Draft 1 - City of Barrie

ZONING BY-LAW



March 27, 2023

WORKING DRAFT – CITY OF BARRIE COMPREHENSIVE ZONING BY-LAW:

Disclaimers / Items to note:

1. **Special Provisions - to be considered in Draft 2**
2. **Holding Provisions - to be considered in Draft 2**
3. **Diagrams included in this draft are illustrative only and do not form part of the By-Law. Future drafts may include illustrations that do form part of a By-Law.**
4. **Comments on this draft of the Comprehensive Zoning By-Law may be provided to: newzoningbylaw@barrie.ca**

CONTENTS

SECTION 1 INTRODUCTION 1-1
1.1 Title 1-1
1.2 Defined Area 1-1
1.3 Scope 1-1
1.4 Repeal and Continuation of Existing By-Laws 1-1
1.5 Effective Date 1-2
1.6 Revisions to the Zoning By-Law 1-2
1.7 Validity 1-2
SECTION 2 ADMINISTRATION 2-1
2.1 Administrator 2-1
2.2 Violations and Penalties 2-1
2.3 Inspection of Premises 2-1
2.4 Licenses and Permits 2-1
2.5 Change of Use 2-1
2.6 Federal and Provincial Statutes 2-1
2.7 Interpretation 2-2
SECTION 3 DEFINITIONS 3-1
SECTION 4 GENERAL PROVISIONS 4-1
4.1 Permitted Uses 4-1
4.1.1 Services and Utilities 4-1
4.1.2 Freestanding Transmission Towers 4-1
4.1.3 Construction Facilities 4-1
4.1.4 Temporary Sales Trailer 4-1
4.1.5 Temporary Sales Event 4-2
4.1.6 Occasional or Special Event 4-2
4.1.7 Outdoor Patios 4-2

4.1.8 Seasonal Sale of Fruit and Vegetables 4-2
4.1.9 Model Home Uses 4-2
4.1.10 Other Permitted Uses 4-3
4.1.11 Wayside Pits and Quarries, Portable Asphalt Plants, and Portable Concrete Plants 4-3
4.1.12 Bed and Breakfast Establishment 4-3
4.1.13 Temporary Shipping and Storage Containers 4-3
4.1.14 Home Occupation 4-4
4.1.15 Setback from Highwater Mark 4-4
4.2 Prohibitions on Use 4-4
4.2.1 Automotive Establishments 4-4
4.2.2 Commercial Vehicles and School Buses 4-5
4.2.3 Ethanol Production Facility 4-5
4.2.4 Noxious or Offensive Trade, Business, or Manufacture 4-5
4.2.5 Recreational Vehicle or Trailer 4-5
4.3 Accessory Uses and Buildings 4-5
4.3.1 Requirements 4-5
4.3.2 Accessory Outdoor Sales and Display Area, and Accessory Outdoor Storage 4-6
4.3.3 Amenity Area 4-7
4.4 Acquisition of Land by Authority Possessing Power of Expropriation 4-8
4.5 Standards for Lands Abutting Highway 400 4-8
4.5.1 Front Lot Line 4-8
4.5.2 Standards 4-9
4.5.3 Parking 4-9
4.6 Construction Cranes and Industrial Lifts 4-9
4.7 Drive-Through Facilities 4-9
4.8 Fencing and Hedges 4-10
4.9 Keeping of Hens 4-10
4.10 Landscaped Buffer Areas 4-11
4.11 Landscaped Area 4-11
4.12 Minimum Setback from Rail Lines 4-11
4.13 Minimum Setback from TransCanada Pipeline 4-12

4.14 Municipal Services 4-12
4.15 Non-Conforming Uses and Non-Complying Buildings 4-12
4.15.1 Non-Conforming Uses 4-12
4.15.2 Non-Conforming Lot 4-13
4.15.3 Change of Use 4-13
4.15.4 Restoration of Non-Conforming Use 4-13
4.15.5 Non-Complying Buildings 4-14
4.16 Outdoor Storage 4-14
4.17 Privately Serviced Lots 4-15
4.18 Sight Triangles 4-15
4.19 Number of Driveways 4-16
SECTION 5 NEIGHBOURHOODS 5-2
5.1 General Provisions 5-2
5.2 Permitted Uses 5-2
5.3 Permitted Forms 5-3
5.3.1 Limitations on Detached Garages 5-4
5.3.2 Limitations on Coach Houses 5-4
5.4 Neighbourhood Low (NL1, NL2, & NL3) Zones 5-5
5.4.1 Zone Specific Provisions 5-5
5.4.2 Built Form & Site Design 5-5
5.5 Neighbourhood Medium (NM1, NM2) Zones 5-17
5.5.1 Zone Specific Provisions 5-17
5.5.2 Built Form & Site Design 5-17
5.6 Neighbourhood High (NH) Zone 5-21
5.6.1 Zone Specific Provisions 5-21
5.6.2 Built Form & Site Design 5-21
5.7 Neighbourhood Commercial (NC) Zone 5-24
5.7.1 Zone Specific Provisions 5-24
5.7.2 Built Form & Site Design 5-24

SECTION 6
URBAN ZONE 6-1
6.1 General 6-1
6.1.1 Entrance Standards for Urban Zones 6-1
6.1.2 Exterior Finishes 6-1
6.1.3 Exceptions 6-1
6.2 Permitted Uses 6-2
6.2.1 Bed and Breakfast Establishment 6-3
6.2.2 Mixed-use Development 6-3
6.3 Permitted Forms 6-4
6.3.1 Rowhouse and Low-Rise Buildings 6-4
6.4 Urban Transition (UT) Zone 6-4
6.4.1 Zone Specific Provisions 6-4
6.4.2 Built form & Site Design 6-5
6.5 Urban Core (UC) Zone 6-9
6.5.1 Zone Specific Provisions 6-9
6.5.2 Built Form & Site Design 6-9
SECTION 7 COMMERCIAL 7-15
7.1 General 7-15
7.2 Permitted Uses 7-15
7.2.1 Bed and Breakfast Establishment 7-17
7.2.2 Residential Uses Commercial District (CD) Zone 7-17
7.3 Permitted Forms 7-17
7.3.1 Rowhouse, Flex, and Low-Rise Buildings 7-17
7.4 Commercial General (CG) Zone 7-18
7.4.1 Zone Specific Provisions 7-18
7.4.2 Built Form & Site Design 7-18
7.5 Commercial District (CD) Zone 7-19
7.5.1 Zone Specific Provisions 7-19
7.5.2 Built Form & Site Design 7-19

SECTION 8 EMPLOYMENT 8-2
8.1 General 8-2
8.1.1 Parking Standards 8-2
8.1.2 Loading Spaces Standards 8-2
8.1.3 Landscape Buffer Areas 8-3
8.1.4 Expansions of Existing Uses 8-3
8.2 Permitted Uses 8-3
8.2.1 Accessory Retail and Commercial Uses 8-5
8.2.2 Accessory Structures 8-5
8.2.3 Cannabis Production Facility 8-5
8.2.4 Sensitive Land Uses 8-6
8.3 Permitted Forms 8-6
8.3.1 Low-Rise Buildings 8-6
8.4 Employment Non-Industrial (EN) Zone 8-6
8.4.1 Zone Specific Provisions 8-6
8.4.2 Built Form & Site Design 8-7
8.5 Employment Industrial (EI) Zone 8-8
8.5.1 Zone Specific Provisions 8-8
8.5.2 Built Form & Site Design 8-8
8.6 Employment Restricted Industrial (ER) Zone 8-9
8.6.1 Zone Specific Provisions 8-9
8.6.2 Built Form & Site Design 8-9
SECTION 9 STRATEGIC EMPLOYMENT 9-1
9.1 General 9-1
9.2 Permitted Uses 9-1
9.2.1 Residential Uses 9-2
9.2.2 Retail Store 9-2
9.3 Permitted Forms 9-3
9.3.1 Low-Rise Buildings 9-3
9.4 Strategic Employment Cluster (SEC) Zone 9-3
9.4.1 Zone Specific Provisions 9-3

9.4.2 Built Form & Site Design 9-3
9.5 Strategic Employment District (SED) Zone 9-6
9.5.1 Zone Specific Provisions 9-6
9.5.2 Built Form & Site Design 9-6
SECTION 10 COMMUNITY HUBS 10-1
10.1 General 10-1
10.2 Permitted Uses 10-1
10.3 Permitted Forms 10-2
10.3.1 School or Place of Worship Deemed a Flex Building 10-3
10.4 Community Hub Urban (CHU) Zone 10-3
10.4.1 Zone Specific Provisions 10-3
10.4.2 Built Form & Site Design 10-3
10.5 Community Hub Neighbourhood (CHN) Zone 10-6
10.5.1 Zone Specific Provisions 10-6
10.5.2 Built Form & Site Design 10-6
SECTION 11 GREENSPACE 11-1
11.1 General 11-1
11.2 Permitted Uses 11-1
11.2.1 Greenspace – North Shore Trail Zone 11-2
11.2.2 Built Form & Site Design 11-2
SECTION 12 ENVIRONMENTAL PROTECTION 12-1
12.1 General 12-1
12.2 Permitted Uses 12-1
12.3 Site Design 12-1
SECTION 13 SERVICES AND UTILITY 13-1
13.1 General 13-1
13.2 Permitted Uses 13-1
13.3 Built Form & Site Design 13-1
13.3.1 Landscaping and Fencing 13-1
13.3.2 Site Design 13-1

SECTION 14 OVERLAY ZONES 14-0
14.1 Applicability of Overlay Zones 14-0
14.2 Intake Protection Zone or Wellhead Protection Area 14-0
14.2.1 Wellhead Protection Area A 14-1
14.2.2 Wellhead Protection Area B, Area C, and Area D 14-2
14.3 Heritage Character Overlay 14-2
14.3.1 General Provisions 14-2
14.3.2 Built Form & Site Design – Additional 14-3
14.3.3 Parking 14-4
SECTION 15 PARKING AND LOADING 15-2
15.1 General 15-2
15.2 Parking Requirements 15-3
15.2.1 Standard Parking Spaces 15-3
15.2.2 Exceeding Maximum Parking Spaces 15-5
15.2.3 Size of Parking Spaces 15-5
15.2.4 Barrier Free Parking Spaces 15-6
15.2.5 Bicycle Parking 15-6
15.2.6 Electric Vehicle Charging 15-8
15.3 Parking Flexibility 15-8
15.3.1 Shared Parking on a Lot 15-8
15.3.2 Car-Share 15-8
15.3.3 Distances to Off-Site Parking 15-8
15.4 Loading Spaces 15-8
15.4.1 General Provisions 15-8
15.4.2 Size of Loading Spaces 15-9
15.4.3 Location of Loading Spaces 15-9

Form Illustrations (Figures)

Figure 5.4.2.1-1: Detached House Illustration 5-5
Figure 5.4.2.2-1: Cluster, Detached Illustration 5-6
Figure 5.4.2.3-1: Semi-Detached Illustration 5-7
Figure 5.4.2.4-1: Rowhouse, On-Street and Rowhouse, Back-to-Back Illustration 5-8
Figure 5.4.2.5-1: Rowhouse, On-Street, Rear Vehicular Access Illustration 5-9
Figure 5.4.2.6-1: Rowhouse, Cluster Illustration 5-10
Figure 5.4.2.7-1: Low-Rise Building Illustrations 5-12
Figure 5.4.2.8-1: Coach House Illustration 5-15
Figure 5.5.2.2-1 - Mid-Rise Building, Neighbourhood Medium Illustrations 5-18
Figure 5.6.2.2-1: Mid-Rise Building, Neighbourhood High Illustration 5-21
Figure 5.7.2.1-1: Low Rise and Flex Buildings Illustration 5-24
Figure 6.4.2.2-1 - Mid-Rise Buildings 6-6
Figure 6.5.2.2-1 - High-rise buildings 6-9
Figure 7.4.2.1-1 - High- & mid-rise built form in Commercial Districts 7-19
Figure 8.4.1.1-1 - Flex Buildings in Employment zones 8-7
Figure 10.4.2.2-1 - Mid-Rise Community Hub Building 10-3
Figure 10.5.2.1-1 - Low-Rise & Flex Community Hub Building 10-6

Tables

Table 1-1: Repealed By-Laws 1-1
Table 1-2: Continued By-Laws 1-1
Table 4-1: Additional Standards for Lands Abutting Highway 400 4-9
Table 4-2: Proximity to Barrie-Collingwood Railway (BCRY) 4-11
Table 4-3: Proximity to Metrolinx Rail Lines 4-12
Table 5-1: Permitted Uses for all Neighbourhood Zones 5-2
Table 5-2: Permitted Forms in Neighbourhood Low Zones 5-3
Table 5-3: Permitted Forms in Neighbourhood Medium, High, and Commercial Zones 5-4
Table 5-4: Number of Permitted Dwelling Units in Neighbourhood Low Zones 5-5
Table 5-5: Standards: Detached House 5-6
Table 5-6: Standards - Cluster, Detached 5-6
Table 5-7: Standards - Semi-Detached 5-7
Table 5-8: Standards - Rowhouse, On-Street and Rowhouse, Back-to-Back 5-8

Table 5-9: Standards - Rowhouse, On-Site, Rear Access 5-9
Table 5-10: Standards - Detached Garage for Rowhouse, On-Street Rear Access 5-10
Table 5-11: Standards - Rowhouse, Cluster 5-10
Table 5-12: Standards - Low-Rise Buildings 5-13
Table 5-13: Standards: Attached Garage 5-14
Table 5-14: Standards: Carport 5-14
Table 5-15: Standards: Detached Garage 5-15
Table 5-16: Standards: Coach House 5-15
Table 5-17: Standards - Mid-Rise Building, Neighbourhood Medium 5-18
Table 5-18: Standards - Mid-Rise Building, Neighbourhood High 5-22
Table 5-19: Standards - Low-Rise and Flex Buildings 5-24
Table 6-1: Permitted Uses in Urban Zones 6-2
Table 6-2: Permitted Forms in the Urban Zones 6-4
Table 6-3: Standards - Flex Buildings 6-5
Table 6-4: Standards - Mid-Rise Buildings 6-6
Table 6-5: Standards - High-Rise Buildings 6-10
Table 7-1: Permitted Uses in Commercial Zones 7-15
Table 7-2: Permitted Forms in the Commercial Zones 7-17
Table 7-3: Standards - Flex Building and Low-Rise Building 7-18
Table 7-4: Standards - Mid-Rise Buildings 7-19
Table 7-5: Standards - High-Rise Buildings 7-22
Table 8-1: Permitted Uses in the Employment Zones 8-3
Table 8-2: Permitted Forms in the Employment Zones 8-6
Table 8-3: Standards in Employment Non-Industrial (EN) Zone 8-7
Table 8-4: Standards in Employment Industrial (EI) Zone 8-8
Table 8-5: Standards in the Employment Restricted Industrial (ER) Zone 8-9
Table 9-1: Permitted Uses in the Strategic Employment Zones 9-1
Table 9-2: Permitted Forms in the Strategic Employment Zones 9-3
Table 9-3: Mid-Rise and Flex Buildings 9-3
Table 10-1: Permitted Uses in Community Hub Zones 10-1
Table 10-2: Permitted Forms in the Community Hub Zones 10-2
Table 10-3: Standards - Mid-Rise Buildings 10-4
Table 10-4: Standards - Low-Rise and Flex Buildings 10-6
Table 11-1: Permitted Uses in the Greenspace (GS) Zone 11-1
Table 11-2: Site Layout Standards in Greenspace (GS) Zone 11-2

Table 11-3: Building Standards in Greenspace (GS) Zone....11-2
Table 12-1: Permitted Uses in the Environmental Protection (EP) Zone....12-1
Table 12-2: Site Layout Standards in the Environmental Protection (EP) Zone....12-1
Table 12-3: Building Standards in the Environmental Protection (EP) Zone....12-2
Table 13-1: Permitted Uses in Services and Utilities (SU) Zone....13-1
Table 13-2: Site Layout Standards in the Services and Utilities (SU) Zone....13-2
Table 13-3: Building Standards in the Services and Utilities (SU) Zone....13-2
Table 14-1: Standards for the Urban Historic Character Overlay....14-3
Table 14-2: Standards for Neighbourhood Low - Historic Character Overlay Areas....14-3
Table 15-1: Minimum Standard Parking Spaces....15-3
Table 15-2: Maximum Standard Parking Spaces....15-4
Table 15-3: Minimum Visitor Parking Spaces....15-4
Table 15-4: Maximum Visitor Parking Spaces....15-4
Table 15-5: Minimum Parking Aisle Width for One-Way Traffic....15-5
Table 15-6: Barrier Free Parking Space Requirements....15-6
Table 15-7: Minimum Indoor Bicycle Parking....15-7
Table 15-8: Minimum Outdoor Bicycle Parking....15-7
Table 15-9: Maximum Distance to Off-Site Parking....15-8
Table 15-10: Minimum Aisle Width....15-9



SECTION 1 INTRODUCTION

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" 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 attached Zoning Map 1 and Zoning Map 2. Zoning Map 1 and Zoning Map 2 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

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** must abide by the requirements of this Zoning By-Law.

2.6 Federal and Provincial Statutes

References to Federal and Provincial Statutes throughout this Zoning By-Law shall include any of their applicable amendments and successors.

2.7 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) Zone, 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 Condominium Plan of Subdivision has received Draft Plan approval and if registration of the Plan 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 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 in accordance with clause (i) below;

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

i. If there is any provision of this Zoning By-Law that requires clarification, then a request can be made to the Administrator who shall provide clarification in writing.



SECTION 3 DEFINITIONS

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 **principal use** of a **building** or **structure**, is not used for human habitation, and may include but is not limited to the following:

a. **Detached garage**;

b. Shed;

c. Greenhouse (non-commercial);

d. **Carport**;

e. **Deck**;

f. **Boat house**;

g. Porch;

h. Ground-mounted **solar collector**; and,

ACCESSORY USE

Means a use of a **building**, **structure** or **lot** which is subordinate and incidental to the **principal use** of the **building**, **structure**, or **lot**.

ACOUSTIC FENCING

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

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 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.

AMENITY AREA, GENERAL
Means any indoor **amenity area** such as a pool, gym, meeting or assembly room, or private cinema within a **building** which is a common area available to occupants of the **building**, in addition to any **outdoor amenity area**.

AMENITY AREA, OUTDOOR
Means a **landscaped area** of land (which may include areas of decorative paving or other similar surface, provided such surface is not for vehicular use), **balcony**, **deck**, terrace, the landscaped roof of a private **garage**, the landscaped roof of a parking **structure**, or the landscaped roof of a **building** – that can be accessed and used by the occupants of the **building**.

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

ANIMAL SHELTER
Means a place in which stray or abandoned animals are cared for or contained until they are claimed, or euthanized (excluding cremation).

ARCADE OR GAME ESTABLISHMENT
Means any premises or part thereof containing 3 or more **amusement devices** operated for gain and includes any **commercial** 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.

ART GALLERY
Means a **building** used for the preservation of collections of paintings or other works of art and devoted primarily to the recreation and/or education of the public, and may include the exhibition and sale of paintings and other works of art, whether by the proprietor or others, and **accessory uses** that may include but are not limited to art classes, restaurant, and banquet space.

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 built form 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 dwarf wall and a sloping roof.

AUTOMOTIVE RENTAL ESTABLISHMENT
Means a **building** and **lot** used for the leasing, servicing, and cleaning of **vehicles** for hire.

