include putrid waste.

RECYCLABLE MATERIALS TRANSFER STATION

Means a **building** used primarily for the collection, sorting and separation of **recyclable materials**, and the processing or preparation thereof in the form of densification for the efficient storage and/or shipment to a **material recovery facility** or directly to end users.

RENTAL STORE

Means a **building** where goods are kept for the purpose of temporary loan to the public. A sum of money is paid for the **use** of the goods for a set period of time and after which the goods are returned. However, a rental store shall not include an Automotive Rental Establishment.

REPAIR SERVICE

Means a premises where the maintenance or repair of goods or equipment is conducted, but does not include a major equipment supply and service, automotive rental establishment, automotive repair establishment, automotive sales establishment, or automotive service station.

RESEARCH AND DEVELOPMENT FACILITY

Means a laboratory, mechanical design studio, or any other facility used for research, testing, design and development of a new product.

RESIDENTIAL USES

Residential refers to areas, **buildings**, or properties primarily designed and used for the purposes of housing. Within a mixed-use **building**, **residential uses** may also include, but are not limited to, pools, gyms, and any areas for the exclusive use of the residents of the **building**. This excludes **amenity area**.

RESTAURANT

Means a **building** where food is prepared and offered for sale or sold to the public for immediate consumption, and without restricting the generality of the foregoing shall include an eat in or take-out only **restaurant** and may also include a bake shop that primarily involves the retailing of baked goods (that may or may not have been baked in the **building**).

RETAIL STORE
Means a **building** where goods, merchandise, substances, articles, or things are offered for retail sale without intermediary to the public, including establishments that require membership and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles, or things sufficient only to service such store.

RETAIL USE
Means a **building** or part thereof in which goods, wares, merchandise, articles, or things are stored, offered or kept for retail sale to the public.

RETAINING WALL
Means a wall built as a **grade** separation **structure**.

ROOF TOP GARDEN
Means an **outdoor** space comprised of ornamental shrubs, flowers, and trees, located on the roof of a **residential building** which is directly accessed from a **dwelling unit** and/or corridor.

ROWHOUSE
Means a building type that consists of a **ground oriented**, small footprint **buildings** that are divided into, at minimum, three **dwelling units** that are separated by a shared wall(s). This building type can split into the following categories: **Rowhouse**, **Cluster**; **Rowhouse, Back-to-Back**; **Rowhouse**, **On-Street**; **Rowhouse On-Street Rear Access**. **Dwelling units** typically have individual access from the ground floor but may have shared or common access.

ROWHOUSE, CLUSTER
Means a building type that generally consists of a **building** with multiple **dwelling units** oriented on a **lot** in such a way that at least one (1) **dwelling unit** does not have legal frontage on a **street** and does not have direct vehicular or pedestrian access to same.

ROWHOUSE, BACK-TO-BACK
Means a building type that generally consists of a **building** divided into more than one unit by shared back and side walls. Each **dwelling unit** has legal frontage on to a **street** as well as direct vehicular or pedestrian access to same.

ROWHOUSE, ON-STREET
Means a building type that generally consists of a **building** divided into more than one unit by a shared wall. Each **dwelling unit** has legal frontage on to a **street** as well as direct vehicular or pedestrian access to same.

ROWHOUSE, ON-STREET REAR ACCESS
Means a building type that generally consists of a **building** divided into more than one unit by a shared wall. Each **dwelling unit** has legal frontage on to a **street** or **lane** as well as direct vehicular or pedestrian access to same.

S

SCHOOL

Means a **school** under the jurisdiction of a Board as defined in *The Education Act, R.S.O. 1990, c. E.*2, a separate **school,** a private **school**, or other educational institution, including a **private academy, philanthropic or religious school** including a college or university, but shall not include a **commercial school** or **industrial school**.

SELF STORAGE

Means a **building** or **structure** where temporary storage units are rented to tenants.

SEMI-DETACHED HOUSE

Means a building type that generally consists of a **ground oriented**, small footprint **building**, divided into two above-**grade dwelling units** of equal or similar size. The units may be divided by either a common **storey**-separating floor or by a common vertical wall that does not have an opening from **basement** to the roof.

The **building** design is usually symmetrical with each unit on separate **lots** but with individual site access, frontage, and principal entrance.

SENSITIVE LAND USES

Means **buildings**, **amenity areas**, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (Provincial Policy Statement, 2020)

SERVICE STORE

Means a **building** devoted primarily to the repair or servicing of goods, commodities, articles, or materials, but not the manufacturing of same.

SETBACK

Means the horizontal distance from a **lot line** to a **building**, **structure**, and **parking space.**

SHOPPING CENTRE

Means a group of **commercial uses** which have been designed, developed and managed as a unit in which access to the majority of individual stores, premises or **commercial** establishments by the general public is obtained from the outside through a common entrance or entrances to an internal climate controlled covered common mall or corridors onto which individual **commercial** establishments shall front.

SIGHT TRIANGLES

Means the triangular space formed by the **street** lines of a corner **lot** and a line drawn from a point in one **street** line to a point in the other **street** line, each such point being a specified distance from the point of intersection of the **street** lines (measured along the **street** lines). Where the two **street** lines

do not intersect at a point, the point of intersection of the **street** lines shall be deemed to be the intersection of the projection of the **street** lines or the intersection of the tangents to the **street** lines.

SOLAR COLLECTOR

Means a device or equipment used for the collection of solar energy that is converted to electricity.

STACKING LANE

Means an on-site queuing **lane** for vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, curbing or markings and is often associated with a **drive-thru** facility.

STEP-BACK

Means a portion of a **building** that is horizontally recessed from the building face below.

STORAGE CONTAINER

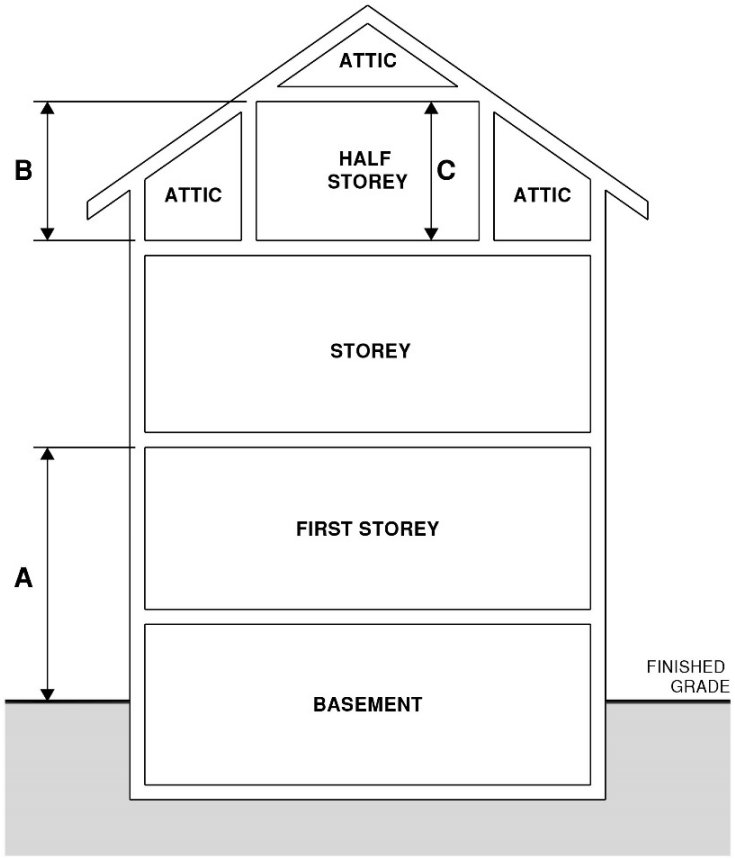
Means a modular container used for the sole purpose of storing personal and/or commercial goods and not for human habitation. This includes shipping containers but does not include waste receptacles or dumpsters.

STOREY

Means, except for the purposes of Part 7 of Division B of the Ontario Building Code, the portion of a **building** that is either:

i. Situated between the top of any floor and the top of the floor next above it; or

ii. Situated between the top of the floor and the ceiling above the floor, if there is no floor above it.



A Ceiling more than 1.8 m above **finished grade**

B At least 1.2 m measured from the point where the roof and exterior wall meet

C At least 2.2 m height between finished floor and finished ceiling

Figure 9. **Storey**s

STOREY, HALF

Means that portion of a **building** situated within the roof in which:

i. The floor level is not lower than 1.2 metres, measured from the point where the roof and any exterior wall of the dwelling meet;

ii. There is sufficient space to provide a height between finished floor and finished ceiling of at least 2.2 metres.

STREET

Means a public highway to which the provisions of Part III of The Municipal Act, 2001, S.O. 2001, c. 25, apply and which afford a principal means of access to abutting **lots**.

STREET LINE

Means the limit of the **street** and is the dividing line between a **lot** and a **street**.

STRUCTURE

Means anything that is put up, built, or **constructed** of parts joined together or requiring a foundation to hold it upright.

STUDIO

Means a **building** or **structure** used for the purposes of producing or making and selling custom-made goods in limited quantities, using techniques that do not involve mass-production. This also includes other activities such as the study of an art, such as dancing, signing, acting, or modelling, or the workplace and **retail store** of an artisan (e.g., painter, sculptor, or photographer), or an establishment used for the making and transmission of motion pictures, radio, or television programs, but does not include a movie theatre. A studio produces little to no vibration, noise, fumes, or other nuisances.

A **studio** includes an:

i. Art gallery;

ii. Artisan studio;

iii. Photography Studio; and

iv. Custom Workshop.

SUITE

Means a single room or series of rooms, of complementary **use**, provided for the exclusive **use** of individual occupants, and includes guest rooms in motels and **hotels**; individual lodging room **suites** in boarding, lodging, rooming houses; and dormitories; but shall not include a **coach house**.

SUPPORTIVE HOUSING

Means the use of a **building** with **dwelling unit**s to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services, and life skills training.

T

TANDEM PARKING SPACE
Means a parking space that can only be accessed by passing through another parking space from a **street**, **lane**, or **driveway**. Only a maximum of two vehicles may park in tandem.

THEATRE
Means a place of public assembly intended for the production and viewing of the performing arts or the screening and viewing of motion pictures and consisting of an auditorium solely for a viewing audience.

TINY HOMES
Means a **building** or **structure** that contains one **dwelling unit** and is less than or equal to 37 sq. m. (400 sq. ft.) in **gross floor area**.

TOWER AND PODIUM
Means the component parts of a **High-Rise Building**.

A **podium** means the base of a **building** above-**grade**, between two (2) to six (6) **storeys**.

A **tower** means the portion of the **building** above a podium, defined using step backs on at least one-side of a podium.

TRADE CENTRE
Means facilities used for the holding of trade shows, conventions, seminars, workshops, or similar activities and may include dining facilities.

TRAINING AND REHABILITATION CENTRE
Means facilities providing educational, pre-vocational, vocational, and life-skill training to individuals.

TRANSIT TERMINAL
Means a **building** where tickets are sold, a waiting room is provided for transit passengers, and where buses may be stored and maintained.

TRANSIT TRANSFER STATION
Means a **building** where tickets are sold, a waiting room is provided for transit passengers, and where buses can stop to pick up and discharge transit passengers but does not include the storage and maintenance of buses.

TRANSITION
Shall mean the arrangement and location of **ground-oriented buildings** and **structures** on a **lot**, to allow for the integration of new development with an adjacent Neighbourhood Low **Zone**.

TRANSPARENCY

The proportion of windows comprising a Visible Light Transmission (VLT) level of 50% or higher, applicable to any exterior wall of a **building** (the barrier of a **balcony** is not considered an exterior wall) facing the front **lot line**. It is measured by the area of the window glass (excluding sashes, frames, etc.) divided by the area of the exterior wall for that particular floor of the **building**. Other forms of transparent materials besides windows (e.g., glass bricks) can be utilized to a maximum of 20% of the **transparency** requirement.[2]

TRUCK TERMINAL

Means a **building** and **lot**, or either in singular, used for the parking or storage of truck cabs and containers, which are used for the purpose of delivering or transporting goods and materials and may include provisions for the repair and servicing of these trucks along with associated administrative **offices** and **warehouses**.

U

URBAN SQUARE

Means a small common **outdoor open space** area that may include active or passive uses such as playgrounds, seating areas, or other activities which serve as common areas and meeting spaces.

USE

Means the purpose for which any land, **building** or **structure** is arranged, designed, or intended to be used, occupied, or maintained.

USE, CHANGE OF

Means the discontinuance of the existing **use** of land, **structure**, **building** or premises and the substitution therefore of a different **use**.

UTILITY, PRIVATE OR PUBLIC

Means any agency, which under public or private ownership, provides the public with electricity, gas, heat, steam, cable television, telecommunications/communications, rail transportation, water, sewage, waste collection or other similar service.

V

VETERINARY CLINIC

Means a **building** or **structure** or part thereof used for the purpose of consultation, diagnosis and treatment of small animals, birds and pets by a licensed veterinarian and may also include the short-term boarding of such animals, birds, and pets for the sake of medical observation.

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[2] Explanatory note: A maximum of 20% of the transparency requirement for other forms of transparent materials means that 20 square metres of the alternative transparent materials can be provided if 100 square metres is the required area to be transparent, for example.

W

WAREHOUSE
Means a wholly enclosed **building** used for the storage of goods or materials and may include distribution of **warehoused** goods/materials for the purpose of delivering or transporting. **Warehouse** shall not include a **truck terminal use**.

WATERCOURSE
Means an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

WAYSIDE PITS AND QUARRIES
Means a temporary pit or quarry opened and used by or for a **public authority** solely for the purpose of a particular project or contract of street construction and not located in the **street**.

WHOLESALE ESTABLISHMENT
Means a **building** used for a business primarily engaged in buying merchandise for resale to retailers or to industrial, **commercial**, **institutional**, farm, business users or other wholesalers or in acting as agents or brokers buying merchandise for or selling merchandise to such persons or companies on a commission basis.

WINDOW-TO-WALL PERCENTAGE
Means the ratio of window area to non-window area on the face on any **building** or **structure** wall. This may include entry ways, non-openable windows or similar.

Y

YARD, EXTERIOR SIDE
Means **open space** extending from the **front yard** to **the rear yard** between the side **lot line** and the side wall of any main **building** on the **lot**, if the side **lot line** abuts a **street**.

YARD, FRONT

Means **open space** extending across the full width of the **lot** between the front **lot line** and the front wall of any main **building** on the **lot**.

Where an average between two properties is referenced, this means the measured distance between the **front lot line** and the existing **building** on site. Where no **buildings** exist on one side, the building standards will apply.

YARD, INTERIOR SIDE

Means **open space** extending from the **front yard** to the **rear yard** between the side **lot line** and the side wall of any main **building** on the **lot**, if the side **lot line** abuts another **lot**.

YARD, REAR

Means **open space** extending across the full width of the **lot** between the rear **lot line** and the rear wall of the main **building** on the **lot**.

Z

ZONE

Means a designated area of land **use** shown on the Zoning Maps of this Zoning By-Law.

SECTION 4 GENERAL PROVISIONS

4.1 Permitted Uses

No person may **use** any land or construct, **alter**, enlarge, or **use** any **building** or **structure** in the any **zone** except in accordance with the provisions of the applicable section(s) of the By-Law and any other applicable requirements in the By-Law.

4.1.1 Services and Utilities

a) Any service or **utility** owned and/or operated by the City of Barrie, Provincial Government Agency or Federal Government Agency is not subject to the provisions and standards of this Zoning By-Law;

b) Any lands may be used and **buildings** or **structures** may be **constructed**, **altered**, enlarged or used in any **zone** for the following purposes, provided such **buildings** or **structures** are in compliance with the provisions and standards of the **zone** in which they are located:

i. Emergency services of any **public authority**;

ii. Emergency shelters, operations centres, or similar such land **uses**;

iii. Public **utility**; or,

iv. Private **utility**, except for incinerators, landfills, waste collection and/or recycling facilities, or any private utility **use** with open **storage** of materials.

4.1.2 Construction Facilities

a) **Construction**, maintenance, and demolition are permitted activities along with any sheds, trailers, **outdoor storage**, scaffolds, or other **structures** incidental to **construction** on the same **lot** on a temporary basis and only for so long as the same is necessary for work in progress which has neither been finished nor abandoned; and,

b) **Construction** facilities shall comply with the **accessory building** standards of the **zone** in which it is located.

4.1.3 Temporary Sales Trailer

Real estate sales and a sales trailer are considered permitted **accessory uses** on the same **lot** as the proposed development for as long as the **construction** is in progress and the development has been neither finished nor abandoned. The trailer shall comply with the **accessory use** standards of the **zone** in which it is located.

4.1.4 Temporary Sales Event

The conducting of a temporary sales event including an outside **garage** sale or rummage sale, whether or not for profit, is permitted in all **zones** for a maximum of four (4) days within a calendar year.

4.1.5 Occasional or Special Event

The conducting of an **occasional or special event**, whether or not for profit, is permitted in all **zones**, except in a Neighbourhood **zone** where the event is limited a maximum of four (4) days within a calendar year.

4.1.6 Outdoor Patios

a) The following standards shall apply to **outdoor patios**:

   i. An **outdoor patio** may not exceed 50% of the area of the **gross floor area** of the **use** to which it is ancillary, and;

   ii. Parking shall be provided in accordance with the **zone** standards as applicable to the **zone** and **use** to which it is ancillary.

4.1.7 Seasonal Sale of Fruit and Vegetables

a) The sale of fruit, vegetables, plants and other such home-made artisanal products on a seasonal basis is permitted in all Urban, **Commercial**, and Community Hub **zones** if the required zoning standards for any existing **use**, including but not limited to parking, can still be met;

b) The sale of products permitted in (a) above must be done through temporary garden centres, temporary fruit stands, or temporary **farmers markets**; and,

c) At least 25% of the sale area must be covered by one or more temporary tent **structures**.

4.1.8 Model Home Uses

a) More than one **building** in the form of a **detached house**, semi-**detached house**, and **rowhouse**, **constructed** on a site prior to registration of the plan of subdivision subject to the following restrictions:

   i. The **buildings** shall be used for the purpose of model homes only and shall not be occupied prior to the approval of the **City** in accordance with the subdivision agreement;

ii. The number of **lot**s used for model homes shall not exceed 10% of the number of draft approved **lots** for the plan of subdivision, however in no circumstance shall the number of **lot**s used for model homes exceed fifteen (15) **lots**; and,

iii. Compliance with all other provisions of this Zoning By-Law, as though the **buildings** were **constructed** on **lots** within a registered plan of subdivision.

4.1.9 Universally Permitted Uses

The following uses are permitted in all **zones**:

a) Archaeological research;

b) Community mailboxes;

c) **Community gardens**;

d) Natural heritage, fish, wildlife and forest management, stewardship, restoration, conservation, and remediation uses;

e) Relocation of storm water management facilities; and,

f) Storm water management facilities and related components such as, but not limited to, back-slope, inlets or outlets, **retaining walls** and low impact development measures.

4.1.10 Wayside Pits and Quarries, Portable Asphalt Plants, and Portable Concrete Plants

Any existing **Wayside pits and quarries**, portable asphalt plants, and portable concrete plants are permitted in any **zones** until such time as their licenses expire.

4.1.11 Bed and Breakfast Establishment

a) **Bed and Breakfast Establishments** are permitted in all Neighbourhood **zone**s.

b) **Bed and Breakfast Establishments**:

i. Must be within a **Detached House building**;

ii. Must be owner occupied; and,

iii. Are restricted to a maximum of three (3) guest rooms.

4.1.12 Temporary Shipping and Storage Containers

The **use** of shipping containers for storage and/or moving is permitted in all Neighbourhood Low **zone**s for a period of up to ninety (90) days.

4.1.13 Home Occupation

a) A **home occupation** is permitted in all **dwelling units** and accessory **buildings**. A **home occupation** is subject to the following provisions:

i. If the **home occupation** is located within a **dwelling unit**, then the **gross floor area** of the **home occupation** must be less than 25% the **gross floor area** dedicated to the **residential use**;

ii. A maximum of one employee, other than a resident of the **dwelling unit**, is permitted to physically work in the **home occupation**;

iii. **Outdoor storage** of materials, equipment, or containers, exterior parking or storage of **commercial** or industrial **vehicles** or equipment, animal enclosures or other **outdoor** manufacturing or processing activities are prohibited on any **lot** in conjunction with the **home occupation**; and

b) The following **use**s are prohibited as a **home occupation**:

i. sale and servicing of motor **vehicles**, recreational **vehicles** or any motorized equipment; and,

ii. cannabis production for any **use** other than personal **use**.

iii. Primary direct sales (where the primary **use** is point of sale transactions direct to the consumer, excluding sales of any service-related products)

c) A **retail store** is not permitted as a home occupation.

