




BRAMPTON ZONING BY-LAW

Preliminary Draft for Discussion Purposes | November 1, 2023



This Draft Zoning By-law is considered preliminary for discussion purposes only. The contents of this document are subject to change as a result of further analysis and consultation.



 **BRAMPTON**




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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

1.2.A Lands Subject to this By-law

- .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.

1.2.B Conformity with By-law

- .1 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 conformity with the provisions of this By-law.
- .2 Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose.

Section 1.3: Establishment of Zones

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 1.3.1 through 1.3.6 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 1.3.1 – Residential Zones

Zone Name	Zone Symbol
Residential Estate	RE
Residential Hamlet	RH
Residential First Density	R1
Residential Second Density	R2
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M

Zone Name	Zone Symbol
Residential Third Density – High Rise	R3H

Table 1.3.2 – Commercial Zones

Zone Name	Zone Symbol
Local Commercial	LC
General Commercial	GC
Corridor Commercial	CC
Recreational Commercial	RC

Table 1.3.3 – Mixed Use Zones

Zone Name	Zone Symbol
Mixed Use Low Rise	ML
Mixed Use Mid Rise	MM
Mixed Use High Rise	MH

Table 1.3.4 – Employment Zones

Zone Name	Zone Symbol
Mixed-Use Employment	MUE
General Employment	GE
Prestige Employment	PE
Mineral Extraction	ME
Heavy Employment	HE

Table 1.3.5 – Institutional Zones

Zone Name	Zone Symbol
General Institutional	I1
Major Institutional	I2

Table 1.3.6 – Other Zones

Zone Name	Zone Symbol
Utility	U
Agricultural	A
Open Space	OS
Natural System	NS

Section 1.4: Schedules

1.4.A Schedule A

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

1.4.B Schedule B

- .1 The Parking Regulation Areas, as referred to in Chapter 3 of this By-law, are shown on Schedule B which forms part of this By-law.

1.4.C Schedule C

- .1 The Lester B. Pearson International Airport Operating Area is shown on Schedule C, which forms part of this By-law.

1.4.D Schedule D

- .1 The Mature Neighbourhood Areas are shown on Schedule D, which forms part of this By-law.

1.4.E Interpretation of Schedules

The following provisions shall apply with respect to the interpretation of a zone boundary, the boundary of an overlay, the boundary of any Regulation Area referenced in this By-law, as shown on any Schedule to this By-law:

- .1 Where the boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane.
- .2 Where the boundary 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, electrical transmission line right-of-way, or watercourse is included on the Schedules, said street, lane, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse shall, unless otherwise indicated, be included in the zone, overlay or Parking Regulation Area of the abutting property on either side thereof.
- .4 Where none of the above provisions apply, the boundary shall be scaled from the Schedule.

1.4.F Special Sections (-#)

Where a zone symbol is followed by a hyphen and a number, the provisions of the corresponding Special Section of this By-law, contained in Section 13, shall apply to those lands.

1.4.G Holding Symbol (h) Prefix

Where a zone symbol is preceded by the symbol “(h)”, the following provisions shall apply:

- .1 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.
- .2 The holding symbol shall be lifted only in accordance with the provisions for lifting the holding symbol as stated in the holding by-law.
- .3 Upon lifting the holding symbol, the permitted uses, lot and building requirements of the applicable zone shall apply.
- .4 Where the lands are subject to a Special Section that contains provisions for permitted uses or provisions for lifting the holding symbol, the Special Section shall take precedence over the provisions of this Section.

1.4.H Overlay and Suffix Zones

Where a zone symbol is followed by a hyphen and letters or a combination of letters and numbers not referred to in Section 1.4.F or in Section 1.4.G, or where an area is hatched or shaded with an overlay on Schedule A:

- .1 That area of land so affected shall be subject to the corresponding provisions of the applicable overlay zone, as contained in Section 11.
- .2 The requirements of the overlay zone, where shown, shall take precedence over the related requirements of the zone. All other requirements of the underlying zone and this By-law shall continue to apply.

Section 1.5: Administration

1.5.A Authority

- .1 This By-law shall be administered by the Commissioner of Planning and Development and such other person or persons as appointed by by-law or resolution of Council.

1.5.B 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 Planning Act.

1.5.C Severability

- .1 A decision of any court or tribunal with suitable 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 1.6: Non-Conformity and Non-Compliance

1.6.A Non-Conforming Uses

- .1 Nothing in this By-law shall prevent the repair or renovation of a legally non-conforming building or structure which was erected prior to the date of the passing of this By-law, provided that such repair or renovation shall not:
 - .a Cause those 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.

1.6.B Non-Complying Buildings and Structures

- .1 Where a building or structure was erected prior to the date of the passing of this By-law and used for a purpose that is permitted by this By-law, but the building or structure does not comply with the minimum requirements or restrictions of this By-law relating to such building or structure or the lot upon which it is located, the building or structure may be occupied, reconstructed, repaired, renovated, or enlarged, provided that such reconstruction, repair, renovation or enlargement does not:
 - .a Contravene the requirements of this By-law with which the existing building, structure or lot does not comply to a greater extent; and,
 - .b Cause non-compliance with any other provisions of this By-law.

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

- .1 No building, structure, lot, parking area or landscaped open space or portion thereof, shall be deemed to be in contravention of the provisions of this By-law if the contravention is due to a legal expropriation or other land acquisition by a public authority.

Section 1.7: 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 shall not necessarily represent compliance with any other applicable by-laws, legislation, regulations, or other laws.
- .3 References to the Zoning By-law or Zoning By-law 270-2004 in any other City of Brampton By-law shall be deemed to refer to this By-law.

Section 1.8: Transition

1.8.A Building Permits

- .1 Nothing in this By-law shall prevent the erection of a 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.
- .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.

1.8.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, 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 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 above.

1.8.C Lapse of Transition Provisions

- .1 Section 1.8 shall lapse and is deemed to be deleted three years after the date of passing of this By-law. This provision shall not require an amendment to this By-law to take effect.

Section 1.9: Interpretation

1.9.A Defined Terms

- .1 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 Section 12. 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.

1.9.B Interpretation of Permitted Use Tables

Key P Permitted Use E Legally existing use permitted

- .1 Where the permitted use key is shown in this By-law, the following shall apply:
 - .a **Permitted Use:** These uses are permitted in the corresponding zone(s) where the Permitted Use symbol is shown, provided the use complies with all of the applicable regulations of this By-law.

- .b **Legally Existing Use Permitted:** These uses are permitted in the corresponding zone(s) where the Legally Existing Use Permitted symbol is shown, but only if the use was legally existing on the date of adoption of this By-law.

1.9.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, all buildings, structures and uses permitted and classified under the headings "residential", "commercial", "industrial", "institutional" and "agricultural" may be referred to as residential, commercial, industrial, institutional and agricultural buildings, structures and uses, respectively.
- .7 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".

1.9.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.

1.9.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 part 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 operational text of this By-law.

1.9.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.

Section 1.10: Technical Revisions

1.10.A Revisions

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

- .1 Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;
- .2 Additions to and revisions of technical information on maps and schedules including, but not limited to infrastructure and topographic information, road right-of-way limits, notes, legends, shading and title blocks;
- .3 Alterations of punctuation or language; and,
- .4 Correction of grammatical, dimensional, boundary, mathematical or typographic errors.

1.10.B 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 or a side yard by no more than 0.03 m, said building or structure shall be deemed to comply with the applicable height or yard requirement of this By-law.

Chapter 2: General Provisions for All Zones

Section 2.1: Uses, Buildings and Structures Permitted in All Zones

2.1.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 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.
- .2 Conservation uses.
- .3 Trails, walkways and similar passive recreational features and associated structures.
- .4 Electric vehicle charging structures, excluding any associated parking space which shall be subject to the provisions of this By-law.
- .5 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 requirements of this By-law.
- .6 Model homes and temporary sales offices, provided:
 - .a the land is located within a proposed plan of subdivision or condominium that has been draft approved within the meaning of the *Planning Act* and the lands have been zoned to permit development;
 - .b the location of the model home or temporary sales office is not within the Natural System zone;
 - .c a development agreement has been executed with a public authority;
 - .d 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
 - .e the number of model homes does not exceed the lesser of 10 units or 10% of the proposed number of dwelling units within the applicable plan of subdivision or plan of condominium.

2.1.B Public Uses

- .1 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 for the purpose of an energy generation facility, infrastructure, power generation facility, telecommunications or communication infrastructure, public use, 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 Zone or in a lot abutting a Residential 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 One Inc. and Brampton Hydro Networks Inc. existing on the date of enactment of this By-law shall be deemed to conform with the requirements and restrictions pertaining to the applicable zone.
- .2 A public use, including an accessory use thereto, owned or leased by the Corporation of the City of Brampton is permitted in all zoning categories and is not subject to requirements and restrictions applicable to any zone category.

Section 2.2: Accessory Uses, Buildings and Structures

2.2.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 Notwithstanding Section 2.2.A.1, where a specified accessory use is identified in the permitted use regulation tables for any zone, the permission of that accessory use shall be restricted in accordance with the permitted use tables.

2.2.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 4.5 m.

- .2 The accessory building or structure shall be located at least 3.0 m from any lot line except where the lot abuts any Residential, Institutional, Natural System, or Open Space Zone, in which case the minimum setback shall be the minimum required setback as stated in the applicable zone.

Section 2.3: Provisions for Specific Uses

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.

2.3.A Additional Residential Units (ARU)

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 two 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 Section 2.3.F; 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 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.
- .5 Lots containing both an attached additional residential unit and a garden suite are required to provide one additional parking space in addition to the parking required under Section 3 for the principal dwelling unit located on the same lot. All required parking spaces shall be located entirely within the boundaries of the subject lot. No additional parking spaces shall be required for a lot containing only one additional residential unit.
- .6 Notwithstanding Section 3.1, each parking space on a residential lot containing both a second unit and a garden suite shall be not less than 2.6 metres in width and 5.4 metres in length. Tandem parking spaces shall be permitted and, the maximum width for a driveway shall not exceed the permitted width as specified in Section 3 of this By-law. For the purposes of this section, tandem parking shall mean a parking space that can only be accessed by passing through another parking space from a street, lane or driveway.
- .7 An additional residential unit shall be subject to the applicable Registration By-law.
- .8 Where the principal entrance to an attached additional residential unit is provided through a door located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 metres 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 metres from a public street or private laneway at the rear of the property.

- .9 An above grade side door meeting the minimum 1.2 metre path of travel requirement used as the principal entrance to an attached additional residential unit may be accessed by a landing less than 0.6 metres above ground level having a maximum length and width of 0.9 metres. 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.

2.3.B Automobile Impound Yard

Where permitted by this By-law, an automobile impound yard shall be in accordance with the following provisions:

- .1 The automobile impound yard shall include a permanent building on the site.
- .2 The minimum lot area shall be 1,800 m².
- .3 A minimum of 5 public parking spaces shall be provided on the site.
- .4 The outdoor storage area used for impounded motor vehicles shall be screened from view from any lands not zoned General Employment (GE) or Heavy Employment (HE) with an opaque fence that is no less than 1.8 m in height.
- .5 A minimum 3.0 m wide landscaped strip shall be provided abutting a public street.

2.3.C Automobile Service Stations

Where permitted by this By-law, an automobile 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 lot line and no closer than 30.0 m from any residential, institutional, mixed-use or open space zone.
- .2 Accessory convenience retail and an accessory restaurant shall be permitted.
- .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 Notwithstanding any other provision of this By-law, no dwelling unit shall be permitted on the same lot as the automobile service station.

2.3.D 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 setbacks for the main building 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 residential zone where a community garden is the principal use of the lot, the maximum lot coverage shall be 10% and no minimum landscaped area shall be required.
- .3 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.
- .4 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 10 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.

2.3.E Drive Throughs and Automatic Automobile Washing Facilities

Where permitted by this By-law, a drive-through or automatic automobile washing facility shall be in accordance with the following provisions:

- .1 A drive-through and automatic automobile washing facility shall only be permitted as a use including any accessory use if it is specifically identified as a permitted use in this By-law.
- .2 The minimum number of stacking spaces shall be in accordance with Table 2.3.1.

Table 2.3.1 – Minimum Stacking Spaces

Use	Minimum Number of Stacking Spaces
Restaurant	10
Retail	3
Automatic automobile washing facility	8
Financial establishment	4
Any other use providing service to patrons while they remain in their motor vehicle	3

- .3 The minimum dimensions of a stacking space shall be 3.0 m by 5.5 m.
- .4 No part of a drive-through shall be located within 20.0 m of any residential zone or open space zone.
- .5 No part of a drive-through or stacking space shall be located within a parking area or driveway.
- .6 No part of a drive-through or stacking space shall be located within the front yard or exterior side yard.

2.3.F Garden Suites

Where permitted by this By-law, a garden suite shall be subject to the following provisions:

- .1 A garden suite shall only be permitted in the rear yard or interior side yard of a lot containing a principal detached dwelling, linked dwelling, semi-detached dwelling, or a townhouse dwelling where the principal dwelling is contained on an individual lot.
- .2 A garden suite shall be subject to the lot coverage requirements of the applicable zone or Section 11.3 of this By-law where applicable, whichever is more restrictive.
- .3 The maximum gross floor area shall not exceed:
 - .a 80 m² on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - .b 35 m² on a lot in all other Residential zones; or,
 - .c Notwithstanding subsection .a and .b, a garden suite located above a detached garage shall be permitted provided that the maximum gross residential floor does not exceed 48 m² or the gross floor area of the detached garage, whichever is less. The combined gross floor area for a detached garage with a garden suite above shall not exceed 96 m² or twice the area of the garage, whichever is less.
- .4 The minimum rear yard setback shall be 2.5 metres.
- .5 The minimum interior side yard setback shall be 1.8 metres.
- .6 The minimum separation distance from the principal dwelling shall be 3 metres.
- .7 Encroachments into the minimum required rear yard depth set out in subsection .4 or into the building separation distance set out in subsection .6 shall be permitted as follows:
 - .a Maximum 0.6 metres for a window bay with or without foundation;
 - .b Maximum 0.5 metres for eaves, cornices, gutters, chimneys, pilasters or parapets; and
 - .c Maximum 0.9 metres for an open sided, roofed porch or deck.
- .8 The building height shall not exceed:
 - .a 7.5 metres or the height of the principal building, whichever is less, on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - .b 4.5 metres or the height of the principal building, whichever is less, on a lot in all other Residential zones; or,
 - .c Notwithstanding subsections .8.a and .8.b above, a garden suite shall be permitted above a detached garage provided the overall height of the building does not exceed 7.5 metres or the height of the principal dwelling, whichever is less.
- .9 Balconies and roof top patios shall not be permitted.
- .10 A minimum 1.2 metre 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 metres from a public street or private laneway at the rear of the property.