AUTOMOTIVE REPAIR ESTABLISHMENT
Means a **building** and **lot** used for the servicing and cleaning of **vehicles** and may include vehicular body repair, preventative maintenance, repainting, and the sale of automotive accessories.

AUTOMOTIVE 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 SERVICE STATION
Means a **building** and **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**.

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

B

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

BED AND BREAKFAST ESTABLISHMENT
Means a **dwelling unit** within a **Detached House** form 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**.

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 lots and buildings surrounded by public streets.

BOARDING ROOMING HOUSES

a) Lodging house type 1: means the whole of a building used to provide 5 or more lodging units for hire or gain directly or indirectly to persons.

b) Lodging house type 2: means the whole of a townhouse building or apartment building where one or more dwelling units are each used to provide 5 or more lodging units for hire or gain directly or indirectly to persons.

c) Lodging unit: means a room used to provide living accommodation which does not have the exclusive use of both a kitchen and a bathroom.

BOAT HOUSE

Means a built form that generally consists of a single **storey building** or **structure** used for the storage of boats and equipment **accessory** thereto, excluding **habitable living space**.

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, used or built for the shelter, accommodation or enclosure of persons, animals or chattels.

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 HEIGHT

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

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

b. In the case of a mansard roof, the roof **deckline**;

c. 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,

d. 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**.

BUILDING LINE
Means a straight line lying in the interior of a **lot** established by the extension of the exterior wall of a **building** closest to the **lot line** of the **lot** for the purpose of establishing a minimum distance that must exist in between a **building** or **structure constructed** on the **lot** and a **lot line** of the **lot**.

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 Centres** are distinct from retail hardware stores in that the majority of 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.

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

BUS 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.

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 built form 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** and **mausoleum** but does not include a **funeral establishment** or crematorium.

CHILD CARE
Means a "day nursery" as defined by the Day Nurseries Act, R.S.O. 1990.

CITY
Means the Corporation of the City of Barrie

CLUSTER HOUSE
Means a built form 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 built form 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.

COLLEGE
Means a premises used as a school, post-secondary as defined in the Ministry of Training, Colleges and Universities Act and any directly related operations.

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

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** but shall not include a private academic, religious, or philanthropic **school**.

COMMERCIAL VEHICLE
Means a motor **vehicle** used for, or intended to be use for, **commercial**, 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**.

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.

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

CHICKEN COOP
Means a fully enclosed weatherproof **building** where hens are kept and which the interior includes nest boxes for egg laying, perches for the hens to sleep on and food and water containers.

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.

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

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 built form 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 built form type that generally consists of a freestanding, small footprint, **ground oriented building**. Accessory buildings or structures bay be attached to a detached house.

DRIVE THROUGH FACILITY
Means a built form 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 room **suites** 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

ECOLOGICAL MANAGEMENT MEASURES
Means the analysis, monitoring, protection, natural restoration, slope stabilization and maintenance of land, water, or wildlife habitat based on methods which are in keeping with the natural processes and functions occurring in the area.

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.

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

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 CONSERVATION
Means an area of land or water set aside for the purpose of conservation or preservation of distinctive landforms, or natural heritage features or functions which have been identified for their ecological or cultural value; and which may include elements preserved for their geological value, species diversity, natural linkages, unique natural habitat, the presence of endangered or threatened species or the habitat of such species.

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 structures 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.

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.

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

GARAGE, PRIVATE
Means a built form 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.

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

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.

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.

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.

HEN
Means a domesticated female chicken, excluding hatchlings or chicks.

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**.

HIGHWATER 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 the conservation authority and **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.

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 includes uses such as:

a. **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.

b. **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.

c. **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.

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

KENNEL

Means a **building** or **lot** used for the keeping, breeding, and boarding of domesticated animals for **commercial** purposes and may include ancillary uses such as training and grooming, but shall not include a **veterinary clinic** or **animal shelter**.

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 BUFFER

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

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.

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**.

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 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**.

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

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**.

LOT, THROUGH
Means a **lot** which is bound or adjacent to a **streets** 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

MAIN WALL
Means an outside wall of a **building** which supports a roof and shall include a wall under a gable end.

MAJOR OFFICE
Means a freestanding office building of approximately 4,000.0 square metres of floor space or greater, or with approximately 200 jobs or more.

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)

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**.

MARINA

Means a **building** or **lot** where boat storage, boat repair, boat rental, pier, dock, pump out, or jetty facilities are available, and may include gasoline pump facilities for the fueling of marine crafts as well as the sale and service of marine craft, other **recreational vehicles**, or their accessories, and may also include a meeting place (with or without banquet facilities) for an association of persons united by a common interest in boating.

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

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

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.

21MUSEUM

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 **zoned** 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 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:

a. 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;

b. professionally qualified persons or their staff serve clients who seek advice or consultation;

c. a data centre that houses computer systems for the purposes of storing/processing data or computer applications; and,

d. 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.

OPEN SPACE
Means space unoccupied by **buildings** and/or **structures**, 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 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 LOT, COMMERCIAL
Means a **building**, **structure** and/or **lot**, used for the parking of **vehicles** for gain or profit.

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.

PERSONAL SERVICE SHOP
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 **Service Store**.

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

PRINCIPAL USE
Means the primary purpose for which a **lot**, **building** or **structure** is used, or intended to be used.

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 **building** used as a meeting place for members of a chartered organization and shall include a lodge, a service club, a fraternity or sorority house, a guest house or hostel and a labour union hall.

PUBLIC AUTHORITY
Means the City of Barrie and any of its Boards or Commissions, the Telecommunications Provider, the Gas Company, any Railway Company, any Electric Company, the County of Simcoe and any Department of the Government of Ontario or Canada.

PUBLIC SERVICE FACILITIES
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

RAIL TRANSFER FACILITY
Means an area of land used for such activities as the loading and off-loading of freight and the movement of railway cars.

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.

REFRESHMENT PAVILION

Means a building, structure, or facility that is designed, intended, or used for the sale of food or refreshments to the general public and from which food or refreshment is made available to the customer within the building. In addition, no provision is made for consumption of the food or refreshment by the customer within the building.

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.

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

Means any **building** where the main **use** is a place for people to live and includes, without limiting the following:

a. Any type of permanent housing;

b. Boarding/lodging/rooming houses;

c. Co-housing;

d. Dormitories;

e. Group homes;

f. Long Term Care Homes, as defined by the Fixing Long-Term Care Act, 2021; and,

g. Retirement Homes, as defined by the Retirement Homes Act, 2010.

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 general 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.

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 type of built form generally consisting 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 built form 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. Rowhouses may be stacked.

ROWHOUSE, CLUSTER

Means a built form 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 built form 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 built form 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 built form 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.

RUN
Means a covered and secure enclosure that allows hens to access the **outdoors**.

RUNNING AT LARGE
Means **hens** outside of a **run** or **coop**.

S

SCHOOL
Means a public **school**, a separate **school**, a private **school** or other educational **institution** and may include **accessory uses** such **child care** but shall not include a **commercial** or **industrial school**.

SELF STORAGE
Means a **building**, **structure**, or land used for the temporary storage of items in storage areas or lockers which are generally accessible by means of individual loading doors.

SEMI-DETACHED HOUSE
Means a built form 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. 32

SETBACK
Means the horizontal distance from a lot line to a building, structure, parking space, pool or hot tub.

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.43

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-through facility.

STEPBACK
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:

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

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

STOREY, HALF
Means that portion of a **building** situated within the roof or having its floor level not lower than 1.2 metres below the line where the roof and interior enclosing walls meet.

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.

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**.

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**.

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.

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.

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]

[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.

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

UNIVERSITY
Means a premises used as a school, post-secondary as defined in the Ministry of Training, Colleges and Universities Act and any directly related operations.

URBAN SQUARE
Means a small common **outdoor open space** area that may include active or passive uses such as play grounds, 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

VEHICLE
Means an automobile or truck, motorized **construction** equipment or farm equipment, motorcycle, snowmobile, go-cart or any other device capable of being driven, propelled or drawn by any kind of power, but does not include a bicycle or any other device powered solely by means of human effort.

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.

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 road 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 RATIO
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

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 or the County of Simcoe 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 Freestanding Transmission Towers

Freestanding transmissions towers are permitted in the Employment, **Commercial**, Services and Utility, and Greenspace **Zones** and are exempt from height limitations in those **zones**.

4.1.3 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.

4.1.4 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.

4.1.5 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.

4.1.6 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.

4.1.7 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;

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

4.1.8 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**.

4.1.9 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 lots 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 lots 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.

4.1.10 Other 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 stream corridor areas; 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.

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

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

4.1.12 Bed and Breakfast Establishment

a) Bed and Breakfast Establishments are permitted in all Commercial and Residential Zones.

b) Bed and Breakfast Establishments:

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

ii. Must be owner occupied; and,

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

4.1.13 Temporary Shipping and Storage Containers

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

4.1.14 Home Occupation

a) A **home occupation** is permitted in all **dwelling units** and accessory **buildings**. In addition to the provisions that apply to the principal **building** and **accessory buildings**, a **home occupation** is subject to the following provisions:

   iv. 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**;

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

   vi. **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 activities 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.

4.1.15 Setback from Highwater Mark

Despite anything in this Zoning By-Law to the contrary, development in or near lakes, watercourses, and fish habitat, shall generally be setback 30 metres from the average **highwater 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 zoned 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 **Zones**; 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

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

   i. any other ethanol production facility;

   ii. a Neighbourhood **Zone**;

   iii. lands containing one or more **residential dwelling units;** or,

   iv. 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; 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, 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 Accessory Uses and Buildings

4.3.1 Requirements

a) The following requirements apply to all **accessory buildings and structures** and uses in the City of Barrie:

   i. **Accessory buildings**, in all zones, 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 zones, 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)**;

   i) The maximum **lot coverage** of all non-habitable **accessory buildings** is 15% of the total **lot area**;

   ii) If **mechanical equipment** is installed outside of a principal **building**, then the **mechanical equipment** is considered an **accessory** to the principal **building** for the purpose of this Zoning By-Law and must be set back a minimum of 0.0 metres to 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.

4.3.2 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**.

4.3.2.1 Setbacks

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

4.3.3 Amenity Area

Buildings with less than 10 dwelling units are not required to provide amenity area.

4.3.3.1 Common Amenity

Common amenity areas shall be designed and located so that the length 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.

4.3.3.2 Private Amenity

a) The following regulations 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, public;

   iii. Be accessed from each dwelling unit;

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

v. Provide a minimum distance of 6.0 metres between private amenity areas of two separate buildings 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 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 units below finished grade shall have a maximum 50% first storey projection above the below grade patio.

c) Private amenity areas for above grade units in stacked, back-to-back 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.

4.3.3.3 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 public right-of-way.

4.4 Acquisition of Land by Authority Possessing Power of Expropriation

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

4.5 Standards for Lands Abutting Highway 400

4.5.1 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.

4.5.2 Standards

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

SETBACK STANDARDS	REQUIREMENT
Front Yard (minimum)	15.0 metres, and a continuous landscaped buffer area of a minimum width of 9.0 metres shall be provided along the front lot line
Interior Side Yard (minimum)	4.0 metres
Exterior Side Yard (minimum)	7.0 metres
Side Yard Adjoining **Neighbourhood** Zone (minimum)	10.0 metres
Rear Yard (minimum)	8.0 metres
Rear Yard Adjoining **Neighbourhood** Zone (minimum)	15.0 metres
Rear Yard Adjoining **Street** (minimum)	15.0 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	50%
Building Height (maximum)	14.0 metres

4.5.3 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**.

4.6 Construction Cranes and Industrial Lifts

a) 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.

4.7 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.

4.8 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.

4.9 Keeping of Hens

If permitted by this Zoning By-Law, keeping of **hens** shall be conducted as per the following provisions:

a) Up to four (4) **hens** may be kept at a property, unless otherwise prohibited in this Zoning By-Law;

b) The keeping of roosters is prohibited;

c) **Hens** must be housed in a **coop** at grade that is constructed and maintained to provide protection from weather and be adequately ventilated, and secured to exclude rodents and predators;

d) All **coops** and **runs** are maintained in clean conditions and kept free of obnoxious odours, substances and vermin.

e) **Coops**:

   i. Must be located at least 3.0 metres from the side **lot line** and at least 1.2 metres from the rear **lot line** of the **lot** on which the **hen coop** is located;

   ii. Must be located at least 3.0 metres from abutting dwellings;

   iii. Must be at least 7.5 metres from any church or **school**;

   iv. Must be no greater than 3.0 by 3.0 metres and no greater than 4.5 metres in height;

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

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

f) The sale of eggs, manure or other products associated with the keeping of **hens** is prohibited.

a) Slaughtering or butchering of **hens** on the property, or anywhere in the City of Barrie is prohibited.

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) Keeping of **hens** is prohibited in source water protection areas as identified in Appendix B.

4.10 Landscaped Buffer Areas

a) If any **lot** in a non-**neighbourhood zone** abuts a **lot** in a **Neighbourhood Zone**, then a continuous **landscaped buffer** area of a minimum width of 3.0 metres shall be provided along the abutting **lot line** of the **lot**, and a continuous tight board fence with a minimum height of 2.0 metres is to be **constructed** along the **lot line**, unless otherwise indicated, with the exception of a Community Hub **Zone**;

b) If any **lot** in an Employment **Zone** abuts a **lot** in a Commercial, Employment, or Greenspace **Zone**, then a continuous **landscaped buffer** area of a minimum width of 3.0 metres shall be provided along the abutting **lot line** of the **lot**; and,

c) If any **lot** abuts an Environmental Protection **zone**, then a continuous **landscaped buffer** area of a minimum width of 15.0 metres shall be provided along the **lot line**.

d) Where there are four (4) or more surface parking spaces, a minimum 3.0 metre wide landscape buffer area is required along the perimeter of the parking area.

4.11 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**.

4.12 Minimum Setback from Rail Lines

a) All new development in all **zones** must comply with the **setbacks** listed in Table 5-14-2 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	30.0 metres	10.0 metres

RAILWAY OPERATION	SENSITIVE LAND USES	ALL OTHER USES
Principal Branch Line	15.0 metres	7.0 metres
Secondary Branch Line	15.0 metres	7.0 metres
Spur Line	15.0 metres	7.0 metres

Table 4-3: Proximity to Metrolinx Rail Lines

USE	SETBACKS
Residential	30.0 metres
Commercial	30.0 metres
Institutional Uses	30.0 metres
Industrial (high occupancy)	30.0 metres
Programmed **Open Space**	30.0 metres
Industrial (low occupancy)	15.0 metres

4.13 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 7.0 metres from the limit of the pipeline right-of-way; and,

b) **Accessory structures** shall have a minimum setback of at least 3.0 metres from the limit of pipeline right-of-way unless otherwise provided for in this Zoning By-Law.

4.14 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.

4.15 Non-Conforming Uses and Non-Complying Buildings

4.15.1 Non-Conforming Uses

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 uses 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) 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.

b) Any existing building or structure is exempt from meeting the current zoning standards, save and except for parking required in Section 15, 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.

c) 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.

d) 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 Outdoor Storage

a) **Outdoor storage** must be **accessory** and secondary 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**.

4.17 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.

4.18 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 road; 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 roads.

4.19 Number of Driveways

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



SECTION 5 NEIGHBOURHOODS

SECTION 5 NEIGHBOURHOODS

5.1 General Provisions

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

5.2 Permitted Uses

a) Primary Uses permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), or the Neighbourhood High (NH) **Zones** are limited to those listed in Table 5-1 if the **use** is marked by a '●' in all Neighbourhood **Zones** column.

b) Secondary Uses permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), or the Neighbourhood High (NH) **Zones** are limited to those listed in Table 5-1 if the **use** is marked by a '◊' ' in all Neighbourhood **Zones** column.

Table 5-1: Permitted Uses for all Neighbourhood Zones

USES	NEIGHBOURHOOD LOW (NL)	NEIGHBOURHOOD MEDIUM (NM)	NEIGHBOURHOOD HIGH (NH)	NEIGHBOURHOOD COMMERCIAL (NC)
Home Occupation	◊			
Long Term Care Facility	●	●	●	
Residential	●	●	●	●
Convenience Store	●	●	●	●
Restaurant	●	●	●	●
Retail Store	●	●	●	●
Personal Service Shop	●	●	●	●
Office	●	●	●	●
Bed and Breakfast Establishment	●			
Day Care	●			●
Group Home	●	●	●	
Hospice	●			

USES	NEIGHBOURHOOD LOW (NL)	NEIGHBOURHOOD MEDIUM (NM)	NEIGHBOURHOOD HIGH (NH)	NEIGHBOURHOOD COMMERCIAL (NC)
Retirement Residence	●	●	●	
Boarding Rooming Houses	●			

5.3 Permitted Forms

a) Forms permitted in the Neighbourhood **Zones** are limited to the forms expressed in Table 5-2 and Table 5-3: Permitted Forms in Neighbourhood Zones according to the following symbology:

i. If the form is marked by a '●', then the form is allowed as a **building** type; and,

ii. If the form is marked by a '◊', then the form is only allowed as an **accessory** to a **building** form allowed by (i) above.

iii. If the form is marked by a '◊Row', then the form is only allowed as an **accessory** to a **Rowhouse building** form allowed by (i) above.

Table 5-2: Permitted Forms in Neighbourhood Low Zones

FORM	NEIGHBOURHOOD LOW 1 (NL1)	NEIGHBOURHOOD LOW 2 (NL2)	NEIGHBOURHOOD LOW 3 (NL3)
Detached			
Detached House	●*	●*	●*
Cluster House		●	●
Coach House	◊	◊	◊
Garage	◊	◊	
Low-Rise Building		●	●
Attached			
Carport	◊	◊	◊
Garage	◊	◊	◊
Rowhouse, On-Street and Back-to-Back	●	●	●
Rowhouse, On-Street Rear Access	●	●	●
Rowhouse, Cluster			●

FORM	NEIGHBOURHOOD LOW 1 (NL1)	NEIGHBOURHOOD LOW 2 (NL2)	NEIGHBOURHOOD LOW 3 (NL3)
Semi-Detached	●	●	

*Existing residential uses with less than three (3) units are permitted a coach house in accordance with Table 5-16: Standards: Coach House.

Table 5-3: Permitted Forms in Neighbourhood Medium, High, and Commercial Zones

FORM	NEIGHBOURHOOD MEDIUM ZONE 1 (NM 1)	NEIGHBOURHOOD MEDIUM ZONE 2 (NM 2)	NEIGHBOURHOOD HIGH ZONE (NH)	NEIGHBOURHOOD COMMERCIAL (NC)
	Detached			
Coach House	◊Row	◊Row		
Garage	◊Row	◊Row		
Low-Rise Building	◊	◊	◊	●
Mid-Rise Building	●	●	●	
Flex Building				●
	Attached			
Rowhouse, On-Street and Back-to-Back	◊	◊	◊	
Rowhouse, On-Street Rear Access	◊	◊	◊	
Rowhouse, Cluster	◊	◊	◊	

5.3.1 Limitations on Detached Garages

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

5.3.2 Limitations on Coach Houses

Despite anything in this Zoning By-Law to the contrary, **Coach Houses** in a Neighbourhood Zone are only permitted with **Attached House**, **Detached House**, **Rowhouse**, and **Semi-Detached House** forms.

5.4 Neighbourhood Low (NL1, NL2, & NL3) Zones

5.4.1 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.