4.1.14 Setback from High-water Mark

a) Despite anything in this Zoning By-Law to the contrary, **development** shall be **setback** 30 metres from lakes.

b) For lakes, such as Little Lake and Lake Simcoe, the **setback** shall be measured from the average **high-water mark**.

4.2 Prohibitions on Use

4.2.1 Automotive Establishments

a) Despite anything in this Zoning By-Law to the contrary, **Automotive Establishments** are prohibited in any areas designated Source Water Protection Areas as shown on Appendix “B” – Source Water Protection Areas of this Zoning By-Law; and,

b) Despite anything in this Zoning By-Law to the contrary, **Automotive Establishments** are prohibited adjacent to **lots zone**d Greenspace or Environmental Protection.

4.2.2 Commercial Vehicles and School Buses

The parking and **storage** of **commercial vehicles** in excess of 4,500 kilograms gross **vehicle** weight, or those designed specifically for **commercial**, industrial, or agricultural purposes, is prohibited in all Neighbourhood, Environmental Protection, Community Hubs, and Greenspace **zone**s; however, **school** buses are permitted to be parked and stored in any Community Hub **zone** if there is a **school** or **place of worship** as the primary **use**.

4.2.3 Ethanol Production Facility

No ethanol production facility shall be located closer than 1,000 metres from:

a) any other ethanol production facility;

b) a Neighbourhood **zone**;

c) lands containing one or more **residential dwelling units;** or,

d) a **school**, a **hospital**, or a **place of worship**.

4.2.4 Noxious or Offensive Trade, Business, or Manufacture

a) Any **use** which, from its nature or the materials used therein, is declared by the **City** to be a noxious or offensive trade, business, or manufacture, shall be prohibited, and;

   i. For the purposes of (a) above, the manufacturing and processing of noxious products is defined as: the manufacturing, refining, or rendering of asbestos products, asphalt, blacking or polish, brick or tile, cement, gypsum, lime or plaster of paris, dextrin, glucose or starch, dye, fat, grease, lard or tallow, gelatin, glue or size, soda or potash, vinegar, ethanol, rubber & vehicle tires or similar substances.

4.2.5 Recreational Vehicle or Trailer

The **use** of a trailer or recreational **vehicle** for living, sleeping, or housekeeping purposes is prohibited.

4.3 General Building Standards

a) A minimum ground floor height of 3.5 metres shall be required for all **Low**-, **Mid**-, and **High**-**Rise buildings** with non-**residential uses** on the ground floor in all **zone**s except the Neighbourhood Low **zone**s.

b) A minimum of three (3) and maximum of eight (8) continuous **rowhouse** units are permitted for all types of **rowhouse buildings** and **structures**.

4.4 Building Performance and Transition

4.4.1 Window to Wall Percentage

a) The façade of any **Low-**, **Mid-**, **High-Rise Building** or **Flex building** shall have a maximum of 60% of **window to wall** for the overall **building envelope**.

b) A minimum of 50% of the façade of the ground floor of any **building** abutting a street, **landscape open space** or **amenity area,** shall be windows, openings or similar.

4.4.2 Angular Plane

Angular Planes are required on **Mid-** and **High**-**Rise buildings** and **Flex buildings** when:

a) They are located on a **lot** across the **street** from a Neighbourhood Low **zone,** and.

   i. In which case, **building height** shall not exceed an **angular plane** of 45 degrees, as measured from the **centre line of the right-of-way adjacent** to the Neighbourhood Low **zone**.

b) **Adjacent** to a **lot** in a Neighbourhood Low **zone;**

   i. In which case, **building height** above the 4th **storey** shall not exceed an **angular plane** of 45 degrees measured from the **lot** line at **street** level from any **lot** in the **adjacent** Neighbourhood Low z**one**.

4.4.3 Facing Distances

Facing distances prescribed in Table 4-1 apply when **Low-Rise**, **Mid-Rise**, **High-Rise**, **Flex buildings**, and **Rowhouses buildings** are located on the same **lot**.

Table 4-1: **Building Facing Distances**

Building Facing Distances	Min. Distance (m)
1-2.5 storeys	11m
3-4 storeys	13m
5-12 storeys	15m
12+	25m

4.4.3.1 Additional Standards - Facing Distances

a) An additional 1.0m **facing distance** is required when below-grade entrances and/or below-grade private outdoor **amenity area** is provided.

b) Where **building** that face each other differ in height, the **average height** of the two **buildings** shall be used when calculating the required **building facing distance**.

c) A **facing distance** a minimum of 50% of the standard noted in Table 4-1 is permitted between the **principal face** and the **secondary face** of any two b**uildings**.

d) Notwithstanding the above, the minimum distance between any two **buildings** with no windows to **habitable** living space on the same **lot** shall be 3.0 metres.

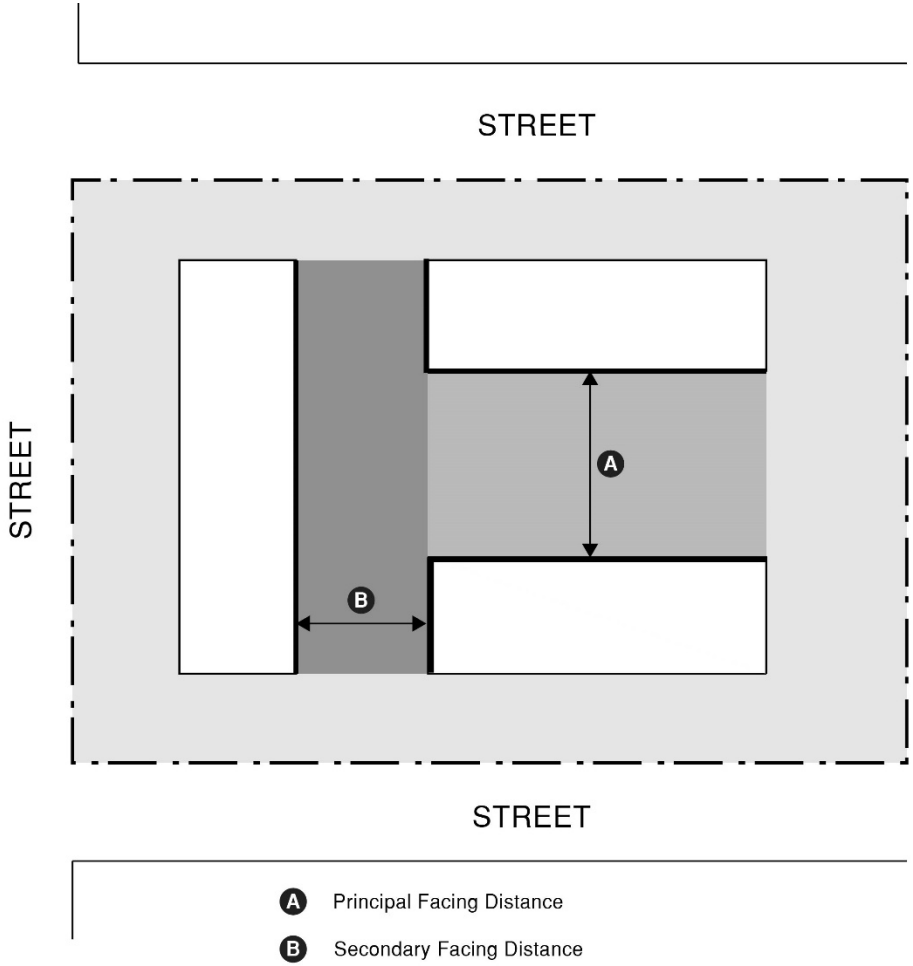


Figure 1. Facing Distances

4.5 Amenity Area

Lots with less than 10 **dwelling units** are not required to provide any **amenity area**.

4.5.1 Common Amenity

Common amenity areas shall be designed and located so that the length of any **common amenity** area does not exceed 4 times the width.

a) A **common amenity** area shall be in any **yard** other than a required **front yard** or required **exterior side yard**.

b) **Building** rooftops, patios and above ground decks may be included as part of the **common amenity** area if they are associated with recreational facilities that are provided and maintained, such as swimming pools, tennis courts, lounges etc.

4.5.2 Private Amenity

a) The following standards apply to all **private amenity** areas in any **zone** where amenity area is required. **Private Amenity** areas shall:

   i. Not form part of a required **front yard** or **exterior side yard**;

   ii. Not face onto a **street** or public right-of-way;

   iii. Be accessible from each **dwelling unit**;

   iv. Be defined by a wall or fence between **adjacent dwelling units**;

   v. Provide a minimum distance of 6.0 metres between **private amenity** areas of two separate **building**s or 3 metres for the **private amenity** areas between two end units of a **building**; and

   vi. Provide a minimum distance of 3.0 metres between a **private amenity** area and a wall of another **building** containing windows of habitable rooms which face the **private amenity** area.

b) **Private amenity** areas for ground level **dwelling units** in back-to-back, stacked and stacked back-to-back **rowhouses** may be provided in the **front yard** on an unenclosed porch or balcony with no privacy screen. **Private amenity** areas for **dwelling units** below finished grade shall have a maximum 50% first **storey** projection above the below grade patio.

c) **Private amenity** areas for above grade **dwelling units** in **back-to-back, rowhouses** and stacked **back-to-back, rowhouses** shall consist of a balcony and be defined by a wall or railing between adjacent units to a height of 1.8 metres and a minimum depth of 1.8 metres.

4.5.3 Balcony Standards

a) The balcony must remain open on all sides except those along an exterior wall to which it is attached;

b) The balcony must be fully supported by the **building**, with no posts extending to the ground; and,

c) The balcony may not encroach into a **street** or public right-of-way.

4.5.4 Community Amenity

a) **Community amenity** areas shall be a minimum size 80m2

b) May include publicly accessible mid-**block** pedestrian connections, forecourts, plazas, courtyards etc.

c) **Community amenity** shall be provided at a rate of 4m2 per unit for all residential units provided on site.

d) **Community Amenity** is not permitted in the required **rear yard**, **side yard**, or **exterior side yard** or any required **planting buffers**.

4.6 Planting Buffers

a) A continuous **planting buffer** of a minimum width of 3 meters, along with a 2 metre high tight-board fence, shall be provided along **lot lines** between a **lot** in Neighbourhood Low **zone** and all other **zone**s. **Planting buffers** are not required between **lot** in the Neighbourhood Low **zone**.

b) A continuous **planting buffer** of a minimum width of 3 meters shall be provided along the **lot lines** of a **lot** in the Employment **zone** when same is **adjacent** to a **lot** in a Commercial, Employment, or Greenspace **zone**.

c) Notwithstanding 4.6.a) above, any **lot adjacent** to a **lot** in the Environmental Protection **zone** shall, along the **lot line** shared with same, provide a continuous **planting buffer** a minimum width of 1.5 metres.

d) Where there are four (4) or more surface **parking spaces**, a minimum 3-metre-wide **planting buffer** is required along the perimeter of the **parking area**.

4.7 Landscaped Area

a) Any portion of a **front yard** which is not used for any other permitted purpose shall be devoted to **landscaped area**; and,

b) The roof of an underground parking **structure** not occupied by parking or other permitted **structures** shall be devoted to landscaped area or **general amenity area**.

4.8 Snow Storage

Snow storage is not permitted to be located within the required **landscaped area**(s), **amenity area** and/or **planting buffers**.

4.9 Outdoor Storage

a) **Outdoor storage** must be **accessory** to a permitted **use**.

b) Unless otherwise permitted, any **outdoor storage** shall not exceed 30% of the **lot area** except when associated with any defined **automotive use**.

c) Any **outdoor storage use** or **outdoor storage** associated with any other permitted **use** shall maintain the same **setbacks** as required for the **zone** in which it is permitted. No **outdoor storage use** or **outdoor storage** is permitted in the required **front yard** or the required **exterior side yard** of any **lot**;

d) Any **outdoor storage use** or **outdoor storage** associated with any other permitted **use** shall be restricted to a maximum height of:

   i. 4.0 metres for machinery or equipment; and,

   ii. 4.0 metres for all other types of goods or materials.

e) Any permitted **outdoor storage** or **outdoor storage use** which adjoins a **street** or a **lot** in any **zone** other than the **zone** in which the **outdoor storage** is located must be screened from view from the **street** or **lot** through the **construction** and maintenance of a stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than 2.0 metres in height. The fence shall maintain the same **setback** as required for the **outdoor storage**. If the height of the outside **storage** exceeds the height of the fence then coniferous planting must be provided between the fence and the **lot line** along the **street**;

f) **Outdoor storage** areas shall be **constructed** with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a **street** shall be paved with an asphalt or concrete surface from the travelled portion of the **street** to the **lot line**. All **outdoor storage** areas must be adequately drained;

g) Any area used for permitted **outdoor storage** or **outdoor storage use** must be separate from the parking and/or loading areas required of this Zoning By-Law;

h) If lighting facilities are provided in conjunction with any permitted **outdoor storage** or **outdoor storage use**, then such lighting shall be so arranged as to deflect light onto the **outdoor storage** area and away from any adjoining properties or **streets**;

i) **Outdoor** storage shall not exceed fifty percent (50%) of the total **gross floor area** of the main **building**; and,

j) For lands abutting Highway 400, **outdoor storage** shall only be permitted in **interior side yards** and the **outdoor storage** must be fully screened from Highway 400 by the main **building**.

4.10 Integrating Flex Buildings

a) A **Flex building** shall be treated as a podium when combined with **Mid**- and **High**-**Rise buildings.**

b) When a **Flex building** and **Mid**- or **High**-**Rise building** are integrated, only the standards for **Mid**- and **High**-**Rise buildings** are applicable, except for **building height**.

4.11 Accessory Uses and Buildings

4.11.1 General Standards

a) The following general standards apply to all **accessory buildings and structures** and **use**s in the City of Barrie:

   i. **Accessory buildings**, in all **zone**s, must be set back a minimum of 1.0 metre from any **lot line**, unless otherwise specified in this Zoning By-Law;

   ii. **Accessory buildings**, in all **zone**s, are only permitted in the **rear** and **side yards**, unless otherwise specified in this Zoning By-Law.

b) The **principal use** or **building** must be established on the same **lot** as the **accessory building(s)** and;

   i. The maximum **lot coverage** of all non-habitable **accessory buildings** is 15% of the total **lot area,** which is to be included in the total **lot coverage** calculation for the **zone** in which it is to be located;

   ii. Any **mechanical equipment** is installed outside of a principal **building** is considered an **accessory** to the principal **building** for the purpose of this Zoning By-Law and must be set back a minimum of 0.6 metres from all **lot lines**;

   iii. **Mechanical equipment** that is enclosed in a **building** which is attached to the principal **building** is considered to be a part of the principal **building**.

c) A **parking structure underground** or a staircase or accessibly ramp which is connected to a **building** entrance, in any **zone** shall:

   i. Be permitted to occupy the **front, side, or rear yard** except as provided elsewhere in this Zoning By-Law;

   ii. Be erected prior to the erection of the main **building** on the same **lot**, except for **construction** facilities and temporary sales trailers.

d) Notwithstanding any other provision of this Zoning By-Law, clothes poles, flag poles, ornamental light poles, **City**-required **retaining walls**, **City**-required **crash walls**, **City**-required **acoustic fencing**, or other similar **accessory structures** are permitted in any **yard** and are not subject to height and **setback** requirements of the **zone** in which they are located. but are subject to the requirements of Section 4.8;

e) Notwithstanding any other provisions of this Zoning By-Law, roof eaves, chimneys, exhaust vents, and bay windows projecting from **accessory structures** are permitted in any **yard** and are not subject to the **setback** requirements of the **zone** in which they are located; and,

f) Accessibility ramps or accessibility lifts are permitted in any **yard** and are not subject to height and **setback** requirements of the **zone** in which they are located.

4.11.2 Accessory Outdoor Sales and Display Area, and Accessory Outdoor Storage

Accessory outdoor sales and display areas, and accessory outdoor storage, will be permitted for the following:

a) for new and used automobile, recreational, motorcycle and truck dealerships and for car, truck and trailer rental and leasing agencies, inventory of new or used **vehicles** as part of the dealership or agency;

b) for service stations, public **garages** and tire specialty shops, storage of motor **vehicles** providing the storage is of a temporary nature and is not storage of impounded, wrecked or dismantled **vehicles**;

c) for service stations, public **garages** and tire specialty shops, storage of other merchandise provided that no merchandise **display** exceeds 3 metres in height and no merchandise displayed adjacent to a **building** projects further than 4.5 metres from the face of the **building**;

d) Any **outdoor storage** shall not exceed 30% of the **lot area** except when associated with any defined automotive **use**; and,

e) Only if the **outdoor** sales and **display** area and/or **outdoor storage** is **accessory** to a primary permitted **use**.

4.11.2.1 Outdoor Storage Setbacks

Any **outdoor storage** shall maintain the same minimum **yard**s as those required for the **zone** in which the **outdoor storage** is located except for **outdoor storage** associated with any defined **automotive use**.

4.12 Drive-Through Facilities

a) No person shall **use** any land, **building** or **structures** for any **use** containing a drive-through facility:

   i. Within any Commercial or Employment **zone** that abuts a **Residential Zone**, except where a minimum distance of 15.0 metres separates all points of the drive-through facility including **stacking lanes** and speaker boxes from any **Residential zone**, and provided that all other applicable development standards are satisfied.

b) A **drive-thru** is only permitted as an **accessory use** to a **primary** permitted **use**.

c) All Stacking lanes related to a **drive-thru** are to be established in a way that does impede traffic or circulation on site or public roads.

d) Any speaker box or menu board or similar structure shall not be permitted in any **yard adjacent** to a **lot** in a Neighbourhood **zone**.

4.13 Fencing and Hedges

a) No **retaining wall**, fence, **crash wall** or **acoustic fencing** shall be permitted within 0.3 metres of any **lot line** abutting a **street**;

b) No hedge shall be permitted on any **lot** within 1.0 metre of any **lot line** abutting a **street**; and

c) No **retaining wall**, fence, **crash wall**, hedge or **acoustic fencing** shall be permitted on any **lot** within 1.0 metres of a fire hydrant.

d) No **retaining wall**, fence, **crash wall**, hedge or **acoustic fencing** shall exceed a maximum height of 3.0 metres in any **zone**.

e) All hedge heights should be maintained in a manner consistent with fence height provisions is all respective **zones**.

f) No part of any hedge shall protrude beyond any **lot line** and shall be contained within the **lot** on which it grows.

4.14 Backyard Hen Coops

a) **Hen Coops**:

   i. Must be located at least 1.2 m. from the side **lot line** and at least 1.2 m. from the rear **lot line** of the **lot** on which the **hen coop** is located;

   ii. Must be no greater than 9 sq. m. and no greater than 4.5 m. in height;

   iii. Must have an enclosed roof **structure**; and,

   iv. Must be located in the **rear yard**.

b) **Hens** are to be kept in accordance with all other laws including **City** By-Laws respecting noise, property maintenance standards, as well as provincial legislation with regards to the keeping of animals.

c) Hen Coops are prohibited in Well Head Protection Area (WHPA) “A”, and Intake Protection Zone “1” (IPZ 1) as identified in Appendix B.

4.15 Non-Conforming Uses and Non-Complying Buildings

4.15.1 Non-Conforming Uses

a) Any legally existing **use** is deemed to comply on the day of the passing of this By-law.

a) No provision of this Zoning By-Law applies to prevent the **use** of any land, **building** or **structure** for any purpose prohibited by the By-Law if such land, **building** or **structure** was lawfully used for such purpose on the day of the passing of the By-Law, so long as it continues to be used for that purpose. If the **use** ceases, then the **use** will be deemed to have been discontinued unless reasonable efforts are being made to re-establish the same **use** to the satisfaction of the Zoning Administrator.

b) No provision of this Zoning By-Law applies to prevent the **construction** or **use** for a purpose prohibited by the By-Law of any **building** or **structure** the plans for which have, prior to the day of the passing of the By-Law, been approved by the Chief Building Official so long as the **building** or **structure** when **constructed** is used and continues to be used for the purpose for which it was **constructed** and provided the **construction** of such **building** or **structure** is commenced within two years after the day of the passing of the By-Law and such **building** or **structure** is completed within a reasonable time after the **construction** thereof is commenced.

4.15.2 Non-Conforming Lot

A **lot** in existence prior to the effective date of this Zoning By-Law that does not meet the minimum **lot area** or **lot frontage** requirements of the applicable **zone** is permitted to be used and **buildings** and **structures** thereon be erected, enlarged, rebuilt, repaired or renovated, provided the **use** conforms with this Zoning By-Law and the **buildings** and **structures** comply with all other provisions of this Zoning By-Law.