- .11 Except as required by Section 2.3.A, no additional parking space is required for a garden suite.
- .12 A garden suite is permitted within a converted intermodal shipping container.

2.3.G Home Occupations

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

- .1 A maximum of one home occupation is permitted per dwelling unit.
- .2 The home occupation shall be operated by the residents occupying the associated dwelling unit and a maximum of one employee who does not reside in the associated dwelling unit.
- .3 A home occupation shall occupy a maximum of 15% of the gross floor area of the dwelling unit.
- .4 A home occupation is permitted within the dwelling unit, or within an attached or detached garage.
- .5 The home occupation use shall be carried out entirely within an enclosed building or structure.
- .6 The home occupation and dwelling shall meet the applicable minimum parking requirement of this By-law.
- .7 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.
- .8 The home occupation shall not include any of the following:
 - .a Repair or servicing of motor vehicles;
 - .b Operation or storage of heavy machinery;
 - .c Any associated outside storage;
 - .d The manufacturing, sale or service of any explosives, fuels, firearms, or otherwise hazardous or explosive substances;
 - .e The tutoring of more than one student at a time; and
 - .f 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.

2.3.H 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 use, building or structure shall be located within 150 m of any lot line other than a front lot line or exterior side lot line.

2.3.I 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 lodging house shall comply with the requirements of the Lodging House Licensing By-law.

2.3.J Micro Manufacturing

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

- .1 An accessory retail and/or restaurant use shall be a component of the micro manufacturing use.
- .2 The gross floor area used for any manufacturing purposes shall be limited to 1,200 m² on the lot, including any storage areas.
- .3 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 the zone.

2.3.K 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 minimum required yard setback.
- .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 Sections 2.3.K.4 and .5 shall not apply to an outside display and sales area associated with an automobile dealership, boat or recreational vehicle sales and service, or garden centre.
- .6 Notwithstanding Section 2.3.K.2, in any mixed-use zone, an outside display and sales area shall be permitted within any part of the front yard or exterior side yard.

2.3.L 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 to the principal use only.
- .2 Outside storage shall not be permitted within any front yard or exterior side yard.
- .3 The location of outside storage shall be in accordance with the required minimum yard setbacks of the zone.
- .4 Outside storage shall be screened from view from a street by an opaque fence, berm, or wall where the outside storage use abuts a street, or along any lot line where the outside storage use is adjacent to any zone other than a zone in which outside storage is also permitted.

2.3.M 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 2.3.2.
- .2 Where any lot and building requirements are not specified in Table 2.3.2, the requirements of the zone shall apply.
- .3 The parking requirements for places of worship in accordance with Chapter 3 of this By-law shall apply.

Table 2.3.2 – Place of Worship Lot and Building Requirements

	In Any Residential Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Employment 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 Frontage	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	7.5 m	In accordance with the applicable zone

	In Any Residential Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Employment Zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Minimum Exterior Side Yard	3.0 m	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Rear Yard	7.5 m	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Landscaped Strip Width	3.0 m abutting all lot lines	In accordance with the applicable zone	3.0 m abutting all lot lines	In accordance with the applicable zone
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	N/A	N/A	3,000 m ²	In accordance with the applicable zone

2.3.N 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 the front yard, interior side yard or exterior side 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 A restaurant patio shall be enclosed with a decorative fence that is no less than 1.2 m in height.
- .4 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.
- .5 The parking requirements for a restaurant patio shall be in accordance with Section 3 of this By-law.
- .6 No portion of a restaurant patio shall be closer than 15.0 m to any residential, institutional, or open space zone.
- .7 A restaurant patio shall not be permitted within any sight triangle.

2.3.O Seasonal Garden Centre or Sales Tent

Where permitted by this By-law, a seasonal garden centre or a sales tent shall be in accordance with the following provisions:

- .1 The seasonal garden centre or seasonal sales tent shall be prohibited within any required minimum yard setback.
- .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, provided it operates for no more than 60 days in any calendar year.
- .4 The seasonal garden centre or seasonal 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 which are accessed by aisles and driveways.

2.3.P Supportive Housing Residence Type 1 and Type 2

Where permitted by this By-law, a Supportive Housing Residence Type 1 and Type 2 shall be in accordance with the following provisions:

- .1 A supportive housing residence is not permitted in a dwelling that contains additional residential unit(s) as defined by this By-law.
- .2 Supportive Housing Residence Type 2 shall be located in a dwelling unit, including a single dwelling unit within a mixed-use development.
- .3 Where not located within a mixed-use development, a Supportive Housing Residence Type 2 use shall occupy the entire dwelling.
- .4 A minimum separation distance of 610 metres shall be maintained between a supportive housing residence Type 2 and another supportive housing residence type 2.

2.3.Q Waste Transfer Station or Waste Processing Station

Where permitted by this By-law, a waste transfer station or waste processing 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.

2.3.R Hazardous Waste Transfer

A hazardous waste transfer use shall be in accordance with the following provisions:

- .1 This use shall not be permitted within 300 m of any Residential, Mixed-Use, Open Space, or Institutional Zone.

2.3.S 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, Open Space or Institutional Zone.

Section 2.4: Other General Provisions

2.4.A Frontage on Road or Street

- .1 No person shall erect any building or structure in any zone 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 whose lot has direct access to a public street; or
 - .d Notwithstanding the provisions of this section, infrastructure, trails and conservation uses shall not require frontage on a public street.

2.4.B 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.

2.4.C 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 2.4.C.1, a maximum of one detached dwelling, semi-detached dwelling, linked dwelling, triplex dwelling, duplex dwelling, and street townhouse dwelling is permitted per lot. This shall not apply to restrict the creation of any additional residential unit or garden suite as may be permitted by this By-law.

2.4.D 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 minor accessory structures or components inclusive of drop awnings, clothes lines or poles, flag poles, garden trellises, fences, retaining walls, and signs; and
 - .b the structures listed in Table 2.4.1 which are permitted to project into the minimum yards indicated for the distances specified.

Table 2.4.1 – Permitted Yard Encroachments in All Zones

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies	Any yard	0.5 m
Barrier-free access ramp	Any yard	Up to 0.6 m from any lot line
Access stairs, landings, stoops or fire escapes associated with the main building	Any yard	Up to 0.6 m from any lot line
Covered entryway for a second unit, with or without a foundation, not exceeding 3.5 m in width, or any landing or stairs providing entry into a second unit	Exterior side, interior side or rear yards	Up to 0.6 m from any lot line
Fireplace or chimney not exceeding 2 m in width	Interior side, exterior side or rear yards	1 m, but no closer than 0.6 m from any lot line
Windows bays, with or without a foundation, up to a maximum width of 3 m	Front, rear, and exterior side yards	1 m, but no closer than 1.2 m from any lot line
Balconies and decks, including any associated access stairs	Exterior side yard or interior side yard	1.5 m, but no closer than 0.6 m from any lot line
	Rear yard	3.5 m, but no closer than 0.6 m from any lot line
Awning in any Mixed-Use zone	Front yard or exterior side yard	Up to 0.0 from the front or exterior side lot line
	Interior side yard or rear yard	3.0 m, but no closer than 0.6 m from any lot line
Awning in any zone except a Residential or Mixed-Use zone	Front yard or exterior side yard	Up to 0.6 m from the front or exterior side lot line
	Interior side yard or rear yard	3.0 m, but no closer than 0.6 m from any lot line
Unenclosed, roofed porches, with or without a foundation, not exceeding one storey in height	Front, rear and exterior side yards	1.8 m, but no closer than 0.6 m from any lot line

2.4.E 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 front yard, rear yard or side yard.

2.4.F Rooftop Mechanical Equipment

- .1 Rooftop mechanical equipment shall not be included in the determination of meeting any minimum height requirement of this By-law.
- .2 Notwithstanding Section 2.4.F.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.
- .3 Any part of rooftop mechanical equipment that exceeds 2.0 m in height shall be enclosed and shall be located at least 4.0 m from the edge of the roof.
- .4 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.

2.4.G 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 shall be 14.0 m.

2.4.H Setbacks from Rail Corridors

- .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 7.5 m. In any Employment zone, this setback shall be 0.0 m.

2.4.I Setbacks from the TransCanada Pipeline

- .1 The minimum required setback for any principal building or structure from a lot line abutting the TransCanada pipeline corridor shall be 7.0 m.
- .2 The minimum required setback for any accessory structure or permitted encroachment from a lot line abutting the TransCanada pipeline corridor shall be 3.0 m.

2.4.J Sight Triangles

- .1 On any corner lot, a sight triangle shall be required to be provided and maintained with the minimum dimensions of 6.0 m by 6.0 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 shall be permitted within a sight triangle.

- .4 Notwithstanding the provisions of this subsection, no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way or will be incorporated in accordance with a development agreement. No portion of a driveway shall intersect with the lot line that forms part of the site triangle on the public right-of-way.

Chapter 3: Access and Parking Standards

Section 3.1: Parking Space Requirements

3.1.A Parking Ratios

- .1 No person shall erect, enlarge, or change the use of a lot, building, or structure unless parking is provided and maintained in accordance with the regulations contained in Section 3.
- .2 This By-law places all lands subject to this By-law into Parking Regulation Areas shown on Schedule B. In accordance with Table 3.1.1, 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 interchangeably:
 - .a Parking Regulation Area 1 or PRA1;
 - .b Parking Regulation Area 2 or PRA2; and
 - .c Parking Regulation Area 3 or PRA3.
- .3 Notwithstanding Table 3.1.1, the required maximum number of parking spaces shall be the greater of:
 - .a the legally existing number of parking spaces on the lot; or
 - .b the maximum permitted number of parking spaces as specified in Table 3.1.1.
- .4 Where a maximum number of parking spaces is identified in Table 3.1.1, the maximum applies to the number of parking spaces and excludes barrier-free parking spaces, car-share spaces, and visitor spaces.
- .5 The minimum parking requirements of this By-law shall only apply to any new gross floor area, dwelling units or buildings that did not exist on the date of passing of this By-law.
- .6 Where the calculation of minimum parking spaces in accordance with Section 3.1 and Table 3.1.1 results in a fraction, the required minimum and maximum number of parking spaces shall be rounded up to the next highest whole number.
- .7 Where there are multiple uses on the lot, the requirements of Table 3.1.1 shall apply cumulatively to each use on the lot. Where there are multiple uses on the same lot, a reduction to the minimum parking requirements shall only be permitted in accordance with Section 3.2 of this By-law.

Table 3.1.1 – Minimum and Maximum Parking Space Requirements (see Schedule B for Parking Regulation Areas)

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Residential Uses						
1. Detached Dwelling	1 per dwelling unit	-	2 per dwelling unit	-	2 per dwelling unit	-
2. Linked Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling	1 per dwelling unit	2 per dwelling unit	2 per dwelling unit	-	2 per dwelling unit	-
3. Duplex Dwelling, Triplex Dwelling	2 per dwelling unit	3 per dwelling unit	2 per dwelling unit	-	2 per dwelling unit	-
4. Additional Residential Unit	-	1 per dwelling unit	1 per dwelling unit	-	1 per dwelling unit	-
5. Podium Townhouse Dwelling, Stacked Townhouse Dwelling, Back-to-Back Townhouse Dwelling, Cluster Townhouse Dwelling	0.15 per dwelling unit for Visitor Parking	1.5 per dwelling unit	1.5 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1.5 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
6. Live Work Townhouse Dwelling	2 per dwelling unit plus 1 Visitor Parking space per unit	2 per dwelling unit plus 2 visitor parking space per unit	2 per dwelling unit plus 2 visitor parking space per unit	-	2 per dwelling unit plus 2 visitor parking space per unit	-
7. Lodging House	0.15 per lodging unit for Visitor Parking	2 per lodging unit	2 per lodging unit plus 0.20 per lodging unit for Visitor Parking	-	2 per lodging unit plus 0.20 per lodging unit for Visitor Parking	-
8. Apartment Dwelling	0.15 per dwelling unit for Visitor Parking	1 per dwelling unit	0.75 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	-
9. Supportive Housing Residence (Type 1/2)	-	-	2 plus 0.20 per bedroom plus 0.20 per dwelling unit for	-	2 plus 0.20 per bedroom plus 0.20 per dwelling unit for	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
			Visitor Parking		Visitor Parking	
Commercial and Employment Uses						
10. Banquet Hall, Convention Centre, Dining Room or Convenience Restaurant, Commercial Recreation	-	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	-
11. Automobile Repair, Automobile Body Shop, Automobile Washing Facility, Automobile Dealership, Automobile Service Station, Automobile Impound Yard, Boat or Recreational Vehicle Sales and Service	-	3 per 100 m ² of gross floor area, exclusive of vehicle storage and display areas	3 per 100 m ² of gross floor area, exclusive of vehicle storage and display areas	-	3 per 100 m ² of gross floor area, exclusive of vehicle storage and display areas	-
12. Building Supply Depot, Take-Out Restaurant, Office, Medical Office or Clinic, Broadcasting Data or Call Centre, Garden Centre, Personal Service, Retail, Commercial Service and Repair, Shopping Centre, Heavy Equipment Sales and Service, Museum or Art Gallery, Outdoor Market, Commercial School	-	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	-
13. Transportation Depot or Distribution Centre, Contractor's Establishment, Workshop, Warehouse	-	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	-
14. Hotel	-	1 per guest room, plus parking requirement for public	0.5 per guest room, plus parking requirement for non-	-	0.5 per guest room, plus parking requirement for non-	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
		areas associated with other uses	ancillary commercial use		ancillary commercial use	
15. 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	-
16. Driving Range, Golf Course	-	1 space per hole/tee plus parking requirement for non-ancillary use	1 space per hole/tee plus parking requirement for non-ancillary use	-	1 space per hole/tee plus parking requirement for non-ancillary use	-
17. Day Care Centre, Veterinary Clinic, Kennel, Research and Development	-	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	-
18. 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	-
19. Health or Fitness Centre	-	2 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	-
20. Micro Manufacturing, Manufacturing, Processing or Assembly	-	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	-
21. On-Farm Diversified use, Vertical Agriculture, Hospital	-	-	-	-	-	-
22. Farm Help Dwelling	-	-	-	-	1 per 100 m ² of gross floor area	-
23. Home Occupation	-	-	-	-	-	-
24. Energy Generation Facility, Salvage Yard, Hazardous Waste Processing, Taxi-Based Use	-	-	2 per 100 m ² of gross floor area	-	2 per 100 m ² of gross floor area	-
25. Mineral Aggregate Operation	-	-	-	-	2 per 100 m ² of gross floor area	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
26. Any other Commercial or Employment Use	-	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	-
Community & Institutional Uses						
27. Community Garden	-	4 per lot	1 per lot	-	1 per lot	-
28. Place of Worship	-	6.5 per 100 m ² of worship space	6.5 per 100 m ² of worship space	-	6.5 per 100 m ² of worship space	-
29. Community Centre	-	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	-
30. Long Term Care Facility	-	-	0.33 per dwelling unit or bed, whichever is greater	-	0.33 per dwelling unit or bed, whichever is greater	-
31. 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	-
32. Cemetery	-	4 per 100 m ² of cemetery area	3 per 100 m ² of cemetery area	-	4 per 100 m ² of cemetery area	-
33. Public or Private Elementary School	-	1 (excluding portables) plus 1 per each portable	1 (excluding portables) plus 1 per each portable	-	1 (excluding portables) plus 1 per each portable	-
34. Public or Private Secondary School, College or University	-	1.5 (excluding portables) plus 1 per each portable	1.5 (excluding portables) plus 1 per each portable	-	1.5 (excluding portables) plus 1 per each portable	-
35. Transit Station	-	-	2 per staff on duty, minimum of 2	-	2 per staff on duty, minimum of 2	-
36. Other Community Use	-	-	4 per playing field, pool, court,	-	4 per playing field, pool, court,	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
			or similar structure or facility		or similar structure or facility	
37. Emergency Services	-	-	2 per emergency vehicle bay	-	2 per emergency vehicle bay	-

