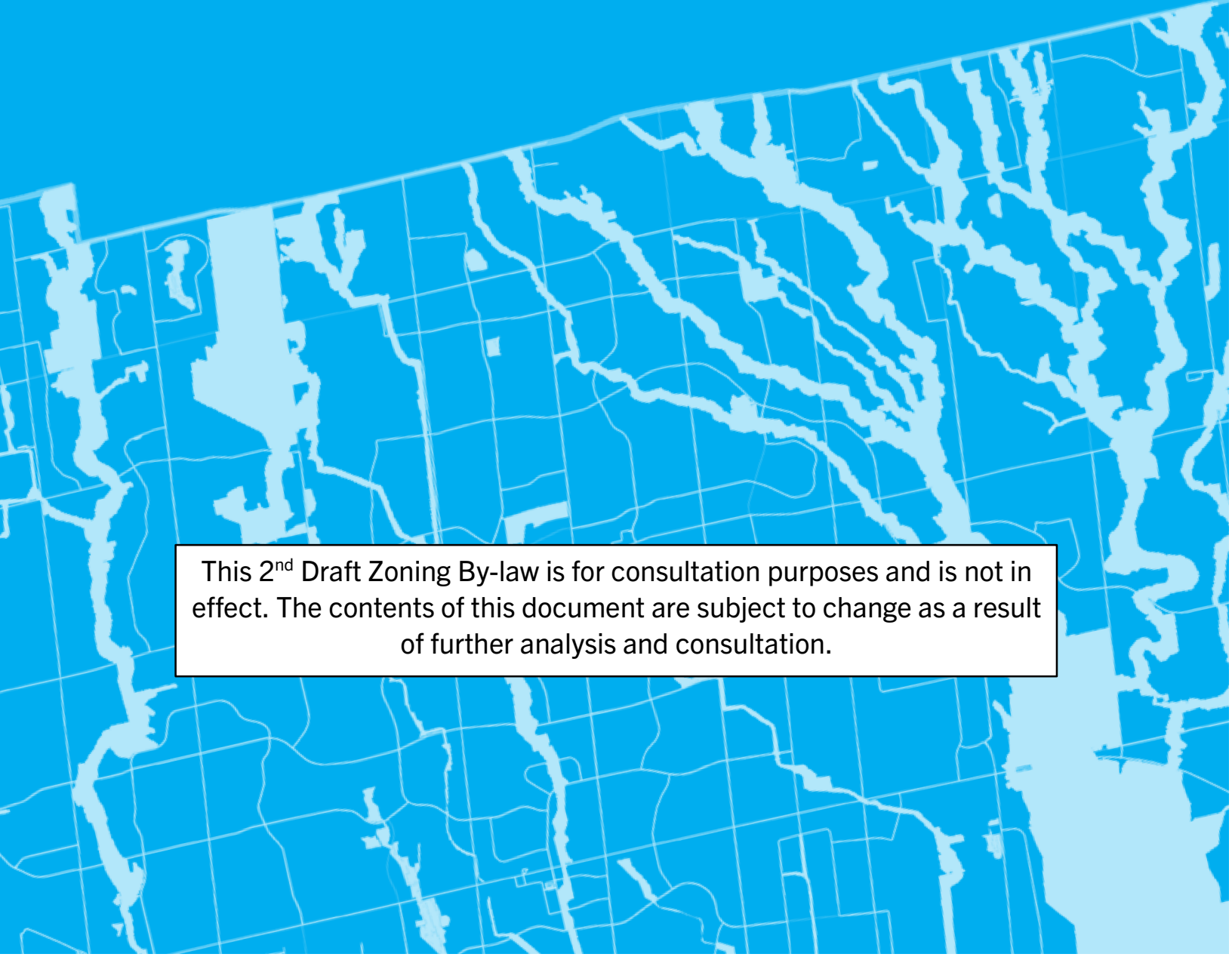




BRAMPTON ZONING BY-LAW

2nd Draft | September 2024



This 2nd Draft Zoning By-law is for consultation purposes and is not in effect. 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 This By-law applies to all lands within the City of Brampton, except within certain lands excluded from this By-law, as specifically shown on Schedule A.
- .2 No lands shall be used, and no building or structure shall be erected, located, used or altered, nor shall the use of any building, structure or lot be changed, in whole or in part, except in conformity with the provisions of this By-law.

Section 1.3: Administration

1.3.A Authority

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

1.3.B Certificate of Occupancy

- .1 A person may not make or permit a change in the type of use of any land to which this by-law applies, or the type of use of any building or structure on any such land, without first obtaining a certificate of occupancy from the City's chief building official.

1.3.C Inspection

- .1 Where the Commissioner of Planning, Building and Growth Management or such designate has reason to believe that any person has used land or erected or used any building or structure in contravention of this By-law, a designated employee of the City so authorized may, at any reasonable hour, enter and inspect the land or building or structure.

1.3.D Penalty

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

1.3.E Severability

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

Section 1.4: Non-Conformity and Non-Compliance

1.4.A Legal Non-Conforming Uses

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

1.4.B Legal Non-Complying Buildings and Structures

- .1 Where a lot, building, structure, parking area, stacking lane, stacking space, or driveway or any landscaped strip is deficient in meeting any requirement of this By-law, the feature may be altered or enlarged, provided:
- .a It was legally existing on the day of passing of this By-law; and
 - .b The alteration or enlargement complies with all applicable requirements of this By-law and does not cause further contravention of any requirement herein.

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

- .1 No building, structure, lot, parking area, stacking space, stacking lane, driveway, 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 1.5: Compliance with Other Legislation, By-laws and Regulations

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

- .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 1.6: Lots in More than One Zone

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

Section 1.7: Transition

1.7.A Building Permits

- .1 Nothing in this By-law shall prevent the erection of a building or structure or the use of any building or structure in accordance with a building permit application submitted prior to the date of passing of this By-law, provided the building permit is in accordance with all applicable zoning by-laws that affected the lot before this By-law came into effect.
- .2 This By-law is deemed to be modified to the extent necessary to permit a building or structure that is erected in accordance with clause .1 of this subsection.

1.7.B Planning Applications

- .1 Nothing in this By-law shall prevent the erection of a building or structure in accordance with any minor variance, site plan, consent, part lot control application, plan of subdivision or plan of condominium that has been submitted and deemed complete by the City or approved or conditionally approved by the relevant approval authority before the passing of this By-law, provided the application complies with all applicable zoning by-laws that affected the lot before this By-law came into effect.
- .2 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.

1.7.C Lapse of Transition Provisions

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

Section 1.8: Establishment of Zones

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 First Density – Type A	R1A
Residential First Density – Mature Neighbourhood	R1M
Residential Second Density – Type A	R2A
Residential Second Density – Type B	R2B
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M
Residential Third Density – High Rise	R3H

Table 1.3.2 – Commercial Zones

Zone Name	Zone Symbol
Local Commercial	LC
General Commercial	GC
Highway Commercial	HC
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
Mixed Use Office	MO

Table 1.3.4 – Employment Zones

Zone Name	Zone Symbol
General Employment	GE
Prestige Employment	PE
Mixed-Use Employment	ME
Office Employment	OE

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 and Transportation	UT
Agriculture	A
Park	P
Open Space	OS
Natural System	NS

Section 1.9: Schedules

Note: Draft 2 Schedules are available for viewing at the following website: [Brampton Proposed Comprehensive Zoning By-law \(First Preliminary Draft Parental Zoning\) \(arcgis.com\)](http://arcgis.com)

1.9.A Schedule A – Zone Map

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

1.9.B Explanation of Zone Symbols on Schedule A

- .1 A zone label shown on Schedule A is comprised of a zone symbol as set out in Section 1.8 and may consist of other components as described in this section.
- .2 Where a zone symbol contains a hyphen followed by a number as a suffix (e.g., “-10”), the provisions of the corresponding Exception Zone of this By-law, contained in Chapter 12, shall apply to those lands.
- .3 Where a zone symbol is preceded by the symbol “(h)”, the following provisions shall apply:

- .a The only permitted uses, buildings and structures shall include those uses, buildings and structures that were legally existing when the holding symbol was applied to those lands by by-law.
 - .b The holding symbol shall be lifted only in accordance with the provisions for lifting the holding symbol as stated in the holding by-law.
 - .c Upon lifting the holding symbol, the permitted uses, lot and building requirements of the applicable zone shall apply.
 - .d Where the lands are subject to an Exception Zone that contains provisions for permitted uses or provisions for lifting the holding symbol, the Exception Zone shall take precedence over clauses .a through .c above.
- .4 Where a zone label includes a suffix denoted by a dash followed by the letter W and a value contained in parentheses (e.g., “-W(15)”), the minimum lot width for any land affected 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.
- .5 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.
- .6 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, any zone requirements for floor space index shall apply.

1.9.C Schedule B – Parking Regulation Areas

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

1.9.D Schedule C – Lester B. Pearson International Airport Operating Area Overlay

- .1 The Lester B. Pearson International Airport Operating Area Overlay is shown on Schedule C, which forms part of this By-law. In the areas subject to this overlay, the provisions of Section 2.7 apply.

1.9.E Schedule D – Downtown Floodplain Overlay

- .1 The Downtown Floodplain Overlay is shown on Schedule D, which forms part of this By-law. In the areas subject to this overlay, the provisions of Section 2.4 apply.

1.9.F Schedule E – Corridors and Boulevards

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

1.9.G Schedule F – Protected Major Transit Station Areas

- .1 The Protected Major Station Areas are shown on Schedule F, which forms part of this By-law. The application of Schedule F – Protected Major Station Areas is specifically referenced by certain provisions of this By-law.

Section 1.10: Interpretation of Schedules

The following provisions shall apply with respect to the interpretation of a zone boundary, the boundary of an overlay, 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 public street, public lane, or railway, the boundary shall be the centre line of such public street, public lane or railway.
- .2 Where the boundary 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 provisions .1 through .3 do not apply, where the boundary is deemed by the administrator of this By-law as being intended to follow the location or boundary of environmental features or their buffers, future roads, future lot lines, or otherwise is intended to follow a feature shown in any adopted, approved or conditionally approved development plan or associated approved study, the boundary shall be deemed to follow said feature.
- .5 Last, where none of the above provisions apply, the boundary shall be scaled from the Schedule.

Section 1.11: Interpretation of By-law Text

1.11.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 Chapter 11. 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.

1.11.B Interpretation of Permitted Use Tables

Key **P** Permitted Use **E** Legally existing use permitted

- .1 In this By-law, a use is only permitted if it is explicitly allowed by this By-law, and any other use shall not be permitted. Accessory uses shall also be subject to Section 2.1 of this By-law.
- .2 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 on a lot in the corresponding zone(s) where the Legally Existing Use Permitted symbol is shown, but only if the use was legally existing on the lot on the date of passing of this By-law.

1.11.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".

1.11.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.

1.11.E Operative Parts and Convenience Features

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

1.11.F Reference to Legislation or Public Authorities

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

1.11.G Measurement of Yards

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

Section 1.12: Technical Revisions

1.12.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. For clarity, this shall exclude any modifications to zone codes;
- .3 Alterations of punctuation or language;
- .4 Correction of grammatical, dimensional, boundary, mathematical or typographic errors;
- .5 Correction of the bolding of defined terms; and
- .6 Changes to the non-operative components of the By-law, such as illustrations provided for convenience, headers, footers and page numbers.

1.12.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, setbacks, or any parking space or parking aisle requirements by no more

than 0.03 m, said building or structure shall be deemed to comply with the applicable requirement of this By-law.

Chapter 2: General Provisions

Section 2.1: Accessory Uses, Buildings and Structures

2.1.A General

- .1 In this By-law, where a use is permitted, any use which is accessory to the principal permitted use shall also be permitted.
- .2 Unless explicitly permitted by this By-law, habitable space shall not be permitted within any accessory building or structure.
- .3 Notwithstanding Section 2.1.A.1, where a specified accessory use is identified in the permitted use regulation tables for any zone, the permission of that accessory use and associated buildings and structures shall be restricted in accordance with the permitted use tables. This shall include:
 - .a Accessory offices;
 - .b Drive-throughs and motor vehicle washing facilities;
 - .c Home occupations;
 - .d Outside storage;
 - .e Outside display and sales;
 - .f Restaurant patios;
 - .g Seasonal garden centres and temporary sales tents; and
 - .h Any other accessory use specifically indicated in the permitted use tables contained in Chapters 4 through 10.