4.15.3 Change of Use

a) Notwithstanding any other provision of this Zoning By-Law, the **use** on the day of the passing of this Zoning By-Law of any land, **building** or **structure** for a purpose may not be changed or **altered** or extended unless the land, **building** or **structure** can conform with the standards for land, **building** or **structures** imposed by this Zoning By-Law for the **use** for a purpose permitted by this By-Law for land, **buildings** or **structures** in the **zone** in which it is located; and,

b) Item (a) above does not apply to an **alteration** or extension of a legal **non-conforming structure**, if such **alteration** or extension complies with the standards for land, **building** or **structures** imposed by this Zoning By-Law, and the **use** of such **alteration** or extension is the same **use** as the balance of the legally **non-conforming structure** or for a **use** or a purpose permitted by this Zoning By-Law for the **zone** in which it is located.

4.15.4 Restoration of Non-Conforming Use

a) Any **non-conforming building** or **structure** other than any dwelling type which has been destroyed to the extent of more than fifty (50) percent of the **structure** (exclusive of walls below **grade**) at the date of destruction and as determined by the Chief Building Official, shall not be restored except in conformity with the permitted **use**s and standards of this Zoning By-Law for the **zone** in which it is located.

b) Subject to the provisions of Sections 4.15.1, 4.15.3, 4.15.4.b, and 4.15.5, nothing in this Zoning By-Law prevents the strengthening or restoration to a safe condition of all or part of any **building** or **structure** provided that such **alteration** or repair will not increase the height, size, volume or change the **use** of such **building** or **structure**.

4.15.5 Non-Complying Buildings

a) Any legally existing **building** or **structure** is deemed to comply on the day of the passing of this By-law.

b) No provision of this Zoning By-Law applies to prevent the existence of any **non-complying building** or **structure** if such **building** or **structure** was in lawful existence on the day of the passing of the By-Law, so long as it continues to exist unchanged.

c) Any existing **building** or **structure** is exempt from meeting the current zoning standards, save and except for parking required in Section 16, when adding dwelling units within the existing **building** or **structure** provided the **use** and form is permitted in the **zone** in which it is located.

d) If a **lot** contains a legal **non-complying building**, nothing in this Zoning By-Law applies to prevent the further development of such **lot**, provided the development:

   i. Does not further increase the extent or degree of **non-compliance** with the provisions of this Zoning By-Law; and

   ii. Complies with all other applicable provisions of this Zoning By-Law.

e) If a **lot** contains a legal **non-complying building**, nothing in this Zoning By-Law applies to prevent the development of an **accessory building** on the **lot**, provided that the development complies with all applicable provisions of this Zoning By-Law.

4.16 Sight Triangles

4.16.1 Corner Lot Sight Triangles

a) All **corner lots** shall provide a **sight triangle** consisting of an unobstructed triangular area on the sides of the **street**. Such triangle shall be measured from the point of intersection of the **lot lines**, or if a **sight triangle** has been incorporated within the road allowances, then such triangle shall be measured from the projection of the **lot lines** abutting the flankage of each **street**. The dimensions of the **sight triangle** shall be a minimum of:

   i. 5.0 metres by 5.0 metres in case of a **lot** with any **exterior side yard** abutting an arterial or collector **street**; and,

   ii. 3.0 metres by 3.0 metres in the case of a **lot** with both the **front yard** and **exterior side yard** abutting local **street**.

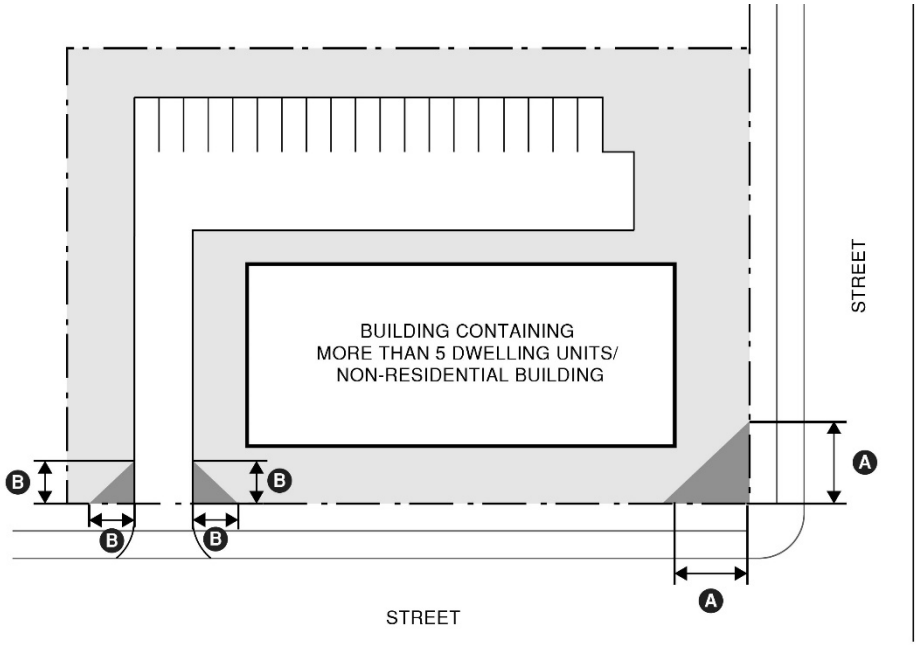
4.16.2 Driveway Sight Triangles

a) All **driveways** shall provide **sight triangles** consisting of an unobstructed triangular area on either side of the **driveway,** as measured from the point of intersection of the **lot line** and each edge of the vehicular access on the **lot,** side of the sidewalk, or curb, whichever is closer to the **lot line**, and measuring 3.0 metres by 3.0 metres.

b) No **building**, **structure**, play equipment, statue, swimming pool/hot tub or parked motor vehicle shall be located within any part of a **driveway sight triangle**.

c) A **fence**, hedge, shrub, or foliage may be located within a **driveway sight triangle** provided it does not exceed 0.8 metres above the level of the travelled portion of the **street**.

d) **Driveway sight triangles** are not required on **lots** with five (5) or less **dwelling units**.



A i) 5 m x 5 m in case of a **lot** with any **exterior side yard** abutting an arterial or collector **street**; and,

ii) 3 m x 3 m in the case of a **lot** with both the **front** and **exterior side yard** abutting local **street**.

B 3 m x 3 m in the case of all **driveways** having direct access to a municipal street, except for a **building** containing less than 5 **dwelling unit(s)**.

Figure 2. Sight Triangles

4.17 Driveways

a) A maximum of one (1) **driveway** access per **lot** in all **zones**, except for **through lots** where the maximum will be two (2).

b) The minimum length of any private **driveway** with access from a **street** shall be 6 (six) metres unless otherwise specified in this By-Law

4.18 Standards for Lands Abutting Highway 400

4.18.1 Front Lot Line

Notwithstanding anything in this Zoning By-Law, the **lot line** and **yard** of any **lot** in any **zone** which adjoins the right-of way of Highway 400 shall be deemed to be the **front lot line** or **front yard** of the **lot**, and the provisions of Sections 4.5.2 and 4.5.3 of this Zoning By-Law shall apply.

4.18.2 Standards

Table 4-1: Additional Standards for Lands Abutting Highway 400

SETBACK STANDARDS	REQUIREMENT
Front Yard (minimum)	15 m., and a continuous planting buffer of a minimum width of 9 m. shall be provided along the front **lot** line
Interior Side Yard (minimum)	4 m.
Exterior Side Yard (minimum)	7 m.
Side Yard Adjoining Neighbourhood **Zone** (minimum)	10 m.
Rear Yard (minimum)	8 m.
Rear Yard Adjoining Neighbourhood **Zone** (minimum)	15 m.
Rear Yard Adjoining **Street** (minimum)	15 m.
BUILDING STANDARDS	
Lot Coverage (maximum)	50%
Building Height (maximum)	14 m.

4.18.3 Parking

If parking is provided in the **front yard** of any **lot** in any Commercial **Zone** which adjoins the right-of-way of Highway 400, such **parking area** shall not exceed 20% of the required parking for the **lot**.

4.19 Minimum Setback from Rail Lines

a) All new development in all **zones** must comply with the **setbacks** listed in Table 4-2 per The Federation of Canadian Municipalities and The Railway Association Of Canada and Table 4-3 per Metrolinx.

Table 4-2: Proximity to Barrie-Collingwood Railway (BCRY)

RAILWAY OPERATION	SENSITIVE LAND USES	ALL OTHER USES
Secondary Main Line	30 m.	10 m.
Principal Branch Line	15 m.	7 m.
Secondary Branch Line	15 m.	7 m.
Spur Line	15 m.	7 m.

Table 4-3: Proximity to Metrolinx Rail Lines

USE	SETBACKS
Residential	30 m.
Commercial	30 m.
Institutional Uses	30 m.
Industrial (high occupancy)	30 m.
Programmed **Open Space**	30 m.
Industrial (low occupancy)	15 m.

4.20 Minimum Setback from TransCanada Pipeline

a) Notwithstanding anything in this Zoning By-Law to the contrary, no permanent **building** or **structure** shall be located within 7 m. from the limit of the pipeline right-of-way; and,

b) **Accessory structures** shall have a minimum **setback** of at least 3 m. from the limit of pipeline right-of-way unless otherwise provided for in this Zoning By-Law.

4.21 Municipal Services

No permanent **building** or **structure** shall be **constructed** for (or converted to allow) human occupancy after the date of passing of this Zoning By-Law unless such **buildings** or **structures** are served by municipal water supply and municipal sanitary sewage disposal facilities, unless otherwise specified by this Zoning By-Law.

4.22 Privately Serviced Lots

That the creation of new **dwelling units** on privately or partially serviced lands with an existing dwelling be prohibited until the Holding (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The Holding (H) symbol shall be lifted by the Corporation of the City of Barrie upon the owner demonstrating that the lands are connected to full municipal water and sewer services.

4.23 Acquisition of Land by Authority Possessing Power of Expropriation

Notwithstanding any other provisions of this Zoning By-Law, if an existing **lot** is modified, or if a deficient **lot or setback** is created as a result of the acquisition of land by an authority possessing the power of expropriation, then such **lot or setback** shall be deemed to conform to this Zoning By-Law.

4.24 Construction Cranes and Industrial Lifts

Cranes for **construction** purposes, conveying equipment, industrial lifts, and incidental equipment required for **manufacturing and processing** are exempted from any maximum **building height** requirement in this Zoning By-Law.

SECTION 5 NEIGHBOURHOOD

5.1 General Provisions

Reserved for future use.

5.2 Permitted Uses

a) **Primary Use**s permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), Neighbourhood Intensification (NI), and Neighbourhood Commercial (NC) **Zone**s are those marked by a '●' in Table 5-1.

b) **Accessory Use**s permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), Neighbourhood Intensification (NI), Neighbourhood Commercial (NC) **Zone**s are those marked by a '◊' in Table 5-1

Table 5-1: Permitted Uses for all Neighbourhood Zones

PERMITTED USES NEIGHBOURHOOD ZONES				
USES	**NEIGHBOURHOOD LOW (NL1, NL2, NL3, NL4)**	**NEIGHBOURHOOD INTENSIFICATION (NI)**	**NEIGHBOURHOOD MEDIUM (NM)**	**NEIGHBOURHOOD COMMERCIAL (NC)**
Accessory Retail				◊
Animal-related Services				●
Automotive Repair and Service Station				●
Bed & Breakfast Establishment	●	●	●	
Boarding, Lodging, Rooming House	●	●	●	
Cemetery	●	●	●	
Commercial Uses	◊	◊	◊	◊
Community-related				●
Dormitories	●	●	●	
Farmers Market				●
Fitness or Health Club				●
Funeral Establishment				●
Government Services	●	●	●	●

PERMITTED USES NEIGHBOURHOOD ZONES				
USES	**NEIGHBOURHOOD LOW (NL1, NL2, NL3, NL4)**	**NEIGHBOURHOOD INTENSIFICATION (NI)**	**NEIGHBOURHOOD MEDIUM (NM)**	**NEIGHBOURHOOD COMMERCIAL (NC)**
Grocery Store				●
Group Home	●	●	●	
Health Services Facility			●	●
Home Occupation	●	●	●	
Institutional Uses	●	●	●	●
Live-Work Space		●	●	
Local Convenience Retail	●	●	●	●
Lodging Unit	●	●	●	
Office				●
Outdoor Recreation	●	●	●	●
Repair Service				●
Residential Uses	●	●	●	●
Retail Store				●
School	●	●	●	●
Studio	◊	◊	◊	●
Supportive Housing	●	●	●	

5.3 Permitted Buildings and Structures

a) **Building**s and **structure**s permitted in the Neighbourhood Low (NL), Neighbourhood Intensification (NI), Neighbourhood Medium (NM), and Neighbourhood Commercial (NC) **Zone**s are those marked by a '●' in Table 5-2.

b) **Building**s and **structure**s permitted for **transition** in the Neighbourhood Low (NL), Neighbourhood Intensification (NI), Neighbourhood Medium (NM), and Neighbourhood Commercial (NC) **Zone**s are those marked by a '◊' in Table 5-2.

Table 5-2: Permitted Buildings and Structures in Neighbourhood Zones

PERMITTED BUILDINGS AND STRUCTURES – NEIGHBOURHOODS							
BUILDINGS AND STRUCTURES	**NEIGHBOURHOOD LOW 1 (NL1)**	**NEIGHBOURHOOD LOW 2 (NL2)**	**NEIGHBOURHOOD LOW 3 (NL3)**	**NEIGHBOURHOOD LOW 4 (NL4)**	**NEIGHBOURHOOD INTENSIFICATION (NI)**	**NEIGHBOURHOOD MEDIUM (NM)**	**NEIGHBOURHOOD COMMERCIAL (NC)**
Detached House	●*	●*	●*	●*			
Tiny House		●	●	●			
Coach House	●	●	●	●			
Low-Rise Building		●	●	●			
Rowhouse, On-Street and Back-to-Back	●	●	●	●			
Rowhouse, On-Street Rear Access	●	●	●	●			
Rowhouse, Cluster			●	●	◊	◊	
Semi-Detached	●	●					
Low-Rise Building					●	◊	●
Mid-Rise Building					●	●	
Flex Building							●

Table Notes:

* Existing **residential uses** with less than three (3) units are permitted a **coach house** in accordance with the Building Standards Table of the **zone**.

5.3.1 Standards and Limitations - Coach Houses

a) Despite anything in this Zoning By-Law to the contrary, **Coach House**s are only permitted in conjunction with an **Attached House**, a **Detached House**, a **Rowhouse**, and/or a **Semi-Detached House**.

b) **Coach House**s are not permitted **basements**.

c) **Coach House**s must be in the **rear yard,** except on **through lot**s.

d) Windows, balconies, or other openings shall not be permitted to face **interior** and **rear lot line**s on the second **storey**. Clerestory windows are permitted.

5.3.2 Buildings for transition

a) **Building** permitted for the purpose of **transition** shall only be permitted on a **lot** if:

   i. the **lot** is **adjacent** to a **lot** in the Neighbourhood Low **zone**, or;

   ii. the **lot** is located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone**.

b) **Building**s permitted for the purpose of **transition** shall:

   i. be located along **lot line**s to a **lot**(s) in an **adjacent** Neighbourhood Low **zone**, or;

   ii. on **lot**s located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone,** be located along **lot lines adjacent** to a **street** or **right-of-way.**

5.4 Accessory Structures

Accessory structures are only permitted in the **side** and **rear yard,** except for attached **garage**s, and as per the standards prescribed in Table 5-3

Table 5-3 Accessory structures in Neighbourhood Zones

ACCESSORY STRUCTURES – NEIGHBOURHOOD ZONES							
Structure Type	**YARD STANDARDS**				**BUILDING STANDARDS**		
	Front Yard (Min.)	**Exterior Side Yard (Min.)**	**Rear Yard (Min.)**	**Interior Side Yard (Min.)**	**Width (Max.)**	**Gross Floor Area (Max.)**	**Building Height (Max.)**
Attached Garage (NL1, NL2)	6 m.	3 m.	6 m.	1.2 m.	50% of **dwelling unit** width	55 sq. m.	3 m.
Attached Garage (NL3, NL4)	6 m.	3 m.	6 m.	1.2 m.	60% of the **lot frontage**	55 sq. m.	3 m.
Detached Garage	6 m.	3 m.	1.2 m.	1.2 m.	n/a	55 sq. m.	3 m.
Coach House	7.5 m.	1.5 m.	1.2 m., or 0.6 m. when adjacent to a **laneway**	1.2 m.	n/a	75 sq. m.	1 **Storey** (4 m.), 2 **Storeys** (5.5 m.) if above a **detached garage**
Carport	6 m.	3 m.	6 m.	0.6 m.	50% of **dwelling unit** width	n/a	3 m.
All Other Accessory Structures	7.5 m.	1 m.	0.6 m.	0.6 m.	n/a	n/a	4 m.

5.4.1 Accessory Structures – Additional Standards

a) The total **lot coverage** associated with the habitable **building** on site shall include all **non-habitable accessory structures**.

b) Inground and above ground pools are excluded from **lot coverage**.

c) All pool equipment must meet the required **setbacks** noted in table 5-3.

d) Decks under 1.8m in height, both detached or stand-alone, are excluded from maximum **lot coverage**.

e) Notwithstanding Table 5-3 above, porches and decks for access to a habitable **building** are permitted to be **setback** 3m from the **front lot line**.

5.4.2 Limitations on Detached Garages

Despite anything in this Zoning By-Law to the contrary, **Detached Garage**s in a Neighbourhood Zone are only permitted with an **Attached House**, **Detached House**, **Rowhouse**, and/or **Semi-Detached House.**

5.5 Neighbourhood Low (NL1, NL2, NL3, NL4) Zones

5.5.1 Zone Specific Provisions

a) Elevation of principal residential entrance(s) shall not exceed 1.2m from the average **grade**.

b) Elevation of principal non-residential entrances shall not exceed 0.6m.

c) Pedestrian entrances shall be provided facing the **front lot line** and **exterior side lot line**.

5.6 Neighbourhood Low 1

5.6.1 Neighbourhood Low 1 (NL1) – Lot, Yard, & Green/Open Space Standards

Table 5-4 Lot, Yard & Green/Open Space Standards in Neighbourhood Low 1 Zone (NL1)

NEIGHBOURHOOD LOW 1 (NL1)							
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**			
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**
Detached House	700 sq. m.	9 m.	45%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m.
Coach House	n/a	n/a	*	7.5 m.	3m.	1.2 m., or 0.6 m. when adjacent to a **laneway**	1.2 m.
Rowhouse, On-Street	300 sq. m.	7 m.	50%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2m, for **end units**, otherwise, n/a
Rowhouse, On-Street Rear Vehicle Access	With Attached Garage: 300 sq. m.	7 m.	With Attached Garage: 55%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	Attached Garage: 6 m.	1.2m, for **end units**, otherwise, n/a
	With Detached Garage: 350 sq. m.		With Detached Garage: 65%			Detached Garage: 0.6 m.	
Semi-Detached House	325 sq. m.	7.5 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. on at least one **Interior Side Yard**, otherwise, n/a.

Table Notes:

* **Coach House**s – **Lot Coverage**: Shall be accommodated within the maximum **lot coverage** for the **lot**.