5.4.1.1 Residential Units

Table 5-4: Number of Permitted Dwelling Units in Neighbourhood Low Zones

	NEIGHBOURHOOD LOW 1 (NL1)	NEIGHBOURHOOD LOW 2 (NL2)	NEIGHBOURHOOD LOW 3 (NL3)
Units Per Lot	3 Units (Maximum)	1 – 10 Units (Maximum)	11 Units (Minimum

5.4.2 Built Form & Site Design

5.4.2.1 Detached House

Figure 5.4.2.1-1: Detached House Illustration

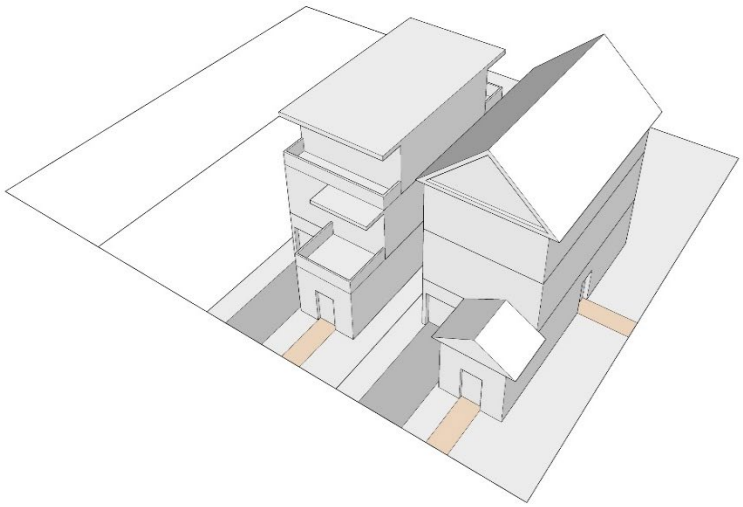


Table 5-5: Standards: Detached House

LOT STANDARDS	REQUIREMENT
Lot Area (minimum)	270 square metres
Lot Frontage (minimum)	9.0 metres
SETBACK STANDARDS	
Front Yard	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres
Rear Yard (minimum)	6.0 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	65%
Building Height (maximum)	3 storeys or 10.0 metres

5.4.2.2 Cluster, Detached

Figure 5.4.2.2-1: Cluster, Detached Illustration

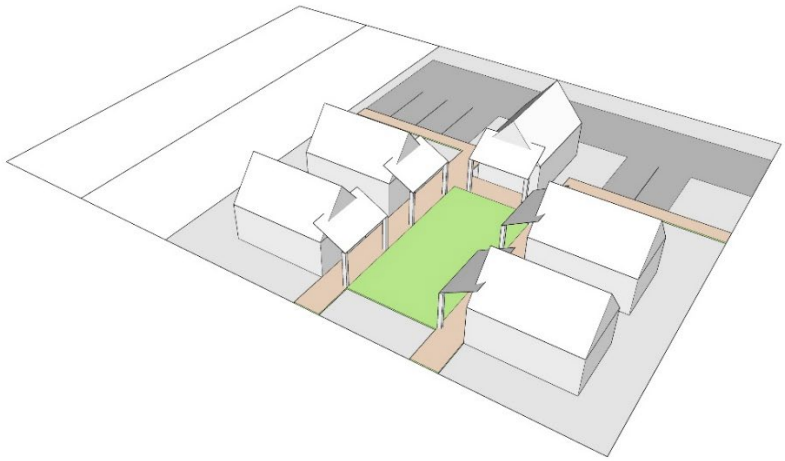


Table 5-6: Standards - Cluster, Detached

LOT STANDARDS	REQUIREMENT
Lot Area (minimum)	1350.0 square metres
Lot Frontage (minimum)	30.0 metres
SETBACK STANDARDS	
Front Yard	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard (minimum)	3.0 metres

LOT STANDARDS	REQUIREMENT
Interior Side Yard (minimum)	3.0 meters
Rear Yard (minimum)	5.0 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	40%
Building Height (maximum)	2 storeys, or 6.0 metres
Building setback from any driveway or private street (back of curb or sidewalk) (minimum)	1.5 metres
Facing Distances (minimum)	The minimum distance between any two buildings on the same lot shall be 3.0 metres.
Landscape Area (minimum)	25% of the lot area

5.4.2.3 Semi-Detached

Figure 5.4.2.3-1: Semi-Detached Illustration

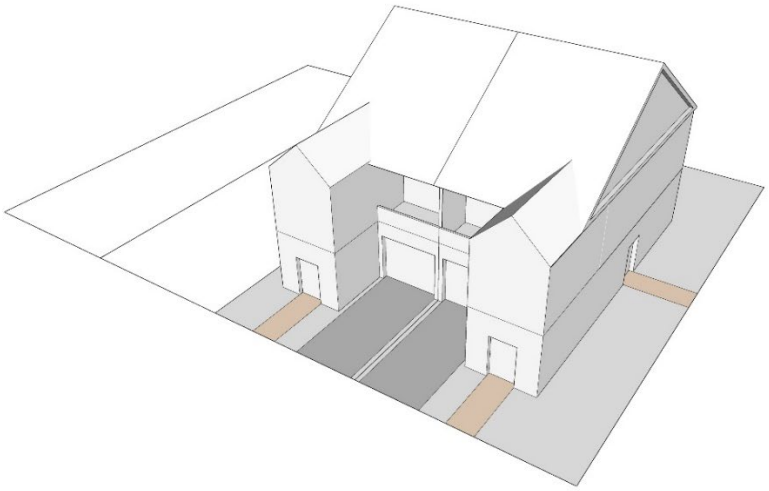


Table 5-7: Standards - Semi-Detached

LOT STANDARDS	REQUIREMENTS
Lot Area (minimum)	140 square metres
Lot Frontage (minimum)	7.5 metres
SETBACK STANDARDS	
Front Yard	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres on at least one interior side yard, otherwise 0.0 metres

LOT STANDARDS	REQUIREMENTS
Rear Yard (minimum)	6.0 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	55%
Building Height (maximum)	3 storeys, or 10.0 metres

5.4.2.4 Rowhouse, On-Street and Rowhouse, Back-to-Back

Figure 5.4.2.4-1: Rowhouse, On-Street and Rowhouse, Back-to-Back Illustration

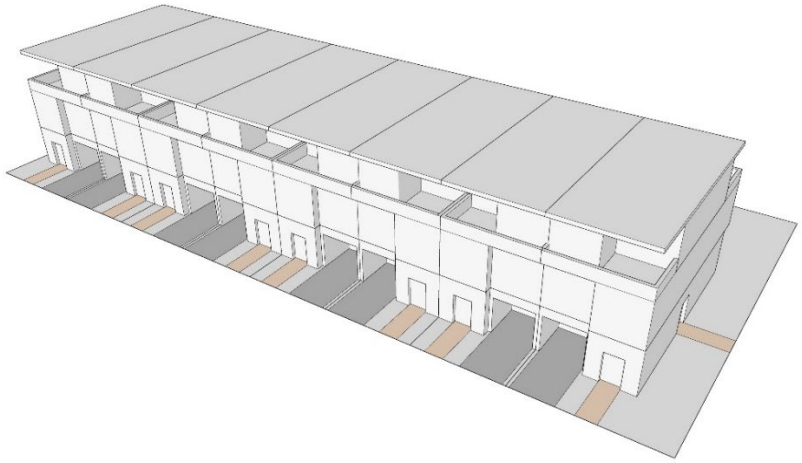


Table 5-8: Standards - Rowhouse, On-Street and Rowhouse, Back-to-Back

LOT STANDARDS	REQUIREMENTS
Lot Area per Dwelling Unit (minimum)	On-Street: 180 square metres Back-to-Back: 84 square metres
Lot Frontage per Dwelling Unit (minimum)	On-Street: 6.0 metres Back-to-Back: 7.0 metres
SETBACK STANDARDS	
Front Yard (minimum)	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres for an **end unit**, otherwise 0.0 metres
Rear Yard (minimum)	On-Street: 6.0 metres Back-to-Back: 0.0 metres
Private Amenity Area	On-Street: N/A Back-to-Back: 5 square metres per unit
BUILDING STANDARDS	
Lot Coverage (maximum)	65%

LOT STANDARDS	REQUIREMENTS
Contiguous Units (minimum)	3 units
Contiguous Units (maximum)	8 units
Dwelling Unit Width (minimum)	On-Street: 6.0 metres Back-to-Back: 7.0 metres
Building Height (maximum)	3 storeys, or 10.0 metres

5.4.2.5 Rowhouse, On-Street Rear Vehicular Access

Figure 5.4.2.5-1: Rowhouse, On-Street, Rear Vehicular Access Illustration



Table 5-9: Standards - Rowhouse, On-Site, Rear Access

LOT STANDARDS	REQUIREMENTS
Lot Area (minimum)	Attached Garage: 114.0 square metres Detached Garage: 150.0 square metres
Lot Frontage (minimum)	5.5 metres
SETBACK STANDARDS	
Front Yard (minimum)	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres for an **end unit**, otherwise 0.0 metres
Rear Yard (minimum)	6.0 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	Attached Garage: 55% Detached Garage: 65%
Building Height (maximum)	3 storeys, or 10.0 metres
Contiguous Units (minimum)	3 units

LOT STANDARDS	REQUIREMENTS
Contiguous Units (maximum)	8 units
Dwelling Unit Width	5.5 metres
Driveway Length (maximum)	6.0 metres

5.4.2.5.1 Rowhouse, On-Street Rear Vehicular Access - Detached Garage

Table 5-10: Standards - Detached Garage for Rowhouse, On-Street Rear Access

SETBACK STANDARDS	REQUIREMENT
Front Yard (minimum)	N/A
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres for an **end unit**, otherwise 0.0 metres
Rear Yard (minimum)	0.6 metres
Distance Between Garage and **Dwelling Unit** (minimum)	5.0 metres
BUILDING STANDARDS	
Building Height (maximum)	3.0 metres

5.4.2.6 Rowhouse, Cluster

Figure 5.4.2.6-1: Rowhouse, Cluster Illustration



Table 5-11: Standards - Rowhouse, Cluster

LOT STANDARDS	REQUIREMENT
Lot Area (minimum)	2900.0 square metres
Lot Frontage (minimum)	42.0 metres
SETBACK STANDARDS	

LOT STANDARDS	REQUIREMENT
Front Yard (minimum)	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	50% of the building height, no less than 5.0 metres
Rear Yard (minimum)	50% of the building height, no less than 5.0 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	40%
Density - Units Per Hectare (minimum)	100
Building Height (maximum)	4 storeys, or 12.0 metres
Step Back (minimum)	1.5 metres above the 3rd storey on all sides.
Contiguous Units (minimum)	3 units
Contiguous Units (maximum)	8 units
Dwelling Unit Width (minimum)	6.0 metres Rowhouse, Back-to-Back: 7.0 metres
Building setback from any **driveway** or private street (back of curb or sidewalk) (minimum)	3.0 metres
Facing Distances (minimum) ***Building Height**(s):* 2-2.5 storeys 3-3.5 storeys 4 storeys	*Minimum Facing Distance* 11.0 metres 13.0 metres 15.0 metres An additional 1.0m facing distance is required when below-grade entrances and/or below-grade private outdoor amenity spaces are provided. Where facing buildings differ in height, the average of the two shall be used. Provide 50% of the facing distance specified above between the principal face of one building and the secondary face of another building or two secondary faces. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.

LOT STANDARDS	REQUIREMENT
Landscape Area (minimum)	25% of the lot area.
Common Amenity Area (minimum)	10 square metres per unit
Private Amenity Area (minimum)	5 square metres per unit

5.4.2.7 Low-Rise Building

Figure 5.4.2.7-1: Low-Rise Building Illustrations

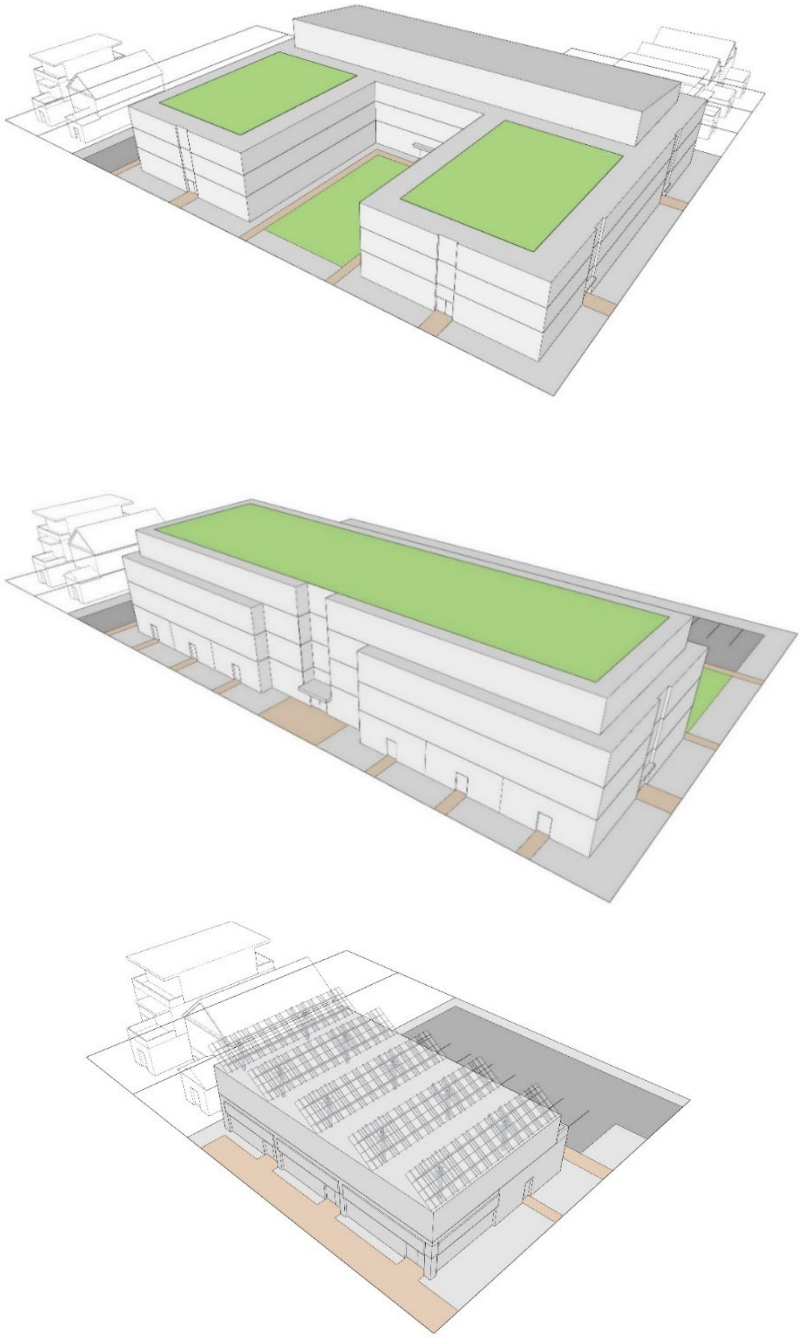


Table 5-12: Standards - Low-Rise Buildings

LOT STANDARDS	REQUIREMENTS
Lot Area (minimum)	800 square metres
Lot Frontage (minimum)	28.0 metres
SETBACK STANDARDS	
Front Yard (minimum)	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard	3.0 metres
Interior Side Yard (minimum)	60% of the building height where habitable spaces with openings face the interior lot line. 1.2 metres where no habitable spaces with openings face the interior lot line.
Rear Yard (minimum)	60% of the building height.
BUILDING STANDARD	
Lot Coverage (maximum)	55%
Density - Units Per Hectare (minimum)	50
Commercial **Gross Floor Area** (maximum)	250.0 square metres
Ground Level Floor Height (minimum)	3.7 metres
Building Height (minimum)	2 storeys or 6.4 metres
Building Height (minimum)	4 storeys, or 13.0 metres
Building Length (maximum)	60.0 metres
Facing Distances (minimum) **Building Height(s):** • 2-2.5 storeys • 3-3.5 storeys • 4 storeys	Minimum separation distance between two principal building faces: • 11.0 metres • 13.0 metres • 15.0 metres An additional 1.0m of separation distance is required when below-grade entrances and/or below-grade private outdoor amenity spaces are provided. Where facing buildings differ in height, the average of the two shall be used.

LOT STANDARDS	REQUIREMENTS
	Provide 50% of the facing distance specified above between the principal face of one building and the secondary face of another building or two secondary faces. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.
Landscape Area	20% of the lot area
Common Amenity Area (minimum)	12.0 square metres per dwelling unit

5.4.2.8 Accessory Structures

5.4.2.8.1 Attached Garage

Table 5-13: Standards: Attached Garage

DESIGN STANDARD	REQUIREMENT
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres
Rear Yard (minimum)	6.0 metres
Garage Width (maximum)	50% of the dwelling width
Total Floor Area (maximum)	55 square metres
Building Height (maximum)	3.0m

5.4.2.8.2 Carport

Table 5-14: Standards: Carport

DESIGN STANDARD	REQUIREMENT
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	0.6 metres
Rear Yard (minimum)	6.0 metres
Carport Width (maximum)	50% of the dwelling width
Building Height (maximum)	3.0m

5.4.2.8.3 Detached Garage

Table 5-15: Standards: Detached Garage

DESIGN STANDARD	REQUIREMENT
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres
Rear Yard (minimum)	1.2 metres
Total Floor Area (maximum)	55 square metres
Building Height (maximum)	3.0m

5.4.2.8.4 Coach House

Figure 5.4.2.8-1: Coach House Illustration

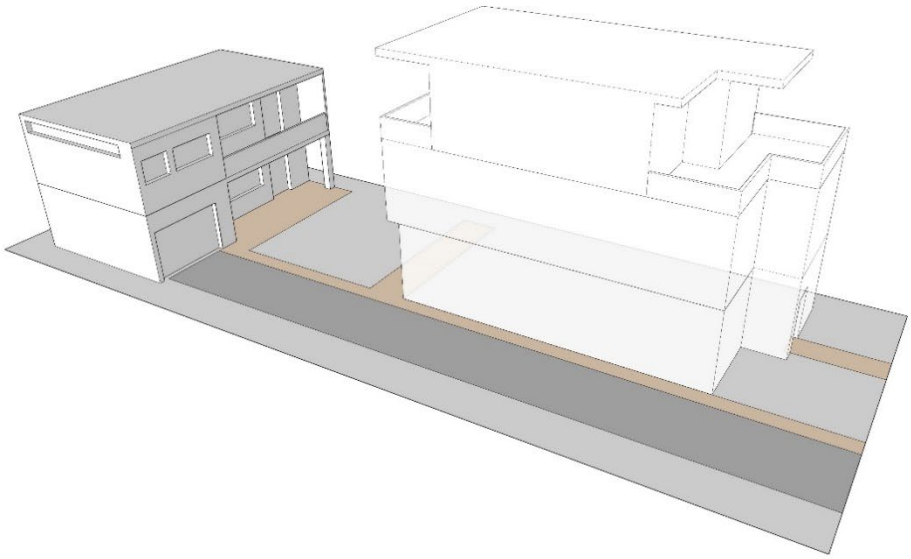


Table 5-16: Standards: Coach House

SITE STANDARD	REQUIREMENT
Front Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	1.5 metres
Interior Side Yard (minimum)	1.2 metres
Rear Yard (minimum)	0.6 metres if abutting a rear laneway, otherwise 1.2 metres
Facing Distance to principal building (minimum)	6.0 metres, including porches and balconies
Gross Floor Area (maximum)	75 square metres

SITE STANDARD	REQUIREMENT
Building Height (maximum)	3.0 metres 5.5 metres if the **Coach House** is to be provided above a **Detached Garage**.