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

- .1 The minimum required number of parking spaces in accordance with Section 3.1.A shall be provided on the same lot as the use, building or structure in which the use is located.
- .2 Notwithstanding Section 3.1, all or any portion of the required minimum parking on a lot (hereafter the “subject lot”) shall be permitted to be provided on another lot (hereafter the “other lot”), provided:
 - .a The other lot is located no further than 250 m from the boundary of the subject lot; and
 - .b An agreement has been entered into by the owner of the subject lot, the owner of the other lot and the City, and the agreement is registered on title.

3.1.C Payment in Lieu of Required Parking Spaces

- .1 All or any part of the minimum parking requirements of Section 3.1 shall not apply where a by-law is passed by Council providing for payment in lieu of minimum parking and where an agreement has been entered into in accordance with the *Planning Act*.

Section 3.2: Reductions to Parking Space Provisions

3.2.A Shared Parking

- .1 Notwithstanding the minimum parking space requirements, the minimum number of required parking spaces may be reduced on any lot where multiple uses are developed in accordance with the provisions of this subsection. The provisions of this subsection shall not affect any requirement for the maximum number of parking spaces.
- .2 A reduced minimum parking requirement permitted by Section 3.2.A is calculated:
 - .a First, by calculating the required minimum number of parking spaces for each use in accordance with Section 3.1;
 - .b Second, by multiplying the required minimum number of parking spaces for each use by the percentages indicated in Table 3.2.1;
 - .c Third, by adding each column to determine the total amount of parking that is required within each of the time periods indicated in Table 3.2.1; and

- .d Fourth, the highest column total identified in the third step is the required minimum number of parking spaces that is required to be provided on the lot.

Table 3.2.1 – Maximum Parking Space Reduction for Shared Uses

Land Use	Weekday			Weekend		
	Morning	Afternoon	Evening	Morning	Afternoon	Evening
Office	100%	95%	5%	10%	10%	0%
Medical Office or Clinic	100%	100%	65%	0%	0%	0%
Retail, Personal Service Shop	70%	90%	80%	90%	100%	75%
Supermarket	65%	100%	100%	100%	100%	50%
Restaurant	90%	100%	100%	90%	100%	100%
Residential Dwelling Units	15%	25%	65%	20%	40%	100%
Theatre	0%	40%	65%	0%	60%	100%

3.2.B Dedicated Car Sharing Spaces for Apartments

- .1 Notwithstanding the minimum parking requirements of this By-law, the minimum number of required parking spaces in conjunction with an apartment dwelling is permitted to be reduced where a dedicated car sharing space is provided on the same lot for which the minimum parking is required, provided that:
 - .a The minimum number of required parking spaces may be reduced at a rate of four spaces for every one dedicated car sharing space, to a maximum of a 10% reduction of the total minimum number of required parking spaces.
 - .b This reduction shall not apply to any required visitor parking spaces.
- .2 Subject to Section 3.2.B.1, a dedicated car sharing space shall be included in the calculation of minimum number of parking spaces and maximum number of parking spaces.

3.2.C Additional Bicycle Parking

- .1 Notwithstanding the minimum parking space requirements, the minimum number of required parking spaces is permitted to be reduced at a rate of 1 required parking space for every 4 bicycle parking spaces that are provided and maintained in excess of the minimum number of required bicycle parking spaces in accordance with this By-law.
- .2 The reduction shall be limited to a maximum reduction of 25% of the required minimum number of motor vehicle parking spaces.

- .3 The reduction shall not apply with respect to the minimum parking requirement for any residential dwelling unit.

3.2.D Customer Pick-Up and Drop-Off Parking Spaces

- .1 Customer pick-up and drop-off parking spaces shall be considered a parking space for the purposes of this By-law and shall be in accordance with the requirements of Section 3.3.
- .2 A customer pick-up and drop-off parking space shall be included in the calculation of minimum and maximum parking requirements.
- .3 Any identification signage shall not encroach into any required parking space.

Section 3.3: General Parking Space and Parking Area Requirements

- .1 A required minimum parking space shall be maintained as an unobstructed area with a minimum height clearance of 2.0 m that is used or available for use for the temporary storage of a motor vehicle.
- .2 In any zone except any Residential First Density, Residential Second Density, Agricultural or Open Space zone, individual parking spaces shall be marked by permanent lines, markings, or an equivalent treatment of the parking area surface.
- .3 An angled parking space shall be a rectangular area measuring not less than 2.7 m in width and 5.7 m in length.
- .4 A parallel parking space shall be a rectangular area measuring not less than 2.75 m in width and 6.5 m in length, the long side of which is parallel to an aisle.
- .5 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 is a maximum of 1.2 m by 0.3 m.
 - .c The parking space is designated as a parking space that is suitable for compact vehicles within common parking areas.
- .6 Minimum distance between any driveway and a point of intersection of projected property lines shall be 6.0 m.
- .7 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. This requirement shall not apply to tandem parking spaces where tandem parking is specifically permitted by this By-law.
- .8 The minimum width of a parking aisle shall be in accordance with Table 3.3.1.

Table 3.3.1 – Minimum Parking Aisle Width

Angle of Parking	Minimum Parking Aisle Width
Up to 50 degrees	4.0 m
50 degrees to 70 degrees	5.75 m
70 degrees and up to and including 90 degrees	6.6 m

- .9 All portions of a parking area shall be treated with asphalt, concrete, brick, permeable surface or other similar surface that is suitably treated to prevent erosion and provide stability.
- .10 In any zone except any Residential First Density, Residential Second Density, Residential Third Density, Agricultural or Open Space zone, the minimum width of a driveway providing access to a parking area shall be a minimum width of 3 m for one-way traffic, and a minimum width of 6 m for two-way traffic.

Section 3.4: 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.
- .2 Where a build-to requirement is contained in the applicable zone, no portion of an above grade parking structure is permitted to be located within the building frontage of the minimum build-to requirement.
- .3 The minimum setback of an underground parking structure shall be 0.0 m from any lot line. An 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 3.5: Electric Vehicle Parking Provisions

- .1 Electric vehicle supply equipment shall be provided in accordance with Table 3.5.1. This section shall not be interpreted to require electric vehicle supply equipment for any existing parking spaces or for any existing dwelling units or gross floor area, as existing on the date of passing of this By-law.

Table 3.5.1 – Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment

Uses	Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment
Residential	
Apartment Dwelling or Stacked Townhouse 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

Uses	Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment
Back to Back Townhouse Dwelling Cluster Townhouse Dwelling	20% of the total required parking spaces or 1.0 space, whichever is greater
Non-Residential	
Non-residential uses	10% of the total required parking spaces, or 1.0 space, whichever is greater

- .2 Notwithstanding the provisions above, 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 electric vehicle supply equipment.

Section 3.6: Bicycle Parking Requirements

3.6.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 3.6.1. The minimum bicycle parking and end-of-trip bike facilities requirements of Section 3.6 shall not be applicable to any change of use, or reconstruction or development where there is no increase in the gross floor area or where there is no increase in the number of dwelling units.
- .2 Where the calculation of minimum bicycle parking spaces in accordance with Section 3.6.A results in a fraction, the required minimum number of bicycle parking spaces shall be rounded up to the next highest whole number.
- .3 Where there are multiple uses on the lot, the requirements of Table 3.6.1 shall apply cumulatively to each use on the lot.

Table 3.6.1 – Minimum Bicycle Parking Requirements

Type of Use	Minimum Required Bicycle Parking	
	Long-Term	Short-Term
Residential Uses		
Apartment Dwelling or Stacked Townhouse Dwelling	PRA1 and PRA2: 0.7 per dwelling unit PRA3: 0.4 per dwelling unit	0.10 per dwelling unit
Non-Residential Uses		
Elementary or Secondary School	1 per classroom	2 per classroom

Type of Use	Minimum Required Bicycle Parking	
	Long-Term	Short-Term
College or University	1 per 200 m ² of net floor area	3 per classroom
Offices (excluding an accessory office to another employment use)	1 per 200 m ² of net floor area	1 per 300 m ² of net floor area
Retail, personal service shop, or restaurant	1 per 300 m ² of net floor area	1 per 500 m ² of net floor area

3.6.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 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.
- .4 Where four or more short term bicycle parking spaces are provided outdoors in any yard each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete, asphalt, or pavers.

3.6.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 The minimum dimensions for bicycle parking spaces shall be in accordance with Table 3.6.2.

Table 3.6.2 – 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
	Access Aisle Width (m)	1.5
Vertical Mounted Bicycle Parking Space	Width (m)	0.5
	Length (m)	1.6
	Vertical Clearance (m)	2.0
	Access Aisle Width (m)	1.5
Stacked Bicycle Parking Space	Vertical Clearance (m)	1.2

- .3 Where long term bicycle parking spaces are required by Table 3.6.1 for residential uses, a minimum of 10% of long term bicycle parking spaces shall be provided with access to one standard electrical outlet.

3.6.D End-of-Trip Bicycle Facilities for Non-Residential Uses

- .1 Where long-term bicycle parking spaces are required for non-residential uses, end-of-trip bicycle facilities shall be provided in accordance with Table 3.6.3.

Table 3.6.3 – Minimum Required End-of-Trip Bike Facilities

Minimum Required Long-Term Bicycle Parking Spaces	Minimum Required End-of-Trip Bicycle Facilities	
	PRA1 and PRA2	PRA3
Under 5 long-term bicycle parking spaces	None	None
5 to 60 long-term bicycle parking spaces	1	None
61 to 150 long-term bicycle parking spaces	2	1
151 or more long-term bicycle parking spaces	3	1

- .2 Each end-of-trip bicycle facility required by Table 3.6.3 shall include at least 1 shower unit.

Section 3.7: 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 3.7.1. The provisions of this section shall only be applicable to any new buildings, or the net increase in gross floor area where any part of a building is reconstructed, or a change in use where the new use is required to be provided with loading spaces under this section.
- .2 A minimum loading space is not required where the use is not explicitly listed in Table 3.7.1.
- .3 The minimum dimensions of any loading space shall be in accordance with the requirements of Table 3.7.2.
- .4 A loading space shall be accessible by a driveway or parking aisle.
- .5 No part of a loading space shall be permitted in:
 - .a Any front yard;
 - .b In any required minimum yard; and
 - .c Within any parking space or parking aisle.

Table 3.7.1 – Minimum Loading Space Requirements

Net 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 up to 7,500	-	1 Type 2 loading space
Over 7,500 up to 15,000	-	2 Type 2 loading spaces
Over 15,000	-	3 Type 2 loading spaces
Office and medical clinic or office uses		
Over 500 and up to 5,000	1 Type 1 loading space	-
Over 5,000	-	1 Type 2 loading space
Residential Uses		
Between 30 and 200 apartment dwelling units on the lot		1 Type 2 loading space
More than 200 apartment dwelling units on the lot	1 Type 1 loading space	1 Type 2 loading space
Manufacturing, assembly, or processing, transportation depot or distribution centre, or a warehouse use		
Over 500 and up to 2,000	1 Type 1 loading space	-
Over 2,000	-	1 Type 2 loading space

Table 3.7.2 – 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

Chapter 4: Residential Zones

Table 4.1 – List of Residential Zones

Residential Zones	Zone Symbol
Residential Estate	RE
Residential Hamlet	RH
Residential First Density	R1
Residential Second Density	R2
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M
Residential Third Density – High Rise	R3H

Section 4.1: Requirements for the Residential Zones

4.1.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 4.1.1.

