



Downtown Zoning By-law Update

Draft Downtown Zoning By-law
June 2016

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Executive Summary

The City is updating the existing Zoning By-law for Downtown Guelph to implement the approved **Downtown Secondary Plan** (DSP) as incorporated into the Official Plan through OPA 43.

The Downtown Zoning By-law Update will support a vibrant and investment-ready downtown and provide more certainty to the public and stakeholders. It is part of a larger implementation strategy stemming from the DSP to create a place where people want to meet and interact.

To reflect the approach taken by the DSP, the Downtown Zoning By-law Update is more form-based in nature than the existing zoning to achieve the built form vision. The draft Downtown Zoning By-law has been drafted based on the recommendations of the **Downtown Zoning By-law Update Recommended Discussion Paper**.

This Downtown Zoning By-law will be integrated into the City's existing Zoning By-law. Therefore regulation numbers within the document cross-reference to the City-Wide **Zoning By-law**.

The draft Downtown Zoning By-law was released on June 15, 2016, prior to the public open house being held on June 22, 2016. Feedback received will be reviewed and will result in a revised draft Downtown Zoning By-law that will be presented to Council at the statutory public meeting in accordance with the *Planning Act*. The draft Downtown Zoning By-law will be further revised and a recommended By-law will be presented to Council for consideration. This is currently planned for Q4 of 2016.

Community engagement has been incorporated within the timelines of the Zoning By-law Update and comments are encouraged throughout the process. Stakeholders are encouraged to read the draft Downtown Zoning By-law and send comments to the project team.

The deadline for comments on the draft Downtown Zoning By-law is Friday July 15, 2016 at 12 noon. Comments can be emailed to **downtownplan@guelph.ca** or mailed to City Hall, 1 Carden Street, Guelph, ON N1H 3A1.

To be added to the mailing list for this project, please contact **downtownplan@guelph.ca**.

*Note: The sections highlighted in grey are out of project scope. Minor administrative changes have been made and are shown in the text below.

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DOWNTOWN ZONES

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6.3 DOWNTOWN (D) ZONES

6.3.1 List of Applicable Zones
The Downtown **Zones** include:

- Downtown 1 (D.1)
- Downtown 2 (D.2)
- Downtown 3 (D.3)
- Downtown 3a (D.3a)

6.3.2 Permitted Uses
Uses permitted in the Downtown **Zones** are denoted by the symbol “√” in the column applicable to that **Zone** and corresponding with the row for a specific permitted **Use** in Table 6.3.2, below.

Active **Uses** refers to **Uses** permitted in **Active Frontage Areas** (6.3.3.4.8).

Table 6.3.2	D.1	D.2	D.3	D.3a	Active Uses
Residential Uses					
Accessory Apartment		√ (1)			
Apartment Building	√ (2)	√			
Duplex Dwelling		√			
Group Home	√ (3)	√ (3)			
Home for the Aged	√ (2)	√			
Nursing Home	√ (2)	√			
Home Occupation	√ (4)	√ (4)			
Live-Work Units	√	√			√ (5)
Lodging House Type 1	√ (3)	√ (3)			
Mixed Use Building	√ (6)	√			√ (5)
Multiple Attached Dwelling	√ (2)	√			
Semi-Detached Dwelling		√			
Single Detached Dwelling		√			
Townhouse	√ (2)	√			
Retail Uses					
Agricultural Produce Market	√	√	√	√	√
Retail Establishment	√	√ (7)	√ (7)	√ (7)	√
Service Uses					
Auction Centre	√				√
Commercial Entertainment	√		√		√
Commercial School	√	√	√		

Table 6.3.2	D.1	D.2	D.3	D.3a	Active <i>Uses</i>
Day Care Centre	√	√	√		
Financial Establishment	√		√		√
Micro-Brewery or Brew Pub	√				√
Restaurant	√	√ (7)	√ (7)	√ (7)	√
Service Establishment	√	√ (7)	√ (7)	√ (7)	√
Tavern	√				√
Office Uses					
Laboratory	√		√		
Medical Clinic	√	√	√		
Medical Office	√	√	√		
Office	√	√	√		
Research Establishment	√		√		
Employment Uses					
Artisan Studio	√	√	√		
Catering Service	√		√		
Taxi Establishment	√		√		
Tradesperson's shop	√		√		
Community Uses					
Arena	√				
Art Gallery	√	√	√		√
Club	√		√		
Emergency Shelter	√ (8)				
Government Office	√	√	√	√	√
Library	√	√	√		√
Museum	√	√	√		√
Public Hall	√		√		
Recreation Centre	√		√		√
Religious Establishment	√	√	√		
School	√	√	√		
School, Post Secondary	√	√	√		
Transit Terminal	√		√	√	
Hospitality Uses					
Bed and Breakfast	√ (9)	√ (9)			
Hotel	√		√		√
Tourist Home	√	√			
Other					