5.4.2.8.5 Additional Standards for Coach Houses

a) Coach Houses are not permitted basements.

b) Coach Houses must be in the rear yard except on through lots.

c) Windows, balconies, or other openings shall not be permitted to face interior and rear lot lines on the second storey. Clerestory windows shall be permitted.

5.5 Neighbourhood Medium (NM1, NM2) Zones

5.5.1 Zone Specific Provisions

Table 5.6-1 Non-Residential Gross Floor Area Requirement

ZONE	NEIGHBOURHOOD MEDIUM 1 (NM1)	NEIGHBOURHOOD MEDIUM 2 (NM2)
Required Non-Residential Gross Floor Area	N/A	50% of a building's frontage along a **street, Green Space,** or **common amenity**.

5.5.2 Built Form & Site Design

5.5.2.1 Rowhouse and Low-Rise Buildings

a) **Rowhouse** and **Low-Rise Building** forms in the Neighbourhood Medium Zone shall comply with the standards for outlined in Table 5-8, Table 5-9, and Table 5-12 and are not permitted on their own, but may be provided in multi-building developments in Neighbourhood Medium Zones if they are:

   i. associated with / accessory to a mid-rise **building**;

   ii. located within the same **block** with existing Neighbourhood Low zones; or

   iii. located on the opposite side of a **street** or **right-of-way** of a Neighbourhood Low Zone.

5.5.2.2 Mid-Rise Buildings

Figure 5.5.2.2-1 - Mid-Rise Building, Neighbourhood Medium Illustrations

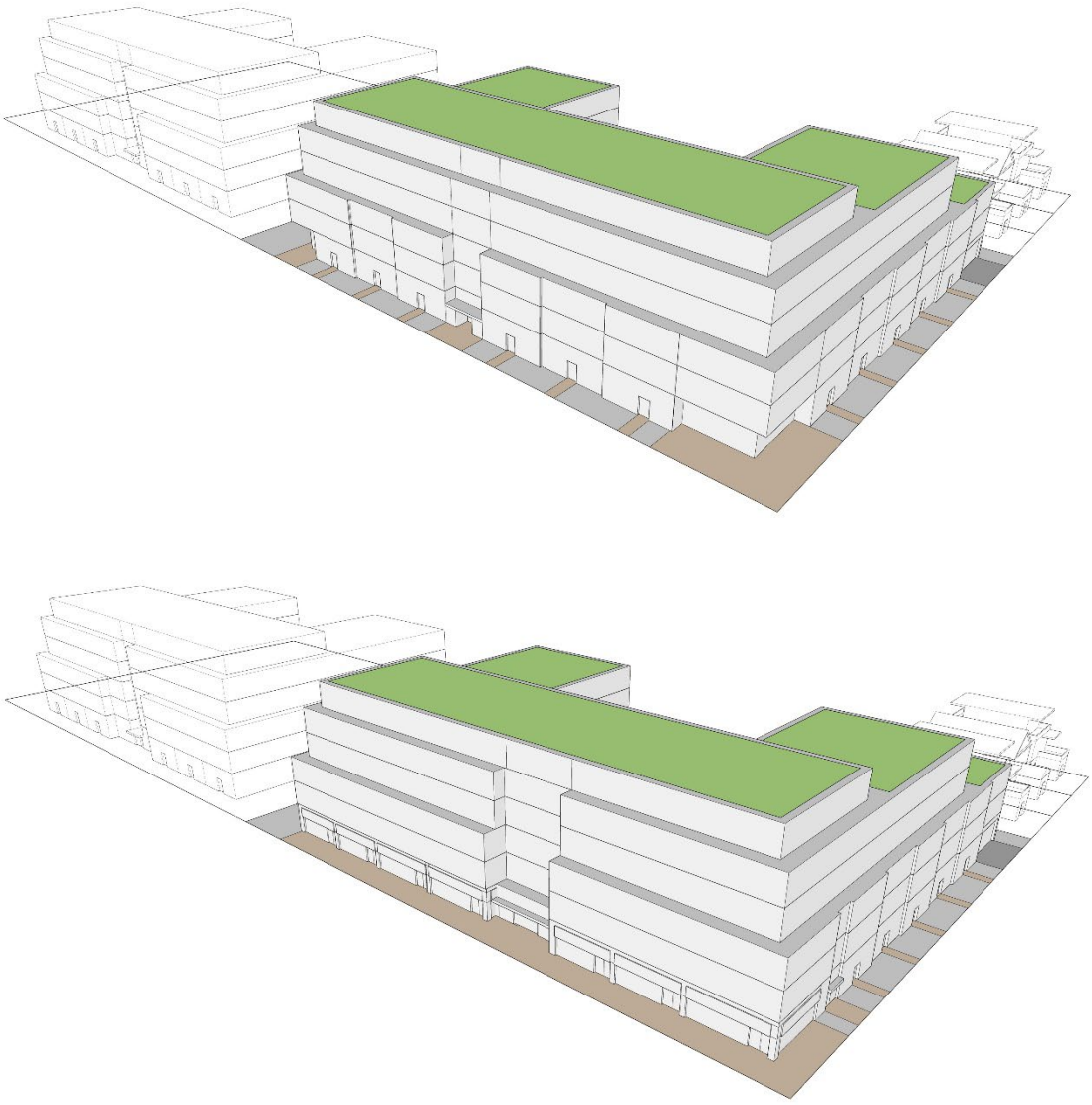


Table 5-17: Standards - Mid-Rise Building, Neighbourhood Medium

LOT STANDARDS	REQUIREMENTS
Lot Frontage (minimum)	30.0 metres
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Residential (maximum)	7.0 metres
Front Yard – Non-Residential (minimum)	1.5 metres

LOT STANDARDS	REQUIREMENTS
Front Yard – Non-Residential (maximum)	5.0 metres
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	3.0 metres Where windows of a habitable room face an interior side yard, the minimum setback shall be 7.5 metres.
Rear Yard (minimum)	3.0 metres Where windows of a habitable room face a rear yard, the minimum setback shall be 7.5 metres.
BUILDING STANDARDS	
Lot Coverage (maximum)	50%
Density - Units Per Hectare (UPH) (minimum)	125
Density - Units Per Hectare (UPH) (maximum)	299
Ground Level Floor Height (minimum)	3.7 metres
Building Height (minimum)	5 storeys or 14.5 metres
Building Height (maximum)	6 storeys or 19.0 metres
Building Height Transitions / Angular Plane	**Building heights** above the 4th storey shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to a Neighbourhood Zones, measured from the **average grade**.
Building Length (maximum)	75.0 metres
Facing Distances (minimum)	A minimum separation of 15.0 metres between any two **principal faces** of buildings on a site. A minimum of 40% of the building height between a **secondary face** and **principal face** of any two buildings, or two secondary faces, to a minimum of 6.0 metres.

LOT STANDARDS	REQUIREMENTS
	Where heights are different, the average between the two buildings shall be used. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.
Window-to-Wall Ratio - Ground Floor Non-Residential Uses (minimum)	70%
Window-to-Wall Ratio - Ground Floor Residential Uses (minimum)	50%
Window-to-Wall Ratio - Upper Levels (minimum)	40%
Landscape Area	20% of the lot area
Private Amenity	5.0 square metres per dwelling unit
Common Amenity Area (minimum)	12.0 square metres per dwelling unit

5.6 Neighbourhood High (NH) Zone

5.6.1 Zone Specific Provisions

Reserved for future use.

5.6.2 Built Form & Site Design

5.6.2.1 Rowhouse and Low-Rise Buildings

a) **Rowhouse** and **Low-Rise Building** forms in the Neighbourhood Medium Zone shall comply with the standards for outlined in Table 5-8, Table 5-9, and Table 5-12 and are not permitted on their own, but may be provided in multi-building developments in Neighbourhood Medium Zones if they are:

   i. associated with / accessory to a mid-rise building;

   ii. located within the same **block** with existing Neighbourhood Low zones; or

   iii. located on the opposite side of a **street** or **right-of-way** of a Neighbourhood Low Zone.

5.6.2.2 Mid-Rise Buildings

Figure 5.6.2.2-1: Mid-Rise Building, Neighbourhood High Illustration

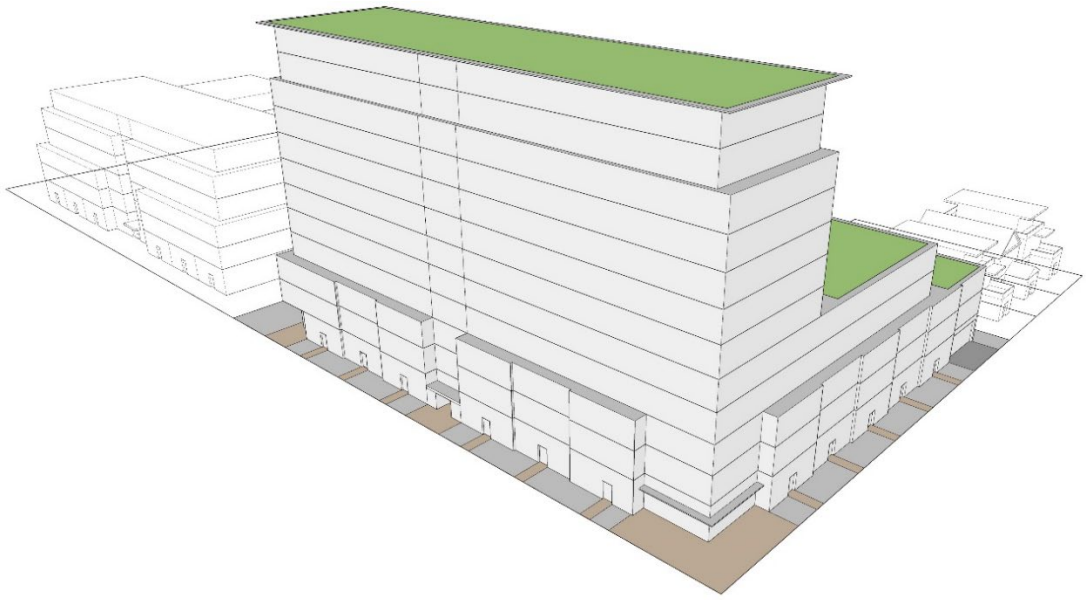
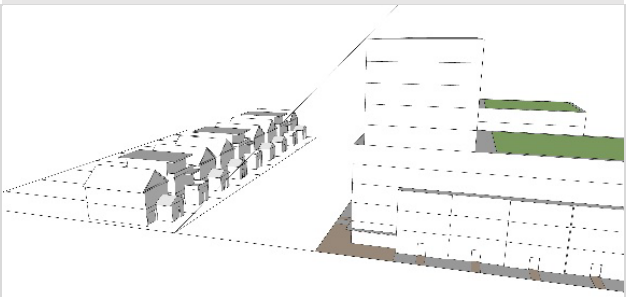


Table 5-18: Standards - Mid-Rise Building, Neighbourhood High

LOT STANDARDS	REQUIREMENTS
Lot Frontage (minimum)	40.0 metres
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Non-Residential (minimum)	3.0 metres
Front Yard – Non-Residential (maximum)	5.0 metre maximum
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	3.0 metres Where windows of a habitable room face an interior side yard, the minimum interior side yard setback shall be 7.5 metres.
Rear Yard (minimum)	7.5 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	65%
Density (Units Per Hectare) (minimum)	125
Density (Units Per Hectare) (maximum)	299
Ground Level Floor Height (minimum)	3.7 metres
Building Height (minimum)	7 storeys or 19.5 metres
Building Height (maximum)	12 storeys or 37.0 metres
Building Length (maximum)	60.0 metres
Transition / Angular Plane	**Building height** above the 4th storey shall not exceed an angular plane of 45 degrees measured from the property line at **street level** from a Neighbourhood Low Zone.

LOT STANDARDS	REQUIREMENTS
	 **Building height** shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to NL zones, taken from **average grade**.
Facing Distances (minimum)	A minimum of 60% of the building height between **principal faces** of buildings on a site. A minimum of 25% of the building height between a **secondary face** and **principal face** of any two buildings, or two secondary faces, to a minimum of 8.0 metres. Where heights are different, the average between the two buildings shall be used. The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 3.0 metres
Window-to-Wall Ratio - Ground Floor (WWR) – Residential Uses (minimum)	50%
Window-to-Wall Ratio - Ground Floor (WWR) – Non-Residential Uses (minimum)	70%
Window-to-Wall Ratio - Upper Levels (WWR) (minimum)	40%
Landscape Area	20% of the lot area
Private Amenity	5.0 square metres per dwelling unit
Common Amenity Area (minimum)	12.0 square metres per dwelling unit

5.7 Neighbourhood Commercial (NC) Zone

5.7.1 Zone Specific Provisions

Reserved for future use.

5.7.2 Built Form & Site Design

5.7.2.1 Low Rise and Flex Buildings

Figure 5.7.2.1-1: Low Rise and Flex Buildings Illustration

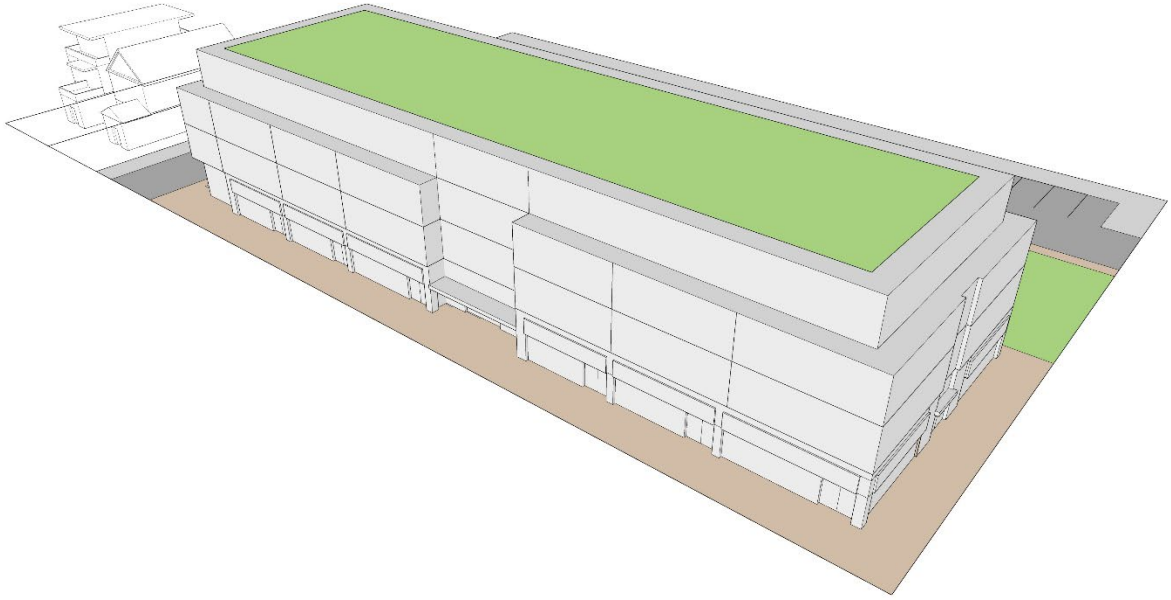


Table 5-19: Standards - Low-Rise and Flex Buildings

LOT STANDARDS	REQUIREMENTS
Lot Area	1200 square metres
Lot Frontage	30.0 metres
SETBACK STANDARDS	
Front Yard (minimum)	3.0 metres
Front Yard (maximum)	7.0 metres
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres
Rear Yard (minimum)	20% of the lot depth or 6.0 metres, which is greater.
BUILDING STANDARDS	
Lot Coverage (maximum)	55%
Density (Units Per Hectare) (minimum)	50

<table>
<tr><th>LOT STANDARDS</th><th>REQUIREMENTS</th></tr>
<tr><td>Commercial Gross Floor Area (minimum)</td><td>250.0 square metres</td></tr>
<tr><td>Commercial Gross Floor Area (maximum)</td><td>30% of the lot area, up to 2000 square metres</td></tr>
<tr><td>Ground Level Floor Height (minimum)</td><td>3.7 metres</td></tr>
<tr><td>Building Height (minimum)</td><td>2 storeys or 6.4 metres</td></tr>
<tr><td>Building Height (maximum)</td><td>4 storeys or 13.5 metres</td></tr>
<tr><td>Facing Distances (minimum)</td><td>
<table>
<tr><td>Building Height(s):</td><td>Minimum separation distance between two principal faces:</td></tr>
<tr><td>2-2.5 storeys</td><td>11.0 metres</td></tr>
<tr><td>3-3.5 storeys</td><td>13.0 metres</td></tr>
<tr><td>4 storeys</td><td>15.0 metres</td></tr>
</table>

An additional 1.0m of separation distance is required when below-grade entrances and/or below-grade private outdoor amenity spaces are provided.

Where facing buildings differ in height, the average of the two shall be used.

Provide 50% of the facing distance specified above between the principal face of one building and the secondary face of another building, or two secondary faces.

The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.</td></tr>
<tr><td>Window-to-Wall Ratio – Ground Level (WWR) (minimum)</td><td>70%</td></tr>
<tr><td>Window-to-Wall Ratio – Upper Levels (WWR) (minimum)</td><td>40%</td></tr>
<tr><td>Landscape Area</td><td>25% of the lot area</td></tr>
<tr><td>Common Amenity Area (minimum)</td><td>10.0 square metres per dwelling unit

Notwithstanding Section 4.3.3.1, common amenity area for Neighbourhood Commercial shall be permitted within the front and exterior side yard.</td></tr>
</table>



SECTION 6 URBAN

SECTION 6 URBAN ZONE

6.1 General

6.1.1 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**.

6.1.2 Exterior Finishes

a) All windows of any building existing within Urban Zones 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 Zones 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.

6.1.3 Exceptions

The following exceptions apply to standards prescribed for built forms and site design in all urban zones:

a) A minimum 0.3 metre setback is required for any yard abutting a lane in all urban zones.

b) If a buffer strip is required, then the setback shall not be less than the minimum buffer strip width in all urban zones.

6.2 Permitted Uses

a) Uses permitted in the Urban Zone are limited to those listed in Table 6-1: Permitted Uses in Urban Zones if the **use** is marked by a '●' in the Urban Core (UC), and Urban Transition (UT) columns.

Table 6-1: Permitted Uses in Urban Zones

USES	URBAN CORE (UC)	URBAN TRANSITION (UT)
Arcade or Game Establishment	●	●
Arena	●(1)	●
Art Gallery	●	●
Assembly Hall		●
Assisted Living Facilities	●	●
Bed and Breakfast Establishment		See 0
Bingo Hall		●
Bus Terminal	●	●
Bus Transfer Station	●	●
Child Care	●(1)	●
College	●(1)	●
Commercial Uses	●(1)	●
Commercial School	●	●
Community Centre	●(1)	●
Conference Centre	●(1)	●
Custom Workshop	●	●
Entertainment Establishment	●	●
Fitness or Health Club	●(1)	●
Hotel	●	●
Institutional Uses	●	●
Library	●(1)	●
Long-Term Care Home	●	●
Major Office	●(1)	●
Major Retail	●(1)(2)	
Museum	●	●
Nightclub	●	●
Office	●	●

USES	URBAN CORE (UC)	URBAN TRANSITION (UT)
Outdoor Patio	●	●
Parking Lot (Commercial)		●
Personal Service Shop	●	●
Place of Worship	●	●
Private Academy, Philanthropic or Religious School	●(1)	●
Private Club	●	●
Public Service Facilities	●	●
Recreational Establishment	●	●
Refreshment Pavilion	●	●
Residential	●	●
Restaurant	●	●
Retail Store	●(1)	●(1)
School	●(1)	●
Supportive Housing	●	●
Theatre	●	●
Trade Centre	●	●
Training and Rehabilitation Centre	●	●
University	●(1)	●

(1) The use is permitted, only if forming part of a mixed-use development.

