

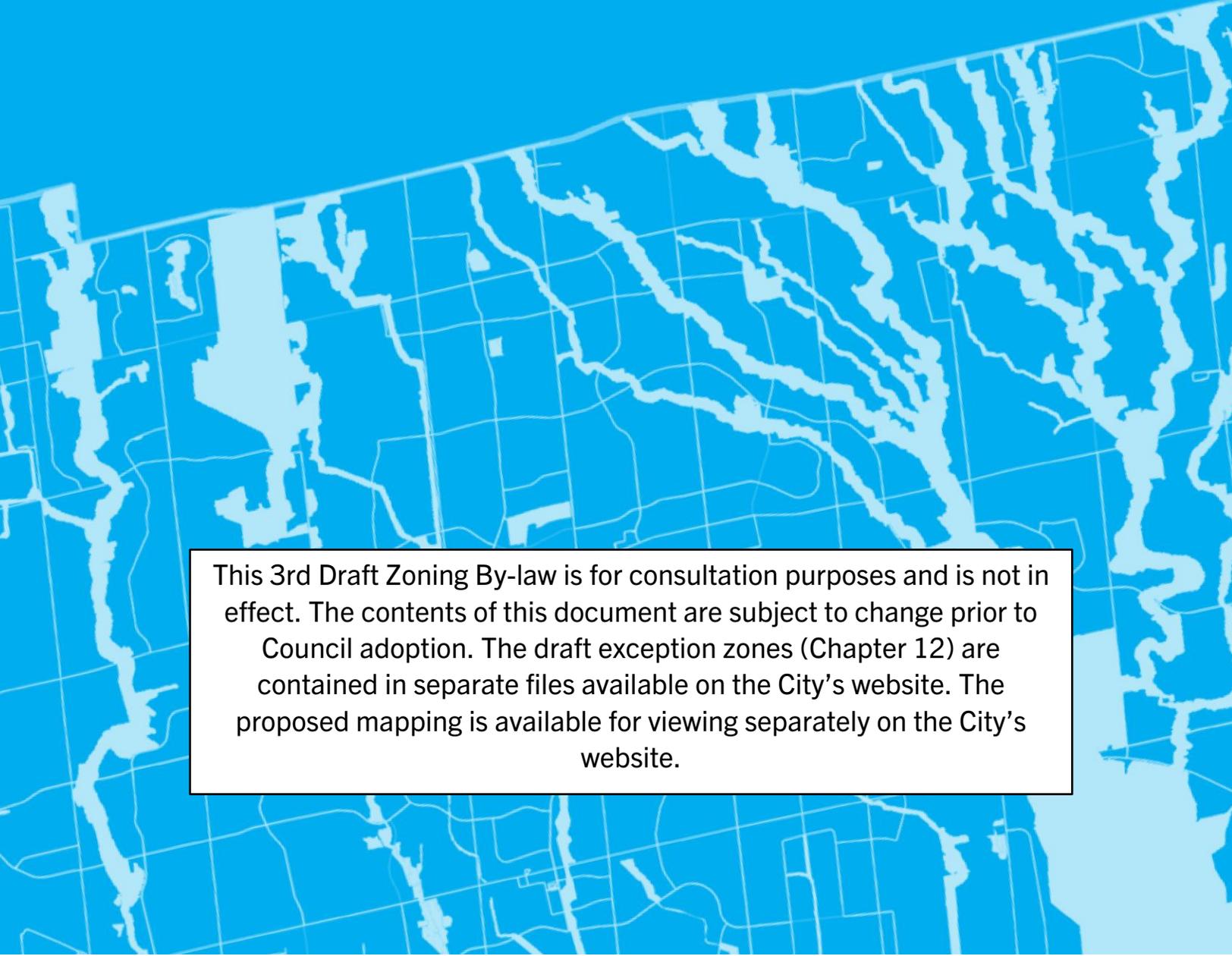


BRAMPTON

ZONING BY-LAW



3rd Draft | April 2025



This 3rd Draft Zoning By-law is for consultation purposes and is not in effect. The contents of this document are subject to change prior to Council adoption. The draft exception zones (Chapter 12) are contained in separate files available on the City's website. The proposed mapping is available for viewing separately on the City's website.



 **BRAMPTON**



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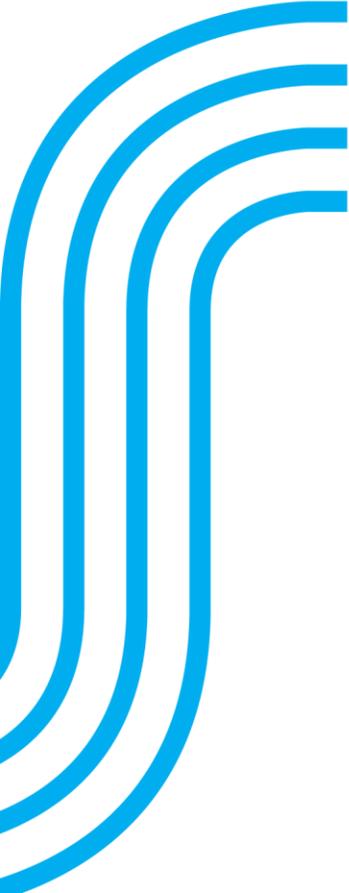
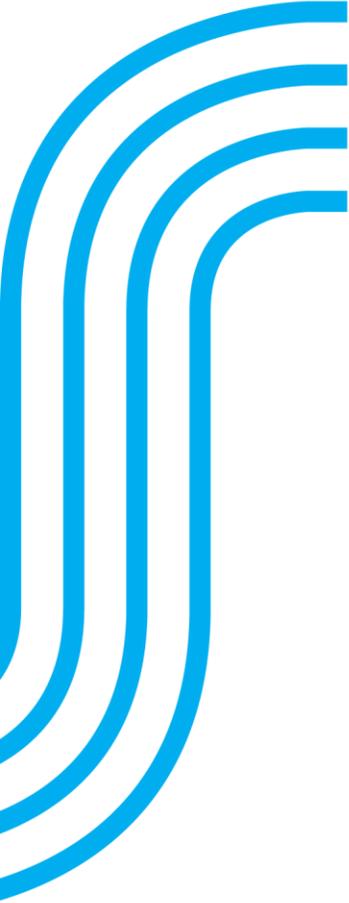


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Chapter 1: Administration and Interpretation

Section 1.1: Title

- .1 This By-law may be referred to as the Comprehensive Zoning By-law or the City of Brampton Comprehensive Zoning By-law.

Section 1.2: Application

- .1 This By-law applies to all lands within the City of Brampton, except within certain lands excluded from this By-law, as specifically shown on Schedule A.
- .2 No lands shall be **used**, and no **building** or **structure** shall be erected, located, used or altered, nor shall the **use** of any **building**, **structure** or **lot** be changed, in whole or in part, except in compliance with the provisions of this By-law.

Note: This new Zoning By-law excludes certain lands in the City. Lands in the Downtown Brampton Major Transit Station Area and the Main Street North Development Permit System area are not subject to this Zoning By-law. Their inclusion will be considered at a future date.

Section 1.3: Administration

1.3.A Administrator

- .1 This By-law shall be administered by the Commissioner of Planning, Building and Growth Management or the successor and such other **person** or **persons** as appointed by by-law or resolution of Council.

1.3.B Inspection

- .1 Where the administrator of this By-law has reason to believe that any **person** has **used** land or erected or **used** any **building** or **structure** in contravention of this By-law, a designated employee of the City so authorized may enter and inspect the land or **building** or **structure**.

1.3.C Penalty

- .1 Every **person** who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to fines in accordance with the City's by-laws.

1.3.D Severability

- .1 A decision of any court or tribunal with competent jurisdiction that any specific portion of this By-law is invalid or is not in effect does not affect the validity or enforceability of any other portion of this By-law.

Section 1.4: Non-Conformity and Non-Compliance

1.4.A Legal Non-Conforming Uses

- .1 Nothing in this By-law applies to prevent the **use** of any land, **building** or **structure** for any purposes prohibited by this By-law if such land, **building** or **structure** was lawfully **used** for such purpose on the day of the passing of this By-law, so long as it continues to be **used** for that purpose.
- .2 Nothing in this By-law applies to prevent the **erection** or **use** for a purpose prohibited by this By-law of any **building** or **structure** for which a permit has been issued under subsection 8 (1) of the *Building Code Act* prior to the day of the passing of the By-law, so long as the **building** or **structure** when **erected** is **used** and continues to be **used** for the purpose for which it was **erected** and provided the permit has not been revoked under subsection 8 (10) of that Act.

Note: The requirements for legal non-conformity and legal-non-compliance address those situations where a use, building, or structure was established legally before this new By-law comes into effect, but they no longer meet the updated requirements of this new By-law. These uses, buildings and structures are permitted to continue and may be altered in accordance with these provisions.

1.4.B Legal Non-Complying Buildings, Structures and Other Features

- .1 Nothing in this By-law shall prevent the repair or renovation of a legally **non-conforming building** or **structure** or other feature which was **erected** prior to the date of the passing of this By-law, provided that such repair or renovation shall not:
- .a Cause the provisions of this By-law with which the **existing building** or **structure** does not comply to be contravened to a greater extent; and
 - .b Cause **non-compliance** with any other provisions of this By-law.
- .2 Where a **use** is permitted, a **building, structure** or other feature erected prior to the date of the passing of this By-law was **used** for a purpose permitted by this By-law, but not complying with the minimum or maximum requirements of this By-law relating to such **building, structure, feature, or the lot** upon which it is located, may be occupied, reconstructed, repaired, renovated, altered or enlarged, provided:

- .a Those provisions of the By-law which the existing **building, structure, lot**, or feature does not comply are not contravened to a greater extent; and
- .b Cause **non-compliance** with any other provisions of this By-law.

1.4.C Non-Compliance Due to Public Expropriation or Land Acquisition

- .1 Notwithstanding anything to the contrary in this By-law, no **building, structure, lot, yard, parking area, stacking space, driveway, or landscaped open space**, or portion thereof, shall be deemed to be in contravention of the provisions of this By-law if said **building** or other feature would comply with this By-law if not for a contravention caused by a legal expropriation or other land acquisition by a **public authority**.

Section 1.5: Compliance with Other Legislation, By-laws and Regulations

- .1 This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.
- .2 Compliance with this By-law does not represent compliance with any other lawfully imposed requirements, by-laws, legislation, or regulations imposed by a governmental authority having jurisdiction.

Note: The Zoning By-law does not incorporate requirements from other City by-laws or other applicable legislation or regulations. Users should contact the City to help confirm if other laws or requirements will affect a construction project or change of use.

Section 1.6: Lots in More than One Zone

- .1 Where a **lot** is subject to more than one **zone**, the permitted **uses, accessory uses**, and regulations for each **zone** apply to the portion of the **lot** within the respective **zone**.

Note: Most lots are located in a single zone, but some lots will be located in multiple zones (“split zoning”). The requirements of each zone will apply to each portion of the lot separately.

Section 1.7: Transition

1.7.A Building Permits

- .1 Nothing in this By-law shall prevent the **erection** of a **building** or **structure** or the **use** of any **building** or **structure** in accordance with a building permit application submitted prior to the date of passing of this By-law, provided the building permit is in accordance with all applicable zoning by-laws that affected the **lot** before this By-law came into effect.

Note: The Transition provisions of Section 1.7 allow recent and ongoing building permits and certain planning applications to proceed to a conclusion and construction, if approved, without the need to comply with this new By-law. If you have an application, please contact the City to confirm the applicability of transition clauses to your project.

- .2 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is erected in accordance with clause .1 of this subsection.

1.7.B Planning Applications

- .1 Nothing in this By-law shall prevent the **erection** of a **building** or **structure** in accordance with any minor variance, site plan, consent, part lot control application, plan of subdivision or plan of condominium that has been submitted and deemed complete by the **City** or approved or conditionally approved by the relevant approval authority before the passing of this By-law, provided the application complies with all applicable zoning by-laws that affected the **lot** before this By-law came into effect.
- .2 Nothing in this By-law shall prevent the acceptance and approval of a minor variance application in the context of the in-effect zoning as it read on the day before the day of passing of this By-law, provided such minor variance pertains to a site plan, consent, part lot control application, plan of subdivision or plan of condominium that is granted transition in accordance with Section 1.7.B. Once the minor variance is approved in accordance with Section 45 of the Planning Act, nothing in this By-law shall prevent issuance of the building permit and **erection** of any **building** or **structure** in accordance with the approved minor variance.
- .3 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is erected in accordance with clauses .1 and .2 above.

1.7.C Scope of Transition Provisions

- .1 The relief granted by Sections 1.7.A and 1.7.B shall only apply to those **uses**, **buildings** and **structures** contemplated by the permit, application, or approval as they were generally illustrated in the application materials that are eligible for transition, at the discretion of the Director, Development Services or their designate. The relief shall not apply with respect to any other permits, applications or constructions works made after the effective date of this By-law, except a minor variance application that is submitted in relation to a transitioned application, as referred to in Section 1.7.B.2.

1.7.D Lapse of Transition Provisions

- .1 The transition provisions shall lapse as follows:

- .a Three years after the date of adoption of this By-law for any building permit application that is granted transition by Section 1.7.A.
- .b Three years after the date of adoption of this By-law for any planning application that has been approved or conditionally approved and is granted transition under Section 1.7.B.
- .c Five years after the date of adoption of this By-law for any complete planning application that is granted transition in accordance with Section 1.7.B.

Section 1.8: Establishment of Zones

- .1 This By-law establishes the following **zones** and places all lands subject to this By-law in one or more of the **zones** established in Table 1.8.1 through 1.8.7 inclusive and shown on Schedule A. For convenience in referring to groups of zones in this By-law, the zones are organized into categories as indicated by the Table captions.

Table 1.8.1 – Residential Zones

Zone Name	Zone Symbol
Residential Estate	RE
Residential Hamlet	RH
Residential First Density	R1
Residential First Density – Fourplexes	R1A
Residential First Density – Mature Neighbourhood	R1M
Residential Second Density – Townhouses	R2
Residential Second Density – Stacked Townhouses	R2A
Residential Second Density – Greenfield Mixed Density	R2G
Residential Second Density – Mature Neighbourhood	R2M
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M
Residential Third Density – High Rise	R3H

Table 1.8.2 – Commercial Zones

Zone Name	Zone Symbol
Local Commercial	LC

Zone Name	Zone Symbol
General Commercial	GC
Highway Commercial	HC
Office Commercial	OC
Recreational Commercial	RC

Table 1.8.3 – Mixed Use Zones

Zone Name	Zone Symbol
Mixed Use Low Rise	ML
Mixed Use Mid Rise	MM
Mixed Use High Rise	MH
Mixed Use Office Low Rise	MLO
Mixed Use Office Mid Rise	MMO
Mixed Use Office High Rise	MHO

Table 1.8.4 – Employment Zones

Zone Name	Zone Symbol
General Employment	GE
Prestige Employment	PE

Table 1.8.5 – Institutional Zones

Zone Name	Zone Symbol
General Institutional	I1
Major Institutional	I2

Table 1.8.6 – Park, Open Space and Natural System Zones

Zone Name	Zone Symbol
Park	P
Open Space	OS
Natural System	NS

Table 1.8.7 – Other Zones

Zone Name	Zone Symbol
Agricultural	A
Utility and Transportation	UT
Future Development	FD

Section 1.9: Schedules

1.9.A Schedule A – Zone Map

- .1 The **zones** and their boundaries are shown on Schedule A which forms part of this By-law.

Note: The draft zone map (Schedule A) along with the other maps described in this section are available for viewing on the City's website.

1.9.B Explanation of Zone Symbols on Schedule A

- .1 A zone label shown on Schedule A is comprised of a zone symbol as set out in Section 1.8 and may consist of other text and symbols as described in this section.
- .2 Where a zone symbol contains a hyphen followed by a number as a suffix (e.g., “-10”), the provisions of the corresponding Exception Zone of this By-law, contained in Chapter 12, shall apply to those lands.
- .3 Where a zone symbol is preceded by the symbol “H” or (H), the following provisions shall apply:
- .a The only permitted **uses, buildings and structures** shall include those **uses, buildings and structures** that were legally **existing** when the holding symbol was applied to those lands by by-law.
 - .b The holding symbol shall be lifted only in accordance with the provisions for lifting the holding symbol as stated in the applicable by-law.
 - .c Upon lifting the holding symbol, the permitted **uses, lot and building** requirements of the applicable zone shall apply.
 - .d Where the lands are subject to an Exception Zone that contains provisions for permitted **uses** or provisions for lifting the holding symbol, the Exception Zone shall take precedence over clauses .a through .c above.
- .4 Where a Holding (H) symbol is shown on Schedule A to this By-law as being applicable to any **zone** in a Protected Major Transit Station Area (as delineated on Schedule F) and there is no Exception **zone** or site-specific by-law providing the conditions for lifting the Holding symbol, the following shall apply to remove the Holding symbol:
- .a The only permitted **uses, buildings and structures** shall include those **uses, buildings and structures** that were legally existing prior to the date of adoption of this By-law.

**Note: Zone Code Example:
(H)R1-435**

“(H)” is a prefix indicating that Holding requirements apply (see 1.9.B.3).

“R1” is the zone symbol, corresponding to a zone described in Chapters 5-11 of this document. The zone establishes permitted uses and most lot and building requirements. Other requirements of this By-law shall also apply, such as the General Provisions of Section 3.

“-435” is a suffix indicating that an Exception zone applies. The Exception zones are found in Chapter 12. The number shown in the suffix corresponds to the applicable subsection under Chapter 12.

- .b The Holding symbol shall not be lifted until a Neighbourhood Park or Community Hub as required by Brampton Plan has been conveyed gratuitously within the area subject to the Holding symbol, to the satisfaction of the Commissioner of Community Services.
- .c Upon lifting the Holding symbol, the permitted **uses, lot and building** requirements of the applicable **zone** shall apply.

1.9.C Schedule B – Building Height Requirements

- .1 Schedule B to this By-law identifies minimum and maximum **building height** requirements on certain lands. Where these requirements are shown, **building height** shall be in accordance with the requirement shown and shall take precedence over any stated requirement in the applicable **zone**. Where no requirement is shown, the requirements in the **zone** shall apply.

1.9.D Schedule C – Floor Space Index Requirements

- .1 Schedule C to this By-law identifies minimum and maximum **floor space index** requirements on certain lands. Where these requirements are shown, the **floor space index** shall be in accordance with the requirement shown and shall take precedence over any stated requirement in the applicable **zone**. Where no requirement is shown, the requirements in the **zone** shall apply.

1.9.E Schedule D – Lot Width Requirements

- .1 Schedule D to this By-law identifies minimum **lot width** requirements on certain lands. Where these requirements are shown, the minimum **lot width** shall be in accordance with the requirement shown and shall take precedence over any stated requirement in the applicable **zone**. Where no requirement is shown, the requirements in the **zone** shall apply.

1.9.F Schedule E – Active Frontage Requirements

- .1 Schedule E to this By-law identifies **active frontage** requirements on certain lands. Where these requirements are shown, the provisions of Section 7.2.B shall apply.

1.9.G Schedule F – Protected Major Transit Station Area Boundaries and Requirements

- .1 The Protected Major Station Area Boundaries and Requirements are shown on Schedule F, which forms part of this By-law.

Schedule F – Protected Major Station Area Boundaries and Requirements is specifically referenced by certain provisions of this By-law.

1.9.H Schedule G – Parking Regulation Areas

- .1 The Parking Regulation Areas, referred to in Chapter 4 of this By-law, are shown on Schedule G which forms part of this By-law.

1.9.I Schedule H – Driveway Regulation Area

- .1 The Driveway Regulation Area, as referred to by Section 5.2.1 of this By-law, are shown on Schedule H which forms part of this By-law.

1.9.J Schedule I – Lester B. Pearson International Airport Operating Area Overlay

- .1 The Lester B. Pearson International Airport Operating Area Overlay is shown on Schedule I, which forms part of this By-law. In the areas subject to this overlay, the provisions of Section 3.6 apply.

1.9.K Schedule J – Downtown Floodplain Overlay

- .1 The Downtown Floodplain Overlay is shown on Schedule J, which forms part of this By-law. In the areas subject to this overlay, the provisions of Section 3.3 apply.

1.9.L Schedule K – Corridors and Boulevards

- .1 The Corridors and Boulevards are shown on Schedule K, which forms part of this By-law. The application of Schedule K – Corridors and Boulevards is specifically referenced by certain provisions of this By-law.

Section 1.10: Interpretation of Schedules

The following provisions shall apply with respect to the interpretation of a **zone** boundary, the boundary of an overlay, and the boundary or feature of any regulation area referenced in this By-law, as shown on any Schedule to this By-law:

- .1 Where the boundary or feature is indicated as following a **public street**, **public lane**, or railway, the boundary shall be the centre line of such **public street**, **public lane** or railway.

- .2 Where the boundary or feature is indicated as approximately following **lot lines** shown on a registered plan of subdivision or of lots registered in the Land Registry Office, the boundary shall follow such **lot lines**.
- .3 Where a **street, lane**, railroad or railway right-of-way, hydro corridor, or watercourse is included on the Schedules, said **street, lane**, railroad or railway right-of-way, hydro corridor, or watercourse shall, unless otherwise indicated, be included in the zone, overlay, or regulation area of the abutting property on either side thereof.
- .4 Where provisions .1 through .3 do not apply, where the boundary or feature is deemed by the administrator of this By-law as being intended to follow the location or boundary of environmental features or their buffers, future **streets**, future **lot lines**, or otherwise is intended to follow a feature shown in any adopted, approved or conditionally approved development plan or associated approved study, the boundary shall be deemed to follow said feature.
- .5 Last, where none of the above provisions apply, the boundary or feature shall be scaled from the Schedule.

Section 1.11: Appendices

- .1 Any appendix, as may be referred to by this By-law, does not form an operative component of the By-law and is provided for convenience purposes only. Any features shown on an appendix are approximated and subject to change.

Section 1.12: Interpretation of By-law Text

1.12.A Defined Terms

- .1 For convenience purposes only, wherever a term appears in the text of this By-law in “**bold**” letters, the term is intended to have the meaning set out for it in Chapter 2. Wherever a term appears in the text of this By-law in regular font, it is intended to have the meaning ordinarily attributed to it in the English language. When a verb is defined, the definition applies to all tenses of the verb.

1.12.B Interpretation of Permitted Use Tables

- .1 In this By-law, a **use** is only permitted if it is explicitly permitted, and any other **use** shall not be permitted. **Accessory uses** shall be subject to Section 3.1 and all other applicable provisions of this By-law.

- .2 A **use** permitted if it is listed in the corresponding **zone** of the applicable permitted use table and only if the **use** meets all requirements of this By-law.

1.12.C Words and Abbreviations

- .1 In this By-law, unless that context requires otherwise:
- .a Words used in the singular number include the plural; and
 - .b Words used in the plural include the singular number
- .2 In this By-law, the word “shall” is mandatory.
- .3 In this By-law, “m” means metres.
- .4 In this By-law, “ha” means hectares.
- .5 In this By-law, “m²” means square metres.
- .6 In this By-law, unless the context requires otherwise:
- .a the word “used” shall include the meaning “designed to be used” and “arranged to be used”; and,
 - .b the word "occupied" shall include the meaning "designed to be occupied" and "arranged to be occupied".

1.12.D Conflicts

- .1 Where there is conflict between any provisions of this By-law that apply to a circumstance, then the more restrictive provision shall apply.

1.12.E Operative Parts and Convenience Features

- .1 In this By-law, all of the text, tables and provisions thereto, and the schedules referenced in this By-law form the operative parts of this By-law.
- .2 In this By-law, any illustration or notation is provided for the purposes of convenience only and does not form a part of this By-law, unless the illustration or notation is explicitly referenced in the operative text of this By-law.

Note: These margin notations are provided for convenience only and are not operative statements. The final by-law will incorporate some illustrations to help visually describe certain concepts, but these illustrations will not be operative parts of this By-law, unless the illustration is specifically referred to in the text.

1.12.F Reference to Legislation or Public Authorities

- .1 Any reference to legislation, regulations or the names of any **public authorities** shall be deemed to incorporate any amendments or successor legislation or **public authority**.

1.12.G Measurement of Yards

- .1 Where this By-law requires a minimum **yard**, the **yard** shall be measured from the applicable **lot line** abutting the **yard** to the nearest part of the **building** or **structure** on the **lot**.
- .2 Where this By-law requires a maximum **yard**, the **yard** shall be measured from the applicable **lot line** abutting the **yard** to the nearest part of the **building** or **structure** on the **lot**.

Section 1.13: Allowance for Construction-Related Margin of Error

- .1 Where a building permit has been lawfully issued and not revoked and where a constructed **building** or **structure** has been found to be in contravention of any minimum or maximum requirement for **height, setbacks, or any parking space or parking aisle** requirements by no more than 0.03 m, said **building** or **structure** shall be deemed to comply with the applicable requirement of this By-law.

Chapter 2: Definitions

Accessory	Community Centre	Dwelling, Back-to-Back Townhouse
Active Frontage	Community Garden	Dwelling, Back-to-Back Stacked Townhouse
Additional Residential Unit	Commercial Campsite	Dwelling, Cluster Townhouse
Agricultural Use	Commercial Parking Lot or Garage	Dwelling, Duplex
Ancillary Use	Commercial Recreation	Dwelling, Fourplex
Artisan Studio	Commercial Service and Repair	Dwelling, Linked
Attached	Common Element	Dwelling, Live-Work Townhouse
Balcony	Condominium Roadway	Dwelling, Podium Townhouse
Banquet Hall	Conservation Use	Dwelling, Lane-Based Townhouse
Basement	Contractor's Establishment	Dwelling, Semi-Detached
Bicycle Parking Space	Convenience Retail Store	Dwelling, Detached
Bicycle Parking Space, Long Term	Convention Centre	Dwelling, Stacked Townhouse
Bicycle Parking Space, Short Term	Corridor	Dwelling, Street Townhouse
Bicycle Parking Space, Stacked	Courier or Taxi Service	Dwelling, Townhouse
Boat or Recreational Vehicle Sales and Service	Crematorium	Dwelling, Triplex
Boulevard	Data Storage Facility	Dwelling Unit
Broadcasting or Filming Studio	Daylight Triangle or Rounding	Dwelling Unit, Apartment
Building	Deck	Electric Vehicle Ready Parking Space
Build-to Zone	Detached	Emergency Services
Build-to Zone Percentage	Development Agreement	Energized Outlet
Building, Main	Drive-Through	Energy Generation Facility
Building Supply Depot	Driveway	Erect
Carport	Driving Range	Established Grade
Catering Service	Drop Awning	Existing
Cemetery	Drugless Practitioner	Fairground
Child Care Centre	Dry Cleaning and Laundry Distribution Station	Financial Service
City	Dry Cleaning and Laundry Establishment	First Storey
Clerestory Window	Dwelling	
College or University	Dwelling, Apartment	
Common Amenity Area		

Floodplain	Kennel	Motor Vehicle Service Station
Floor Area, Gross	Landscaped Deck	Motor Vehicle Washing Facility
Floor Plate	Landscaped Open Space	Museum or Gallery
Floor Space Index	Landscaped Strip	Night Club
Front Wall	Landscaping, Soft	Non-Complying
Funeral Home	Lane	Non-Conforming
Garage, Private	Level 2 Charging	Non-Hazardous Solid Waste Processing Use
Garden Centre	Library	Non-Hazardous Solid Waste Transfer
Garden Centre, Seasonal	Loading Space	Non-Residential Office
Garden Suite	Lodging House	Organizational Club
Garden Trellis	Lodging Unit	Outdoor Market
Glazing	Lot	Outside Display and Sales
Golf Course	Lot Area	Outside Storage
Ground Floor	Lot, Corner	Parking Aisle
Ground Floor Height	Lot Coverage	Parking Area
Habitable Room	Lot Depth	Parking Space
Habitable Space	Lot, Interior	Parking Space, Angled
Hammerhead	Lot, Line	Parking Space, Parallel
Hazardous Lands	Lot Line, Exterior Side	Parking Space, Visitor
Hazardous Site	Lot Line, Front	Parking Structure
Hazardous Substance	Lot Line, Interior Side	Passive Recreation
Hazardous Waste	Lot Line, Rear	Permeable Surface
Hazardous Waste Processing	Lot Width	Person
Hazardous Waste Transfer Use	Lot, Through	Personal Service Shop
Health or Fitness Centre	Main Wall	Pet Day Care
Heavy Equipment Sales and Service	Manufacturing, Processing or Assembly	Pharmaceutical Waste
Height	Mechanical Sterilization	Place of Worship
Home-Based Child Care	Medical Office or Clinic	Podium
Home Occupation	Medical Laboratory	Point of Intersection
Hospital	Micro Manufacturing	Porch
Hotel	Model Home	Power Generation (Fuel Combustion) Use
Infrastructure	Motor Vehicle Dealership	Privacy Screen
In-ground waste storage structure	Motor Vehicle Impound Yard	Private Street
Intermodal Shipping Container	Motor Vehicle, Oversized	
	Motor Vehicle Repair Shop	

Public Authority	Supportive Housing
Public Park	Residence Type 2
Public Street	Surface Parking
Public Use	Swimming Pool
Quonset Hut	Tandem Parking
Rail Main Line	Temporary Tent
Rail Spur Line	Temporary Sales Tent
Recreational Facility	Temporary Sales Office
Recreational Vehicle	Theatre
Residential Care Home	Thermal Degradation
Restaurant	Transit Station
Restaurant Patio	Transportation Depot
Research and Development	Travel Trailer
Reserve	Unenclosed
Retail	Urban Park
Rooftop Mechanical Equipment	Use
Sales Tent	Vertical or Indoor Farm
Salvage Yard	Vertical Clearance
School, Commercial	Veterinary Clinic
School, Commercial Motor Vehicle	Warehouse
School, Elementary	Waste Disposal Use
School, Secondary	Waste Processing Station
Self Storage Facility	Waste Storage Enclosure
Semi-circular Driveway	Waste Transfer Station
Setback	Workshop
Single Room Occupancy Housing	Yard
Sight Triangle	Yard, Exterior Side
Stacking Space	Yard, Front
Step Back	Yard, Interior Side
Storey	Yard, Rear
Street	Yard, Side
Street Line	Zone
Structure	
Supportive Housing Residence Type 1	

A

Accessory: shall mean a **use, building or structure** which is incidental, subordinate and exclusively devoted to the principal **use** of the **lot and buildings** thereon, located on the same **lot**.