Key P Permitted Use E Legally existing use permitted

Table 4.1.1 – Residential Zone Permitted Uses

Permitted Uses	Residential Zones							Use-Specific Standards
	RE	RH	R1	R2	R3L	R3M	R3H	
Residential								
Apartment Dwelling					P	P	P	
Additional Residential Unit	P	P	P	P				Section 2.3.A
Back-to-Back Townhouse Dwelling					P			
Cluster Townhouse Dwelling				P				
Detached Dwelling	P	P	P					
Duplex Dwelling			P					
Garden Suite	P	P	P	P				Section 2.3.F
Linked Dwelling			P					

Permitted Uses	Residential Zones							Use-Specific Standards
	RE	RH	R1	R2	R3L	R3M	R3H	
Lodging House	P	P	P					Section 2.3.I
Podium Townhouse Dwelling						P	P	
Rear Lane Townhouse Dwelling				P				
Semi-Detached Dwelling			P					
Single Room Occupancy Housing					P	P	P	
Stacked Townhouse Dwelling					P	P	P	
Street Townhouse Dwelling				P				
Supportive Housing Residence Type 1	P	P	P	P	P	P	P	Section 2.3.P
Supportive Housing Residence Type 2					P	P	P	Section 2.3.P
Triplex Dwelling			P	P				
Community Uses								
Cemetery	E							
Day Care Centre					P	P	P	
Golf Course	E							
Place of Worship	P	P	P	P	P	P	P	Section 2.3.M
Residential Care Home					P	P	P	
Commercial								
Convenience Retail ⁽¹⁾					P	P	P	
Personal Service Shop ⁽¹⁾					P	P	P	
Agricultural								
Agricultural Use	E							
Specified Accessory Uses								
Home Occupation	P	P	P	P	P	P	P	Section 2.3.G

Regulations to Table 4.1.1:

- (1) This use shall only be permitted in the first storey of the building and any such uses on the lot subject to this notation shall comprise a maximum total of 200 square metres in gross floor area, or 10% of the gross floor area of the residential uses, whichever is less.

4.1.B Lot Requirements

Table 4.1.2 – Residential Zone Lot Requirements

	RE	RH	R1	R2	R3L	R3M	R3H
All Permitted Uses, Except As Specified Below							
Corner Lot Area (min. sq. m.)	1350	1350	320	150	600	1200	1800
Interior Lot Area (min. sq. m.)	1350	1350	240	150	600	1200	1800
Corner Lot Width (min. m.)	45	30	12 ⁽¹⁾	6.5 ⁽¹⁾	18	24	30
Interior Lot Width (min. m.)	45	30	8.5 ⁽¹⁾	5.5 ⁽¹⁾	18	24	30
Semi-Detached Dwelling							
Lot Area (min. sq. m.) per dwelling unit	-	-	200	-	-	-	-
Lot Width (min. sq. m.) per dwelling unit	-	-	6.8 ⁽¹⁾	-	-	-	-
Rear Lane Townhouse Dwelling							
Lot Area (min. sq. m.) per dwelling unit	-	-	-	150	-	-	-
Corner Lot Width (min. sq. m.) per dwelling unit	-	-	-	6 ⁽¹⁾	-	-	-
Interior Lot Width (min. sq. m.) per dwelling unit	-	-	-	5 ⁽¹⁾	-	-	-
Cluster Townhouse Dwelling							
Lot Area (min. sq. m.)	-	-	-	1800	-	-	-
Lot Width (min. sq. m.)	-	-	-	24	-	-	-

Regulations to Table 4.1.2

- (1) Where the minimum lot width is shown in the zone code as per Section 11.4 of this By-law, the zone code requirement shall take precedence over Table 4.1.2.

4.1.C Building Location

Table 4.1.3 – Residential Zone Building Location Requirements

	RE	RH	R1	R2	R3L	R3M	R3H
All Permitted Uses, Except As Specified Below							
Front Yard (min. m.)	12	7.5	4.5	4.5	3	3	3
Rear Yard (min. m.)	12	12	6	6	6	7.5	7.5
Exterior Side Yard (min. m.)	7.5	7.5	3	3	3	4.5	4.5
Interior Yard (min. m.)	7.5	7.5	1.2 ⁽¹⁾	1.2 ⁽¹⁾	3	3 ⁽²⁾	3 ⁽²⁾
Rear Lot Line Setback and Interior Side Lot Line Setback – fifth to twelfth storeys (min. m.)	-	-	-	-	-	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey (min. m.)	-	-	-	-	-	-	12.5
Minimum Horizontal Separation of Buildings on the Same Lot, above the twelfth storey (min. m.)	-	-	-	-	-	-	25
Cluster Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	6	-	-	-
Rear Yard (min. m.)	-	-	-	4.5	-	-	-
Exterior Side Yard (min. m.)	-	-	-	4.5	-	-	-
Interior Yard (min. m.)	-	-	-	3	-	-	-
Rear Lane Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	3	-	-
Rear Yard (min. m.)	-	-	-	-	9	-	-
Exterior Side Yard (min. m.)	-	-	-	-	3	-	-
Interior Yard (min. m.)	-	-	-	-	1.2	-	-
Back-to-Back Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	4.5	-	-
Rear Yard (min. m.)	-	-	-	-	0	-	-
Exterior Side Yard (min. m.)	-	-	-	-	4.5	-	-
Interior Yard (min. m.)	-	-	-	-	1.2	-	-

Regulations to Table 4.1.3

- (1) The minimum interior yard shall be 1.2 m on one side and 0.6 m on the other side.
- (2) The minimum interior side yard shall be 0 m provided the adjacent zone is a Mixed-Use zone, a commercial zone or another Third Density Residential Zone, and provided that access is provided to the lot from a public street.

4.1.D Building Height and Form

Table 4.1.4 – Residential Zone Building Height and Form Requirements

	RE	RH	R1	R2	R3L	R3M	R3H
Building Height (min m.)	-	-	-	-	6	9	9
Building Height (max m.)	11	8.7	11	11	14.5 ⁽¹⁾	26 ⁽¹⁾	60 ⁽¹⁾
Angular Plane	-	-	-	-	-	Applies ⁽²⁾	Applies ⁽²⁾
Build-To Requirement (percentage of the lot frontage to be occupied by a main building wall within the minimum front yard setback and up to 6.0m from the front lot line)	-	-	-	-	50% of the lot frontage	60% of the lot frontage	70% of the lot frontage
Maximum Floor Plate for all storeys above the twelfth storey (max. sq.m.)	-	-	-	-	-	-	800

Regulations to Table 4.1.4:

- (1) The maximum building height shall be as shown in Table 4.1.4 or on the zone code as shown on Schedule A. The building height, if shown in the zone code, shall take precedence over Table 4.1.4.
- (2) A 45-degree angular plane shall apply from any interior side lot line or rear lot line which abuts any Residential First or Second Density zone, any minor institutional zone, or any open space zone. The angular plane shall be measured beginning from a 7.5 m setback from the applicable lot line and starting at elevation of 10.5 m. The angular plane extends over the remainder of the lot, within which no portion of a building or structure is permitted to encroach above the plane.

4.1.E Site and Landscaping

Table 4.1.5 – Residential Zone Site and Landscaping Requirements

	RE	RH	R1	R2	R3L	R3M	R3H
Landscaped Open Space (min. %)	-	-	-	-	20	15	10
Front Yard Landscaped Open Space (min. %) – Interior Lot	70	70	40	30	-	-	-
Front Yard Landscaped Open Space (min. %) – Corner Lot	70	70	70	40	-	-	-
Lot Coverage (max. %)	-	-	50	55	60	65	70
Surface Parking Area Location	-	-	-	-	Restricted (1)	Restricted (1)	Restricted (1)

Regulations to Table 4.1.5:

- (1) Surface parking area shall only be permitted in the rear yard.

Section 4.2: General Regulations for Residential Zones

4.2.A Accessory Buildings and Structures in Residential Zones

In any Residential Zone, accessory buildings and structures excluding detached private garages or carports, garden suites, and swimming pool enclosures 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 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 Residential Estate zone.
- .4 Human habitation shall be prohibited within any accessory building or structure except where specifically allowed by this By-law.
- .5 No accessory building or structure shall be constructed upon any easement.
- .6 The maximum height of an accessory building or structure in any Residential Zone shall be in accordance with Table 4.2.1.

Table 4.2.1 – Maximum Height for Accessory Buildings and Structures in any Residential Zone

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

- .7 The gross floor area of accessory buildings and structures on a lot in any Residential Zone shall be subject to the requirements of Table 4.2.2.

Table 4.2.2 – 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
Residential, except a Residential Estate Zone	15.0 m ²	20.0 m ²
R3	No requirement	No requirement

4.2.B Minimum Amenity Area Requirements

- .1 Common outdoor amenity area(s) shall be provided in accordance with the requirements of Table 4.2.3 and the provisions of this section shall only be applicable to any apartment dwelling units, cluster townhouse dwelling units, stacked townhouse dwelling units, podium townhouse dwelling units, and back-to-back townhouse dwelling units.

Table 4.2.3 – Minimum Common Outdoor Amenity Area Requirements

Number of Dwelling Units on the Lot	Minimum Common Outdoor Amenity Area
Less than 8	No requirement
8 – 20	8.0 m ² per unit
21 – 200	160.0 m ² plus 6.0 m ² per unit over 20 units
More than 200	1,240.0 m ² plus 4.0 m ² per unit over 200 units

- .2 The required minimum common outdoor amenity area shall be located on the same lot as the associated dwelling units.
- .3 The minimum common outdoor amenity area shall include at least one contiguous area of a minimum 50 m² of amenity area with minimum dimension of at least 5 m in width.
- .4 The minimum common outdoor amenity area is permitted to be located at-grade, on any rooftop, or terraces.
- .5 Private amenity areas including private balconies and other areas accessed by individual units shall not be included in the calculation of amenity area requirements.
- .6 No portion of a dwelling unit shall be located closer than 1.5 m from any common outdoor amenity area.

4.2.C Below Grade Windows

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

4.2.D 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 be located no closer than 1.0 m to the main building on the lot.
- .3 A detached private garage or carport shall only be permitted where there is no attached private garage or carport.
- .4 The maximum gross floor area of a detached private garage in a residential zone shall be the lesser (more restrictive) of:
 - .a 48.0 m²; or
 - .b 10% of the lot area.
- .5 The interior dimensions of a detached private garage or carport shall have a minimum rectangular area of 3.3 m by 5.4 m, within which a portion of a staircase may encroach a maximum of 0.3 m by 1.5 m.
- .6 The maximum height of a detached private garage is 4.5 m.
- .7 A detached private garage shall be located no closer than 0.6 m to an interior side lot line or rear lot line.
- .8 A detached private garage shall not be permitted in any part of the front yard.
- .9 A detached private garage shall not be permitted in the required minimum exterior side yard, as established in the applicable zone.
- .10 The opening of a detached private garage shall be located at least 5.7 m from the exterior side lot line or front lot line from which it receives access.
- .11 A detached private garage or carport that is attached to a detached private garage or carport on an abutting lot 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.

4.2.E Driveway Requirements for R1, R2, and R3 Zones

The following provisions are applicable to any attached private garage in a Residential R1, R2 or R3 zone:

- .1 Every lot shall be provided with a driveway that is used to provide access to any required parking spaces.
- .2 A driveway is permitted to be used for parking spaces.
- .3 The minimum distance between any part of a driveway and the point of intersection of two streets shall be 6.0 m. This requirement shall not apply with respect to a street townhouse dwelling, provided the sight visibility triangle is maintained in accordance with Chapter 3 of this By-law.
- .4 Tandem parking is permitted.
- .5 The maximum number of driveways on a lot shall be 1, except that a semi-circular driveway shall only be permitted in accordance with the following provisions:

- .a A semi-circular driveway is only permitted on a detached dwelling lot with a minimum lot frontage of at least 21.0 m.
 - .b The maximum driveway width requirements of this section are applicable to every portion of the semi-circular driveway.
 - .c Each portion of the semi-circular driveway is separated by a distance of at least 6.0 m.
 - .d The semi-circular driveway covers no more than 50% of the front yard or exterior side yard (where the semi-circular driveway is located).
- .6 A hammerhead shall only be permitted where the lot frontage is at least 15.0 m, and where the lot depth is at least 45.0 m.
- .7 The maximum width of a driveway shall be in accordance with Table 4.2.4. The width of the driveway shall be measured along the driveway perpendicular to the intended path of travel of a motor vehicle.

Table 4.2.4 – Maximum Driveway Width in any R1, R2 or R3 zone

Lot Frontage	Maximum Driveway Width in the Right-of-Way	Maximum Driveway Width on the Lot (m)
Lot frontage is less than 8.23 m	4.9 m	4.9 m
Lot frontage is equal to 8.23 m but less than 9.14 m	5.2 m	5.2 m
Lot frontage is equal to or more than 9.0 m but less than 12.0 m	6.71 m	6.71 m
Lot frontage is equal to 8.23 m but less than 9.14 m	9.0 m	The greater of: (a) 50% of the lot frontage; or (b) the width of the private garage.

- .8 Notwithstanding subsection .7, a walkway shall be permitted to abut each side of the driveway, and shall not be included in the calculation of the driveway width, provided the walkway abuts the driveway edge by a distance of no more than 2.0 m.
- .9 The maximum driveway width requirements of this section shall include any surface that is capable of being used for parking in the calculation of driveway width.
- .10 Where any portion of a driveway is located in an interior side yard or rear yard, the width of the driveway shall not exceed the greater of:
- .a 3.3 m; or
 - .b The width of the private garage;
- .11 A walkway shall be permitted to abut any portion of a driveway located in an interior side yard or rear yard.

- .12 Any portion of a front yard, exterior side yard, rear yard or interior side yard that is not permitted to be used for a driveway or walkway providing access to a private garage shall be landscaped open space.
- .13 Where the exterior side yard is used for the driveway providing access to a private garage, any portion of the exterior side yard that is not permitted to be used for a driveway or walkway in accordance with this section shall be landscaped open space.
- .14 On any interior lot, the following landscaped open space requirements shall apply:
 - .a A strip of landscaped open space not less than 0.6 m in width shall be required abutting both of the interior side lot lines. This strip shall not be required:
 - .i In the public right-of-way; or
 - .ii Where the lot is a pie shaped lot, within 3 m the front lot line or within the public right-of-way.
 - .b For any semi-detached dwelling or townhouse dwelling, the landscaped open space strip shall only be required abutting on one interior side lot line.
- .15 Notwithstanding subsection .14, landscaped open space strips abutting the interior side lot line(s) shall not be required on any lot, provided that:
 - .a The driveway is graded and designed to direct stormwater away from the lot and an adjacent lot and towards the street, to the satisfaction of the City.
 - .b A minimum 0.6 m strip of landscaped open space is provided along the rear lot line and interior side lot lines whose total distance is at least the total distance of landscaped open space strips that would be required in accordance with subsection .14; and
 - .c At least 60% of the front yard or exterior side yard (where the driveway is located) is landscaped open space.
- .16 A driveway providing access to parking spaces shall be located on the same lot as the use for which the parking spaces are required, unless otherwise permitted by an easement.