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

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

- .1 The height of an accessory building or structure shall not exceed the greater of 4.5 m or the maximum building height in the applicable zone.
- .2 The accessory building or structure shall be located at least 3.0 m from any lot line. Notwithstanding this provision, where the lot abuts any Residential, Mixed Use, Institutional, Natural System, Park, or Open Space Zone, the minimum setback shall be the minimum required building setback as stated in the applicable zone.
- .3 Accessory buildings and structures shall not be permitted within any front yard or exterior side yard. This restriction shall not apply to the Utility and Transportation zone.

Section 2.2: Uses, Buildings and Structures Permitted in All Zones

2.2.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 and associated electrical utilities, 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 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, telecommunications or communication infrastructure, wayside pit, wayside quarry, or any structure required for the purpose of flood control or shoreline erosion mitigation, subject to the following provisions:
 - .a Other than an electric power transmission line, the size, height, coverage and yard regulations required for the zone in which such land, building, structure, plant, or equipment is located shall be complied with except for a facility less than 1.0 m² in area and 2.0 m in height, which may be located not less than 3.0 m from a public street and 1.5 m from any other property line;
 - .b No goods, material or equipment may be stored in the open in a Residential 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.

Section 2.3: Provisions for Uses Permitted in More than One Zone Category

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

2.3.A Community Garden

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

- .1 In any Residential Zone where the community garden is the principal use of the lot, any buildings and structures associated with the community garden shall be in compliance with the 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 zone other than a Residential Zone, any buildings and structures associated with the community garden shall be in accordance with the lot and building requirements of the applicable zone.
- .3 A community garden shall not include any retail use, except that a temporary outdoor market may be used to sell or trade the produce grown on the premises, provided the market does not exceed 60 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.B Drive Throughs and Motor Vehicle Washing Facilities

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

- .1 Notwithstanding the permitted uses of this By-law, a drive-through or motor vehicle washing facility shall not be permitted:
 - .a within 90 m of any Boulevard or Corridor as shown on Schedule E, which shall be measured from any lot line abutting the Boulevard or Corridor right-of-way; and
 - .b within any Protected Major Transit Station Area as shown on Schedule F.
- .2 The minimum number of stacking spaces per drive-through, gas pump, bay or structure providing service shall be in accordance with Table 2.3.1.

Table 2.3.1 – Minimum Stacking Spaces

Use	Minimum Number of Stacking Spaces
Restaurant	10
Retail	3

Use	Minimum Number of Stacking Spaces
Automatic motor vehicle washing facility (no stacking shall be required for a self-service motor vehicle washing facility)	8
Financial establishment	4
Gas bar	3 (each gas pump)
Motor vehicle repair and any other use providing service to patrons while they remain in their motor vehicle	3 (each service bay)

- .3 The minimum dimensions of a stacking space shall be 3.0 m by 5.5 m.
- .4 Minimum required stacking spaces shall be arranged in a continuous lane without interruptions from aisles, through lanes, parking spaces, driveways, or loading spaces.
- .5 Minimum required stacking spaces shall be measured as follows:
 - .a Stacking spaces associated with any restaurant or retail use shall be measured from a point that is located 2.0 m beyond the middle of the drive-through window used to receive goods.
 - .b Stacking spaces associated with a financial institution shall be measured from a point located 2.0 m beyond the middle of the drive-through bank machine.
 - .c Stacking spaces associated with a motor vehicle washing facility or a use where the patron drives the motor vehicle into a vehicular bay shall be measured from a point that is 2.0 m from the entrance to the service bay.
 - .d Stacking spaces associated with a gas bar shall be measured from a point that is located 0.3 m beyond the middle of the gas pump.
- .6 No part of a drive-through shall be located within 30.0 m of any Residential zone, Mixed Use zone, Institutional zone, Park zone, or Open Space zone.
- .7 No part of a drive-through or stacking space shall be located within a parking area or driveway.
- .8 No part of a drive-through or stacking space shall be located within the front yard or exterior side yard.

2.3.C 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, plus 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 have a maximum number of 2 clients or students at a time.
- .9 Notwithstanding provision .8 above, a home-based child care use shall be permitted as a home occupation, in accordance with Provincial legislation.
- .10 Music or dance instruction shall only be permitted within a single detached dwelling and shall not be permitted to be located within a garage.
- .11 The home occupation shall not include any of the following:
 - .a Repair or servicing of motor vehicles;
 - .b Food premises where food is prepared, processed, manufactured, stored, handled, displayed, distributed, or transported for the purpose of sale or for resale at other locations;
 - .c Operation or storage of heavy machinery;
 - .d A medical office except that a home occupation for a drugless medical practitioner shall be permitted;
 - .e Any associated outside storage;
 - .f The manufacturing, sale or service of any explosives, fuels, firearms, or otherwise hazardous or explosive substances; and
 - .g 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.D Lodging Houses

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

- .1 A lodging house shall be permitted only in a detached dwelling and is permitted to encompass all or part of the dwelling.
- .2 A lodging house shall comply with the requirements of the Lodging House Licensing By-law.

2.3.E 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 this By-law.

2.3.F Motor Vehicle Impound Yard

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

- .1 The motor vehicle impound yard shall include a permanent building on the site.
- .2 The minimum lot area shall be 1,800 m².
- .3 A minimum of 5 parking spaces shall be provided on the site. These parking spaces shall be maintained separately from the areas used for impounded motor vehicles.
- .4 The outside storage area used for impounded motor vehicles shall be in accordance with the requirements for outside storage in Section 7.2.F.
- .5 A minimum 3.0 m wide landscaped strip shall be provided abutting any public street.
- .6 The motor vehicle impound yard shall be screened from view from any public street and any adjacent lot where outside storage is not permitted by an opaque fence that is at least 2.0 m in height.

2.3.G Motor Vehicle Service Station

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

- .1 No portion of a gas bar canopy or gas pump shall be located closer than 6.0 m from any rear lot line or interior side lot line and 30.0 m from any residential, institutional, mixed-use or open space zone.
- .2 No portion of a gas bar canopy or gas pump shall be located closer to the front lot line and exterior lot line than the principal building.
- .3 No underground or above ground storage tanks for fuel shall be permitted in any required yard that abuts any residential or mixed-use zone.
- .4 Any gas bar shall also meet the applicable stacking space requirements of Section 2.3.B.
- .5 Notwithstanding any other provision of this By-law, no dwelling unit shall be permitted on the same lot as the motor vehicle service station.

2.3.H Outside Display and Sales

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

- .1 Outside display and sales shall be permitted as an accessory use only and there shall be a principal building on the lot.
- .2 No portion of outside display and sales shall be permitted within any minimum required yard setback nor within any required landscaped strip or required landscaped open space.
- .3 The maximum height of an outside display and sales area shall be 3.0 m.
- .4 The maximum lot coverage of an outside display and sales area shall be the lesser (more restrictive) of:
 - .a 10%; or
 - .b 25% of the gross floor area of the related principal commercial use.
- .5 Section 2.3.H.4 shall not apply to an outside display and sales area associated with a motor vehicle dealership, boat or recreational vehicle sales and service, or garden centre.
- .6 Notwithstanding Section 2.3.H.2, in any mixed-use zone, an outside display and sales area associated with a retail use shall be permitted within any part of the front yard or exterior side yard.

2.3.I 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.
- .4 A maximum of one accessory residential dwelling unit shall be permitted in conjunction with a place of worship provided the lot and building meet the minimum requirements of this section. The residential dwelling unit shall be permitted and shall:
 - .a have a minimum of one dedicated parking space, except within Parking Regulation Area A where no parking space is required;
 - .b meet the minimum setbacks and requirements of the applicable zone; and
 - .c provide a minimum of 8 m² of amenity area on the same lot and dedicated and directly accessible by the dwelling unit.

- .5 Where abutting a Residential or Park zone, a minimum landscape strip with a width of at least 3.0 m shall be provided on any interior side lot line and rear lot line.
- .6 A parking area associated with a place of worship shall be setback a minimum of 4.5 m from any lot line abutting a Residential R1, R2, RE, RH, P or OS zone.

Table 2.3.2 – Place of Worship Lot and Building Requirements

	In Any R1 or R2 Zone Where a Place of Worship is Permitted	In Any R3 Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any 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	In accordance with the applicable zone
Minimum Lot Width	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	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	In accordance with the applicable zone
Minimum Interior Side Yard	3.0 m	In accordance with the applicable zone	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Exterior Side Yard	3.0 m	In accordance with the applicable zone	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Rear Yard	7.5 m	In accordance with the applicable zone	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	In accordance with the applicable zone	3.0 m abutting all lot lines	In accordance with the applicable zone
Maximum and Minimum Height	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone

	In Any R1 or R2 Zone Where a Place of Worship is Permitted	In Any R3 Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Employment Zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Maximum Gross Floor Area	500 m ²	500 m ²	No requirement	3,000 m ²	No requirement

2.3.J Restaurant Patio

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

- .1 A restaurant patio shall be permitted within any portion of any yard, provided it is no closer than 3.0 m to any lot line.
- .2 Notwithstanding the provisions above, a restaurant patio shall be permitted up to 0.0 m of any front lot line or exterior side lot line in any mixed-use zone.
- .3 Notwithstanding the provisions above, a restaurant patio shall not extend beyond the lot line onto an abutting street without the prior written consent of the municipality having jurisdiction over the street.
- .4 A restaurant patio shall be enclosed with a decorative fence that is no less than 1.2 m in height.
- .5 No portion of a restaurant patio shall be closer than 10.0 m to any R1 or R2 zone.
- .6 A restaurant patio shall not be permitted within any sight triangle.

2.3.K Seasonal Garden Centre or Temporary Sales Tent

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

- .1 The seasonal garden centre or temporary sales tent shall be prohibited within any required minimum yard 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 120 days in any calendar year.
- .4 The seasonal garden centre or temporary sales tent is permitted to be located within any part of a parking area, provided it does not result in deficiencies in the required parking provision greater than 10% of the applicable minimum number of parking spaces.

2.3.L 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 type 1 and type 2 is not permitted in a dwelling that contains additional residential unit(s) as defined by this By-law.
- .2 Where not located within a mixed-use development, a supportive housing residence type 1 and type 2 use shall occupy the entire dwelling.
- .3 A supportive housing residence type 2 shall have a minimum separation distance of 610 m from any other supportive housing residence type 2.

Section 2.4: Downtown Floodplain Overlay (Schedule D)

2.4.A Provisions Applicable to All Downtown Floodplain Overlay Areas

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

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

2.4.B Downtown Floodplain Overlay Area 1

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

2.4.C Downtown Floodplain Overlay Area 2

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

2.4.D Downtown Floodplain Overlay Area 3

- .1 Notwithstanding any other provision of this By-law, on any lands subject to Downtown Floodplain Overlay Area 3, as indicated on Schedule “D”, the following provisions shall apply:
 - .a No residential dwelling units that did not exist on the date of passing of this By-law shall be permitted.
 - .b The maximum gross floor area of non-residential uses permitted within all lands subject to Downtown Floodplain Overlay Area 3, including any hotels subject to Section 2.4.D.1.c shall be 88,000 m².
 - .c The total amount of gross floor area of any new or expanded hotels shall not exceed 150 suites and 11,000 m² of gross floor area within all lands subject to Downtown Floodplain Overlay Area 3.
 - .d Notwithstanding Section 2.4.D.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 2.4.A.1.

2.4.E Downtown Floodplain Overlay Area 4

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

Section 2.5: 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; or
 - .c the building or structure is part of a plan of condominium whose lot has direct access to a public street.
- .2 Notwithstanding the provisions of this section, infrastructure, trails, and conservation uses shall not require frontage on a public street.

Section 2.6: Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures and building components, and further, the following structures shall not be counted towards achieving any minimum height requirement specified in this By-law:
- .a A spire, minaret or similar structure associated with a place of worship.
 - .b 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 chimney or smokestack associated with any Employment use.
 - .d Buildings and structures associated with transit stations, public works yards, or emergency services.
 - .e Infrastructure maintained by a public authority.
 - .f Solar panels and associated structures up to 0.3 m in height.
 - .g A water and cooling tower.
 - .h An accessory building associated with a permitted agricultural use.

- .2 Height exemptions and restrictions for rooftop mechanical equipment shall be in accordance with Section 2.13.

Section 2.7: Lester B. Pearson International Airport Operating Area Overlay (Schedule C)

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

Section 2.8: 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.