Active Frontage: shall mean a portion of a building that is required to be **used** for non-residential purposes as specified by this By-law, and faces a **street**. Areas where active frontage is required by this By-law are shown on Schedule E.

Additional Residential Unit: shall mean a self-contained residential **dwelling unit**, with its own cooking facility, sanitary facility and sleeping area, that either forms part of the same **building** as the principal **dwelling**, or is located within a separate **detached building** on the same **lot** as the principal **dwelling** (see **garden suite**).

Agricultural Use: shall mean the **use of land, buildings or structures** for the growing of crops, including, biomass, and horticultural crops; raising of livestock; raising of other animals or food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry etc., but shall exclude any **use** deemed **manufacturing, processing, or assembly**.

Ancillary Use: shall mean a **use** that is secondary and smaller than other principal **uses** but is not **accessory** to the principal **use**.

Artisan Studio: shall mean premises used for making, study or instruction of clothing/apparel, artwork, jewellery, photography, household crafts, tailoring, and similar endeavours and which may include incidental retail sales of goods that are produced on the premises.

Attached: shall mean, when used in reference to a **building** or part thereof, a **building** which is structurally supported by and partly or wholly dependent upon another **building** for enclosure.

B

Balcony: shall mean an unenclosed **attached** platform projecting from the face of a wall that is only directly accessible from within a **building** with no direct exterior access to grade and may be surrounded by a balustrade, partial wall, or railing, where required.

Banquet Hall: shall mean a **building** or portion of a **building used** for the assembly of persons primarily for the consumption of food and beverages on the premises.

Note: The definitions in Section 2 provide essential meaning to many of the terms used in this By-law. The definitions create specific clarity around the meaning of certain uses, or the way of measuring certain aspects of a lot or building. The reader should always read the definitions in conjunction with the provisions of the By-law. The final version of this By-law will be updated to include helpful illustrations to support the reader's understanding of some of the more complex definitions.

Basement: means one or more **storeys** of a **building** located below the **first storey**.

Bicycle Parking Space: shall mean an area used exclusively for the parking of bicycles.

Bicycle Parking Space, Long Term: shall mean secure **bicycle parking spaces** that are located within a **building**, bike locker, or shelter, and intended for use by building tenants or occupants, and is provided with controlled access.

Bicycle Parking Space, Short Term: shall mean any **bicycle parking space** other than a **long term bicycle space** and intended for use by visitors and is publicly accessible.

Bicycle Parking Space, Stacked: shall mean a horizontal **bicycle parking space** that is positioned above or below another **bicycle parking space** and equipped with a mechanical device providing floor level access to both **bicycle parking spaces**.

Boat or Recreational Vehicle Sales and Service: shall mean premises where boats, **recreational vehicles**, **travel trailers**, trailers are kept for sale, lease or rent and which include services related to the maintenance and repair of these vehicles.

Boulevard: means a **public street** that is identified as a Boulevard on Schedule K to this By-law.

Broadcasting or Filming Studio: shall mean premises used for filming, recording and transmitting radio, television, film or other similar media content.

Building: shall mean any **structure**, whether temporary or permanent, **used** or **erected** for the shelter, accommodation or enclosure of persons, animals, materials or equipment, but shall not include a house trailer or mobile home.

Build-to Zone: shall mean an area in which a **main wall** of a **building** is required to be located.

Build-to Zone Percentage: shall mean the minimum percentage of the **build-to zone** in which a **main wall** of a **building** is required to be located.

Building, Main: shall mean the **building(s)** in which the principal purpose for which the **lot** is **used** is carried on and excludes any **accessory buildings** and **accessory structures**.

Building Supply Depot: shall mean premises used primarily for the wholesale of building and construction materials and supplies.

C

Carport: shall mean an **accessory building or structure** or part thereof, whether or not it is attached to another **building or structure**, the perimeter of which is at least 40% unenclosed and which is **used** for the parking or storage of vehicles. A space shall not be considered a carport if the enclosure is created by the walls of the principal **building**, such as the upper **storey** located above a private **driveway** and leading to a **private garage**.

Catering Service: shall mean premises used primarily for food preparation, which is delivered for off-site consumption and does not include consumption by patrons on the premises.

Cemetery: shall mean premises **used** for the interment of human remains and includes a mausoleum, columbarium or other **structure** intended for the interment of human remains.

Child Care Centre: shall mean premises **used** for the temporary care and supervision of children and licensed by the Province.

City: shall mean the Corporation of the City of Brampton.

Clerestory Window: shall mean a window positioned above eye level from the interior space. Clerestory windows shall be deemed to consist of windows no greater than 0.6 m in **height** and positioned at least 1.8 m above the floor.

College or University: shall mean a public college or university approved by the Province for providing post-secondary level education or trades, and includes **accessory** dormitories, administrative offices and commercial **uses**.

Common Amenity Area: shall mean a common amenity area designed for active or passive recreation for the exclusive use and benefit of the residents/tenants in a residential **building** or development. Common amenity areas shall include outdoor and indoor recreation spaces such as common gyms and social spaces which are available to residents of the development and not intended for private use or semi-private use, such as party rooms which are privately booked and not regularly available to all residents. Common amenity areas shall exclude **landscaped open space** that does not contain active or passive recreational areas.

Community Centre: shall mean premises **used** for public activities of a social, cultural, educational or recreational nature, and includes an arena, public place of assembly, indoor recreational facilities, community education courses, outdoor recreational fields, and which may include an **accessory restaurant** or other incidental sale of food and beverages

principally for consumption on the premises, and is owned and operated by or on behalf of a **public authority**.

Community Garden: shall mean lands **used** for gardening vegetables, flowers or other produce and operated by residents for non-commercial purposes.

Commercial Campsite: shall mean premises **used** for a camp, for camping, or for a camp meeting, including individual campsites, recreational facilities, and common areas, and is conducted as a commercial business.

Commercial Parking Lot or Garage: shall mean a **parking area** or **parking structure** that is used for the temporary storage of motor vehicles for remuneration.

Commercial Recreation: shall mean premises **used** for providing entertainment to patrons for remuneration, and without limiting the generality of the foregoing, includes a bowling alley, billiard or pool room, miniature golf, golf simulation, bingo hall, indoor paintball facility, indoor rock-climbing facility, indoor commercially operated **recreational facilities**, indoor gaming facility, and which may also include **accessory retail** or **restaurant uses**. For the purposes of this By-law, commercial recreation shall exclude any other **use** explicitly defined by this By-law such as a **theatre, health or fitness centre, golf course, driving range**, or a recreational **use** operated by a **public authority**.

Commercial Service and Repair: shall mean a **building** or part thereof used for the repair, servicing, refinishing, or altering of articles or things including incidental sales as an **accessory use**. Without limiting the generality of the foregoing, commercial service and repair may include watch repair, bicycle repair, service and repair of computers/electronics, custodial services, publishing/printing/photocopying services, furniture repair or refinishing, small household appliance repair, small-scale woodworking, and major household appliance repair but does not include a **motor vehicle repair shop**, a **motor vehicle service station** or **heavy equipment sales and service**.

Common Element Condominium Roadway: shall mean a right-of-way intended for vehicular and pedestrian access and that is maintained by a condominium corporation in accordance with Provincial legislation.

Conservation Use: shall mean the **use** of land, water, and/or **structures** for the protection, stewardship, management, and conservation of the natural environment. Conservation may also include **accessory** low impact scientific educational activities and **passive recreation** activities that have no negative impacts on the conservation use, as well as **structures** managed by a **public authority** used for managing the natural heritage system and natural hazards, such as flood and erosion control.

Contractor's Establishment: shall mean premises **used** for the temporary storage or maintenance of equipment and includes the regular place of business of a tradesperson or contractor.

Convenience Retail Store: shall mean a **retail** store with a **gross floor area** that does not exceed 200 m² or as otherwise restricted by this By-law.

Convention Centre: shall mean a place of assembly consisting of meeting rooms and assembly areas that is used for hosting events and guests.

Corridor: means a **public street** that is identified on Schedule K to this By-law as a Corridor.

Courier or Taxi Service: means premises **used** for temporary storage and dispatch of taxis and commercial delivery vehicles including an **accessory office** but does not include commercial transport trucks.

Crematorium: shall mean premises **used** for the purposes of cremating human remains and is licenced in accordance with the requirements of the Province.

D

Data Storage Facility: shall mean premises **used** principally for the storage and operation of digital data storage or processing.

Daylight Triangle or Rounding: shall mean an area of land that has been incorporated into the public right-of-way and provides the function of a **sight triangle**.

Deck: shall mean an **attached** or freestanding unenclosed platform or series of platforms, 0.6 metres or greater above ground level, which is located on the same level as or lower than the **first storey** of the **building** associated with the platform, with direct access to the ground, but shall not include a **landscaped deck**.

Detached: when used in reference to a **building**, shall mean a **building** which is not dependent on any other **building** for structural support or enclosure.

Development Agreement: shall mean an executed agreement entered into by one or more property owner(s) and a **public authority** in accordance with the Planning Act, in relation to an approval or conditional approval of a site plan, plan of subdivision, plan of condominium, part-lot control exemption, minor variance, or consent application.

Drive-Through: shall mean any **structure** or portion thereof from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transaction.

Driveway: shall mean a surface **used** to provide vehicular access from a **street or lane** to a **parking area, parking space, loading space, parking structure** or a **private garage**. A driveway is permitted to be **used** for **tandem parking spaces** in certain circumstances as permitted by this By-law.

Driving Range: shall mean premises containing golf driving ranges and which may include **accessory retail sales** but does not include a **golf course**.

Drop Awning: shall mean a retractable awning used to provide shade and shelter from the elements and is not a permanent fixed roof **structure**.

Drugless Practitioner: shall mean a drugless practitioner as defined by the Drugless Practitioners Act.

Dry Cleaning and Laundry Distribution Station: shall mean premises **used** for the purpose of receiving and distributing articles or goods or fabrics to be dry-cleaned, dry-dyed, cleaned or pressed off the premises.

Dry Cleaning and Laundry Establishment: shall mean premises where dry cleaning, dry-dying, cleaning or pressing of articles or fabrics is carried on.

Dwelling: shall mean a **building** or portion of a **building** that consists of one or more **dwelling units**.

Dwelling, Apartment: shall mean a **building** containing 5 or more **apartment dwelling units** which have a common entrance from the **street** level, and the occupants of which have the right to use common areas.

Dwelling, Back-to-Back Townhouse: shall mean a **building** containing four or more **dwelling units**, separated vertically by common walls, including a rear common wall, that do not have **rear yards**, and each entrance is accessed directly from the outside the **building**.

Dwelling, Back-to-Back Stacked Townhouse: shall mean a **back-to-back townhouse dwelling** in which the **dwelling units** are also stacked vertically.

Dwelling, Cluster Townhouse: shall mean a **townhouse dwelling** in which each **dwelling unit** is not located on its own **lot** and where each **dwelling unit** does not have individual access from a **public street**.

Dwelling, Duplex: shall mean a **building** that is divided horizontally into 2 **dwelling units** which are either accessed directly from an entrance outside the **building** or from a common entrance. A duplex dwelling is not a principal **dwelling** that contains an **additional residential unit**.

Dwelling, Fourplex: shall mean a **dwelling** containing 4 **dwelling units**.

Dwelling, Linked: shall mean **dwelling units** that are **attached** solely below grade and are completely **detached** above grade.

Dwelling, Live-Work Townhouse: shall mean a **townhouse dwelling** where commercial uses may be provided within the **ground floor**.

Dwelling, Podium Townhouse: shall mean a **townhouse dwelling** that is **attached** to an **apartment dwelling**, mixed-use **building**, non-residential **building**, or a permitted above-grade **parking structure** via a common rear wall and where the **dwelling units** do not have individual **private garages**.

Dwelling, Lane-Based Townhouse: shall mean a **street townhouse dwelling** in which the individual **dwelling units** are accessed by a rear **lane**.

Dwelling, Semi-Detached: shall mean a **building** that is divided vertically into 2 separate principal **dwelling units**, where the two principal **dwelling units** share a common wall which is not less than 10 m² and extends from the ground level to the roofline, and which may be a garage wall.

Dwelling, Detached: shall mean a **detached** residential **building** containing one principal **dwelling unit**.

Dwelling, Stacked Townhouse: shall mean a **townhouse dwelling** where **dwelling units** are separated both horizontally and are also stacked vertically, and where all **dwelling units** have a private access via an exterior entrance.

Dwelling, Street Townhouse: shall mean a **townhouse dwelling** where each **dwelling unit** is located on its own **lot** with frontage on a **public street** and where each **dwelling unit** has an independent entrance to the front and rear **yard** immediately abutting the front and rear wall of the unit.

Dwelling, Townhouse: shall mean a **building** that is divided vertically above **established grade** into 3 or more principal **dwelling units** where each **dwelling unit** is **attached** to another **dwelling unit** by a common wall, which may be a garage wall, not less than 10 m² in area from the ground level to the roofline of the wall.

Dwelling, Triplex: shall mean a **detached building** containing 3 **dwelling units** where at least 2 units are divided horizontally, and each **dwelling unit** is accessed directly from an entrance outside the **building** or from a common entrance. A triplex dwelling is not a **principal dwelling** that contains an **additional residential unit**.

Dwelling Unit: shall mean one or more habitable rooms designed or capable of being **used** together as an individual, self-contained housekeeping unit that is intended for use as a residence, consisting of cooking, sleeping and sanitary facilities, and which encompasses all or a portion of a **building**.

Dwelling Unit, Apartment: shall mean a **dwelling unit** that is contained within an **apartment dwelling** or in combination with non-residential **uses** in a mixed-use **building**.

E

Electric Vehicle Ready Parking Space: shall mean an unobstructed rectangular area, exclusive of any **parking aisle** or **driveway**, for the temporary parking of a motor vehicle designed and equipped with an **energized outlet** that is clearly marked and identified for electric vehicle charging, and allows for the future installation of electric vehicle supply equipment. The **energized outlet** shall meet Section 86 of the Electrical Safety Code and is capable of providing **Level 2 charging** or higher.

Emergency Services: shall mean a **building** or place operated by a **public authority** for the purpose of providing emergency health care or protection services, and / or emergency housing, and shall include fire, police, ambulance/paramedics, temporary shelters, and may include associated maintenance of vehicles and other **accessory uses**.

Energized Outlet: shall mean a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric vehicle charging.

Energy Generation Facility: shall mean premises used for generating electricity, including a cogeneration facility, but does not include centralized heating or local district energy facilities that do not sell electricity to a wider area.

Erect: shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any **building** or **structure** by an addition, removal, enlargement or extension.

Established Grade: shall mean the average finished surface elevation at the outside walls of any **building** or **structure**, which is determined by taking the arithmetic mean of the levels of the finished ground surface at each outer corner of the **building** or **structure**.

Existing: shall mean lawfully existing as of the date of passing of this By-law.

F

Fairground: shall mean premises where fairs, circuses and exhibitions and associated amusements, attractions and activities are held, and includes associated preparation and service of food and beverages for consumption on the premises.

Financial Service: shall mean premises principally **used** for financial transactions and where financial consultations occur, and without limiting the foregoing, includes a bank, trust company office, credit union, tax or financial consultation service.

First Storey: means the **storey** that has its floor closest to grade and its ceiling more than 1.8 m above grade.

Floodplain: shall mean those lands which are subject to flooding under regulatory storm conditions, as determined by the Conservation Authority having jurisdiction.

Floor Area, Gross: shall mean the aggregate of the area of all floors in a **building**, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the **building used** for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.

Floor Plate: shall mean the total horizontal **gross floor area** of the **storey**, excluding exterior **balconies** and terraces.

Floor Space Index: shall mean the ratio of **gross floor area** of a **building** divided by the **lot area** on which the **building** is situated, excluding any **storeys** that are below grade.

Front Wall: shall mean any **main wall**, excluding the wall of an **attached private garage**, that directly faces a **street line** and abuts a **front yard** or **exterior side yard**.

Funeral Home: shall mean premises **used** for the provision of funeral and memorial services to the general public, including the temporary interment of human remains under the supervision of a Provincially authorized or licenced person, as well as the storage, display and sale of funeral supplies, but does not include a **crematorium**.

G

Garage, Private: shall mean an enclosed **structure used** or capable of being **used** principally for the parking and storage of one or more vehicles and **accessory** and exclusively devoted to the associated **dwelling unit(s)**.

Garden Centre: shall mean premises **used** for the display and retail sale of plants, gardening supplies and related goods or materials, and may include **outside display and sales areas**.

Garden Centre, Seasonal: shall mean a garden centre operated on a seasonal or temporary basis as set out in this By-law in association with a permitted **retail use**.

Garden Suite: shall mean a **detached additional residential unit**.

Garden Trellis: shall mean a lattice structure consisting of frames or bars and used as a support for plants to grow and is not otherwise enclosed.

Glazing: shall mean an area of a wall that is covered by transparent glass providing visibility into the **building** as well as any doors. The calculation of glazing over a wall surface shall include any doors and necessary framing of the windows and doors but does not include any other materials, spandrel panels, signage, articulation, or treatment of the wall.

Golf Course: shall mean premises operated for playing golf, including **accessory driving range**, miniature golf, pro-shop, golf instruction, putting greens, simulators, club houses which may or may not include **accessory** facilities for preparing and serving food and beverages such as a snack bar, **restaurant, banquet hall**, etc. and other **accessory buildings, structures** and **uses** associated with maintaining and operating the golf course.

Ground Floor: shall mean the **first storey** of a **building**.

Ground Floor Height: shall mean the **height** of the **ground floor**, measured from highest elevation of the floor to the lowest elevation of the ceiling of the **ground floor**.

H

Habitable Room: shall mean any portion of a **dwelling unit used** or capable of being **used** for the purpose of living, sleeping, cooking, or eating.

Habitable Space: shall mean any portion of an **accessory building** or **structure used** or capable of being **used** for sleeping, cooking (with plumbing) sanitary facilities (with plumbing), etc. but shall exclude outdoor living areas, patio and lounge furniture.

Hammerhead: shall mean a portion of a residential **driveway** that is designed for vehicles to turn around or to be parked, but is not required to provide access to **parking spaces** or a **private garage**.

Hazardous Lands: means property or lands that could be unsafe for development due to naturally occurring processes.

Hazardous Site: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous Substance: means substances which, individually, or in combination with other substances, are normally considered to pose a

danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Hazardous Waste: shall mean wastes that include:

- .1 “Severely Toxic Waste” shall mean commercial chemical products or manufacturing intermediates defined as Severely Toxic Waste under O.Reg. 347 of the Environmental Protection Act, however it shall not include Pharmaceutical Waste.
- .2 “Hazardous Waste Chemicals or Manufacturing Intermediaries” shall mean hazardous wastes that include: Hazardous Industrial Waste, Acute Hazardous Waste Chemicals, Hazardous Waste Chemicals, Ignitable Waste, Corrosive Waste, Reactive Waste and Leachate Toxic Waste; but does not include: Medical, Veterinary or Pathological Waste, Severely Toxic Waste, Radioactive Waste and PCB Waste as defined by O.Reg. 347 of the Environmental Protection Act.
- .3 “Medical, Veterinary or Pathological Waste” shall mean any waste items generated through medical treatment, such as parts of the human body, including tissues and bodily fluids, or any part of the carcass of an animal, and includes Pharmaceutical Waste.
- .4 “PCB Waste” shall mean PCB Waste as defined by O.Reg. 362 of the Environmental Protection Act, such as PCB equipment, PCB liquid or PCB material but excluding decontaminated PCB material or equipment, or equipment with PCB at levels below the definition of PCB waste in Provincial regulations.
- .5 “Radioactive Waste” shall mean waste is required to be licensed to permit handling under the federal Nuclear Safety and Control Act.

Hazardous Waste Processing: shall mean a **waste disposal use** that manages or prepares **hazardous waste** for subsequent reuse or disposal, that handles **hazardous waste**, either solid or liquid, but shall not include the **thermal degradation** of **hazardous waste**, nor shall it include **mechanical sterilization**.

Hazardous Waste Transfer Use: shall mean a **waste disposal use** that is **used** for the purpose of transferring **hazardous waste**, from one vehicle to another for transport to another **waste disposal use**. Some limited degree of processing (e.g., compaction) of the waste may take place at a **hazardous waste transfer use**.

Health or Fitness Centre: shall mean premises in which exercise equipment and related facilities are provided for use by patrons and which may include

group exercise and training, and the incidental retail sale of fitness **accessory** merchandise and food and beverage sales.

Heavy Equipment Sales and Service: shall mean the sale, lease, renting and service and repair of heavy equipment such as farm equipment, farm vehicles, commercial or industrial manufacturing or processing equipment or machinery, or construction equipment.

Height: shall mean the vertical distance between the **established grade**, and:

- .1 in the case of a flat roof, the highest point of the roof surface;
- .2 in the case of a mansard roof, the deck line;
- .3 in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge; or
- .4 In the case of a **structure** with no roof, height shall mean the vertical distance between the **established grade** and the top of the **structure**.

Home-Based Child Care: shall mean a child care business operated within a **dwelling unit** and in accordance with the Childcare and Early Years Act, or its successor.

Home Occupation: shall mean a business or undertaking conducted for gain or profit within a **dwelling unit** or an **accessory building**, but shall not include the repair and servicing of motor vehicles or internal combustion engines or other uses as prohibited by this By-law.

Hospital: shall mean any public or private institution intended for the emergency and long-term treatment of patients in accordance with Provincial legislation, and which may include associated **research and development**, education and other related **accessory uses** devoted to the care and service of patients, staff and visitors.

Hotel: shall mean premises **used** for the temporary accommodation of guests in furnished rooms, with or without any cooking facilities, recreational amenities exclusively intended for use by guests or staff, and **accessory retail uses, accessory restaurants, and an accessory convention centre**.

Infrastructure: shall mean the **buildings, structures**, and corridors forming the foundation for development including water lines, wastewater lines, oil and gas distribution mains, telecommunications lines and other cabled services, transit and transportation corridors, local and district electricity

distribution and transmission lines, and local electrical power lines, but shall not include an **energy generation facility** or renewable energy system.

In-ground waste storage structure: shall mean an in-ground **structure used** for the temporary storage of waste/refuse and consisting of sealed container(s) with lockable lids.

Intermodal Shipping Container: shall mean an enclosed metal structure designed to facilitate the transportation of goods by several different means of transportation, and shall include shipping containers, seacans, transport truck trailers, and straight truck boxes and similar prefabricated metal storage units.

J

K

Kennel: shall mean a place, whether enclosed or not, where cats, dogs, or other household pets are kept for the purposes of raising, breeding, boarding, training, or selling and which may include an outdoor run or outdoor play area for the pets.

L

Landscaped Deck: shall mean a **deck** or similar **structure** less than 0.6 m above ground level used in the same manner as **landscaped open space**.

Landscaped Open Space: shall mean an unoccupied area of land which is used for soft landscaping elements such as the growth, maintenance and conservation of grass, flowers, trees and shrubs, vegetation or vegetable gardening, and maintained to allow the permeation of water into the ground. Landscaped open space shall exclude any part of a **driveway, parking space, loading space, parking aisle**, curb, retaining wall, or any area covered by a **building** or **structure**.

Landscaped Strip: shall mean a strip of land **used** and maintained for growing grass, vegetation, trees, and which may include fences, noise attenuation walls, retaining walls or similar **structures**. Where required abutting any **rear lot line** or **interior side lot line**, a landscaped strip shall be required to include opaque screening through fences or landscaping with a minimum height of 1.0 m. **Driveways**, bicycle paths, and walkways shall be permitted to cross a landscaped strip.

Landscaping, Soft: shall mean an unoccupied area of land which is **used** only for **permeable surface** landscaping elements capable of supporting the growth of vegetation and which largely permits the infiltration of water and which is not suitable for parking by a motor vehicle. Soft landscaping shall not include areas covered by gravel, river rock, artificial grass, or similar materials.

Lane: shall mean a right-of-way which affords only a secondary means of access to abutting **lots** and which is not intended for general circulation of traffic, and does not include a **street**.

Level 2 Charging: shall mean a Level 2 electric charging level as defined by SAE International's J1772 standard, as amended.

Library: shall mean premises for the collection of printed, electronic, and pictorial material and resources for public use for the purposes of study, reference, and recreation, and which may include **accessory** meeting rooms, activity areas, studio space, art displays and galleries, community theatres, cafeteria, and space for associated recreational **uses**.

Loading Space: shall mean an unobstructed area of land **used** or intended for **use** by the parking of one motor vehicle while such vehicle is being loaded or unloaded.

Lodging House: shall mean a **detached dwelling** in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the **habitable areas** of the **building** and consists of more than 4 **lodging units**; or a **detached dwelling** in which lodging is provided for more than 4 persons with or without meals. An individual **lodging unit** is not a self-contained **dwelling unit** but is connected to common areas.

Lodging Unit: shall mean a room with sleeping facilities supplied to a lodger or lodgers for the use of such person(s).

Lot: shall mean a parcel of land which fronts on or abuts a **street** and that is legally conveyable in accordance with the *Planning Act* or otherwise defined in exceptions **zones** forming part of this By-law.

Lot Area: shall mean the total horizontal area enclosed within the **lot lines** of a **lot**, excluding any area on the **lot** that is **zoned NS**. In the case of a **corner lot** having a **street line** rounding or daylight rounding at the corner with a radius of 7.5 m or less, the **lot area** shall be calculated as if the **lot lines** were produced to their **point of intersection**.

Lot, Corner: shall mean a **lot** situated at the intersection of two or more **streets**, or at the intersection of two parts of the same street and provided the interior angle of intersection of not more than 135 degrees.

Lot Coverage: shall mean the percentage the **lot** covered by **buildings** as measured to the outer face of walls and columns, but excluding any soffits and overhangs such as eaves and gutters. For greater clarity, lot coverage shall not include any **driveways**, paved areas, patios, **parking spaces**, **parking aisles**, **swimming pools**, **decks**, **landscaped decks**, or walkways, except for those covered by a **building** or **structure**.

Lot Depth: shall mean the straight-line distance from the mid-point of the **front lot line** to the mid-point of the **rear lot line** of the same **lot**. Where the **side lot lines** converge towards a point and there is no **rear lot line**, the lot depth shall be the straight-line distance from the mid-point of the **front lot line** to the point where the **side lot lines** converge.

Lot, Interior: shall mean a **lot** other than a **corner lot**.

Lot, Line: shall mean any boundary of any **lot**.

Lot Line, Exterior Side: shall mean the longer **lot line** which abuts a **street** on a **corner lot**.

Lot Line, Front: shall mean the line that divides a **lot** from the **street**, provided that in a 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 abuts a **street** shall be deemed to be the **exterior side lot line**.

Lot Line, Interior Side: shall mean a **lot line** other than a **front**, **rear** or **exterior side lot line**.

Lot Line, Rear: shall mean the **lot line** opposite to and farthest from the **front lot line**.

Lot Width: shall mean the least distance, measured in a straight line, between the **side lot lines**, where the **side lot lines** are parallel, and:

- .1 where such **lot lines** are not parallel but converge towards the **front lot line**, the lot width shall be the straight-line distance between two points, one on each **side lot line**, each 6 metres back from the **front lot line**, or
- .2 where such **lot lines** are not parallel but converge towards the **rear lot line**, the lot width shall be the straight-line distance between two points, one on each **side lot line**, each 15 metres back from the **front lot line**, or
- .3 in the case of a **corner lot** having a **street line** rounding at the corner with a radius of 7.5 metres or less, the **lot width** of such **lot** shall be calculated as if the **lot lines** were produced to their **point of intersection**.

Lot, Through: shall mean a **lot** bounded on 2 opposite sides by **streets**, provided however that if any lot qualifies as being both a **corner lot** and a through lot, such **lot** shall be deemed to be a **corner lot** for the purposes of this By-law.

M

Main Wall: shall mean a primary structural exterior front, rear, or side wall as part of a **building**, including any essential structural elements, but excluding any permitted, non-structural projections and excluding any portion of the wall used as an **attached private garage**.

Manufacturing, Processing or Assembly: shall mean premises for the assembly, fabrication, processing, producing, packaging, cleaning alteration or treatment of raw materials or previously produced materials into new products, materials, food, or merchandise, and included associated storage of input materials and produced materials and which may include **ancillary retail sales** of produced merchandise in accordance with the provisions of this By-law. For the purposes of this By-law, manufacturing, processing or assembly includes an **indoor vertical farming** involving hydroponic growth of produce but does not include other **agricultural uses** or a slaughterhouse.