4.2.F Driveway Requirements for the RE and RH Zones

- .1 The maximum driveway width shall not exceed 50% of the lot width or 14 m, whichever is less, provided that the maximum driveway width where the driveway intersects the public right-of-way shall be 9 m.
- .2 Tandem parking is permitted.
- .3 The minimum distance between any part of a driveway and the point of intersection of two streets shall be 6 m.
- .4 A driveway is permitted to be used for parking spaces.
- .5 No parking shall be permitted on any part of a lot except within a parking space.

4.2.G Exterior Entrances

- .1 For a detached dwelling, semi-detached dwelling, or townhouse dwelling, exterior stairways constructed below the established grade shall not be located in a required side yard, front yard, or in a yard located between the main wall of a dwelling and a front lot line or exterior side lot line.
- .2 The front of an above grade door located on a wall facing a side lot line of a detached, semi-detached, or street townhouse dwelling shall have a minimum distance of 1.2 metres to an interior side lot line. Any steps or landings for such a door shall have a minimum distance of the lesser of:
 - .a 0.9 metres to an interior side lot line; or
 - .b the required interior side yard setback.

4.2.H Fences

- .1 In any Residential zone, a fence shall be subject to the following maximum height requirements:
 - .a A maximum of 1.0 m in height in any part of the front yard; and
 - .b A maximum of 2.0 m in height in any other yard, or up to 2.5 m where the lot line abuts an Institutional Zone.

4.2.I Setbacks where Dwellings are Attached

- .1 Notwithstanding any other provision of this By-law, where dwelling units or private garages are attached by a common or shared wall as provided by the definition of the dwelling unit or dwelling type, the minimum setback shall be 0 m for that portion of the lot line where the dwelling units or private garages are attached.
- .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.

4.2.J Swimming Pools, Tennis Courts, and other Recreation Facilities

Swimming pools, tennis courts, and other recreational facilities shall be in accordance with the following provisions:

- .1 An uncovered swimming pool, tennis court, basketball court or similar recreation use, shall be permitted only within the rear yard, interior side yard or exterior side yard of a lot.
- .2 Notwithstanding subsection .1, where the lot is a corner lot and where the rear lot line coincides with an abutting interior side yard, a private, uncovered swimming pool, tennis court, basketball court or similar recreation use shall not be permitted in the exterior side yard.
- .3 An swimming pool shall have a maximum height of 1.5 m above the established grade.

- .4 A swimming pool or similar recreation use shall be located no closer than 3.0 m to the exterior side lot line and 1.2 m to any other lot line.
- .5 An uncovered swimming pool or similar recreation use shall be located no closer than 1.2 to any easement.
- .6 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 use that is used for the recreational purpose, and shall not include any accessory patio, deck or landscaping.

4.2.K Temporary Tents and Garage or Yard Sales

A temporary tent or a garage 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 14 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 frontage 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.

4.2.L Trailers, Recreational Vehicles, and Commercial Vehicles in Residential Zones

- .1 Except as permitted in this section, a person shall not park or store a commercial vehicle, 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, in accordance with the provisions of this section.
- .2 The temporary parking of a maximum of 1 commercial vehicle is permitted within a driveway in a residential zone where parking is permitted, provided:
 - .a The commercial vehicle does not utilize a minimum required parking space or obstruct access to a required parking space; and
 - .b The commercial vehicle is a maximum of 7 m in length and does not exceed 2.7 m in height.

- .3 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 and provided a minimum area of 1.2 m by 2 m is maintained for the storage of household garbage and recycling containers.
- .4 A maximum of one recreational vehicle not exceeding 7 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.
- .5 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 m in length, 3 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 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 or obstruct access to a required parking space.

4.2.M Attached Private Garage Requirements

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

- .1 The requirements of this section shall only apply to attached private garages. An attached private garage shall be subject to the requirements of the zone and this subsection, whichever is more restrictive.
- .2 Where a 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.
- .3 A carport or garage door opening shall be located a minimum distance to the front lot line or exterior side lot line, in accordance with the greater distance of 5.7 m or the minimum setback of the zone in which the use is located.
- .4 The minimum dimensions of any parking space in an attached private garage shall be in accordance with Table 4.2.5.

Table 4.2.5 – Minimum Attached Private Garage Parking Spaces

Number of Parking Spaces	Cumulative Width of Parking Spaces	Length
1	3.3 m	6.0 m

Number of Parking Spaces	Cumulative Width of Parking Spaces	Length
2	5.75 m	6.0 m
3	8.25 m	6.0 m
More than 3	8.25 m plus 2.5 m for any additional space more than 3 spaces	6.0 m

- .5 A maximum of one parking space shall be permitted to be encroached by a portion of a staircase by a maximum of 0.3 m by 1.2 m.
- .6 No parking shall be permitted on any part of a lot except within a parking space.

4.2.N Waste Storage

- .1 In any Residential Third Density (R3) Zone, waste shall be stored within a fully enclosed building or within a waste storage enclosure or underground storage structure in accordance with the following provisions:
- .a A waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or alternatively waste shall be stored in an underground storage structure.
 - .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.
 - .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting any residential, institutional or open space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .2 The provisions of this section shall not apply to waste storage associated with construction.

4.2.O Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, 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 A chimney associated with a dwelling unit, provided it does not exceed 2.0 m in height above the maximum permitted building height in the applicable zone.
 - .c A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.

- .d Infrastructure maintained by a public authority.

Chapter 5: Commercial Zones

Table 5.1 – List of Commercial Zones

Commercial Zones	Zone Symbol
Local Commercial	LC
General Commercial	GC
Corridor Commercial	CC
Recreational Commercial	RC

Section 5.1: Requirements for the Commercial Zones

5.1.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 5.1.1.

Key P Permitted Use E Legally existing use permitted

Table 5.1.1 – Permitted Uses in Commercial Zones

Permitted Uses	Commercial Zones				Use-Specific Standards
	LC	GC	CC	RC	
Automobile Dealership		P	P		
Automobile Repair		P	P		
Automobile Service Station		P	P		Section 2.3.C
Automobile Washing Facility		P	P		Section 2.3.E
Banquet Hall			P		
Boat or Recreational Vehicle Sales and Service		P	P		
Commercial Campsite				P	
Commercial Parking Lot	P	P	P	P	
Commercial Recreation		P		P	
Commercial School		P			
Commercial Service and Repair		P	P		
Convenience Retail	P	P	P	P	

Permitted Uses	Commercial Zones				Use-Specific Standards
	LC	GC	CC	RC	
Driving Range				P	
Financial Service ⁽¹⁾	P	P			
Funeral Home		P			
Garden Centre		P	P		
Golf Course				P	
Health or Fitness Centre	P	P			
Hotel			P		
Micro Manufacturing		P	P	P	Section 2.3.J
Museum or Gallery	P	P			
Office		P			
Organizational Club		P	P		
Outdoor Market	P	P			
Personal Service Shop ⁽¹⁾	P	P			
Pet Day Care	P	P			
Restaurant ⁽¹⁾	P	P	P		
Retail ⁽¹⁾	P	P			
Self Storage Facility			P		
Shopping Centre		P			
Supermarket ⁽¹⁾	P	P			
Theatre		P			
Community Uses					
Community Garden	P				Section 2.3.D
Community Use	P	P			
Conservation Use					
Day Care Centre	P	P		P	
Medical Office or Clinic	P	P	P		
Place of Worship	P	P	P		Section 2.3.M

Permitted Uses	Commercial Zones				Use-Specific Standards
	LC	GC	CC	RC	
Transit Station	P	P	P	P	
Specified Accessory Uses					
Drive-Through		P	P		Section 2.3.E
Outside Display and Sales	P	P	P		Section 2.3.K
Restaurant Patio	P	P	P	P	Section 2.3.N
Seasonal Garden Centre or Sales Tent		P	P	P	Section 2.3.O

Regulations to Table 5.1.1:

- 1) In the LC zone, the maximum gross floor area for any single store or unit shall be 1,500 m².

5.1.B Lot Requirements

Table 5.1.2 – Commercial Zone Lot Requirements

	LC	GC	CC	RC
Lot Area (min. sq. m.)	900	900	2000	2000
Lot Frontage (min. m.)	20	20	38	38

5.1.C Building Location

Table 5.1.3 – Commercial Zone Building Location

	LC	GC	CC	RC
Front Yard (min. m.)	4.5	3	4.5	7.5
Rear Yard (min. m.)	6 ⁽¹⁾	6 ⁽¹⁾	6 ⁽²⁾	10
Exterior Side Yard (min. m.)	4.5	3	6	7.5
Interior Yard (min. m.)	1.5 ⁽³⁾	1.5 ⁽³⁾	3 ⁽³⁾	3 ⁽³⁾

Regulations to Table 5.1.3:

- (1) Where the rear yard abuts any Residential or Institutional Zone, the minimum rear yard shall be 9.0 m.
- (2) Where the rear yard abuts any Residential or Institutional Zone, the minimum rear yard shall be 15.0 m.
- (3) Where the interior side yard abuts any Residential or Institutional Zone, the minimum interior side yard shall be 4.5 m.

5.1.D Building Form

Table 5.1.4 – Commercial Zone Building Form

	LC	GC	CC	RC
Building Height (max. m.)	10	10	10	7

5.1.E Site and Landscaping

Table 5.1.5 – Commercial Zone Site and Landscaping

	LC	GC	CC	RC
Landscaped Open Space (min. %)	30	20	20	30
Front Lot Line Landscaped Strips (min. m.)	1.5	1.5	2.5	-
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	1.5	2.5	-
Interior Side Lot Line Landscaped Strips (min. m.)	1.5 ⁽¹⁾	1.5 ⁽¹⁾	3 ⁽¹⁾	-
Rear Lot Line Landscaped Strips (min. m.)	1.5 ⁽¹⁾ <small>(1)Error! Reference source not found.</small>	1.5 ⁽¹⁾	3 ⁽¹⁾	-

Regulations to Table 5.1.5:

- (1) The specified minimum landscaped strip shall only apply where the lot line abuts a Residential, Institutional or Open Space zone. In all other cases, there is no requirement.

Section 5.2: General Regulations for Commercial Zones

5.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures in commercial zones shall be in accordance with Section 2.2.B.

5.2.B Waste Storage

- .1 In Commercial Zones, waste shall be stored within a fully enclosed building or within a waste storage enclosure in accordance with the following provisions:
- .a The waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or it shall comprise an underground storage structure.

- .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.
 - .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting residential, institutional or open space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .2 The provisions of this section shall not apply to waste storage associated with construction.

5.2.C Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, 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 A chimney or smokestack associated with any Employment use.
 - .c A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.
 - .d Infrastructure maintained by a public authority.
 - .e Buildings and structures associated with transit stations, public works yards, or emergency services.

Chapter 6: Mixed-Use Zones

Table 6.1 - List of Mixed-Use Zones

Mixed-Use Zones	Zone Symbol
Mixed-Use Low Rise	ML
Mixed-Use Mid Rise	MM
Mixed-Use High Rise	MH

Section 6.1: Requirements for the Mixed-Use Zones

6.1.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 6.1.1.

Key P Permitted Use E Legally existing use permitted

Table 6.1.1 – Permitted Uses in Mixed-Use Zones

Permitted Uses	Mixed-Use Zones			Use-Specific Standards
	ML	MM	MH	
Residential				
Apartment Dwelling ⁽¹⁾	P	P	P	
Live-Work Townhouse Dwelling	P			
Lodging House ⁽¹⁾	P	P	P	Section 2.3.I
Podium Townhouse Dwelling ⁽¹⁾		P	P	
Single Room Occupancy Housing ⁽¹⁾	P	P	P	
Supportive Housing Residence Type 1 ⁽¹⁾	P	P	P	Section 2.3.P
Supportive Housing Residence Type 2 ⁽¹⁾	P	P	P	Section 2.3.P
Civic and Institutional				
Community Centre	P	P	P	
Community Use	P	P	P	
Day Care Centre	P	P	P	
Long Term Care Facility	P	P	P	

Permitted Uses	Mixed-Use Zones			Use-Specific Standards
	ML	MM	MH	
Medical Office or Clinic	P	P	P	
Residential Care Home	P	P	P	
Place of Worship	P	P	P	Section 2.3.M
Elementary or Secondary School	P	P	P	
Retail and Service				
Banquet Hall		P	P	
Commercial Parking Lot or Garage		P	P	
Commercial School	P	P	P	
Commercial Recreation		P	P	
Commercial Service and Repair		P	P	
Convenience Retail	P	P	P	
Convention Centre		P	P	
Financial Service	P	P	P	
Funeral Home		P	P	
Health or Fitness Centre	P	P	P	
Hotel		P	P	
Micro Manufacturing	P	P	P	Section 2.3.J
Museum or Gallery	P	P	P	
Office	P	P	P	
Restaurant	P	P	P	
Organizational Club		P	P	
Outdoor Market	P	P	P	
Personal Service Shop	P	P	P	
Pet Day Care	P	P	P	
Retail	P	P	P	
Shopping Centre		P	P	
Supermarket	P	P	P	

Permitted Uses	Mixed-Use Zones			Use-Specific Standards
	ML	MM	MH	
Theatre		P	P	
Transit Station	P	P	P	
Veterinary Clinic	P	P	P	
Specified Accessory Uses				
Drive Through				Section 2.3.E
Home Occupation	P	P	P	Section 2.3.G
Outdoor Sales and Display Area	P	P	P	Section 2.3.K
Restaurant Patio	P	P	P	Section 2.3.N

Regulations to Table 6.1.1:

- (1) In the MM and MH zones, residential uses shall not be permitted within the first 15 m of the building's ground floor where any building faces a street line. This depth shall be measured from the front wall into the building and perpendicular to the street line. Notwithstanding this provision, up to 30% of this area is permitted to be used for lobbies and other common areas associated with residential uses.