5.6.1 Neighbourhood Low 1 (NL1) – Building Standards

Table 5-5 Building Standards in Neighbourhood Low 1 Zone (NL1)

NEIGHBOURHOOD LOW 1 (NL1)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Detached House	n/a	2 **Storey**s (7 m.)	n/a	n/a
Coach House	n/a	1 **Storey** (4 m.) 2 Storeys (5.5 m.) if above a **detached garage**	n/a	n/a
Rowhouse, On-Street	n/a	2 **Storeys** (7 m.)	60 m.	7 m.
Rowhouse, On-Street Rear Vehicle Access	n/a	2 **Storey**s (7 m.)	60 m.	7 m.
Semi-Detached House	n/a	2 **Storey**s (7 m.)	n/a	n/a

5.7 Neighbourhood Low 2 (NL2)

5.7.1 Neighbourhood Low 2 (NL2) – Lot, Yard, & Green/Open Space Standards

Table 5-6 Lot, Yard & Green/Open Space Standards in Neighbourhood Low 2 Zone (NL2)

NEIGHBOURHOOD LOW 2 (NL2)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Detached House	500 sq. m.	9 m.	45 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m.	n/a	n/a	n/a
Tiny Homes	500 sq. m.	9 m.	40 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	3 m.	3 m.	25 % of the **Lot Area**	n/a	n/a
Coach House	n/a	n/a	*	7.5 m.	1.5 m.	1.2 m., or 0.6 m. when adjacent to a **laneway**	1.2 m.	n/a	n/a	n/a
Low-Rise Building	800 sq. m.	30 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	7 m.	5 m.	20 % of the **Lot Area**	n/a	10 sq. m. per **Dwelling Unit**
Rowhouse, On-Street	250 sq. m.	6 m	65 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. for an **end unit**, otherwise, n/a	n/a	n/a	n/a
Rowhouse, Back-to-Back	250 sq. m.	7 m	65%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	n/a	1.2m. for an **end unit**,	n/a	n/a	n/a

NEIGHBOURHOOD LOW 2 (NL2)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
							otherwise, n/a			
Rowhouse, On-Street Rear Vehicle Access	250 sq. m. with Attached Garage	6 m.	With Attached Garage: 55%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	Attached Garage: 6 m.	1.2 m. for an **end unit**, otherwise, n/a	n/a	n/a	n/a
	300 sq. m. with Detached Garage		With Detached Garage: 65%			Detached Garage: 0.6 m.				
Semi-Detached House	300 sq. m.	6 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. on at least one **Interior Side Yard**, otherwise, n/a.	n/a	n/a	n/a

Table Notes:

* **Coach House**s – **Lot Coverage**: Shall be accommodated within the maximum **lot coverage** for the **lot**.

5.7.2 Neighbourhood Low 2 (NL2) – Building Standards

Table 5-7 Building Standards in Neighbourhood Low 2 Zone (NL2)

NEIGHBOURHOOD LOW 2 (NL2)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Detached House	n/a	3 **Storey**s (10.5 m.)	n/a	n/a
Tiny Homes	n/a	2 **Storey**s (5.5 m.)	n/a	n/a
Coach House	n/a	1 **Storey** (4 m.) 2 Storeys (5.5 m.) if above a **detached garage**	n/a	n/a
Low-Rise Building	2 **Storey**s (6.4 m.)	3 **Storey**s (10.5 m.)	60 m.	n/a
Rowhouse, On-Street	n/a	3 **Storey**s (10.5 m.)	n/a	6 m.
Rowhouse, Back-to-Back	n/a	3 **Storey**s (10.5 m.)	n/a	6 m
Rowhouse, On-Street Rear Vehicle Access	n/a	3 **Storey**s (10.5 m.)	n/a	6 m.
Semi-Detached House	n/a	3 **Storey**s (10.5 m.)	n/a	n/a

5.8 Neighbourhood Low 3 (NL3)

5.8.1 Neighbourhood Low 3 (NL3) – Lot, Yard, & Green/Open Space Standards

Table 5-8 Lot, Yard & Green/Open Space Standards in Neighbourhood Low 3 Zone (NL3)

NEIGHBOURHOOD LOW 3 (NL3)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Detached House	400 sq. m.	9 m.	45 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m.	n/a	n/a	n/a
Tiny Homes	500 sq. m.	9 m.	40 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	3 m.	3 m.	25 % of the **Lot Area**	n/a	n/a
Coach House	n/a	n/a	*	7.5 m.	1.5 m.	1.2 m or 0.6 m. if abutting a rear **laneway**	1.2 m.	n/a	n/a	n/a
Low-Rise Building	n/a	30 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	7 m.	5 m.	20 % of the **Lot Area**	n/a	10 sq. m. per **Dwelling Unit**
Rowhouse, On-Street	180 sq. m	5.5 m.	65 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. for an **end unit**, otherwise, n/a	n/a	n/a	n/a
Rowhouse, Back-to-Back	84 sq. m.	6 m.	65%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	n/a	1.2 m. for an **end unit**, otherwise, n/a	n/a	n/a	n/a

NEIGHBOURHOOD LOW 3 (NL3)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Rowhouse, On-Street Rear Vehicle Access	With Attached Garage: 114 sq. m. With Detached Garage: 150 sq. m.	5.5 m.	With Attached Garage: 55% With Detached Garage: 65%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	Attached Garage: 6 m. Detached Garage: 0.6 m.	1.2 m. for an **end unit**, otherwise, n/a.	n/a	n/a	n/a
Semi-Detached House	250 sq. m.	6 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. on at least one **Interior Side Yard**, otherwise, n/a.	n/a	n/a	n/a
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	7 m.	5 m.	25 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**

Table Notes:

* **Coach House**s – **Lot Coverage**: Shall be accommodated within the maximum **lot coverage** for the **lot**.

5.8.2 Neighbourhood Low 3 (NL3) – Building Standards

Table 5-9 Building Standards in Neighbourhood Low 3 Zone (NL3)

NEIGHBOURHOOD LOW 3 (NL3)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Detached House	n/a	3 **Storey**s (10.5 m.)	n/a	n/a
Tiny Homes	n/a	2 **Storey**s (5.5 m.)	n/a	n/a
Coach House	n/a	1 **Storey** (4 m.) 2 Storeys (5.5 m.) if above a **detached garage**	n/a	n/a
Low-Rise Building	2 **Storey**s (6.4 m.)	3 **Storey**s (10.5 m.)	60 m.	n/a
Rowhouse, On-Street	n/a	3 **Storey**s (10.5 m.)	n/a	5.5 m.
Rowhouse, Back-to-Back	n/a	3 **Storey**s (10.5 m.)	n/a	6 m.
Rowhouse, On-Street Rear Vehicle Access	n/a	3 **Storey**s (10.5 m.)	n/a	5.5 m.
Semi-Detached House	n/a	3 **Storey**s (10.5 m.)	n/a	n/a
Rowhouse, Cluster	n/a	3 **Storey**s (10.5 m.)	60 m.	6 m.

5.9 Neighbourhood Low 4 (NL4)

5.9.1 Neighbourhood Low 4 (NL4) – Lot, Yard, & Green/Open Space Standards

Table 5-10 Lot, Yard & Green/Open Space Standards in Neighbourhood Low 4 Zone (NL4)

NEIGHBOURHOOD LOW 4 (NL4)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Detached House	250 sq. m.	9 m.	45%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m.	n/a	n/a	n/a
Tiny Homes	500 sq. m.	9 m.	40 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	3 m.	3 m.	25 % of the **Lot Area**	n/a	n/a
Coach House	n/a	n/a	See Table Notes	7.5 m.	1.5 m.	1.2 m., or 0.6 m. when adjacent to a **laneway**	1.2 m.	n/a	n/a	n/a
Low-Rise Building	n/a	30 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	20 % of the **Lot Area**	n/a	8 sq. m. per **Dwelling Unit**
Rowhouse, On-Street	180 sq. m.	5.5 m.	65 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. for an **end unit**, otherwise, n/a	n/a	n/a	n/a

NEIGHBOURHOOD LOW 4 (NL4)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Rowhouse, Back-to-Back	84 sq. m.	6.0 m.	60%	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	n/a	1.2 m. for an **end unit**, otherwise, n/a	n/a	n/a	n/a
Rowhouse, On-Street Rear Vehicle Access	Attached Garage: 114 sq. m. Detached Garage: 150 sq. m.	5.5 m.	Attached Garage: 55 % Detached Garage: 65 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	Attached Garage: 6 m. Detached Garage: 0.6 m.	1.2 m. for an **end unit**, otherwise, n/a	n/a	n/a	n/a
Semi-Detached House	250 sq. m.	6 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. on at least one **Interior Side Yard**, otherwise, n/a.	n/a	n/a	n/a
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	25 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**

Table Notes:

** **Coach House**s – **Lot Coverage**: Shall be accommodated within the maximum **lot coverage** of the principal **building**.*

5.9.2 Neighbourhood Low 4 (NL4) – Building Standards

Table 5-11 Building Standards in Neighbourhood Low 4 Zone (NL4)

NEIGHBOURHOOD LOW 4 (NL4)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Detached House	n/a	3 **storey**s (10.5 m.)	n/a	n/a
Tiny Homes	n/a	2 **storey**s (5.5 m.)	n/a	n/a
Coach House	n/a	1 **storey** (4 m.) 2 storeys (5.5 m.) if above a **detached garage**	n/a	n/a
Low-Rise Building	2 **storey**s (6.4 m.)	4 **storey**s (14 m.)	60 m.	n/a
Rowhouse, On-Street	n/a	4 **storey**s (14 m.)	n/a	5.5 m.
Rowhouse, Back-to-Back	n/a	4 **storey**s (14 m.)	n/a	6 m.
Rowhouse, On-Street Rear Vehicle Access	n/a	4 **storey**s (14 m.)	n/a	5.5 m.
Semi-Detached House	n/a	4 **storey**s (14 m.)	n/a	n/a
Rowhouse, Cluster	n/a	4 **storey**s (14 m.)	60 m.	6 m.

5.10 Neighbourhood Intensification (NI) Zone

5.10.1 Zone Specific Provisions

Reserved for future use.

5.10.2 Neighbourhood Intensification– Lot, Yard & Green/Open Space Standards

Table 5-12 Lot, Yard & Green/Open Space Standards in Neighbourhood Intensification Zone (NI)

NEIGHBOURHOOD INTENSIFICATION (NI)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Low-Rise Building	n/a	30 m.	50 %	3 m.	3 m.	5 m.*	3 m.*	20 % of the **Lot Area**	n/a	8 sq. m. per **Dwelling Unit**
Mid-Rise Building	n/a	35 m.	50 %	3 m.	3 m.	3 m.*	3 m.*	20 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	12 sq. m. per **Dwelling Unit**
Building Types Allowed for Transition										
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	25 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior** or **rear yard**, the minimum **setback** shall be 7.5 metres.*

5.10.3 Neighbourhood Intensification (NI) – Building Standards

Table 5-13 Building Standards in Neighbourhood Intensification Zone (NI)

NEIGHBOURHOOD INTENSIFICATION (NI)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Low-Rise Building	2 **storey**s (6.4 m.)	4 **storey**s (14 m.)	60 m.	n/a
Mid-Rise Building	4 **storey**s (10.5 m.)	6 **storey**s (21 m.)	75 m.	n/a
Building Types Allowed for Transition				
Rowhouse, Cluster	n/a	4 **storey**s (14 m.)	60 m.	6 m.

5.11 Neighbourhood Medium (NM) Zone

5.11.1 Zone Specific Provisions

Reserved for future use.

5.11.2 Neighbourhood Medium (NM) – Lot, Yard & Green/Open Space Standards

Table 5-14 Lot, Yard & Green/Open Space Standards in Neighbourhood Medium Zone (NM)

NEIGHBOURHOOD MEDIUM ZONE (NM)										
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)				GREEN / OPEN SPACE STANDARDS (MIN.)		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard	Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area	Amenity Area	
									Private	Common
Mid-Rise Building	n/a	25 m.	50 %	1.5 m. **	3 m.	3 m.*	3 m.*	20 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	12 sq. m. per **Dwelling Unit**
Building Types Allowed for Transition										
Low-Rise Building	n/a	30 m.	55 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	20 % of the **Lot Area**	n/a	8 sq. m. per **Dwelling Unit**
Rowhouse, Back-to-Back	84 sq. m.	6 m.	65 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	n/a	1.2 m. for an end unit, otherwise, n/a.	n/a	5 sq. m. per **Dwelling Unit**	n/a
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent **lot**s, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	25 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior** or **rear yard**, the minimum **setback** shall be 7.5 metres.*

*** Where the ground floor facing a **street** includes **residential uses** the ground floor shall be **setback** an additional 1.5 m. from the façade of the non-residential **uses**.*

5.11.3 Neighbourhood Medium (NM) – Building Standards

Table 5-15 Building Standards in Neighbourhood Medium Zone (NM)

NEIGHBOURHOOD MEDIUM ZONE (NM)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Mid-Rise Building	5 **storey**s (17.5 m.)	12 **storey**s (42 m.)	75 m.	n/a
Building Types Allowed for Transition				
Low-Rise Building	2 **storey**s (6.4 m.)	4 **storey**s (14 m.)	60 m.	n/a
Rowhouse, Back-to-Back	n/a	4 **storey**s (14 m.)	n/a	6 m.
Rowhouse, Cluster	n/a	4 **storey**s (14 m.)	60 m.	6 m.

5.12 Neighbourhood Commercial (NC) Zone

5.12.1 Zone Specific Provisions

Reserved for future use.

5.12.2 Neighbourhood Commercial (NC) – Lot, Yard, & Green/Open Space Standards

Table 5-16 Lot, Yard & Green/Open Space Standards in Neighbourhood Commercial (NC)

NEIGHBOURHOOD COMMERCIAL (NC)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Low-Rise Building	1200 sq. m.	30 m.	55 %	3 m.	3 m.	7.5 m.	1.2 m.	25 % of the **Lot Area**	n/a	10 sq. m. per **Dwelling Unit***
Flex Building										

Table Notes:

** Notwithstanding Section 4.3.3.1, **common amenity** area for Neighbourhood Commercial (NC) shall be permitted within the **front** and **exterior side yard**.*

5.12.3 Neighbourhood Commercial (NC)– Buildings Standards

Table 5-17 Building Standards in Neighbourhood Commercial (NC)

NEIGHBOURHOOD COMMERCIAL (NC)							
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**GROUND LEVEL FLOOR HEIGHT (Min.)**	**COMMERCIAL GROSS FLOOR AREA**		**DENSITY (Units Per Hectare) (Min.)**
	Min.	**Max.**			**Min.**	**Max.**	
Low-Rise Building	2 **storey**s (6.4 m.)	4 **storey**s (14 m.)	60 m	3.7 m.	250 sq. m.	30 % of the lot area, up to 2000 sq. m.	50*
Flex Building	1 **storey** (3.5 m.)				500 sq. m.		n/a

Table Notes:

** - Only applicable where **residential units** are provided.*

5.13 Yard Variations - All Neighbourhood Zones

Every part of any required **yard** shall be open and unobstructed by any **building** or **structure** from grade level to the sky, with the following exceptions:

a) fire escapes, which may project into any required **yard**, but in no case shall the **setback** to the fire escape be reduced to less than 0.6m, and;

b) where a **garage** or **carport** located on same **lot** has been converted to **habitable space**, the use of any converted **garage** or **carport** shall be deemed to conform.

SECTION 6 MID-RISE

6.1 General Provisions

Reserved for future use.

6.2 Permitted Uses

a) **Primary Use**s permitted in the Mid-Rise (MR1 & MR2) **Zone**s are those marked by a '●' in Table 6-1.

b) **Accessory Use**s permitted in the Mid-Rise (MR1 & MR2) **Zone**s are those marked by a '◊' in Table 6-1.

Table 6-1: Permitted Uses for all Mid-Rise Zones

PERMITTED USES – MID-RISE ZONES	
USES	**MID-RISE (MR1, MR2)**
Accessory Retail	◊
Animal-related Services	●
Bed & Breakfast Establishment	●
Boarding, Lodging, Rooming House	●
Cemetery	●
Commercial School	●
Commercial Uses	◊
Community-related	●
Dormitories	●
Farmers Market	●
Fitness or Health Club	◊
Government Services	●
Group Home	●
Health Services Facility	●
Home Occupation	◊
Institutional Uses	●

PERMITTED USES – MID-RISE ZONES	
USES	**MID-RISE (MR1, MR2)**
Laundry or Dry Cleaner	●
Live-Work Space	●
Lodging Unit	●
Outdoor Recreation	◊
Outdoor Patio	◊
Parking, Commercial	●
Residential Use	●
Restaurant	●
Retail Store	◊
School	●
Studio	◊
Supportive Housing	●

6.3 Permitted Buildings and Structures

a) **Building**s and **structure**s permitted in the Mid-Rise **Zone**s (MR1 & MR2) are those marked by a '●' in Table 6-2.

b) **Building**s and **structure**s permitted for **transition** in the Mid-Rise **Zone**s (MR1 & MR2) are those marked by a '◊' in Table 6-2.

Table 6-2: Permitted Buildings and Structures in Mid-Rise Zone

PERMITTED BUILDINGS AND STRUCTURES		
BUILDINGS AND STRUCTURES	**MID-RISE 1 (NM1)**	**MID-RISE 2 (NM2)**
Low-Rise Building	◊	◊
Mid-Rise Building	●	●
Rowhouse, Cluster	◊	◊

6.3.1 Buildings for transition

a) **Building** permitted for the purpose of **transition** shall only be permitted on a **lot** in a Mid-Rise **Zone**s if:

i. the **lot** is **adjacent** to a **lot** in the Neighbourhood Low **zone**, or;

ii. the **lot** is located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone**.

b) **Building**s permitted for the purpose of **transition** shall:

i. be located along **lot line**s to a **lot**(s) in an **adjacent** Neighbourhood Low **zone**, or;

ii. on **lot**s located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone,** be located along **lot line**s **adjacent** to a **street** or **right-of-way.**

6.4 Mid-Rise Zones (MR1 & MR2)

6.4.1 Zone Specific Provisions

a) Elevation of principal **residential** entrance(s) shall not exceed 1.2m from the average grade.

b) Elevation of principal non-**residential** entrances shall not exceed 0.6m.

c) Pedestrian entrances shall be provided facing the **front lot line** and **exterior side lot line**.

6.5 Mid-Rise 1 (MR1)

6.5.1 Mid-Rise 1 (MR1) – Lot, Yard, and Green/Open Space Standards

Table 6-3 Lot, Yard, and Green/Open Space Standards in Mid-Rise 1 Zone (MR1)

MID-RISE 1 (MR1)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Mid-Rise Building	n/a	35 m.	50 %	3 m.	3 m.	3 m.*	3 m.*	20 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	12 sq. m. per **Dwelling Unit**
Building Types Allowed for Transition										
Low-Rise Building	n/a	n/a	n/a	3 m.	3 m.	6 m.	3 m. *	n/a	n/a	8 sq. m. per **Dwelling Unit**
Rowhouse, Cluster	n/a	n/a	n/a	3 m.	3 m.	6 m.	5 m.	25 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum **setback** shall be 7.5 metres.*

6.5.2 Mid-Rise 1 – Building Standards

Table 6-4 Building Standards in Mid-Rise 1 Zone (MR1)

MID-RISE 1 (MR1)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Mid-Rise Building	5 **Storeys** (17.5 m.)	8 **Storeys** (30 m.)	75 m.	n/a
Building Types Allowed for Transition				
Low-Rise Building	2 **Storeys** (6.4 m.)	4 **Storeys** (14 m.)	60 m.	n/a
Rowhouse, Cluster	n/a	4 **Storeys** (14 m.)		6 m.

6.6 Mid-Rise 2 (MR2)

6.6.1 Mid-Rise 2 (MR2) – Lot, Yard, and Green/Open Space Standards

Table 6-5 Lot, Yard, and Green/Open Space Standards in Mid-Rise 2 Zone (MR2)

MID-RISE 2 (MR2)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Mid-Rise Building	n/a	35 m.	50 %	1.5 m.	3 m.	3 m.*	3 m.*	20 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	12 sq. m. per **Dwelling Unit**
Building Types Allowed for Transition										
Low-Rise Building	n/a	n/a	n/a	1.5 m.	3 m.	6 m.	3 m.*	20% of the **Lot Area**	n/a	8 sq. m. per **Dwelling Unit**
Rowhouse, Cluster	n/a	n/a	n/a	1.5 m.	3 m.	6 m.	5 m..	25 % of the **Lot Area**	5 sq. m. per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum **setback** shall be 7.5 metres.*

6.6.2 Mid-Rise 2 (MR2) – Building Standards

Table 6-6 Building Standards in Mid-Rise 2 Zone (MR2)

MID-RISE 2 (MR2)				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**
	Min.	**Max.**		
Mid-Rise Building	5 **Storeys** (17.5 m.)	12 **Storeys** (42 m.)	75 m.	n/a
Building Types Allowed for Transition				
Low-Rise Building	2 **Storeys** (6.4 m.)	4 **Storeys** (14 m.)	60 m.	n/a
Rowhouse, Cluster	n/a			6 m.

6.6.2.1 Mid Rise 2 (MR2) Building Standards – Additional

A minimum of 50% of a **building**'s frontage along a **street**, Green Space **zone,** or **common amenity,** shall be for non-**residential uses**.

SECTION 7 URBAN ZONE

7.1 General Provisions

7.1.1 Entrance Standards for Urban Zones

a) The minimum number of active entrances to the **first storey** on the **front yard** and/or **exterior side yard building** façade shall be 1 for every 15 metres of **street line** but shall not be less than 1. For the purposes of calculating the minimum number of **building** entrances required, any fraction of a **building** entrance shall be rounded to the next highest whole number.

b) Entrances shall be at or within 0.2 metres above or below finished **grade**.