Mechanical Sterilization: shall mean the destruction of microbes in medical, veterinary and pathological waste through the use of high pressure steam.

Medical Office or Clinic: shall mean premises where a licensed medical doctor, dentist or other licensed medical **drugless practitioner** provides services with respect to the diagnosis, treatment and examination of patients, but does not include any overnight accommodation.

Medical Laboratory: shall mean premises for the medical or forensic testing, experimentation or analysis of biological material.

Micro Manufacturing: shall mean a **building** or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewery or micro-winery.

Model Home: shall mean a **building** or part thereof **used** temporarily for display purposes and may include a **temporary sales office** that is **used** for the sale of homes within the associated plan of subdivision or development, and which is not occupied as a residential **use**.

Motor Vehicle Dealership: shall mean a **building** or place used for the display, sale or rental of motor vehicles.

Motor Vehicle Impound Yard: shall mean premises operated by or under an agreement with a **public authority** for the storage of motor vehicles, which have been seized pursuant to the power of the **public authority** and may include a collision reporting centre.

Motor Vehicle, Oversized: shall mean any motor vehicle having a height greater than 2.6 metres or overall length greater than 6.7 metres or combination of both. External attachments to the vehicle are included in the measurement of height and length.

Motor Vehicle Repair Shop: shall mean a **building** or **structure** used for the repair and servicing of motor vehicles, including restoration of interior components and rebuilding, wrapping, restoration, modification and painting of the exterior, but shall not include a **motor vehicle dealership**, **motor vehicle impound yard**, or a **motor vehicle service station** or any activities associated with a **salvage yard**.

Motor Vehicle Service Station: shall mean premises principally **used** for the **retail** sale of fuel for motor vehicles and **accessory retail** sales and which may include an **accessory motor vehicle washing facility**, **accessory** detailing, **accessory retail**, or **accessory restaurant uses** in accordance with the permitted **uses** and requirements of this By-law.

Motor Vehicle Washing Facility: shall mean a **building** or place containing facilities for washing motor vehicles either through production line methods which may include a conveyor system or similar mechanical devices, detailing service, or a self-service operation.

Museum or Gallery: shall mean premises where paintings, sculptures, works of art, or exhibits of scientific or cultural interest are exhibited or sold.

N

Night Club: shall mean a commercial business wholly contained in a **building** whose principal service is the provision of music entertainment and/or live performances, which may include areas for dancing, and whose secondary function is the service food or beverages. A night club does not include a **restaurant** or a **theatre** and does not form part of those **uses**.

Non-Complying: shall mean the **lot**, **building**, **structure** or other feature which is described as such is being **used** for a purpose permitted in the zone in which it is located, but does not comply with one or more of the other requirements and restrictions of the applicable **zone** or the general provisions of this By-law.

Non-Conforming: shall mean that the **lot, building or structure** which is described as such is being **used** for a purpose not permitted in the **zone** in which the use is located.

Non-Hazardous Solid Waste Processing Use: shall mean a **waste disposal use** that manages or prepares waste for subsequent reuse or disposal. Non-hazardous solid waste processing use typically include material recovery facilities (MRFs) and compost facilities (i.e., for municipal waste). The waste handled at a non-hazardous waste solid processing use is not liquid industrial waste and is not **hazardous waste**.

Non-Hazardous Solid Waste Transfer: shall mean a **waste disposal use used** for the purpose of transferring waste from one vehicle to another for transport to another **waste disposal use**. Some limited degree of processing (e.g., compaction) of the waste may take place at a non-hazardous solid waste transfer Use. The waste handled at a non-hazardous solid waste transfer use is not liquid industrial waste and is not **hazardous waste**.

Non-Residential: shall mean a **use** that contains no **dwelling units** or common areas used in conjunction with **dwelling units**.

O

Office: shall mean any **building** or part thereof **used** by an agency, business or organization where administrative, clerical and professional service practices are carried out, but shall exclude a **medical office or clinic** as separately defined in this By-law.

Organizational Club: shall mean premises **used** by a social, recreational, professional development club of members and their guests and includes facilities associated with the organizational activities of the club and associated preparation of food and beverages for consumption on the premises, but does not include a **restaurant** or any **retail use**.

Outdoor Market: shall mean an unenclosed area where opened spaces, stalls, tents, similar **structures** or open areas are used for the **retail** sale of goods, articles, agricultural products, and which may include incidental preparation of food and products, but does not include any display or sale of motor vehicle parts, heavy equipment or building materials.

Outside Display and Sales: shall mean an **accessory** outdoor area that is **used** for the display of products or services sold, leased or rented in conjunction with a permitted commercial **use** on the same **lot**.

Outside Storage: shall mean the storage of goods, materials, any **intermodal shipping containers**, machinery or vehicles including **oversized motor vehicles** that are not actively engaged in loading and unloading of goods and

materials in conjunction with a business located within a **building** or **structure** on the same **lot**. For greater certainty, outside storage shall not include materials that are displayed as part of an **outside display and sales area**.

P

Parking Aisle: shall mean a component of a **parking area** used to provide vehicular access to **parking spaces**.

Parking Area: shall mean an area of land used by **parking spaces** and **parking aisles** but does not include a **driveway**.

Parking Space: shall mean an area **used** for the parking of one motor vehicle.

Parking Space, Angled: shall mean a **parking space** that is accessed by a motor vehicle at an angle of up to 90 degrees.

Parking Space, Parallel: shall mean a **parking space** that is accessed by a motor vehicle at an angle that does not exceed 15 degrees.

Parking Space, Visitor: shall mean a **parking space** for the exclusive **use** of visitors to the associated **use**.

Parking Structure: shall mean a **building** or **structure used** in whole or in part for the temporary parking of at least 4 motor vehicles, but excludes a **private garage**.

Passive Recreation: shall mean activity characterized by low intensity outdoor pastimes including but not limited to non-motorized trails and natural heritage areas requiring minimal modification of the land surface. Passive recreation may include associated **structures** and features such as a trail, benches, boardwalk, or gazebo.

Permeable Surface: shall mean an area of land utilizing **soft landscaping** or other landscaped elements which permit the infiltration of water and shall not include artificial grass.

Person: shall mean any association, partnership, corporation, municipal corporation, agent or trustee and the heirs, successors, assigns, executors, administrators or other legal representatives of a person to whom the context can apply according to law.

Personal Service Shop: shall mean an establishment wherein a personal service is provided to patrons, and, without limiting the generality of the foregoing, includes a hairdressing/beauty shop, day spa, a dressmaker shop, tattoo parlour, **dry cleaning and laundry distribution station**, coin

laundry/laundromat, massage therapy, pet grooming, travel agency, interior decorator business, picture framing, a shoe repair shop, a tailor, a photo studio or similar **use** and which may include incidental **accessory** sales of articles related to the service.

Pet Day Care: shall mean a facility where dogs, cats and other domestic pets are kept and cared for temporarily and during the majority of the pet's stay the pets are socializing and playing with other pet(s), bathing, grooming or other similar treatment, but does not include a **kennel** or **veterinary clinic** as defined in this By-law and includes no overnight boarding.

Pharmaceutical Waste: shall mean a waste that is derived from medicines, pharmaceuticals and instruments used to administer medicines or pharmaceuticals.

Place of Worship: shall mean premises primarily **used** for faith-based spiritual purposes wherein people assemble for religious worship, and which may include instruction or teaching, fellowship, recreation, and community outreach activities that are provided for charitable or social purposes and not for commercial gain or profit. **Accessory uses** or facilities to a place of worship may include, but not be limited to, classrooms for religious instruction, nursery or daycare facilities, assembly areas related to faith-based activities, kitchens and eating areas, fellowship halls, recreation facilities and administrative offices related to the place of worship, and a residential **dwelling unit** in accordance with this By-law.

Podium: shall mean the lower portion of a **building** and as specifically defined by the provisions this By-law.

Point of Intersection: shall mean the point where two **street lines** intersect with one another. On any **corner lot**, where the **street line** is curved, the point of intersection shall be determined by projecting each **street line** from the point where they begin to curve to the point where the projected **street lines** join.

Porch: shall mean an **attached** unenclosed platform, with or without a foundation and/or **basement** with direct access to the ground.

Power Generation (Fuel Combustion) Use: shall mean a facility that, by means of combustion of a fuel, converts thermal energy to electricity through a series of turbines and generators. This excludes centralized heating plants and localized district energy facilities that do not sell power to the Provincial electrical distribution system.

Privacy Screen: shall mean a constructed barrier or feature with a maximum of two vertical sides or segments, that is affixed to, and designed to obscure sightlines and provide privacy for, a patio, **porch**, **deck**, **landscaped deck** or **balcony**.

Private Street: shall mean an easement or private right-of-way **used** by motor vehicles to provide individual primary motor vehicle access to individual freehold **lots** and is privately maintained by an owner or a condominium corporation.

Public Authority: shall mean the Corporation of the City of Brampton, The Regional Municipality of Peel, the Crown in Right of Ontario, and the Crown in Right of Canada, and any board, commission, committee or any body or company established or exercising any power or authority under a statute of Ontario or Canada.

Public Park: shall mean an area, surface, place, installation or device, which is designed and **used** principally for outdoor active recreational purposes by the general public. Without limiting the generality of the foregoing, a public park shall include a picnic area, **passive recreation uses**, community garden, tennis court, soccer field, baseball field, volleyball court, pickleball court, basketball court, cricket pitch, skating rink, hiking or cycling trails, skateboard park, **swimming pool**, horseshoe pit, bocce court, lawn bowling court, croquet pitch and shuffleboard court and associated bleachers, washrooms, change rooms and related **accessory uses**. A public park shall not include **commercial recreation**.

Public Street: shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by the Corporation of the City of Brampton, the Regional Municipality of Peel, or the Crown in Right of Ontario, and designed and intended for use by the general public for the passage of motor vehicles.

Public Use: shall mean **uses** that are owned or leased by a **public authority** for community, recreational, administrative, educational, cultural, health care, protection, waste disposal, utility or other governmental purposes, and includes **accessory uses**.

Q

Quonset Hut: shall mean a **building or structure** made of corrugated steel, plastic or fabric covering or any combination of steel, plastic, fabric and concrete, having a semi-circular or rounded peak cross-section, which may or may not include end walls.

R

Rail Main Line: shall mean a rail line operated and maintained by a rail company and identified for convenience purposes on Appendix A to this By-law.

Rail Spur Line: shall mean a secondary railway track that is not a rail main line and includes rail spur lines on private property. For convenience purposes, rail spur lines are shown on Appendix A to this By-law.

Recreational Facility: shall mean an area, surface, place, installation or device, which is designed and used, for active recreational pursuits. A recreational facility may include, but shall not be limited to, a tennis court, ice skating rink, horseshoe pit, bocce court, lawn bowling court, pickleball court, croquet pitch, and shuffleboard court.

Recreational Vehicle: shall mean a motorhome, motorized camper, boat, personal watercraft, snowmobile or similar vehicle, but excludes a **travel trailer** as separately defined herein.

Residential Care Home: shall mean a **building** or place offering supervised living accommodation that may include associated support services, **accessory uses** and amenities, and:

- .1 Is licensed or funded under Federal or Provincial legislation;
- .2 Is for persons requiring semi-independent or supervised group living arrangements; and
- .3 Is for more than 10 residents, exclusive of staff.

Restaurant: shall mean premises where food and/or beverages are prepared and offered for sale to the public for consumption either on or off the premises, and shall include a take-out restaurant with fewer than 11 seats, a convenience restaurant (with or without a drive-through, but only where a drive-through is permitted by this By-law) and a dining room restaurant.

Restaurant Patio: shall mean an outdoor seating or lounging area used in association with, and **accessory** to, a **restaurant**.

Research and Development: shall mean premises where scientific research, technical research, prototype development, or product testing, is conducted.

Reserve: shall mean a strip of land owned by a **public authority** for the purpose of preventing legal access from adjoining lands.

Retail: shall mean premises where goods or materials are kept and sold, leased, rented to the general public and excludes **uses** otherwise specifically defined by this By-law.

Rooftop Mechanical Equipment: shall mean mechanical and structural equipment located on the roof of any building, and used in association with electrical, plumbing, HVAC, elevators, and similar systems essential to the operation or maintenance of the building. and for the purposes of this By-

law, shall also include an enclosed stairway that provides access to the rooftop and a mechanical penthouse that encloses such **structures**.

S

Salvage Yard: shall mean a place where land is **used** for the outside handling or storage of used goods and materials intended for reclamation, resale and/or disposal purposes. Without limiting the generality of the foregoing, a salvage yard includes **uses** such as auto wreckers and scrap metal dealers.

School, Commercial: shall mean premises where instruction or training in specialized skills or general knowledge is provided for compensation including recreational instruction and tutoring, but does not include a **commercial motor vehicle school**, an **elementary school** or **secondary school**, or a **college or university**.

School, Commercial Motor Vehicle: shall mean premises where the instruction or training in the operation of trucks, motor vehicles, and heavy equipment, is provided.

School, Elementary: shall mean a public or private school that is Provincially approved to provide instruction based on the Provincial curriculum principally for kindergarten to grade 8 students.

School, Secondary: shall mean a public or private school that is Provincially approved to provide instruction based on the Provincial curriculum principally for grade 9 to grade 12 students.

Self Storage Facility: shall mean a **building** or part thereof in which individual units or defined spaces are rented, leased or sold to the general public for the purposes of providing indoor storage space for temporary or permanent use, and which may include **accessory retail** sales, but shall not include a **warehouse**.

Semi-circular Driveway: shall mean a **driveway** that is connected between two access points from the same **street** serving a single residential **lot**.

Setback: shall mean the distance between a **lot line** and the nearest wall of any **building** or **structure**, measured perpendicular to the **lot line**, and as indicated in the context in which the term is applied.

Single Room Occupancy Housing: shall mean a form of multi-tenant housing, consisting of single room housing units accessed by common hallways in which some or all common amenities are shared by residents, including common dining, kitchen, recreation/living, and washroom facilities. The single room occupancy housing may be located in a stand alone **building** or integrated into a mixed-use **building**.

Sight Triangle: shall mean a portion of land that is maintained for the purpose of providing an unencumbered sight visibility area for pedestrians and vehicles and does not include a **daylight triangle or rounding**.

Stacking Space: shall mean a portion of a **lane** used for queueing motor vehicles that are awaiting or receiving service from a **drive-through** or another automotive service.

Step Back: shall mean an additional required **setback** for the upper **storeys** of a **building**, relative to the lower **storeys** of the **building**. The step back is measured from the wall face of the lower **storeys** to the wall face of the upper **storeys**.

Storey: shall mean that portion of a **building** between a floor surface and the ceiling or roof that is above it, and with a height of at least 1.8 m. A **basement** as defined in this By-law is not considered a **storey**.

Street: means a **public street** or a private street.

Street Line: shall mean any **lot line** abutting a **public street**.

Structure: shall mean anything that is **erected**, built, or constructed, or requires location on the ground or attachment to something having location on the ground, and which shall include a statue, monument, cenotaph or similar ornamental or commemorative landscape feature having a **height** of more than 1.8 m but shall not include a fence or privacy screen.

Supportive Housing Residence Type 1: shall mean a single **dwelling unit** in a residential **dwelling** of any kind that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision, commonly referred to as a group home. A Supportive Housing Residence Type 1 shall not include a Supportive Housing Residence Type 2 or have any correctional purpose.

Supportive Housing Residence Type 2: shall mean a single **dwelling unit** that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution, sometimes referred to as a group home for correctional purposes. A Supportive Housing Residence Type 2 shall not include a Supportive Housing Residence Type 1.

Surface Parking: shall mean any **parking space** or **parking area** including **parking aisles**, that is located on the finished ground surface and is not contained or otherwise enclosed in a **building** or **structure**, including an above-ground or below-ground **parking structure**.

Swimming Pool: shall mean any **structure**, basin, chamber or tank containing or capable of containing an artificial body of water intended for swimming, wading, diving or recreational bathing, and having, when filled, a water depth of 0.6 m or more at any point.

T

Tandem Parking: shall mean an arrangement of **parking spaces** oriented in the same direction of travel, in which one or more of the spaces do not have access to a **parking aisle** and are accessible only through other **parking spaces**.

Temporary Tent: shall mean a temporary tent or other non-permanent **structure** set up and used to shelter persons and things in association with a private event and shall not include any commercial activities.

Temporary Sales Tent: shall mean a non-permanent structure set up and **used** to shelter persons and things and is **used** in conjunction with a commercial **use** for the sale and display of goods and merchandise associated with the business.

Temporary Sales Office: shall mean a **building** or part thereof **used** for the sale of homes within the associated plan of subdivision or development, and which is not occupied as a residential **use**.

Theatre: shall mean an entertainment facility including cinemas, live performances and concerts are provided and which may include incidental retail or food/beverage sales for consumption on the premises, but does not include a **night club**.

Thermal Degradation: shall mean a **waste disposal use** that treats non-hazardous waste and **hazardous waste** by thermal means, including incineration, gasification, pyrolysis or plasma arc treatment, and includes:

- .1 “Thermal Degradation (Energy from Waste) Use” shall mean a Waste Disposal Use that treats non-hazardous waste by Thermal Degradation and is accompanied by the generation of electricity, in which case the waste is used as a fuel source for the production of energy and/or heat. It shall not include the thermal degradation of hazardous wastes.
- .2 “Thermal Degradation (Non-Energy Producing) Use” shall mean a Waste Disposal Use designed and operated for the degradation or destruction of non-hazardous waste by Thermal Degradation. For the purposes of this category, Thermal Degradation of waste shall not include the generation of electricity. It shall not include the Thermal Degradation of Hazardous Wastes.

- .3 “Thermal Degradation (Hazardous Waste) Use” shall mean a Waste Disposal Use that treats hazardous waste by Thermal Degradation. Thermal Degradation shall not include mechanical sterilization.”

Transit Station: shall mean premises **used** for the temporary parking of transit buses, railcars or other transit vehicles which are engaged in the pickup and drop-off of passengers and transferring of passengers, and includes **accessory uses** such as **convenience retail** and food storage and **structures** to provide amenities to passengers.

Transportation Depot: shall mean premises **used** for parking, storage and/or dispatch of commercial motor vehicles and transport trucks, including incidental maintenance, dispensing of truck fuel, truck weighing facilities, washing facilities, and including intermodal facilities.

Travel Trailer: shall mean a trailer that is **used** or intended to be **used** for short-term or seasonal occupancy and is or is intended to be located or parked on a site for a temporary or seasonal period.

U

Unenclosed: shall mean open to the air on one or more sides of the **structure**, excluding required require guard panels and rails.

Urban Park: shall mean a publicly accessible outdoor area providing passive recreational and social gathering opportunity, and which may include privately owned, publicly accessible spaces.

Use: shall mean:

- .1 when used as a noun, the purpose for which a **lot** or **building** or **structure** or any combination thereof, is designed, arranged, intended, occupied or maintained; and
- .2 when used as a verb, anything that is done or permitted by the owner or occupant of any land, **building** or **structure** directly or indirectly or by or through any trustee, tenant, servant or agent acting for or with the knowledge or consent of such owner or occupant for the purpose of making use of the said land, **building** or **structure**.

V

Vertical or Indoor Farm: shall mean a **building used** for the indoor production, cultivation and processing of agricultural crops and produce. The **use** shall not include raising, keeping, or harvesting of livestock.

Vertical Clearance: shall mean the space between the ground level or floor surface to the height of the nearest obstruction.

Veterinary Clinic: shall mean premises **used** for the medical or surgical treatment of pets and animals, and which does not include overnight boarding, except for the accommodation of pets and animals undergoing medical treatment and under the supervised care of a veterinarian or employee of the veterinarian. A veterinary clinic shall not include an outside run.

W

Warehouse: shall mean a **building** or part thereof used to store goods, equipment, merchandise or materials but does not include the display of merchandise for sale, rental, or lease but excludes a **waste disposal use** or a **self-storage facility**.

Waste Disposal Use: shall mean:

- .1 any land upon, into, in or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed, and,
- .2 any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause (a); and,
- .3 notwithstanding clauses .1 and .2, it does not include any product, returned to a manufacturer or supplier of the product for reprocessing, repackaging or resale for any reason, including that the product, substance or organism is:
 - .a defective or otherwise not usable for its original purpose,
 - .b or in surplus quantities but still usable for its original purpose.
- .4 notwithstanding clause .3, it does not apply to severely toxic waste, hazardous waste chemicals or manufacturing intermediaries, radioactive waste, or PCB waste; and,

.5 notwithstanding clauses .1 and .2, it does not include the temporary storage of spent or surplus material inputs or by-products of a manufacturing use that are temporarily stored at a manufacturing facility until such time as they are removed from the facility for disposal.

Waste Processing Station: shall mean a facility that receives, stores and/or processes waste materials for the purpose of creating new products or materials within an enclosed **building** unless it is owned or operated by the Regional Municipality of Peel on lands where **outside storage** is permitted.

Waste Storage Enclosure: shall mean a **structure** used to visually screen and eliminate odour impacts from waste, recycling, and compost bins.

Waste Transfer Station: shall mean a facility where waste materials are collected for shipment and may be sorted and/or prepared for transportation within a storage bin or enclosed **building**.

Workshop: shall mean premises **used** for the design and custom production of goods and articles, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.

X

Y

Yard: shall mean an open portion of the land on the same **lot** with the main **building** or **structure**, unoccupied and unobstructed except as specifically permitted in this By-law and located between any **building** and a **lot line**.

Yard, Exterior Side: shall mean a **yard** extending from the **front yard** to the **rear lot line** between the **exterior side lot line** and the nearest wall of any main **building** on the **lot**.

Yard, Front: shall mean a **yard** extending across the full width of a **lot** between the **front lot line** and the nearest wall of any main **building** on the **lot**.

Yard, Interior Side: shall mean a **yard**, other than an **exterior side yard**, extending from the **front yard** to the **rear yard** of a **lot** between an **interior side lot line** and the nearest wall of any main **building** on the **lot**.

Yard, Rear: shall mean:

- .1 in the case of an **interior lot**, a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest wall of any main **building** on the **lot**; or
- .2 in the case of a **corner lot**, a **yard** extending from a **side lot line** to an **exterior side yard**, and between the **rear lot line** and the nearest wall of any main **building** on the **lot**.

Yard, Side: shall mean an **interior side yard** or an **exterior side yard**.

Z

Zone: shall mean an area of land designated for certain **uses**, and subject to **lot** and **building** requirements, as set out in this By-law.

Chapter 3: General Provisions

Section 3.1: Accessory Uses, Buildings and Structures

3.1.A General

- .1 In this By-law, where a **use** is permitted, any **use** which is **accessory** to the principal permitted **use** shall also be permitted.
- .2 Unless explicitly permitted by this By-law, **habitable space** shall not be permitted within any **accessory building** or **structure**.
- .3 Notwithstanding Section 3.1.A.1, where a specified **accessory use** is identified in the permitted **use** regulation tables for any **zone**, the permission of that **accessory use** and associated **buildings** and **structures** shall be restricted in accordance with the permitted use tables. This shall include:
 - .a **Accessory offices;**
 - .b **Drive-throughs** and **motor vehicle washing facilities;**
 - .c **Home occupations;**
 - .d **Outside storage;**
 - .e **Outside display and sales;**
 - .f **Restaurant patios;**
 - .g **Seasonal garden centres** and **temporary sales tents;** and
 - .h Any other **accessory use** specifically indicated in the permitted use tables contained in Chapters 4 through 11.

Note: The General Provisions of this By-law apply to all zones. However, the applicability of the requirements in Chapter 3 will depend on the specific project, as not all requirements will be relevant to every proposed development or project. The reader should confirm the applicable requirements from Chapter 3 in addition to the zone requirements.

3.1.B Accessory Buildings and Structures in Non-Residential Zones

In all zones except the Residential Zones, the following provisions shall apply to any **accessory buildings** or **structures**:

- .1 The **height** of an **accessory building** or **structure** shall not exceed the greater of 4.5 m or the maximum **building height** in the applicable **zone**.
- .2 The **accessory building** or **structure** shall be located at least 3.0 m from any **lot line**. Notwithstanding this provision, where the **lot** abuts any Residential, Mixed Use, Institutional, Natural System, Park, or Open Space **zone**, the minimum **setback** shall be the

Note: Requirements for accessory uses, buildings and structures are contained here as well as in the applicable zone requirements. Section 5.2.A, for example, includes specific requirements for accessory uses, buildings and structures in the Residential Zones.

minimum required **building setback** as stated in the applicable **zone**.

- .3 **Accessory buildings and structures** shall not be permitted within any **front yard** or **exterior side yard**. This restriction shall not apply to the Utility and Transportation **zone**.
- .4 Notwithstanding the provisions above, and notwithstanding the restrictions in any exception zone in Chapter 12, an **accessory structure** in the form of a statue, monument or similar ornamental or commemorative landscape feature shall be permitted in any **yard**, provided that:
 - .a The **structure** does not exceed a **height** of 4.5 m.
 - .b The base of the **structure** does not exceed an area of 15.0 m² and the body of the **structure** does not extend beyond perimeter of the base.
 - .c The **structure** is not closer than 1.5 m to any **lot line**, except where the **lot line** abuts a Residential or Open Space zone, the minimum **setback** shall be equal to the **height** of the **structure**.

Section 3.2: Conservation Authority Regulation Limit

- .1 On any lands subject to the Conservation Authority Regulation Limit, as administered by the applicable Conservation Authority, a permit may be required from the applicable Conservation Authority prior to issuance of a building permit in accordance with the *Building Code Act* and the *Conservation Authorities Act*, and applicable regulations.
- .2 Notwithstanding any provision of this By-law, in any lands located in the Conservation Authority Regulation Limit as determined by the Conservation Authority, the following **uses** shall be prohibited in **hazardous lands** and **hazardous sites** as determined by the City in consultation with the applicable Conservation Authority:
 - .a Institutional **uses** including **hospitals, residential care homes, retirement homes, child care centres** and any public or private schools;
 - .b Essential **emergency service** facilities including fire, police, ambulance stations and electrical substations; and
 - .c **Uses** associated with disposal, manufacture, treatment or storage of **hazardous substances**.

Note: The Conservation Authority should be contacted regarding any projects within their Regulation Limit, as a permit may be required prior to receiving a building permit from the City for the proposed works. The Regulation Limit is administered by the Conservation Authority.

Section 3.3: Floodplain Overlays (Schedule J)

3.3.A Provisions Applicable to All Downtown Floodplain Overlay Areas

- .1 Notwithstanding any other provision of this By-law, on any lands subject to any Downtown Floodplain Overlay, as shown on Schedule J, the following provisions shall apply:
- .a Residential **uses** and **hotels** constructed shall provide an emergency pedestrian access from the **building** to lands situated at or above the Regulatory Storm Flood elevation as established by the Toronto and Region Conservation Authority. Such emergency pedestrian access shall be above the Regulatory Storm Flood elevation in its entirety.
 - .b All **buildings** and **structures** shall be floodproofed to the level of the Regulatory Storm Flood elevation and dry passive floodproofing of new **buildings** or **structures** may be required. Where it has been demonstrated to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority that it is technically impractical to flood proof a **building** or **structure** to the Regulatory Flood level, floodproofing must be to the highest level technically feasible. However, the minimum floodproofing level shall be to the 1:350 storm elevation, as determined by the Toronto and Region Conservation Authority.
 - .c All **buildings** and **structures** shall locate primary **building** system controls, such as service units and panels, at or above the Regulatory Storm Flood elevation.
 - .d No **dwelling units**, or any portion of the suites associated with **hotels** shall be constructed below the Regulatory Storm Flood elevation.
 - .e The following **uses** shall not be permitted:
 - .i **hospital**;
 - .ii **residential care home**;
 - .iii **child care centre**;
 - .iv **elementary school**;
 - .v **secondary school**;

- .vi essential **emergency services**, including fire, police (except for a neighbourhood-serving police station that is not designed or intended to serve an essential function during an emergency event such as flooding and not exceeding 464 m² in **gross floor area**), ambulance stations and electrical substations; and,
- .vii **uses** associated with the disposal, manufacturing, treatment or storage of **hazardous substances**.

3.3.B Downtown Floodplain Overlay Area 1

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 1, as indicated on Schedule J, the following provisions shall apply:
 - .a The maximum total number of residential **dwelling units** permitted to be constructed within all lands subject to Downtown Floodplain Overlay Area 1 after May 7, 2014 shall be 900.
 - .b The maximum total **gross floor area** of **non-residential uses** permitted within all lands subject to Downtown Floodplain Overlay Area 1 shall be 41,000 m².

3.3.C Downtown Floodplain Overlay Area 2

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 2, as indicated on Schedule J, the following provisions shall apply:
 - .a The maximum total number of residential **dwelling units** permitted to be constructed within all lands subject to Downtown Floodplain Overlay Area 2 after May 7, 2014 shall be 185.
 - .b The maximum total **gross floor area** of **non-residential uses** permitted within all lands subject to Downtown Floodplain Overlay Area 2 shall be 45,000 m².

3.3.D Downtown Floodplain Overlay Area 3

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 3, as indicated on Schedule J, the following provisions shall apply:
 - .a No residential **dwelling units** that did not exist on the date of passing of this By-law shall be permitted.