6.1.B Lot Requirements

Table 6.1.2 – Mixed-Use Zone Lot Requirements

	ML	MM	MH
All Permitted Uses, Except as Specified Below			
Lot Area (min. sq. m.)	600	1200	2500
Lot Width (min. m.)	18	24	35
Live-Work Townhouse Dwellings on Individual Lots			
Lot Area (min. sq. m.)	200	-	-
Interior Lot Width (min. m.)	6.5	-	-
Corner Lot Width (min. m.)	9	-	-

6.1.C Building Location

Table 6.1.3 – Mixed-Use Zone Building Location

	ML	MM	MH
Front Yard (min. m.)	0	0	0
Rear Yard (min. m.)	7.5	7.5	7.5
Exterior Side Yard (min. m.)	3	3	0
Minimum Interior Side Yard (min. m.)	3 ⁽¹⁾	3 ⁽¹⁾	3 ⁽¹⁾
Rear Lot Line Setback and Interior Side Lot Line Setback – fifth to twelfth storeys (min. m.)	N/A	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey (min. m.)	N/A	N/A	12.5
Minimum Horizontal Separation of Buildings on the Same Lot, above the twelfth storey (min. m.)	N/A	N/A	25

Regulations to Table 6.1.3:

- (1) The minimum interior side yard shall be 0 m provided the adjacent zone is another Mixed-Use zone, a commercial zone or a Third Density Residential Zone, and provided that access is provided to the lot from a public street.

6.1.D Building Form

Table 6.1.4 – Mixed-Use Zone Building Form

	ML	MM	MH
Maximum Building Height (max. m.)	14 ⁽¹⁾	37.5 ⁽¹⁾	60 ⁽¹⁾
Minimum Building Height (min. m.)	7.5	11	11
Build-to Requirement	50% of the lot frontage shall be occupied by a building main wall within the minimum front yard setback to 6.0 m	60% of the lot frontage shall be occupied by a building main wall within the minimum front yard setback to 4.5 m	70% of the lot frontage shall be occupied by a main wall within the minimum front yard setback to 4.5 m

	ML	MM	MH
45-Degree Angular Plane Requirement	-	Applies ⁽²⁾	Applies ⁽²⁾
Ground Floor Height (min. m.)	4.5	4.5	4.5
Maximum Floor Plate for all storeys above the twelfth storey (max. sq.m.)	-	-	800

Regulations to Table 6.1.4:

- (1) The maximum building height shall be as shown in Table 6.1.4 or on the zone code as shown on Schedule “A”. The building height, if shown in the zone code, shall take precedence over Table 6.1.4.
- (2) A 45-degree angular plane shall apply from any interior side lot line or rear lot line which abuts any Residential First or Second Density zone, any minor institutional zone, or any open space zone. The angular plane shall be measured beginning from a 7.5 m setback from the applicable lot line and starting at elevation of 10.5 m. The angular plane extends over the remainder of the lot, within which no portion of a building or structure is permitted to encroach above the plane.

6.1.E Site and Landscaping

Table 6.1.5 – Mixed-Use Zone Site and Landscaping

	ML	MM	MH
Parking Area Location	Restricted ⁽¹⁾	Restricted ⁽¹⁾	Restricted ⁽¹⁾
Minimum Landscaped Open Space (%)	10%	10%	10%

Regulations to Table 6.1.5

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

Section 6.2: General Regulations for Mixed-Use Zones

6.2.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 2.2.B shall apply to accessory buildings and structures in the Mixed-Use Zones.

6.2.B Amenity Area Requirements

- .1 Minimum amenity areas shall be required for dwelling units in any Mixed-Use Zone in accordance with the provisions of Section 4.2.B.

6.2.C Waste Storage

- .1 In Mixed-Use Zones, waste shall be stored within a fully enclosed building or within a waste storage enclosure in accordance with the following provisions:
 - .a The waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or it shall comprise an underground storage structure.
 - .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.
 - .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting residential, institutional or open space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .2 The provisions of this section shall not apply to waste storage associated with construction.

6.2.D Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, 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 A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.
 - .c Infrastructure built by a public authority.

- .d Buildings and structures associated with transit stations, public works yards, or emergency services.

Chapter 7: Employment Zones

Table 7.1 – List of Employment Zones

Employment Zones	Zone Symbol
General Employment	GE
Prestige Employment	PE
Mineral Extraction	ME
Mixed-Use Employment	MUE
Heavy Employment	HE

Section 7.1: Requirements for the Employment Zones

7.1.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 7.1.1.

Key P Permitted Use E Legally existing use permitted

Table 7.1.1 – Permitted Uses in Employment Zones

Permitted Uses	Employment Zones					Use-Specific Standards
	GE	PE	ME	MUE	HE	
Employment Uses						
Automobile Impound Yard	E				E	Section 2.3.B
Automobile Repair	P				P	
Broadcasting, Data or Call Centre	P	P			P	
Building Supply Depot	P				P	
Commercial Truck School	P					
Contractor’s Establishment	P	P			P	
Crematorium	P					
Data Storage Facility	P	P				
Energy Generation Facility	P				P	
Hazardous Waste Transfer Use	P				P	Section 2.3.R

Permitted Uses	Employment Zones					Use-Specific Standards
	GE	PE	ME	MUE	HE	
Hazardous Waste Processing					P	Section 2.3.S
Heavy Equipment Sales and Service	P				P	
Industrial Mall	P	P			P	
Manufacturing, Processing or Assembly	P	P			P	
Medical Laboratory	P	P			P	
Mineral Aggregate Operation			P			
Non-Hazardous Solid Waste Processing					P	
Office		P		P		
Power Generation (Fuel Combustion) Use					P	
Research and Development	P	P			P	
Salvage Yard					E	
Thermal Degradation (Energy from Waste) Use					P	Section 2.3.S
Thermal Degradation (Hazardous Waste) Use					P	Section 2.3.S
Thermal Degradation (Non-Energy Producing) Use					P	Section 2.3.S
Transportation Depot or Distribution Centre	P				P	
Vertical Agriculture	P	P			P	
Warehouse	P	P			P	
Waste Processing Station	P				P	Section 2.3.Q
Waste Transfer Station	P				P	Section 2.3.Q
Workshop	P	P			P	
Commercial Uses						
Commercial School				P		
Commercial Service and Repair	P			P		
Convenience Retail	P	P		P		
Convention Centre				P		
Financial Service				P		

Permitted Uses	Employment Zones					Use-Specific Standards
	GE	PE	ME	MUE	HE	
Health or Fitness Centre				P		
Hotel				P		
Micro Manufacturing				P		Section 2.3.K
Personal Service Shop				P		
Restaurant				P		
Retail				P		
Community Uses						
Day Care Centre				P		
Emergency Services	P	P	P	P	P	
Place of Worship ⁽³⁾				P		Section 2.3.N
Transit Station	P	P	P	P		
Specified Accessory Uses						
Accessory Day Care Centre	P	P			P	
Accessory Office ⁽¹⁾	P	P	P		P	
Ancillary Restaurant ⁽²⁾	P	P			P	
Ancillary Retail ⁽²⁾	P	P				
Outside Display and Sales	P	P			P	Section 2.3.L
Outside Storage	P		P		P	Section 2.3.M
Restaurant Patio				P	P	Section 2.3.O

Regulations to Table 7.1.1:

- (1) In any Employment zone except the Mixed-Use Employment zone and Prestige 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. Where the associated principal employment use is not associated with a main building, the maximum gross floor area of an accessory office shall be 100 m².
- (2) In the Prestige Employment and General Employment zones, the maximum gross floor area of ancillary retail and restaurant uses shall be 15% of the associated principal employment use.
- (3) In the Mixed-Use Employment zone, a place of worship less than 3,000 m² shall be permitted where located within a 500 m radius from any Residential zone.

7.1.B Lot Requirements

Table 7.1.2 – Employment Zone Lot Requirements

	GE	PE	ME	MUE	HE
Lot Area (min. sq. m.)	900	1200	5000	1200	-
Lot Frontage (min. m.)	20	24	60	24	-

7.1.C Building Location

Table 7.1.3 – Employment Zone Building Location

	GE	PE	ME	MUE	HE
Front Yard (min. m.)	4.5	3	10	3	9
Rear Yard (min. m.)	7 ⁽³⁾	7 ⁽³⁾	7 ⁽³⁾	7 ⁽³⁾	7 ⁽³⁾
Exterior Side Yard (min. m.)	4.5	3	10	3	9
Interior Yard (min. m.)	3 ⁽¹⁾	3 ⁽²⁾	25	3 ⁽²⁾	4

Regulations to Table 7.1.3:

- (1) Where the lot line abuts any Residential or Mixed-Use zone, except the Mixed-Use Employment zone, the minimum interior side yard shall be 15.0 m.
- (2) Where the lot line abuts any Residential or Mixed-Use zone, except the Mixed-Use Employment zone, the minimum interior side yard shall be 9.0 m.
- (3) Where the lot line abuts any Residential or Mixed-Use zone, except the Mixed-Use Employment zone, the minimum rear yard shall be 15.0 m.

7.1.D Building Form

Table 7.1.4 – Employment Zone Building Form

	GE	PE	ME	MUE	HE
Building Height (max. m.)	No require- ment ⁽¹⁾	No require- ment ⁽¹⁾	10.5	14 ⁽¹⁾	10.5
Minimum Height (min. m.)	-	-	-	7.5	-
45-Degree Angular Plane Requirement	Applies ⁽¹⁾	Applies ⁽¹⁾	-	Applies ⁽¹⁾	-
Build-to Requirement (percentage of the lot frontage required to be occupied by a building's main wall within the	-	-	-	50% of the lot frontage	-

	GE	PE	ME	MUE	HE
minimum front yard setback up to 6.0 m from the street line)					
Ground Floor Height (min. m.)	-	-	-	4.5	-

Regulations to Table 7.1.4:

- (1) The maximum building height shall be as shown in Table 7.1.4 or on the zone code as shown on Schedule “A”. The building height, if shown in the zone code, shall take precedence over Table 7.1.4.
- (2) A 45-degree angular plane shall apply from any interior side lot line or rear lot line which abuts any Residential First or Second Density zone, any minor institutional zone, or any open space zone. The angular plane shall be measured beginning from a 7.5 m setback from the applicable lot line and starting at elevation of 10.5 m. The angular plane extends over the remainder of the lot, within which no portion of a building or structure is permitted to encroach above the plane.

7.1.E Site and Landscaping

Table 7.1.5 – Employment Zone Site and Landscaping

	GE	PE	ME	MUE	HE
Lot Coverage (max. %)	80	70	50	-	-
Landscaped Open Space (min. %)	10	20	20	-	-
Front Lot Line Landscaped Strips (min. m.)	3	1.5	1.5	-	-
Exterior Side Lot Line Landscaped Strips (min. m.)	3 ⁽¹⁾	1.5 ⁽¹⁾	1.5 ⁽¹⁾	-	-
Interior Side Lot Line Landscaped Strips (min. m.)	3 ⁽¹⁾	3 ⁽¹⁾ Error! Reference source not found.	1.5 ⁽¹⁾	1.5	-
Rear Lot Line Landscaped Strips (min. m.)	3	3	1.5	1.5	-
Surface Parking Location	Restricted ⁽³⁾	Restricted ⁽³⁾	-	Restricted ⁽²⁾	-

Regulations to Table 7.1.5:

- (1) The minimum landscaped strip shall only apply where the lot line abuts a Residential, Institutional or Open Space zone
- (2) Surface parking areas are only permitted in the rear yard.
- (3) A maximum of one parking aisle shall be permitted between any building and a public street.

Section 7.2: General Regulations for Employment Zones

7.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures shall be in accordance with Section 2.2.B.

7.2.B Employment Supportive Uses in the Mixed-Use Employment Zone

- .1 Where a commercial use or community use is permitted in the Mixed-Use Employment (MUE) zone, it shall be in accordance with the following provisions:
- .a A commercial use or community use shall only be permitted in the Mixed-Use Employment zone where it is part of a mixed-use development and is accessory to the principal employment use.
 - .b The total gross floor area of a commercial use or community use as part of a mixed-use development in the Mixed-Use Employment zone shall be 20% of the total gross floor area of all uses on the lot.
 - .c Where a commercial use or community use is part of a mixed-use development in the Mixed-Use Employment zone, it shall be located on the ground floor.

7.2.C Waste Storage

- .1 In any Employment Zones, waste shall be stored within a fully enclosed building or within a waste storage enclosure in accordance with the following provisions:
- .a The waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or it shall comprise an underground storage structure.
 - .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.
 - .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting residential, institutional or open space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .2 The provisions of this section shall not apply to waste storage associated with construction.

7.2.D Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, 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 A chimney or smokestack associated with any Employment use.
- .c A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.
- .d Infrastructure operated by a public authority.
- .e Buildings and structures associated with transit stations, public works yards, or emergency services.

Chapter 8: Institutional Zones

Table 8.1 – List of Institutional Zones

Institutional Zones	Zone Symbol
General Institutional	I1
Major Institutional	I2

Section 8.1: Requirements for the Institutional Zones

8.1.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 8.1.1.