(2) Major Retail is only permitted in the Urban Growth Centre as established on Appendix "A" – Overlay Zones and as part of a mixed-use development. Major Retail is only permitted for the purpose of provisioning a grocery store or retail operation which focuses on the sale of food.

6.2.1 Bed and Breakfast Establishment

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

6.2.2 Mixed-use Development

a) A combination of a minimum of two uses (residential, commercial, retail, institutional, and office development) are required in the Urban Core and Urban Transition zones.

b) In Urban Transition Zones, the **City** may consider the removal of this requirement if it can be demonstrated through a market study and planning justification report that a sufficient mix uses exist within 450.0m of the proposed development - and that the

removal of this requirement will not negatively impact the long-term walkability and level of service / convenience of the neighbourhood.

6.3 Permitted Forms

a) Forms permitted in the Urban Zones are limited to the forms listed in Table 6-2: Permitted Forms in the Urban Zones according to the following symbology:

   i. If the form is marked by a '●' then the form is allowed as a **building** type; and,

   ii. If the form is marked by a '◊' then the form is only allowed as an accessory or subcomponent to a **building** type allowed by (i) above.

Table 6-2: Permitted Forms in the Urban Zones

FORM	URBAN CORE (UC)	URBAN TRANSITION (UT)
Rowhouse	◊	◊
Flex Building	●	●
Low-Rise Building	◊	◊
Mid-Rise Building	●	●
High-Rise	●	

6.3.1 Rowhouse and Low-Rise Buildings

a) In Urban Core and Transition zones, rowhouse and low-rise building types may be used for transition purposes to existing adjacent Neighbourhood Low zones if they are:

   i. associated with and accessory to mid-rise buildings or high-rise buildings;

   ii. located within the same block with existing Neighbourhood Low zones, or

   iii. located on the opposite side of a street or right-of-way of a Neighbourhood Low Zone.

b) The Neighbourhood Zone standards would apply for the rowhouse and low-rise building types in Urban zones.

6.4 Urban Transition (UT) Zone

6.4.1 Zone Specific Provisions

6.4.1.1 Urban Core Zone Standards for Urban Transition Zone

Further to 2.6.2.2 of the City of Barrie Official Plan, those lands zoned Urban Transition within the Urban Growth Centre may be developed in accordance with the Urban Core Zone standards and provisions, only if the Urban Transition zoned lands abut lands zoned

Urban Core, and those Urban Core lands have already been developed. In each case, amendment to this Zoning By-Law will be required.

6.4.2 Built form & Site Design

6.4.2.1 Flex Buildings

Table 6-3: Standards - Flex Buildings

LOT STANDARDS	REQUIREMENTS
Lot Area	N/A
Lot Frontage	N/A
SETBACK STANDARDS	
Front Yard - Residential (minimum)	3.0 metres
Front Yard – Residential (maximum)	5.0 metres
Front Yard – Commercial (minimum)	0.5 metres
Front Yard – Commercial (maximum)	5.0 metres
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	0.0 metres Where windows of a habitable room face an interior side yard, the minimum interior side yard setback shall be 7.5 metres.
Rear Yard (minimum)	0.0 metres Where windows of a habitable room face an interior side yard, the minimum interior side yard setback shall be 7.5 metres.
BUILDING STANDARD	
Lot Coverage (maximum)	N/A
Non-Residential Floor Area (minimum)	250.0 square metres
Ground Level Floor Height (minimum)	4.5 metres
Building Height (minimum)	2 storeys or 7.0 metres
Building Height (maximum)	4 storeys or 20.5 metres
Facing Distances (minimum)	15.0 metres between two principal faces of buildings. 8.0 metres between a primary building face and another building's secondary face. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.

LOT STANDARDS	REQUIREMENTS
Window-to-Wall Ratio – Ground Level (WWR) (minimum)	60%
Window-to-Wall Ratio – Upper Levels (WWR) (minimum)	30%
Landscape Area	N/A
Common Amenity Area (minimum)	10 square metres per residential dwelling unit

6.4.2.2 Mid-Rise Buildings

Figure 6.4.2.2-1 - Mid-Rise Buildings

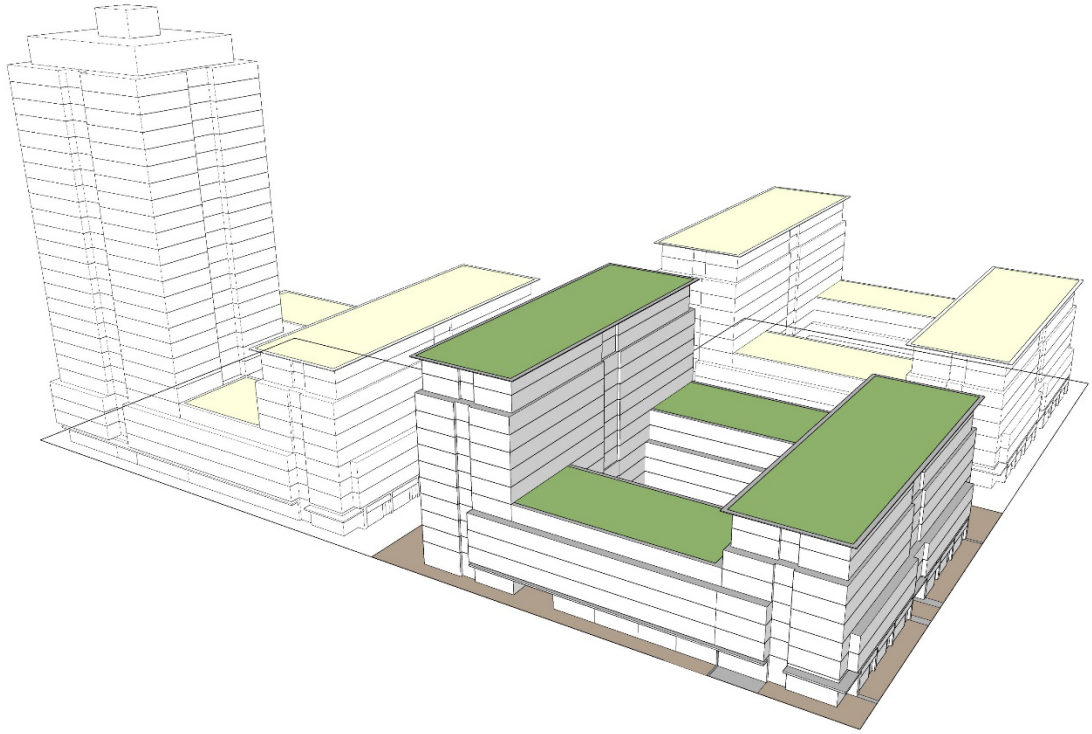
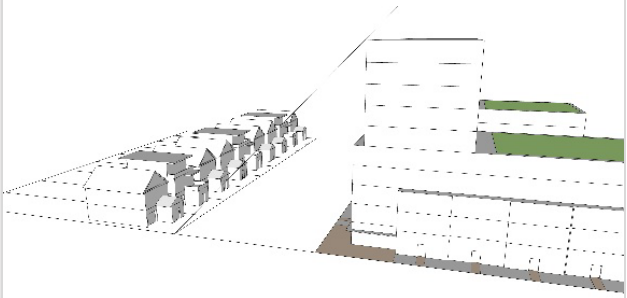


Table 6-4: Standards - Mid-Rise Buildings

LOT STANDARDS	REQUIREMENT
Lot Frontage (minimum)	N/A
Lot Area (minimum)	N/A
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Residential (minimum)	5.0 metres
Front Yard – Commercial (minimum)	0.5 metres
Front Yard – Commercial (maximum)	5.0 metres
Podium Side Yard (minimum)	0.0 metres

LOT STANDARDS	REQUIREMENT
Tower Side Yard (minimum)	7.5 metres
Exterior Side Yard (minimum)	3.0 metres
Podium Rear Yard (minimum)	0.0 metres
Tower Rear Yard (minimum)	7.5 metres
BUILDING STANDARDS	
Residential Density (minimum)	300 units per hectare
Ground Floor Height (minimum)	4.5 metres
Non-Residential Ground Floor Frontage (minimum)	50% of all building frontages along a **street** or **Green Space,** or **common amenity.**
Transition / Angular Plane	**Building heights** above 4th storey shall not exceed an angular plane of 45 degrees measured from the property line at **street level** from a Neighbourhood Zone.  **Building height** shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to a Neighbourhood Zone, taken from **average grade**.
Podium Height (minimum)	2 storeys or 7.0 metres.
Podium Height (maximum)	Podium height shall not exceed a 1:1 ratio between podium height and width of adjacent **street** right-of-way, up to a maximum of 6 **storeys**.
Podium Length (maximum)	75.0 metres
Stepback (minimum)	A minimum 3.0 metre step back is required between the 2nd and 6th storey
Tower Height (minimum)	7 storeys or 20.0 metres
Tower Height (maximum)	12 storeys, or 38.0 metres

LOT STANDARDS	REQUIREMENT
Tower Floor Plate Size – Floors 7 to 12 (maximum)	1200.0 square metres
Tower Separation (minimum)	A tower shall be setback a minimum of 15.0 metres from any portion of another tower, 12 storeys or below, measured perpendicular from the exterior wall.
Facing Distances (minimum)	A minimum of 15.0 metres between **principal faces** of buildings on a site. A minimum of 20% of the building height between a **secondary face** and **principal face** of any two buildings, or two secondary faces, to a minimum of 8.0 metres. Where heights are different, the average between the two buildings shall be used.
Private Amenity	5 square metres per unit
Common Amenity	10 square metres per unit

6.5 Urban Core (UC) Zone

6.5.1 Zone Specific Provisions

Reserved for future use.

6.5.2 Built Form & Site Design

6.5.2.1 Flex- and Mid-rise Buildings

a) The Urban Transition zone standards apply to flex buildings in the Urban Core zone.

b) The Urban Transition zone standards apply to mid-rise buildings in the Urban Core zone.

6.5.2.2 High-Rise Buildings

Figure 6.5.2.2-1 - High-rise buildings

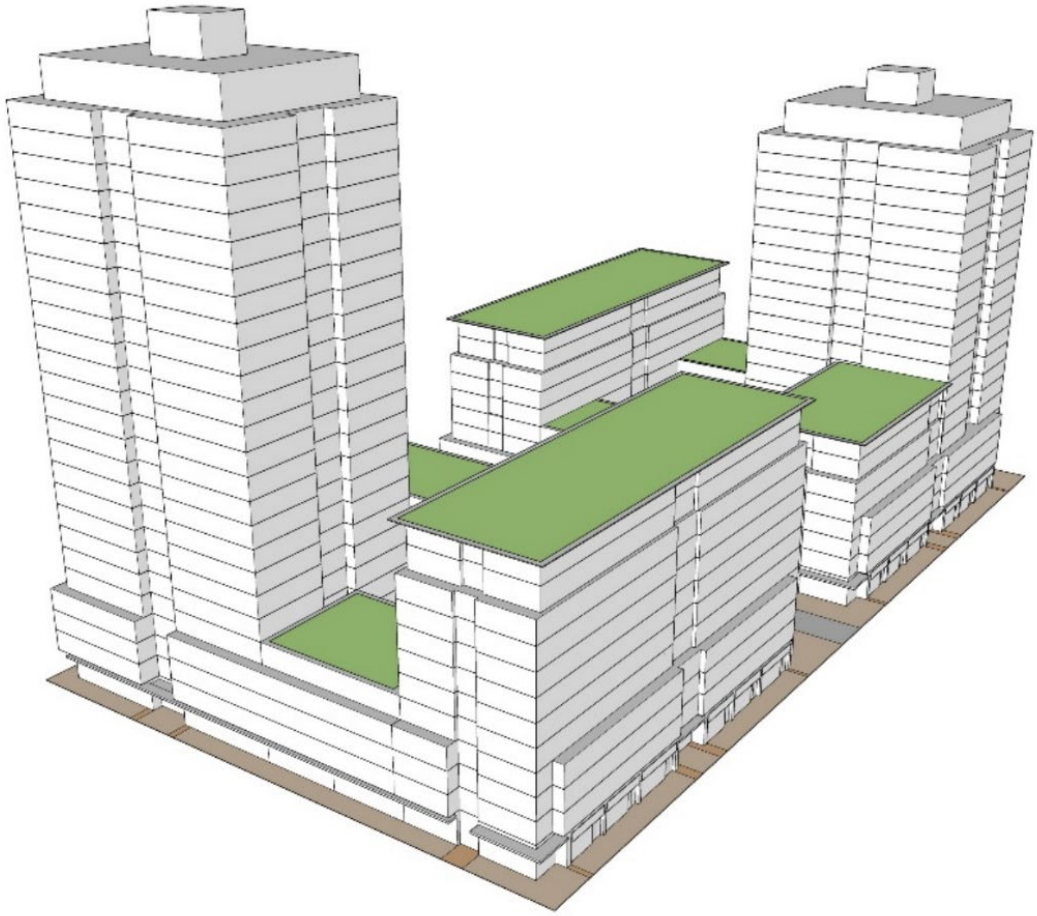
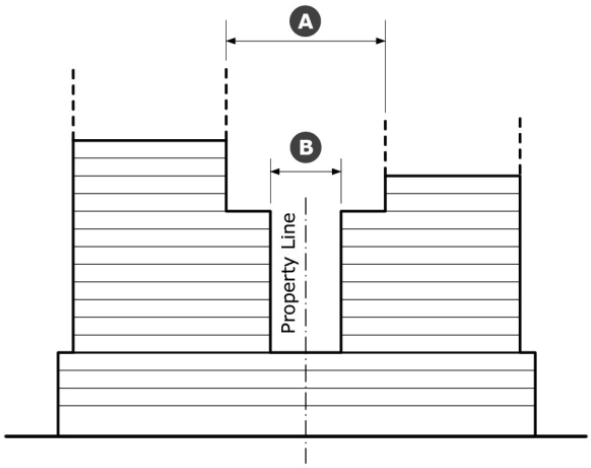
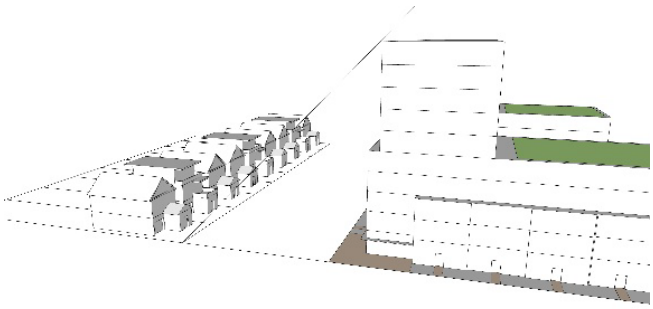
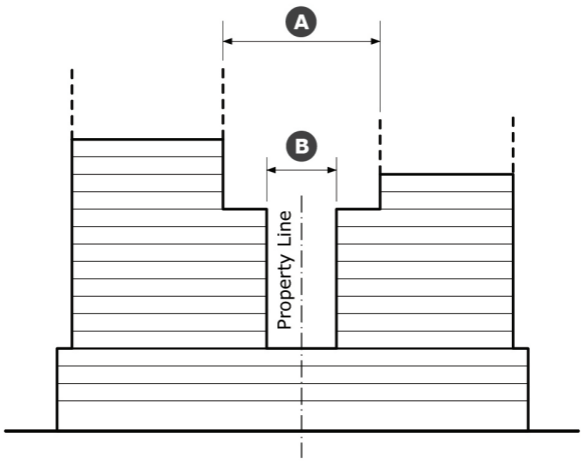


Table 6-5: Standards - High-Rise Buildings

LOT STANDARDS	REQUIREMENT
Lot Frontage (minimum)	N/A
Lot Area (minimum)	N/A
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Residential (maximum)	5.0 metres
Front Yard – Commercial (minimum)	0.5 metres
Front Yard – Commercial (maximum)	5.0 metres
Podium Side Yard (minimum)	0.0 metres
Tower Side Yard (minimum)	For any portion of a tower at or below the 12th storey, a minimum tower setback of 7.5 metres. For any portion of a tower above 12 storeys, a minimum setback of 12.5 metres. Minimum building tower separation  a. 30.0 metres (15.0m per lot) b. 15.0 metres (7.5m per lot)
Exterior Side Yard (minimum)	3.0 metres
Podium Rear Yard (minimum)	0.0 metres
Tower Rear Yard (minimum)	For any portion of a tower at or below the 12th storey, a minimum tower setback of 7.5 metres. For any portion of a tower above 12 storeys, a minimum setback of 12.5 metres.
BUILDING STANDARDS	

LOT STANDARDS	REQUIREMENT
Residential Density (minimum)	300 units per hectare
Transition / Angular Plane	**Building height** above the 4th storey shall not exceed an angular plane of 45 degrees measured from the property line at **street level** from a Neighbourhood Zone .  **Building height** shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to a Neighbourhood Zone, taken from **average grade**.
Podium Height (minimum)	2 storeys or 7.0 metres.
Podium Height (maximum)	Podium height shall not exceed a 1:1 ratio between podium height and width of adjacent **street** right-of-way, up to a maximum of 6 **storeys**.
Podium Length (maximum)	75.0 metres
Stepback (minimum)	A minimum 3.0 metre step back is required between the 2nd and 6th storey.
Tower Height (maximum)	25 storeys, or 77.0 metres
Tower Floor Plate Size – Floors 7 to 12 (maximum)	1200.0 square metres
Tower Floor Plate Size – Floors 13 and Up (maximum)	850.0 square metres

LOT STANDARDS	REQUIREMENT
Tower Separation (minimum)	A tower shall be setback a minimum of 15.0 metres from any portion of another tower, 12 storeys or below, measured perpendicular from the exterior wall. A tower shall be setback a minimum of 25.0 metres from any portion of another tower, above 12 storeys, measured perpendicular from the exterior wall. Minimum building tower separation  a. 30.0 metres b. 15.0 metres
Podium Facing Distances (minimum)	A minimum of 15.0 metres between **principal faces** of buildings on a site. A minimum of 20% of the building height between a **secondary face** and **principal face** of any two buildings, or two secondary faces, to a minimum of 8.0 metres. Where heights are different, the average between the two buildings shall be used.
Ground Floor Height (minimum)	4.5 metres
Non-Residential Ground Floor Frontage (minimum)	50% of all building frontages along a **street** or **Green Space,** or **common amenity.**

LOT STANDARDS	REQUIREMENT
Window-to-Wall Ratio - Ground Floor (WWR) – Non-Residential Uses (minimum)	70% except for a side façade on a corner lot, which is 60%
Window-to-Wall Ratio - Ground Floor (WWR) – Residential Uses (minimum)	60% except for a side façade on a corner lot, which is 40%
Window-to-Wall Ratio - Upper Levels (WWR) (minimum)	40%

*A reduction in the minimum height may be considered if the minimum residential density target (established by the Official Plan) can be met.

*For those lands zoned UC, located outside of the UGC and Major Transit Station Area (MTSA), the maximum building height is 20 storeys, or approximately 61.5 metres.



SECTION 7 COMMERCIAL

SECTION 7 COMMERCIAL

7.1 General

Reserved for future use.