7.1.2 Exterior Finishes

a) All windows of any **building** existing within Urban **Zone**s on the date of the passing of this Zoning By-Law, or any predecessor thereof, shall be of transparent glass only.

b) No exterior walls of a **building** constructed of natural stone within the Urban **Zone**s shall be covered, in whole or in part, with paint, stucco, metal, or other cladding material.

c) No window openings of any **building** existing within the Urban **Zone** on the date of the passing of this Zoning By-Law, or any predecessor thereof, shall be closed up with any material except **transparent** glass.

7.1.3 Lane Setback

A minimum 0.3 metre **setback** is required for any **yard** abutting a **lane** in all urban **zone**s.

7.2 Permitted Uses

a) **Primary Use**s permitted in the Urban (UC &UT) **Zones** are those marked by a '●' in Table 7-1.

b) **Accessory Use**s permitted in the Urban (UC &UT) **Zones** are those marked by a '◊' in Table 7-1.

Table 7-1: Permitted Uses in the Urban Zones (UC &UT)

PERMITTED USES – URBAN ZONES		
USES	**URBAN CORE (UC)**	**URBAN TRANSITION (UT)**
Accessory Retail	◊	◊
Animal-related Services	●	●
Bed & Breakfast Establishment	●	●
Boarding, Lodging, Rooming House	●	●
Body Rub Parlour	x	●
Commercial Entertainment	●	●
Parking, Commercial	x	●
Commercial School	●	●
Commercial Uses	●(1)	●
Community-related	●	●
Dormitories	●	●
Farmers Market	●	●
Fitness or Health Club	●	●
Funeral Establishment	x	●
Gaming Establishment	x	●
Government Services	●	●
Grocery Store	●	●
Group Home	●	●
Health Services Facility	●	●
Home Occupation	●	●
Hospitality	●	●
Institutional Uses	●	●
Laundry or Dry Cleaner	◊	●
Live-Work Space	●	●
Local Convenience Retail	◊	◊

PERMITTED USES – URBAN ZONES		
USES	**URBAN CORE (UC)**	**URBAN TRANSITION (UT)**
Lodging Unit	x	●
Micro Brewery	●	●
Micro Distillery	●	●
Nursery or Garden Supply Centre	x	●
Office	●	●
Outdoor Display & Sales Area	x	◊
Outdoor Patio	◊	◊
Outdoor Recreation	●	●
Personal Services	●	●
Repair Service	x	●
Restaurant	●	●
Retail Store	●(1)	●(1)
School	●(1)	●
Studio	●	●
Supportive Housing	●	●

Table Notes:
(1) Only permitted if forming part of a mixed-use development.

7.2.1 Bed and Breakfast Establishment

a) A **bed and breakfast establishment** is permitted in the UT zone if it is within a **building** in the form of a **Detached House** that existed on the date this Zoning By-Law was approved.

7.2.2 Mixed-use Development

a) A combination of a minimum of two **use**s, such as but not limited to, **residential**, **commercial**, **retail**, **institutional**, and **office** development, are required on **lot**s fronting onto arterial and collector **streets** in the Urban Core (UC) and Urban Transition (UT) **zone**s.

7.3 Permitted Buildings and Structures

a) **Buildings** and **structures** permitted in the Urban **Zone**s (UC & UT) are those marked by a '●' in Table 7-1.

b) **Buildings** and **structures** permitted for **transition** in the Urban **Zone**s (UC & UT) are those marked by a '◊' in Table 7-1.

Table 7-1: Permitted Buildings and Structures in Urban Zones

PERMITTED BUILDINGS AND STRUCTURES		
BUILDINGS AND STRUCTURES	**URBAN TRANSITION (UT)**	**URBAN CORE (UC)**
Rowhouse, Cluster	◊	◊
Flex Building	●	●
Low-Rise Building	◊	◊
Mid-Rise Building	●	●
High-Rise		●

7.3.1 Buildings for transition

a) **Building** permitted for the purpose of **transition** shall only be permitted on a **lot** in an Urban **zone**s if:

   i. the **lot** is **adjacent** to a **lot** in the Neighbourhood Low **zone**, or;

   ii. the **lot** is located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone**.

b) **Buildings** permitted for the purpose of **transition** shall:

   i. be located along **lot lines** to a **lot**(s) in an **adjacent** Neighbourhood Low **zone**, or;

   ii. on **lot**s located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone,** be located along **lot lines adjacent** to a **street** or **right-of-way.**

7.4 Urban Core (UC) Zone

7.4.1 Zone Specific Provisions

Reserved for future use.

7.4.2 Urban Core (UC) – Lot, Yard, & Green/Open Space Standards

Table 7-3: Lot, Yard, Green/Open Space Standards in the Urban Core Zone (UC)

URBAN CORE (UC)										
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)				GREEN / OPEN SPACE STANDARDS (MIN.)		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard	Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area	Amenity Area	
									Private	Common
High-Rise Building	n/a	n/a	n/a	0.5 m.	0.5 m.	n/a	n/a	n/a	n/a	n/a
Mid-Rise Building									5 sq. m. per unit	10 sq. m. per dwelling unit
Flex Building									n/a	10 sq. m. per dwelling unit
Allowed Building Types for Transition										
Low-Rise Building	n/a	n/a	n/a	3 m.	3 m.	6 m.	3 m.*	n/a	n/a	8 sq. m. per dwelling unit
Rowhouse							5 m.*	25 % of the Lot Area	5 sq. m. per dwelling unit	10 sq. m. per dwelling unit

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum **setback** shall be 7.5 metres.*

7.4.3 Urban Core (UC) – Building Standards

Table 7-4: Building Standards in the Urban Core Zone (UC)

<table>
<tr><th colspan="8">URBAN CORE (UC)</th></tr>
<tr><th>BUILDING TYPE</th><th colspan="4">BUILDING HEIGHT</th><th>GROUND LEVEL FLOOR HEIGHT (Min.)</th><th>NON-RESIDENTIAL GROUND FLOOR FRONTAGE (Min.)</th><th>RESIDENTIAL DENSITY (Min.)</th><th>BUILDING LENGTH (Max.)</th><th>DWELLING UNIT WIDTH (Min.)</th></tr>
<tr><td rowspan="3">High-Rise Building</td><td colspan="2">Podium</td><td colspan="2">Building</td><td rowspan="4">4.5 m.</td><td rowspan="2">50% of all building frontages along a street or Green Space, or common amenity at a minimum of 250 sq. m.</td><td rowspan="4">300 units per ha.**</td><td rowspan="4">n/a</td><td rowspan="4">n/a</td></tr>
<tr><td>Min.</td><td>Max.</td><td>Min.</td><td>Max.</td></tr>
<tr><td>2 Storeys (7 m.)</td><td>6 Storeys (22 m.)</td><td>7 Storeys (20 m.)</td><td>25* Storeys (77 m.)</td></tr>
<tr><td rowspan="2">Flex Building</td><td colspan="2">Min.***</td><td colspan="2">Max.</td><td rowspan="2">250 sq. m.</td></tr>
<tr><td colspan="2">2 Storeys (7 m.)</td><td colspan="2">4 Storeys (16.5 m.)</td></tr>
<tr><th colspan="10">Allowed Building Types for Transition</th></tr>
<tr><td rowspan="2">Mid-Rise Building</td><td>Min.</td><td>Max.</td><td colspan="2" rowspan="2">12 Storeys (43 m.)</td><td rowspan="2">4.5 m.</td><td rowspan="2">50% of all building frontages along a street or Green Space, or common amenity at a minimum of 250 sq. m.</td><td rowspan="2">300 units per ha.</td><td rowspan="2">75 m.</td><td rowspan="2">n/a</td></tr>
<tr><td>2 Storeys (7 m.)</td><td>6 Storeys (22 m.)</td></tr>
<tr><td>Low-Rise</td><td colspan="2">2 Storeys (7 m.)</td><td colspan="2">4 Storeys (14 m.)</td><td>n/a</td><td>n/a</td><td>n/a</td><td>60 m.</td><td>n/a</td></tr>
<tr><td>Rowhouse</td><td colspan="2">n/a</td><td colspan="2">4 Storeys (14 m.)</td><td>n/a</td><td>n/a</td><td>n/a</td><td>60 m.</td><td>6 m.</td></tr>
</table>

Table Notes:

** Maximum **building** height for lands in the Urban Core (UC) **zone** outside the Urban Growth Centre (UGC) and Major Transit Station Area (MTSA), as identified on Appendix X to this By-Law, is 20 **storeys**, or 71 metres.*

*** Where **residential dwelling** units are provided in conjunction with a **primary use**.*

**** Applies as an overall minimum **building** height for a **flex building** or a minimum podium height.*

7.4.3.1 Additional building standards – Building Step-backs

a) A 3-metre **step-back** shall be provided on any floor, between the 2nd **storey** and the 6th **storey**, on **building** face(s) adjacent to a **street** as shown in *Figure 1*.

7.4.3.2 Additional Building Standards - Building Setbacks

a) Between the 7th and up to the 12th **storey buildings** shall be set back a minimum of 7.5 metres from any **interior** and **rear lot line** as shown in *Figure 2*.

b) Any portion of a **building** above the 12th **storey** shall be set back a minimum of 12.5 metres from any **interior** or **rear lot line**.

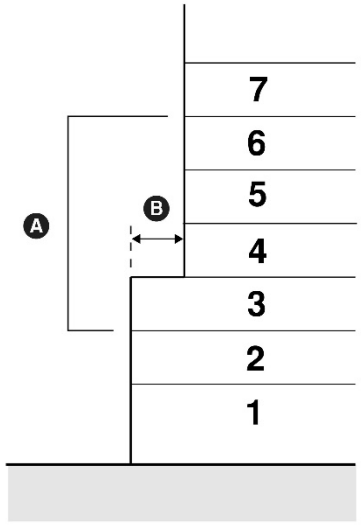
7.4.3.3 Additional Building Standards – Floor Plate and Podium length

a) Maximum floor plate size (Floors 7 to 12) – 1200 sq. m.

b) Maximum floor plate size (Floors 13 and higher) – 850 sq. m.

c) Podium length 75.0 metres (maximum).

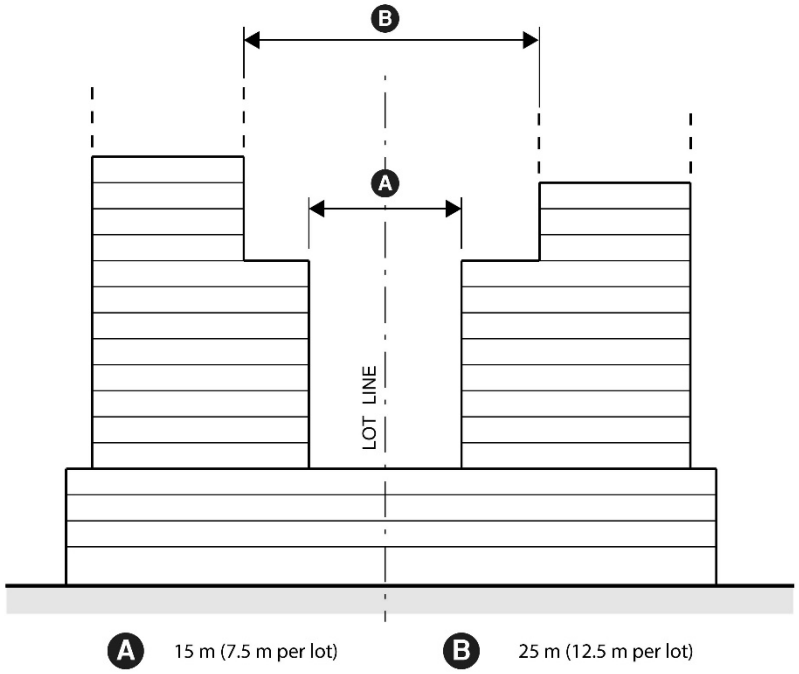
Figure 1. Building Step-backs



A **Step-back** on any floor between the 2nd and 6th **storey**, on **building** face(s)

B 3.0 m minimum **step-back**

Figure 2. Building Setbacks



A 15 m (7.5 m per lot)

B 25 m (12.5 m per lot)

7.5 Urban Transition (UT) Zone

7.5.1 Zone Specific Provisions

Reserved for future use.

7.5.2 Urban Transition (UT) – Lot, Yard, & Green/Open Space Standards

Table 7-5: Lot, Yard, Green/Open Space Standards in the Urban Transition Zone (UT)

URBAN CORE (UC)										
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**				**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
									Private	**Common**
Mid-Rise Building	n/a	n/a	n/a	0.5 m.	3 m.	n/a	n/a	n/a	5 sq. m. per **dwelling unit**	10 sq. m. per **dwelling unit**
Flex Building									n/a	10 sq. m. per **dwelling unit**
Allowed Building Types for Transition										
Low-Rise Building	n/a	n/a	n/a	3 m.	3 m.	6 m.	3 m.*	n/a	n/a	8 sq. m. per **dwelling unit**
Rowhouse							5 m.*	25 % of the **Lot Area**	5 sq. m. per **dwelling unit**	10 sq. m. per **dwelling unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum **setback** shall be 7.5 metres.*

7.5.1 Urban Transition (UT) – Building Standards

Table 7-6: Building Standards in the Urban Transition Zone (UT)

<table>
<tr><th colspan="8">URBAN TRANSITION (UT)</th></tr>
<tr><th rowspan="2">BUILDING TYPE</th><th colspan="4">BUILDING HEIGHT</th><th>GROUND LEVEL FLOOR HEIGHT (Min.)</th><th>NON-RESIDENTIAL FLOOR AREA (MIN.)</th><th>RESIDENTIAL DENSITY (MIN.)</th><th>BUILDING LENGTH (MAX.)</th><th>DWELLING UNIT WIDTH (Min.)</th></tr>
<tr><td colspan="2">Podium</td><td colspan="2">Building</td><td rowspan="3">4.5 m.</td><td rowspan="2">50% of all building frontages along a street or Green Space, or common amenity.</td><td rowspan="3">300 units per ha.*</td><td rowspan="2">75 m.</td><td rowspan="3">n/a</td></tr>
<tr><td>Min.</td><td>Max.</td><td>Min.</td><td>Max.</td></tr>
<tr><td>Mid-Rise Building</td><td>2 Storeys (7 m.)</td><td>6 Storeys (22 m.)</td><td>7 Storeys (20 m.)</td><td>12 Storeys (38 m.)</td></tr>
<tr><td rowspan="2">Flex Building</td><td colspan="2">Min.***</td><td colspan="2">Max.</td><td rowspan="2">250 sq. m.</td><td rowspan="2">n/a</td></tr>
<tr><td colspan="2">2 Storeys (7 m.)</td><td colspan="2">4 Storeys (16.5 m.)</td></tr>
<tr><td colspan="9">Allowed Building Types for Transition</td></tr>
<tr><td>Low-Rise Building</td><td colspan="2">2 Storeys (6.4 m.)</td><td colspan="2" rowspan="2">4 Storeys (14 m.)</td><td rowspan="2">n/a</td><td rowspan="2">n/a</td><td rowspan="2">n/a</td><td rowspan="2">60 m.</td><td>n/a</td></tr>
<tr><td>Rowhouse, Cluster</td><td colspan="2">n/a</td><td>6 m.</td></tr>
</table>

Table Notes:

** Where **residential dwelling units** are provided in conjunction with a **primary use**.*

**** Applies as an overall minimum **building** height for a **flex building** or a minimum podium height.*

SECTION 8 COMMERCIAL

8.1 General

Reserved for future use.

8.2 Permitted Uses

a) **Primary Use**s permitted in the Commercial District (CD) **Zone**s are those marked by a '●' in Table 8-1.

b) **Accessory Use**s permitted in the Commercial District (CD) **Zone**s are those marked by a '◊' in Table 8-1.

Table 8-1: Permitted Uses

PERMITTED USES – COMMERCIAL ZONES	
USES	**COMMERCIAL DISTRICT (CD-1/CD-2)**
Arcade or Game Establishment	●
Arena	●
Art Gallery	●
Assembly Hall	●
Assisted Living Facility	●
Bed and Breakfast Establishment	●
Bingo Hall	●
Body Rub Parlour	●
Building Supply Centre*	●
Bus Terminal	●
Bus Transfer Station	●
Child Care	●

PERMITTED USES – COMMERCIAL ZONES	
USES	**COMMERCIAL DISTRICT (CD-1/CD-2)**
College	●
Accessory Retail	◊
Animal-related Services	●
Automotive Rental & Sales Establishment	●
Automotive Repair and Service Station	●
Body Rub Parlour	●
Cemetery	●
Commercial Entertainment	●
Parking, Commercial	●
Commercial School	●
Commercial Uses	●
Community-related	●
Drive-Thru Window	◊
Taxi Establishment	●
Farmers Market	●
Fitness or Health Club	●
Funeral Establishment	●
Government Services	●
Grocery Store	●
Health Services Facility	●
Home Improvement Warehouse	●
Home Occupation	●
Hospitality	●
Institutional Uses	●
Laundry or **Dry Cleaner**	●
Major Retail*	●

PERMITTED USES – COMMERCIAL ZONES	
USES	**COMMERCIAL DISTRICT (CD-1/CD-2)**
Micro Brewery	●
Micro Distillery	●
Nursery or Garden Supply Centre	●
Office	●
Outdoor Display & Sales Area	◊
Outdoor Patio	◊
Outdoor Recreation	●
Personal Services	●
Repair Service	●
Residential**	●
Restaurant	●
Retail Store	●
School	●
Self Storage	●
Shopping Centre	●
Studio	●

Table Notes:

** **Building Supply Centre**s are prohibited from having **outdoor storage**.*

*** **Residential uses** are only permitted in conjunction with a commercial **use** and subject to section 8.2.2.*

8.2.1 Residential Uses Commercial District (CD-1 & CD-2) Zone

The following standards apply to a **residential use** on a **lot** in a Commercial District (CD-1/CD-2) Zones:

a) Stand-alone **residential uses** are permitted when:

i. 50% of the **ground floor gross floor area** of the **lot** is occupied by non-**residential uses**, and;

ii. Where non-**residential uses** exist on a **lot**, the **gross floor area** of all existing non-**residential uses** is not reduced.

b) Common entrances to a **residential use** shall be separate from entrances to the non-**residential use**, and every **dwelling unit** shall have a private entrance from a common corridor, and;

c) **Residential uses** must be located on the upper floors of a mixed-use **building**.

8.3 Permitted Buildings and Structures

a) **Building**s and **structure**s permitted in the Commercial **Zone**s (CD-1 & CD-2) are those marked by a '●' in Table 8-2.

b) **Building**s and **structure**s permitted for **transition** in the Commercial **Zone**s (CD-1 & CD-2) are those marked by a '◊' in Table 8-2.

Table 8-1: Permitted Buildings and Structures in the Commercial Zones

PERMITTED BUILDINGS AND STRUCTURES		
BUILDINGS AND STRUCTURES	**COMMERCIAL DISTRICT (CD-1)**	**COMMERCIAL DISTRICT (CD-2)**
Flex Building	●	●
Rowhouse, Cluster	◊	◊
Low-Rise Building	●	●
Mid-Rise Building	●	●
High-Rise Building		●

8.3.1 Buildings for transition

a) **Building** permitted for the purpose of **transition** shall only be permitted on a **lot** in Commercial **Zone**s if:

i. the **lot** is **adjacent** to a **lot** in the Neighbourhood Low **zone**, or;

ii. the **lot** is located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone**.

b) **Building**s permitted for the purpose of **transition** shall:

i. be located along **lot line**s to a **lot**(s) in an **adjacent** Neighbourhood Low **zone**, or;

ii. on **lot**s located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone,** be located along **lot line**s **adjacent** to a **street** or **right-of-way.**

8.4 Commercial District 1 Zone (CD-1)

8.4.1 Zone Specific Provisions

Reserved for future use.