Section 2.9: Model Homes and Temporary Sales Offices

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

- .c the number of model homes does not exceed the lesser of 10 units or 10% of the proposed number of lots within the applicable plan of subdivision, Site Plan, or plan of condominium.

Section 2.10: 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 2.10.1, a maximum of one detached dwelling, semi-detached dwelling, linked dwelling, triplex dwelling, duplex dwelling, fourplex dwelling, and street townhouse dwelling is permitted per lot. This shall not apply to restrict the creation of any additional residential unit as may be permitted by this By-law.

Section 2.11: 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	0.6 m
Barrier-free access ramp	Any yard	Up to 0.6 m from any lot line
Access stairs that are above grade, 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 and length, or any landing or stairs providing entry into a second unit at grade	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	Front, rear, and exterior side yards	1 m, but no closer than 1.2 m from any lot line

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
width of 3 m. A window bay shall be considered have a maximum depth of 1.5 m.		
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
Drop 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
Drop 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

Section 2.12: Reserves

- .1 Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street for the purposes of this By-law, except where the context of a specific section requires otherwise.
- .2 Any reserves of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard.

Section 2.13: 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 2.13.1, rooftop mechanical equipment used to house an elevator or similar structure shall not be subject to the maximum height requirements of this By-law, provided the height of any rooftop mechanical equipment does not exceed 6.0 m.
- .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.

- .5 Any rooftop mechanical equipment that is less than 0.5 m in height shall not be subject to the maximum height requirements of this By-law.

Section 2.14: Setbacks from Provincial Highways

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

Section 2.15: Setbacks from Rail Lines

- .1 The minimum required setback for any building or structure from a lot line abutting any rail main line shall be 30.0 m.
- .2 The minimum required setback for any building or structure from a lot line abutting any rail spur line shall be in accordance with the following:
- .a In any Employment zone, this setback shall be 0.0 m.
 - .b 15.0 m in all other cases.

Section 2.16: Setbacks from the TransCanada Pipeline

- .1 The minimum required setback for any principal building or structure from a lot line and any detached additional residential unit 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.

Section 2.17: Sight Triangles

- .1 On any corner lot, a sight triangle shall be required to be provided and maintained with the minimum dimensions of 3.0 m by 3.0 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.

Section 2.18: Through Lots

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

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 spaces are provided and maintained in accordance with the minimum and maximum parking space requirements contained in Table 3.1.1.
- .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 For any legally existing uses, buildings and structures, the minimum required number of parking spaces on the lot shall be the lesser of the legally existing number of parking spaces on the lot, or the required number of parking spaces specified in Table 3.1.1.
- .4 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 as of the date of passing of this By-law; or
 - .b the maximum permitted number of parking spaces as specified in Table 3.1.1.
- .5 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.
- .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 number of parking spaces shall be rounded up to the next highest whole number and the required maximum number of parking spaces shall be rounded down to the previous 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.

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

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Residential Uses						
1. Detached Dwelling	-	-	2 per dwelling unit	-	2 per dwelling unit	-
2. Linked Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling, Lane-Based Townhouse Dwelling	-	-	2 per dwelling unit	-	2 per dwelling unit	-
3. Duplex Dwelling, Triplex Dwelling	-	2 per dwelling unit	1.5 per dwelling unit	-	2 per dwelling unit	-
4. Additional Residential Unit	-	-	0 for the first Additional Residential Unit, 1 for the second Additional Residential Unit	-	0 for the first Additional Residential Unit, 1 for the second Additional Residential Unit	-
5. Cluster Townhouse Dwelling, Podium Townhouse Dwelling, Back-to-Back Townhouse Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1.2 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1.2 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
6. Stacked Townhouse Dwelling, Stacked Back-to-Back Townhouse Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1 per dwelling unit plus 0.20 per dwelling unit for visitor parking	-
7. Fourplex Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1 per dwelling unit	-	1 per dwelling unit plus 1 Visitor Parking space	-
8. Live-Work Townhouse Dwelling	-	4 per dwelling unit	2 per dwelling unit plus 2 visitor parking	-	2 per dwelling unit plus 2 visitor parking	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
			space per unit		space per unit	
9. Lodging House	-	2 per lodging house	2 per lodging house	-	2 per lodging house	-
10. Apartment Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	0.75 per dwelling unit plus 0.15 per dwelling unit for Visitor Parking	-	1 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
11. Single Room Occupancy Housing	-	1 per bedroom	0.20 per bedroom plus 0.04 per bedroom for visitor parking	-	0.25 per bedroom plus 0.05 per bedroom for visitor parking	-
12. Supportive Housing Residence (Type 1/2)	-	-	2 plus 0.20 per bedroom or guest room	-	2 plus 0.20 per bedroom or guest room	-
Commercial and Employment Uses						
13. Banquet Hall, Convention Centre, 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	-
14. Restaurant patio	-	-	-	-	-	-
15. Motor Vehicle Repair, Motor Vehicle Body Shop, Motor Vehicle Washing Facility, Motor Vehicle Dealership, Motor Vehicle Service Station, Motor Vehicle 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	-
16. Office, Medical Office or Clinic, Organizational Club,	-	3 per 100 m ² of gross floor area	2.25 per 100 m ² of	-	3 per 100 m ² of gross floor area	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Catering Service Broadcasting Data or Call Centre, Building Supply Depot, Garden Centre, Personal Service Shop, Dry Cleaning and Laundry Distribution Station, Artisan Studio, Financial Service, Pet Day Care, Retail, Convenience retail, Commercial Service and Repair, Heavy Equipment Sales and Service, Museum or Art Gallery, Commercial School			gross floor area			
17. Transportation Depot, Contractor's Establishment, Workshop, Warehouse, Self Storage Facility	-	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	-
18. Hotel	-	1 per guest room (maximum parking for others uses applies as stated in this table)	0.5 per guest room, plus parking requirement for non- ancillary commercial use	-	0.5 per guest room, plus parking requirement for non- ancillary commercial use	-
19. 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	-
20. Driving Range, Golf Course	-	-	1 space per hole/tee plus 3 per 100 m ² of gross floor area for club house or accessory uses	-	1 space per hole/tee plus 3 per 100 m ² of gross floor area for club house or accessory uses	-
21. Child 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	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
22. 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	-
23. Health or Fitness Centre	-	5 per 100 m ² of gross floor area	1.5 per 100 m ² of gross floor area	-	2 per 100 m ² of gross floor area	-
24. Micro Manufacturing, Manufacturing, Processing or Assembly, Vertical Agriculture	-	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	-
25. Home Occupation	-	-	-	-	1 per any home occupation receiving clients	-
26. Energy Generation Facility, Salvage Yard, Hazardous Waste Processing	-	-	2 per 100 m ² of gross floor area	-	2 per 100 m ² of gross floor area	-
27. Outdoor Market	-	-	-	-	-	-
28. Any other Commercial or Employment Use	-	5 per 100 m ² of gross floor area	2.25 per 100 m ² of gross floor area	-	3 per 100 m ² of gross floor area	-
Community & Institutional Uses						
29. Community Garden, Privately Owned Public Space	-	-	-	-	-	-
30. Place of Worship	-	15 per 100 m ² of gross floor area	7.5 per 100 m ² of gross floor area	-	10 per 100 m ² of gross floor area	-
31. Community Centre, Museum or Gallery	-	1 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area	-	1 per 100 m ² of gross floor area	-
32. Residential Care Home	-	-	0.33 per dwelling unit or bed	-	0.33 per dwelling unit or bed	-
33. 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	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
34. Cemetery	-	4 per 1000 m ² of cemetery area	3 per 1000 m ² of cemetery area	-	4 per 1000 m ² of cemetery area	-
35. Public or Private Elementary School	-	3 per 100 m ² of gross floor area (excluding portables)	1 per 100 m ² of gross floor area (excluding portables) plus 1 per each portable	-	1 per 100 m ² of gross floor area (excluding portables) plus 1 per each portable	-
36. Public or Private Secondary School	-	5 per 100 m ² of gross floor area (excluding portables)	1.5 per 100 m ² of gross floor area (excluding portables) plus 1 per each portable	-	1.5 per 100 m ² of gross floor area (excluding portables) plus 1 per each portable	-
37. College or University	-	5 per 100 m ² of gross floor area (excluding portables)	1.5 per 100 m ² of gross floor area	-	1.5 per 100 m ² of gross floor area	-
38. Other Community Use	-	-	4 per playing field, pool, court, or similar structure or facility	-	4 per playing field, pool, court, or similar structure or facility	-
39. 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.B.1, all or any portion of the required minimum parking that is required on any lot shall be permitted to be provided off-site on another lot, provided a legal 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: General Parking Space and Parking Area Requirements

3.2.A Minimum Parking Space Dimensions

- .1 An angled parking space shall be maintained as an unobstructed rectangular area measuring not less than 2.7 m in width and 5.4 m in length.
- .2 A parallel parking space shall be an unobstructed rectangular area measuring not less than 2.75 m in width and 6.5 m in length, the long side of which is parallel to an aisle.
- .3 Notwithstanding the provisions above, a parking space that is located within a parking structure shall be permitted to be partially encroached by a structure in accordance with the following provisions:
- .a The encroachment is a utility box, electric vehicle supply equipment, column, wall, HVAC equipment, fence or similar structure.
 - .b The encroachment 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.
- .4 A required minimum parking space shall have a minimum height clearance of 2.0 m.

3.2.B Minimum Parking Aisle and Driveway Requirements

- .1 The minimum distance between any driveway and a point of intersection of projected property lines shall be 4.5 m.
- .2 Every parking space shall have access via a parking aisle or from a driveway that is maintained as an unobstructed area designed to provide access to parking spaces. This requirement shall not apply to tandem parking spaces where tandem parking is specifically permitted by this By-law.
- .3 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 3.0 m for one-way traffic, and a minimum width of 6.0 m for two-way traffic.
- .4 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	6.0 m

Section 3.3: Parking Structures

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

Section 3.4: Electric Vehicle Parking Provisions

- .1 Electric vehicle supply equipment shall be provided in accordance with Table 3.5.1. These requirements shall only apply to net new gross floor area or new buildings that did not legally exist 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, Stacked Townhouse Dwelling, or Stacked Back-to-Back 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
Back-to-Back Townhouse Dwelling, Cluster Townhouse Dwelling, Stacked Townhouse Dwelling or Stacked Back-to-Back Townhouse Dwelling with shared private parking	20% of the total required parking spaces or 1.0 space, whichever is greater

Uses	Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment
	Non-Residential
Any non-residential uses	10% of the total required parking spaces, or 1.0 space, whichever is greater

- .2 Notwithstanding the provisions above, where the development is required to provide 10 parking spaces or less, no electric vehicle charging equipment shall be required.

Section 3.5: Bicycle Parking Requirements

3.5.A Required Number of Bicycle Parking Spaces

- .1 No person shall erect, enlarge, or change the use of a lot, building, or structure unless the number of bicycle parking spaces is provided in accordance with Table 3.5.1. These requirements shall only apply to net new gross floor area or new buildings that did not legally exist on the date of passing of this By-law.
- .2 Where the calculation of minimum bicycle parking spaces in accordance with Section 3.5.A results in a fraction, the required minimum number of bicycle parking spaces shall be rounded up to the next highest whole number.
- .3 Notwithstanding the requirements of Table 3.5.1, development consisting of fewer than 10 dwelling units and or less than 1,000 m² of gross floor area of non-residential uses shall be exempt from providing bicycle parking spaces.
- .4 Where there are multiple uses on the lot, the requirements of Table 3.5.1 shall apply cumulatively to each use on the lot.