- .b The maximum **gross floor area** of non-residential uses permitted within all lands subject to Downtown Floodplain Overlay Area 3, including any **hotels** subject to Section 3.3.D.1.c shall be 88,000 m².
- .c The total amount of **gross floor area** of any new or expanded **hotels** shall not exceed 150 suites and 11,000 m² of **gross floor area** within all lands subject to Downtown Floodplain Overlay Area 3.
- .d Notwithstanding Section 3.3.A.1, development abutting Main Street and/or Queen Street is permitted to be floodproofed and provide entrances and **ground floor** finished floor elevations to the 1 in 350 year storm elevation. Entrances to below-grade **parking structures** shall be dry passively floodproofed in accordance with Section 3.3.A.1.

3.3.E Downtown Floodplain Overlay Area 4

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 4, as indicated on Schedule J, the following provisions shall apply:
 - .a No additional **dwelling units** shall be permitted unless safe access to lands outside of the Downtown Floodplain Regulation Area can be achieved from the **building**. Such access shall be over lands entirely above the Regulatory Storm elevation as established by the Toronto and Region Conservation Authority.
 - .b All residential **habitable space** within or added to an existing **dwelling** shall be floodproofed to the Regulatory Storm Flood elevation.

Section 3.4: Frontage on Road or Street

- .1 No **person** shall erect any **building** or **structure** on any **lot** unless:
 - .a the **lot** upon which such **building** or **structure** is to be erected fronts upon a **public street**;
 - .b the **lot** will have frontage on a **public street** that will be assumed by a **public authority**, pursuant to an approved **development agreement** with a **public authority**;
 - .c the **building** or **structure** is part of a plan of condominium and the **lot** has direct access to a **public street**;

- .d the **lot** is legally tied to a common element condominium that has or will have frontage on a **common element condominium roadway** which has or will have direct access to a **public street**, or there is access to the **public street** via another **common element condominium roadway**, in accordance with a **development agreement** with a **public authority**; or
 - .e the **lot** otherwise has access to a **private street** as was legally existing on the day of passing of this By-law.
- .2 Notwithstanding the provisions of this section, a **lot** used principally for **infrastructure**, trails, or **conservation uses** shall not require frontage.

Section 3.5: Height Exceptions

- .1 Any maximum **height** requirement of this By-law shall not be applicable to the following **structures** and **building** components, and further, the following **structures** shall not be counted towards achieving any minimum **height** requirement specified in this By-law:
- .a A spire, minaret or similar structure associated with a **place of worship**.
 - .b Elevator enclosures.
 - .c Flag poles, television or radio antennae, ventilators,
 - .d Silos.
 - .e Clock towers.
 - .f A chimney associated with a **dwelling unit**, provided the associated **structure** does not exceed 2.0 m in **height** above the maximum permitted **building height** in the applicable **zone**.
 - .g A chimney or smokestack associated with any **non-residential use**.
 - .h **Buildings** and **structures** associated with **transit stations**, public works yards, or **emergency services**.
 - .i **Infrastructure** maintained by a **public authority**.
 - .j Skylights and solar panels and associated structures up to 0.3 m in **height**.

Note: This By-law provides maximum height requirements in most zones, which will limit the height of buildings in the zone. However, certain structures and building components are not subject to the maximum height requirements, as described here in Section 3.5.

- .k A water tank and water / cooling towers.
- .l An **accessory building** associated with a permitted **agricultural use**.
- .2 **Height** requirements for **rooftop mechanical equipment** shall be in accordance with Section 3.13.
- .3 The minimum **building height** requirements in this By-law shall not apply to a **transit station** or **infrastructure**.

Section 3.6: Lester B. Pearson International Airport Operating Area Overlay (Schedule I)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Lester B. Pearson International Airport Operating Area overlay, as shown on Schedule I, the following uses shall be prohibited:
 - .a any type of residential **dwelling unit**;
 - .b **residential care home**;
 - .c **child care centre**;
 - .d **hospital**; and
 - .e **elementary school** or **secondary school**.
- .2 Notwithstanding clause .1, a residential **dwelling**, a **child care centre**, a **hospital**, a **residential care home**, an **elementary** or **secondary school** that was legally existing on the day the date of adoption of this By-law shall be a permitted **use** in accordance with the **lot** and **building** requirements of the applicable **zone**.
- .3 For lands located north of Steeles Avenue, no **building** or **structure** shall be higher than 9.0 m above **established grade** if the **building** or **structure** is located within 178 m east of the easterly limits of Torbram Road.

Section 3.7: Mix of Uses

- .1 Where more than one **use** is permitted in the applicable **zone**, the **lot** may be used for any combination of the permitted **uses**, except as otherwise specified in this By-law.
- .2 Where any land or **building** is used for more than one purpose, all provisions of this By-law relating to each **use** shall be complied with.

Note: Where a zone permits multiple uses, those uses can generally be combined on a lot flexibly, including in the same building. However, this by-law includes some restrictions on how certain uses may be combined, as stated in the general provisions or in the zone requirements.

Section 3.8: Model Homes and Temporary Sales Offices

- .1 **Model homes and temporary sales offices** shall be permitted in accordance with the following requirements:
- .a the land is located within a proposed plan of subdivision or condominium that has been draft approved or is subject to a site plan that has received approval within the meaning of the *Planning Act* and the lands have been zoned to permit the associated development;
 - .b the **model homes** will comply with the requirements of this By-law with respect to the applicable **zone** and shall not be occupied for residential **use** until such time as the plan of subdivision or condominium has been registered within the meaning of the *Planning Act*; and
 - .c the number of **model homes** does not exceed 10% of the proposed number of **lots** within the applicable plan of subdivision, Site Plan, or plan of condominium.

Section 3.9: Number of Buildings Per Lot

- .1 Except where specifically prescribed in an applicable **zone**, this By-law shall not restrict the number of permitted **buildings** on one **lot**, provided all requirements of the By-law are complied with for each **building**.
- .2 Notwithstanding Section 3.9.1, a maximum of one detached **dwelling, semi-detached dwelling, linked dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, or street townhouse dwelling** is permitted per **lot**. This shall not apply to restrict the creation of any **additional residential unit** as may be permitted by this By-law.

Section 3.10: Permitted Yard Encroachments

- .1 Every part of any minimum **yard** as required by this By-law shall be open and unobstructed by any **building** or **structure** from the ground to the sky except by:
- .a **accessory structures** or components inclusive of drop awnings, clothes lines or poles, flag poles, garden trellises, fences, retaining walls, signs and other **structures** where they are specifically permitted in this By-law;

Note: This By-law typically requires minimum yards to be established, in which buildings and structures are not permitted and landscaping is provided. The permitted yard encroachments of Section 3.10 provide some exceptions to this, including allowing certain building components and features to encroach into the required yards for greater flexibility.

- .b **landscaped decks**, provided they are not located higher than 0.6 m above grade; and
- .c the **structures** listed in Table 3.10.1 which are permitted to project into the minimum **yards** indicated for the distances specified.

Table 3.10.1 – Permitted Yard Encroachments in All Zones

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
Access stairs used to provide access to an unenclosed roofed porch or a deck	Front, rear, and exterior side yards	Unrestricted, but the feature shall be no closer than 0.5 m from any lot line
Balconies and decks, including any associated access stairs	Front yard (back-to-back townhouse and back-to-back stacked townhouse dwellings only)	1.8 m, but the feature shall be no closer than 0.6 m to any lot line
	Exterior side yard	1.8 m, but the feature shall be no closer than 0.6 m to any lot line
	Rear yard	3.5 m, but the feature shall be no closer than 3.0 m to the rear lot line
Barrier-free access ramp	Any yard	Unrestricted, but the feature shall be no closer than 0.6 m from any lot line
Covered entryway for an additional residential unit, with or without a foundation, not exceeding 3.5 m in width and length, or any landing or stairs providing entry into an additional residential unit at grade	Exterior side, interior side or rear yards	Unrestricted, but the feature shall be no closer than 0.6 m from any lot line
Drop awning in any Mixed-Use zone	Front yard or exterior side yard	Unrestricted (0.0 m from the front and exterior side lot lines)
	Interior side yard or rear yard	3.0 m, but the feature shall be no closer than 0.6 m from any lot line
Drop awning in any zone except a Residential or Mixed-Use zone	Front yard or exterior side yard	Unrestricted, but the feature shall be no closer than 0.6 m from the front or exterior side lot line
	Interior side yard or rear yard	3.0 m, but the feature shall be no closer than 0.6 m from any lot line
Fireplace or chimney not exceeding 2.0 m in width	Exterior side, interior side or rear yards	1.0 m, but the feature shall be no closer than 0.6 m from any lot line
Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies	Any yard	0.6 m

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
Structures associated with parkade ventilation	Any yard	Unrestricted, but the feature shall be no closer than 0.6 m from any lot line
Unenclosed, roofed porches, with or without a foundation, not exceeding one storey in height and including any eaves/overhangs associated with the porch	Front and exterior side yards	1.8 m, but the feature shall be no closer than 0.6 m from any lot line
Windows bays / box-out windows, with or without a foundation, up to a maximum width of the lesser (more restrictive) of 40% of the dwelling unit width, or 3.0 m. A window bay/box-out window shall also have a maximum depth of 1.0 m.	Any yard	1.0 m, but the feature shall be no closer than 1.2 m from any lot line

Section 3.11: Provisions for Uses Permitted in More than One Zone Category

The following provisions apply to specific uses where they are permitted by this By-law. The requirements of this Section shall be read in conjunction with all other requirements of this By-law. Where there is conflict, the more restrictive requirements shall apply.

3.11.A Community Garden

Where permitted by this By-law, a community garden shall be in accordance with the following provisions:

- .1 In any Residential Zone where the community garden is the principal use of the lot, any buildings and structures associated with the community garden shall be in compliance with the yard requirements of the zone. Where the community garden is an accessory use on a residentially zoned lot, the buildings and structures associated with the use shall be in accordance with the applicable requirements for accessory buildings and structures.
- .2 In any zone other than a Residential Zone, any buildings and structures associated with the community garden shall be in accordance with the lot and building requirements of the applicable zone.
- .3 A community garden shall not include any retail use, except that a temporary outdoor market may be used to sell or trade the produce grown on the premises, provided the market does not exceed 60

Note: Certain uses are permitted across several different zone categories, and are subject to special restrictions. Section 3.11 provides special requirements for these uses. These requirements build upon the applicable zone requirements. All requirements would have to be met. The zones indicate where these uses are permitted.

days in any calendar year, and provided the temporary outdoor market is located no closer than 3.0 m from any **lot line** and does not include any permanent **structures**.

3.11.B Drive Throughs and Motor Vehicle Washing Facilities

Where permitted by this By-law, a **drive-through** associated with any **use** or a **motor vehicle washing facility** shall be in accordance with the following provisions:

- .1 Notwithstanding the permitted **uses** of this By-law, a **drive-through** or **motor vehicle washing facility** shall not be permitted:
 - .a within 90 m of any **Boulevard** as shown on Schedule K, which shall be measured from any **lot line** abutting the **Boulevard** right-of-way; and
 - .b within any Protected Major Transit Station Area as shown on Schedule F.
- .2 The minimum number of **stacking spaces** per **drive-through**, gas pump, bay or **structure** providing service shall be in accordance with Table 3.11.B.1.

Table 3.11.B.1 – Minimum Stacking Spaces

Use	Minimum Number of Stacking Spaces
Restaurant	10
Retail	3
Automatic motor vehicle washing facility (no stacking shall be required for a self-service motor vehicle washing facility)	8 (each facility)
Financial service	4
Gas bar	1 (each gas pump)
Any other commercial use providing service to patrons while they remain in their motor vehicle	3 (each service window/bay)

- .3 The minimum dimensions of a **stacking space** shall be 3.0 m by 5.5 m.
- .4 Minimum required **stacking spaces** shall be arranged in a continuous lane without interruptions from aisles, through **lanes**, **parking spaces**, **driveways**, or **loading spaces**.
- .5 Minimum required **stacking spaces** shall be measured as follows:

- .a **Stacking spaces** associated with any **restaurant** or **retail use** shall be measured from a point that is located 2.0 m beyond the middle of the **drive-through** window used to receive goods.
 - .b **Stacking spaces** associated with a **financial service** shall be measured from a point located 2.0 m beyond the middle of the drive-through bank machine.
 - .c **Stacking spaces** associated with a **motor vehicle washing facility** or a **use** where the patron drives the motor vehicle into a vehicular bay shall be measured from a point that is 2.0 m from the entrance to the service bay.
 - .d **Stacking spaces** associated with a gas bar shall be measured from a point that is located 0.3 m beyond the middle of the gas pump.
- .6 No part of a **drive-through** shall be located within 30.0 m of any Residential zone, Mixed Use zone, Institutional zone, Park zone, or Open Space zone.
- .7 No part of a **drive-through** or **stacking space** shall be located within a **parking area** or **driveway**.
- .8 No part of a **drive-through** or **stacking space** shall be located within the **front yard** or **exterior side yard**.

3.11.C Home Occupations

Where permitted by this By-law, a **home occupation** shall be subject to the following provisions:

- .1 In any **detached dwelling, semi-detached dwelling, linked dwelling, street townhouse dwelling, or cluster townhouse dwelling**, a **home occupation** shall be permitted as **accessory** to each **dwelling unit** in accordance with the following:
 - .a A maximum of one **home occupation** is permitted per **dwelling unit**.
 - .b The **home occupation** shall be operated by the residents occupying the associated **dwelling unit**, plus a maximum of one employee who does not reside in the associated **dwelling unit**.
 - .c A **home occupation** shall occupy a maximum of 25% of the **gross floor area** of the **dwelling unit**, and not exceeding 50 m². This area shall be measured to encompass areas devoted

Note: Two types of home occupations are contemplated in this By-law. Section 3.11.C.2 allows 'home offices' in conjunction with any dwelling unit. Section 3.11.C.1 allows a broader range of home occupation types in conjunction with certain types of dwelling units, such as single detached dwellings, which have more space and direct access to the street.

- to the **home occupation** and shall not comprise other common areas such as hallways and washrooms which are not specifically used for the **home occupation**. The calculation shall also include all areas above and below grade that are used for the **home occupation**.
- .d A **home occupation** is permitted within the **dwelling unit**, or within an **attached** or **detached garage**.
 - .e The **home occupation use** shall be carried out entirely within an enclosed **building**.
 - .f The **home occupation** and **dwelling** shall meet the applicable minimum parking requirement of this By-law.
 - .g The sale of goods to customers on the premises shall be limited to items that are prepared within the area associated with the **home occupation**, or are goods that are directly related to the **home occupation**.
 - .h The **home occupation** shall have a maximum number of 2 clients or students at a time.
 - .i A **home-based child care** use shall be permitted as a home occupation, in accordance with Provincial legislation. A **home-based child care** use shall not be subject to the restriction of the number of clients under .h and the restriction on enclosure under .e. but shall meet Provincial requirements.
 - .j Music or dance instruction shall only be permitted within a **detached dwelling** and shall not be permitted to be located within a garage.
 - .k The **home occupation** shall not include any of the following:
 - .i Repair, modification, or servicing of motor vehicles;
 - .ii The preparation, processing, manufacturing, storing, handling, displaying, distribution or transportation of food for the purpose of sale or for resale at other locations;
 - .iii Operation or storage of heavy machinery;
 - .iv A medical office except that a home occupation for a **drugless medical practitioner** shall be permitted;
 - .v Any associated **outside storage**;

- .vi The manufacturing, sale or service of any explosives, fuels, firearms, or otherwise hazardous or explosive substances; and
 - .vii Any **use**, which from its nature of operation, creates a nuisance or is liable to become a nuisance by the creation of noise, vibration, or by reason of the emission of gas, fumes, dust, glare or odour.
- .2 A **home occupation** in the form of a home office shall be permitted in any type of **dwelling unit**, subject to the following requirements:
- .a The **home occupation use** shall be limited to a home office use.
 - .b The home office shall be limited to 15% of the **gross floor area** of the associated **dwelling unit**.
 - .c No persons shall be employed in the home office that does not reside in the **dwelling unit**.
 - .d The home office shall not include any clients, students, or visitors.
 - .e No exterior signage is permitted.
 - .f No goods, wares or merchandise shall be offered or exposed for sale or kept for sale on the premises.
 - .g The home office shall not create a nuisance by the creation of noise, vibration, objectionable odour.

3.11.D Lodging Houses

Where permitted by this By-law, a **lodging house** shall be in accordance with the following provisions:

- .1 A **lodging house** shall be permitted only in a **detached dwelling** and is permitted to encompass all or part of the **dwelling**.
- .2 A minimum separation distance of 305 m shall be maintained between a **lodging house** and another **lodging house**.
- .3 A **lodging house** shall comply with the requirements of the Lodging House Licensing By-law.

3.11.E Micro Manufacturing

Where permitted by this By-law, **micro manufacturing** shall be in accordance with the following provisions:

- .1 A **micro manufacturing use** shall have an associated **retail** and/or **restaurant** component.
- .2 Any proposed **accessory retail** shall be included in the calculation of total retail **gross floor area** for the purposes of meeting any applicable maximum amount of **retail uses**, as may be required by this By-law.

3.11.F Motor Vehicle Impound Yard

Where permitted by this By-law, a **motor vehicle impound yard** shall be in accordance with the following provisions:

- .1 The **motor vehicle impound yard** shall include a permanent **building** on the site.
- .2 The minimum **lot area** shall be 1,800 m².
- .3 A **motor vehicle impound yard** shall be permitted only within lands that are located in the area bounded by Queen Street, Highway 410 Steeles Avenue and Kennedy Road.
- .4 Notwithstanding the permitted **uses** of this By-law, a **motor vehicle impound yard** shall not be permitted:
 - .a within 90 m of any **Boulevard** as shown on Schedule K, which shall be measured from any **lot line** abutting the **Boulevard** right-of-way; and
 - .b within any Protected Major Transit Station Area as shown on Schedule F.
- .5 A minimum of 5 **parking spaces** shall be provided on the **lot**. These **parking spaces** shall be maintained separately from the areas used for impounded motor vehicles.
- .6 The **outside storage** area used for impounded motor vehicles shall be in accordance with the requirements for **outside storage** in Section 8.2.G, except that:
 - .a A minimum 3.0 m wide **landscaped strip** shall be provided abutting any **public street**; and
 - .b The **motor vehicle impound yard** shall be screened from view from any **public street** and any adjacent **lot** where **outside storage** is not permitted by an opaque fence that is at least 2.0 m in **height**.

3.11.G Motor Vehicle Service Station

Where permitted by this By-law, a **motor vehicle service station** shall be in accordance with the following provisions:

- .1 No portion of a gas bar canopy or gas pump shall be located closer than 6.0 m from any **rear lot line** or **interior side lot line** and 15.0 m from any residential, institutional, mixed-use or open space zone.
- .2 No portion of a gas bar canopy or gas pump shall be located closer to the **front lot line** and **exterior lot line** than the principal **building**.
- .3 No underground or above ground storage tanks for fuel shall be permitted in any required **yard** that abuts any residential or mixed-use zone.
- .4 Any gas bar shall also meet the applicable **stacking space** requirements of Section 3.11.B.
- .5 Notwithstanding any other provision of this By-law, no **dwelling unit** shall be permitted on the same **lot** as the **motor vehicle service station**.

3.11.H Outside Display and Sales

Where permitted by this By-law, **outside display and sales** shall be in accordance with the following provisions:

- .1 **Outside display and sales** shall be permitted as an **accessory use** only and there shall be a principal **building** on the **lot**.
- .2 No portion of **outside display and sales** shall be permitted within any required **landscaped strip** or minimum required **landscaped open space**.
- .3 The maximum **height** of an **outside display and sales area** shall be 3.0 m.
- .4 The maximum **lot coverage** of an **outside display and sales area** shall be the lesser (more restrictive) of:
 - .a 10%; or
 - .b 25% of the **gross floor area** of the related principal commercial **use**.
- .5 Section 3.11.H.4 shall not apply to an **outside display and sales area** associated with a **motor vehicle dealership, boat or recreational vehicle sales and service, or garden centre**.

3.11.1 Place of Worship

Where permitted by this By-law, a **place of worship** shall be in accordance with the following provisions:

- .1 Notwithstanding the **lot** and **building** requirements of the applicable **zone**, a **place of worship** shall be in accordance with the requirements in Table 3.11.1.1.
- .2 Where any **lot** and **building** requirements are not specified in Table 3.11.1.1, the requirements of the **zone** shall apply.
- .3 The parking requirements for **places of worship** in accordance with Chapter 4 of this By-law shall apply.
- .4 Notwithstanding the permitted **uses** in Chapters 4-11, a **place of worship** may be permitted in any Mixed Use, Institutional, or Commercial Zone, provided:
 - .a The **lot** is located within a Protected Major Transit Station Area as shown on Schedule F or is located within a Mixed Use Employment Designation, as shown in Brampton Plan;
 - .b The **place of worship** does not exceed 3,000 m²; and
 - .c The **lot** is not located within the Lester B. Pearson International Airport Operating Area Overlay, shown on Schedule I.
- .5 A maximum of one **accessory** residential **dwelling unit** shall be permitted in conjunction with a **place of worship** provided the **lot** and **building** meet the minimum requirements of this section. The residential **dwelling unit** shall be permitted and shall:
 - .a meet the minimum **setbacks** and requirements of the applicable **zone**;
 - .b contain a maximum of 5 guest rooms; and
 - .c provide a minimum of 8 m² of outdoor **landscaped open space** that is exclusively available for use by the resident(s) of the **accessory** residential **dwelling unit**.
- .6 Where abutting any Residential or Park zone, a minimum **landscape strip** with a width of at least 3.0 m shall be provided on any **interior side lot line** and **rear lot line**.

Table 3.11.1.1 – Place of Worship Lot and Building Requirements

Requirement	In Any Residential Zone Where a Place of Worship is Permitted	In Any R3 Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Minimum Lot Area	8,000 m ²	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Lot Width	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Front Yard	4.5 m	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Interior Side Yard	3.0 m	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Exterior Side Yard	3.0 m	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Rear Yard	7.5 m	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Landscaped Strip Width	3.0 m abutting all lot lines	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Maximum and Minimum Height	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Maximum Gross Floor Area	500 m ²	500 m ²	No requirement	No requirement

3.11.J Restaurant Patio

Where permitted by this By-law, a **restaurant patio** shall be in accordance with the following provisions:

- .1 A **restaurant patio** shall be permitted within any portion of any **yard**, provided it is no closer than 3.0 m to any **lot line**.
- .2 Notwithstanding the provisions above, a **restaurant patio** shall be permitted up to 0.0 m of any **front lot line** or **exterior side lot line** in any mixed-use zone.
- .3 Notwithstanding the provisions above, a **restaurant patio** shall not extend beyond the **lot line** onto an abutting **street** without the prior

written consent of the municipality having jurisdiction over the **street**.

- .4 A **restaurant patio** shall be enclosed with a decorative fence that is no less than 1.2 m in **height**.
- .5 No portion of a **restaurant patio** shall be closer than 10.0 m to any R1 or R2 zone or subzone.
- .6 A **restaurant patio** shall not be permitted within any **sight triangle**.

3.11.K Seasonal Garden Centre and Temporary Sales Tent

Where permitted by this By-law, any **seasonal garden centre** and any **temporary sales tent** shall be in accordance with the following provisions:

- .1 The **seasonal garden centre** or **temporary sales tent** shall be prohibited within any required minimum **yard**.
- .2 The **height** of any associated tent or **structure** shall be in accordance with the maximum **height** contained in the **zone** provisions.
- .3 No additional parking shall be required for a **temporary sales tent** or **seasonal garden centre**, provided it operates for no more than 180 days in any calendar year.
- .4 The **seasonal garden centre** or **temporary sales tent** is permitted to be located within any part of a **parking area**, provided it does not result in deficiencies in the required parking provision greater than 10% of the applicable minimum number of **parking spaces**.

Section 3.12: Reserves

- .1 Any **front yard**, **rear yard** or **side yard** that is separated from a **street** by a **reserve** of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that **street** for the purposes of this By-law, except where the context of a specific section requires otherwise.
- .2 Any **reserves** of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required minimum **front yard**, **rear yard** or **side yard** but shall not be considered with respect to meeting any other requirement of this By-law.

Section 3.13: Rooftop Mechanical Equipment

- .1 Any **rooftop mechanical equipment** that is less than 0.5 m in **height** shall not be subject to the maximum **height** requirements of this By-law.
- .2 **Rooftop mechanical equipment** shall not be included in the determination of meeting any minimum height requirement of this By-law.
- .3 Notwithstanding Section 3.13.1, **rooftop mechanical equipment** used to house an elevator or similar structure shall not be subject to the maximum **height** requirements of this By-law, provided the **height** of any **rooftop mechanical equipment** does not exceed 6.0 m.
- .4 Any part of **rooftop mechanical equipment** that exceeds 2.0 m in **height** shall be located at least 4.0 m from the edge of the roof.
- .5 The total coverage of **rooftop mechanical equipment** that exceeds 2.0 m in **height** shall not exceed 35% of the roof area on which the equipment is situated.

Section 3.14: Setbacks from Provincial Highways

- .1 Notwithstanding any other provision of this By-law, the minimum required **setback** for any **building** or **structure** from any Provincial 400-Series Highway right-of-way inclusive of any on-ramps and off-ramps shall be 14.0 m.

Section 3.15: Setbacks from Rail Lines

- .1 The minimum required **setback** for any **building** or **structure** from a **lot line** abutting any **rail main line** shall be 30.0 m.
- .2 The minimum required **setback** for any **building** or **structure** from a **lot line** abutting any **rail spur line** shall be in accordance with the following:
 - .a For any permitted **use** which utilizes the **rail spur line** for loading/unloading, this setback shall be 0.0 m.
 - .b 15.0 m in all other cases.
- .3 For convenience purposes, the **rail main lines** and **rail spur lines** are shown on Appendix A.

Section 3.16: Setbacks from the TransCanada Pipeline Corridor

- .1 The minimum required **setback** for any **building** or **structure** from the edge of the TransCanada pipeline right-of-way shall be 7.0 m.
- .2 The minimum required **setback** for any **parking area** or **loading area** including any associated **parking spaces**, **bicycle parking spaces**, and any associated aisle or **driveway** to the edge of the TransCanada pipeline corridor shall be 7.0 m.
- .3 The **setback** requirements of this section shall apply to all above and below grade **buildings** and **structures**.
- .4 For convenience purposes, the TransCanada pipeline corridor is shown on Appendix B.

Section 3.17: Sight Triangles

- .1 On any **corner lot**, where no **daylight triangle** or **rounding** is provided, a **sight triangle** as defined by this By-law shall be required to be provided and maintained with the minimum dimensions of 5.0 m by 5.0 m measured from the projected **point of intersection** of the **lot lines** abutting the **streets** and by joining those two points, creating a triangular area.
- .2 No landscaping, planting, tree, or any type of **structure** greater than 0.8 m in height shall be permitted within any portion of a required **sight triangle**.
- .3 No part of a **driveway** or **parking area** shall be permitted within a required **sight triangle**.
- .4 No **building setback** shall be required to a **sight triangle** unless otherwise specified in this By-law.

Section 3.18: Through Lots

- .1 One of the **front yards** of a **through lot** shall be designated by the authorized person(s) designated to administer this By-law under Section 1.3 as the **rear yard**.

Section 3.19: Uses, Buildings and Structures Permitted in All Zones

3.19.A Uses, Buildings and Structures Permitted in All Zones

The following **uses**, **buildings** and **structures** shall be permitted in all **zones** and are not subject to the requirements of this By-law:

- .1 A **public use** including an **accessory use** thereto owned or leased by the Corporation of the City of Brampton is permitted in all zone categories and is not subject to requirements and restrictions applicable to any **zone**.
- .2 A **public use** providing emergency health care service or protection, including **accessory uses** thereto, owned or leased by the Region of Peel (including Peel Regional Police) is permitted in all Agricultural, Employment, Institutional, Mixed Use and Commercial zone categories and is subject only to the landscaping and **outside storage** requirements and restrictions applicable to the zone category in which the **use** is located and to the following requirements and restrictions:
 - .a The minimum **yard** (all **yards**) shall be 1.0 m.
 - .b Notwithstanding .a, the minimum **yard** abutting any Residential zone shall be 4.5 m.
- .3 Temporary **uses**, **buildings** and **structures** associated with construction in progress on the same **lot**, provided:
 - .a a building permit has been issued where a building permit is required for the work being undertaken; and
 - .b the **uses**, **buildings** and **structures** associated with construction in progress are temporary and shall be removed at such time as construction activities are finished or have been discontinued for more than 120 days.
- .4 **Conservation uses**.
- .5 Trails, walkways and similar **passive recreation** features and associated **structures**.
- .6 Temporary **uses**, **buildings** or **structures** associated with filming and multimedia content creation.
- .7 Electric vehicle charging structures and associated electrical utilities, excluding any associated **parking space** which shall be subject to the provisions of this By-law.

Note: Certain uses, buildings and structures are allowed in any zone and not subject to the requirements of this By-law. This includes some public uses, certain infrastructure, and other minor structures and features as described in this section.