Key P Permitted Use E Legally existing use permitted

Table 8.1.1 – Permitted Uses in Institutional Zones

Permitted Uses	Institutional Zones		Use-Specific Standards
	I1	I2	
Employment Uses			
Office		P	
Commercial Uses			
Museum or Gallery		P	
Organizational Club	P	P	
Outdoor Market	P	P	
Residential and Community Uses			
College or University		P	
Community Centre	P	P	
Community Garden	P	P	Section 2.3.D
Community Use	P	P	
Day Care Centre	P	P	
Emergency Services	P	P	
Fairground		P	

Permitted Uses	Institutional Zones		Use-Specific Standards
	I1	I2	
Hospital		P	
Library	P	P	
Long Term Care Facility	P	P	
Medical Office or Clinic	P	P	
Place of Worship	P	P	Section 2.3.M
Elementary or Secondary School	P	P	
Single Room Occupancy Housing		P	
Supportive Housing Residence Type 1	P	P	Section 2.3.P
Supportive Housing Residence Type 1	P	P	Section 2.3.P
Transit Station	P	P	
Specified Ancillary and Accessory Uses			
Ancillary Retail ⁽¹⁾	P	P	
Accessory Office	P	P	
Ancillary Restaurant ⁽¹⁾	P	P	

Regulations to Table 8.1.1:

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

8.1.B Lot Requirements

Table 8.1.2 – Institutional Zone Lot Requirements

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

8.1.C Building Location

Table 8.1.3 – Institutional Zone Building Location

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

8.1.D Site and Landscaping

Table 8.1.4 – Institutional Zone Site and Landscaping

	I1	I2
Front Lot Line Landscaped Strips (min. m.)	1.5	2
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	2
Interior Side Lot Line Landscaped Strips (min. m.)	3 ⁽¹⁾	4.5 ⁽¹⁾
Rear Lot Line Landscaped Strips (min. m.)	3 ⁽¹⁾	4.5 ⁽¹⁾

Regulations to Table 8.1.4:

- (1) The minimum landscaped strip shall only apply where the lot line abuts a Residential, Institutional or Open Space zone.

Section 8.2: General Regulations for Institutional Zones

8.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures shall be in accordance with Section 2.2.B.

8.2.B Waste Storage

- .1 In Institutional Zones, waste shall be stored within a fully enclosed building or within a waste storage enclosure in accordance with the following provisions:
- .a The waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or it shall comprise an underground storage structure.
 - .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.
 - .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.

- .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting residential, institutional or open space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .2 The provisions of this section shall not apply to waste storage associated with construction.

8.2.C Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, 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 A chimney or smokestack associated with any Employment use.
 - .c A water tower.
 - .d A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.
 - .e Infrastructure maintained by a public authority.
 - .f Buildings and structures associated with transit stations, public works yards, or emergency services.

Chapter 9: Open Space and Natural System Zones

Table 9.1 - List of Open Space and Natural System Zones

Open Space and Natural System Zones	Zone Symbol
Open Space	OS

Section 9.1: Requirements for the Open Space and Natural System Zones

9.1.A Permitted Uses

In any 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 9.1.1.

Key P Permitted Use E Legally existing use permitted

Table 9.1.1 – Permitted Uses in the Open Space and Natural System Zones

Permitted Uses	Open Space and Natural System Zones		Use-Specific Standards
	NS	OS	
Residential			
Detached Dwelling	E	E	
Commercial Uses			
Golf Course		E	
Community Uses			
Cemetery		P	
Community Garden		P	
Community Use		P	
Conservation Use	P	P	
Passive Recreation	P	P	
Public Park		P	
Specified Ancillary Uses			
Ancillary Restaurant ⁽¹⁾		P	

Permitted Uses	Open Space and Natural System Zones		Use-Specific Standards
	NS	OS	
Ancillary Retail ⁽¹⁾		P	
Agricultural			
Agricultural Use	E	E	

Regulations to Table 9.1.1:

- (1) In the OS zone, the total amount of gross floor area of ancillary retail and restaurants 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.

9.1.B Building Form

Table 9.1.2 – Natural System and Open Space Zone Building Form

	NS	OS
Building Height (max. m.)	9	9

9.1.C Site and Landscaping

Table 9.1.3 – Natural System and Open Space Zone Site and Landscaping

	NS	OS
Lot Coverage (max. %)	10	10

Section 9.2: General Regulations for Natural System and Open Space Zones

9.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures shall be in accordance with Section 2.2.B.

9.2.B Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, and further, the following structures shall not be counted towards achieving any minimum height requirement specified in this By-law:
 - .a A chimney associated with a permitted dwelling unit, provided it does not exceed 2.0 m in height above the maximum permitted building height in the applicable zone.
 - .b A silo associated with a permitted use.

- .c Infrastructure maintained by a public authority.

Chapter 10: Other Zones

Table 10.1 - List of Other Zones

Other Zones	Zone Symbol
Agricultural	A
Utility	U

Section 10.1: Requirements for the Other Zones

10.1.A Permitted Uses

In the Agricultural and Utility 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 10.1.1 and this section.

Key P Permitted Use E Legally existing use permitted

Table 10.1.1 – Permitted Uses in Other Zones

Permitted Uses	Other Zones		Use-Specific Standards
	A	U	
Residential			
Detached Dwelling	P		
Employment Uses			
Veterinary Clinic	P		
Community Uses			
Cemetery	E		
Community Use		P	
Conservation Use	P	P	
Kennel	P		Section 2.3.H
Specified Accessory Uses			
Home Occupation	P		Section 2.3.G
Outside Storage	P		Section 2.3.L
Agricultural			
Agricultural Use	P	E	

10.1.B Lot Requirements

Table 10.1.2 – Other Zone Lot Requirements

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

10.1.C Building Location

Table 10.1.3 – Other Zone Building Location

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

10.1.D Building Form

Table 10.1.4 – Other Zone Building Form

	A	U
Building Height (max. m.)	10.6	-

10.1.E Site and Landscaping

Table 10.1.5 – Other Zone Site and Landscaping

	A	U
Lot Coverage (max. %)	15 ⁽¹⁾	-

	A	U
Landscape Coverage in Front Yard (min. %) for lots equal to or more than 5 hectares	70	-

Regulations to Table 10.1.5:

- (1) The minimum lot coverage requirement shall not apply to greenhouses.

Section 10.2: General Regulations for Other Zones

10.2.A Agricultural Zone Driveway Requirements

- .1 The maximum driveway width shall not exceed 50% of the lot width or 14 m, whichever is less, provided that the maximum driveway width where the driveway intersects the public right-of-way shall be 9 m.
- .2 Tandem parking is permitted.
- .3 The minimum distance between any part of a driveway and the point of intersection of two streets shall be 6 m. This requirement shall not apply within any R3 zone, provided the sight visibility triangle is maintained in accordance with Chapter 12 of this By-law.
- .4 A driveway is permitted to be used for parking spaces.
- .5 No parking shall be permitted on any part of a lot except within a parking space and a driveway.

10.2.B Agricultural Zone Accessory Building and Structure Requirements

In the Agricultural Zone, accessory buildings and structures excluding detached private garages or carports, swimming pools, or accessory buildings and structures associated with a swimming pool, 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 Human habitation is prohibited within any accessory building or structure, unless otherwise expressly permitted by this By-law.
- .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 Notwithstanding the requirement 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 Agricultural zone where the minimum lot area is 2.0 hectares.
- .5 No accessory building or structure shall be constructed upon any easement.
- .6 The maximum height of an accessory building or structure in an Agriculture Zone shall be in accordance with Table 10.2.1.

Table 10.2.1 – Maximum Height for Accessory Buildings and Structures in the Agricultural Zone

Zone	Maximum Height
Agricultural, where the Lot Area is less than 2.0 hectares	4.0 m
Agricultural, where the Lot Area is greater than 2.0 hectares	No requirement

- .7 The gross floor area of accessory buildings on a lot in an Agriculture Zone shall be subject to the requirements of Table 10.2.2. Table 10.2.2 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 10.2.2 – Maximum Gross Floor Area for Accessory Buildings and Structures in the Agricultural Zone

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

10.2.C Utility Zone Accessory Building and Structure Requirements

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

10.2.D Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, 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.

- .b A water tower.
- .c A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.
- .d A silo or similar accessory building associated with an agricultural use.
- .e Infrastructure.
- .f Buildings and structures associated with transit stations, public works yards, or emergency services.

Chapter 11: Overlay and Suffix Zones

Section 11.1: Downtown Floodplain Overlay Zones

11.1.A Provisions Applicable to All Downtown Floodplain Overlay Zones (-DF)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to any Downtown Floodplain Overlay Zone, as denoted by the suffix “-DF1”, “-DF2”, “-DF3” or “-DF4” in the zone symbol on Schedule “A”, 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 day 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.

11.1.B Downtown Floodplain Overlay Zone 1 (-DF1)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 1 Zone, as denoted by the suffix “-DF1” in the zone symbol on Schedule “A”, the following provisions shall apply:
- .a The maximum total number of residential units permitted to be constructed within all lands subject to the -DF1 Overlay after May 7, 2017 shall be 900.
 - .b The maximum total gross floor area of non-residential uses permitted to be constructed within all lands subject to the -DF1 Overlay after May 7, 2017 shall be 41,000 m².

11.1.C Downtown Floodplain Overlay Zone 2 (-DF2)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 2 Zone, as denoted by the suffix “-DF2” in the zone symbol on Schedule “A”, the following provisions shall apply:
- .a The maximum total number of residential units permitted to be constructed within all lands subject to the -DF2 Overlay after May 7, 2017 shall be 185.
 - .b The maximum total gross floor area of non-residential use permitted to be constructed within all lands subject to the -DF1 Overlay after May 7, 2017 shall be 45,000 m².

11.1.D Downtown Floodplain Overlay Zone 3 (-DF3)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 3 Zone, as denoted by the suffix “-DF3” in the zone symbol on Schedule “A”, 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 to be constructed within all lands subject to the -DF3 Overlay after May 7, 2017, including any hotels subject to Section 11.1.D.1.a 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 the -DF3 Overlay.
 - .d Notwithstanding Section 11.1 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 11.1.A .1.

11.1.E Downtown Floodplain Overlay Zone 4 (-DF4)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 4 Zone, as denoted by the suffix “-DF4” in the zone symbol on Schedule “A”, 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 living space within or added to an existing dwelling shall be floodproofed to the Regulatory Storm Flood elevation.

Section 11.2: Lester B. Pearson International Airport Operating Area Overlay Zone

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Lester B. Pearson International Airport Operating Area regulation, as shown on Schedule C, the following uses shall be prohibited:
- .a any type of residential dwelling unit;
 - .b residential care home;
 - .c day care centre;
 - .d hospital; and
 - .e elementary or secondary school.
- .2 Notwithstanding clause .1, a residential dwelling, a day 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 11.3: Mature Neighbourhood Overlay Zone (-M)

Notwithstanding any other provision of this By-law, on any lot subject to the Mature Neighbourhood Regulation Area, as shown on Schedule D, the following provisions shall apply:

- .1 The minimum rear yard shall be the greater (more restrictive of):
- .a 25% of the lot depth; or,
 - .b The minimum rear yard required in the applicable zone.
- .2 The minimum interior side yard shall be in accordance with Table 11.3.1.

Table 11.3.1 – Minimum Interior Side Yard Requirements in the Mature Neighbourhood Overlay (-M) Zone

Lot Frontage	Minimum Interior Side Yard
Less than 16.0 m	1.2 m for the first storey plus 0.6 m for each additional storey or part thereof
Equal to or greater than 16.0 m, but less than 21.0 m	1.8 m
Equal to or greater than 21.0 m, but less than 30.0 m	2.8 m
Equal to or greater than 30.0 m	3.0 m

- .3 The maximum lot coverage shall be the lesser (more restrictive) of:
 - .a 30%; or,
 - .b The maximum lot coverage permitted in the applicable zone.
- .4 The maximum building height shall be the lesser (more restrictive) of:
 - .a 8.5 m; or,
 - .b The maximum building height in the applicable zone.
- .5 Notwithstanding the permitted yard encroachments under Section 2.4, an uncovered balcony or deck is permitted to encroach into an existing legal non-complying rear yard to a maximum of 3.0 m.

Section 11.4: Suffices for Permitted Uses, Lot, and Building Requirements

- .1 Where any land is subject to an overlay suffix denoted by a dash followed by the letter W and a value contained in parentheses (e.g., “-W(15)”), the minimum lot width shall be as indicated in metres in the parentheses. This value, if shown, shall take precedence over the related zone requirement. If no value is shown, the zone requirements apply.
- .2 Where any land is subject to an overly suffix denoted by a dash followed by the letter H and one or more values contained in parentheses (e.g., “-H(10-30)”), the minimum and maximum permitted building height on the applicable land shall be as indicated in the parentheses, respectively, in metres. Where only one value is indicated in parentheses, the value shall be the maximum permitted building height. This value, if shown, shall take precedence over the related zone requirement. If no value is shown, the zone requirements apply.
- .3 Where any land is subject to an overly suffix denoted by a dash followed by the letter D and parentheses (e.g., “-D(0.5-3.5)), the minimum and maximum permitted floor space index on the applicable land shall be as indicated in the parentheses, respectively. Where only one value is indicated in parentheses, the value shall be the maximum permitted floor space index. This value, if shown, shall take precedence over the related zone requirement. If no value is shown, the zone requirements apply.

- .4 The provisions of Section 1.4.E shall apply with respect to the interpretation of overlay suffix boundaries on Schedule A.

Chapter 12: Definitions

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.

Additional Residential Unit or ARU: 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 an ancillary building on the same lot as the principal dwelling.

Additional Residential Unit, Attached: shall mean an additional residential unit (ARU) located within the same building as a principal dwelling.

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.

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.

Ancillary Retail: shall mean a retail service subordinate to the permitted principal use of a site.

Angular Plane: shall mean a horizontal plane extending over a lot at a 45-degree angle from a specified lot line, above which no buildings and structures are permitted to extend above the plane, except permitted height exceptions in accordance with Chapter 4 of this By-law.

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.

Automobile Body Shop: shall mean a building or place used for the repair, rebuilding and painting of the exterior portions of motor vehicles.

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

Automobile 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.

Automobile Repair: shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include an automobile body shop, an automobile dealership or an automobile service station.

Automobile 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 automobile washing facility, accessory detailing, accessory retail or accessory restaurant uses in accordance with the permitted uses and requirements of this By-law.

Automobile 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, or a self-service operation.

B

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

Basement: shall mean a storey that is 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 located within a building, bike locker, or shelter.

Bicycle Parking Space, Short Term: shall mean any bicycle space other than a long term bicycle space.

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.

Broadcasting, Data or Call Centre: shall mean a radio or television studio, recording studio, and premises principally used for providing customer services via telephone/internet, and associated transmission infrastructure.

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.

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

Building Frontage: shall mean the first 9.0 m of depth of the first storey, measured where the first storey faces a street line.