Table 3.5.1 – Minimum Bicycle Parking Requirements

Use	Minimum Required Bicycle Parking	
	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
Residential Uses		
Apartment Dwelling, Stacked Townhouse Dwelling, Back-to-Back Stacked Townhouse Dwelling, and Single Occupancy Housing without private garages	PRA1 and PRA2: 0.7 per dwelling unit PRA3: 0.4 per dwelling unit	0.1 per dwelling unit

Use	Minimum Required Bicycle Parking	
	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
Non-Residential Uses		
Elementary or Secondary School	PRA1: None PRA2 and PRA3: None	2 per classroom
College or University	PRA1: 1 per 200 m ² of gross floor area PRA2 and PRA3: None	1 per 200 m ² of gross floor area
Offices, Medical Office or Clinic, Museum or Art Gallery	PRA1: 1 per 200 m ² of gross floor area PRA2 and PRA3: None	1 per 200 m ² of gross floor area
Retail, financial institution, personal service shop, artisan studio, pet day care, restaurant, financial service, commercial recreation, banquet hall; convention centre, theatre, health or fitness centre, hotel, organizational club	PRA1: 1 per 300 m ² of gross floor area PRA2 and PRA3: None	1 per 300 m ² of gross floor area
Place of worship, community centre, hospital, library, funeral home, museum or gallery	PRA1: 1 per 300 m ² of gross floor area PRA2 and PRA3: None	1 per 300 m ² of gross floor area
Micro manufacturing, commercial school, manufacturing processing or assembly, vertical agriculture, research and development	PRA1: 1 per 500 m ² of gross floor area PRA2 and PRA3: None	1 per 500 m ² of gross floor area

3.5.B Location of Bicycle Parking

- .1 Bicycle parking shall be located on the same lot as the use for which it is required.
- .2 Required bicycle parking spaces shall not be located in a dwelling unit, storage locker, or on a balcony.
- .3 Long-term bicycle parking spaces shall be contained within a wholly enclosed building or an enclosed structure including a bicycle locker.

- .4 Short-term bicycle parking spaces and long-term bicycle parking spaces are permitted to be located in any required minimum yard but shall not be closer than 0.6 m to any lot line.
- .5 Short-term bicycle parking spaces shall be accessible by an unobstructed walkway or pathway that is connected to the public street.
- .6 Where four or more short-term bicycle parking spaces are provided outdoors in any yard each space must contain a parking rack or similar structure allowing for the bicycles to be securely attached.

3.5.C Bicycle Parking Space Dimensions

- .1 A maximum of 50% of the required bicycle parking spaces shall be permitted to be vertical spaces, and the rest shall be horizontal bicycle parking spaces.
- .2 All required bicycle parking spaces shall be accessible by an unobstructed aisle with a width of at least 1.5 m.
- .3 The minimum dimensions for bicycle parking spaces shall be in accordance with Table 3.5.2.

Table 3.5.2 – Bicycle Parking Space Dimensions

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

3.5.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 for the non-residential uses in accordance with Table 3.5.3.

Table 3.5.3 – Minimum Required End-of-Trip Bike Facilities for Non-Residential Uses

Minimum Required Long-Term Bicycle Parking Spaces	Minimum Required End-of-Trip Bicycle Facilities PRA1
Under 5 long-term bicycle parking spaces	None
5 to 60 long-term bicycle parking spaces	1

Minimum Required Long-Term Bicycle Parking Spaces	Minimum Required End-of-Trip Bicycle Facilities PRA1
61 to 150 long-term bicycle parking spaces	2
151 or more long-term bicycle parking spaces	3

.2 Each end-of-trip bicycle facility required by Table 3.5.3 shall include at least 1 shower unit.

Section 3.6: Loading Requirements

- .1 No person shall erect, enlarge, or change the use of a lot, building, or structure unless the number of loading spaces is provided in accordance with Table 3.6.1.
- .2 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.
- .3 A minimum loading space is not required where the use is not explicitly listed in Table 3.6.1.
- .4 The minimum dimensions of any Type 1 and Type 2 loading space shall be in accordance with the requirements of Table 3.6.2.
- .5 A loading space shall be accessible by a driveway or parking aisle.
- .6 No part of a loading space shall be permitted in:
 - .a Any front yard;
 - .b Any required minimum yard; and
 - .c Within any parking space or parking aisle.

Table 3.6.1 – Minimum Loading Space Requirements

Gross Floor Area (m ²) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
Retail, hotel, and restaurant uses		
Less than 500	-	-
500 to 2,300	1 Type 1 loading space	-
Over 2,300 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

Gross Floor Area (m ²) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
Residential Uses		
Between 30 and 200 apartment dwelling units in the building	-	1 Type 2 loading space
More than 200 apartment dwelling units in the building	1 Type 1 loading space	1 Type 2 loading space
Manufacturing, assembly, or processing, transportation depot, vertical agriculture, 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 3.6.2 – 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 First Density – Type A (Fourplexes)	R1A
Residential First Density – Mature Neighbourhood	R1M
Residential Second Density	R2
Residential Second Density – Type A (Multiple Townhouses)	R2A
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

Uses	RE	RH	R1, R1M	R1A	R2	R2A	R3L	R3M	R3H	Use-Specific Standards
Residential Uses										
Apartment Dwelling							P	P	P	
Additional Residential Units	P	P	P	P	P					
Back-to-Back Townhouse Dwelling						P				
Back-to-Back Stacked Townhouse Dwelling						P				
Cluster Townhouse Dwelling					P					

Uses	RE	RH	R1, R1M	R1A	R2	R2A	R3L	R3M	R3H	Use-Specific Standards
Detached Dwelling	P	P	P	P						
Duplex Dwelling			P	P						
Fourplex Dwelling				P		P				
Lane-Based Townhouse Dwelling					P					
Linked Dwelling			P	P						
Lodging House	P	P	P	P						Section 2.3.D
Podium Townhouse Dwelling								P	P	
Semi-Detached Dwelling			P	P						
Single Room Occupancy Housing						P	P	P	P	
Stacked Townhouse Dwelling						P				
Street Townhouse Dwelling					P					
Supportive Housing Residence Type 1	P	P	P	P	P	P	P	P	P	Section 2.3.L
Supportive Housing Residence Type 2	P	P	P	P						Section 2.3.L
Triplex Dwelling			P	P	P					
Community Uses										
Cemetery	E									
Child Care Centre							P	P	P	
Golf Course	E									
Place of Worship	P	P	P	P	P	P	P	P	P	
Privately Owned Public Space					P	P	P	P	P	
Residential Care Home						P	P	P	P	
Commercial Uses										
Convenience Retail						P	P	P	P	Section 4.2.F
Dry Cleaning and Laundry Distribution Station						P	P	P	P	Section 4.2.F
Medical Office or Clinic						P	P	P	P	Section 4.2.F
Personal Service Shop						P	P	P	P	Section 4.2.F
Restaurant						P	P	P	P	Section 4.2.F

Uses	RE	RH	R1, R1M	R1A	R2	R2A	R3L	R3M	R3H	Use-Specific Standards
Agricultural Uses										
Agricultural Use	E									
Specified Accessory Uses										
Home Occupation	P	P	P	P	P	P	P	P	P	Section 2.3.C

Regulations to Table 4.1.1:

- (1) None.

4.1.B Lot Requirements

Lots, buildings, and structures shall be in accordance with **Table 4.1.2** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.3** for all Third Density Residential Zones.

Table 4.1.2 – Residential Zone Lot Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

	RE	RH	R1	R1A	R1M	R2	R2A
Single Detached, Duplex, Triplex, Linked, and other uses not listed below							
Corner Lot Area (min. sq. m.)	1350	1350	320	320	320	-	-
Interior Lot Area (min. sq. m.)	1350	1350	240	240	240	-	-
Corner Lot Width (min. m.)	45	30	12	12	12	-	-
Interior Lot Width (min. m.)	45	30	8.5	8.5	8.5	-	-
Semi-Detached Dwelling							
Lot Area per semi-detached unit (min. sq. m.)	-	-	200	200	200	-	-
Corner Width per semi-detached unit (min. m.)	-	-	9	9	9	-	-
Lot Width per semi-detached unit (min. m.)	-	-	6.8	6.8	6.8	-	-
Lane-Based Single or Semi-detached Dwelling							
Corner Lot Area (min. sq. m.)	-	-	320	-	-	-	-

	RE	RH	R1	R1A	R1M	R2	R2A
Interior Lot Area (min. sq. m.)	-	-	240	-	-	-	-
Interior Lot Width (min. m.)	-	-	7.5	-	-	-	-
Corner Lot Width (min. m.)	-	-	10	-	-	-	-
Fourplex Dwelling							
Corner Lot Area (min. sq. m.)	-	-	-	540	-	-	450
Interior Lot Area (min. sq. m.)	-	-	-	450	-	-	360
Corner Lot Width (min. m.)	-	-	-	18	-	-	15
Interior Lot Width (min. m.)	-	-	-	15	-	-	12
Street Townhouse Dwelling							
Corner Lot Area (min. sq. m.)	-	-	-	-	-	150	-
Interior Lot Area (min. sq. m.)	-	-	-	-	-	135	-
Corner Lot Width (min. m.)	-	-	-	-	-	6.5	-
Interior Lot Width (min. m.)	-	-	-	-	-	5.75	-
Lane-Based Townhouse Dwelling							
Corner Lot Area (min. sq. m.)	-	-	-	-	-	150	-
Interior Lot Area (min. sq. m.)	-	-	-	-	-	135	-
Corner Lot Width (min. m.)	-	-	-	-	-	6.0	-
Interior Lot Width (min. m.)	-	-	-	-	-	4.5	-
Cluster Townhouse Dwelling							
Lot Area (min. sq. m.)	-	-	-	-	-	1200	-
Lot Width (min. m.)	-	-	-	-	-	24	-
Dwelling Unit Width (min. m.)	-	-	-	-	-	5.75	-
Back-to-Back Townhouse Dwelling							
Lot Area per dwelling unit (min. sq. m.)	-	-	-	-	-	-	135
Lot Width – min per development (min. m.)	-	-	-	-	-	-	24

	RE	RH	R1	R1A	R1M	R2	R2A
Dwelling Unit Width (min. m.)	-	-	-	-	-	-	5.75 per unit
Back-to-Back Stacked and Stacked Townhouse Dwelling							
Lot Area (min. sq. m.)	-	-	-	-	-	-	900
Dwelling Unit Width where a Private Garage is provided (min. m.)	-	-	-	-	-	-	6.5 per unit
Lot Width (min. m.)	-	-	-	-	-	-	24

Regulations to Table 4.1.2

(1) None.

Table 4.1.3 – Residential Zone Lot Requirements (R3 Zones)

	R3L	R3M	R3H
All Permitted Uses			
Corner Lot Area (min. sq. m.)	540	1200	3000
Interior Lot Area (min. sq. m.)	540	1200	3000
Corner Lot Width (min. m.)	18	24	30
Interior Lot Width (min. m.)	18	24	30

Regulations to Table 4.1.3

(1) None.

4.1.C Building Location

Buildings and structures shall be in accordance with **Table 4.1.4** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.5** for all Third Density Residential Zones.

Table 4.1.4 – Residential Zone Building Location Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

	RE	RH	R1	R1A	R1M	R2	R2A
Single Detached, Duplex, Triplex, Linked, and other uses not listed below							
Front Yard (min. m.)	12	7.5	4.5	4.5	6	3	3
Rear Yard (min. m.)	12	12	7.5	7.5	25% of lot depth	6	7.5
Exterior Side Yard (min. m.)	7.5	7.5	4.5	4.5	6	3	3
Interior Side Yard (min. m.)	7.5	7.5	As per Note (1)	As per Note (1)	As per Note (2)	1.2	1.2
Semi-Detached Dwelling							
Front Yard (min. m.)	12	7.5	4.5	4.5	-	-	-
Rear Yard (min. m.)	12	12	7.5	7.5	-	-	-
Exterior Side Yard (min. m.)	7.5	7.5	4.5	4.5	-	-	-
Interior Side Yard where dwelling units are attached (min. m.)	-	-	0	0	-	-	-
Interior Side Yard otherwise (min. m.)	-	-	As per Note (1)	As per Note (1)	-	-	-
Lane-Based Single Detached, Semi-Detached Dwellings							
Front Yard (min. m.)	-	-	3	3	-	-	-
Rear Yard (min. m.)	-	-	9	9	-	-	-
Exterior Side Yard (min. m.)	-	-	4.5	4.5	-	-	-
Interior Side Yard where dwelling units are attached (min. m.)	-	-	0	0	-	-	-
Interior Side Yard otherwise (min. m.)	-	-	As per Note (1)	As per Note (1)	-	-	-
Fourplex Dwelling							
Front Yard (min. m.)	-	-	-	4.5	-	-	4.5