- .8 **Soft landscaping** landform features and **permeable surfaces**, including but not limited to bioswales, rain gardens and infiltration trenches are permitted in all zones and not subject to the requirements of this By-law.
- .9 Notwithstanding any other provision of this By-law, the requirements of this By-law shall not apply to the **use** of any land, or the **erection** or **use** of any **building** or **structure** by a **public authority** or a private company that is regulated by a **public authority** for the purpose of an **energy generation facility**, **infrastructure**, telecommunications or communication infrastructure, wayside pit, wayside quarry, or any **structure** required for the purpose of flood control or shoreline erosion mitigation, subject to the following provisions:
- .a Other than an electric power transmission line, the size, height, coverage and yard regulations required for the zone in which such land, **building**, **structure**, plant, or equipment is located shall be complied with except for a facility less than 1.0 m² in area and 2.0 m in height, which may be located not less than 3.0 m from a **public street** and 1.5 m from any other property line;
 - .b No goods, material or equipment may be stored in the open in a Residential or Mixed-use Zone or in a **yard** abutting a Residential or a Mixed-use Zone;
 - .c Any parking and loading regulations prescribed for these **uses** shall be complied with;
 - .d Areas not used for parking, **driveways** or storage shall be landscaped; and,
 - .e All electric power facilities of hydro utility providers legally existing on the date of enactment of this By-law shall be deemed to comply with the requirements and restrictions pertaining to the applicable **zone**.

Section 3.20: Waste Storage

- .1 In any **zone**, waste shall be stored within a fully enclosed **building** or within a **waste storage enclosure** or **in-ground waste storage structure** in accordance with the following provisions:
- .a A **waste storage enclosure** shall be screened by a wall or fence, or alternatively waste shall be stored in an **in-ground waste storage structure**.

- .b The **waste storage enclosure** or **in-ground waste storage structure** shall not be permitted in the **front yard** or the required minimum **exterior side yard**.
 - .c The **waste storage enclosure** or **in-ground waste storage structure** shall be located at least 3.0 m from any **interior side lot line** or **rear lot line**.
 - .d No part of a **waste storage enclosure** shall be permitted within any required **landscaped strips**.
 - .e A **waste storage enclosure** or **in-ground waste storage structure** shall be located at least 15.0 m from any **lot line** abutting any Residential, Institutional, Park or Open Space zone.
- .2 Notwithstanding Section 3.20.1, any **restaurant use** shall be required to store waste in a climate-controlled **building** or portion thereof, or within an **in-ground waste storage structure** in accordance with the applicable requirements of Section 3.20.1.

Chapter 4: Parking and Loading Standards

Section 4.1: Parking Space Requirements

4.1.A Parking Ratios

- .1 No **person** shall **erect**, enlarge, or change the **use** of a lot, **building**, or **structure** unless **parking spaces** are provided and maintained in accordance with the minimum and maximum parking space requirements contained in Table 4.1.1.
- .2 This By-law places all lands subject to this By-law into Parking Regulation Areas shown on Schedule G. In accordance with Table 4.1.1, minimum and maximum parking supply requirements are calculated using the ratios listed for the applicable Parking Regulation Area. For the purposes of this By-law, the following nomenclature may be used:
 - .a Parking Regulation Area 1 or PRA1;
 - .b Parking Regulation Area 2 or PRA2; and
 - .c Parking Regulation Area 3 or PRA3.
- .3 Where the calculation of minimum or maximum **parking spaces** in accordance with Section 4.1 and Table 4.1.1 results in a fraction, the required number of **parking spaces** shall be rounded up to the next highest whole number.
- .4 Where there are multiple **uses** on the **lot**, the requirements of Table 4.1.1 shall apply cumulatively to each use on the **lot**.

Note: The requirements of the Parking and Loading section apply to all zones. This includes minimum and maximum parking spaces, as well as requirements for electric vehicle parking, bicycle parking, and loading facilities.

Table 4.1.1 – Minimum and Maximum Parking Space Requirements (see Schedule G for Parking Regulation Areas)

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Residential Uses						
Detached Dwelling						
Lane-Based Townhouse Dwelling	-	-	2 per dwelling unit	-	2 per dwelling unit	-
Linked Dwelling						
Semi-Detached Dwelling						
Street Townhouse Dwelling						
Duplex Dwelling	-	2 per dwelling unit	1 per dwelling unit	-	1.5 per dwelling unit	-
Triplex Dwelling						

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Additional Residential Unit	-	-	0 for the first Additional Residential Unit, 1 for the second Additional Residential Unit	-	0 for the first Additional Residential Unit, 1 for the second Additional Residential Unit	-
Back-to-Back Townhouse Dwelling Cluster Townhouse Dwelling Podium Townhouse Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1.2 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1.2 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
Stacked Back-to-Back Townhouse Dwelling Stacked Townhouse Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1 per dwelling unit plus 0.20 per dwelling unit for visitor parking	-
Fourplex Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1 per dwelling unit	-	1 per dwelling unit plus 1 Visitor Parking space	-
Live-Work Townhouse Dwelling	-	4 per dwelling unit	2 per dwelling unit plus 2 visitor parking spaces per unit	-	2 per dwelling unit plus 2 visitor parking space per unit	-
Lodging House	-	2 per lodging house	2 per lodging house	-	2 per lodging house	-
Single Room Occupancy Housing	-	1 per bedroom	0.20 per bedroom plus 0.04 per bedroom for visitor parking	-	0.25 per bedroom plus 0.05 per bedroom for visitor parking	-
Supportive Housing Residence (Type 1/2)	-	-	2 plus 0.20 per bedroom or guest room	-	2 plus 0.20 per bedroom or guest room	-
Commercial and Employment Uses						
Banquet Hall Commercial Recreation Convention Centre Restaurant	-	10 per 100 m ² of gross floor area	7.5 per 100 m ² of gross floor area	-	10 per 100 m ² of gross floor area	-
Restaurant Patio	-	-	-	-	-	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Boat or Recreational Vehicle Sales and Service						
Motor Vehicle Dealership			5 per 100 m ² of gross floor area , exclusive of vehicle storage and display areas		5 per 100 m ² of gross floor area , exclusive of vehicle storage and display areas	
Motor Vehicle Impound Yard						
Motor Vehicle Repair	-	-		-		-
Motor Vehicle Service Station						
Motor Vehicle Washing Facility						
Artisan Studio						
Broadcasting or Filming Studio						
Building Supply Depot						
Catering Service						
Commercial School						
Commercial Service and Repair						
Convenience Retail						
Data Storage Facility						
Dry Cleaning and Laundry	-	3 per 100 m ² of gross floor area	2.25 per 100 m ² of gross floor area	-	3 per 100 m ² of gross floor area	-
Distribution Station						
Financial Service						
Garden Centre						
Heavy Equipment Sales and Service						
Medical Office or Clinic						
Museum or Art Gallery						
Office						
Organizational Club						
Personal Service Shop						
Pet Day Care						
Retail						
Self Storage Facility						
Transportation Depot	-	0.5 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area	-	0.5 per 100 m ² of gross floor area	-
Warehouse						
Workshop						
Hotel	-	1 per guest room (maximum	0.5 per guest room, plus parking	-	0.5 per guest room, plus parking	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
		parking for other associated uses apply, as stated in this table)	requirement for non-ancillary commercial use		requirement for non-ancillary commercial use	
Theatre	-	4 per 100 m ² of gross floor area	3 per 100 m ² of gross floor area	-	4 per 100 m ² of gross floor area	-
Driving Range Golf Course	-	-	1 per hole/tee plus 3 per 100 m ² of gross floor area for club house or accessory uses	-	1 per hole/tee plus 3 per 100 m ² of gross floor area for club house or accessory uses	-
Child Care Centre Kennel Research and Development Veterinary Clinic	-	2.5 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	-	2.5 per 100 m ² of gross floor area	-
Funeral Home	-	7.5 per 100 m ² of gross floor area	7.5 per 100 m ² of gross floor area	-	7.5 per 100 m ² of gross floor area	-
Health or Fitness Centre	-	5 per 100 m ² of gross floor area	1.5 per 100 m ² of gross floor area	-	2 per 100 m ² of gross floor area	-
Contractor's Establishment Manufacturing or Processing or Assembly Micro Manufacturing Vertical or Indoor Farm	-	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	-	1 per 100 m ² of gross floor area	-
Home Occupation	-	-	-	-	1 per any home occupation receiving clients	-
Energy Generation Facility Hazardous Waste Processing Salvage Yard	-	-	2 per 100 m ² of gross floor area	-	2 per 100 m ² of gross floor area	-
Outdoor Market	-	-	-	-	-	-
Development consisting of 5 or more commercial or		5 per 100 m ² of gross floor area	2.25 per 100 m ² of gross floor area	-	3 per 100 m ² of gross floor area	

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
industrial units on the same lot						
Any other Commercial or Employment Use	-	5 per 100 m ² of gross floor area	2.25 per 100 m ² of gross floor area	-	3 per 100 m ² of gross floor area	-
Community and Institutional Uses						
Community Garden Urban Park	-	-	-	-	-	-
Place of Worship	-	15 per 100 m ² of gross floor area	7.5 per 100 m ² of gross floor area	-	10 per 100 m ² of gross floor area	-
Community Centre Museum or Gallery	-	1 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area	-	1 per 100 m ² of gross floor area	-
Residential Care Home	-	-	0.33 per dwelling unit or bed	-	0.33 per dwelling unit or bed	-
Fairground	-	2 per 100 m ² of fairground area	2 per 100 m ² of fairground area	-	2 per 100 m ² of fairground area	-
Cemetery	-	4 per 1000 m ² of cemetery area	3 per 1000 m ² of cemetery area	-	4 per 1000 m ² of cemetery area	-
Public or Private Elementary School	-	3 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	-	1 per 100 m ² of gross floor area	-
Public or Private Secondary School	-	5 per 100 m ² of gross floor area	1.5 per 100 m ² of gross floor area	-	1.5 per 100 m ² of gross floor area	-
College or University	-	5 per 100 m ² of gross floor area	1.5 per 100 m ² of gross floor area	-	1.5 per 100 m ² of gross floor area	-
Other Community Use	-	1 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area	-	1 per 100 m ² of gross floor area	-

4.1.B Parking Spaces to be Provided on the Same Lot

- .1 The minimum required number of **parking spaces** in accordance with Section 4.1.A shall be provided on the same **lot** as the **use, building or structure** in which the **use** is located.

4.1.C Shared Parking Spaces

- .1 Notwithstanding Table 4.1.1, on any **lot** where **parking spaces** are required to be provided on a **lot** for both residential visitor parking and for **non-residential uses**, the minimum number of total required **parking spaces** for both residential visitor parking and **non-residential uses** shall be the greater of the minimum residential visitor parking requirement or the minimum **parking spaces** required for the **non-residential uses** as required by Table 4.1.1.

Note: Where a mix of uses is provided on the same lot, the shared parking provision allows for fewer parking spaces to be provided, recognizing that they will be shared by different uses at different times of the day.

Section 4.2: General Parking Space and Parking Area Requirements

4.2.A Minimum Parking Space Dimensions

- .1 An angled **parking space** shall be maintained as an unobstructed rectangular area measuring not less than 2.7 m in width and 5.4 m in length.
- .2 A parallel **parking space** shall be an unobstructed rectangular area measuring not less than 2.7 m in width and 6.5 m in length, the long side of which is parallel to the associated **parking aisle**.
- .3 Notwithstanding the provisions above, a **parking space** that is located within a **parking structure** shall be permitted to be partially encroached by a **structure** in accordance with the following provisions:
 - .a The encroachment is a utility box, electric vehicle supply equipment, column, wall, HVAC equipment, fence or similar structure.
 - .b The encroachment does not exceed 1.0 m² in area.
 - .c The **parking space** is designated as a **parking space** that is suitable for compact vehicles within common **parking areas**.
- .4 A required minimum **parking space** shall have a minimum height clearance of 2.0 m.

4.2.B General Parking Aisle and Driveway Requirements

- .1 The minimum distance between any **driveway** and a **point of intersection** of projected **street lines** shall be 6.0 m.

- .2 Every **parking space** shall have access via a **parking aisle** or from a **driveway** that is maintained as an unobstructed area designed to provide access to **parking spaces**.
- .3 Notwithstanding Section 4.2.B.2, **tandem parking** shall be permitted where **parking spaces** are allowed on any **driveway** or in a **private garage**. **Tandem parking** shall only be permitted within a **parking area** including any **parking structure** if the **parking spaces** are legally tied to the same **dwelling unit**.
- .4 Notwithstanding Section 4.2.B.2, up to 50% of required **parking spaces** provided in conjunction with a **motor vehicle repair shop** are permitted to be **tandem parking**.
- .5 The minimum width of a **driveway** providing access to a **parking area** shall be a minimum width of 3.0 m for one-way traffic, and a minimum width of 6.0 m for two-way traffic.
- .6 The minimum width of a **parking aisle** shall be in accordance with Table 4.2.1.

Table 4.2.1 – Minimum Parking Aisle Width

Angle of Parking	Minimum Parking Aisle Width
Up to 50 degrees	4.0 m
50 degrees to 70 degrees	5.5 m
70 degrees and up to and including 90 degrees	6.6 m

4.2.C Landscaped Strips Required in Parking Areas

- .1 Where any **surface parking area** is provided on a **lot** in any **zone**, **landscaped strips** shall be provided as follows:
 - .a Where the **parking area** is located in a **rear yard** or **interior side yard** abutting any Residential, Open Space, Park or Institutional zone, a **landscaped strip** shall be required with a minimum width of 3.0 along the **rear lot line** and **interior side lot line**.
 - .b Where the **parking area** is located in a **yard** abutting a **street**, a **landscaped strip** having a minimum width of 4.5 m shall be provided along the **street line**.

Section 4.3: Parking Structures

- .1 Any portion of an above-grade **parking structure** shall be subject to the **lot** and **building** requirements that are applicable to the main **buildings** on the **lot** and any applicable requirements of the **zone**.
- .2 The minimum **setback** of an underground **parking structure** shall be 0.0 m from any **lot line**. Any vehicular or pedestrian entrance providing access to an underground **parking structure** shall be subject to the **lot** and **building** requirements of the **zone** in which the **parking structure** is located.

Section 4.4: Electric Vehicle Parking Provisions

- .1 **Electric vehicle ready parking spaces** shall be provided in accordance with Table 4.4.1. These requirements shall only apply to new **gross floor area**, new **dwelling units**, and new **buildings** that did not legally **exist** on the date of passing of this By-law.
- .2 Notwithstanding Table 4.4.1, where any **non-residential** development is required to provide 10 **parking spaces** or less, no **electric vehicle charging equipment** shall be required.
- .3 Where the calculation of minimum **electric vehicle parking spaces** in accordance with Section 4.4.1 results in a fraction, the required minimum number of **electric vehicle parking spaces** shall be rounded up to the next highest whole number.

Table 4.4.1 – Minimum Number of Required Electric Vehicle Ready Parking Spaces

Uses and Building Types	Minimum Number of Electric Vehicle Ready Parking Spaces
Back-to-back Townhouse Detached Dwelling Cluster Townhouse Fourplex Dwelling Lane-based Townhouse Linked Dwelling Live-work Townhouse Podium Townhouse Semi-detached Dwelling Triplex Dwelling Stacked Townhouse and Street Townhouse, where there is a private garage associated with the dwelling unit	1.0 of the required resident/occupant parking spaces for each dwelling unit ; and 10% of the total required visitor parking spaces or 1.0 space, whichever is greater.

Uses and Building Types	Minimum Number of Electric Vehicle Ready Parking Spaces
Apartment Dwelling Cluster Townhouse where resident parking is provided in a common parking area including a parking structure , and there are no private garages Fourplex Dwelling Stacked Back-to-Back Townhouse Dwelling Stacked Townhouse Dwelling Triplex Dwelling	20% of the total required resident parking spaces or 1.0 space, whichever is greater; and 10% of the total required visitor parking spaces or 1.0 space, whichever is greater
Any non-residential uses	20% of the total required parking spaces , or 1.0 space, whichever is greater

Section 4.5: Bicycle Parking Requirements

4.5.A Required Number of Bicycle Parking Spaces

- .1 No **person** shall **erect**, enlarge, or change the **use** of a **lot**, **building**, or **structure** unless the number of **bicycle parking spaces** is provided in accordance with Table 4.5.1. These requirements shall only apply to new **gross floor area**, new **dwelling units**, and new **buildings** that did not legally **exist** on the date of passing of this By-law.
- .2 Where the calculation of minimum **bicycle parking spaces** in accordance with Section 4.5.A results in a fraction, the required minimum number of **bicycle parking spaces** shall be rounded up to the next highest whole number.
- .3 Notwithstanding the requirements of Table 4.5.1, development consisting of fewer than 10 **dwelling units** and or less than 1,000 m² of **gross floor area** of **non-residential uses** shall be exempt from providing **bicycle parking spaces**.
- .4 Where there are multiple **uses** on the **lot**, the requirements of Table 4.5.1 shall apply cumulatively to each use on the **lot**.

Table 4.5.1 – Minimum Bicycle Parking Requirements

Use	Minimum Required Bicycle Parking Spaces	
	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
Residential Uses		
Any type of dwelling unit where there is no associated private garage	PRA1 and PRA2: 0.7 per dwelling unit PRA3: 0.4 per dwelling unit	0.1 per dwelling unit
Non-Residential Uses		
Artisan studio Banquet hall Commercial recreation Convention centre Pet day care Financial service Health or fitness centre Hotel Organizational club Personal service shop Restaurant Retail Theatre	PRA1: 0.33 per 100 m ² of gross floor area PRA2 and PRA3: None	0.33 per 100 m ² of gross floor area
College or University	PRA1, PRA2, and PRA3: 0.2 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area
Commercial school Micro manufacturing Manufacturing processing or assembly Research and development Vertical or indoor farm	PRA1: 0.2 per 100 m ² of gross floor area PRA2 and PRA3: None	0.2 per 100 m ² of gross floor area
Community centre Funeral home Library Place of worship Museum or gallery	PRA1: 0.33 per 100 m ² of gross floor area PRA2 and PRA3: None	0.33 per 100 m ² of gross floor area
Hospital	PRA1, PRA2, and PRA3: 0.1 per 100 m ² of gross floor area	0.33 per 100 m ² of gross floor area
Medical Office or Clinic Museum or Art Gallery Office	PRA1: 0.5 per 100 m ² of gross floor area PRA2 and PRA3: None	0.5 per 100 m ² of gross floor area
Public or Private Elementary or Secondary School	PRA1: None PRA2 and PRA3: None	2 per classroom (no requirement shall apply to portable classrooms)
Other uses not listed in this table	No requirement	No requirement

4.5.B Location of Bicycle Parking

- .1 Bicycle parking shall be located on the same **lot** as the **use** for which it is required.
- .2 Required **bicycle parking spaces** shall not be located in a **dwelling unit**, storage locker, or on a **balcony**.
- .3 **Long-term bicycle parking spaces** shall be contained within an enclosed **building** or an enclosed **structure** including a bicycle locker.
- .4 **Short-term bicycle parking spaces** and **long-term bicycle parking spaces** are permitted to be located in any required minimum **yard** but shall not be closer than 0.6 m to any **lot line**.
- .5 **Short-term bicycle parking spaces** shall be accessible by an unobstructed walkway or pathway that is connected to the **public street**.
- .6 Where four or more **short-term bicycle parking spaces** are provided outdoors in any **yard**, each space must contain a parking rack or similar structure that allows the bicycles to be securely attached.

4.5.C Bicycle Parking Space Dimensions

- .1 A maximum of 50% of the required **bicycle parking spaces** shall be permitted to be vertical spaces, and the rest shall be horizontal **bicycle parking spaces**.
- .2 All required **bicycle parking spaces** shall be accessible by an unobstructed aisle with a width of at least 1.5 m.
- .3 The minimum dimensions for **bicycle parking spaces** shall be in accordance with Table 4.5.2.

Table 4.5.2 – Bicycle Parking Space Dimensions

Type of Bicycle Parking Space	Minimum Dimensions	
Horizontal Bicycle Parking Space	Width (m):	0.6
	Length (m):	1.8
	Vertical Clearance (m):	2.0
Vertical Mounted Bicycle Parking Space	Width (m):	0.5
	Length (m):	1.6
	Vertical Clearance (m):	2.0
Stacked Bicycle Parking Space	Vertical Clearance (m):	1.2

Section 4.6: Loading Requirements

- .1 No **person** shall **erect**, enlarge, or change the **use** of a **lot**, **building**, or **structure** unless the number of **loading spaces** is provided in accordance with Table 4.6.1.
- .2 A **loading space** is not required where the **use** is not explicitly listed in Table 4.6.1.
- .3 The minimum dimensions of any Type 1 and Type 2 **loading space** shall be in accordance with the requirements of Table 4.6.2.
- .4 A **loading space** shall be accessible by a **driveway** or **parking aisle** that is at least 6.0 m in width from the **street** or **lane** to the **loading space**.
- .5 No part of a **loading space** shall be permitted in:
 - .a Any **front yard**;
 - .b Any required minimum **yard**; and
 - .c Within any **parking space** or **parking aisle**.
- .6 **Loading spaces** shall be provided on the same **lot** as the associated uses.

Table 4.6.1 –Minimum Loading Space Dimensions

Type of Loading Space	Minimum Width	Minimum Length	Vertical Clearance
Type 1 Loading Space	3.0 m	9.0 m	3.25 m
Type 2 Loading Space	3.5 m	12.0 m	4.25 m

Table 4.6.2 Minimum Loading Space Requirements

Gross Floor Area (m ²) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
Retail, hotel, and restaurant uses:		
Less than 500	-	-
500 to 2,300	1 Type 1 loading space	-
Over 2,300 and up to 7,500	-	1 Type 2 loading space
Over 7,500 and up to 15,000	-	2 Type 2 loading spaces
Over 15,000	-	3 Type 2 loading spaces
Office and medical clinic or office:		
Over 500 and up to 5,000	1 Type 1 loading space	-

Gross Floor Area (m ²) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
Over 5,000	-	1 Type 2 loading space
Residential uses:		
Between 30 and 200 apartment dwelling units in the building	-	1 Type 2 loading space
More than 200 apartment dwelling units in the building	1 Type 1 loading space	1 Type 2 loading space
Manufacturing, assembly, or processing, transportation depot, vertical or indoor farm, or a warehouse use:		
Over 500 and up to 2,000	1 Type 1 loading space	-
Over 2,000	-	1 Type 2 loading space

Chapter 5: Residential Zones

Table 5.1 – List of Residential Zones

Residential Zones	Zone Symbol
Residential Estate	RE
Residential Hamlet	RH
Residential First Density	R1
Residential First Density – Fourplexes	R1A
Residential First Density – Mature Neighbourhood	R1M
Residential Second Density – Townhouses	R2
Residential Second Density – Stacked Townhouses	R2A
Residential Second Density – Greenfield Mixed Density	R2G
Residential Second Density – Mature Neighbourhood	R2M
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M
Residential Third Density – High Rise	R3H

Section 5.1: Requirements for the Residential Zones

5.1.A Permitted Uses

In any Residential zone, no **person** shall use a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 5.1.1.

Key P Permitted Use

Table 5.1.1 – Residential Zone Permitted Uses

Uses	RE	RH	R1, R1M	R1A	R2, R2M	R2A	R2G	R3L	R3M	R3H	Use- Specific Standards
Residential Uses											
Apartment Dwelling								P	P	P	
Additional Residential Units	P	P	P	P	P		P				Section 5.2.C

Uses	RE	RH	R1, R1M	R1A	R2, R2M	R2A	R2G	R3L	R3M	R3H	Use-Specific Standards
Back-to-Back Townhouse Dwelling						P	P				
Back-to-Back Stacked Townhouse Dwelling						P					
Cluster Townhouse Dwelling					P		P				
Detached Dwelling	P	P	P	P			P				
Duplex Dwelling			P	P			P				
Fourplex Dwelling				P		P	P				
Lane-Based Townhouse Dwelling					P		P				
Linked Dwelling			P	P			P				
Podium Townhouse Dwelling									P	P	
Semi-Detached Dwelling			P	P			P				
Single Room Occupancy Housing								P	P	P	
Stacked Townhouse Dwelling						P					
Street Townhouse Dwelling					P		P				
Supportive Housing Residence Type 1	P	P	P	P	P	P	P	P	P	P	Section 5.2.N
Supportive Housing Residence Type 2							P	P	P	P	Section 5.2.N
Triplex Dwelling			P	P	P		P				
Community Uses											
Child Care Centre								P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	Section 3.11.I
Residential Care Home								P	P	P	
Urban Park					P	P	P	P	P	P	
Commercial Uses											
Convenience Retail						P	P	P	P	P	Section 5.2.F
Dry Cleaning and Laundry Distribution Station						P	P	P	P	P	Section 5.2.F
Medical Office or Clinic						P	P	P	P	P	Section 5.2.F
Personal Service Shop						P	P	P	P	P	Section 5.2.F
Restaurant						P	P	P	P	P	Section 5.2.F

Uses	RE	RH	R1, R1M	R1A	R2, R2M	R2A	R2G	R3L	R3M	R3H	Use- Specific Standards
Specified Accessory Uses											
Home Occupation	P	P	P	P	P	P	P	P	P	P	Section 3.11.C

Regulations to Table 5.1.1:

- (1) None.

5.1.B Lot Requirements

Lots, buildings, and structures shall be in accordance with **Table 5.1.2** for all Residential Estate, Residential Hamlet, First Density, and Second Density Zones, and in accordance with **Table 5.1.3** for all Third Density Residential Zones.

Table 5.1.2 – Residential Zone Lot Requirements (RE, RH, R1 and R2 Zones)

	RE	RH	R1	R1A	R1M	R2	R2M	R2A	R2G
Single Detached, Duplex, Triplex, Linked, and other uses not listed below									
Corner Lot Area (min. sq. m.)	1350	1350	225	225	225	-	-	-	225
Interior Lot Area (min. sq. m.)	1350	1350	210	210	210	-	-	-	210
Corner Lot Width (min. m.)	45	30	9.5, and subject to Note 1	9.5, and subject to Note 1	12	-	-	-	9.5
Interior Lot Width (min. m.)	45	30	8.5, and subject to Note 1	8.5, and subject to Note 1	9	-	-	-	8.5
Semi-Detached Dwelling									
Lot Area per semi-detached unit (min. sq. m.)	-	-	170	170	170	-	-	-	170
Corner Lot Width per semi-detached unit (min. m.)	-	-	9.5	9.5	9.5	-	-	-	9.5
Lot Width per semi- detached unit (min. m.)	-	-	6.8	6.8	6.8	-	-	-	6.8
Lane-Based Single or Semi-detached Dwelling									

	RE	RH	R1	R1A	R1M	R2	R2M	R2A	R2G
Corner Lot Area (min. sq. m.)	-	-	225	-	-	-	-	-	225
Interior Lot Area (min. sq. m.)	-	-	210	-	-	-	-	-	210
Interior Lot Width (min. m.)	-	-	7.5	-	-	-	-	-	7.5
Corner Lot Width (min. m.)	-	-	8.5	-	-	-	-	-	8.5
Fourplex Dwelling									
Corner Lot Area (min. sq. m.)	-	-	-	540	-	-	-	450	450
Interior Lot Area (min. sq. m.)	-	-	-	450	-	-	-	360	360
Corner Lot Width (min. m.)	-	-	-	18	-	-	-	15	15
Interior Lot Width (min. m.)	-	-	-	15	-	-	-	12	12
Street Townhouse Dwelling									
Corner Lot Area (min. sq. m.)	-	-	-	-	-	150	150	-	150
Interior Lot Area (min. sq. m.)	-	-	-	-	-	135	135	-	135
Corner Lot Width (min. m.)	-	-	-	-	-	6.5	6.5	-	6.5
Interior Lot Width (min. m.)	-	-	-	-	-	5.5	5.5	-	5.5
Lane-Based Townhouse Dwelling									
Corner Lot Area (min. sq. m.)	-	-	-	-	-	100	100	-	100
Interior Lot Area (min. sq. m.)	-	-	-	-	-	100	100	-	100
Corner Lot Width (min. m.)	-	-	-	-	-	6.0	6.0	-	6.0
Interior Lot Width (min. m.)	-	-	-	-	-	4.5	4.5	-	4.5
Cluster Townhouse Dwelling									
Lot Area per dwelling unit (min. sq. m.)	-	-	-	-	-	135	135	-	135
Lot Width (min. m.)	-	-	-	-	-	24	24	-	24
Dwelling Unit Width (min. m.)	-	-	-	-	-	5.5	5.5	-	5.5
Back-to-Back Townhouse Dwelling									
Lot Area per dwelling unit (min. sq. m.)	-	-	-	-	-	-	-	135	135
Lot Width where units are part of a condominium	-	-	-	-	-	-	-	24	24

	RE	RH	R1	R1A	R1M	R2	R2M	R2A	R2G
development and not on individual parcels (min. m.)									
Dwelling Unit Width (min. m.)	-	-	-	-	-	-	-	6.5 per unit	6.5 per unit
Back-to-Back Stacked and Stacked Townhouse Dwelling									
Lot Area (min. sq. m.)	-	-	-	-	-	-	-	900	-
Dwelling Unit Width where there is an attached Private Garage (min. m.)	-	-	-	-	-	-	-	6.5 per unit	-
Dwelling Unit Width where there is no attached Private Garage (min. m.)	-	-	-	-	-	-	-	4.5 per unit	-
Lot Width (min. m.)	-	-	-	-	-	-	-	24	-

Regulations to Table 5.1.2:

- (1) Where the lot width is shown on Schedule D to this By-law, the minimum lot width shall be in accordance with the zone symbol.

Table 5.1.3 – Residential Zone Lot Requirements (R3 Zones)

	R3L	R3M	R3H
Lot Area for 0 – 4 storeys (min sq. m.)	600	600	600
Lot Area for 5 – 12 storeys (min sq. m.)	-	1200	1200
Lot Area for 13 or more storeys, where abutting any R1 or R2 zone or subzone (min sq. m.)	-	-	3000
Lot Area for 13 or more storeys, all other cases (min sq. m.)	-	-	2500
Lot Width for 0 – 4 storeys (min. m.)	18	18	18
Lot Width for 5 – 12 storeys (min. m.)	-	24	24
Lot Width for 13 or more storeys (min. m.)	-	-	35

Regulations to Table 5.1.3

- (1) None.