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

Build-to Requirement: shall mean the specified required setback in which a building main wall is required to be located. In this By-law, the build-to requirement is specified as a range of setbacks and a percentage of the lot frontage. A main wall is required to be built within the setback range for the percentage of the lot frontage identified. For any other portion of building, the minimum and maximum setback range shall not apply, but any other minimum or maximum setbacks in the zone shall apply.

C

Carport: shall mean an accessory building or structure or part thereof, the perimeter of which is at least 40% unenclosed and which is used for the parking or temporary storage of vehicles.

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.

Central Area: shall mean lands shown as the Central Area on a schedule to this By-law.

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

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.

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.

Community Garden: shall mean lands used for gardening vegetables, flowers or other produce and operated by nearby 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 storage of motor vehicles for remuneration.

Commercial Recreation: shall mean a building or place which is designed and used for providing entertainment to patrons, and without limiting the generality of the foregoing, includes a bowling alley, billiard or pool room, miniature golf, bingo hall, indoor paintball facility, indoor rock-climbing facility, indoor commercially operated recreational courts/rinks/fields, 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, and driving range.

Commercial Service and Repair: shall mean a building or part thereof used for the repair, servicing, refinishing, restricting of articles or things except motor vehicles and incidental sales as an accessory use, but does not include any service or repair of motor vehicles or a heavy equipment sales and service shop. Without limiting the generality of the foregoing, a service and repair shop may include watch repair, bicycle repair, service and repair of computers/electronics, furniture repair or refinishing, small household appliance repair or major household appliance repair.

Community Use: 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 community use shall include a public park, picnic area, community garden, tennis court,

soccer field, baseball field, 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 community use shall not include commercial recreation or a community centre.

Commercial Vehicle: shall mean a motor vehicle having attached to it a truck or delivery body and includes an ambulance, a hearse, a casket wagon, a fire apparatus, a bus and a tractor used for hauling purposes on a highway.

Conservation: shall mean the use of land, water, and/or structures for the protection, stewardship, management, and conservation of the natural environment. and may include structures of a public authority used only for managing the resource and for managing natural hazards, such as flood and slope control.

Contractor's Establishment: shall mean a premises used for the temporary storage or maintenance of equipment and includes the regular place of business of a tradesperson or contractor, but does not include a building supply depot.

Convenience Retail: shall mean a retail use intended to provide goods and incidental services to meet the day-to-day needs of patrons, such as the sale of food, beverages, personal care products, household hardware, groceries, lottery sales and similar items, and with a net floor area that does not exceed 200 m².

Convention Centre: shall mean a place of assembly consisting of meeting rooms and assembly areas that is used for hosting events and guests, and which may include ancillary preparation and service of food and beverages.

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

Customer Pick-Up and Drop-Off Parking Space: shall mean a parking space that is designated and used for the temporary parking of patrons who receive service at their motor vehicle from a business on the same lot.

D

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

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

Deck: shall mean an attached platform or series of platforms not covered by a solid roof with at least two sides that are open, and which has direct access to the ground.

Dedicated Car Sharing Space: shall mean a parking space that is reserved exclusively for the use of an organized car sharing service and is maintained and clearly demarcated accordingly.

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.

Drive-Through: shall mean premises designed or intended to be used for commercial transactions to be conducted with patrons who remain in their motor vehicle.

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.

Dwelling: shall mean a building that is occupied or intended to be occupied as a home, residence or sleeping place by one or more persons and consisting of one or more dwelling units.

Dwelling, Apartment: shall mean a building containing four (4) 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 a common wall, including a rear common wall, that do not have rear yards.

Dwelling, Cluster Townhouse: shall mean a townhouse dwelling in which each 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 dwellings 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, 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 are permitted on the first storey.

Dwelling, Podium Townhouse: shall mean a townhouse dwelling that is attached to a tower and the units are not located on individual lots.

Dwelling, Rear Lane 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 dwelling containing 4 or more dwelling units, where each dwelling unit is separated horizontally and which may also include dwelling units separated 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.

Dwelling, Townhouse: shall mean a building that is divided vertically above established grade into three (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; 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, 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 additional residential units.

Dwelling Unit: shall mean an individual, self-contained 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 dwelling.

Dwelling Unit, Apartment: shall mean a dwelling unit that is contained within an apartment dwelling or within a mixed-use building.

E

Electric Vehicle Supply Equipment: shall mean an assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle.

Emergency Services: shall mean services operated by a public authority to house and supply emergency services, and shall include fire, police, ambulance/paramedic dispatches, temporary emergency shelters, and associated maintenance of vehicles.

End-of-Trip Bicycle Facility: shall mean a dedicated area where showers, clothing lockers and private change rooms are provided for cyclists.

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 (or Construct): 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 existing building or structure by an addition, removal, enlargement or extension.

F

Fairground: shall mean premises where fairs, circuses and exhibitions and associated amusements, attractions and activities are held principally outdoors, 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: shall mean the storey that has its floor closest to established grade and its ceiling at least 1.8 m above established 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 Area, Net: shall mean the aggregate of the areas of each storey, 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, stairwells, elevators, washrooms, enclosed loading areas, parking structures, waste containment areas, common vestibule and hallway areas that is not used for any residential, commercial or industrial purpose, or any part of the building below established grade used for storage purposes.

Floor Plate: shall mean the total horizontal 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.

Front Wall: shall mean a main wall that faces the street line.

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 storage of one or more vehicles and used exclusively by 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 outdoor display and sales areas.

Garden Centre, Seasonal: shall mean a garden centre operated on a seasonal or temporary basis in association with the retail use.

Garden Suite: shall mean an additional residential unit (ARU) that is located in an ancillary building on the same lot as a principal dwelling.

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, signage, articulation or treatment of the wall.

Golf Course: shall mean premises operated for playing golf, including courses, accessory driving range, accessory miniature golf course, a club house and other structures and uses incidental to maintaining and operating the golf course.

Grade, Established: shall mean the average finished surface elevation at the outside walls of any building or structure, which is determined by calculating the average finished ground surface elevation at the midpoint of each of those outside walls.

Greenhouse or Nursery: shall mean the use of land, structure or buildings for the sale of products grown on the farm from which the sale is made.

Ground Floor Height: shall mean the height of the first storey.

H

Habitable Room: shall mean any room in a dwelling unit used or that can be used for purposes of living, sleeping, cooking or eating.

Half Storey: means that part of any building wholly or partly within the framing of the roof, where the floor area is not more than 70% of the ground floor area of the building.

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 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, that is defined as hazardous waste by O.Reg. 347 of the Environmental Protection Act, 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 used for the purpose of transferring hazardous waste as defined by O.Reg. 347 of the Environmental Protection Act, 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 incidental retail sale of exercise equipment, 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, construction equipment, or commercial vehicles.

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; or
- .3 in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

Home Occupation: shall mean an occupation 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.

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.

Impermeable Surface: shall mean an area of land covered by buildings, structures, asphalt, concrete, brick, stone, wood, grouted pavers and any other surfaces that prevent the infiltration of water.

Industrial Mall: shall mean a building that contains five or more separated spaces which have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

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, district energy lines without cogeneration, and local electrical power lines, but shall not include a power generation facility or renewable energy system.

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 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; hard landscaped elements such as surfaced walkways and patios; and structures such as patios, fencing, noise attenuation walls, children’s play areas and accessory structures and equipment, gazebos, clothes lines, and other similar structures. Landscaped open space shall exclude any part of a driveway, parking space, loading space, parking aisle, curb, retaining wall, or any solidly covered space beneath or within any 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 vertical plantings, grass or fences with an average height of at least 1.0 m. Driveways, bicycle paths and walkways shall be permitted to cross a landscaped strip.

Lane: shall mean a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general circulation of traffic, and shall not include a street.

Library: shall mean a premises for the collection of printed, electronic, and pictorial material for public use for the purposes of study, reference, and recreation, and which may include meeting rooms for community use, activity areas, cafeteria, and space for 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 four (4) lodging units; or a detached dwelling in which lodging is provided for more than four (4) persons with or without meals.

Long Term Care Facility: shall mean premises operated for persons requiring nursing care and licensed accordingly by the Province.

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*.

Lot Area: shall mean the total horizontal area enclosed within the lot lines of a lot, excluding:

- .1 the horizontal area covered by water, marsh or flood plain;
- .2 land located between the top and toe of a cliff or embankment having a slope of thirty degrees or more from the horizontal; or,
- .3 In the case of a corner lot having a street line 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 Coverage: shall mean the percentage the lot covered by buildings. For greater clarity, lot coverage shall be exclusive of coverage by any driveways, paved areas, patios, parking spaces, parking aisles, swimming pools, decks, or walkways.

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.

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 six (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 fifteen (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 seven decimal five (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, 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, Interior: shall mean a lot other than a corner lot.

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

Lot, Through: shall mean a lot bounded on two (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.

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 the front lot line.

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.

Manufacturing, Processing or Assembly: shall mean premises for the assembly, fabrication, processing, repairing, producing, alteration or treatment of raw materials or previously produced materials into new products, materials, 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 use involving hydroponic growth of produce but does not include other agricultural uses.

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 legally qualified medical practitioner provides services with respect to the diagnosis, treatment and examination of patients, is licensed by the Province, 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.

Mineral Aggregate Operation: shall mean a use that includes a pit, quarry or underground mining operation and aggregate related uses including a wayside pit/quarry as well as any asphalt plant or concrete batching plant.

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 development, and which is not occupied as a residential use.

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.

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 or structure 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 relating to that zone.

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, both as defined by O. Reg. 347 of the Environmental Protection Act.

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, both as defined by O. Reg. 347 of the *Environmental Protection Act*.

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 commercial use on the lot.

Outside Storage: shall mean the storage of goods, materials, any 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 outdoor 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.

Park, Public: shall mean an area of public land consisting of landscaped open space or other open areas which is used for active or passive recreation.

Parking Space: shall mean an area used for the parking or temporary storage 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 a lot or building.

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 trail uses and natural heritage appreciation requiring minimal modification of the land surface and relatively few if any buildings or structures, such as a trail, benches, boardwalk, or gazebo.

Permeable Surface: shall mean an area of land utilizing soft landscaping or hard landscaped elements which permit the infiltration of water.

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 establishment, laundry service, massage therapy, 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 faith-based instruction or teaching, fellowship, recreation and charitable community outreach activities. Accessory uses or facilities to a Place of Worship shall 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 unit in accordance with 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 from where the street lines begin to curve towards the point where the projected street lines meet.

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.

Private Garage Projection: shall mean the portion of an attached private garage that is located between the main wall of a building and a street line.

Private Street: shall mean a private right-of-way or lane used by motor vehicles and is privately maintained.

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 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, or used by, the general public for the passage of vehicles.

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

Q

R

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.

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, unless otherwise stated elsewhere in this By-law, excludes a garden centre, automobile dealership, or boat, recreational vehicle sales and service.

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.

S

Sales Tent: shall mean a temporary structure or associated outdoor area that is used for outdoor display and sales and retail transactions and is accessory to a retail use on the same lot.

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 truck school, an elementary or secondary school, or a college or university.

School, Commercial Truck: shall mean premises where the instruction or training in the operation of commercial vehicles is provided.

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

School, Secondary: shall mean a public or private school that is Provincially approved to provide instruction 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.

Semi-circular Driveway: shall mean, with respect to a single-detached dwelling, a driveway that has two accesses from any street.

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

Shopping Centre: shall mean a group of at least five separate units for commercial uses have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

Single Room Occupancy Housing: shall mean a form of multi-tenant housing operated by organized entities, consisting of single room dwelling units where amenities are shared. The SRO housing form is attributed to apartment dwellings that can be either standalone or integrated new buildings, integrated into new development, or repurposed from existing buildings.

Sight Triangle: shall mean the portion of the triangular or rounding limit of a road right-of-way that is created along a corner lot for the purpose of providing an unencumbered sight visibility area for pedestrians and vehicles.

Soft Landscaping: shall mean an unoccupied area of land which is used only for permeable soft landscaping elements which largely permit the infiltration of water and is not suitable for parking by a motor vehicle.

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, from a street line. The step back is measured from the roof edge of the lower 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. Any portion of a storey that exceeds 4.0 m in height from the floor surface to the ceiling or roof above it shall be deemed to be an additional storey. A basement as defined in this By-law is not considered a storey.

Street Line: shall mean any front lot line or exterior side lot line.

Structure: shall mean anything that is erected, built, or constructed, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences.

Supermarket: shall mean a retail establishment engaged in the business of selling groceries, meat, fruit, vegetables and household items to the general public.

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. 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. A Supportive Housing Residence Type 2 shall not include a Supportive Housing Residence Type 1.

Surface Parking: shall mean any parking space 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 in which one or more parking spaces are accessible by motor vehicles only via 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.

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:

- a) "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.

b) “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.

c) “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 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 and structures to provide amenities to passengers.

Transportation Depot or Distribution Centre: shall mean premises used for parking, storage or dispatch of commercial vehicles, shipping containers, intermodal facilities, and incidental maintenance, and which also may include the receiving, storage and distribution of goods, materials and merchandise including associated warehouse uses.

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

Use: shall mean:

- a) 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
- b) 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 Agriculture: shall mean a building used for the indoor production, cultivation and processing of agricultural crops and produce. Vertical agriculture shall not include any use involving the 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.

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. A warehouse excludes a commercial self-storage use.

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.

Wholesaling Store: shall mean a retail store specialized in the retail or wholesale of goods and products to other businesses, organizations or other wholesalers.

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

Worship Area: shall mean the portion of the Place of Worship in which the main worship functions occur, and contain seating such as seats or benches permanently attached to the floor, or linked yet moveable seats, or a number of moveable seats, or seating as open floor area that shall exclude any areas intended solely for the use of the worship group leader or leaders, or musicians, such as an alter, a pulpit, a

sanctuary, holy book area, or other named areas that are not intended to be occupied by the general worshipping public.

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:

- a) 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
- b) 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, lot and building requirements by this By-law.

Chapter 13: Site-Specific Zone Standards

Note to Preliminary Draft Zoning By-law: Site-Specific Zone Standards to be included in a future draft of the Comprehensive Zoning By-law. This will include the review and incorporation of existing Schedule C illustrations.

Chapter 14: Enactment

Section 14.1: 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, 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 1.15 of this By-law.

Section 14.2: 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

Peter Fay, City Clerk