	RE	RH	R1	R1A	R1M	R2	R2A
Rear Yard (min. m.)	-	-	-	7.5	-	-	7.5
Exterior Side Yard (min. m.)	-	-	-	4.5	-	-	4.5
Interior Side Yard (min. m.)	-	-	-	1.2	-	-	1.2
Street Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	3	-
Rear Yard (min. m.)	-	-	-	-	-	6	-
Exterior Side Yard (min. m.)	-	-	-	-	-	3	-
Interior Side Yard Where Units are attached (min. m.)	-	-	-	-	-	0	-
Interior Side Yard (min. m.)	-	-	-	-	-	1.2	-
Lane-Based Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	3	-
Rear Yard to a dwelling with an attached private garage (min. m.)	-	-	-	-	-	0.5	-
Rear Yard to a dwelling with no attached private garage (min. m.)	-	-	-	-	-	9	-
Exterior Side Yard (min. m.)	-	-	-	-	-	3	-
Interior Side Yard Where Units are attached (min. m.)	-	-	-	-	-	0	-
Interior Side Yard (min. m.)	-	-	-	-	-	1.2	-
Cluster Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	6	-
Rear Yard (min. m.)	-	-	-	-	-	4.5	-
Exterior Side Yard (min. m.)	-	-	-	-	-	4.5	-
Interior Side Yard (min. m.)	-	-	-	-	-	3	-
Separation Between Buildings containing Dwelling Units (min. m.)	-	-	-	-	-	2.4	-
Back-to-Back Townhouse Dwelling							

	RE	RH	R1	R1A	R1M	R2	R2A
Front Yard (min. m.)	-	-	-	-	-	-	6
Rear Yard for units in individual lots (min. m.)	-	-	-	-	-	-	0
Rear Yard for units on one lot (min. m.)	-	-	-	-	-	-	6
Exterior Side Yard (min. m.)	-	-	-	-	-	-	4.5
Interior Side Yard for units on individual lots where they are attached (min. m.)	-	-	-	-	-	-	0
Interior Side Yard for units on individual lots in other cases (min. m.)	-	-	-	-	-	-	1.2
Separation Between Buildings containing Dwelling Units (min. m.)	-	-	-	-	-	-	2.4
Back-to-Back Stacked and Stacked Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	-	4.5
Rear Yard (min. m.)	-	-	-	-	-	-	7.5
Exterior Side Yard (min. m.)	-	-	-	-	-	-	4.5
Interior Side Yard (min. m.)	-	-	-	-	-	-	3

Regulations to Table 4.1.4:

- (1) The minimum interior side yard shall be in accordance with the following:
 - a. Where the lot width is less than 12.5 m, the minimum interior side yard shall be 0.6 m provided the total interior side yards is not less than 1.8 m.
 - b. Where the lot width is equal to or greater than 12.5 m, the minimum interior side yard shall be 1.2 m.
- (2) The minimum interior side yard shall be 1.2 m, except that where the dwelling height is greater than 1 storey, the minimum interior side yard shall be 1.8 m.

Table 4.1.5 – Residential Zone Building Location Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum Front Yard (min. m.)	3	3	3
Maximum Front Yard (max. m.)	-	7.5	7.5
Rear Yard where abutting an R1, R2, RE or RH zone (min. m.)	7.5	10	10

	R3L	R3M	R3H
Rear Yard where abutting an OS or P zone (min. m.)	6	6	6
Rear Yard in all other cases (min. m.)	7.5	7.5	7.5
Exterior Side Yard (min. m.)	3	3	3
Interior Side Yard (min. m.)	3	3	3
Interior Side Yard where adjacent to a Mixed Use Zone, R3M or R3H Zone (min. m.)	3	0	0
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 where abutting an R1, R2, RE or RH Zone (min. m.)	-	-	30
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey in all other cases (min. m.)	-	-	12.5
Minimum Horizontal Separation of Buildings on the Same Lot, first to fourth storeys - (min. m.) (Note 1 to Table 4.1.5 applies)	-	15	15
Minimum Horizontal Separation of Buildings on the Same Lot, fifth to twelfth storeys - (min. m.) (Note 1 to Table 4.1.5 applies)	-	20	20
Minimum Horizontal Separation of Buildings on the Same Lot, above the twelfth storey (min. m.)	-	25	25

Regulations to Table 4.1.5:

- (1) No separation shall be required between buildings with blank walls containing no windows. A 7.5 m separation shall be permitted between a blank wall and a wall with windows.

4.1.D Building Height and Form

Building height and form shall be in accordance with **Table 4.1.6** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.7** for all Third Density Residential Zones.

Table 4.1.6 – Residential Zone Building Height and Form Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

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

Regulations to Table 4.1.6:

(1) None

Table 4.1.7 – Residential Zone Building Height and Form Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum Building Height (min m.)	7.5 m, 2 storeys	10.5 m, 3 storeys	10.5 m, 3 storeys
Maximum Building Height (max m., max storeys)	13.5 m, 4 storeys	37.5 m, 12 storeys	61.5 m, 20 storeys
Minimum Ground Floor Height for all uses (min. m.)	4.5	4.5	4.5
Building Step Back for all storeys above the 3 rd storey, where facing a street line (min. m.)	-	2.5	3
Building Step Back for all storeys above the 3 rd storey, for rear elevations (min. m.)	-	2.5	2.5
Maximum Floor Plate for all storeys above the twelfth storey (max. sq.m.)	-	-	800
Minimum Building Height within Protected Major Transit Station Areas (min m., min storeys)	7.5 m, 2 storeys	13.5 m, 4 storeys	40.5 m, 13 storeys
Minimum Density within Protected Major Transit Station Areas (Floor Space Index)	0.25	0.5	2.5

Regulations to Table 4.1.7:

(1) None

4.1.E Site and Landscaping

Site and landscaping shall be in accordance with **Table 4.1.8** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.9** for all Third Density Residential Zones.

Table 4.1.8 – Residential Zone Site and Landscaping Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

	RE	RH	R1	R1A	R1M	R2	R2A
All uses except as specified below							
Front Yard Landscaped Open Space (min. %)	70	70	40	40	50	30	-
Lot Coverage (max. %)	-	-	50	50	30	55	60
Minimum Landscaped Strip along any interior side lot line or rear lot line where a parking area abuts a Residential, Park, or Open Space Zone (min width, m)	-	-	-	3	-	3	3
Units accessed by a rear lane							
Front Yard Landscaped Open Space (min. %) – Interior Lot	-	-	80	-	-	70	-
Front Yard Landscaped Open Space (min. %) – Corner Lot	-	-	90	-	-	80	-
Lot Coverage (max. %)	-	-	55	-	-	60	-

Regulations to Table 4.1.8:

- (1) None

Table 4.1.9 – Residential Zone Site and Landscaping Requirements (R3 Zones)

	R3L	R3M	R3H
Landscaped Open Space (min. %)	25	25	25

	R3L	R3M	R3H
Lot Coverage (max. %)	60	65	70
Surface Parking Area Location	Restricted to the rear yard only	Restricted to the rear yard only	Restricted to the rear yard only
Minimum Landscaped Strip on any interior side lot line or rear lot line where a surface parking area abuts a Residential, Park, or Open Space Zone (min width, m)	3	3	3

Regulations to Table 4.1.9:

(1) None

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, detached additional residential units, 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 or Residential Hamlet zone.
- .4 Habitable space 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 A Quonset hut, intermodal shipping container or transport trailer shall not be used as an accessory building or structure in any Residential zone.
- .7 A maximum of two accessory buildings shall be permitted on a lot.
- .8 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

- .9 Notwithstanding Table 4.2.1, one open-sided shade structure, gazebo or pergola shall be permitted on a deck, porch or balcony, provided that the building height of the open-sided shade

structure, gazebo or pergola does not exceed 3.0 metres when measured from the walking surface of the deck, landscaped deck, porch or balcony.

- .10 The gross floor area of accessory buildings and structures on a lot in any Residential Zone shall be subject to the requirements of Table 4.2.2. These requirements shall not apply to any detached additional residential unit or detached private garage.

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
All Residential Zones, except a Residential Estate Zone	15.0 m ²	20.0 m ²
Residential Three Zones	No requirement	No requirement

4.2.B Additional Residential Unit

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

- .1 An additional residential unit shall only be permitted on the same lot as a principal detached dwelling, linked dwelling, a semi-detached dwelling, or a townhouse dwelling where the principal dwelling is contained on an individual lot.
- .2 A maximum of two additional residential units are permitted per residential lot which may include either:
- .a One attached additional residential unit and one detached additional residential unit in accordance with the requirements of this Section; or
 - .b Two attached additional residential units.
- .3 An additional residential unit shall not be permitted within or on the same lot as a lodging house or supportive housing residence.
- .4 A lot containing any additional residential unit shall have a maximum of one driveway.
- .5 An additional residential unit shall not be permitted within a Natural System Zone or Open Space Zone or otherwise as prohibited by this By-law.
- .6 Minimum parking spaces shall be in accordance with Section 3.1.
- .7 Notwithstanding the provisions of Section 3.2, each parking space on a residential lot used in conjunction with an additional residential unit shall be not less than 2.6 metres in width and 5.4 metres in length. Tandem parking spaces shall be permitted and, the maximum width for a driveway shall not exceed the permitted width as specified in Chapter 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.

- .8 An additional residential unit shall be subject to the applicable Registration By-law.
- .9 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.
- .10 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. 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.
- .11 Any entrance or secondary egress to/from an additional residential unit shall not be located within a pool enclosure.
- .12 A detached additional residential unit shall also be in accordance with the following requirements:
- .a A detached additional residential unit 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.
 - .b The total floor area shall not exceed 100 m² where the detached additional residential unit is in conjunction with a single detached dwelling, and 50 m² in all other cases. This measurement shall include all enclosed interior space.
 - .c The maximum lot coverage of a detached additional residential unit shall be 10%.
 - .d The minimum rear yard setback shall be 1.2 metres for the first storey and 3.0 m for any portion of the building above 3.0 m.
 - .e The minimum interior side yard setback shall be 1.2 metres for the first storey and 3.0 m for any portion of the building above 3.0 m.
 - .f The minimum separation distance between any wall of the additional residential unit and any main wall of the principal dwelling shall be 1.2 metres.
 - .g The building height of a detached additional residential unit shall not exceed:
 - .i 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; and
 - .ii 6.0 metres or the height of the principal building, whichever is less, on a lot with a single detached dwelling, and 4.5 m on a lot with a townhouse or semi-detached dwelling.
 - .h A detached additional residential unit shall be permitted above a detached garage including a rear lane garage, provided:

- .i The overall height of the building containing the detached garage and detached additional residential unit does not exceed 7.5 m or the height of the principal dwelling, whichever is less.
 - .ii There are no windows, other than clerestory windows, facing adjacent residential lots within 3.0 m of the interior side lot line or rear lot line. Clerestory windows shall be deemed to consist of windows no greater than 0.6 m in height and positioned at least 2.0 m above the floor.
 - .iii A minimum interior side yard setback of 0.0 m shall be permitted where the additional residential unit is attached to another additional residential unit on a common vertical wall above an attached garage.
- .i 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:
- .i Maximum 0.6 metres for a window bay without foundation;
 - .ii Maximum 0.5 metres for eaves, cornices, gutters, chimneys, pilasters or parapets; and
 - .iii Maximum 0.9 metres for an open sided, roofed porch or deck.
- .j Balconies and roof top patios shall not be permitted.
- .k 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 detached additional residential unit, unless the detached 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. The path of travel shall also not cross into or be obstructed by a pool enclosure or any other accessory structure.
- .l A detached additional residential unit is permitted within an intermodal shipping container that has been converted to a habitable dwelling unit.

4.2.C Amenity Area Requirements

- .1 Common 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 Amenity Area Requirements

Number of Dwelling Units	Minimum Common 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

Number of Dwelling Units	Minimum Common Amenity Area
More than 200	1,240.0 m ² plus 4.0 m ² per unit over 200 units

- .2 The required minimum common amenity area shall be located on the same lot as the associated dwelling units.
- .3 The minimum common amenity area shall include at least one contiguous outdoor area of a minimum 50 m² of amenity area with a minimum width of at least 5 m.
- .4 The minimum common contiguous outdoor amenity area under Section 4.2.C.3 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.

4.2.D 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 garage door opening shall be setback from any street line as follows:
 - .a Where the associated private garage contains only one parking space, the minimum distance shall be the greater of 6.0 m or the applicable street line setback of the zone.
 - .b In all other cases, the minimum distance shall be the greater of 5.7 m or the applicable street line setback of the zone.
- .4 For dwellings that are 6.0 m or less in width, the interior space of an attached private a private garage shall have a rectangular area not less than 2.9 m by 6.1 m with no more than a two-step encroachment length wise and a one step encroachment width wise.
- .5 For dwellings that are greater than 6.0 m in width, the interior space of an attached private garage shall have a rectangular area not less than 3.1 m by 6.1 m with no more than a two-step encroachment length wise and a one step encroachment width wise.
- .6 No parking shall be permitted on any part of a lot except within a parking space.