8.4.2 Commercial District 1 (CD-1) – Lot, Yard, & Green/Open Space Standards

Table 8-3: Lot, Yard, and Green/Open Space Standards for Commercial District 1 (CD1)

COMMERCIAL DISTRICT 1 (CD-1)											
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**					**GREEN / OPEN SPACE STANDARDS**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**		**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area (Min.)**	**Community Amenity Area (Min.)**	
				Commercial	**Residential**						
Mid-Rise Building	n/a	45 m.	60 %	0.5 m.	3 m.	0.5 m.	7.5 m.	3 m.*	20 % of the **lot area**	4 sq. m. per **Dwelling Unit**	
Low-Rise Building	1200 sq. m.	30 m.	55 %	0.5 m.	3 m.			5 m.			
Flex Building	1200 sq. m.	30 m.	55 %	3 m.	n/a			1.2 m.			
Building Types Allowed for Transition											
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent **lots**, otherwise, 3 m. (min.)		3 m.	7 m.	5 m.	n/a	**Private**	**Common**
										5 sq. m. per **Dwelling Unit**	8 sq. m. per **Dwelling Unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum **setback** shall be 7.5 metres.*

8.4.3 Commercial District 1 (CD-1) – Building Standards

Table 8-4: Building Standards for Commercial District 1 (CD1)

COMMERCIAL DISTRICT 1 (CD-1)							
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**	**GROUND LEVEL FLOOR HEIGHT (Min.)**	**COMMERCIAL GROSS FLOOR AREA (Min.)**	**DENSITY (Units Per Hectare) (Min.)**
	Min.	**Max.**					
Mid-Rise Building	5 **Storeys** (15 m.)	12 **Storeys** (36 m.)	75 m.	n/a	n/a	50% of the ground floor **gross floor area** per lot**	125**
Low-Rise Building	2 **storeys** (6.4 m.)	4 **storeys** (14 m.)	60 m.	n/a	n/a		
Flex Building	1 **storey** (3.5 m.)	4 **Storeys** (14 m.)	60 m	n/a	3.7 m.		
Building Types Allowed for Transition							
Rowhouse, Cluster	n/a	4 **storeys** (14 m.)	60 m.	6 m.	n/a	n/a	n/a

Table Notes:

** Only applicable when **residential uses** are provided.*

*** To be calculated by including all **buildings** on a **lot.***

8.1 Commercial District 2 Zone (CD-2)

8.1.1 Commercial District 2 (CD-2) – Lot, Yard, & Green/Open Space Standards

Table 8-5: Lot, Yard, and Green/Open Space Standards for Commercial District 2 (CD2)

COMMERCIAL DISTRICT 2 (CD-2)											
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)					GREEN / OPEN SPACE STANDARDS		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard		Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area (Min.)	Amenity Area (Min.)	
				Commercial	Residential**					Community	
High-Rise Building	n/a	60 m.	n/a	0.5 m.	3 m.	0.5 m.	7.5 m.	3 m.*	20 % of the **lot area**	4 sq. m. per **Dwelling Unit**	
Mid-Rise Building	n/a	45 m.	60 %	0.5 m.	3 m.			3 m.*			
Low-Rise Building	1200 sq. m.	30 m.	55 %	0.5 m.	3 m.			5 m.			
Flex Building	1200 sq. m.	30 m.	55 %	3 m.	n/a			1.2 m.			
Building Types Allowed for Transition											
										Private	**Common**
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	n/a	1.5 m.	3 m.	6 m.	5 m.	n/a	5 sq. m. per **Dwelling Unit**	8 sq. m. per **Dwelling Unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum setback shall be 7.5 metres.*

8.1.2 Commercial District 2 (CD-2) – Building Standards

Table 8-6: Building Standards for Commercial District 2 (CD2)

COMMERCIAL DISTRICT 2 (CD-2)							
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**	**GROUND LEVEL FLOOR HEIGHT (Min.)**	**COMMERCIAL GROSS FLOOR AREA (Min.)**	**DENSITY (Units Per Hectare) (Min.)**
	Min.	**Max.**					
High-Rise Building	12 **Storeys** (38 m.)	20 **Storeys** (62 m.)	90 m.	n/a	n/a	50% of the ground floor **gross floor area** per lot**	125**
Mid-Rise Building	5 **Storeys** (15 m.)	12 **Storeys** (36 m.)	75 m.	n/a	n/a		
Low-Rise Building	2 **storeys** (6.4 m.)	4 **storeys** (14 m.)	60 m.	n/a	n/a		
Flex Building	1 **storey** (3.5 m.)	4 **Storeys** (14 m.)	60 m	n/a	3.7 m.		
Building Types Allowed for Transition							
Rowhouse, Cluster	n/a	4 **storeys** (14 m.)	60 m.	6 m.	n/a	n/a	n/a

Table Notes:

** Only applicable when **residential uses** are provided.*

*** To be calculated by including all **buildings** on a **lot**.*

8.1.2.1 Additional building standards – Building Step-backs

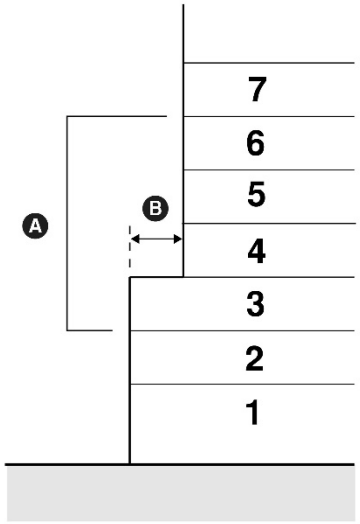
a) A 3-metre **step-back** shall be provided on any floor, between the 2nd storey and the 6th **store**y, on **building** face(s) adjacent to a **street** as shown in Figure 1.

8.1.2.2 Additional Building Standards - Building Setbacks

a) Between the 7th and up to the 12th **storey building**s shall be **setback** a minimum of 7.5 metres from any **interior** and **rear lot line** as shown in Figure 2.

b) Any portion of a **building** above the 12th **storey** shall be set back a minimum of 12.5 metres from any **interior** or **rear lot line**.

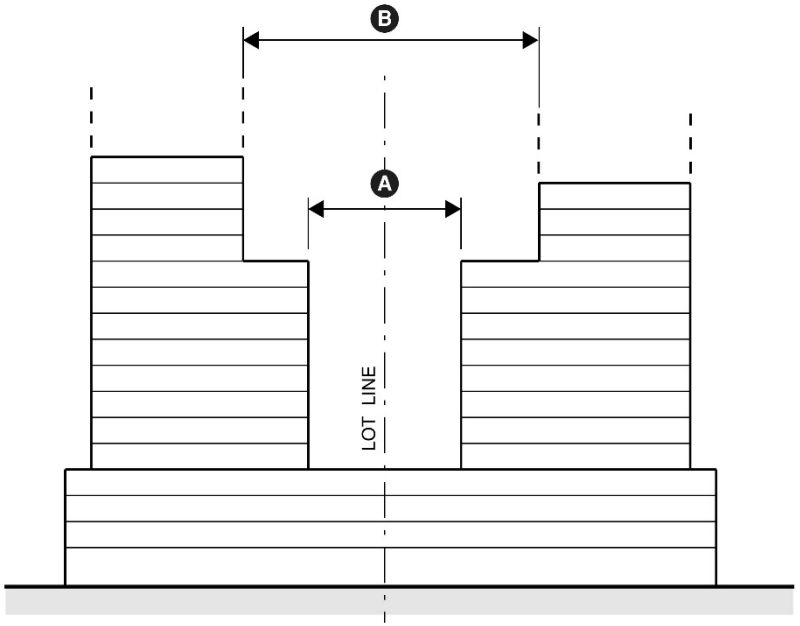
Figure 1. Building Step-backs



A **Step-back** on any floor between the 2nd and 6th **storey**, on **building** face(s)

B 3.0 m minimum **step-back**

Figure 2. Building Setbacks



A 15 m (7.5 m per lot)

B 25 m (12.5 m per lot)

SECTION 9 EMPLOYMENT

9.1 General

9.1.1 Parking Standards

9.1.1.1 Surface Treatment

In the Employment Industrial (EI) Zone and Employment Restricted Industrial (ER) Zone, **parking space**s, **driveway**s and **parking aisle**s in any **yard** that does not abut a **street** may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a **street** shall be paved with an asphaltic or concrete surface from the **lot line** to the traveled portion of the **street**. In all cases provisions shall be made for adequate drainage facilities.

9.1.1.2 Front Yard Parking

Any **parking area** provided on a **lot** in the Employment Industrial **zone** shall not exceed 20% of the required parking for the **lot**.

9.1.2 Loading Space Standards

9.1.2.1 Surface Treatment

a) **Loading spaces** and maneuvering areas for any **use** in the Employment Non-Industrial (EN) Zone and the Employment Industrial (EI) Zone must be constructed with an asphaltic surface, concrete surface, or decorative brick pavers, and curbed with a continuous poured concrete curb; and,

b) In the Employment Industrial (EI) Zone and Employment Restricted Industrial (ER) Zone, **loading spaces** in any **yard** that does not abut a **street** may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a **street** must be paved with an asphaltic or concrete surface from the **lot line** to the traveled portion of the **street**; and,

c) In all Employment **zones**, provisions shall be made for adequate drainage facilities.

9.1.3 Expansions of Existing Uses in the Restricted Industrial

Any existing use in the Restricted Industrial **zone** may be permitted a maximum addition of 50% of the existing **gross floor area**.

9.2 Permitted Uses

a) **Primary Use**s permitted in the Employment Industrial (EI), Employment Non-Industrial (EN), and Employment Restricted Industrial (ER) **Zone**s are those marked by a '●' in Table 9-1.

b) **Accessory Use**s permitted in the Employment Industrial (EI), Employment Non-Industrial (EN), and Employment Restricted Industrial (ER) **Zone**s are those marked by a '◊' in Table 9-1.

Table 9-1: Permitted Uses in the Employment **Zone**s

PERMITTED USES –EMPLOYMENT ZONES			
USES	**EMPLOYMENT INDUSTRIAL (EI)**	**EMPLOYMENT NON-INDUSTRIAL (EN)**	**EMPLOYMENT RESTRICTED INDUSTRIAL (ER)**
Adult Entertainment		●	See Table Notes*
Animal-related Services		●	
Automotive Rental & Sales Establishment	●	●	
Automotive Repair and Service Station		●	
Automotive Wrecking and Repair Establishment	●		
Body Rub Parlour		●	
Cemetery		●	
Commercial Entertainment		●	
Commercial Parking		●	
Commercial School		●	
Commercial Uses		●	
Arena		●	
Community-related		●	
Drive-Thru Window	◊	◊	
Employment		●	
Funeral Establishment		●	

PERMITTED USES –EMPLOYMENT ZONES			
USES	**EMPLOYMENT INDUSTRIAL (EI)**	**EMPLOYMENT NON-INDUSTRIAL (EN)**	**EMPLOYMENT RESTRICTED INDUSTRIAL (ER)**
Taxi Establishment		●	
Gaming Establishment		●	
Government Services	●	●	
Home Improvement Warehouse		●	
Hospitality		●	
Industrial	●		
Major Office		●	
Major Retail		●	
Micro Brewery		●	
Micro Distillery		●	
Nursery or Garden Supply Centre	●	●	
Office		●	
Outdoor Display & Sales Area		◊	
Repair Service		●	
Restaurant		●	
Retail Store		●	
School		●	
Self Storage		●	
Studio		●	

Table Notes:

** Only existing uses are permitted in the Restricted Industrial (RI) zone.*

9.2.1 Commercial Uses in Employment Industrial (EN) Zone

a) **Commercial uses** are permitted in the Employment Industrial zone as an **accessory use** and may only be permitted on a **lot** in the Employment Industrial (EI) zone in conjunction with a **primary use** identified in Table 8-1. Further, a**ccessory commercial uses** shall:

i. be located within the same **building** or **structure** as the **primary use**;

ii. not exceed 25% of the **gross floor area** of the **building/structure** within which it exists.

b) Lands **zoned** Employment Industrial (EI) that abut an arterial **street** shall be permitted up to a maximum of 35% of **gross floor area** for **accessory retail uses**.

9.2.2 Accessory Structures

Accessory structures are not permitted within the required **front yard** or, in the case of a **corner lot**, the required **exterior side yard setback**. **Accessory structures** shall be setback a minimum of 1.5 metres from all other **lot lines**.

9.3 Permitted Buildings and Structures

a) **Buildings** and **structures** permitted in the Employment Zones are limited to the building types listed in Table 8-2.

Table 9-2: Permitted Buildings and Structures in the Employment (EI & EN) **Zone**s

PERMITTED BUILDINGS AND STRUCTURES			
BUILDINGS AND STRUCTURES	**EMPLOYMENT INDUSTRIAL (EI)**	**EMPLOYMENT NON-INDUSTRIAL (EN)**	**EMPLOYMENT RESTRICTED INDUSTRIAL (ER)**
Flex Building	●	●	Only existing buildings and structures are permitted.
Low Rise Building	●	●	

9.4 Employment Industrial (EI) Zone

9.4.1 Zone Specific Provisions

Reserved for future use.

9.4.1.1 Restaurant

a) A **restaurant** is a permitted **use** on a **lot** in the Employment Industrial (EI) **zone**, if:

i. There is only one (1) **restaurant** on the **lot**;

ii. It is part of a **multi-unit commercial building**, or it is a separate **building** among a group of **building**s on the same **lot**, and;

iii. It does not exceed 25% of the total ground floor **gross floor area** of the **lot** to a maximum of 300.0 square metres in gross leasable area.

9.4.2 Employment Industrial – Lot & Yard Standards

Table 9-3: Lot, Yard, and Green/Open Space Standards in Employment Industrial (EI) **Zone**

EMPLOYMENT INDUSTRIAL (EI)							
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**			
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**
Low-Rise Building / **Flex Building**	n/a	30 m.	60%	6 m.	6 m.	6 m.*	3 m.**

Table Notes:
**__Rear yard__ abutting any Neighbourhood __zone__ shall be a minimum of 15 m.*
***__Side yard__ abutting any Neighbourhood __zone__ shall be a minimum of 10 m.*

9.4.3 Employment Industrial – Building Standards

Table 9-4: Building Standards in Employment Industrial (EI) **Zone**

EMPLOYMENT INDUSTRIAL (EI)			
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH**
	Min.	**Max.**	
Low-Rise Building	n/a	3 **Storeys** (12 m.)	60 m.
Flex Building			

9.5 Employment Non-Industrial (EN) Zone

9.5.1 Zone Specific Provisions

Reserved for future use.

9.5.1.1 Major Retail

Major retail uses permitted in the Employment Non-Industrial (EN) **zone** shall:

a) have a minimum **lot** size of 5,000 square metres,

b) have a maximum **lot coverage** of 40%,

c) have a maximum height of 15 metres or four (4) **storeys**, whichever is lesser, and are otherwise subject to the **building** standards for the Employment Non-Industrial **zone**, and;

d) only be located on **lots** located on the edge of an **employment area** as shown on Appendix "A" – Overlay Zones to this Zoning By-Law.

9.5.2 Employment Non-Industrial – Lot & Yard

Table 9-5: Lot, Yard, and Green/Open Space Standards in Employment Non-Industrial (EN) **Zone**

EMPLOYMENT NON-INDUSTRIAL (EN)							
BUILDING TYPE	**LOT STANDARDS (Min.)**			**YARD STANDARDS (MIN.)**			
	Lot Area	**Lot Frontage**	**Lot Coverage**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**
Low-Rise Building	n/a	30 m.	40%	6 m.	3 m.	6 m.*	3 m.**
Flex Building							

Table Notes:
**Rear yard abutting a neighbourhood zone 10 m. minimum*
***Side yard abutting a neighbourhood zone 6 m. minimum*

9.5.3 Employment Non-Industrial – Building Standards

Table 9-6 Building Standards in Employment Non-Industrial (EI) **Zone**

EMPLOYMENT NON-INDUSTRIAL (EN)			
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**
	Min.	**Max.**	
Low-Rise Building	2 **Storey**s (6.4 m.)	4 **Storey**s (16 m.)*	60 m.
Flex Building	n/a		

Table Notes:

** Maximum **building** height shall be 9 metres when abutting Neighbourhood Low zone.*

9.6 Employment Restricted Industrial (ER) Zone

9.6.1 Zone Specific Provisions

Reserved for future use.

9.6.2 Employment Restricted Industrial – Lot, Yard, & Green/Open Space Standards

Table 9-7: Lot, Yard, and Green/Open Space Standards in Employment Industrial (EI) **Zone**

EMPLOYMENT RESTRICTED INDUSTRIAL (ER)									
BUILDING TYPE	**LOT STANDARDS (Min.)**			**YARD STANDARDS (MIN.)**					
	Lot Area	**Lot Frontage**	**Lot Coverage**	**Front Yard**	**Side Yard**	**Exterior Side Yard**	**Rear Yard**	**Rear Yard Abutting a Street**	**Interior Side Yard**
Low-Rise Building	2000 sq m.	45 m.	60%	15 m.	7 m.	7 m.	7 m.*	15 m.	3 m.**
Flex Building				6 m.					

Table Notes:

** **Rear yard** abutting neighbourhood zone 40 m. minimum*

*** **Side yard** abutting neighbourhood zone 40 m. minimum*

9.6.3 Employment Restricted Industrial – Building Standards

Table 9-8: Building Standards in Employment Industrial (EI) **Zone**

EMPLOYMENT RESTRICTED INDUSTRIAL (ER)			
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH**
	Min.	**Max.**	
Low-Rise Building	n/a	3 **Storey**s (9 m.)	60 m.
Flex Building			

SECTION 10 STRATEGIC EMPLOYMENT

10.1 General

Reserved for future use.

10.2 Permitted Uses

a) **Primary Uses** permitted in Strategic Employment (SED & SEC) **Zones** are those marked by a '●' in Table 10-1.

b) **Accessory Uses** permitted in the Strategic Employment (SED & SEC) **Zones** are those marked by a '◊' ' in Table 10-1.

Table 10-1: Permitted Uses in the Strategic Employment Zones

PERMITTED USES – STRATEGIC EMPLOYMENT		
USES	**STRATEGIC EMPLOYMENT DISTRICT (SED)**	**STRATEGIC EMPLOYMENT CLUSTER (SEC)**
Accessory Retail	◊	◊
Animal-related Services	●	●
Automotive Repair and Service Station	●	●
Bed & Breakfast Establishment	●	●
Boarding, Lodging, Rooming House	●	●
Cemetery	●	●
Parking, Commercial	●	●
Commercial School	●	●
Commercial Uses	●	●
Community-related	●	●
Dormitories	●	●
Farmers Market	●	●

PERMITTED USES – STRATEGIC EMPLOYMENT		
USES	**STRATEGIC EMPLOYMENT DISTRICT (SED)**	**STRATEGIC EMPLOYMENT CLUSTER (SEC)**
Fitness or Health Club	●	●
Funeral Establishment	●	●
Government Services	●	●
Grocery Store	●	●
Health Services Facility	●	●
Institutional Uses	●	●
Home Occupation	●	●
Hospitality	●	●
Institutional Uses	●	●
Laundry or **Dry Cleaner**	◊	◊
Live-Work Space	●	●
Local Convenience Retail	◊	◊
Lodging Unit	●	●
Micro Brewery	x	●
Micro Distillery	x	●
Nursery or Garden Supply Centre	x	●
Office	●	●
Outdoor Display & Sales Area	x	◊
Outdoor Patio	◊	◊
Outdoor Recreation	●	●
Personal Services	●	●
Repair Service	x	●
Residential	◊	◊
Restaurant	●	●
Retail Store	●	●
School	●	●
Studio	●	●
Supportive Housing	◊	◊

10.2.1 Residential Uses

a) **Residential** uses are permitted in the Strategic Employment Zones only if the **residential use**(s) are part of a mixed-use development that also contains a permitted strategic employment (i.e., non-residential) **use**.

b) **Residential** uses must be located on the upper floors of a mixed-use **building**.

10.2.2 Retail Store

Retail store uses shall only be permitted up to a maximum of 250 square metres of gross leasable area per individual **retail** occupant within a **building**, and the total gross leasable area must be the lesser of: (i) 1,000 square metres; or, (ii) 25% of the **gross floor area** of the development on the **lot**.

10.3 Permitted Building & Structures

a) **Building**s and **structure**s permitted in the Strategic Employment **Zone**s (SED & SEC) are those marked by a '●' in Table 10-2.

b) **Building**s and **structure**s permitted for **transition** in the Strategic Employment **Zone**s (SED & SEC) are those marked by a '◊' in Table 10-2.

Table 10-2: Permitted Buildings and Structures in the Strategic Employment Zones

PERMITTED BUILDINGS AND STRUCTURES		
BUILDINGS AND STRUCTURES	**STRATEGIC EMPLOYMENT DISTRICT (SED)**	**STRATEGIC EMPLOYMENT CLUSTER (SEC)**
Low-Rise Building	●	●
Flex Building	●	●
Mid-Rise Building	●	●

10.1 Strategic Employment Cluster (SEC) Zone

10.1.1 Zone Specific Provisions

Reserved for future use.