7.2 Permitted Uses

a) Primary Uses permitted in the Commercial Zones are limited to those listed in Table 7-1 if the **use** is marked by a '●' in the Commercial Zones column.

b) Secondary Uses permitted in the Commercial Zones are limited to those listed in Table 7-1 if the **use** is marked by a '◊' ' in all Commercial Zones column.

Table 7-1: Permitted Uses in Commercial Zones

USE	COMMERCIAL GENERAL (CG)	COMMERCIAL DISTRICT (CD)
Arcade or Game Establishment		●
Arena	●	●
Art Gallery	●	●
Assembly Hall	●	●
Assisted Living Facility		●
Automotive Sales Establishment	●	
Automotive Rental Establishment	●	
Automotive Repair Establishment	●	
Automotive Service Station	●	
Bed and Breakfast Establishment	●	●
Bingo Hall	●	●
Building Supply Centre	●	●
Bus Terminal	●	●
Bus Transfer Station	●	●
Car Wash	●	
Child Care	●	●

USE	COMMERCIAL GENERAL (CG)	COMMERCIAL DISTRICT (CD)
College		●
Commercial School	●	●
Community Centre	●	●
Conference Centre	●	●
Custom Workshop	●	●
Entertainment Establishment	●	●
Fitness or Health Club	●	●
Funeral Establishment	●	●
Hotel	●	●
Long-Term Care Facility		●
Museum	●	●
Nightclub	●	●
Nursery or Garden Supply Centre	●	●
Office	●	●
Parking Lot	●	●
Personal Service Store	●	●
Place of Worship	●	●
Private Club	●	●
Public Service Facilities	●	●
Recreational Establishment	●	●
Residential		◊
Restaurant	●	●
Retail Store	●	●
Shopping Centre	●	●
Theatre	●	●
Trade Centre	●	●
Training and Rehabilitation Centre	●	●
University		●

*Residential uses must be provided in conjunction with the permitted commercial uses.

7.2.1 Bed and Breakfast Establishment

A **bed and breakfast establishment** is permitted in any Commercial **zone** if it is in a **dwelling unit** in the form of a Detached House that existed on the date this Zoning By-Law was approved.

7.2.2 Residential Uses Commercial District (CD) Zone

The following standards apply to a **residential use** on a **lot** in a Commercial District (CD) Zone:

a) **Dwelling units** shall be incorporated into the same **building** as commercial uses. Stand-alone **residential** uses and buildings are prohibited;

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

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

7.3 Permitted Forms

a) Forms permitted in the Commercial Zones are limited to the forms listed in Table 7-2, according to the following symbology:

   i. If the form is marked by a '●' then the form is allowed as a **building** type;

   ii. If the form is marked by a '◊' then the form is only allowed as a subcomponent to a **building** type allowed by (i) above; and,

Table 7-2: Permitted Forms in the Commercial Zones

FORM	COMMERCIAL GENERAL (CG)	COMMERCIAL DISTRICT (CD-1)	COMMERCIAL DISTRICT (CD-2)
Drive-Through	◊		
Flex Building	●	◊	◊
Rowhouse		◊	◊
Low-Rise Building	●	◊	◊
Mid-Rise Building		●	●
High-Rise Building			●

7.3.1 Rowhouse, Flex, and Low-Rise Buildings

a) In the Commercial District zones, rowhouse, flex, and low-rise building types may be used for transition purposes to existing adjacent Neighbourhood zones if they are:

i. associated with and accessory to mid-rise buildings or high-rise buildings;

ii. located within the same block with existing Neighbourhood Low zones, or

iii. located on the opposite side of a street or right-of-way of a Neighbourhood Zone.

b) The Neighbourhood Zone standards would apply for the rowhouse, flex, and low-rise building types in Commercial District zones.

7.4 Commercial General (CG) Zone

7.4.1 Zone Specific Provisions

Reserved for future use.

7.4.2 Built Form & Site Design

7.4.2.1 Flex and Low-Rise Buildings

Table 7-3: Standards - Flex Building and Low-Rise Building

LOT STANDARDS	REQUIREMENT
Lot Area (minimum)	450.0 square metres
Lot Frontage (minimum)	15.0 metres
SETBACK STANDARDS	
Front Yard (minimum)	6.0 metres
Side Yard (minimum)	3.0 metres
Side Yard Adjoining Neighbourhood Zone (minimum)	6.0 metres
Exterior Side Yard (minimum)	3.0 metres
Rear Yard (minimum)	5.0 metres
Rear Yard Adjoining Neighbourhood Zone (minimum)	12.0 metres
Rear Yard Adjoining Street (minimum)	3.0 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	40%
Building Height (maximum)	12.0 metres

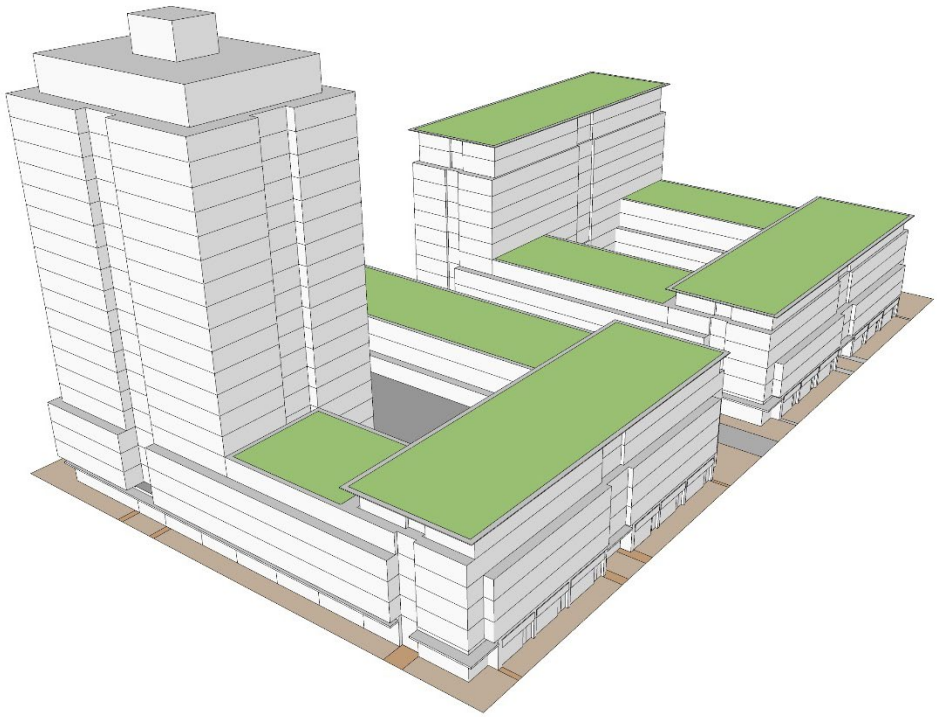
7.5 Commercial District (CD) Zone

7.5.1 Zone Specific Provisions

Reserved for future use.

7.5.2 Built Form & Site Design

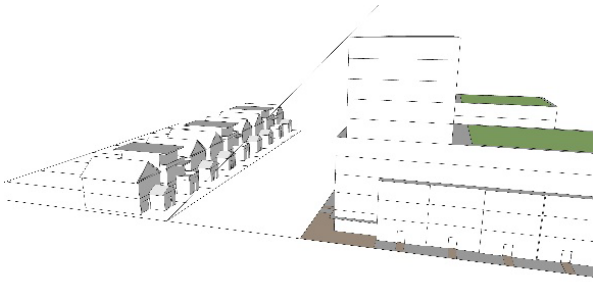
Figure 7.4.2.1-1 - High- & mid-rise built form in Commercial Districts



7.5.2.1 Mid-Rise Buildings

Table 7-4: Standards - Mid-Rise Buildings

LOT STANDARDS	REQUIREMENTS
Lot Frontage (minimum)	40.0 metres
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Residential (maximum)	7.0 metres
Front Yard – Commercial (minimum)	0.5 metres
Front Yard – Commercial (maximum)	5.0 metres
Exterior Side Yard (minimum)	0.5 metres
Interior Side Yard (minimum)	3.0 metres

LOT STANDARDS	REQUIREMENTS
	Where windows of a habitable room face an interior side yard, the minimum interior side yard setback shall be 7.5 metres.
Rear Yard (minimum)	7.5 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	60%
Density - Units Per Hectare (minimum)	125
Density - Units Per Hectare (maximum)	299
Building Height (minimum)	2 storeys or 7.0 metres
Building Height (maximum)	12 storeys or 38.0 metres
Transition / Angular Plane	**Building height** beyond the 4th storey shall not exceed an angular plane of 45 degrees measured from the property line at **street level** from an adjacent Neighbourhood Zone.  **Building height** above 3 storeys shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to a Neighbourhood Zone, taken from **average grade**.
Facing Distances (minimum)	A minimum separation of 15.0 metres between any two **principal faces** of buildings on a site. A minimum of 40% of the building height between a **secondary face** and **principal face** of any two buildings, or two secondary faces to a minimum of 8.0 metres. Where heights are different, the average between the two buildings shall be used. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.
Ground Floor Height (minimum)	4.5 metres

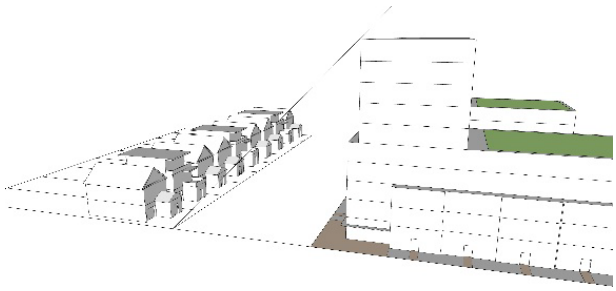
LOT STANDARDS	REQUIREMENTS
Commercial Uses (minimum)	70% of ground floor **gross floor area**.
Non-Residential **Ground Floor Frontage** (minimum)	50% of a building's frontage along a **street** or **Green Space** or **common amenity.**
Window-to-Wall Ratio - **Ground Floor** (WWR) – Non-Residential Uses (minimum)	70% except for a side façade on a corner lot, which is 60%
Window-to-Wall Ratio - **Ground Floor** (WWR) – Residential Uses (minimum)	60% except for a side façade on a corner lot, which is 40%
Window-to-Wall Ratio - Upper Levels (WWR) (minimum)	40%
Landscape Area	20% of the lot area
Common Amenity (minimum)	18.0 square metres per unit
Private Amenity Area (minimum)	5.0 square metres per unit

7.5.2.2 High-Rise Buildings

a) Refer to Figure 7.5.2-1 for built form illustration.

Table 7-5: Standards - High-Rise Buildings

LOT STANDARDS	REQUIREMENT
Lot Frontage (minimum)	N/A
Lot Area (minimum)	N/A
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Commercial (minimum)	0.5 metres
Front Yard – Commercial (maximum)	5.0 metres
Podium Side Yard (minimum)	7.5 metres
Tower Side Yard (minimum)	For any portion of a tower at or below the 12th storey, a minimum tower setback of 7.5 metres. For any portion of a tower above 12 storeys, a minimum setback of 15.0 metres.
Exterior Side Yard (minimum)	3.0 metres
Podium Rear Yard (minimum)	0.0 metres
Tower Rear Yard (minimum)	For any portion of a tower at or below the 12th storey, a minimum tower setback of 7.5 metres. For any portion of a tower above 12 storeys, a minimum setback of 15.0 metres.
BUILDING STANDARDS	
Residential Density (minimum)	125 units per hectare

LOT STANDARDS	REQUIREMENT
Transition / Angular Plane	**Building height** above the 4th storey shall not exceed an angular plane of 45 degrees measured from the property line at **street level** from an adjacent Neighbourhood Zone.  **Building height** above the 3rd storey shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to a Neighbourhood Zone, taken from **average grade**.
Podium Height (minimum)	2 **storeys** or 7.0 metres
Podium Height (maximum)	6 **storeys** or 20.0 metres
Podium Length (maximum)	75.0 metres
Stepback (minimum)	A minimum 3.0 metre step back is required between the 2nd and 6th storey
Tower Height (maximum)	20 **storeys**, or 62.0 metres
Tower Floor Plate Size – Floors 7 to 12 (maximum)	1200.0 square metres
Tower Floor Plate Size – Floors 13 and Up (maximum)	850.0 square metres
Tower Separation (minimum)	A tower shall be setback a minimum of 15.0 metres from any portion of another tower, 12 storeys or below, measured perpendicular from the exterior wall. A tower shall be setback a minimum of 30.0 metres from any portion of another tower, above 12 storeys, measured perpendicular from the exterior wall.

LOT STANDARDS	REQUIREMENT
Podium Facing Distances (minimum)	A minimum of 15.0 metres between **principal faces** of buildings on a site. A minimum of 8.0 metres between a **secondary face** and **principal face** of any two buildings, or two secondary faces. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.
Ground Floor Height (minimum)	4.5 metres
Commercial Uses (minimum)	70% of the ground floor **Gross Floor Area**
Non-Residential Ground Floor Frontage (minimum)	50% of all building frontages along a **street** or **Green Space.**
Window-to-Wall Ratio - Ground Floor (WWR) – Non-Residential Uses (minimum)	70% except for a side façade on a corner lot, which is 60%
Window-to-Wall Ratio - Ground Floor (WWR) – Residential Uses (minimum)	60% except for a side façade on a corner lot, which is 40%
Window-to-Wall Ratio - Upper Levels (WWR) (minimum)	40%
Landscape Area (minimum)	20% of the lot area



SECTION 8 EMPLOYMENT

SECTION 8 EMPLOYMENT

8.1 General

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

8.1.1 Parking Standards

8.1.1.1 Surface Treatment

In the Employment Industrial (EI) Zone and Employment Restricted Industrial (ER) Zone, **parking spaces**, **driveways** and aisles 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.

8.1.1.2 Front Yard Parking

In the Employment Industrial (EI) Zone, if parking is being provided in the front yard then such **parking area** shall not exceed 20% of the required parking for the **lot**.

8.1.2 Loading Spaces Standards

8.1.2.1 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.

8.1.3 Landscape Buffer Areas

Any **lot** in the Employment Non-Industrial (EN) Zone shall provide a landscaped buffer area of 6.0 metres along the **lot line** of the yard abutting any **street**. Unless specified elsewhere in this Zoning By-Law, a minimum landscaped buffer area of 3.0 metres shall be provided along all **lot lines**. If a **lot** is in the Employment Non-Industrial (EN) Zone then a minimum landscaped buffer area of 6.0 metres along the **lot line** of the yard abutting any **street** is required. A minimum of 50% of the front yard of any **lot** within the Employment Non-Industrial (EN) Zone shall be landscaped.

8.1.4 Expansions of Existing Uses

Any existing primary **use** permitted under Section Table 8-1 will be permitted a maximum addition of 50% of the existing **gross floor area** occupied by the primary **use**.

8.2 Permitted Uses

Uses permitted in the Employment Zones are limited to those listed in Table 8-1 if the **use** is marked with a '●' in the Employment Non-Industrial (EN), Employment Industrial (EI), or Employment Restricted Industrial (ER) Zone.

Table 8-1: Permitted Uses in the Employment Zones

USES	EMPLOYMENT INDUSTRIAL (EI)	EMPLOYMENT NON-INDUSTRIAL (EN)	EMPLOYMENT RESTRICTED INDUSTRIAL (ER)
Animal Shelter		●	
Arena		●	
Art Gallery		●	
Assembly Hall		●	
Automotive Rental Establishment		●	
Automotive Repair Establishment	●	●	
Automotive Sales Establishment		●	
Automotive Service Station		●	
Bingo Hall		●	
Building Supply Centre	●	●	
Bus Terminal		●	
Bus Transfer Station		●	
Cannabis Production Facility	●	●	
Car Wash	●	●	
Commercial School	●	●	
Concrete Ready-Mix Plant			●

USES	EMPLOYMENT INDUSTRIAL (EI)	EMPLOYMENT NON-INDUSTRIAL (EN)	EMPLOYMENT RESTRICTED INDUSTRIAL (ER)
Conference Centre	●	●	
Dry Cleaners	●	●	
Entertainment Establishment		●	
Excavation and Processing of **Mineral Aggregate Resources**			●
Fitness or Health Club		●	
Foundry	●	●	●
Funeral Establishment	●	●	
Heavy Equipment Dealer	●	●	
Hotel	●	●	
Industrial School	●	●	
Kennel	●	●	
Kennel in wholly enclosed **building**	●	●	
Major Retail		●	
Manufacturing and Processing in wholly enclosed building	●	●	●
Manufacturing and Processing of Noxious Products			●
Material Recovery Facility in wholly enclosed building	●	●	●
Miniature Golf (outdoor)		●	
Nightclub		●	
Nursery or Garden Supply Centre	●	●	
Office	●	●	
Outdoor Display and Sales Area	●	●	
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt			●
Parking Lot	●	●	
Personal Service Store	●	●	
Place of Worship	●	●	
Printing and Publishing	●	●	
Private Club	●	●	
Rail Transfer Facility	●	●	
Recreational Establishment		●	

USES	EMPLOYMENT INDUSTRIAL (EI)	EMPLOYMENT NON-INDUSTRIAL (EN)	EMPLOYMENT RESTRICTED INDUSTRIAL (ER)
Recyclable Materials Transfer Station in wholly enclosed building	●	●	●
Recycling Facility, Concrete and/or Asphalt			●
Rental Store	●	●	
Research/Development Facility	●	●	
Restaurant	●	●	
Retail Store		●	
Self Storage		●	
Theatre		●	
Trade Centre	●	●	
Truck Terminal	●	●	
Warehousing in wholly enclosed **buildings** excluding **self storage**	●	●	
Wholesale Establishment		●	
Workshop	●	●	

8.2.1 Accessory Retail and Commercial Uses

Accessory retail and commercial uses shall only be permitted in conjunction with uses identified in Table 8-1. Retail that is **accessory** to a permitted **use** shall only be permitted within the same **structure** and shall not exceed 25% of the **gross floor area** of the **building/structure** within which it exists. Those lands that are **zoned** Employment Industrial (EI) and abut an arterial road as identified in the Official Plan shall be permitted up to a maximum of 35% of **gross floor area** for **accessory** retail uses.

8.2.2 Accessory Structures

No **accessory structures** are permitted within the required front yard or, in the case of a **corner lot**, the required exterior side yard setback. **Accessory structures** must be setback a minimum of 1.5 metres from all other **lot lines**.

8.2.3 Cannabis Production Facility

Any lighting used as part of a **cannabis production facility** must be oriented and/or fitted with full cut-offs to direct light downward onto the facility itself and away from adjoining properties or **streets**.

8.2.4 Sensitive Land Uses

Sensitive land uses permitted in the Employment Non-Industrial (EN) Zone shall be located at least 70 metres from lands in the Employment Industrial (EI) Zone as required by provincial guidelines.

8.3 Permitted Forms

a) Forms permitted in the Employment Zones are limited to the forms listed in Table 8-2, according to the following symbology:

   i. If the form is marked by a '●' then the form is allowed as a **building** type; and,

   ii. If the form is marked by a '◊' then the form is only allowed as a subcomponent to a **building** type allowed by (i) above.