4.2.E 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.F Commercial Uses in the Residential Zones

- .1 Permitted commercial uses in the Residential zones in accordance with Section 4.1.A shall comprise a maximum of 200 m² in gross floor area per lot and shall not exceed 10% of the gross floor area of the residential uses, whichever is less.
- .2 Permitted commercial uses shall not include any drive-through facility, restaurant patio, or outside display and sales, or outside storage.
- .3 A medical office or clinic as permitted by Section 4.1.A shall be limited to one practitioner and a maximum of two treatment rooms or areas.

4.2.G 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 shall be located at least 1.0 further from the street line than the main wall of the principal dwelling.
- .4 A detached private garage or carport shall only be permitted where there is no attached private garage or carport.
- .5 The maximum gross floor area of a detached private garage or carport in a Residential zone, exclusive of any permitted additional residential unit, shall be the lesser (more restrictive) of
 - .a 80.0 m²; or
 - .b 15% of the lot area.
- .6 The interior dimensions of a detached private garage or carport shall have a minimum rectangular area of 2.9 m by 5.5 m, within which a portion of a staircase may encroach a maximum of 0.3 m by 1.5 m.
- .7 The maximum height of a detached private garage or carport is 4.5 m.
- .8 A detached private garage or carport shall be located no closer than 0.6 m to an interior side lot line and 0.6 m from a rear lot line.
- .9 Notwithstanding .7, a detached private garage or carport shall be permitted to be attached to a detached private garage or carport on an abutting lot in any Residential zone. Where this is the case, the detached private garage or carport shall be permitted to have a minimum interior side yard setback or minimum rear yard setback of 0.0 m where applicable to permit the attachment, provided they share one common wall along the common lot line and are constructed as one building.
- .10 A detached private garage shall not be permitted in any part of the front yard.

- .11 A detached private garage shall not be permitted in the required minimum exterior side yard, as established in the applicable zone.
- .12 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.

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

[PENDING FURTHER REVIEW OF CITY-WIDE DRIVEWAY STANDARDS]

4.2.I Driveway Requirements for the RE and RH Zones

[PENDING FURTHER REVIEW OF CITY-WIDE DRIVEWAY STANDARDS]

4.2.J Fences

- .1 In any Residential zone, a fence shall be subject to the following maximum height requirements:
 - .a A maximum of 1.2 m in height in any part of the front yard;
 - .b A maximum of 2.2 m in height in any other yard; and
 - .c Notwithstanding provision .b above, a maximum of 2.5 m where the lot line abuts a Commercial, Institutional, or Employment Zone.

4.2.K Setbacks where Dwellings are Attached

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

4.2.L Swimming Pools, Tennis Courts, and Other Recreation Areas

Swimming pools, tennis courts, and other similar recreational areas 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 A swimming pool shall have a maximum height of 1.5 m above the established grade.
- .3 A swimming pool or other 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.

- .4 An uncovered swimming pool or similar recreation use shall be located no closer than 1.2 to any easement.
- .5 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.M Temporary Tents, Garage and 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 7 days within any calendar year.
 - .b The use is permitted within any part of the front yard, the exterior side yard or within any attached private garage.
 - .c The use is located no closer than 0.6 m to any lot line.
- .2 A temporary tent shall be permitted in any residential zone, provided:
 - .a The minimum lot 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.N Townhouses

Street townhouses and cluster townhouses shall meet the following requirements:

- .1 Any street townhouse dwelling with a private rear yard shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room.
- .2 There shall be a maximum of 8 attached street townhouses and cluster townhouses per building.

4.2.O Trailers, Recreational Vehicles, Commercial Motor Vehicles, and Oversized Motor Vehicles in Residential Zones

- .1 Except as permitted in this section, a person shall not park or store a commercial motor vehicle, oversized motor 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.

- .2 The temporary parking of a maximum of 1 commercial motor vehicle or oversized motor vehicle is permitted within a driveway in a residential zone where parking is permitted, provided:
 - .a The commercial motor vehicle or oversized motor vehicle does not utilize a minimum required parking space or obstruct access to a required parking space; and
 - .b The commercial motor vehicle or oversized motor 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.
- .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, obstruct access to a required parking space, and does not extend into the public right-of-way.

4.2.P Waste Storage

- .1 Notwithstanding any other provision of this By-law, for any street townhouse dwelling with a private attached garage, a covered garbage enclosure shall be permitted to encroach into the minimum front yard by 1.5 m.
- .2 In any Residential Second Density Type A (R2A) or 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.
- .3 The provisions of this section shall not apply to waste storage associated with construction.

Chapter 5: Commercial Zones

Table 5.1 – List of Commercial Zones

Commercial Zones	Zone Symbol
Local Commercial	LC
General Commercial	GC
Highway Commercial	HC
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

Uses	Commercial Zones				Use-Specific Standards
	LC	GC	HC	RC	
Commercial and Employment Uses					
Artisan Studio	P	P	P	P	
Banquet Hall			P		
Boat or Recreational Vehicle Sales and Service		P	P		
Catering Service	P	P	P		
Commercial Campsite				P	
Commercial Parking Lot or Garage	P	P	P	P	
Commercial Recreation		P		P	
Commercial School	P	P	P		
Commercial Service and Repair		P	P		
Convenience Retail	P	P	P	P	
Courier or Taxi Service		P	P		

Uses	Commercial Zones				Use-Specific Standards
	LC	GC	HC	RC	
Driving Range				P	
Dry Cleaning and Laundry Distribution Station	P	P	P		
Financial Service	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.E
Motor Vehicle Dealership		P	P		
Motor Vehicle Repair		P	P		
Motor Vehicle Service Station		P	P		Section 2.3.G
Motor Vehicle Washing Facility		P	P		Section 2.3.B
Museum or Gallery	P	P			
Office		P			
Organizational Club		P	P		
Outdoor Market	P	P			
Personal Service Shop	P	P			
Pet Day Care	P	P			
Restaurant	P	P	P		
Retail	P	P			
Self Storage Facility			P		
Theatre		P			
Community Uses					
Community Garden	P				Section 2.3.A
Conservation Use	P	P	P	P	
Child Care Centre	P	P	P	P	

Uses	Commercial Zones				Use-Specific Standards
	LC	GC	HC	RC	
Medical Office or Clinic	P	P	P		
Place of Worship	P	P	P		Section 2.3.I
Privately Owned Public Space	P	P	P	P	
Transit Station	P	P	P	P	
Specified Accessory Uses					
Drive-Through		P	P		Section 2.3.B
Outside Display and Sales	P	P	P		Section 2.3.H
Restaurant Patio	P	P	P	P	Section 2.3.J
Seasonal Garden Centre or Sales Tent		P	P	P	Section 2.3.K

Regulations to Table 5.1.1:

- 1) None

5.1.B Lot Requirements

Table 5.1.2 – Commercial Zone Lot Requirements

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

Regulations to Table 5.1.3:

- (1) None.

5.1.D Building Height and Form

Table 5.1.4 – Commercial Zone Building Height and Form

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

Regulations to Table 5.1.4:

- (1) None.

5.1.E Site and Landscaping

Table 5.1.5 – Commercial Zone Site and Landscaping

	LC	GC	HC	RC
Landscaped Open Space (min. %)	30	20	20	30
Front Lot Line Landscaped Strips (min. m.)	1.5	1.5	3	-
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	1.5	3	-
Interior Side Lot Line Landscaped Strips, only where abutting a Residential, Mixed-Use, Institutional, Park or Open Space Zone (min. m.)	3	3	3	-
Rear Lot Line Landscaped Strips, only where abutting a Residential, Mixed-Use, Institutional, Park or Open Space Zone (min. m.)	3 ^{Error! Reference source not found.}	3	3	-
Surface Parking Restrictions	Restricted by Section 5.2.C	Restricted by Section 5.2.C	-	-

Regulations to Table 5.1.5:

- (1) None.

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 2.1.B.

5.2.B Restriction on Unit Size in the LC Zone

- .1 Any retail, restaurant, artisan studio, or personal service use shall be limited to 1,500 m² per store or unit.

5.2.C Surface Parking Restrictions

- .1 In any LC or GC Zone, surface parking shall be in accordance with the following provisions:
 - .a A maximum of one parking aisle shall be permitted between any building and a public street, consisting of a maximum of two rows of parking spaces on either side of the parking aisle.
 - .b Parking areas permitted between the building and public street by clause .1 shall encompass a maximum of 50% of the street frontage.

5.2.D 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 any Residential, Institutional, Park 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.

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
Mixed-Use Office	MO

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

Uses	Mixed-Use Zones				Use-Specific Standards
	ML	MM	MH	MO	
Residential					
Apartment Dwelling	P	P	P		
Live-Work Townhouse Dwelling	P				
Lodging House	P	P	P		Section 2.3.D
Podium Townhouse Dwelling		P	P		
Single Room Occupancy Housing	P	P	P		
Supportive Housing Residence Type 1	P	P	P		Section 2.3.L
Supportive Housing Residence Type 2	P	P	P		Section 2.3.L
Civic and Institutional					
College or University				P	
Community Centre	P	P	P		
Child Care Centre	P	P	P	P	

Uses	Mixed-Use Zones				Use-Specific Standards
	ML	MM	MH	MO	
Medical Office or Clinic	P	P	P	P	
Privately Owned Public Space	P	P	P	P	
Public Park	P	P	P	P	
Residential Care Home	P	P	P		
Place of Worship	P	P	P		Section 2.3.I
Elementary or Secondary School	P	P	P	P	
Commercial					
Banquet Hall		P	P	P	
Catering Service	P	P	P	P	
Commercial School	P	P	P	P	
Commercial Recreation		P	P		
Commercial Service and Repair	P	P	P		
Convenience Retail	P	P	P	P	
Convention Centre		P	P	P	
Dry Cleaning and Laundry Distribution Station	P	P	P	P	
Financial Service	P	P	P	P	
Funeral Home		P	P		
Health or Fitness Centre	P	P	P	P	
Hotel		P	P	P	
Micro Manufacturing	P	P	P		Section 2.3.E
Museum or Gallery	P	P	P	P	
Restaurant	P	P	P	P	
Organizational Club		P	P		
Outdoor Market	P	P	P	P	
Personal Service Shop	P	P	P	P	
Pet Day Care	P	P	P	P	
Retail	P	P	P	P	

Uses	Mixed-Use Zones				Use-Specific Standards
	ML	MM	MH	MO	
Theatre		P	P		
Transit Station	P	P	P	P	
Veterinary Clinic	P	P	P	P	
Employment Uses					
Artisan Studio	P	P	P	P	
Broadcasting, Data or Call Centre				P	
Data Storage Facility				P	
Manufacturing, Processing or Assembly				P	
Medical Laboratory				P	
Office	P	P	P	P	
Research and Development				P	
Specified Accessory Uses					
Home Occupation	P	P	P		Section 2.3.C
Outside Display and Sales	P	P	P		Section 2.3.H
Restaurant Patio	P	P	P	P	Section 2.3.J

Regulations to Table 6.1.1:

- (1) None.

6.1.B Lot Requirements

Table 6.1.2 – Mixed-Use Zone Lot Requirements

	ML	MM	MH	MO
All Permitted Uses, Except as Specified Below				
Lot Area (min. sq. m.)	600	1200	3000	600
Lot Width (min. m.)	18	24	35	18
Live-Work Townhouse Dwellings on Individual Lots				
Lot Area (min. sq. m.)	200	-	-	-
Interior Lot Width (min. m.)	7.5	-	-	-

	ML	MM	MH	MO
Corner Lot Width (min. m.)	9	-	-	-

Regulations to Table 6.1.2:

(1) None.