10.1.2 Strategic Employment Cluster – Lot, Yard, and Green/Open Space Standards

Table 10-3: Lot, Yard, and Green/Open Space Standards Strategic Employment Cluster (SEC)

STRATEGIC EMPLOYMENT CLUSTER (SEC)											
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**					**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**		**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
				Residential	**Non-Residential**					**Private**	**Common**
Flex Building	n/a	n/a	n/a	3 m.	0.5 m.	3 m.	3 m	3.0 m*	20% of the **Lot Area**	5.0 square metres per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**
Low-Rise Building							3 m *				12 sq. m. per **Dwelling Unit**
Mid-Rise Building							3 m *				10 sq. m. per **Dwelling Unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum setback shall be 7.5 metres.*

10.1.3 Strategic Employment Cluster – Building Standards

Table 10-4: Building Standards Strategic Employment District (SEC)

STRATEGIC EMPLOYMENT CLUSTER (SEC)			
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**
	Min.	**Max.**	
Low-Rise Building	2 **Storey**s (7.0 m.)	4 **Storey**s (14 m.)	60 m.
Flex Building		4 **Storey**s (14 m.)	60 m.
Mid-Rise Building		6 **storey**s (21 m)	75 m.

10.1 Strategic Employment District (SED) Zone

10.1.1 Zone Specific Provisions

Reserved for future use.

10.1.2 Strategic Employment District – Lot, Yard, and Green/Open Space Standards

Table 10-5: Lot, Yard, and Green/Open Space Standards Strategic Employment District (SED)

STRATEGIC EMPLOYMENT DISTRICT (SED)											
BUILDING TYPE	**LOT STANDARDS**			**YARD STANDARDS (MIN.)**					**GREEN / OPEN SPACE STANDARDS (MIN.)**		
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Lot Coverage (Max.)**	**Front Yard**		**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**	**Landscaped Area**	**Amenity Area**	
				Residential	**Non-Residential**					**Private**	**Common**
Flex Building	800 sq. m.	28 m	55 %	n/a	0.5 m	3 m*	3 m.	3.0 m*	20 % of the **Lot Area**	n/a	12 sq. m. per **Dwelling Unit**
Mid-Rise Building	n/a	n/a	n/a	3 m.			3 m.*			5.0 square metres per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**
Low-Rise Building	n/a	n/a	n/a	3 m.			3 m. *			5.0 square metres per **Dwelling Unit**	10 sq. m. per **Dwelling Unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum setback shall be 7.5 metres.*

10.1.3 Strategic Employment District – Building Standards

Table 10-6: Building Standards Strategic Employment District (SED)

STRATEGIC EMPLOYMENT DISTRICT (SED)			
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**
	Min.	**Max.**	
Low-Rise Building	2 **Storey**s (7.0 m)	4 **Storey**s (13 m.)	60 m.
Flex Building		4 **Storeys** (14 m.)	60 m.
Mid-Rise Building		20 **Storey**s (62 m)	75 m.

SECTION 11 COMMUNITY HUBS

11.1 General

Reserved for future use.

11.2 Permitted Uses

a) **Primary Use**s permitted in the Community Hub **Zone**s (CHU & CHN) are those marked by a '●' in Table 11-1.

b) **Accessory Use**s permitted in the Community Hub **Zone**s (CHU & CHN) are those marked by a '◊' in Table 11-1.

Table 11-1: Permitted Uses in Community Hub Zones

PERMITTED USES – COMMUNITY HUB		
USES	**COMMUNITY HUB URBAN (CHU)**	**COMMUNITY HUB NEIGHBOURHOOD (CHN)**
Accessory Retail	◊	◊
Bed & Breakfast Establishment	●	●
Boarding, Lodging, Rooming House	●	●
Cemetery	●	●
Community-related	●	●
Farmers Market	●	●
Fitness or Health Club	◊	◊
Government Services	●	●
Health Services Facility	◊	◊
Institutional Uses	●	●
Local Convenience Retail	◊	◊
Office	◊	◊
Outdoor Patio	◊	◊
Outdoor Recreation	●	●
Restaurant	◊	◊

11.3 Permitted Buildings and Structures

a) **Building**s and **structure**s permitted in the Community Hub **Zone**s (CHU & CHN) are those marked by a '●' in Table 11-2.

b) **Building**s and **structure**s permitted for **transition** in the Community Hub **Zone**s (CHU & CHN) **Zone**s are those marked by a '◊' in Table 11-2.

Table 11-2: Permitted Buildings and Structures in the Community Hub Zones

PERMITTED BUILDINGS AND STRUCTURES		
BUILDINGS AND STRUCTURES	**COMMUNITY HUB URBAN (CHU)**	**COMMUNITY HUB NEIGHBOURHOOD (CHN)**
Low-Rise Building	◊	●
Rowhouse, On-Street		◊
Rowhouse, Back-to-Back		◊
Rowhouse, On-Street Rear Access		◊
Rowhouse, Cluster	◊	◊
Flex Building	●	●
Mid-Rise Building	●	

11.3.1 School or Place of Worship Deemed a Flex Building

Despite anything in this Zoning By-Law to the contrary, any school or church **building**s are deemed to be a **Flex Building**, which is permitted by this Zoning By-Law.

11.4 Community Hub Urban (CHU) Zone

11.4.1 Zone Specific Provisions

Reserved for future use.

11.4.2 Community Hub Urban (CHU) – Lot, Yard, & Green/Open Space Standards

Table 11-3: Lot, Yard, and Green/Open Space Standards Community Hub Urban (CHU)

COMMUNITY HUB URBAN (CHU)											
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)					GREEN / OPEN SPACE STANDARDS (MIN.)		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard		Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area	Amenity Area	
				Commercial	Residential					Private	Common
Flex Building	800 sq. m.	28 m	55 %	0.5	n/a	3 m.	3 m.	3 m.*	20 % of the lot area	n/a	8 sq. m. per **dwelling unit**
Mid-Rise Building	n/a	n/a	n/a	0.5	3 m.					5 sq. m. per **dwelling unit**	8 sq. m. per **dwelling unit**
Building Types Allowed for Transition											
Low-Rise Building	800 sq. m.	28 m	55 %	average between adjacent **lots** otherwise 3 m.	n/a	3 m.	6 m.	5 m.	n/a	n/a	8 sq. m. per **dwelling unit**
Rowhouse, Cluster	2900 sq. m.	42 m.	40%	n/a	average between adjacent **lots** otherwise 3 m.	3 m.	6 m.	5 m.		5 sq. m. per **dwelling unit**	10 sq. m. per **dwelling unit**

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum setback shall be 7.5 metres.*

11.4.3 Community Hub Urban (CHU) – Building Standards

Table 11-4: Building Standards Community Hub Urban (CHU)

COMMUNITY HUB URBAN (CHU)					
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**	**GROUND LEVEL FLOOR HEIGHT (Min.)**
	Min.	**Max.**			
Flex Building	2 **storey**s (7.0 m)	12 **storey**s (42 m)	60 m.	n/a	4.5 m.
Mid-Rise Building			75 m.		
Building Types Allowed for Transition					
Low-Rise Building	2 **Storey**s (6.4 m.)	4 **Storey**s (14 m.)	60 m.	n/a	n/a
Rowhouse, Cluster	n/a			6 m.	

11.4.3.1 Additional Building Standards

A minimum 50% of the ground floor **gross floor area** is required for non-**residential uses** in **low-rise** and **flex building**s in the Community Hub Urban zone.

11.4.3.2 Buildings for transition

a) **Building** permitted for the purpose of **transition** shall only be permitted on a **lot** in the Communit Hub Urban **zone** if:

i. the **lot** is **adjacent** to a **lot** in the Neighbourhood Low **zone**, or;

ii. the **lot** is located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone**.

b) **Building**s permitted for the purpose of **transition** shall:

i. be located along **lot line**s to a **lot**(s) in an **adjacent** Neighbourhood Low **zone**, or;

ii. on **lot**s located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone,** be located along **lot line**s **adjacent** to a **street** or **right-of-way.**

11.5 Community Hub Neighbourhood (CHN) Zone

11.5.1 Zone Specific Provisions

Reserved for future use.

11.5.2 Community Hub Neighbourhood (CHN) – Lot, Yard, and Green/Open Space Standards

Table 11-5: Lot, Yard, and Green/Open Space Standards Community Hub Neighbourhood (CHN)

COMMUNITY HUB NEIGHBOURHOOD (CHN)										
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)				GREEN / OPEN SPACE STANDARDS		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard (Min.)	Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area (Min.)	Amenity Area (Min.)	
									Private	Common
Low-Rise Building	800 sq m	28 m	75%	Average between adjacent properties, otherwise 3 m	3 m.	7.5 m.	3 m.*	20% of the lot area	n/a	8 sq. m. per dwelling unit
Flex Building	800 sq m	28 m	75%	Average between adjacent properties, otherwise 3 m	3 m.	7.5 m.	3 m.*			n/a
Building Types Allowed for Transition										
Rowhouse, On-Street	180 sq. m.	5.5 m.	65 %	Average between adjacent lots, otherwise, 3 m. (min.)	3 m.	6 m.	1.2 m. for an end unit, otherwise, n/a	n/a	n/a	n/a

COMMUNITY HUB NEIGHBOURHOOD (CHN)										
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)				GREEN / OPEN SPACE STANDARDS		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard (Min.)	Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area (Min.)	Amenity Area (Min.)	
									Private	Common
Rowhouse, Back-to-Back	84 sq. m.	6.0 m.	60%	Average between adjacent lots, otherwise, 3 m. (min.)	3 m.	n/a	1.2 m. for an end unit, otherwise, n/a	n/a	n/a	n/a
Rowhouse, On-Street Rear Vehicle Access	Attached Garage: 114 sq. m. Detached Garage: 150 sq. m.	5.5 m	Attached Garage: 55 % Detached Garage: 65 %	Average between adjacent lots, otherwise, 3 m. (min.)	3 m.	Attached Garage: 6 m. Detached Garage: 0.6 m.	1.2 m. for an end unit, otherwise, n/a	n/a	n/a	n/a
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent lots, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	n/a	5 sq. m. per Unit	10 sq. m. per Unit

Table Notes:

** Where windows of a **habitable living space** face an **interior side yard** or **rear yard**, the minimum setback shall be 7.5 metres.*

11.5.3 Community Hub Neighbourhood (CHN) Building Standards

Table 11-6: Building Standards Community Hub Neighbourhood (CHN)

COMMUNITY HUB NEIGHBOURHOOD (CHN)					
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**DWELLING UNIT WIDTH (Min.)**	**GROUND LEVEL FLOOR HEIGHT (Min.)**
	Min.	**Max.**			
Low-Rise Building	2 **Storey**s (6.4 m.)	4 **Storey**s (14 m.)	60 m.	n/a	n/a
Flex Building	2 **Storey**s (6.4 m.)	4 **Storey**s (14 m.)	60 m.	n/a	3.7 m.
Building Types Allowed for Transition					
Rowhouse, On-Street	n/a	4 **storey**s (14 m.)	60 m.	5.5 m.	n/a
Rowhouse, Back-to-Back	n/a	4 **Storey**s (14 m.)	n/a	6 m.	n/a
Rowhouse, On-Street Rear Vehicle Access	n/a	4 **storey**s (14 m.)	n/a	5.5 m.	n/a
Rowhouse, Cluster	n/a	4 **storey**s (14 m.)	60 m.	6 m.	n/a

11.5.3.1 Additional Building Standards

A minimum 50% of the ground floor **gross floor area** is required for non-**residential uses** in **low-rise** and **flex building**s in the Community Hub Neighbourhood **zone**.

11.5.3.2 Buildings for transition

a) **Building** permitted for the purpose of **transition** shall only be permitted on a **lot** in an Urban **zone**s if:

   i. the **lot** is **adjacent** to a **lot** in the Neighbourhood Low **zone**, or;

   ii. the **lot** is located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone**.

b) **Building**s permitted for the purpose of **transition** shall:

   i. be located along **lot line**s to a **lot**(s) in an **adjacent** Neighbourhood Low **zone**, or;

   ii. on **lot**s located on the opposite side of a **street** or **right-of-way** of a **lot** in the Neighbourhood Low **zone,** be located along **lot line**s **adjacent** to a **street** or **right-of-way.**

SECTION 12 GREENSPACE

12.1 General

No person may **use** any land or **construct**, **alter**, enlarge, or **use** any **building** or **structure** in the Greenspace (GS) Zone except in accordance with the provisions of this section of the By-Law and any other applicable requirements in the By-Law.

12.2 Permitted Uses

a) **Primary Use**s permitted in the Greenspace (GS) **Zone** are those marked by a '●' in Table 12-1.

b) **Accessory Use**s permitted in the Greenspace (GS) **Zone** are those marked by a '◊' in Table 12-1.

Table 12-1: Permitted Uses in the Greenspace (GS) Zone

PERMITTED USES – GREENSPACE ZONE	
USES	**GREENSPACE**
Boat Launch	●
Cemetery	●
Environmental Interpretative Facility	●
Farmers Market	●
Government Services	●
Marina	●
Outdoor Golf	●
Outdoor Recreation	●

12.2.1 Greenspace – North Shore Trail Zone

a) Despite anything in this Zoning By-Law to the contrary, the only uses permitted in the Greenspace – North Shore Trail Overlay Zone as defined in Appendix "A" – Overlay Zones are:

i. passive recreation;

ii. erosion and sediment control;

iii. trails;

iv. lookouts;

v. stairs;

vi. open air **structures**; and,

vii. public swim and/or fishing platforms.

12.3 Permitted Building and Structures

a) **Primary Use**s permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), Neighbourhood Intensification (NI), and Neighbourhood Commercial (NC) **Zone**s are those marked by a '●' in Table 5-1.

b) **Accessory Use**s permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), Neighbourhood Intensification (NI), Neighbourhood Commercial (NC) **Zone**s are those marked by a '◊' in Table 5-1

Table 12-2: Permitted Buildings and Structures in Greenspace (GS) Zone

PERMITTED BUILDINGS AND STRUCTURES	
BUILDINGS AND STRUCTURES	**GREENSPACE (GS)**
n/a	

12.4 Greenspace – Lot, Yard, & Green/Open Space Standards

Table 12-3: Lot, Yard, Green/Open Space Standards in Greenspace (GS) Zone

GREENSPACE							
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)			
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard	Exterior Side Yard	Rear Yard	Interior Side Yard
n/a	n/a	n/a	30%	15 m.	15 m.	5 m.	5 m.

12.4.1 Additional Standards for Greenspace

Maximum impervious surface coverage shall not exceed 35%.

12.5 Greenspace – Building Standards

Table 12-4: Building Standards in Greenspace (GS) Zone

GREENSPACE			
BUILDING TYPE	BUILDING HEIGHT		BUILDING LENGTH (Max.)
	Min.	Max.	
n/a	n/a	9 m.	n/a

SECTION 13 ENVIRONMENTAL PROTECTION

13.1 General

Reserved for future use.

13.2 Permitted Uses

a) **Primary Use**s permitted in the Environmental Protection (EP) **Zone** are those marked by a '●' in Table 13-1.

b) **Accessory Use**s permitted in the Environmental Protection (EP) **Zone** are those marked by a '◊' in Table 13-1.

Table 13-1: Permitted Uses in the Environmental Protection (EP) Zone

PERMITTED USES – ENVIRONMENTAL PROTECTION (EP)	
USES	**ENVIRONMENTAL PROTECTION (EP)**
Environmental	◊
Naturalized buffer	●
Natural restoration	●
Nature trails, lookout points, or picnic areas	◊

13.3 Permitted Buildings and Structures

No **buildings** are permitted in the Environmental Protection **Zone**.

13.4 Environmental Protection – Lot, Yard, & Green/Open Space Standards

Table 13-2: Site Layout Standards in the Environmental Protection (EP) Zone

ENVIRONMENTAL PROTECTION (EP)			
BUILDING TYPE	LOT STANDARDS		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)
n/a	n/a	n/a	n/a

13.5 Environmental Protection – Building Standards

Table 12-3: Building Standards in the Environmental Protection (EP) Zone

ENVIRONMENTAL PROTECTION (EP)	
BUILDING TYPE	BUILDING HEIGHT Max.
n/a	**Buildings** are not permitted in this **zone**

SECTION 14 SERVICES AND UTILITY

14.1 General

Reserved for future use.

14.2 Permitted Uses

a) **Primary Use**s permitted in the Service and Utility (SU) **Zone** are those marked by a '●' in Table 14-1.

b) **Accessory Use**s permitted in the Service and Utility (SU) **Zone** are those marked by a '◊' in Table 14-1.

Table 14-1: Permitted Uses in Services and Utilities (SU) Zone

PERMITTED USES – SERVICE AND UTILITIES (SU)	
USES	**SERVICE AND UTILIITIES (SU)**
All uses and **structures** associated with the provision of a utility	●
Infrastructure corridors	●
Municipal service facilities	●
Outdoor storage	●
Parking lots	●
Public Service Facilities	●
Storm water management facilities	●

14.3 Permitted Buildings and Structures

14.3.1 Landscaping and Fencing

a) Uses in the SU Zone must provide **landscaped area** in accordance with the following regulations:

b) A continuous **landscaped area** with a minimum width of 1.2 metres must be located along all **lot lines** abutting a **street**;

c) **Lots** abutting lands **zoned** for **residential**, **commercial**, or **institutional uses** must provide a continuous **landscaped area** with a minimum width of 1.5 metres located along the abutting **lot line**.

14.3.2 Service and Utility - Lot, Yard, & Green/Open Space Standards

Table 14-2: Site Layout Standards in the Services and Utilities (SU) Zone

SERVICE AND UTILITIES (SU)									
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)				GREEN / OPEN SPACE STANDARDS (MIN.)	
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard	Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area	Amenity Area
n/a	n/a	n/a	n/a	15 m.	15 m.	10 m.	10 m.	20 % of the Lot Area	n/a

14.3.3 Service and Utility – Building Standards

Table 14-3: Building Standards in the Services and Utilities (SU) Zone

SERVICE AND UTILITIES (SU)				
BUILDING TYPE	BUILDING HEIGHT		BUILDING LENGTH (Max.)	DWELLING UNIT WIDTH (Min.)
	Min.	Max.		
n/a	n/a	18 m.	n/a	n/a

SECTION 15 OVERLAY ZONES

15.1 Applicability of Overlay Zones

a) Despite anything in this Zoning By-Law to the contrary, the requirements of SECTION 15 in this By-Law are applied to lands in addition to the requirements of the primary **zone**, and any other applicable requirements of this Zoning By-Law; and,

b) The provisions of SECTION 15 apply to specific portions of land as delineated on the Zoning Map and do not always apply to entire **lot**s, unless otherwise specified.

15.2 Intake Protection Zone or Wellhead Protection Area

a) Notwithstanding any other provision of this Zoning By-Law, all uses listed in Item (b) below are prohibited on any lot located wholly or partly within an Intake Protection Zone (IPZ) or a Wellhead Protection Area (WHPA) as shown on Appendix "B" – Drinking Water System Vulnerable Areas, until it is demonstrated to the satisfaction of the Risk Management Official (or other duly qualified person under the Clean Water Act) that the use does not represent a significant drinking water threat;

b) The following activities or uses are restricted within an IPZ or WHPA and subject to approval by a Risk Management Official or other duly qualified person under the Clean Water Act:

   i. An activity that reduces the recharge of an aquifer;

   ii. An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body;

   iii. Application of pesticide to an area of land greater than 1 hectare;

   iv. Application of road salt to roads, highways, or parking lots, if the total impervious area is greater than 80% of the total application area;

   v. Application of untreated septage to land;

   vi. Land disposal of municipal waste;

   vii. Land disposal of solid non-hazardous industrial or commercial waste;

viii. Storage of one or more polychlorinated biphenyls (PCBs) in an outdoor area not in a container, or storage of one or more polychlorinated biphenyls (PCBs) partially or fully below grade;

ix. Storage of snow at, above, or below grade in an area greater than 100 square metres;

x. The application of agricultural source material to land;

xi. The application of non-agricultural source material to land;

xii. The application of commercial fertilizer to land;

xiii. The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;

xiv. The establishment, operation or maintenance of a waste disposal site within the meaning of Part V or the Environmental Protection Act;

xv. The handling and storage of a dense non-aqueous phase liquid;

xvi. The handling and storage of an organic solvent;

xvii. The handling and storage of commercial fertilizer;

xviii. The handling and storage of fuel;

xix. The handling and storage of agricultural source material;

xx. The handling and storage of non-agricultural source material;

xxi. The handling and storage of road salt;

xxii. The management of agricultural source material;

xxiii. The management of runoff that contains chemicals used in the de-icing of aircraft; and,

xxiv. The use of land as livestock grazing or pasturing land, an outdoor confinement area, or a farm-animal yard.