Table 8-2: Permitted Forms in the Employment Zones

FORM	EMPLOYMENT INDUSTRIAL (EI)	EMPLOYMENT NON-INDUSTRIAL (EN)	EMPLOYMENT RESTRICTED INDUSTRIAL (ER)
Flex Building	●	●	●
Low Rise Building	●	●	●

8.3.1 Low-Rise Buildings

a) In Employment Zones, low-rise building types may be used for transition purposes to existing adjacent Neighbourhood zones if they are:

   i. associated with and accessory to **mid-rise buildings** or **flex buildings**.

   ii. located within the same **block** with existing Neighbourhood Low zones, or

   iii. located on the opposite side of a **street** or **right-of-way** of a Neighbourhood Zone.

b) The Neighbourhood Zone standards would apply for the low-rise building types in Strategic Employment zones.

8.4 Employment Non-Industrial (EN) Zone

8.4.1 Zone Specific Provisions

8.4.1.1 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 provisions of Section 8.4.1.

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.

8.4.2 Built Form & Site Design

8.4.2.1.1 Flex Buildings

Figure 8.4.1.1-1 - Flex Buildings in Employment zones

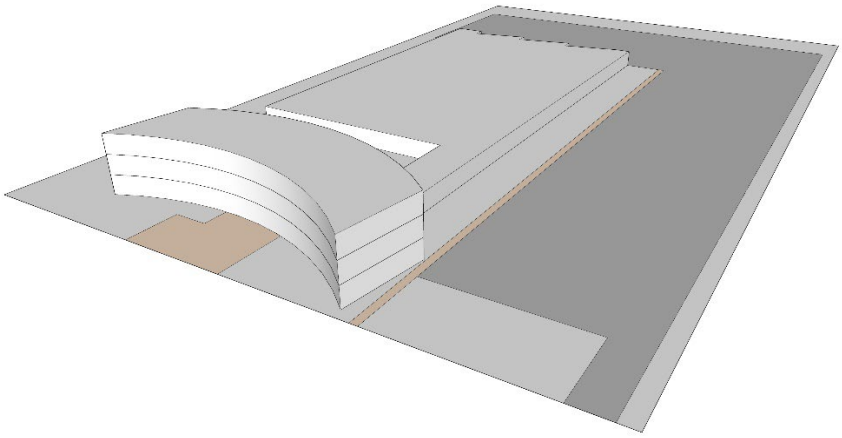


Table 8-3: Standards in Employment Non-Industrial (EN) Zone

LOT STANDARDS	REQUIREMENT
Lot Frontage (minimum)	30.0 metres
SETBACK STANDARDS	
Front Yard (minimum)	6.0 metres
Exterior Side Yard (minimum)	6.0 metres
Side Yard (minimum)	3.0 metres
Side Yard Adjoining Neighbourhood Zone (minimum)	6.0 metres
Rear Yard (minimum)	6.0 metres
Rear Yard Adjoining **Street** (minimum)	6.0 metres
Rear Yard Adjoining Neighbourhood Zone (minimum)	10.0 metres
BUILDING STANDARDS	
Building Height (maximum)	20.0 metres
Lot Coverage	40%

8.5 Employment Industrial (EI) Zone

8.5.1 Zone Specific Provisions

8.5.1.1 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-tenanted **building**, or it is a separate building among a group of buildings on the same **lot**;

iii. It does not exceed 25% of the total **gross floor area** of the development on the **lot**; and,

iv. It does not exceed a maximum of 300.0 square metres in gross leasable area.

8.5.2 Built Form & Site Design

Table 8-4: Standards in Employment Industrial (EI) Zone

LOT STANDARDS	REQUIREMENT
Lot Frontage (minimum)	30 metres.
SETBACK STANDARDS	
Front Yard (minimum)	6.0 metres
Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	6.0 metres
Side Yard Adjoining Neighbourhood Zone (minimum)	10.0 metres
Rear Yard (minimum)	6.0 metres
Rear Yard Adjoining **Street** (minimum)	6.0 metres
Rear Yard Adjoining Neighbourhood Zone (minimum)	15.0 metres
BUILDING STANDARDS	
Building Height (maximum)	9.0 metres
Lot Coverage	60%

8.6 Employment Restricted Industrial (ER) Zone

8.6.1 Zone Specific Provisions

Reserved for future use.

8.6.2 Built Form & Site Design

Table 8-5: Standards in the Employment Restricted Industrial (ER) Zone

LOT STANDARDS	REQUIREMENT
Lot Area (minimum)	2,000.0 square metres
Lot Frontage (minimum)	45.0 metres
SETBACK STANDARDS	
Front Yard (minimum)	15.0 metres
Side Yard (minimum)	3.0 metres
Exterior Side Yard (minimum)	7.0 metres
Side Yard Adjoining Neighbourhood Zone (minimum)	40.0 metres
Rear Yard (minimum)	7.0 metres
Rear Yard Adjoining **Street** (minimum)	15.0 metres
Rear Yard Adjoining Neighbourhood Zone (minimum)	40.0 metres
BUILDING STANDARDS	
Building Height (maximum)	None; except for lands abutting a Neighbourhood Zone in which case the maximum **building height** is 9.0 metres.
Lot Coverage (maximum)	60%



SECTION 9 STRATEGIC EMPLOYMENT

SECTION 9 STRATEGIC EMPLOYMENT

9.1 General

Reserved for future use.

9.2 Permitted Uses

a) Primary Uses permitted in Strategic Employment Zones are limited to those listed in Table 9-1 if the **use** is marked by a '●' in the Strategic Employment Zones column.

b) Secondary Uses permitted in the Strategic Employment Zones are limited to those listed in Table 9-1 if the **use** is marked by a '◊' ' in all Strategic Employment Zones column.

Table 9-1: Permitted Uses in the Strategic Employment Zones

USES	STRATEGIC EMPLOYMENT DISTRICT (SED)	STRATEGIC EMPLOYMENT CLUSTER (SEC)
Arcade or Game Establishment	●	●
Arena	●	●
Art Gallery	●	
Assembly Hall	●	●
Bus Terminal	●	●
Bus Transfer Station	●	●
Child Care	●	●
College	●	●
Commercial School	●	●
Conference Centre	●	●
Entertainment Establishment	●	
Fitness or Health Club	●	
Hospital	●	●
Hotel	●	●
Industrial School	●	●
Museum	●	●
Nightclub	●	
Office	●	●
Personal Service Store	●	
Place of Worship	●	●

USES	STRATEGIC EMPLOYMENT DISTRICT (SED)	STRATEGIC EMPLOYMENT CLUSTER (SEC)
Private Club	●	●
Public Service Facilities	●	●
Recreational Establishment	●	
Rental Store	●	
Research/Development Facility	●	●
Residential	◊	◊
Restaurant	●	
Retail Store	●	
Theatre	●	●
Trade Centre	●	●
Training and Rehabilitation Centre	●	●
University	●	●
Workshop (up to 2,000 square metres)	●	●

9.2.1 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** in Primary Uses permitted in Strategic Employment Zones are limited to those listed in Table 9-1 if the **use** is marked by a '●' in the Strategic Employment Zones column.

b) Secondary Uses permitted in the Strategic Employment Zones are limited to those listed in Table 9-1 if the **use** is marked by a '◊' ' in all Strategic Employment Zones column.

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

9.2.2 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**.

9.3 Permitted Forms

a) Forms permitted in the Strategic Employment Zones are limited to the forms listed in Table 9-2, according to the following symbology:

   i. If the form is marked by a '●' then the form is allowed as a **building** type.

   ii. If the form is marked by a '◊' then the form is only allowed as supplementary to a **building** type allowed by (a) above and may be freestanding from the **building** type allowed by (a) above.

Table 9-2: Permitted Forms in the Strategic Employment Zones

FORM	STRATEGIC EMPLOYMENT DISTRICT (SED)	STRATEGIC EMPLOYMENT CLUSTER (SEC)
Low Rise Building	◊	◊
Mid-Rise Building	●	●
Flex Building		●

9.3.1 Low-Rise Buildings

a) In Strategic Employment Zones, low-rise building types may be used for transition purposes to existing adjacent Neighbourhood zones if they are:

   i. associated with and accessory to **mid-rise buildings** or **flex buildings**.

   ii. located within the same **block** with existing Neighbourhood Low zones, or

   iii. located on the opposite side of a **street** or **right-of-way** of a Neighbourhood Zone.

b) The Neighbourhood Zone standards would apply for the low-rise building types in Strategic Employment zones.

9.4 Strategic Employment Cluster (SEC) Zone

9.4.1 Zone Specific Provisions

Reserved for future use.

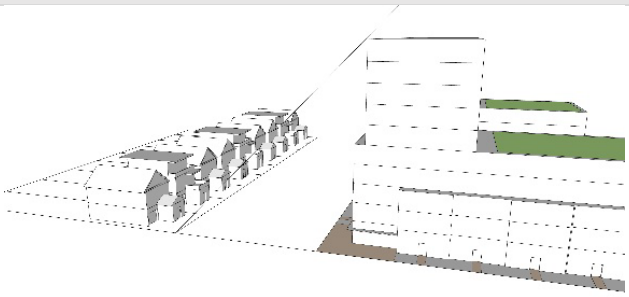
9.4.2 Built Form & Site Design

9.4.2.1 Mid-Rise & Flex Buildings

Table 9-3: Mid-Rise and Flex Buildings

LOT STANDARDS	REQUIREMENTS
Lot Area	N/A

LOT STANDARDS	REQUIREMENTS
Lot Frontage	N/A
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Residential (maximum)	7.0 metres
Front Yard – Non-Residential (minimum)	0.5 metres
Front Yard – Non-Residential (maximum)	5.0 metres
Exterior Side Yard (minimum)	0.5 metres
Interior Side Yard (minimum)	3.0 metres Where windows of a habitable room face an interior side yard, the minimum interior side yard setback shall be 7.5 metres.
Rear Yard (minimum)	3.0 metres Where windows of a habitable room face a rear yard, the minimum setback shall be 7.5 metres.
BUILDING STANDARDS	
Lot Coverage (maximum)	N/A
Density - Units Per Hectare (minimum)	50
Non-Residential Gross Floor Area (minimum)	50% of the building's ground floor **Gross Floor Area**.
Non-Residential **Ground Floor** (minimum)	25% of a building's frontage along a **street** or **Green Space** or **common amenity.**
Ground Floor Height (minimum)	4.0 metres
Building Height (minimum)	2 storeys or 7.0 metres
Building Height (maximum)	20 storeys or 62.0 metres
Transition / Angular Plane	**Building height** above the 4th storey shall not exceed an angular plane of 45 degrees measured

LOT STANDARDS	REQUIREMENTS
	 from the property line at **street level** from a Neighbourhood Zone. **Building height** shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to a Neighbourhood Zone, taken from **average grade**.
Facing Distances (minimum)	A minimum separation of 15.0 metres between any two **principal faces** of buildings on a site. A minimum of 40% of the building height between a **secondary face** and **principal face** of any two buildings, or two secondary faces to a minimum of 8.0 metres. Where heights are different, the average between the two buildings shall be used. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.
Window-to-Wall Ratio - Ground Floor (WWR) – Non-Residential Uses (minimum)	60%
Window-to-Wall Ratio - Ground Floor (WWR) – Residential Uses (minimum)	60%
Window-to-Wall Ratio - Upper Levels (WWR) (minimum)	40%
Landscape Area	20%
Private Amenity Area (minimum)	5.0 square metres per unit
Common Amenity Area (minimum)	10.0 square metres per unit

LOT STANDARDS	REQUIREMENTS

9.5 Strategic Employment District (SED) Zone

9.5.1 Zone Specific Provisions

Reserved for future use.

9.5.2 Built Form & Site Design

9.5.2.1 Mid-rise buildings

a) The Strategic Employment Cluster standards for mid-rise **building**s shall apply to the Strategic Employment District zone with the exception of maximum building height, which shall be limited to six (6) storeys.

SECTION 10 COMMUNITY HUB

SECTION 10 COMMUNITY HUBS

10.1 General

a) No person may **use** any land or **construct**, **alter**, enlarge, or **use** any **building** or **structure** in the Community Hub Zone except in accordance with the provisions of this section of the By-Law and any other applicable requirements in the By-Law.

10.2 Permitted Uses

a) Uses permitted in the Community Hub Zone are limited to those listed in Table 10-1, according to the following symbology in the Community Hub Urban (CHU) or Community Hub Neighbourhood (CHN) column:

i. Primary Uses permitted in the Community Hub zones are those listed in Table 10-1 if marked by a '●' in the Community Hub zone column.

ii. Secondary uses permitted in the Commercial Zones are limited to those listed in Table 10-1 if the **use** is marked by a '◊' in all Community Hub Zones column.

Table 10-1: Permitted Uses in Community Hub Zones

USES	COMMUNITY HUB URBAN (CHU) OR COMMUNITY HUB NEIGHBOURHOOD (CHN)
Arena	●
Art Gallery	◊
Assembly Hall	●
Bus Terminal	●
Bus Transfer Station	●
Child Care	◊
College	●
Community Centre	●
Community Garden	◊
Custom Workshop	◊
Fitness or Health Club	◊
Hospital	●
Institutional Uses	●
Library	●
Museum	●
Office	◊

USES	COMMUNITY HUB URBAN (CHU) OR COMMUNITY HUB NEIGHBOURHOOD (CHN)
Personal Service Shop	◊
Place of Worship	●
Private Academy, Philanthropic or Religious School	●
Private Club	◊
Public Service Facility	●
Recreational Establishment	●
Refreshment Pavilion	◊
Rental Store	◊
Residential	◊
Restaurant	◊
Retail Store	◊
School	●
Theatre	●
Trade Centre	●
Training and Rehabilitation Centre	◊
University	●

10.3Permitted Forms

Forms permitted in the Community Hub Zones are limited to the forms listed in Table 10-2 according to the following symbology:

a) If the form is marked by a '●' then the form is allowed as a **building** type; and,

b) If the form is marked by a '◊' then the form is only allowed as an accessory or subcomponent supplementary to a **building** type allowed by (a) above.

Table 10-2: Permitted Forms in the Community Hub Zones

FORM	COMMUNITY HUB URBAN (CHU)	COMMUNITY HUB NEIGHBOURHOOD (CHN)
Rowhouses	◊	◊
Low-Rise Building	◊	●
Flex Building	●	●
Mid-Rise Building	●	

10.3.1 School or Place of Worship Deemed a Flex Building

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

10.4 Community Hub Urban (CHU) Zone

10.4.1 Zone Specific Provisions

Reserved for future use.

10.4.2 Built Form & Site Design

10.4.2.1 Rowhouse and Low-Rise Buildings

a) In Community Hub Urban Zones, rowhouse and low-rise building types may be used for transition purposes to existing adjacent Neighbourhood Low Zones if they are:

   i. associated with and accessory to mid-rise buildings or high-rise buildings;

   ii. located within the same block with existing Neighbourhood Low zones, or

   iii. located on the opposite side of a street or right-of-way of a Neighbourhood Low Zone.

b) The Neighbourhood Zone standards would apply for the rowhouse and low-rise building types in Urban zones.

10.4.2.2 Mid-Rise Buildings

Figure 10.4.2.2-1 - Mid-Rise Community Hub Building

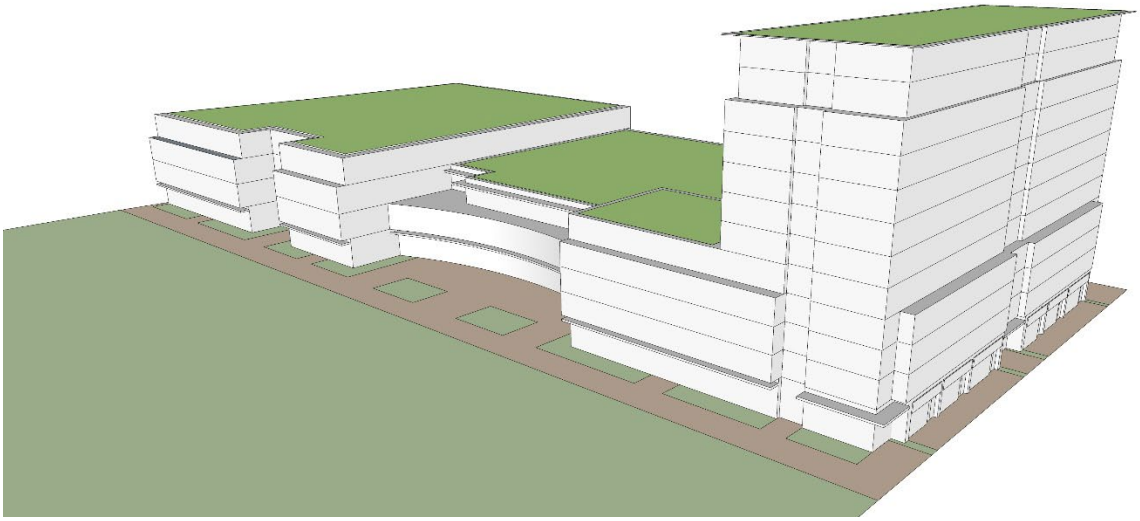
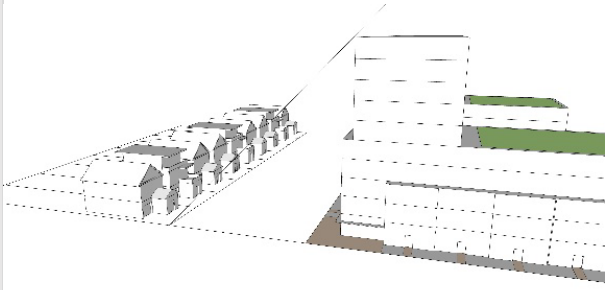


Table 10-3: Standards - Mid-Rise Buildings

LOT STANDARDS	REQUIREMENTS
Lot Frontage (minimum)	N/A
SETBACK STANDARDS	
Front Yard – Residential (minimum)	3.0 metres
Front Yard – Residential (maximum)	7.0 metres
Front Yard – Non-Residential (minimum)	0.5 metres
Front Yard – Non-Residential (maximum)	7.0 metres
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	3.0 metres Where windows of a habitable room face an interior side yard, the minimum interior side yard setback shall be 7.5 metres.
Rear Yard (minimum)	7.5 metres
BUILDING STANDARDS	
Lot Coverage (maximum)	N/A
Density - Units Per Hectare (maximum)	125
Density - Units Per Hectare (maximum)	300
Building Height (minimum)	2 storeys or 7.0 metres
Building Height (maximum)	12 storeys or 38.0 metres
Transition / Angular Plane	**Building height** above the 4th storey shall not exceed an angular plane of 45 degrees measured from the property line at **street level** from an adjacent Neighbourhood Zone.  **Building height** above 3 storeys shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to a Neighbourhood Zone, taken from **average grade**.

LOT STANDARDS	REQUIREMENTS
Facing Distances (minimum)	A minimum separation of 15.0 metres between any two **principal faces** of buildings on a site. A minimum of 40% of the building height between a **secondary face** and **principal face** of any two buildings, or two secondary faces to a minimum of 8.0 metres. Where heights are different, the average between the two buildings shall be used. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.
Ground Floor Height (minimum)	4.0 metres
Non-Residential Uses (minimum)	50% of the lot area
Non-Residential **Ground Floor Frontage** (minimum)	50% of a building's frontage along a **street** or **Green Space or common amenity.**
Window-to-Wall Ratio - **Ground Floor** (WWR) – Non-Residential Uses (minimum)	60% except for a side façade on a corner lot, which is 60%
Window-to-Wall Ratio - **Ground Floor** (WWR) – Residential Uses (minimum)	50% except for a side façade on a corner lot, which is 40%
Window-to-Wall Ratio - Upper Levels (WWR) (minimum)	40%
Landscape Area	20% of the lot area
Private Amenity Area (minimum)	5.0 square metres per unit

10.5 Community Hub Neighbourhood (CHN) Zone

10.5.1 Zone Specific Provisions

Reserved for future use.