6.1.C Building Location

Table 6.1.3 – Mixed-Use Zone Building Location

	ML	MM	MH	MO
Front Yard (min. m.)	3	3	3	3
Front Yard (max. m.)	7.5	7.5	7.5	7.5
Rear Yard where abutting an R1, R2, RE or RH zone (min. m.)	7.5	10	10	10
Rear Yard where abutting an OS or P zone (min. m.)	6	6	6	6
Rear Yard in all other cases (min. m.)	7.5	7.5	7.5	7.5
Exterior Side Yard (min. m.)	3	3	3	3
Minimum Interior Side Yard where adjacent to a Mixed-Use Zone or R3 Zone (min. m.)	0	0	0	0
Minimum Interior Side Yard – all other cases (min. m.)	3	3	3	3
Rear Lot Line Setback and Interior Side Lot Line Setback – fifth to twelfth storeys (min. m.)	N/A	10	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey where abutting an R1, R2, RE or RH Zone (min. m.)	-	-	30	30
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey in all other cases (min. m.)	-	-	12.5	12.5
Minimum Horizontal Separation of Buildings on the Same Lot, first to fourth storeys (min. m.)	-	15	15	15
Minimum Horizontal Separation of Buildings on the Same Lot, fifth to twelfth storeys (min. m.)	-	20	20	20

	ML	MM	MH	MO
Minimum Horizontal Separation of Buildings on the Same Lot, above the twelfth storey (min. m.)	-	-	25	25

Regulations to Table 6.1.3:

(1) None.

6.1.D Building Height and Form

Table 6.1.4 – Mixed-Use Zone Building Height and Form

	ML	MM	MH	MO
Maximum Building Height (max. m., max. storeys)	11 m, 3 storeys	38.5 m, 12 storeys	62.5 m, 20 storeys	11 m, 3 storeys
Minimum Building Height (min. m., min. storeys)	7.5 m, 2 storeys	11 m, 3 storeys	11 m, 3 storeys	7.5 m, 2 storeys
Minimum Ground Floor Height for all uses (min. m.)	4.5	4.5	4.5	4.5
Building Step Back for all storeys above the 3 rd storey, where facing a street line (min. m.)	-	2.5	3	3
Building Step Back for all storeys above the 3 rd storey, rear elevations (min. m.)	-	2.5	2.5	2.5
Maximum Floor Plate for all storeys above the twelfth storey – Residential Uses (max. sq. m.)	-	-	800	-
Maximum Floor Plate for all storeys above the twelfth storey – Office Uses (max. sq. m.)	-	-	1000	1000
Minimum Building Height within Protected Major Transit Station Areas (min m., min storeys)	7.5 m, 2 storeys	13.5 m, 4 storeys	40.5 m, 13 storeys	-
Minimum Density within Protected Major Transit Station Areas (Floor Space Index)	0.25	0.5	2.5	-

Regulations to Table 6.1.4:

(1) None.

6.1.E Site and Landscaping

Table 6.1.5 – Mixed-Use Zone Site and Landscaping

	ML	MM	MH	MO
Parking Area Location	Restricted by Section 6.2.E	Restricted by Section 6.2.E	Restricted by Section 6.2.E	Restricted by Section 6.2.E
Interior Side Lot Line Landscaped Strips where abutting any R1 or R2 zone or I1 zone (min. width in m.)	3	3	3	3
Rear Lot Line Landscaped Strips where abutting any R1 or R2 zone or I1 zone (min. width in m.)	3	3	3	3
Minimum Landscaped Open Space (%)	25%	25%	25%	25%

Regulations to Table 6.1.5

(1) None.

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

6.2.B Active Use Frontage Requirements

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

- .1 Where a lot has frontage onto any Primary or Secondary Boulevard as shown on Schedule E, residential uses shall be prohibited within 15.0 m of the building's ground floor where the building faces the Boulevard. This depth shall be measured from the front wall into the building and perpendicular to the street line.
- .2 Notwithstanding provision .1 above, up to 30% of the area shall be permitted to be used for residential uses.
- .3 Where a lot has frontage onto any Primary or Secondary Boulevard as shown on Schedule E, the wall of the ground floor that is facing any Boulevard shall incorporate a minimum glazing of 50% of the surface area of the ground floor wall.

6.2.C 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.C.

6.2.D Non-Employment Uses in the Mixed Use Office (MO) Zone

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

- .1 Commercial uses shall only be permitted within the ground floor and only as part of a multi-storey mixed-use development.
- .2 The maximum amount of commercial uses on the site shall be 50% of the total gross floor area on the site.

6.2.E Parking Area Restrictions

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

- .1 Surface parking areas shall only be permitted in the rear yard.
- .2 Above-ground parking structures in any mixed-use zone shall not be located within 15 m of the street line of any Boulevard or Corridor, as shown on Schedule E to this By-law.

- .3 Above-ground parking structures in any mixed-use zone shall be integrated within a development and shall not be permitted as a stand-alone structure.

6.2.F 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 any Residential, Institutional, Park 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.

Chapter 7: Employment Zones

Table 7.1 – List of Employment Zones

Employment Zones	Zone Symbol
General Employment	GE
Prestige Employment	PE
Mixed-Use Employment	ME
Office Employment	OE

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

Uses	GE	PE	ME	OE	Use-Specific Standards
Employment Uses					
Artisan Studio	P	P	P		
Broadcasting, Data or Call Centre	P	P	P		
Building Supply Depot	P				
Catering Service	P	P	P		
Commercial Truck School	P				
Contractor's Establishment	P	P			
Courier or Taxi Service	P				
Crematorium	P				
Data Storage Facility	P	P	P		
Dry Cleaning and Laundry Establishment	P	P	P		
Energy Generation Facility	P				
Hazardous Waste Transfer Use	P				Section 7.2.H

Uses	GE	PE	ME	OE	Use-Specific Standards
Hazardous Waste Processing	P				Section 7.2.I
Heavy Equipment Sales and Service	P				
Manufacturing, Processing or Assembly	P	P			
Medical Laboratory	P	P	P		
Motor Vehicle Impound Yard	E				
Motor Vehicle Repair	P				
Non-Hazardous Solid Waste Processing	P				
Office		P	P	P	
Power Generation (Fuel Combustion) Use	P				Section 7.2.H
Research and Development	P	P	P		
Salvage Yard	E				
Thermal Degradation (Energy from Waste) Use	P				Section 7.2.I
Thermal Degradation (Hazardous Waste) Use	P				Section 7.2.I
Thermal Degradation (Non-Energy Producing) Use	P				Section 7.2.I
Transportation Depot	P				
Vertical Agriculture	P	P	P		
Warehouse	P	P			
Waste Processing Station	P				Section 7.2.G
Waste Transfer Station	P				Section 7.2.G
Workshop	P	P	P		
Commercial Uses					
Artisan Studio			P		
Commercial Recreation			P		
Commercial School	P	P	P		
Commercial Service and Repair	P		P		
Convenience Retail	P	P	P		
Convention Centre		P	P		

Uses	GE	PE	ME	OE	Use-Specific Standards
Financial Service			P	P	
Health or Fitness Centre			P		
Hotel		P	P		
Micro Manufacturing		P	P		Section 2.3.E
Night Club	P				
Personal Service Shop			P		
Restaurant			P		Section 7.2.E
Retail			P		Section 7.2.E
Community Uses					
Child Care Centre	P	P	P		
Emergency Services	P	P	P		
Place of Worship			P		Section 7.2.E
Transit Station	P	P	P		
Specified Accessory Uses					
Accessory Office	P	P	P		Section 7.2.D
Ancillary Restaurant	P	P	P		Section 7.2.C
Ancillary Retail	P	P	P		Section 7.2.C
Outside Display and Sales	P	P	P		Section 2.3.H
Outside Storage	P		P		Section 7.2.F
Restaurant Patio	P	P	P		Section 2.3.J

Regulations to Table 7.1.1:

- (1) None

7.1.B Lot Requirements

Table 7.1.2 – Employment Zone Lot Requirements

	GE	PE	ME	OE
Lot Area (min. sq. m.)	900	1200	1200	900

	GE	PE	ME	OE
Lot Frontage (min. m.)	20	24	24	20

Regulations to Table 7.1.2:

- (1) None

7.1.C Building Location

Table 7.1.3 – Employment Zone Building Location

	GE	PE	ME	OE
Front Yard (min. m.)	4.5	3	3	3
Rear Yard (min. m.)	7	7	7	6
Rear Yard where abutting any Residential or Mixed Use Zone	15	15	15	9
Exterior Side Yard (min. m.)	4.5	3	3	3
Interior Side Yard (min. m.)	3	3	3	3
Interior Side Yard where abutting any Residential or Mixed Use Zone (min. m.)	15	9	9	9

Regulations to Table 7.1.3:

- (1) None.

7.1.D Building Form

Table 7.1.4 – Employment Zone Building Form

	GE	PE	ME	OE
Minimum Height (min. m.)	-	-	7.5 m, 2 storeys	-
Maximum Building Height (max. m., max. storeys)	No requirement	11 m, 3 storeys	14 m, 4 storeys	11 m, 3 storeys
Ground Floor Height (min. m.)	-	-	4.5	-

Regulations to Table 7.1.4:

- (1) None.

7.1.E Site and Landscaping

Table 7.1.5 – Employment Zone Site and Landscaping

	GE	PE	ME	OE
Lot Coverage (max. %)	80	50	50	50
Landscaped Open Space (min. %)	10	25	25	25
Front Lot Line Landscaped Strips (min. width in m.)	3	1.5	-	1.5
Exterior Side Lot Line Landscaped Strips (min. width in m.)	3	1.5	-	1.5
Interior Side Lot Line Landscaped Strips where abutting a Residential, Institutional or Open Space zone only (min. width in m.)	3	3	1.5	3
Rear Lot Line Landscaped Strips where abutting a Residential, Mixed-Use, Park or Open Space zone (min. width in m.)	3	3	3	3
Surface Parking Location	Restricted by Section 7.2.B	Restricted by Section 7.2.B	Restricted to the rear yard only	Restricted by Section 7.2.B

Regulations to Table 7.1.5:

- (1) None

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 2.1.B.

7.2.B Surface Parking Restrictions

- .1 In any Employment Zone, surface parking shall be in accordance with the following provisions:
- .a A maximum of one parking aisle shall be permitted between any building and a public street, consisting of a maximum of two rows of parking spaces on either side of the parking aisle.
 - .b Parking areas permitted between the building and public street by clause .1 shall encompass a maximum of 50% of the street frontage.

7.2.C Ancillary Retail and Restaurant Uses in the Prestige Employment and General Employment Zones

- .1 In the Prestige Employment and General Employment zones, the maximum gross floor area of ancillary retail and restaurant uses on the lot shall be 15% of the employment uses.

7.2.D Accessory Office Uses in the General Employment Zone

- .1 In any General Employment zone, the maximum gross floor area of an accessory office shall be 15% of the gross floor area of the associated principal employment use.
- .2 Notwithstanding provision .1, 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.

7.2.E Commercial and Community Use Restrictions in the Mixed Use Employment Zone

- .1 Places of worship shall be limited to 3,000 m² of gross floor area in the ME zone.
- .2 Places of worship shall also be subject to the applicable requirements of Section 2.3.1.
- .3 Permitted commercial uses in the Mixed-Use Employment (ME) zone shall be in accordance with the following provisions:
 - .a A retail, restaurant, artisan studio, or personal service shop shall only be permitted in the Mixed-Use Employment zone where it is part of a mixed-use building with principal employment uses. Commercial uses shall not be permitted in their own stand-alone buildings.
 - .b No retail, artisan studio, restaurant or personal service shop individual store/unit shall exceed 1,000 m² of gross floor area.
 - .c The total combined gross floor area of retail, artisan studio, restaurant and personal service shop uses on the lot shall not exceed 3,000 m².
 - .d Commercial uses in the Mixed-Use Employment zone shall be restricted to the ground floor.

7.2.F Outside Storage

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

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

- .5 The height of outside storage shall not exceed the lesser of 11 m or the height of the main building.
- .6 The location of outside storage shall be in accordance with the required minimum yard setbacks of the zone.
- .7 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.

7.2.G Waste Transfer Station, Waste Processing Station

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

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

7.2.H Hazardous Waste Transfer and Power Generation (Fuel Combustion) Use

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

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

7.2.I Hazardous Waste Processing and Thermal Degradation

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

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

7.2.J Waste Storage

- .1 In any Employment Zone, 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 any Residential, Institutional, Park 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.

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

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			
Child Care Centre	P	P	
College or University		P	
Community Centre	P	P	
Community Garden	P	P	Section 2.3.A
Elementary or Secondary School	P	P	
Emergency Services	P	P	
Fairground		P	

Uses	Institutional Zones		Use-Specific Standards
	I1	I2	
Hospital		P	
Library	P	P	
Medical Office or Clinic	P	P	
Place of Worship	P	P	Section 2.3.I
Privately Owned Public Space	P	P	
Public Park	P	P	
Residential Care Home	P	P	
Single Room Occupancy Housing		P	
Supportive Housing Residence Type 1	P	P	Section 2.3.L
Supportive Housing Residence Type 1	P	P	Section 2.3.L
Transit Station	P	P	
Specified Ancillary Commercial and Accessory Uses			
Ancillary Retail	P	P	Section 8.2.B
Accessory Office	P	P	Section 8.2.B
Ancillary Restaurant	P	P	Section 8.2.B

Regulations to Table 8.1.1:

- (1) None.