5.1.C Building Location

Buildings and structures shall be in accordance with **Table 5.1.4** for all First Density and Second Density Residential Zones, and in accordance with **Table 5.1.5** for all Third Density Residential Zones.

Table 5.1.4 – Residential Zone Building Location Requirements (RE, RH, R1, and R2 Zones)

	RE	RH	R1	R1A	R1M	R2	R2A	R2M	R2G
Single Detached, Duplex, Triplex, Linked, and other uses not listed below									
Front Yard (min. m.)	12	7.5	4.5	4.5	6	3	3	4.5	4.5
Rear Yard – except where abutting an OS or P zone (min. m.)	12	12	7	7	25% of lot depth	6	7	25% of lot depth	7
Rear Yard – abutting an OS or P zone (min. m.)	12	12	6	6	25% of lot depth	6	6	25% of lot depth	6
Exterior Side Yard (min. m.)	7.5	7.5	3	3	6	3	3	4.5	3
Interior Side Yard (min. m.)	7.5	7.5	0.6, and subject to Note (1)	0.6, and subject to Note (1)	1.2, and subject to Note (2)	1.2	1.2	1.2, and subject to Note (2)	0.6, provided the total interior side yards is min. 1.8
Semi-Detached Dwelling									
Front Yard (min. m.)	12	7.5	4.5	4.5	-	-	-	-	4.5
Rear Yard (min. m.)	12	12	7.5	7.5	-	-	-	-	7.5
Exterior Side Yard (min. m.)	7.5	7.5	4.5	4.5	-	-	-	-	4.5
Interior Side Yard where dwelling units are attached (min. m.)	-	-	0	0	-	-	-	-	0
Interior Side Yard otherwise (min. m.)	-	-	0.6, and subject to Note (1)	0.6, and subject to Note (1)	-	-	-	-	0.6, provided total interior side yards is min. 1.8
Lane-Based Single Detached, Semi-Detached Dwellings									

	RE	RH	R1	R1A	R1M	R2	R2A	R2M	R2G
Front Yard (min. m.)	-	-	3	3	-	-	-	-	3
Rear Yard (min. m.) – where there is no attached private garage	-	-	9	9	-	-	-	-	9
Rear Yard (min. m.) – with an attached private garage	-	-	1	1	-	-	-	-	1
Exterior Side Yard (min. m.)	-	-	3	3	-	-	-	-	3
Interior Side Yard where dwelling units are attached (min. m.)	-	-	0	0	-	-	-	-	0
Interior Side Yard in other cases (min. m.)	-	-	0.6, and subject to Note (1)	0.6, and subject to Note (1)	-	-	-	-	0.6
Fourplex Dwelling									
Front Yard (min. m.)	-	-	-	4.5	-	-	4.5	-	4.5
Rear Yard (min. m.)	-	-	-	7.5	-	-	7.5	-	7.5
Exterior Side Yard (min. m.)	-	-	-	4.5	-	-	4.5	-	4.5
Interior Side Yard (min. m.)	-	-	-	1.2	-	-	1.2	-	1.2
Street Townhouse Dwelling									
Front Yard (min. m.)	-	-	-	-	-	3	-	4.5	3
Rear Yard (min. m.)	-	-	-	-	-	6	-	7	6
Exterior Side Yard (min. m.)	-	-	-	-	-	3	-	3	3
Interior Side Yard where units are attached (min. m.)	-	-	-	-	-	0	-	0	0
Interior Side Yard (min. m.)	-	-	-	-	-	1.2	-	1.2	1.2
Lane-Based Townhouse Dwelling									
Front Yard (min. m.)	-	-	-	-	-	3	-	4.5	3
Rear Yard to a dwelling with an attached private garage (min. m.)	-	-	-	-	-	1	-	1	1

	RE	RH	R1	R1A	R1M	R2	R2A	R2M	R2G
Rear Yard to a dwelling with no attached private garage (min. m.)	-	-	-	-	-	9	-	9	9
Exterior Side Yard (min. m.)	-	-	-	-	-	3	-	3	3
Interior Side Yard where units are attached (min. m.)	-	-	-	-	-	0	-	0	0
Interior Side Yard (min. m.)	-	-	-	-	-	1.2	-	1.2	1.2
Cluster Townhouse Dwelling									
Front Yard (min. m.)	-	-	-	-	-	4.5	-	4.5	4.5
Rear Yard (min. m.)	-	-	-	-	-	4.5	-	4.5	4.5
Exterior Side Yard (min. m.)	-	-	-	-	-	3	-	3	3
Interior Side Yard (min. m.)	-	-	-	-	-	1.2	-	1.2	1.2
Separation Between Buildings containing Dwelling Units (min. m.)	-	-	-	-	-	2.4	-	2.4	2.4
Back-to-Back Townhouse Dwelling									
Front Yard (min. m.)	-	-	-	-	-	-	4.5	-	4.5
Rear Yard for units on individual lots where they are attached (min. m.)	-	-	-	-	-	-	0	-	0
Rear Yard for condominium development on one lot (min. m.)	-	-	-	-	-	-	4.5	-	4.5
Exterior Side Yard (min. m.)	-	-	-	-	-	-	3	-	3
Interior Side Yard for units on individual lots where they are attached (min. m.)	-	-	-	-	-	-	0	-	0
Interior Side Yard for units on individual lots in other cases (min. m.)	-	-	-	-	-	-	1.2	-	1.2
Separation Between Buildings containing	-	-	-	-	-	-	2.4	-	2.4

	RE	RH	R1	R1A	R1M	R2	R2A	R2M	R2G
Dwelling Units (min. m.)									
Back-to-Back Stacked and Stacked Townhouse Dwelling									
Front Yard (min. m.)	-	-	-	-	-	-	4.5	-	-
Rear Yard (min. m.)	-	-	-	-	-	-	4.5	-	-
Exterior Side Yard (min. m.)	-	-	-	-	-	-	4.5	-	-
Interior Side Yard (min. m.)	-	-	-	-	-	-	3	-	-

Regulations to Table 5.1.4:

- On any **lot** where the minimum width is shown in the zone symbol on Schedule D and is less than 12.5 m, the minimum **interior side yard** shall be 0.6 m and the total amount of the **interior side yards** shall be at least 1.8 m. Where the minimum **lot width** is shown on Schedule D as being at least 12.5 m and no more than 15.8 m, the **interior side yard** shall be 1.2 m and 0.6 m on any **corner lot** abutting an interior lot. Where the minimum **lot width** is shown on Schedule D as being at least 15.8 m, the minimum **interior side yard** shall be 1.2 m.
- The minimum **interior side yard** shall be 1.2 m, except that where the dwelling **height** is greater than 1 **storey**, the minimum **interior side yard** shall be 1.8 m.

Table 5.1.5 – Residential Zone Building Location Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum Front Yard			
Minimum Front Yard (min. m.)	3	3	3
Minimum Front Yard where there are dwelling units accessible directly from the street (min. m.)	4.5	4.5	4.5
Minimum Exterior Side Yard			
Minimum Exterior Side Yard (min. m.)	3	3	3
Build-to Zone			
Required Build-to Zone in the Front Yard	Minimum front yard up to a maximum depth of 7.5 m from the front lot line	Minimum front yard up to a maximum depth of 7.5 m from the front lot line	Minimum front yard up to a maximum depth of 7.5 m from the front lot line
Required Build-to Zone in the Exterior Side Yard	Minimum exterior side yard up to a maximum depth of 7.5 m from the	Minimum exterior side yard up to a maximum depth of 7.5 m from the	Minimum exterior side yard up to a maximum depth of 7.5 m from the

	R3L	R3M	R3H
	exterior side lot line	exterior side lot line	exterior side lot line
Build-to Zone Percentage			
Min. Length of the Front Lot Line , excluding any required minimum interior side yard	50%	50%	50%
Min. Length of the Exterior Side Lot Line , excluding any required minimum interior side yard	50%	50%	50%
Rear Yard			
Minimum Rear Yard where abutting an R1, R2, RE or RH zone or subzone (min. m.)	7.5	10	10
Minimum Rear Yard where abutting an OS or P zone (min. m.)	6	6	6
Minimum Rear Yard in all other cases (min. m.)	7.5	7.5	7.5
Interior Side Yard			
Minimum Interior Side Yard where adjacent to a Mixed-Use Zone or R3 Zone (min. m.) and where there are no windows	0	0	0
Minimum Interior Side Yard – where abutting any R1, R2, RE or RH zone or subzone and where there are windows (min. m.)	7.5	7.5	7.5
Minimum Interior Side Yard – all other cases (min. m.)	3	3	3
Upper Storey Setbacks and Restrictions			
Rear Lot Line Setback – 5th storey and above, where abutting an OS or P zone (min. m.)	-	6	6
Rear Lot Line Setback and Interior Side Lot Line Setback – above the 12th storey where abutting an R1, R2, RE or RH zone or subzone (min. m.)	-	-	30
Rear Lot Line and Interior Side Lot Line Setback – 5th to 12th storeys in other cases (min. m.)	-	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – 13th to 30th storeys in other cases (min. m.)	-	-	12.5
Rear Lot Line Setback and Interior Side Lot Line Setback – above the 30th storey in other cases (min. m.)	-	-	15

	R3L	R3M	R3H
Maximum Horizontal Length of a Building – 5 th storey and above (m)	-	80	80
Building Separation (see Note 1)			
Minimum Horizontal Separation of Buildings on the Same Lot , 1st to 4th storeys (min. m.)	-	15 (see note 1)	15 (see note 1)
Minimum Horizontal Separation of Buildings on the Same Lot , 5th to 12th storeys (min. m.)	-	20 (see note 1)	20 (see note 1)
Minimum Horizontal Separation of Buildings on the Same Lot , 12th to 30th storeys (min. m.)	-	-	25 (see note 1)
Minimum Horizontal Separation of Buildings on the Same Lot , above the 30th storey (min. m.)	-	-	30 (see note 1)

Regulations to Table 5.1.5:

- (1) Notwithstanding the horizontal separation requirements, no separation shall be required where there are walls without windows, and a 7.5 m separation shall be permitted where a blank wall faces a wall with windows.

5.1.D Building Height and Form

Building height and form shall be in accordance with **Table 5.1.6** for all Residential Estate, Residential Hamlet, First Density and Second Density Residential Zones, and in accordance with **Table 5.1.7** for all Third Density Residential Zones.

Table 5.1.6 – Residential Zone Building Height and Form Requirements (RE, RH, R1, and R2 Zones)

	RE	RH	R1	R1A	R1M	R2	R2A	R2M	R2G
Building Height (max m., max. storeys)	11 m, 3 storeys	8.7 m, 2 storeys	11 m, 3 storeys	11 m, 3 storeys	8.5 m, 2 storeys	11 m, 3 storeys	11 m, 3 storeys	10.6 m, 3 storeys	11.6 m, 3 storeys

Regulations to Table 5.1.6:

- (1) None

Table 5.1.7 – Residential Zone Building Height and Form Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum Building Height within Protected Major Transit Station Areas as shown on Schedule F and where there is frontage on a Primary Urban Boulevard as shown on Schedule K (min m., min storeys)	7.5 m, 2 storeys	13.5 m, 4 storeys	40.5 m, 13 storeys

	R3L	R3M	R3H
Minimum Building Height , other cases (min m.)	7.5 m, 2 storeys	11.0 m, 3 storeys	25.5 m, 8 storeys
Maximum Building Height – where there is frontage on a Primary Urban Boulevard as shown on Schedule K (max. m., max. storeys)	15.0 m, 4 storeys	38.5 m, 12 storeys	91.5 m, 30 storeys
Maximum Building Height – Other Cases	15.0 m, 4 storeys	25.5 m, 8 storeys	61.5 m, 20 storeys
Minimum Floor Space Index within Protected Major Transit Station Areas as shown on Schedule F (min. FSI)	0.25	0.5	2.5
Minimum Ground Floor Height (min. m.)	4.5	4.5	4.5
Building Step Back where facing a street line (min. m.)	-	Section 5.2.S applies	Section 5.2.S applies
Building Step Back for all storeys above the 4 th storey, rear elevations where abutting any R1 or R2 zone or any OS or P zone (min. m.)	-	2.5	2.5
Maximum Floor Plate	-	-	Section 5.2.S applies

Regulations to Table 5.1.7:

(1) None

5.1.E Landscaped Open Space

Landscaped open space shall be in accordance with **Table 5.1.8** for all Residential Estate, Residential Hamlet, First Density and Second Density Residential Zones, and in accordance with **Table 5.1.9** for all Third Density Residential Zones.

Table 5.1.8 – Residential Zone Landscaped Open Space Requirements (RE, RH, R1 and R2 Zones)

	RE	RH	R1	R1A	R1M	R2	R2A	R2M	R2G
Front Yard Landscaped Open Space – all cases except rear lane configuration (min. %)	70	70	25	25	50	25	25	35	25
Front Yard Landscaped Open Space – rear lane configuration (min. %)	-	-	70	-	-	70	-	25	

Regulations to Table 5.1.8:

- (1) None

Table 5.1.9 – Residential Zone Landscaped Open Space Requirements (R3 Zones)

	R3L	R3M	R3H
Landscaped Open Space – in a Protected Major Transit Station Area as shown on Schedule F (min. %)	10	10	10
Landscaped Open Space – outside of any Protected Major Transit Station Area as shown on Schedule F (min. %)	15	15	15
Interior Side Lot Line Landscaped Strips where abutting any R1 or R2 zone or I1 zone (min. width in m.)	3	3	3
Rear Lot Line Landscaped Strips where abutting any R1 or R2 zone or subzone or I1 zone (min. width in m.)	3	3	3

	R3L	R3M	R3H
Surface Parking Area Location	Restricted to the rear yard only	Restricted to the rear yard only	Restricted to the rear yard only

Regulations to Table 5.1.9:

- (1) None

Section 5.2: General Regulations for Residential Zones

5.2.A Above Grade Entrances

- .1 An at or above grade door located on a side wall of a **single detached, semi-detached, or townhouse dwelling** shall only be permitted when:
- .a the **side yard** within which the door is located has a minimum width of 1.2 m extending from the **front wall** of the **dwelling** up to and including the door; or
 - .b the **side yard** within which the door is located has a minimum width of 1.2 m extending from the rear wall of the **dwelling** up to and including the door, provided that a continuous **side yard** width of not less than 1.2 m is provided on the opposite side of the **dwelling**.
- .2 Any steps or landings for a side entrance shall have a minimum **setback** of 0.9 m to an **interior side lot line** or the required **interior side yard setback**, whichever is less.

5.2.B Accessory Buildings and Structures in Residential Zones

In any Residential Zone, **accessory buildings** and **structures** excluding **detached private garages** or **carports**, **detached additional residential units** (**garden suites**), and **swimming pool enclosures** shall be subject to the following provisions:

- .1 A maximum of 2 **accessory buildings** shall be permitted on a **lot**.
- .2 Any **accessory building** or **structure** that is **attached** to the main **dwelling** shall not be subject to the provisions of this subsection but shall be subject to the **yard** and **setback** requirements in the applicable **zone**.
- .3 An **accessory building** or **structure** is prohibited to be constructed in any part of the **front yard**, the required minimum **exterior side**

yard, or in the minimum required **interior side yard** specified in the applicable **zone**.

- .4 An **accessory building** or **structure** shall be subject to the following minimum **setback** requirements:
- .a Where the **accessory building** or **structure** is located in the **rear yard**, it shall be located at least 0.6 m from all **lot lines**.
 - .b Where the **accessory building** or **structure** is located in the **interior side yard**, it shall be located at least 3.0 m behind the **front wall** of the main **building**.
 - .c Notwithstanding the requirements above, the minimum **setback** for an **accessory building** or **structure** in the **rear yard** shall be 1.2 m from the closest **lot** in any RE or RH zone.
- .5 **Habitable space** shall be prohibited within any **accessory building** or **structure** except where specifically allowed by this By-law.
- .6 No **accessory building** or **structure** shall be constructed upon any easement.
- .7 A **Quonset hut**, **intermodal shipping container** or transport trailer shall not be used as an **accessory building** or **structure** in any Residential zone.
- .8 The maximum **height** of an **accessory building** or **structure** in any Residential Zone shall be in accordance with Table 5.2.A.1.

Table 5.2.A.1 – Maximum Height for Accessory Buildings and Structures in any Residential Zone

Zone	Maximum Height
Any Residential zone, except Residential Estate	3.0 m
Residential Estate zone	4.0 m

- .9 Notwithstanding Table 5.2.A.1, one open-sided shade structure, gazebo or pergola shall be permitted on a **deck**, **porch** or **balcony**, provided that:
- .a the **height** of the open-sided shade **structure**, gazebo or pergola does not exceed 3.0 metres in **height** when measured from the walking surface of the **deck**, **porch** or **balcony**;
 - .b the **structure** is open to the air and not screened within at least 40% of the perimeter of the **structure**;
 - .c the **structure** is no greater than 10 m² in area.

- .10 The **gross floor area** of **accessory buildings** and **structures** on a **lot** in any Residential Zone shall be subject to the requirements of Table 5.2.A.2. These requirements shall not apply to any **garden suite** or detached **private garage**.

Table 5.2.A.2 – Maximum Gross Floor Area for Accessory Buildings and Structure in any Residential Zone

Zone	Maximum Gross Floor Area Per Accessory Building	Maximum Combined Gross Floor Area for All Accessory Buildings on the Lot
All Residential Zones, except a Residential Estate Zone	15.0 m ²	20.0 m ²
Residential Estate Zone	23.0 m ²	40.0 m ²
Residential Three Zones	No requirement	No requirement

5.2.C Additional Residential Unit

Where permitted by this By-law, **additional residential units** shall be in accordance with the following provisions:

- .1 An **additional residential unit** shall only be permitted on the same **lot** as a principal **detached dwelling**, **linked dwelling**, a **semi-detached dwelling**, or a **townhouse dwelling** where the principal **dwelling** is contained on an individual **lot**.
- .2 A maximum of 2 **additional residential units** are permitted per residential **lot** which may include either:
- .a One **attached additional residential unit** and one **garden suite** in accordance with the requirements of this Section; or
 - .b Two **attached additional residential units**.
- .3 An **additional residential unit** shall not be permitted within or on the same **lot** as a **lodging house** or **supportive housing residence**.
- .4 A **lot** containing any **additional residential unit** shall have a maximum of one **driveway**, including a **semi-circular driveway** connected between two access points.
- .5 An **additional residential unit** shall not be permitted within a Natural System Zone or Open Space Zone or otherwise as prohibited by this By-law.
- .6 In addition to the parking required for the principal **dwelling unit**, one additional **parking space** shall be provided on **lots** containing more than one **additional residential unit** and all required **parking spaces** shall be located on the same **lot**.

- .7 No additional **parking space** is required for a **lot** containing only one **additional residential unit**.
- .8 Notwithstanding the provisions of Section 4.2, each **parking space** on a residential **lot** used in conjunction with an **additional residential unit** shall be not less than 2.6 metres in width and 5.4 metres in length.
- .9 **Tandem parking** spaces shall be permitted.
- .10 An **additional residential unit** shall be subject to the applicable Registration By-law.
- .11 The following requirements shall apply to **attached additional residential units**:
- .a Where the principal entrance to an **attached additional residential unit** is provided through a door located in the **side yard** or **rear yard**, the following shall apply:
 - .i An unobstructed pedestrian path of travel having a minimum width of 1.2 m shall be provided along any portion of the **yard** extending from the **front wall** of the **building** to the door used as the principal entrance to an attached **additional residential unit** unless the principal entrance to the **attached additional residential unit** has direct unobstructed access having a minimum width of 1.2 m from a **public street** or private **lane** at the rear of the property.
 - .ii A minimum landing area or **landscaped deck** of 0.9 m by 0.9 m shall be provided in front of the door and shall be unobstructed and used for entry into the unit.
 - .b An above grade side door meeting the minimum 1.2 m path of travel requirement used as the principal entrance to an **attached additional residential unit** may be accessed by a landing or **landscaped deck** less than 0.6 m above ground level. Steps shall be provided at both the front and rear of the landing as may be necessary to provide pedestrian access from the **front yard** to the **rear yard**.
- .12 Any entrance or secondary egress to/from an **additional residential unit** shall not be located within a **swimming pool** enclosure.
- .13 A **garden suite** shall also be in accordance with the following requirements:
- .a A **garden suite** shall only be permitted in the **rear yard** or **interior side yard** of a **lot** containing a principal **dwelling**.

- .b The **gross floor area** shall not exceed 100 m² where the **garden suite** is in conjunction with a **detached dwelling**, and 50 m² in all other cases.
- .c The minimum **rear yard setback** shall be 1.2 m, except that 3.0 m shall be required for any portion of the **building** that is above 3.0 m in **height**.
- .d The minimum **interior side yard setback** shall be 1.2 m, except that 3.0 m shall be required for any portion of the **building** that is above 3.0 m in **height**.
- .e The minimum separation distance between any wall of the **garden suite** and any **main wall** of the principal **dwelling** shall be 4.0 m.
- .f The **height** of a **garden suite** shall not exceed:
 - .i 7.5 m or the **height** of the principal **building**, whichever is less, on a **lot** in a Residential Hamlet, or Residential Estate zone; and
 - .ii 6.0 metres or the height of the principal **building**, whichever is less, on a **lot** with a **detached dwelling**, and 4.5 m on a **lot** with a **townhouse** or **semi-detached dwelling**.
- .g A **garden suite** shall be permitted above a **detached garage** including a rear **lane** garage, provided:
 - .i The overall **height** of the **building** containing the **detached garage** and **garden suite** does not exceed 7.5 m or the **height** of the principal **dwelling**, whichever is less.
 - .ii There are no windows, other than **clerestory windows**, facing adjacent residential **lots** within 3.0 m of the **interior side lot line** or **rear lot line**.
 - .iii A minimum **interior side yard setback** of 0.0 m shall be permitted where the **garden suite** is attached to another **additional residential unit** on a common vertical wall above a **private garage** that is **attached** to another **private garage** on a separate **lot**.
 - .iv The **detached garage** and **garden suite** shall be accessed by a door on the **ground floor** and interior stairs leading to the garden suite. Access stairs exterior to the garage shall not be permitted.

- .h Further encroachments into the required minimum **rear yard** set out in subsection 5.2.C.13.c or into the **building** separation distance set out in subsection 5.2.C.13.e shall be permitted for a **garden suite** as follows:
 - .i Maximum 0.6 m to a maximum width of 3.0 m for a window bay / boxed-out window without foundation;
 - .ii Maximum 0.5 m for eaves, cornices, gutters, chimneys, pilasters or parapets; and
 - .iii Maximum 0.9 m for an open sided, roofed **porch** or **deck**.
- .i **Balconies** and roof top patios including any **deck** or similar **structure** above a garage or a **garden suite** shall not be permitted.
- .j A minimum 1.2 m wide unobstructed pedestrian path of travel shall be provided along any portion of the **yard** extending from the **front wall** of the principal **dwelling** to the main entrance of the **garden suite**, unless the **garden suite** has direct unobstructed access having a minimum width of 1.2 m from a **public street** or private **lane** at the rear of the property. The path of travel shall also not cross into or be obstructed by a **swimming pool** enclosure or any other **accessory structure**.
- .k A **garden suite** is permitted within an **intermodal shipping container** that has been converted to a habitable **dwelling unit**.

5.2.D Attached Private Garage and Carport Requirements

The following provisions are applicable to any **attached private garage** and **carport**, and are not applicable to a **parking area** or **parking structure**:

- .1 The requirements of this section shall only apply to **attached private garages** and **carports**. An **attached private garage** shall be subject to the requirements of the zone and this section, whichever is more restrictive.
- .2 Where a **private garage** or **carport** is **attached** to a **dwelling unit**, it shall not be considered an **accessory building** and shall be subject to the requirements of the applicable **zone** and any other requirements of this By-law applicable to **attached private garages** or **carports**.

- .3 A garage door or **carport** opening shall be **setback** from any **street** line at least 6.0 m.
- .4 A garage door or **carport** opening shall have a maximum clearance height of 4.0 m.
- .5 The garage door opening shall be located at least 1.0 m further from the **street line** than the **main wall** of the principal **dwelling**.
- .6 On any **lot** with a width less than 12.0 m, the maximum width of any **attached private garage** shall be 60% of the width of the associated **dwelling**, except that in no case shall an **attached private garage** be required to be less than 3.1 m in width.
- .7 On any **lot** with a width equal to or greater than 12.0 m, the maximum width of any **attached private garage** shall be 50% of the width of the associated principal **dwelling**.
- .8 For **dwelling**s that are 6.0 m or less in width, the interior space of an **attached private garage** shall have a rectangular area not less than 2.9 m by 6.1 m with no more than a two-step encroachment into the minimum length wise and a one step encroachment into the minimum width wise.
- .9 For **dwelling**s that are greater than 6.0 m in width, the interior space of an **attached private garage** shall have a rectangular area not less than 3.1 m by 6.1 m with no more than a two-step encroachment length wise and a one step encroachment width wise.
- .10 No parking shall be permitted on any part of a **lot** except within a **parking space**.

5.2.E Below Grade Stairs and Windows

- .1 For any **detached, semi-detached, duplex, townhouse dwelling** or **triplex dwelling**, exterior stairways constructed below the **established grade** shall not be located in a required **side yard** or **front yard**.
- .2 Notwithstanding section 5.2.E.1, for a **detached dwelling**, with or without an **additional residential unit**, exterior stairways constructed below the **established grade** shall be permitted in a required **interior side yard**, provided that a continuous **side yard** width of not less than 1.2 m is provided on the opposite side of the **dwelling** and a minimum setback of 0.3 m to the below grade stairway is maintained.

- .3 A below grade window shall not be permitted where the **interior side yard** is less than 1.2 metres.

5.2.F Commercial Uses in the Residential Zones

- .1 Other than a **home occupation**, any permitted commercial **uses** in the Residential zones in accordance with Section 5.1.A shall be in accordance with the following:
- .a Each unit does not exceed 200 m² in **gross floor area**;
 - .b Commercial **uses** are located within the **ground floor** only;
and
 - .c The total combined **gross floor area** shall not exceed 10% of the **gross floor area** of the residential **uses**, whichever is less.
- .2 Permitted commercial **uses** shall not include any **drive-through** facility, **restaurant patio**, **outside display and sales**, or **outside storage**.

5.2.G Common Amenity Area Requirements

- .1 **Common amenity area(s)** shall be provided for any **apartment dwelling units, cluster townhouse dwelling, stacked townhouse dwelling units, podium townhouse dwelling, back-to-back townhouse dwelling** and **stacked back-to-back townhouse dwelling** in accordance with this Section.
- .2 The minimum **common amenity area** requirement shall be 5.0 m² per **dwelling unit**. Notwithstanding Section 5.2.G.1, a proposed development consisting of less than new 8 **dwelling units** on a **lot** shall not be required to provide **common amenity area**.
- .3 The required minimum **common amenity area** shall be located on the same **lot** as the associated **dwelling units**.
- .4 The minimum **common amenity area** shall include at least one contiguous outdoor area of a minimum 50 m² of amenity area with a minimum width of at least 5.0 m.
- .5 The minimum common contiguous outdoor amenity area required by Section 5.2.G.4 shall be located at grade.
- .6 Private amenity areas and spaces including private **balconies** and other areas accessed by individual units shall not be included in the calculation of **common amenity area** requirements.

5.2.H Detached Private Garages or Carports

- .1 A maximum of one **detached private garage** or **carport** shall be permitted on any **lot** in a Residential zone.
- .2 A **detached private garage** or **carport** shall only be permitted where there is no **attached private garage** or **carport**.
- .3 A **detached private garage** shall not be permitted in any part of the **front yard**.
- .4 A **detached private garage** shall not be permitted in the required minimum **exterior side yard**.
- .5 A **detached private garage** or **carport** shall be located no closer than 1.0 m to the main **building** on the **lot**.
- .6 A **detached private garage** shall be located at least 1.0 m further from the **street line** than the **main wall** of the **principal dwelling**.
- .7 The maximum **gross floor area** of a **detached private garage** or **carport** in a Residential zone, exclusive of any permitted **additional residential unit**, shall be the lesser (more restrictive) of:
 - .a 80.0 m²; or
 - .b 15% of the **lot area**.
- .8 The interior dimensions of a **detached private garage** or **carport** shall have a minimum rectangular area of 2.9 m by 5.5 m.
- .9 The maximum **height** of a **detached private garage** or **carport** is 4.5 m. This shall exclude any portion of the **building** that is associated with a permitted **additional residential unit**.
- .10 A **detached private garage** or **carport** shall be located no closer than 0.6 m to any **interior side lot line** and 0.6 m from any **rear lot line**.
- .11 Notwithstanding 5.2.H.10, a **detached private garage** or **carport** shall be permitted to be **attached** to a **detached private garage** or **carport** on an abutting **lot** in any Residential zone. Where this is the case, the **detached private garage** or **carport** shall be permitted to have a minimum **interior side yard setback** or minimum **rear yard setback** of 0.0 m where applicable to permit the attachment, provided they share one common wall along the common **lot line** and are constructed as one **building**.
- .12 The opening of a **detached private garage** shall be located at least 6.0 m from the **exterior side lot line** or **front lot line** from which it

receives access. This shall not apply to a **detached private garage** accessed by a rear **lane**.