10.5.2 Built Form & Site Design

10.5.2.1 Low-Rise Buildings and Flex Buildings

Figure 10.5.2.1-1 - Low-Rise & Flex Community Hub Building

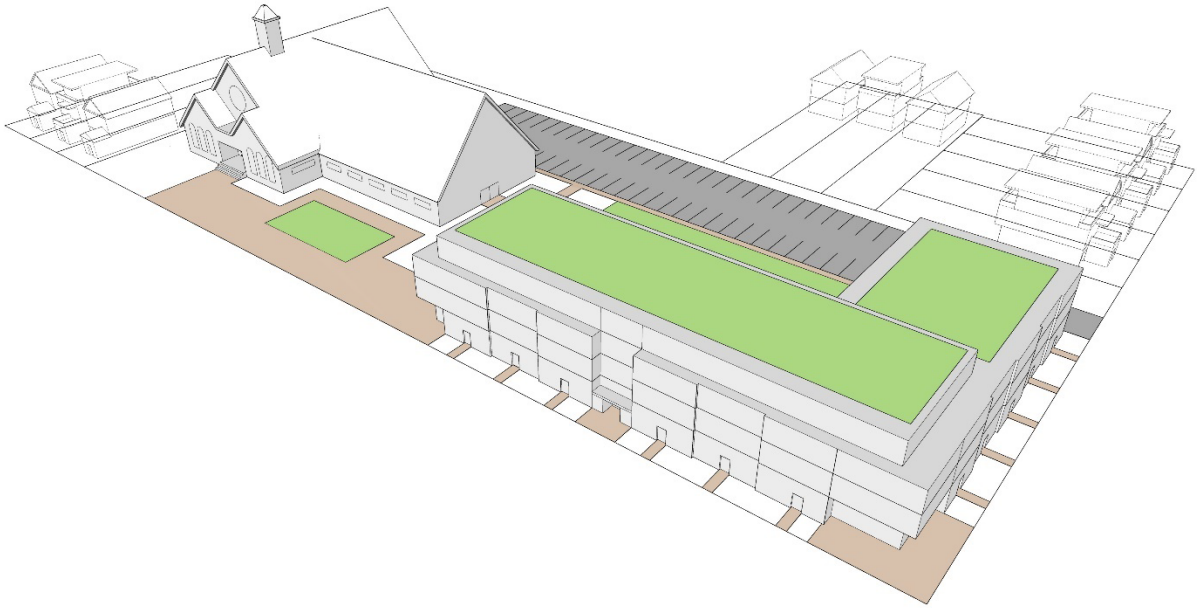


Table 10-4: Standards - Low-Rise and Flex Buildings

LOT STANDARDS	REQUIREMENTS
Lot Area (minimum)	800 square metres
Lot Frontage (minimum)	28.0 metres
SETBACK STANDARDS	
Front Yard (minimum)	Average between adjacent properties, otherwise 3.0 metre minimum, 7.0 metre maximum.
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	60% of the **building height** where habitable spaces with openings face the interior lot line. 1.2 metres where no habitable spaces with openings face the interior lot line.

LOT STANDARDS	REQUIREMENTS
Rear Yard (minimum)	60% of the **building height**.
BUILDING STANDARD	
Lot Coverage (maximum)	75%
Density - Units Per Hectare (minimum)	50
Non-Residential **Gross Floor Area** (minimum)	50% of the lot area.
Building Height (minimum)	4 storeys, or 15.0 metres
Building Length (maximum)	60.0 metres
Facing Distances (minimum) **Building Height**(s): • 1-2.5 storeys • 3-3.5 storeys • 4 storeys	Minimum separation distance between two principal building faces: • 11.0 metres • 13.0 metres • 15.0 metres An additional 1.0m of separation distance is required when below-grade entrances and/or below-grade private outdoor amenity spaces are provided. Where facing buildings differ in height, the average of the two shall be used. Provide 50% of the facing distance specified above between the principal face of one building and the secondary face of another building or two secondary faces. The minimum distance between any two buildings with no windows to habitable rooms on the same lot shall be 3.0 metres.
Landscape Area	20% of the lot area
Common Amenity Area (minimum)	12.0 square metres per dwelling unit
Private Amenity Area (minimum)	5.0 square metres per dwelling unit
Ground Level Floor Height (minimum)	3.7 metres
Window-to-Wall Ratio - **Ground Floor** (WWR) – Non-Residential Uses (minimum)	60% except for a side façade on a corner lot, which is 60%

LOT STANDARDS	REQUIREMENTS
Window-to-Wall Ratio - **Ground Floor** (WWR) – Residential Uses (minimum)	50% except for a side façade on a corner lot, which is 40%
Window-to-Wall Ratio - Upper Levels (WWR) (minimum)	30%



SECTION 11 GREENSPACE

SECTION 11 GREENSPACE

11.1 General

a) 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.

11.2 Permitted Uses

a) Uses permitted in the GS Zone are limited to the uses expressed in Table 11-1.

i. If the **use** is marked by a '●' in the 'Permitted Use' column, then the **use** is allowed as a primary land **use**; and,

ii. If the **use** is marked by a '●' in the '**Accessory Use**' column, then the **use** is allowed only when provided alongside a primary land **use**.

Table 11-1: Permitted Uses in the Greenspace (GS) Zone

USES	PERMITTED USE	ACCESSORY USE
Community Centre		●
Ecological management measures, environmental monitoring		●
Environmental conservation		●
Interpretive centre		●
Lookout points	●	
Marina	●	●
Naturalized buffer		●
Open air theater/stage	●	
Park, parkette, **urban square**, or trails	●	
Picnic area		●
Playground	●	
Playing field/court	●	
Public garden	●	
Refreshment pavilion		●
Swimming pool		●
Skating rink		●
Wading pool		●

11.2.1 Greenspace – North Shore Trail Zone

a) Despite anything in this Zoning By-Law to the contrary, the only uses permitted in the Greenspace – North Short 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.

11.2.2Built Form & Site Design

Table 11-2: Site Layout Standards in Greenspace (GS) Zone

LAYOUT STANDARD	REQUIREMENT
Lot Area (minimum)	N/A
Lot Frontage (minimum)	N/A
Front Yard (minimum)	15.0 metres
Exterior Side Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	5.0 metres
Rear Yard (minimum)	5.0 metres
Lot Coverage (maximum)	30%
Impervious Coverage (maximum)	35%

Table 11-3: Building Standards in Greenspace (GS) Zone

BUILDING STANDARD	REQUIREMENT
Building Height (maximum)	9.0 metres



SECTION 12 ENVIRONMENTAL PROTECTION

SECTION 12 ENVIRONMENTAL PROTECTION

12.1 General

a) No person shall **use** any lands, nor **construct**, **alter**, enlarge, or **use** any **buildings** or **structures** in the Environmental Protection (EP) 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) Uses permitted in the EP Zone are limited to the uses expressed in Table 12-1, according to the following symbology:

   i. If the **use** is marked by a '●' in the 'Permitted Use' column, then the **use** is allowed as a primary land **use**; and,

   ii. If the **use** is marked by a '●' in the '**Accessory Use**' column, then the **use** is allowed as an **accessory** land **use**.

Table 12-1: Permitted Uses in the Environmental Protection (EP) Zone

USES	PERMITTED USE	ACCESSORY USE
Ecological management measures, environmental monitoring, environmental conservation	●	
Environmental interpretation		●
Naturalized buffer	●	
Natural restoration	●	
Nature trails, lookout points, or picnic areas		●

12.3 Site Design

a) Uses in the Environmental Protection Zone must comply with the requirements listed in Table 12-2 and Table 12-3.

Table 12-2: Site Layout Standards in the Environmental Protection (EP) Zone

LAYOUT STANDARD	REQUIREMENT
Lot Area (minimum)	N/A
Lot Frontage (minimum)	N/A

Table 12-3: Building Standards in the Environmental Protection (EP) Zone

BUILDING STANDARD	REQUIREMENT
Building Height (maximum)	N/A - **buildings** are not permitted in this **zone**

SECTION 13 SERVICES AND UTILITY

SECTION 13 SERVICES AND UTILITY

13.1 General

No person may **use** any land or **construct**, **alter**, enlarge, or **use** any **building** or **structure** in the Services and Utilities (SU) Zone except in accordance with the provisions of this section of the By-Law and any other applicable requirements in the By-Law; and,

13.2 Permitted Uses

Uses permitted in the SU Zone are limited to those listed in Table 13-1 and if the **use** is marked by a '●' in the 'Permitted Use' column, then the **use** is allowed as a primary land **use**.

Table 13-1: Permitted Uses in Services and Utilities (SU) Zone

LAND USE	PERMITTED USE
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	●

13.3 Built Form & Site Design

13.3.1 Landscaping and Fencing

a) Uses in the SU Zone must provide landscaped buffers in accordance with the following regulations:

b) A continuous landscaped buffer 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 buffer area with a minimum width of 1.5 metres located along the abutting **lot line**.

13.3.2 Site Design

a) Uses in the SU Zone must comply with the requirements listed in Table 13-2 and Table 13-3.

Table 13-2: Site Layout Standards in the Services and Utilities (SU) Zone

LAYOUT STANDARD	REQUIREMENT
Lot Area (minimum)	N/A
Lot Frontage (minimum)	N/A
Front Yard (minimum)	15.0 metres
Exterior Side Yard (minimum)	15.0 metres
Interior Side Yard (minimum)	10.0 metres
Rear Yard (minimum)	10.0 metres
Lot Coverage (maximum)	N/A
Impervious Coverage (maximum)	N/A

Table 13-3: Building Standards in the Services and Utilities (SU) Zone

BUILDING STANDARD	REQUIREMENT
Building Height (maximum)	18.0 metres



SECTION 14 OVERLAY

SECTION 14 OVERLAY ZONES

14.1 Applicability of Overlay Zones

a) Despite anything in this Zoning By-Law to the contrary, the requirements of SECTION 14 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 14 apply to specific portions of land as delineated on the Zoning Map and do not always apply to entire lots, unless otherwise specified.

14.2 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" - Source Water Protection 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.

14.2.1 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).

14.2.2 Wellhead Protection Area B, Area C, and Area D

a) The areas identified as "Wellhead Protection Area B" (WHPAB) or "Wellhead Protection Area C" (WHPAC) or "Wellhead Protection Area D" (WHPAD) on Zoning Map 1 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.

14.3 Heritage Character Overlay

14.3.1 General Provisions

a) Where a property is located within a Historic Character overlay and a building is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.

    i. Does not apply to vacant lots and, instead, the provisions of the underlying zone apply to the use of that vacant lot.

b) Despite the provisions of the underlying zone, an addition to a building in an area to which an Historic Character overlay applies is permitted only if:

    i. the height of the walls and the height and slope of the roof of the addition do not exceed those of the building;

    ii. the side yard setback of the addition is at least 0.6 metres greater than that of the wall of the building located closest to the side lot line, except in the case of shared lot lines between dwelling units that are permitted to be vertically attached where the required side yard setback is 0 metres.

    iii. it is located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres; and

    iv. it is not located within a front yard.

    v. Projections are not permitted into the front, corner side yard or side yard in an area to which a Historic Character overlay applies, except in the case of:

vi. 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.

14.3.2 Built Form & Site Design – Additional

a) Despite the provisions of the underlying zone, the following provisions apply to forms and uses within an area affected by a historic neighbourhood overlay, in order to encourage the retention of existing heritage buildings by offering zoning incentives to reuse the buildings, and to limit the size and location of additions to preserve the historic character of the original building.

b) The underlying use and form standards apply, unless otherwise stated in Table 14-1 and the additional standards below.

Table 14-1: Standards for the Urban Historic Character Overlay

BUILDING STANDARDS	REQUIREMENT
Podium Height	Limited to the average height of buildings on adjacent properties.
Building Height (maximum)	**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.
Ground Floor Height (maximum)	Average of ground floor heights of buildings on adjacent properties.

Table 14-2: Standards for Neighbourhood Low - Historic Character Overlay Areas

LOT STANDARDS	REQUIREMENT
Lot Area (maximum)	Average of all lots located on a **block**.
Lot Frontage (minimum)	Average of adjacent lots. Where the average of the setbacks of the adjacent lots cannot be determined, the minimum setback shall be 9.0 metres.
SETBACK STANDARDS	
Front Yard (minimum)	Average setback of immediately adjacent lots. Where there is only one immediately adjacent lot or where the average of the setbacks of the adjacent lots cannot be determined, the minimum setback shall be 3.0 metres.
Exterior Side Yard (minimum)	3.0 metres
Interior Side Yard (minimum)	1.2 metres

LOT STANDARDS	REQUIREMENT
Rear Yard (minimum)	Average of immediately adjacent lots. Where there is only one immediately adjacent lot or where the average of the setbacks of the adjacent lots cannot be determined, the minimum setback shall be 7.5 metres.

14.3.2.1 Exterior finishes

The following shall apply for a building's exterior finishes within the **Neighbourhood Low - Historic Character Overlay Area**:

a) All visible walls and trim of any building shall be constructed of coursed masonry and/or such materials which replicate coursed masonry (except plain, uncoloured concrete).

    i. Exterior facade trim may be constructed of coursed masonry as well as plain, uncoloured concrete elements, wood, and metal.

b) No exterior walls of a building constructed of natural stone within the historic character overlay zone shall be defaced in any manner or covered, in whole or in part, with paint, stucco, metal, or other cladding material.

c) All windows of any building existing within the historic character overlay zone on the date of the passing of this Zoning By-Law, or any predecessor thereof, shall be of transparent glass only. No window openings of any building existing within the historic character overlay 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.

14.3.3 Parking

a) A parking lot is prohibited in a front yard or exterior side yard abutting a street in an area to which a Historic Character overlay applies.

b) A parking garage in an area to which a heritage overlay applies must be setback from a front or exterior side lot line a minimum of the same distance as the building to which it is an addition, or the minimum setback required for the underlying zone, whichever is greater.



SECTION 15 PARKING

SECTION 15 PARKING AND LOADING

15.1 General

a) **Parking spaces** must be provided and maintained in accordance with the following requirements;

b) Parking districts are shown on Zoning Map 2, 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 15.2.3 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 parking spaces may be located in an off-site parking facility on a separate lot, subject to the requirements of Section 15.3.3.

d) If a calculation for the required minimum/maximum number of standard **parking spaces** or bicycle 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 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 to identify the size and location of the spaces; and,

g) A maximum of 60% of any **front yard** in a Neighbourhood Low Zone is permitted to be used for parking purposes. Parking in the front and exterior side yard is prohibited in all other zones, unless otherwise specified in this Zoning By-Law.

h) Parking, loading, and servicing areas shall not be permitted in the front or exterior side yard for all **low-rise, mid-rise**, and **high-rise buildings.**

15.2 Parking Requirements

15.2.1 Standard Parking Spaces

a) The number of **parking spaces** on a **lot** must comply with Table 15-1, Table 15-2, Table 15-3, and Table 15-4;

b) If the parking requirement in Table 15-1 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;

c) Notwithstanding Table 15-1, any **building/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,

d) Notwithstanding Table 15-2, if a **lot** in District 3 or District 4 had a legal number of existing **parking spaces** before the date of this Bylaw, then the number of existing **parking spaces** shall be deemed to be the maximum parking required for that **lot** until it is redeveloped.

Table 15-1: Minimum Standard Parking Spaces

USE	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 an **Arena**, **Art Gallery**, **Child Care**, **College**, Entertainment Establishment, **Museum**, **Nightclub**, **Place of Worship**, Religious	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).

USE	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4
Institution, **Restaurant**, **Theatre**, or **University**				
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 15-2: 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 15-3: Minimum Visitor Parking Spaces

USE	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4
For any building in the form of an Apartment, Articulated Tower, **Flex Building**, Point Tower and Podium, **Rowhouse**, or Slab Tower that contains a **Dwelling Unit**	0.1 **parking spaces** per **dwelling unit**	0.1 **parking space**s per **dwelling unit**	0.1 **parking spaces** per dwelling **unit**	0.2 **parking space**s per **dwelling unit**

Table 15-4: Maximum Visitor Parking Spaces

USE	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4
For any building in the form of an Apartment, Articulated Tower, Flex Building, Point	0.2 **parking spaces** per **dwelling unit**	0.3 **parking spaces** per **dwelling unit**	N/A	No maximum

USE	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4
Tower and Podium, Rowhouse, or Slab Tower that contains a **Dwelling Unit**				

15.2.2 Exceeding Maximum Parking Spaces

a) Despite Section 12.2.1.:

i. In the D1 and D2 **zones**, 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 the D3 **zones**, the maximum number of **parking spaces** permitted by this Zoning By-Law may be increased to 2.0 **parking spaces** respectively per **dwelling unit** if all **parking spaces** provided above the maximum ratio are electric **vehicle** ready.

15.2.3 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 5.5 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 15-5:

Table 15-5: 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) Despite any provisions to the contrary, 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 6.4 metres.

15.2.4 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 15-6.

Table 15-6: Barrier Free Parking Space 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.

15.2.5 Bicycle Parking

a) The number of bicycle spaces required by this Bylaw 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 spaces is the sum of all bicycle spaces required for each **use**;

c) If a **lot** contains more than one non-residential **building** then the bicycle 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 bike 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 15-7 and Table 15-8.

Table 15-7: Minimum Indoor Bicycle Parking

USE	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4
For a **building** containing at least 5 **dwelling unit(s)**	1.5 bicycle parking spaces per **dwelling unit**	1 bicycle parking space per **dwelling unit**	1 bicycle parking space per **dwelling unit**	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 15-8: Minimum Outdoor Bicycle Parking

USE	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4
For a **building** containing at least 5 **dwelling unit(s)**	0.2 bicycle parking spaces per **dwelling unit**	0.2 bicycle parking spaces per **dwelling unit**	0.2 bicycle parking spaces per **dwelling unit**	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**

15.2.6 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 Bylaw 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**.

15.3 Parking Flexibility

15.3.1 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**, but only if the land uses are deemed by the **City** to have different peak hours of **use**.

15.3.2 Car-Share

Car-share spaces are permitted in any **parking lot**, **commercial parking lot**, or parking **structure** in any **Zone**, and this is deemed to be an **accessory use** despite anything in this Bylaw to the contrary.

15.3.3 Distances to Off-Site Parking

If required parking is permitted in this Bylaw to be provided off-site from the immediate **lot**, the maximum distance from the **lot** to the off-site **parking lot** must comply with Table 15-9:

Table 15-9: Maximum Distance to Off-Site Parking

SUB-DISTRICT	DISTANCE FROM LOT TO OFF-SITE PARKING
District 1	Maximum 150.0 metres
District 2	Maximum 100.0 metres
District 3	Maximum 30.0 metres
District 4	Maximum 30.0 metres

15.4Loading Spaces

15.4.1 General Provisions

For any industrial or **commercial use**, permanent **loading spaces** shall be provided and maintained on the same **lot** in accordance with Table 15-10:

Table 15-10: Minimum Aisle Width

GROSS FLOOR AREA	NUMBER OF LOADING SPACES
Up to 999 square metres	0 loading spaces
From 1,000 square metres to 2,999 square metres	1 loading space
From 3,000 square metres to 7,499 square metres	2 loading spaces
From 7,500 square metres to 13,999 square metres	3 loading spaces
From 14,000 square metres to 19,999 square metres	4 loading spaces
20,000 square metres or greater	1 loading space for each additional 10,000 square metres

15.4.2 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.

15.4.3 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**.