8.1.B Lot Requirements

Table 8.1.2 – Institutional Zone Lot Requirements

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

Regulations to Table 8.1.2:

- (1) None.

8.1.C Building Location

Table 8.1.3 – Institutional Zone Building Location

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

Regulations to Table 8.1.3:

- (1) None.

8.1.D Building Form

Table 8.1.4 – Institutional Zone Building Form

	I1	I2
Building Height (max. m., max. storeys)	11 m, 3 storeys	11 m, 3 storeys

Regulations to Table 8.1.4:

- (1) None.

8.1.E Site and Landscaping

Table 8.1.5 – Institutional Zone Site and Landscaping

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

Regulations to Table 8.1.5:

- (1) None.

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 2.1.B.

8.2.B Ancillary and Accessory Commercial Uses

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

8.2.C 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 any Residential, Institutional, Park 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.

Chapter 9: Park, Open Space, and Natural System Zones

Table 9.1 - List of Open Space and Natural System Zones

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

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

9.1.A Permitted Uses

In any Park, Open Space, and Natural System zone, no person shall use a lot, or erect, alter or use a building or structure for any purpose except for the uses permitted in accordance with Table 9.1.1.

Key P Permitted Use E Legally existing use permitted

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

Uses	Park, Open Space, and Natural System Zones			Use-Specific Standards
	P	OS	NS	
Residential				
Detached Dwelling		E		
Commercial Uses				
Golf Course		E		
Community and Infrastructure Uses				
Cemetery		P		
Community Garden	P	P		Section 2.3.A
Conservation Use	P	P	P	
Passive Recreation	P	P	P	
Privately Owned Public Space	P			

Uses	Park, Open Space, and Natural System Zones			Use-Specific Standards
	P	OS	NS	
Public Park	P			
Stormwater Management Facility		P		
Agricultural Uses				
Agricultural Use		E		
Specified Ancillary Uses				
Ancillary Restaurant	P			Section 9.2.B
Ancillary Retail	P			Section 9.2.B

Regulations to Table 9.1.1:

- (1) None.

9.1.B Building Location

Table 9.1.2 – Park, Open Space, and Natural System Zone Building Location

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

Regulations to Table 9.1.2:

- (1) None.

9.1.C Building Form

Table 9.1.3 – Park, Open Space, and Natural System Zone Building Form

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

Regulations to Table 9.1.3:

- (1) None.

9.1.D Site and Landscaping

Table 9.1.4 – Park, Open Space, and Natural System Zone Site and Landscaping

	P	OS	NS
Lot Coverage (max. %)	25	10	5

Regulations to Table 9.1.4:

- (1) None.

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

9.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures shall be in accordance with Section 2.1.B.

9.2.B Ancillary Commercial Uses

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

Chapter 10: Other Zones

Table 10.1 - List of Other Zones

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

Section 10.1: Requirements for the Other Zones

10.1.A Permitted Uses

In the Other 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

Uses	Other Zones			Use-Specific Standards
	A	UT	FD	
Residential				
Detached Dwelling	P		E	
Employment Uses				
Veterinary Clinic	P			
Community Uses				
Cemetery	E			
Conservation Use	P	P	P	
Kennel	P			Section 10.2.D
Stormwater Management Facility		P		
Specified Accessory Uses				
Home Occupation	P		P	Section 2.3.C
Agricultural				
Agricultural Use	P	E	E	

Regulations to Table 10.1.1:

(1) None.

10.1.B Lot Requirements

Table 10.1.2 – Other Zone Lot Requirements

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

Regulations to Table 10.1.2:

(1) None.

10.1.C Building Location

Table 10.1.3 – Other Zone Building Location

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

Regulations to Table 10.1.3:

(1) None.

10.1.D Building Form

Table 10.1.4 – Other Zone Building Form

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

Regulations to Table 10.1.4:

- (1) None.

10.1.E Site and Landscaping

Table 10.1.5 – Other Zone Site and Landscaping

	A	UT	FD
Lot Coverage, excluding greenhouses provided in conjunction with an agricultural use (max. %)	15	-	40
Minimum Landscaped Open Space in Front Yard (min. %) for lots equal to or more than 5 hectares	70	-	-

Regulations to Table 10.1.5:

- (1) None.

Section 10.2: General Regulations for Other Zones

10.2.A Agricultural and Future Development Zone Driveway Requirements

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

- .1 The maximum driveway width shall not exceed 50% of the lot width or 14 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 Section 2.17 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 and Future Development Zone Accessory Building and Structure Requirements

In the Agricultural or Future Development 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 Habitable space 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 requirements:
 - .a On a lot having a lot area of 2 hectares or less, accessory buildings and structures shall be in accordance with the requirements for Residential Zones under Section 4.2.A.
 - .b On a lot having a lot area of more than 2 hectares, accessory buildings and structures shall not be located within 3 m of any lot line.
 - .c Detached private garages and carports shall be subject to the requirements of Section 4.2.G.
- .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 or Future Development Zone shall be in accordance with Table 10.2.1.

Table 10.2.1 – Maximum Height for Accessory Buildings and Structures in the Agricultural and Future Development Zones

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

- .7 The gross floor area of accessory buildings on a lot in an Agriculture or Future Development 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 and Future Development Zone

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

10.2.C Utility and Transportation Zone Accessory Building and Structure Requirements

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

10.2.D 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.

Chapter 11: 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: shall mean a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, that either forms part of the same building as the principal dwelling, or is located within a separate detached building on the same lot as the principal dwelling.

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. Amenity area shall not consist of landscaping that does not contain programmed active or passive recreational space. Amenity area shall include outdoor and indoor recreation spaces such as a common gyms and social spaces which are available to residents of the development and not intended for private use or semi-private use, such as party rooms which are privately booked and not regularly available to all residents.

Ancillary Use: shall mean a use that is secondary and smaller than other principal uses.

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

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

B

Balcony: shall mean a horizontal platform, with or without a foundation, affixed to and protruding from a primary wall of a building, and accessible solely from within the building.

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 partially or completely below established grade.

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

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

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

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

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

Boulevard: means a public street that is identified on Schedule E to this By-law and includes either a Primary or Secondary Boulevard.

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

C

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

Catering Service: shall mean premises used for food preparation, but does not include consumption by patrons on the premises.

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

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

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

Clerestory Window: shall mean a window positioned above eye level from the interior space.

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, and is owned and operated by or on behalf of a public authority.

Community Garden: shall mean lands used for gardening vegetables, flowers or other produce and operated by 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, driving range, or a recreational use operated by a public authority.

Commercial Service and Repair: shall mean a building or part thereof used for the repair, servicing, refinishing, 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, custodial services, publishing/printing/photocopying services, furniture repair or refinishing, small household appliance repair, small-scale woodworking, and major household appliance repair.

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

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

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 gross floor area that does not exceed 200 m² or as otherwise restricted by this By-law.

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

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

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

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

D

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

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.

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

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

Drive-Through: shall mean 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.

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

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

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

Dwelling: shall mean a building or portion of a building that 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 common walls, including a rear common wall, that do not have rear yards, and each entrance is accessed directly from the outside.

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

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, Fourplex: shall mean a dwelling containing four dwelling units.

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

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

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

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

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

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

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

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

Dwelling, Townhouse: shall mean a building that is divided vertically above established grade into 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.

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. For the purposes of this By-law, another dwelling type containing additional residential units as permitted by this By-law shall not be considered a triplex dwelling.

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 building.

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

E

Electric Vehicle Supply Equipment: shall mean the infrastructure including an energized outlet for a minimum Level 2 electric vehicle charging equipment as defined by SAE International's J1772, as amended.

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.

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

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

Erect (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.

Established Grade: shall mean the average finished surface elevation along the front lot line. This shall be calculated by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls that abut the front yard or front lot line.

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

F

Fairground: shall mean premises where fairs, circuses and exhibitions and associated amusements, attractions and activities are held 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.

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 gross floor area of the storey, excluding exterior balconies and terraces.

Floor Space Index: shall mean the ratio of gross floor area of a building divided by the lot area on which the building is situated.

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

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

Golf Course: shall mean premises operated for playing golf, including courses, accessory driving range, accessory miniature golf course, a club house including accessory facilities for preparing and serving food and beverages such as an accessory banquet hall, and other structures and uses incidental to maintaining and operating the golf course.

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: shall mean the storey of a building that is closest to finished grade and its ceiling more than 1.8 m above grade. If there is a basement, the ground floor is the storey above the basement.

Ground Floor Height: shall mean the height of the ground floor.

H

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

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-Based Child Care: shall mean a child care business operated within a dwelling unit and in accordance with Provincial legislation.

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.

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 an energy 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, steps and patios; and structures such as 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 associated recreational uses.

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

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

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. To consider exempting daylight triangles as well.

Lot Coverage: shall mean the percentage the lot covered by buildings as measured to the outer face of walls and columns, but excluding any soffits and overhangs such as eaves and gutters. For greater clarity, lot coverage shall 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. Where the side lot lines converge towards a point and there is no rear lot line, the lot depth shall be the straight-line distance from the mid-point of the front lot line to the point where the side lot lines converge.

Lot 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 and excluding any portion of the wall used as a private attached garage.

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

Motor Vehicle, Commercial: 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.

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

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

Motor Vehicle Repair: shall mean a building or structure used for the repair and servicing of motor vehicles, but shall not include a motor vehicle body shop, a motor vehicle dealership or a motor vehicle service station or any activities associated with a salvage yard.

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

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

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

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

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

P

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

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

Parking Space: shall mean an area used for the parking 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 and shall not include artificial grass.

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

Personal Service Shop: shall mean an establishment wherein a personal service is provided to patrons, and, without limiting the generality of the foregoing, includes a hairdressing/beauty shop, day spa, a dressmaker shop, tattoo parlour, dry cleaning and laundry distribution station, coin laundry/laundromat, massage therapy, travel agency, interior decorator business, picture framing, a shoe repair shop, a tailor, a photo studio or similar use and which may include incidental accessory sales of articles related to the service.

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

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

Place of Worship: shall mean premises primarily used for faith-based spiritual purposes wherein people assemble for religious worship, and which may include instruction or teaching, fellowship, recreation, and community outreach activities that are provided for charitable or social purposes and not for commercial gain or profit. Accessory uses or facilities to a Place of Worship 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 Street: shall mean a private right-of-way or lane used by motor vehicles and is privately maintained.

Privately Owned Public Space (POPS): shall mean a publicly accessible outdoor area that is designed for active or passive recreational purposes and is not owned by a public authority.

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

Public Park: shall mean an area, surface, place, installation or device, which is designed and used principally for outdoor active recreational purposes by the general public. Without limiting the generality of the foregoing, a public park shall include a picnic area, 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 public park shall not include commercial recreation or a community centre.

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 excludes uses otherwise specifically defined by this By-law.

Rooftop Mechanical Equipment: shall mean mechanical and structural equipment located on the roof of any building, and used in association with electrical, plumbing, HVAC, elevators, and similar systems essential to the operation or maintenance of the building. and for the purposes of this By-law, shall also include an enclosed stairway that provides access to the rooftop and a mechanical penthouse that encloses such structures.

S

Sales Tent: shall mean a temporary structure or associated outdoor area that is used for outside 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 motor 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, measured perpendicular to the lot line, and as indicated in the context in which the term is applied.

Single Room Occupancy Housing: shall mean a form of multi-tenant housing, consisting of single room dwelling units where amenities are shared. The single room occupancy 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. Soft landscaping shall not include areas covered by gravel, river rock, or similar materials.

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

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

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

Street 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.

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

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

U

Unenclosed: shall mean open to the air on one or more sides of the structure.

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. A veterinary clinic shall not include an outside run.

W

Warehouse: shall mean a building or part thereof used to store goods, equipment, merchandise or materials but does not include the display of merchandise for sale, rental, or lease. 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.

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.

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 12: Exception Zones

Note to 2nd Draft Zoning By-law: Exception Zones are 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 13: Enactment

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

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

Section 13.2: Effective Date

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

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

Patrick Brown, Mayor

Peter Fay, City Clerk