15.2.1 Wellhead Protection Area A

a) Notwithstanding the other zoning provisions in this Zoning By-Law, areas identified as “Wellhead Protection Area A” (WHPAA) on Zoning Map _ are subject to the following requirements:

i. The landowner must connect into the municipal sewage systems and the existing onsite sewage system must be decommissioned;

ii. New development must be connected into the municipal sewage system;

iii. Where there is no capacity in the municipal services, private onsite sewage systems must be managed in the interim and follow the **City**’s monitoring policy until reserve capacity is available; and,

iv. For future onsite sewage systems, where municipal services are not available, private onsite sewage systems must follow the **City**'s monitoring policy, and conform to the most current version of the Ministry of the Environment, Conservation and Parks' guidelines for individual on-site servicing (including in relation to minimum lot size).

15.2.2 Wellhead Protection Area B, Area C, and Area D

The areas identified as "Wellhead Protection Area B" (WHPAB) or "Wellhead Protection Area C" (WHPAC) or "Wellhead Protection Area D" (WHPAD) on Appendix "B" are located in a Wellhead Protection Area identified by the Source Protection Plan. The lands within the "Wellhead Protection Area B" or "Wellhead Protection Area C" or "Wellhead Protection Area D" are subject to all applicable provisions of this Zoning By-Law, with the exception that any activity, **use** or undertaking that is prohibited or regulated under Section 59 of the Clean Water Act is not permitted except in accordance with the Clean Water Act.

15.3 Historic Character Overlay

15.3.1 Permitted Uses

The permitted **use**s of the underlying **zone** are permitted on **lots** subject to the Historic Character Overlay.

15.3.2 Permitted Buildings and Structures

The permitted **buildings** and **structures** of the underlying **zone** are permitted on **lots** subject to the Historic Character Overlay.

15.3.3 Historic Character Overlay – Lot, Yard, & Open Space Standards

The standards outlined in Table 15-1, shall, where provided, apply and supersede the standards of the underlying **zone.**

Table 15-1: Lot, Yard and Open Space Standards for Historic Character Overlay

HISTORIC CHARACTER OVERLAY						
BUILDING TYPE	**LOT STANDARDS**		**YARD STANDARDS (MIN.)**			
	Lot Area (Min.)	**Lot Frontage (Min.)**	**Front Yard**	**Exterior Side Yard**	**Rear Yard**	**Interior Side Yard**
n/a	Average of **adjacent lots** in the Historic Character Overlay.*	Average of **adjacent lots** in the Historic Character Overlay.*	Average of **adjacent lots** in the Historic Character Overlay.*	3 m.	Average of **adjacent lots** in the Historic Character Overlay.*	1.2 m.

Table Notes:

** - Where there is only one **adjacent lot** in the Historic Character Overlay, or where the average of the setbacks of the adjacent lots cannot be determined, the minimum setback shall be 7.5 metres.*

15.3.4 Building Standards

The standards outlined in Table 15-2, shall, where provided, apply and supersede the standards of the underlying **zone.**

Table 15-2: Building Standards for the Urban Historic Character Overlay

HERITAGE CHARACTER OVERLAY				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**GROUND FLOOR HEIGHT (Max.)**
	Min.	**Max.**		
All Ground Oriented Buildings	n/a	2 **Store**ys (7 m.)	60 m.	3.7 m.

HERITAGE CHARACTER OVERLAY				
BUILDING TYPE	**BUILDING HEIGHT**		**BUILDING LENGTH (Max.)**	**GROUND FLOOR HEIGHT (Max.)**
	Min.	**Max.**		
Low-Rise Building	n/a	4 **Storey**s (14 m.)	60 m.	3.7 m.
Flex Building		4 **Storey**s (14 m.)		
Mid-Rise Building		**n/a***	n/a	
High-Rise Building				

Table Notes:
Building heights shall not exceed an **angular plane** of 45 degrees measured from the **front lot line** at street level of the property on the opposing side of the Dunlop Street Right-Of-Way. Podium Height is limited to the average height of **building**s on adjacent properties.

15.3.4.1 Exterior finishes

a) No exterior walls of an existing **building** constructed of natural stone within the historic character overlay shall be defaced in any manner or covered, in whole or in part, with paint, stucco, metal, or other cladding material.

b) All windows of any **building** within the historic character overlay shall be of transparent glass only.

c) **buildings** on **lots** in the Neighbourhood Low Zone subject to the Historic Character Overlay shall be constructed of coursed masonry or such materials which replicate coursed masonry except plain, uncoloured concrete.

15.3.4.2 Additions, Accessory Buildings & Structures

a) Despite the General Provisions of this By-Law, and the standards of the underlying **zone**, an addition to a **building** on a **lot** in the Historic Character Overlay shall:

i. not be located within a **front yard**, except for a ramp used for handicap access, if that ramp does not exceed the minimal dimensions mentioned in the Building Code for a ramp in a barrier-free path of travel.

ii. Not have walls which exceed the height of the existing **building**;

iii. Not have roof with a slope that exceeds the roof slope of the existing **building**, and;

iv. Be located entirely within the **rear yard**, or in the **interior side yard** abutting the **rear yard,** and in compliance with the **rear yard setback** of the underlying **zone**, except where the building has a non-complying **rear yard** setback, in which case the addition shall be no less than 3.0 meters from the **rear lot line**.

15.3.5 Parking

a) A **parking lot** is prohibited in a **front yard** or **exterior side yard adjacent** to a **street** on any **lot** subject to the Historic Character Overlay.

SECTION 16 PARKING AND LOADING

16.1 General

a) **Parking spaces** must be provided and maintained in accordance with the following requirements;

b) Parking districts are shown on Appendix "D" – Parking District Map, and **parking spaces** are required at a specific rate depending on the parking district that a **lot** is in, namely:

   i. District 1;

   ii. District 2;

   iii. District 3; or,

   iv. District 4.

c) Compliance with the requirements for standard parking spaces in Section 16 .2 is subject to the following conditions:

   i. Standard **parking spaces** must be located on the same **lot** as the corresponding **use** or building; and,

   ii. Despite clause i., a portion of a **lot**'s required standard **non-residential** parking spaces may be located off-site on a separate **lot**, subject to the requirements of Section 16.3.3.

d) If a calculation for the required minimum/maximum number of standard **parking spaces** or **bicycle parking spaces** results in a non-integer greater than one (1) then the required minimum/maximum number of standard **parking spaces** must be rounded up to the nearest integer;

e) If a calculation for the required barrier free **parking spaces** results in a non-integer value greater than zero (0) then the required number of barrier free **parking spaces** is rounded up to the nearest integer;

f) The surface treatment of parking must be:

   i. For non-residential **parking spaces**, **driveways**, and **aisles** shall be **constructed** and maintained with concrete, asphalt, or pavers, and curbed with a continuous poured concrete curb;

   ii. For residential **parking spaces**, **driveways**, and **parking aisles constructed** and maintained with concrete, asphalt, or pavers;

   iii. For **loading spaces constructed** and maintained with concrete;

iv. If more than three (3) **parking spaces** are required on a non-residential **lot** then all **parking spaces** shall be clearly marked.

g) No parking is permitted in any required **landscape areas** or **planting buffers**.

h) A maximum of 20% of required parking is permitted in the **front yard**.

16.1.1 Neighbourhood Zones Additional Parking Requirements

a) Parking in the **front** and **exterior side yard** is prohibited in all Neighbourhood **zone**s.

b) Notwithstanding the above, a maximum of 60% of any **front yard** in a Neighbourhood Low Zone is permitted to be used for **driveway** and parking purposes.

c) A minimum 1m wide **landscaped area** is required **adjacent** to one side of any **driveway** or **parking area** in the Neighbourhood Low Zone.

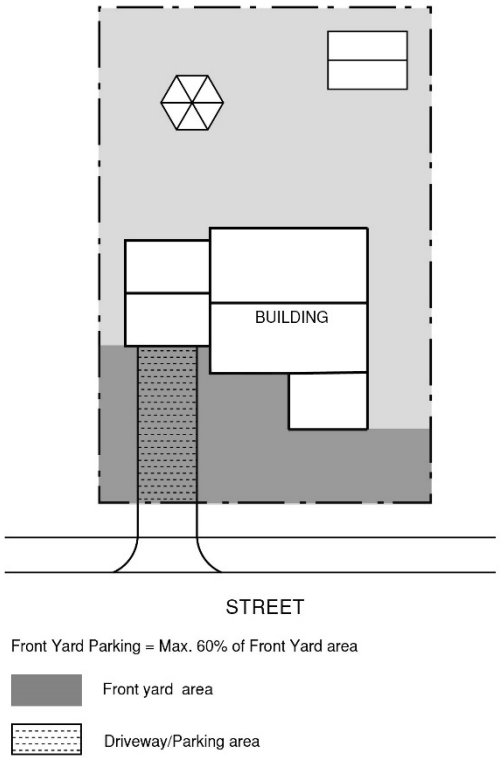


Figure 1. Max. Front Yard Parking in a Neighbourhood Low Zone

16.2 Parking Requirements

16.2.1 Standard Parking Spaces

a) The number of **parking spaces** on a **lot** must comply with Table 16-1, Table 16-2, Table 16-3, and Table 16-4;

b) If a **lot** spans more than one parking district, then the lower parking requirement (district) applies;

c) If the parking requirement in Table 16-1 relates to the number of persons, this must be calculated based on the maximum number of persons which can be accommodated within the **use** according to the Ontario Building Code;

d) Notwithstanding Table 16-1, any **building** or **structure** containing at least 20% affordable **dwelling units** may provide parking for those affordable **dwelling units** at the same minimum rate as required for development within District 1, with the balance of parking being provided at the applicable district rate; and,

Table 16-1: Minimum Standard Parking Spaces

MINIMUM STANDARD PARKING SPACES				
USES	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4
For any **Dwelling Unit**	0.6 **parking spaces** per **dwelling unit**	0.7 **parking spaces** per **dwelling unit**	n/a	1 **parking spaces** per **dwelling unit**
For a **Commercial Entertainment**, **Community Related Uses**, **Institutional**, **Restaurant, School**	No minimum	No minimum	1 **parking space** for every 4 persons (spectators, patrons, visitors, members of the audience, worshippers, or students as the case may be).	1 **parking space** for every 4 persons (spectators, patrons, visitors, members of the audience, worshippers, or students as the case may be).
For any other non-**residential use**	No minimum	No minimum	1 parking space per 50 square metres **gross floor area**	1 parking space per 25 square metres of **gross floor area**

Table 16-2: Maximum Standard Parking Spaces

MAXIMUM STANDARD PARKING SPACES				
Use	**District 1**	**District 2**	**District 3**	**District 4**
For any **Dwelling Unit**	1 **parking space** per **dwelling unit**	1.25 parking spaces per **dwelling unit**	1.5 parking spaces per **dwelling unit**	No maximum
For any other non-residential **use**	1 **parking space** per 50 square metres **gross floor area**	1 **parking space** per 40 square metres **gross floor area**	1 **parking space** per 25 square metres **gross floor area**	No maximum

Table 16-3: Minimum Visitor Parking Spaces

MINIMUM VISITOR PARKING SPACES				
Use	**District 1**	**District 2**	**District 3**	**District 4**
For **Low-rise**, **Mid-rise**, **High-rise** or **Rowhouse, Cluster** building that contains a **Dwelling Unit**	0.1 **parking spaces** per **dwelling unit**	0.1 **parking spaces** per **dwelling unit**	n/a	0.2 **parking spaces** per **dwelling unit**

Table 16-4: Maximum Visitor Parking Spaces

MAXIMUM VISITOR PARKING SPACES				
Use	**District 1**	**District 2**	**District 3**	**District 4**
For **Low-rise**, **Mid-rise**, **High-rise** or **Rowhouse, Cluster** building that contains a **Dwelling Unit**	0.2 **parking spaces** per **dwelling unit**	0.3 **parking spaces** per **dwelling unit**	n/a	No maximum

16.2.2 Exceeding Maximum Parking Spaces

a) Despite Section 12.2.1.:

   i. In Parking Districts 1 and 2, the maximum number of **parking spaces** permitted by this Zoning By-Law may be increased to 1.25 and 1.5 **parking spaces** respectively per **dwelling unit** if all **parking spaces** provided above the maximum ratio are **electric vehicle ready**; and,

   ii. In Parking District 3, the maximum number of **parking spaces** permitted by this Zoning By-Law may be increased to 2.0 **parking spaces** if all **parking spaces** provided above the maximum ratio are **electric vehicle ready**.

16.2.3 Size of Parking Spaces

a) Each **parking space**, with the exception of barrier free **parking spaces**, shall have a minimum width of 2.7 metres and a minimum length of 6.0 metres;

b) Unless **tandem parking** is permitted, each **parking space** shall have direct access to a municipal road, a **driveway**, or to an aisle; and,

c) A **parking aisle** must have a minimum width of 6.0 metres for two-way traffic, and for one-way traffic in accordance with Table 16-5:

Table 16-5: Minimum Parking Aisle Width for One-Way Traffic

Angle of Parking	Minimum Aisle Width for one-Way Traffic
30 degrees	2.8 metres
45 degrees	3.4 metres
60 degrees	5.2 metres
90 degrees	3.7 metres

d) Notwithstanding the above, structural columns in a **parking structure** may encroach into a **parking space** provided that the minimum width of the **parking space** is not less than 2.5 metres; and,

e) Each parallel **parking space** shall be a minimum width of 2.7 metres and a minimum length of 6.7 metres, except for the first and/or last space in a row which may have a minimum length of 5.5 metres provided it is located a minimum of 1.5 metres from any intersecting road, **lane**, or obstruction. The one-way **parking aisle** width for a parallel parking space shall be a minimum of 3.7 metres and a two-way **parking aisle** width shall be a minimum of 6.0 metres.

16.2.4 Barrier Free Parking Spaces

a) If more than four (4) **parking spaces** are required for a **parking lot** then barrier free **parking spaces** for the exclusive use of persons with disabilities must be identified with a provincially regulated vertical sign displaying the international symbol for disabled access;

b) Barrier free **parking spaces** must be built according to the following standards:

i. Type A: Minimum 3.4 metres wide and a minimum 5.5 metres in length;

ii. Type B: Minimum 3.1 metres wide and a minimum of 5.5 metres in length;

iii. An adjacent access **lane** of 1.5 metres in width must be provided for a Type A or Type B barrier free parking space; and,

iv. The 1.5 metre adjacent access land can be shared by two barrier free **parking spaces**.

c) Barrier free **parking spaces** shall be included in the calculation of required parking and shall be provided in accordance with Table 16-6.

Table 16-6: Barrier Free Parking Space Requirements

BARRIER FREE PARKING REQUIREMENTS		
Parking Stalls required by Section 15.2.4	**Barrier Free type A Parking Space required**	**Barrier Free Type B parking Space Required**
1 to 25 spaces	1 space	n/a
26 to 50 spaces	1 space	1
51 to 75 spaces	1 space	2
76 to 100 spaces	2 spaces	2
Greater than 100 spaces	1 plus 3% of required **parking spaces**	1 plus 3% of required **parking spaces**

i) If an odd number of barrier free **parking spaces** are required, then the odd-numbered space may be a Type B parking space; and,

ii) If there is any conflict between this Zoning By-Law in the calculation of barrier free **parking spaces** and the Accessibility for Ontarians with Disabilities Act (AODA), then the AODA will prevail.

16.2.5 Bicycle Parking

a) The number of **bicycle parking spaces** required by this By-law must be provided on the same **lot** as the corresponding **use** or **building**;

b) If a **lot** contains more than one **use**, the required number of **bicycle parking spaces** is the sum of all **bicycle parking spaces** required for each **use**;

c) If a **lot** contains more than one non-residential **building** then the **bicycle parking space** requirements are calculated and provided for each **building** as though they are on their own individual **lot**;

d) Despite the definition of **gross floor area**, for the purpose of calculating the required number of **bicycle parking spaces**, floor area that is dedicated solely to the storage of goods or products is excluded from the **gross floor area** calculation;

e) All **bicycle parking** racks and bicycle lockers must be secured to the ground, floor, or wall, as the case may be;

f) All indoor **bicycle parking spaces** must be a minimum of 1.8 metres in length, a minimum of 0.6 metres in width, and overhead clearance in covered spaces shall be a minimum of 2.1 metres; however, if an indoor **bicycle parking space** provides for storage of a bicycle in a vertical position then the minimum length may be reduced to 1.2 metres;

g) All **outdoor bicycle parking spaces** must be surfaced with asphalt, concrete, or pavers; and,

h) **Bicycle parking spaces** shall be provided in accordance with Table 16-7 and Table 16-8.

Table 16-7: Minimum Indoor Bicycle Parking

MINIMUM INDOOR BICYCLE PARKING				
Use	**District 1**	**District 2**	**District 3**	**District 4**
For a **building** containing a minimum of 10 **dwelling unit(s)**	1.5 bicycle parking spaces per **dwelling unit**	1 bicycle parking space per **dwelling unit**	n/a	0.8 bicycle parking spaces per **dwelling unit**
For all other non-**residential** uses	0.3 spaces per 100 square metres of **gross floor area**	0.3 spaces per 100 square metres of **gross floor area**	0.2 spaces per 100 square metres of **gross floor area**	0.1 spaces per 100 square metres of **gross floor area**

Table 16-8: Minimum Outdoor Bicycle Parking

MINIMUM OUTDOOR BICYCLE PARKING				
Use	**District 1**	**District 2**	**District 3**	**District 4**
For a **building** containing a minimum of 10 **dwelling unit(s)**	0.2 bicycle parking spaces per **dwelling unit**	0.2 bicycle parking spaces per **dwelling unit**	n/a	No minimum
For uses in all other Zones, other than **dwelling units**	3 plus 0.3 bicycle parking spaces per 100 square metres of **gross floor area**	3 plus 0.3 bicycle parking spaces per 100 square metres of **gross floor area**	3 plus 0.2 bicycle parking spaces per 100 square metres of **gross floor area**	3 plus 0.1 bicycle parking spaces per 100 square metres of **gross floor area**

16.2.6 Electric Vehicle Charging

a) Any required **parking space** may be equipped with electric vehicle charging equipment, whether or not a fee is charged for the **use** of such equipment, and this is deemed to be an **accessory use** despite anything in this By-law to the contrary; and,

b) If a **parking space** is equipped with electric vehicle charging equipment it must be clearly identified and demarcated if there are four (4) or more **residential** units on the **lot**.

16.3 Parking Flexibility

16.3.1 Shared Parking on a Lot

If the required number of **parking spaces** serves both **residential** and non-residential land uses on the same **lot**, then the number of required **parking spaces** may be reduced by one (1) **parking space** for every five (5) **dwelling units**.

16.3.2 Car-Share

Car-share spaces are permitted in any **parking lot**, **commercial parking lot**, or **parking structure** in any **Zone**, and are excluded from the minimum parking required on the **lot**.

16.3.3 Distances to Off-Site Parking

a) A maximum of 25% of required parking is permitted to be provided off-site;

b) Where off-site parking is permitted the maximum distance from the **lot** to the off-site **parking lot** must comply with Table 16-9:

Table 16-9: Maximum Distance to Off-Site Parking

MAXIMUM DISTANCE TO OFF-SITE PARKING	
District	**Distance from lot to Off-Site parking (Max.)**
District 1	150 m.
District 2	100 m.
District 3	30 m.
District 4	30 m.

16.4Loading Spaces

16.4.1 General Provisions

For any **industrial** or **commercial use**, permanent **loading spaces** shall be provided and maintained on the same **lot** in accordance with Table 16-10:

Table 16-10: Minimum Aisle Width

MINIMUM AISLE WIDTH	
Gross Floor Area	**Number of loading Spaces**
Up to 999 square metres	0
From 1,000 square metres to 2,999 square metres	1
From 3,000 square metres to 7,499 square metres	2
From 7,500 square metres to 13,999 square metres	3
From 14,000 square metres to 19,999 square metres	4
20,000 square metres or greater	1 loading space for each additional 10,000 square metres

16.4.2 Size of Loading Spaces

Any **loading space** must have a minimum width of 3.0 metres, a minimum length of 9.0 metres, and a minimum vertical clearance of 4.0 metres.

16.4.3 Location of Loading Spaces

a) **Loading spaces** must not be located in the front yard or **exterior side yard** of any **lot**;

b) **Loading spaces** shall be located adjacent to the **structure** for which they serve and shall be screened from view of any public **street** or highway;

c) **Loading spaces** must not be located within 6.0 metres of a **street line**; and,

d) **Loading spaces** must not be located within 7.5 metres of an abutting Neighbourhood **zone**.