- .13 A **Quonset hut, intermodal shipping container** or transport trailer shall not be used as a **detached garage** or **carport** in any Residential Zone.

5.2.1 Driveway Requirements for the Residential Zones

- .1 The applicable requirements of Section 4.2.B shall also apply to **driveways** in Residential zones, in addition to the requirements of this section.
- .2 Where **parking spaces** are required or provided on an individual **lot** located in the Driveway Regulation Area shown on Schedule H in any Residential zone except in any R3 zone, the following requirements shall apply:
- .a For **lots** with a **lot width** less than 17.0, the maximum **driveway** width shall be 6.0 m.
 - .b For **lots** with a **lot width** equal to or greater than 17.0 m, the maximum **driveway** width shall be 8.5 m.
 - .c For **lots** with a **detached rear yard** garage, the maximum **driveway** width shall be 3.0 m.
 - .d Notwithstanding these requirements, a **driveway** may be wider than the requirements above, provided all of the following is met:
 - .i The width of the **driveway** does not exceed the width of the garage door;
 - .ii The **driveway** is tapered such that the width does not exceed the width stated in .a and .b (as applicable) at any point beyond 6.0 m from the garage door or **carport** opening; and
 - .iii The **driveway** does not exceed 50% of the area of the **yard** in which the **driveway** is located.
- .3 Where **parking spaces** are required or provided on an individual **lot** on a residential zone except within an R3, RE or RH zone, and not subject to section 5.2.1.2 above, a **driveway** shall have a minimum width of 3.0 m and a maximum width of:
- .a 4.9 m on **lots** having a **lot width** less than 8.23 m;

- .b 5.5 m on **lots** having a **lot width** equal to and greater than 8.23 m but less than 9.14 m;
 - .c 7.0 m on **lots** having a **lot width** equal to and greater than 9.14 metres but less than 15.24 metres;
 - .d 7.32 metres, or the width of the garage, whichever is greater, on **lots** having a **lot width** equal to and greater than 15.24 metres but less than 18.3 metres;
 - .e 9.14 metres, or the width of the garage, whichever is greater, on **lots** having a **lot width** equal to and greater than 18.3 metres;
 - .f 6.71 metres, or the width of the garage, whichever is greater, for driveways on the **exterior side lot line** on any **lot**; and
 - .g and in no case shall the Residential Driveway intersect with the side **lot lines** of the **lot** projected towards the **street**.
- .4 Where **parking spaces** are required or provided on a lot in any RE or RH zone, the following restrictions shall apply:
- .a the minimum width of a **driveway** shall be 3.0 metres; and
 - .b the width of the **driveway** shall not exceed 50 percent of the **lot width**.
- .5 A walkway or path of travel shall be permitted to be part of the **driveway** and shall be subject to the maximum **driveway** width requirements of this section. Notwithstanding this, a walkway or path of travel that is located no closer than 1.0 from the edge of the **driveway** shall be permitted and not subject to the maximum **driveway** width, provided that the area between the **driveway** and path of travel shall be **landscaped open space** and shall not be used for parking.
- .6 For the purposes of this By-law, **driveway width** shall be measured perpendicular to the intended path of travel along the **driveway** and the requirements for minimum and maximum width shall extend uniformly across the entire length of the **driveway**. A walkway or path of travel shall be permitted to be part of the **driveway** and is included in the maximum **driveway** width.
- .7 Notwithstanding the requirements of this section, **driveways** in any R2 or R3 zone providing access to a common **parking area** and not an individual **dwelling unit** shall be in accordance with the applicable requirements of Section 4.2.

- .8 A **driveway** shall be directly provided from the **street line** to the **private garage** entrance or **parking space**, except where a **hammerhead** or a **semi-circular driveway** are provided and permitted in accordance with this section.
- .9 **Landscaped open space** shall be provided and maintained in accordance with the following:
- .a A **landscaped open space** area with a minimum width of 0.6 m shall be provided abutting both **interior side lot lines** (or **rear lot line** where the **driveway** is provided from the **exterior side lot line**) on a **lot**. Notwithstanding, where the **interior side lot lines** converge towards the **street**, less than 0.6 m may be provided within 3.0 m of the **front lot line**.
 - .b Notwithstanding .a, only one such area shall be required for a **semi-detached dwelling**.
 - .c A **landscaped open space** area at a minimum width of 3.0 m abutting the **front lot line** and **exterior lot line** where any permitted **hammerhead** is located.
- .10 A **hammerhead** shall only be permitted on a **lot** provided that:
- .a The **lot** has a minimum **lot width** of 15.0 m.
 - .b The **lot** has a minimum **lot depth** of 45.0 m.
 - .c The maximum width of the **hammerhead** is 3.7 m, measured perpendicular to the intended path of travel on the **hammerhead**.
 - .d The **hammerhead** does not extend further than 4.5 m from the **driveway**, measured along the path of travel on the **hammerhead** to the edge of the **driveway**.
 - .e The **hammerhead** is located no closer than 3.0 m from any **front lot line** and **exterior side lot line**.
- .11 A maximum of one **driveway** entrance is permitted per **lot**, except that a **semi-circular driveway** connecting two **driveway** entrances here a shall be permitted, provided that:
- .a The **lot** has a minimum **lot width** of at least 21.0 m.
 - .b The access points shall only be located from one **street line**.
 - .c The **driveway** coverage does not exceed 50% of the applicable **yard**.

- .d The width of the driveway measured perpendicular to the intended path of travel along the **driveway** does not exceed 8.5 m.
- .e The minimum separation between the two **driveway** entrances shall be 6.0 m.

5.2.J Fences and Privacy Screens

- .1 In any Residential zone, a fence shall be subject to the following maximum **height** requirements:
 - .a A maximum of 1.2 m in **height** in any part of the **front yard**;
 - .b A maximum of 2.2 m in **height** in any other **yard**;
 - .c Notwithstanding provision .b above, a maximum of 2.5 m where the **lot line** abuts a Commercial, Mixed Use, Institutional, or Employment Zone;
 - .d Fences shall also be subject to the requirements of Section 3.17 for **sight triangles**.
- .2 Notwithstanding the restrictions of clause .1 above, a **privacy screen** shall be permitted on any **porch, deck, balcony, landscaped deck** or patio subject to the following:
 - .a a **privacy screen** shall not exceed a maximum height of 2.0 m measured from the walking surface of the **deck, porch or balcony, landscaped deck** or patio;
 - .b an individual side or segment of screening shall not project more than 2 metres from the wall of the **dwelling** or the depth of the walking platform to which it is affixed, whichever is less, and
 - .c a **privacy screen** affixed to a **landscaped deck** shall have a minimum setback of 0.6 metres from any **lot line**.

5.2.K Holding (H) Provision for Development of 4-10 Dwelling Units on a Lot in any Residential Zone

- .1 In any Residential zone, any development consisting of more than 4 **dwelling units** and up to 10 **dwelling units** on any individual **lot** and not subject to a Site Plan approval process shall be deemed to be subject to a Holding (H) symbol, which shall not be removed in accordance with Section 36 of the Planning Act until such time as the following matters are addressed to the satisfaction of the Commissioner or designate:

- .a A grading and drainage plan has been approved by the administrator of this By-law or their designate;
- .b A concept plan showing suitable access and demonstrating compliance with City development standards;
- .c A landscape and tree preservation plan has been approved by the administrator of this By-law or their designate; and
- .d All other City by-laws and the requirements of this By-law are complied with for the proposed development.

5.2.L Oversized Motor Vehicles in Residential Zones

- .1 An **oversized motor vehicle** shall not be parked in any part of an **exterior side yard** or **front yard**, including any **driveway** therein, except in accordance with the requirements of this section.
- .2 The temporary parking of a maximum of 1 **oversized motor vehicle** is permitted within a **driveway** in a residential zone where parking is permitted, provided:
 - .a The **oversized motor vehicle** does not utilize a minimum required **parking space** or obstruct access to a required **parking space**; and
 - .b The **oversized motor vehicle** is a maximum of 7 m in length and does not exceed 2.7 m in height.

5.2.M Setbacks where Dwellings are Attached

- .1 Notwithstanding any requirement of this By-law, where **dwelling units** are **attached** as may be permitted by this By-law, no **setback** shall be required for the **dwelling units** or a **private garage** along the common **lot line** where there is a common wall. The applicable **setback** in the **zone** shall apply where there is no common wall.
- .2 The requirements for **accessory buildings** and **structures** shall continue to apply as required by this By-law, except that an unenclosed **deck** is permitted to encroach to 0 m for that portion of the **lot line** where the **dwelling units** are **attached**. Where a **deck** is provided along the common **lot line**, a **privacy screen** or opaque fence shall be provided along the **lot line** to a height of at least 1.8 m above the **deck's** elevation.

5.2.N Supportive Housing Residence Type 1 and Type 2

Where permitted by this By-law, a **supportive housing residence type 1** or **supportive housing residence type 2** shall be in accordance with the following provisions:

- .1 A **supportive housing residence type 1** or **supportive housing residence type 2** shall be located in a **dwelling unit**, including an individual **dwelling unit** within a **building** consisting of a combination of residential and **non-residential uses**.
- .2 Where not located within a mixed-use **building** as referred to in provision .1 above, a **supportive housing residence type 1** or **supportive housing residence type 2** shall occupy the entire **dwelling**.
- .3 A **supportive housing residence type 1** or **supportive housing residence type 2** shall not be permitted in a **dwelling** that contains **additional residential unit(s)**.

5.2.O Swimming Pools and Recreation Facilities

Swimming pools other **recreation facilities** shall be in accordance with the following provisions:

- .1 An uncovered **swimming pool** or uncovered **recreational facility** shall be permitted only within the **rear yard**, **interior side yard** or **exterior side yard** of a **lot**.
- .2 A **swimming pool** or **recreational facility** shall be located no closer than 3.0 m to the **exterior side lot line** and 1.2 m to any other **lot line**.
- .3 An uncovered **swimming pool** or **recreational facility** shall be located no closer than 1.2 m to any **easement**.
- .4 The **setback** provisions of this subsection shall be measured to the nearest part of the edge of the **structure** containing water or the edge of any part of the **recreational facility** that is used for the recreational purpose, and shall not include any accessory **patio**, **deck** or **landscaping**.
- .5 A **building** or **structure** that covers a **swimming pool** may be located only in the **side yard** or **rear yard** of a **lot**, provided that it is:
 - .a no closer than 1.2 metres to a **side lot line** or a **rear lot line**;
 - .b no closer to a **street** than the required minimum **front yard** depth or the minimum **exterior side yard** width for the main **building**;

- .c no greater than 23 m² in **gross floor area** and 4 metres in **height** on a **lot** in a RE Zone or on a **lot** in an A zone where the **lot area** is 2 hectares or less; and
- .d no greater than 15 m² **gross floor area** and 3 metres in **height** on a **lot** in all other Residential Zones.

5.2.P Temporary Tents, Garage and Yard Sales

A **temporary tent** or a garage sale or yard sale use shall be in accordance with the following provisions:

- .1 A garage or yard sale shall be permitted on a temporary basis in any Residential zone, in accordance with the following provisions:
 - .a The **use** is carried out for no more than 4 consecutive days and no more than 7 days within any calendar year.
 - .b The use is permitted within any part of the **front yard**, the **exterior side yard** or within any **attached private garage**.
 - .c The **use** is located no closer than 0.6 m to any **lot line**.
- .2 A **temporary tent** shall be permitted in any residential zone, provided:
 - .a The minimum **lot width** is at least 9.0 m and the minimum **rear yard** depth is at least 7.5 m.
 - .b The **temporary tent** is only permitted within the **rear yard**.
 - .c The **temporary tent** is no closer than 1.0 m to any **lot line**.
 - .d The **temporary tent** is used for no more than 3 consecutive days and no more than 7 days within any calendar year.

5.2.Q Townhouses

All **townhouse** typologies shall be in accordance with the following requirements:

- .1 Any **townhouse dwelling** with a private **rear yard** shall have direct pedestrian access from the **front yard** to the **rear yard**, without having to pass through a **habitable room**.
- .2 There shall be a maximum of 8 attached principal **street townhouses** and **cluster townhouses** in one row per **building**, excluding any permitted **additional residential units**.

5.2.R Trailers and Recreational Vehicles in Residential Zones

- .1 Except as permitted in this section, a **person** shall not park or store a **travel trailer** or **recreational vehicle** or any other type of trailer, in

any part of an **exterior side yard** or in the **front yard**, including any part of the **driveway** therein, of any **lot** in a residential zone.

- .2 **Recreational vehicles** and **travel trailers** are permitted to be parked, stored in any part of a **private garage** provided the minimum required parking is maintained.
- .3 A maximum of one **recreational vehicle** not exceeding 7.0 m in length and 2.7 m in **height** is permitted to be stored on the **lot** in any part of the **rear yard** or in the **interior side yard**, but not closer than 0.6 m to the **rear lot line** and no closer than 1.8 m to the **interior side lot line**.
- .4 A maximum of one **recreational vehicle** is permitted to be temporarily stored on any part of a **driveway**, or up to two **recreational vehicles** that are set upon a trailer that is designed to transport the **recreational vehicles**, provided:
 - .a The length of the **recreational vehicle** or trailer does not exceed 7.0 m in length, 3.0 m in width and 2.7 m in **height**, except that where the **driveway** is at least 20.0 m in length, the length of the **recreational vehicle** or trailer is permitted to be a maximum of 12.0 m and the **height** is permitted to be a maximum 3.0 m.
 - .b The **recreational vehicle** or trailer is not parked or stored on the **driveway** for more than a total of 90 days in any calendar year.
 - .c The **recreational vehicle** or trailer is not parked or stored for more than 45 consecutive calendar days.
 - .d The **recreational vehicle** or trailer does not use a minimum required **parking space**, obstruct access to a required **parking space**, and does not extend into the public right-of-way.

5.2.S Upper Storey Building Step Back and Maximum Floor Plate Requirements

- .1 In the R3M zone, a minimum **building step back** of 2.5 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:
 - .a A minimum of 2 **storeys**; and

- .b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent street right-of-way, or 6 **storeys**. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.
- .2 In the R3H zone, a minimum **building step back** of 3.0 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:
 - .a A minimum of 3 **storeys**; and
 - .b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent street right-of-way, or 6 **storeys**. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.
- .3 A maximum **floor plate** requirement of 800 m² shall apply to any portion of a **building** that is above the 12th **storey**.

5.2.T Waste Storage – Townhouses

- .1 Notwithstanding any other provision of this By-law, for any **street townhouse dwelling** with a **private attached garage**, a covered garbage enclosure shall be permitted to encroach into the minimum **front yard** by 1.5 m. On a **corner lot**, this enclosure is permitted to encroach into the minimum required **exterior side yard** by 1.5 m.

Chapter 6: Commercial Zones

Table 6.1 – List of Commercial Zones

Commercial Zones	Zone Symbol
Local Commercial	LC
General Commercial	GC
Highway Commercial	HC
Office Commercial	OC
Recreational Commercial	RC

Section 6.1: Requirements for the Commercial Zones

6.1.A Permitted Uses

In any Commercial Zone, no **person** shall use a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 6.1.1.

Key P Permitted Use

Table 6.1.1 – Permitted Uses in Commercial Zones

Uses	LC	GC	HC	OC	RC	Use-Specific Standards
Commercial Uses						
Artisan Studio	P	P	P		P	See Note 1 (LC Zone)
Banquet Hall			P			
Boat or Recreational Vehicle Sales and Service		P	P			
Catering Service	P	P	P			
Commercial Campsite					P	
Commercial Parking Lot or Garage	P	P	P		P	
Commercial Recreation		P			P	
Commercial School	P	P	P			
Commercial Service and Repair		P	P			
Convenience Retail Store	P	P	P		P	
Courier or Taxi Service		P	P			

Uses	LC	GC	HC	OC	RC	Use-Specific Standards
Driving Range					P	
Dry Cleaning and Laundry Distribution Station	P	P	P			
Financial Service	P	P		P		See Note 1 (LC Zone)
Funeral Home		P				
Garden Centre		P	P			
Golf Course					P	
Health or Fitness Centre	P	P				
Hotel			P			
Micro Manufacturing		P	P		P	Section 3.11.E
Motor Vehicle Dealership		P	P			
Motor Vehicle Repair		P	P			
Motor Vehicle Service Station		P	P			Section 3.11.G
Motor Vehicle Washing Facility		P	P			Section 3.11.B
Museum or Gallery	P	P				
Office		P		P		
Organizational Club		P	P			
Outdoor Market	P	P				
Personal Service Shop	P	P				See Note 1 (LC Zone)
Pet Day Care	P	P				
Restaurant	P	P	P			See Note 1 (LC Zone)
Retail	P	P				See Note 1 (LC Zone)
Self Storage Facility			P			
Theatre		P				
Veterinary Clinic	P	P	P			
Community and Other Uses						
Child Care Centre	P	P	P		P	
Community Garden	P					Section 3.11.A
Conservation Use	P	P	P	P	P	

Uses	LC	GC	HC	OC	RC	Use-Specific Standards
Medical Office or Clinic	P	P	P	P		
Place of Worship	P	P	P			Section 3.11.I
Supportive Group Home Residence Type 2		P	P			Section 6.2.D
Transit Station	P	P	P	P	P	
Urban Park	P	P	P	P	P	
Specified Accessory Uses						
Drive-Through		P	P			Section 3.11.B
Outside Display and Sales	P	P	P			Section 3.11.H
Restaurant Patio	P	P	P		P	Section 3.11.J
Seasonal Garden Centre or Sales Tent		P	P		P	Section 3.11.K

Regulations to Table 6.1.1:

- 1) The size of this use is limited in the LC zone in accordance with Section 6.2.C.

6.1.B Lot Requirements

Table 6.1.2 – Commercial Zone Lot Requirements

	LC	GC	HC	OC	RC
Lot Area (min. sq. m.)	900	900	2000	2000	2000
Lot Width (min. m.)	20	20	30	30	30

6.1.C Building Location

Table 6.1.3 – Commercial Zone Building Location

	LC	GC	HC	OC	RC
Front Yard (min. m.)	3	3	4.5	3	7.5
Rear Yard, where abutting any Residential or Institutional zone (min. m.)	9	9	15	9	9
Rear Yard, all other cases (min. m.)	6	6	6	6	10
Exterior Side Yard (min. m.)	4.5	3	6	4.5	7.5
Interior Side Yard, where abutting any Residential or Institutional Zone (min. m.)	9	9	9	9	9

	LC	GC	HC	OC	RC
Interior Side Yard , all other cases (min. m.)	3	3	3	3	3
Build-to Zone, Build-to Zone Percentage, and Surface Parking Restrictions	Restricted by Section 6.2.B	Restricted by Section 6.2.B	-	Restricted by Section 6.2.B	-

Regulations to Table 6.1.3:

- (1) None.

6.1.D Building Height and Form

Table 6.1.4 – Commercial Zone Building Height and Form

	LC	GC	HC	OC	RC
Building Height (max. m. and max. storeys)	11 m, 3 storeys	11 m, 3 storeys	11 m, 3 storeys	11 m, 3 storeys	8.5 m, 2 storeys

Regulations to Table 6.1.4:

- (1) None.

6.1.E Site and Landscaping

Table 6.1.5 – Commercial Zone Site and Landscaping

	LC	GC	HC	OC	RC
Landscaped Open Space (min. %)	15	15	15	20	25
Front Lot Line Landscaped Strips (min. m.)	1.5	1.5	3	1.5	-
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	1.5	3	-	-
Interior Side Lot Line Landscaped Strips , where abutting a Residential, Mixed-Use, Institutional, Park or Open Space Zone (min. m.)	3	3	3	-	-
Rear Lot Line Landscaped Strips , where abutting a Residential, Mixed-Use, Institutional, Park or Open Space Zone (min. m.)	3	3	3	-	-

Regulations to Table 6.1.5:

- (1) None.

Section 6.2: General Regulations for Commercial Zones

6.2.A Accessory Buildings and Structures

- .1 **Accessory buildings and structures** in commercial zones shall be in accordance with Section 3.1.B.

6.2.B Build-to Zone and Surface Parking Requirements (LC, GC, and OC Zones)

- .1 In any LC, GC or OC Zone, **buildings and surface parking** shall be in accordance with the following provisions:
- .a A **build-to zone** shall be required, defined as the minimum required **front yard** of the **zone** and to depth of 7.5 m from the minimum **front yard setback**.
 - .b The minimum **build-to zone percentage** shall be 50% of the length of the **front line**, excluding the width of any required minimum **interior side yard**.
 - .c **Surface parking** shall only be permitted in the **rear yard** and **interior side yard**.
 - .d **Landscaped strips** associated with **surface parking** areas shall be in accordance with Section 4.2.C.

6.2.C Restriction on Unit Size in the LC Zone

- .1 Any **retail, restaurant, artisan studio, financial service, or personal service use** shall be limited to 1,500 m² per store or unit in the LC Zone.

6.2.D Supportive Housing Residence Type 2

- .1 Where permitted by this By-law, a **supportive housing residence type 2** shall be in accordance with the following provisions:
- .a A **supportive housing residence type 2** shall be located in a **dwelling unit**, including a single **dwelling unit** within a **building** consisting of a combination of residential and **non-residential uses**.
 - .b Where not located within a mixed use **building** as referred to in provision .1 above, a **supportive housing residence type 2 use** shall occupy the entire **dwelling**.

Chapter 7: Mixed-Use Zones

Table 7.1 - List of Mixed-Use Zones

Mixed-Use Zones	Zone Symbol
Mixed-Use Low Rise	ML
Mixed-Use Low Rise – Office	MLO
Mixed-Use Mid Rise	MM
Mixed-Use Mid Rise – Office	MMO
Mixed-Use High Rise	MH
Mixed-Use High Rise – Office	MHO

Section 7.1: Requirements for the Mixed-Use Zones

7.1.A Permitted Uses

In any Mixed-Use Zone, no **person** shall **use** a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 7.1.1.

Key P Permitted Use

Table 7.1.1 – Permitted Uses in Mixed-Use Zones

Uses	ML	MM	MH	MLO, MMO, MHO	Use-Specific Standards
Residential					
Apartment Dwelling	P	P	P	P	
Live-Work Townhouse Dwelling	P	P	P	P	
Podium Townhouse Dwelling	P	P	P	P	
Single Room Occupancy Housing	P	P	P	P	
Supportive Housing Residence Type 1	P	P	P	P	Section 7.2.H
Supportive Housing Residence Type 2	P	P	P	P	Section 7.2.H
Civic and Institutional					
Child Care Centre	P	P	P	P	
College or University				P	
Community Centre	P	P	P		

Uses	ML	MM	MH	MLO, MMO, MHO	Use-Specific Standards
Elementary or Secondary School	P	P	P	P	
Medical Office or Clinic	P	P	P	P	
Public Park	P	P	P	P	
Place of Worship	P	P	P	P	Section 3.11.I
Residential Care Home	P	P	P	P	
Urban Park	P	P	P	P	
Commercial					
Banquet Hall		P	P	P	
Catering Service	P	P	P	P	
Commercial Recreation		P	P	P	
Commercial School	P	P	P	P	
Commercial Service and Repair	P	P	P	P	
Convenience Retail	P	P	P	P	
Convention Centre		P	P	P	
Dry Cleaning and Laundry Distribution Station	P	P	P	P	
Financial Service	P	P	P	P	
Funeral Home		P	P	P	
Health or Fitness Centre	P	P	P	P	
Hotel		P	P	P	
Micro Manufacturing	P	P	P	P	Section 3.11.E
Museum or Gallery	P	P	P	P	
Organizational Club		P	P	P	
Outdoor Market	P	P	P	P	
Personal Service Shop	P	P	P	P	
Pet Day Care	P	P	P	P	
Restaurant	P	P	P	P	
Retail	P	P	P	P	

Uses	ML	MM	MH	MLO, MMO, MHO	Use-Specific Standards
Theatre		P	P	P	
Transit Station	P	P	P	P	
Veterinary Clinic	P	P	P	P	
Business Uses					
Artisan Studio	P	P	P	P	
Broadcasting or Filming Studio				P	
Data Storage Facility				P	
Manufacturing, Processing or Assembly				P	
Medical Laboratory				P	
Office	P	P	P	P	
Research and Development				P	
Specified Accessory Uses					
Home Occupation	P	P	P	P	Section 3.11.C
Outside Display and Sales	P	P	P	P	Section 3.11.H
Restaurant Patio	P	P	P	P	Section 3.11.J

Regulations to Table 7.1.1:

(1) None.

7.1.B Lot Requirements

Table 7.1.2 – Mixed-Use Zone Lot Requirements

	ML, MLO	MM, MMO	MH, MHO
All Permitted Uses, Except as Specified Below			
Lot Area for 0 – 4 storeys (min sq. m.)	600	600	600
Lot Area for 5 – 12 storeys (min sq. m.)	1200	1200	1200
Lot Area for 13 or more storeys, where abutting any R1 or R2 zone or subzone (min sq. m.)	3000	3000	3000
Lot Area for 13 or more storeys, all other cases (min sq. m.)	2500	2500	2500

	ML, MLO	MM, MMO	MH, MHO
Lot Width for 0 – 4 storeys (min. m.)	18	18	18
Lot Width for 5 – 12 storeys (min. m.)	24	24	24
Lot Width for 13 or more storeys (min. m.)	35	35	35
Live-Work Townhouse Dwellings on Individual Lots			
Lot Area (min. sq. m.)	100	-	-
Interior Lot Width (min. m.)	6	-	-
Corner Lot Width (min. m.)	9	-	-

Regulations to Table 7.1.2:

(1) None.

7.1.C Building Location

Table 7.1.3 – Mixed-Use Zone Building Location

	ML, MLO	MM, MMO	MH, MHO
Minimum Front Yard			
Minimum Front Yard (min. m.)	3	3	3
Minimum Front Yard where there are dwelling units accessible directly from the street (min. m.)	4.5	4.5	4.5
Minimum Exterior Side Yard			
Minimum Exterior Side Yard (min. m.)	3	3	3
Build-to Zone			
Front Yard Build-to Zone	Minimum front yard up to a maximum depth of 7.5 m from the front lot line	Minimum front yard up to a maximum depth of 7.5 m from the front lot line	Minimum front yard up to a maximum depth of 7.5 m from the front lot line
Exterior Side Yard Build-to Zone	Minimum exterior side yard up to a maximum depth of 7.5 m from the exterior side lot line	Minimum exterior side yard up to a maximum depth of 7.5 m from the exterior side lot line	Minimum exterior side yard up to a maximum depth of 7.5 m from the exterior side lot line
Build-to Zone Percentage			
Length of the Front Lot Line , excluding any required minimum interior side yard (min.)	50%	60%	70%

	ML, MLO	MM, MMO	MH, MHO
Length of the Exterior Side Lot Line , excluding any required minimum interior side yard (min.)	50%	60%	70%
Rear Yard			
Minimum Rear Yard where abutting an R1, R2, RE or RH zone (min. m.)	7.5	10	10
Minimum Rear Yard where abutting an OS or P zone (min. m.)	6	6	6
Minimum Rear Yard in all other cases (min. m.)	7.5	7.5	7.5
Other Requirements	Refer Section 7.2.G	Refer Section 7.2.G	Refer Section 7.2.G
Interior Side Yard			
Minimum Interior Side Yard where adjacent to a Mixed-Use Zone or R3 Zone – where there are no windows (min. m.)	0	0	0
Minimum Interior Side Yard – where abutting any R1, R2, RE, or RH zone or subzone and where there are windows (min. m.)	7.5	7.5	7.5
Minimum Interior Side Yard – all other cases (min. m.)	3	3	3
Upper Storey Setbacks and Restrictions			
Rear Lot Line Setback – 5th storey and above, where abutting an OS or P zone (min. m.)	-	6	6
Rear Lot Line Setback and Interior Side Lot Line Setback – above the 12th storey where abutting an R1, R2, RE or RH zone or subzone (min. m.)	-	-	30
Rear Lot Line and Interior Side Lot Line Setback – 5th to 12th storeys in other cases (min. m.)	N/A	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – 13th to 30th storeys in other cases (min. m.)	-	-	12.5
Rear Lot Line Setback and Interior Side Lot Line Setback	-	-	15

	ML, MLO	MM, MMO	MH, MHO
– above the 30th storey in other cases (min. m.)			
Maximum Horizontal Length of a Building – 5 th storey and above (m)	-	80	80
Building Separation (See Note 1)			
Minimum Horizontal Separation of Buildings on the Same Lot , 1st to 4th storeys (min. m.)	-	15 (see note 1)	15 (see note 1)
Minimum Horizontal Separation of Buildings on the Same Lot , 5th to 12th storeys (min. m.)	-	20 (see note 1)	20 (see note 1)
Minimum Horizontal Separation of Buildings on the Same Lot , 12th to 30th storeys (min. m.)	-	-	25 (see note 1)
Minimum Horizontal Separation of Buildings on the Same Lot , above the 30th storey (min. m.)	-	-	30 (see note 1)

Regulations to Table 7.1.3:

- (1) Notwithstanding the horizontal separation requirements, no separation shall be required where there are walls without windows, and a 7.5 m separation shall be permitted where a blank wall faces a wall with windows.

7.1.D Building Height and Form

Table 7.1.4 – Mixed-Use Zone Building Height and Form

	ML, MLO	MM, MMO	MH, MHO
Minimum Building Height within Protected Major Transit Station Areas as shown on Schedule F and where there is frontage on a Primary Urban Boulevard as shown on Schedule K (min m., min storeys)	7.5 m, 2 storeys	13.5 m, 4 storeys	40.5 m, 13 storeys
Minimum Building Height in all Other Cases (min m., min storeys)	7.5 m, 2 storeys	11 m, 3 storeys	25.5 m, 8 storeys
Maximum Building Height – where this frontage on a Primary Urban Boulevard as shown on Schedule K (max. m., max. storeys)	15 m, 4 storeys	38.5 m, 12 storeys	91.5 m, 30 storeys

	ML, MLO	MM, MMO	MH, MHO
Minimum Floor Space Index within Protected Major Transit Station Areas as shown on Schedule F (min. FSI)	0.25	0.5	2.5
Minimum Ground Floor Height (min. m.)	4.5	4.5	4.5
Building Step Back where facing a street line (min. m.)	No requirement	Section 7.2.1.1 applies	Section 7.2.1.2 applies
Building Step Back for all storeys above the 4 th storey , rear elevations where abutting any R1 or R2 zone or any OS or P zone (min. m.)	No requirement	2.5	2.5
Maximum Floor Plate	No requirement	No requirement	Section 7.2.1.3 applies

Regulations to Table 7.1.4:

(1) None.

7.1.E Site and Landscaping

Table 7.1.5 – Mixed-Use Zone Site and Landscaping

	ML, MLO	MM, MLO	MH, MHO
Parking Area Location	Restricted by Section 7.2.D	Restricted by Section 7.2.D	Restricted by Section 7.2.D
Interior Side Lot Line Landscaped Strips where abutting any R1 or R2 zone or subzone or I1 zone (min. width in m.)	3	3	3
Rear Lot Line Landscaped Strips where abutting any R1 or R2 zone or subzone or I1 zone (min. width in m.)	3	3	3
Minimum Landscaped Open Space (%)	10%	10%	10%

Regulations to Table 7.1.5

(1) None.

Section 7.2: General Regulations for Mixed-Use Zones

7.2.A Accessory Buildings and Structures

In Mixed-Use Zones, the following provisions shall apply to any **accessory buildings** or **structures**:

- .1 The requirements of Section 3.1.B shall apply to **accessory buildings** and **structures** in the Mixed-Use Zones.

7.2.B Active Use Frontage Requirements

In the Mixed-Use Zones, the following provisions shall apply with respect to the permitted **uses**:

- .1 Where a lot is shown on Schedule E to be subject to the Active Use Frontage Requirements, **non-residential uses** are required to be located in the **ground floor** of the **building** as follows:
 - .a Where the 75% Active Frontage Requirement is shown, **non-residential uses** shall occupy at least 75% of the **building's** frontage where it faces the **street line** shown.
 - .b Where the 50% Active Frontage Requirement is shown, **non-residential uses** shall occupy at least 50% of the **building's** frontage where it faces the **street line** shown.
 - .c Where any Active Frontage Requirement is shown, the wall of the **ground floor** that is facing the **street line** shown shall incorporate a minimum **glazing** of 50% of the surface area of the **ground floor** wall.

7.2.C Common Amenity Area Requirements

- .1 Minimum **common amenity areas** shall be required for dwelling units in any Mixed-Use Zone in accordance with the provisions of Section 5.2.G.
- .2 Minimum **common amenity areas** shall not be located in any part of the **rear yard** in any Mixed-Use Zone.

7.2.D Parking Area and Garage Restrictions

In the Mixed-Use Zones, the following provisions shall apply to any **parking areas**:

- .1 **Surface parking** areas shall only be permitted in the **rear yard**.

- .2 Above-ground **parking structures** in any mixed-use zone shall not be located within 15.0 m of the **street line** of any **Boulevard** or **Corridor**, as shown on Schedule K to this By-law.
- .3 Above-ground **parking structures** in any mixed-use zone shall be integrated within a principal **building** and shall not be permitted as a stand-alone **structure**.
- .4 **Private garages** for **dwelling units** are prohibited to face a **public street** in any Mixed Use Zone and **private garages** only be permitted in a rear **lane** configuration.

7.2.E Restriction on the Combination of Certain Uses with Residential Uses

- .1 Notwithstanding the permitted uses in the Mixed-Use Zones, the following **uses** shall not be permitted to be combined with residential **uses** in the same **building**:
 - .a **Manufacturing, Processing or Assembly;**
 - .b **Medical Laboratory;** and
 - .c **Veterinary clinic.**

7.2.F Restriction on Permitted Uses in the Mixed-Use Low, Mid, and High-Rise Office Zones (MLO, MMO, MHO)

In any Mixed-Use Low Rise Office, Mixed-Use Mid Rise Office, or Mixed-Use High Rise Office Zone, the following provisions shall apply with respect to permitted **uses**:

- .1 Residential **uses**, **places of worship**, and **residential care homes** shall be permitted but only if the combined **gross floor area** dedicated to **office uses** is 15% or more of the total **gross floor area** of the **building**.

Note: The proposed minimum requirement for office uses is subject to further review through an ongoing separate study. The value of 15% may be updated to be in the order of 10-25% in the final Zoning By-law.

7.2.G Rear Yard Setback (North side of Queen Street)

On lands zoned Mixed Use and located on the north side of Queen Street and located between Hansen Road and Highway 410, the following requirements shall apply:

- .1 A minimum 18.0 m **rear yard setback** shall be required from any R1M zone boundary to any **building** or **structure**.

7.2.H Supportive Housing Residences

- .1 The requirements of Section 5.2.N shall apply to **Supportive Housing Residence Type 1** and **Supportive Housing Residence Type 2**.

7.2.I Upper Storey Building Step Back and Maximum Floor Plate Requirements

- .1 In the MM and MMO zones, a minimum **building step back** of 2.5 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:
 - .a A minimum of 2 **storeys**; and
 - .b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent **street** right-of-way, or 6 storeys. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.
- .2 In the MH and MHO zones, a minimum **building step back** of 3.0 m shall be required where a **building** is facing a **street line**, applicable to any portion of the **building** that is above the **podium**. For the purposes of this requirement, the minimum and maximum **height** of the **podium** shall be:
 - .a A minimum of 3 **storeys**; and
 - .b The maximum **podium height** shall be the lesser of a maximum of 80% of the width of the adjacent **street** right-of-way, or 6 **storeys**. Where the **lot** abuts multiple **streets**, the larger **street** right-of-way shall be applicable for the purposes of identifying the maximum **podium height**.
- .3 A maximum **floor plate** requirement of 800 m² shall apply to any portion of a **building** that is above the 12th **storey**.

Chapter 8: Employment Zones

Table 8.1 – List of Employment Zones

Employment Zones	Zone Symbol
General Employment	GE
Prestige Employment	PE

Section 8.1: Requirements for the Employment Zones

8.1.A Permitted Uses

In any Employment Zone, no **person** shall use a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 8.1.1.

Key P Permitted Use

Table 8.1.1 – Permitted Uses in Employment Zones

Uses	GE	PE	Use-Specific Standards
Artisan Studio	P	P	
Broadcasting or Filming Studio	P	P	
Building Supply Depot	P		
Catering Service	P	P	
Commercial Motor Vehicle School	P		
Commercial School	P	P	
Commercial Service and Repair	P	P	
Contractor's Establishment	P	P	
Courier or Taxi Service	P		
Crematorium	P		
Data Storage Facility	P	P	
Dry Cleaning and Laundry Establishment	P	P	
Emergency Services	P	P	
Energy Generation Facility	P		

Uses	GE	PE	Use-Specific Standards
Hazardous Waste Processing	P		Section 8.2.E
Hazardous Waste Transfer Use	P		Section 8.2.F
Heavy Equipment Sales and Service	P		
Manufacturing, Processing or Assembly	P	P	
Medical Laboratory	P	P	
Micro Manufacturing		P	Section 3.11.E
Motor Vehicle Impound Yard	P		
Motor Vehicle Repair	P		
Non-Hazardous Solid Waste Processing	P		
Power Generation (Fuel Combustion) Use	P		Section 8.2.F
Research and Development	P	P	
Self Storage Facility	P	P	
Thermal Degradation (Energy from Waste) Use	P		Section 8.2.E
Thermal Degradation (Hazardous Waste) Use	P		Section 8.2.E
Thermal Degradation (Non-Energy Producing) Use	P		Section 8.2.E
Transit Station	P	P	
Transportation Depot	P		
Vertical or Indoor Farm	P	P	
Veterinary Clinic	P	P	
Warehouse	P	P	
Waste Processing Station	P		Section 8.2.E
Waste Transfer Station	P		Section 8.2.E
Workshop	P	P	
Specified Accessory and Ancillary Uses			
Accessory Office	P	P	Section 8.2.B
Ancillary Restaurant	P	P	Section 8.2.C
Ancillary Retail	P	P	Section 8.2.C
Outside Display and Sales	P	P	Section 3.11.H

Uses	GE	PE	Use-Specific Standards
Outside Storage	P		Section 8.2.G

Regulations to Table 8.1.1:

- (1) None

8.1.B Lot Requirements

Table 8.1.2 – Employment Zone Lot Requirements

	GE	PE
Lot Area (min. sq. m.)	900	1200
Lot Width (min. m.)	18	18

Regulations to Table 8.1.2:

- (1) None

8.1.C Building Location

Table 8.1.3 – Employment Zone Building Location

	GE	PE
Front Yard (min. m.)	4.5	3
Rear Yard (min. m.)	7	7
Rear Yard where abutting any Residential or Mixed Use Zone	Greater of: 15 m; or, the height of the building	9
Rear Yard where abutting another Employment Zone	6	6
Exterior Side Yard (min. m.)	3	3
Interior Side Yard (min. m.)	3	3
Interior Side Yard where abutting any Residential or Mixed Use Zone (min. m.)	Greater of: 15 m, or the height of the building	9

Regulations to Table 8.1.3:

- (1) None.

8.1.D Building Height

Table 8.1.4 – Employment Zone Building Height

	GE	PE
Maximum Building Height (max. m., max. storeys)	No requirement	No requirement in metres, max 3 storeys

Regulations to Table 8.1.4:

- (1) None.

8.1.E Site and Landscaping

Table 8.1.5 – Employment Zone Site and Landscaping

	GE	PE
Landscaped Open Space (min. %)	10	15
Front Lot Line Landscaped Strips (min. m.)	1.5	3
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	3
Interior Side Lot Line Landscaped Strips where abutting a Residential, Institutional or Open Space zone (min. width in m.)	3	3
Rear Lot Line Landscaped Strips where abutting a Residential, Institutional or Open Space zone (min. width in m.)	3	3
Surface Parking Location	Restricted by Section 8.2.D	Restricted by Section 8.2.D

Regulations to Table 8.1.5:

- (1) None

Section 8.2: General Regulations for Employment Zones

8.2.A Accessory Buildings and Structures

- .1 **Accessory buildings and structures** shall be in accordance with Section 3.1.B.

8.2.B Accessory Office Uses in the Employment Zones

- .1 In any Employment zone, the maximum **gross floor area** of an **accessory office** shall be 15% of the **gross floor area** of the associated principal employment **use**.
- .2 Notwithstanding section 8.2.B.1, where the associated principal employment **use** is primarily conducted outdoors, the maximum **gross floor area** of an **accessory office** shall be 100 m².

8.2.C Ancillary Retail and Restaurant Uses in the Employment Zones

- .1 Any goods, material, equipment, food or other items that are sold, leased, rented, or displayed in an **ancillary retail** or **restaurant use** in the Employment zones shall be produced by the associated employment **use** and shall be located on the same **lot**.
- .2 In the Employment zones, the maximum **gross floor area** of **ancillary retail and restaurant uses** on the lot shall be 15% of the associated principal employment **use**.

8.2.D Build-to Zone and Surface Parking Requirements in the Employment Zones

- .1 In any Employment zone, **buildings** and **surface parking** areas shall be in accordance with the following provisions:
 - .a A **build-to zone** shall be required, defined as the minimum required **front yard** of the **zone** and extending to depth of 10.0 m from the minimum **front yard setback**.
 - .b The minimum **build-to zone percentage** shall be 50% of the length of the **front line**, excluding the width of any required minimum **interior side yard(s)**.
 - .c **Surface parking** shall only be permitted in the **rear yard** and **interior side yard**.
 - .d A maximum of one **parking aisle** shall be permitted between the **front lot line** and the portion of the **building** that is subject to the **build-to zone requirement**.

- .2 Notwithstanding Section 8.2.D.1, in the GE zone, **buildings** and **surface parking areas** that were legally **existing** on the date of adoption of this By-law shall be permitted to expand or be altered provided that the **parking area** is not further expanded into any part of the **front yard** or **exterior side yard** and provided the **use** is permitted.
- .3 **Landscaped strips** associated with any **surface parking** areas shall be in accordance with Section 4.2.C.
- .4 **Contractor's establishments, transportation depots, and motor vehicle impound yards** shall not be subject to the requirements of Section 8.2.D.1.

8.2.E Hazardous Waste Processing and Thermal Degradation

Where permitted by this By-law, a **hazardous waste processing** or a **thermal degradation use** shall be in accordance with the following provisions:

- .1 This **use** shall not be permitted within 1000 m of any Residential, Mixed-Use, Park, or Institutional Zone.

8.2.F Hazardous Waste Transfer and Power Generation (Fuel Combustion) Use

A **hazardous waste transfer use** and **power generation (fuel combustion) use** shall be in accordance with the following provisions:

- .1 The **use** shall not be permitted within 300 m of any Residential, Mixed-Use, Park, or Institutional Zone.

8.2.G Outside Storage

Where permitted by this By-law, **outside storage** shall be in accordance with the following provisions:

- .1 **Outside storage** shall be permitted as an **accessory use** to a principal **use** only.
- .2 **Outside storage** shall not be permitted within any **front yard** or **exterior side yard**.
- .3 **Outside storage** shall not be permitted within 90 m of any **Boulevard**, as shown on Schedule K to this By-law. This **setback** shall be measured from any **lot line** abutting the **street** identified as a **Boulevard**.
- .4 **Outside storage** shall not be permitted within any **yard** that abuts any Residential or Mixed-Use zone.

- .5 **Outside storage** shall be no closer than 1.2 m from any **lot line** where abutting another General Employment Zone. Where abutting any other **zone**, the setback of **outside storage** shall be equal to the height of the **outside storage**, or 1.2 m, whichever is greater.
- .6 The **height** of **outside storage** shall not exceed the lesser of 11.0 m or the **height** of the **main building**.
- .7 **Outside storage** shall be screened from view from a **street** by opaque landscaping, an opaque fence, berm, or wall where the **outside storage** abuts a **street**, or along any **lot line** where the **outside storage** is adjacent to any **zone** other than a **zone** in which **outside storage** is also permitted. The screening shall have a minimum **height** of 1.8 m.

8.2.H Waste Transfer Station, Waste Processing Station

Where permitted by this By-law, a **waste transfer station** or **waste processing station** shall be in accordance with the following provisions:

- .1 Notwithstanding the permitted **uses** of the zone, **outside storage** is only permitted to be in the form of enclosed bins or containers and in accordance with the provisions of this By-law for **outside storage**.
- .2 The **use** shall not be permitted within 300 m of any Residential, Mixed-Use, Park, or Institutional Zone.

Chapter 9: Institutional Zones

Table 9.1 – List of Institutional Zones

Institutional Zones	Zone Symbol
General Institutional	I1
Major Institutional	I2

Section 9.1: Requirements for Institutional Zones

9.1.A Permitted Uses

In any Institutional Zone, no **person** shall **use** a **lot**, or **erect**, alter or **use** a building or **structure** for any purpose except for the uses permitted in accordance with Table 9.1.1.

Key P Permitted Use

Table 9.1.1 – Permitted Uses in Institutional Zones

Uses	I1	I2	Use-Specific Standards
Child Care Centre	P	P	
College or University		P	
Community Centre	P	P	
Community Garden	P	P	Section 3.11.A
Elementary or Secondary School	P	P	
Emergency Services	P	P	
Fairground		P	
Hospital		P	
Library	P	P	
Medical Office or Clinic	P	P	
Museum or Gallery		P	
Office		P	
Organizational Club	P	P	
Outdoor Market	P	P	
Place of Worship	P	P	Section 3.11.I

Uses	I1	I2	Use-Specific Standards
Public Park	P	P	
Residential Care Home	P	P	
Single Room Occupancy Housing		P	
Supportive Housing Residence Type 1	P	P	Section 9.2.C
Supportive Housing Residence Type 2	P	P	Section 9.2.C
Transit Station	P	P	
Urban Park	P	P	
Specified Ancillary Commercial and Accessory Uses			
Accessory Office	P	P	Section 9.2.B
Ancillary Restaurant	P	P	Section 9.2.B
Ancillary Retail	P	P	Section 9.2.B

Regulations to Table 9.1.1:

- (1) None.

9.1.B Lot Requirements

Table 9.1.2 – Institutional Zone Lot Requirements

	I1	I2
Minimum Lot Width (min. m.)	15	30

Regulations to Table 9.1.2:

- (1) None.

9.1.C Building Location

Table 9.1.3 – Institutional Zone Building Location

	I1	I2
Front Yard (min. m.)	4.5	4.5
Rear Yard (min. m.)	7.5	7.5
Exterior Side Yard (min. m.)	4.5	4.5
Interior Side Yard (min. m.)	3	4.5

Regulations to Table 9.1.3:

- (1) None.

9.1.D Building Height

Table 9.1.4 – Institutional Zone Building Height

	I1	I2
Building Height within a Protected Major Transit Station Area, as shown on Schedule F (max. m., max. storeys)	11 m, 3 storeys	20 m, 6 storeys
Building Height – all other cases (max. m., max. storeys)	11 m, 3 storeys	11 m, 3 storeys

Regulations to Table 9.1.4:

- (1) None.

9.1.E Site and Landscaping

Table 9.1.5 – Institutional Zone Site and Landscaping

	I1	I2
Front Lot Line Landscaped Strips (min. m.)	3	3
Exterior Side Lot Line Landscaped Strips (min. m.)	3	3
Interior Side Lot Line Landscaped Strips , only where abutting a Residential, Institutional, Park or Open Space zone (min. m.)	3	4.5
Rear Lot Line Landscaped Strips , only where abutting a Residential, Institutional, Park or Open Space zone (min. m.)	3	4.5

Regulations to Table 9.1.5:

- (1) None.

Section 9.2: General Regulations for Institutional Zones

9.2.A Accessory Buildings and Structures

- .1 **Accessory buildings and structures** shall be in accordance with Section 3.1.B.

9.2.B Ancillary and Accessory Commercial Uses

- .1 In any Institutional 1 (I1) zone, the total amount of **gross floor area** of **ancillary retail** and **restaurants** shall not exceed 15% of the **gross floor area** of all **buildings** and **structures** on the **lot**.
- .2 An **ancillary retail** or **restaurant use** permitted in any Institutional zone shall not include a **drive-through**, but a **restaurant patio** is permitted as **accessory**.

9.2.C Supportive Housing Residences

- .1 The requirements of Section 5.2.N shall apply to **Supportive Housing Residence Type 1** and **Supportive Housing Residence Type 2**.

Chapter 10: Park, Open Space, and Natural System Zones

Table 10.1 - List of Open Space and Natural System Zones

Park, Open Space, and Natural System Zones	Zone Symbol
Park	P
Open Space	OS
Natural System	NS

Section 10.1: Requirements for the Park, Open Space and Natural System Zones

10.1.A Permitted Uses

In any Park, Open Space, and Natural System zone, no **person** shall **use** a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 10.1.1.

Key P Permitted Use

Table 10.1.1 – Permitted Uses in the Park, Open Space, and Natural System Zones

Uses	P	OS	NS	Use-Specific Standards
Cemetery		P		
Community Centre	P			
Community Garden	P	P		Section 3.11.A
Conservation Use	P	P	P	
Elementary or Secondary School	P			
Library	P			
Passive Recreation	P	P	P	
Public Park	P			
Stormwater Management Facility		P		
Specified Ancillary and Accessory Uses				
Ancillary Restaurant	P			Section 10.2.B

Uses	P	OS	NS	Use-Specific Standards
Ancillary Retail	P			Section 10.2.B

Regulations to Table 10.1.1:

- (1) None

10.1.B Building Location

Table 10.1.2 – Park, Open Space, and Natural System Zone Building Location

	P	OS	NS
Front Yard (min. m.)	4.5	7.5	-
Rear Yard (min. m.)	7.5	7.5	-
Exterior Side Yard (min. m.)	4.5	7.5	-
Interior Side Yard (min. m.)	3.0	7.5	-

Regulations to Table 10.1.2:

- (1) None.

10.1.C Building Height

Table 10.1.3 – Park, Open Space, and Natural System Zone Building Height

	P	OS	NS
Building Height (max. m., max. storeys)	11.0m, 3 storeys	8.5 m, 2 storeys	8.5 m, 2 storeys

Regulations to Table 10.1.3:

- (1) None.

10.1.D Site and Landscaping

Table 10.1.4 – Park, Open Space, and Natural System Zone Site and Landscaping

	P	OS	NS
Lot Coverage (max. %)	-	10	5

Regulations to Table 10.1.4:

- (1) None.

Section 10.2: General Regulations for the Park, Open Space, and Natural System Zones

10.2.A Accessory Buildings and Structures

- .1 **Accessory buildings** and **structures** shall be in accordance with Section 3.1.B.

10.2.B Ancillary Commercial Uses

- .1 The total amount of **gross floor area** of **ancillary retail** and **restaurants** in a Park zone shall not exceed 100 m² per 1 ha of lot area. An **ancillary retail** or **ancillary restaurant use** shall not include a **drive-through**, but an **accessory restaurant patio** is permitted.

Chapter 11: Other Zones

Table 11.1 - List of Other Zones

Other Zones	Zone Symbol
Agricultural	A
Utility and Transportation	UT
Future Development	FD

Section 11.1: Requirements for Other Zones

11.1.A Permitted Uses

In the Other (Agricultural, Utility and Transportation, and Future Development) Zones, no **person** shall **use** a **lot**, or **erect**, alter or **use** a **building** or **structure** for any purpose except for the **uses** permitted in accordance with Table 11.1.1 and this section.

Key P Permitted Use

Table 11.1.1 – Permitted Uses in Other Zones

Uses	A	UT	FD	Use-Specific Standards
Residential				
Detached Dwelling	P		P	
Supportive Housing Residence Type 1	P		P	
Supportive Housing Residence Type 2	P			
Community				
Conservation Use	P	P	P	
Kennel	P			Section 11.2.C
Stormwater Management Facility		P		
Specified Accessory Uses				
Home Occupation	P		P	Section 3.11.C
Agricultural and Infrastructure				
Agricultural Use	P	P		
Infrastructure (as principal uses)	P	P		

Regulations to Table 11.1.1:

(1) None.

11.1.B Lot Requirements

Table 11.1.2 – Other Zone Lot Requirements

	A	UT	FD
Lots used for agricultural uses - Minimum Lot Area (min. ha.)	30	-	As legally existing
Lots used for non-agricultural uses - Minimum Lot Area (min. ha.)	0.4	-	As legally existing
Lots under 5 hectares - Minimum Lot Width (min. m.)	45	-	As legally existing
Lots equal to or more than 5 hectares - Minimum Lot Width (min. m.)	150	-	As legally existing

Regulations to Table 11.1.2:

(1) None.

11.1.C Building Location

Table 11.1.3 – Other Zone Building Location

	A	UT	FD
Front Yard - Lots under 5 hectares (min. m)	12	-	7.5
Front Yard - Lots equal to or more than 5 hectares (min. m)	22	-	7.5
Interior Side Yard and Exterior Side Yard – Lots under 5 hectares (min. m)	7.5	-	3
Interior Side Yard and Exterior Side Yard – Lots equal to or more than 5 hectares (min. m)	15	-	3
Rear Yard Setback (min. m.)	15	-	7.5

Regulations to Table 11.1.3:

(1) None.

11.1.D Building Height

Table 11.1.4 – Other Zone Building Height

	A	UT	FD
Building Height (max. m., max. storeys)	11 m, 3 storeys	-	11 m, 3 storeys

Regulations to Table 11.1.4:

- (1) None.

Section 11.2: General Regulations for Other Zones

11.2.A Agricultural and Future Development Zone Accessory Building and Structure Requirements

In the Agricultural or Future Development Zone, **accessory buildings** and **structures** shall be subject to the following provisions:

- .1 Any **accessory building** or **structure** that is **attached** to the main **dwelling** shall not be subject to the provisions of this subsection but shall be subject to the **yard** and **setback** requirements in the applicable zone.
- .2 An **accessory building** or **structure** is prohibited to be constructed in any part of the **front yard**, **exterior side yard**, or in the minimum required **interior side yard** specified in the applicable **zone**.
- .3 **Habitable space** is prohibited within any **accessory building** or **structure**, unless otherwise expressly permitted by this By-law.
- .4 A **Quonset hut**, **intermodal shipping container** or transport trailer shall not be **used** as a **detached garage** or **carport** on a **lot** with an area less than 0.2 ha.
- .5 An **accessory building** or **structure** shall be subject to the following requirements:
 - .a On a **lot** having a **lot area** of 2 hectares or less, **accessory buildings** and **structures** shall be in accordance with the requirements for Residential Zones under Section 5.2.B.
 - .b On a **lot** having a lot area of more than 2 hectares, **accessory buildings** and **structures** shall not be located within 3.0 m of any **lot line**.
 - .c **Detached private garages** and **carports** shall be subject to the requirements of Section 5.2.H.
- .6 No **accessory building** or **structure** shall be constructed upon any easement.
- .7 The maximum **height** of an **accessory building** or **structure** in an Agricultural or Future Development Zone shall be in accordance with Table 11.2.B.1.

Table 11.2.B.1 – Maximum Height for Accessory Buildings and Structures in the Agricultural and Future Development Zones

Lot Type	Maximum Height
Where the Lot Area is less than 2.0 hectares	4.0 m
Where the Lot Area is greater than 2.0 hectares	No requirement

- .8 The **gross floor area of accessory buildings** on a **lot** in an Agricultural or Future Development Zone shall be subject to the requirements of Table 11.2.B.2. Table 11.2.B.2 shall not apply to any **detached garage, swimming pool enclosure or accessory buildings and structures** associated with a **swimming pool**, nor shall it apply to any **accessory structures**.

Table 11.2.B.2 – Maximum Gross Floor Area for Accessory Buildings and Structures in the Agricultural and Future Development Zone

Lot Type	Maximum Gross Floor Area Per Accessory Building	Maximum Combined Gross Floor Area for All Accessory Buildings on the Lot
Where the Lot Area is less than 2.0 hectares	23.0 m ²	40.0 m ²
Where the Lot Area is greater than 2.0 hectares	No requirement	No requirement

11.2.B Agricultural and Future Development Zone Driveway Requirements

In the Agricultural or Future Development Zone, driveways shall be subject to the following provisions:

- .1 The maximum **driveway** width shall not exceed 50% of the **lot width** or 14.0 m, whichever is less, provided that the maximum **driveway** width where the **driveway** intersects the public right-of-way shall be 9.0 m.
- .2 **Tandem parking** is permitted.
- .3 A **driveway** is permitted to be used for **parking spaces**.
- .4 No parking shall be permitted on any part of a **lot** except within a **parking space** and a **driveway**.
- .5 The general requirements of Section 3.2.B shall also apply to driveways in the A and FD zones.

11.2.C Kennel

Where permitted by this By-law, a **kennel** shall be in accordance with the following provisions:

- .1 The minimum **lot area** shall be 1.0 ha.
- .2 No part of a **kennel**, including any associated **building** or **structure** shall be located within 150 m of any **lot line** other than a **front lot line** or **exterior side lot line**.

11.2.D Utility and Transportation Zone Accessory Building and Structure Requirements

- .1 In the UT zone, a principal **building** shall not be required to permit the construction of any **building** or **structure** that is **accessory** to the utility or transportation **use**.
- .2 **Lot** and **building** requirements for all **accessory buildings** and **structures** in the UT zone shall be in accordance with the **zone** requirements.

Chapter 12: Exception Zones

Notwithstanding any provision of this By-law, where lands are subject to an Exception zone as described under Section 1.9.B, the requirements of the applicable exception zone shall apply and shall supersede all other requirements of this By-law, unless otherwise explicitly stated in this By-law, and as follows:

- .1 Notwithstanding any exception zone, on any individual **lot** where a **detached dwelling, semi-detached dwelling or street townhouse dwelling** is permitted and full municipal services are available, **additional residential units** are permitted in accordance with the requirements of Section 5.2.B of this By-law.
- .2 Notwithstanding any exception zone, no minimum **parking space** requirements shall apply to any **lot** located in a Protected Major Transit Station Area, as shown on Schedule F to this By-law.

Note: The Exception zones are contained in separate files on the City's website. There is also a separate tracking sheet which identifies whether existing Special Sections are proposed to be deleted or retained in Chapter 12.

Chapter 13: Enactment

Section 13.1: Former Zoning By-laws are Repealed and Replaced

From the date of the coming into force of this By-law, Zoning By-law 270-2004, as amended, is repealed in its entirety with respect to the lands subject to this By-law as shown on Schedule A, including all sections, schedules, and amendments that apply to all lands subject to Zoning By-law 270-2004, as amended, save and except to give effect to the transition provisions established in Section 1.7 of this By-law.

Section 13.2: Effective Date

The By-law shall come into force on the date of its final passing.

ENACTED and PASSED this [enter date] of [enter month, [enter year]].

Patrick Brown, Mayor

Genevieve Scharback, City Clerk