Table 6.3.2	D.1	D.2	D.3	D.3a	Active <i>Uses</i>
Accessory Uses	√	√	√	√	
Occasional Uses	√ (10)	√ (10)	√ (10)	√ (10)	
Public Parking Facility	√	√	√	√	

Additional Regulations for Table 6.3.2

1. In accordance with Section 4.15.
2. Not permitted in **Active Frontage Area**.
3. In accordance with Section 4.25.
4. In accordance with Section 4.19.
5. In accordance with Section 6.3.3.4.8.
6. **Dwelling Units** are not permitted in the **Cellar, Basement**, or on the main floor level (i.e. in the first **Storey**).
7. Maximum G.F.A. 500m².
8. In accordance with Section 4.29.
9. In accordance with Section 4.27.1 and 4.27.2.
10. In accordance with Section 4.21.

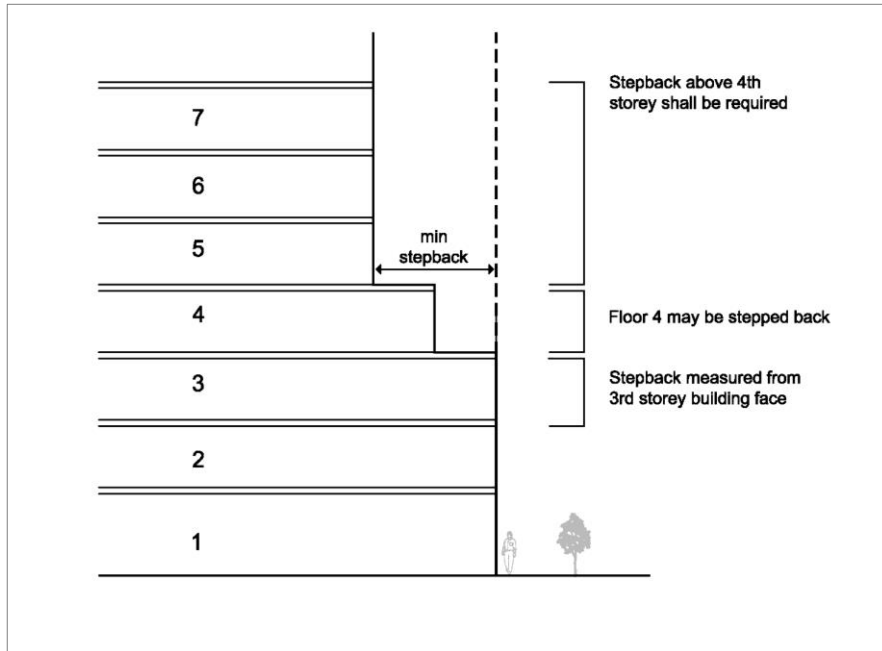
6.3.3 Regulations Governing Downtown **Zones**

Within the Downtown **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 6.3.3.8, 6.3.3.9, 6.3.3.10 and the following:

6.3.3.1 Built Form Regulations

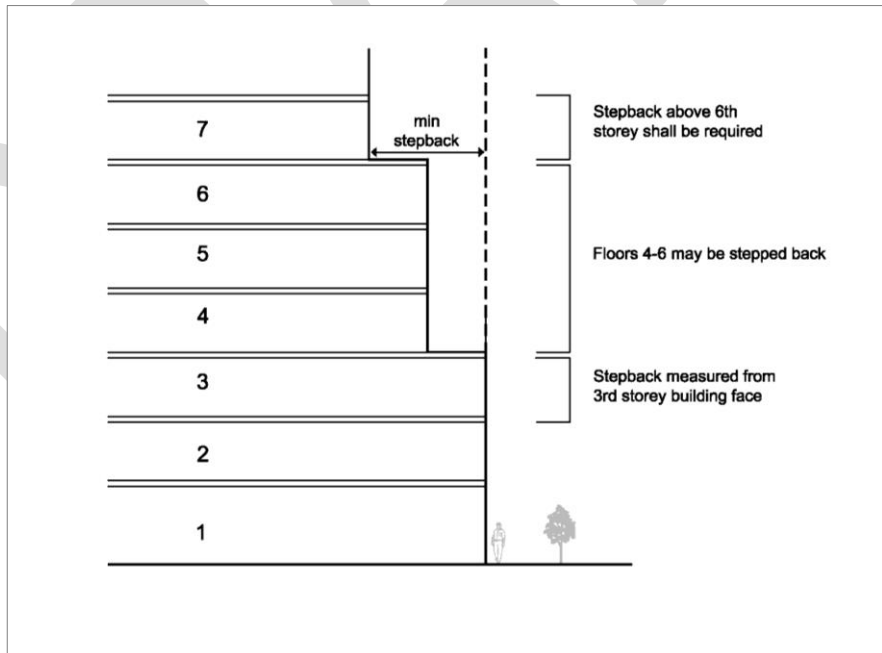
The following Built Form Regulations apply to new **Buildings** and/or additions constructed after the effective date of this **By-law** in the Downtown **Zones**:

- 6.3.3.1.1 **Buildings** shall not exceed 60 metres in length as measured along any **Front Yard** and/or **Exterior Side Yard Lot Line**.
- 6.3.3.1.2 The maximum **Floorplate** of the 7th and 8th **Storeys** of the **Building** shall not exceed 1,200 square metres.
- 6.3.3.1.3 The maximum **Floorplate** of each **Storey** of the **Building** above the 8th **Storey** shall not exceed 1,000 square metres and shall not exceed a length to width ratio of 1.5:1.
- 6.3.3.1.4 The minimum **Stepback** shall be 3 metres above the 4th **Storey**. **Stepbacks** shall be calculated from the **Building** face of the 3rd **Storey** facing a **Street** and will apply to any subsequent **Storeys** above the 4th **Storey**.



6.3.3.1.5

Notwithstanding Section 6.3.3.1.4, where a **Lot** abuts Gordon Street or Wellington Street the minimum **Stepback** shall be 3 metres above the 6th **Storey**.



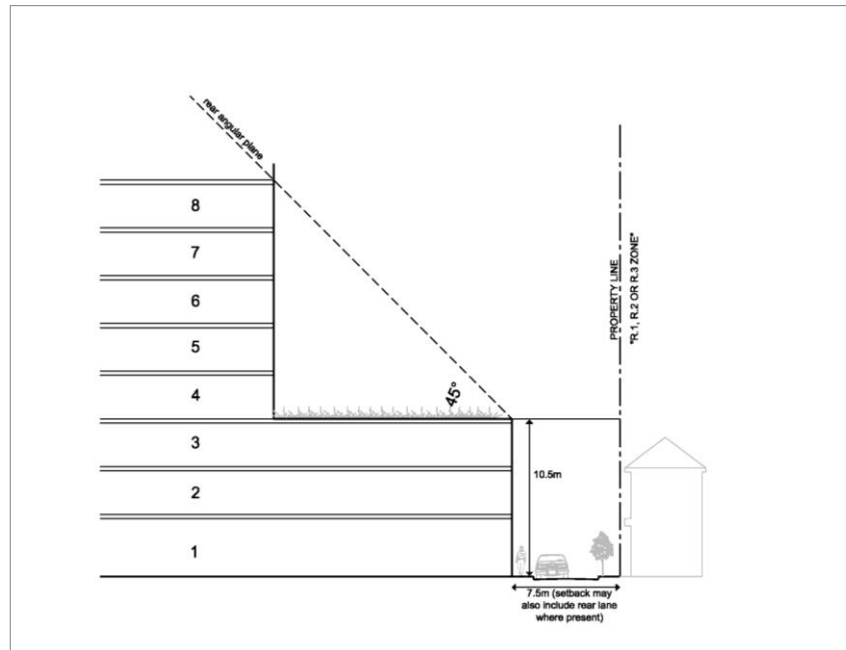
6.3.3.2

Tower Separation Regulations

6.3.3.2.1

The tower of a **Building** refers to the **Storeys** located above the **Stepback**.

- 6.3.3.2.2 A minimum 25 metre tower separation is required for any tower portion of a **Building** greater than 12 **Storeys** as measured perpendicularly to the exterior wall of the tower portion of the building.
- 6.3.3.2.3 For any tower portion of a **Building** 12 **Storeys** or less, a minimum tower setback of 6 metres is required from the **Side Yard** and/or **Rear Yard Lot Line**. The tower setback may be reduced to a minimum of 3 metres from the **Side Yard** and/or **Rear Yard Lot Line** if there are no windows to a **Habitable Room** on the facing wall of an existing abutting **Building**.
- 6.3.3.3 **Building Height Regulations**
- 6.3.3.3.1 Defined Area Map 67 establishes the minimum and maximum **Building Heights** in Downtown **Zones**.
- 6.3.3.3.2 In addition to the provisions of Section 4.18, the following shall also apply:
- 6.3.3.3.2.1 Minimum **Building Height** is not applicable to Accessory **Buildings** or **Structures**.
- 6.3.3.3.2.2 In addition to maximum **Building Height** shown on Defined Area Map 67, **Angular Planes** will also be required to determine maximum **Building Height** as follows:
- Where a **Lot Line** of a Downtown **Zone** abuts a R.1, R.2 or R.3 **Zone**, Building Heights shall not exceed an **Angular Plane** of 45 degrees in accordance with the following:



6.3.3.4 Active Frontage Regulations

6.3.3.4.1 Notwithstanding Table 6.3.3.8 and Table 6.3.3.10, the following provisions apply to the **Street Line** or portion thereof, identified as **Active Frontage Area** in accordance with Defined Area Map 65. If the **Active Frontage Area** only applies to a portion of the **Street Line**, the regulations of Section 6.3.3.4 shall only apply to that portion identified.

6.3.3.4.2 Where a **Street Line**, or portion thereof, identified as **Active Frontage Area** exceeds 35 metres, the maximum **Front Yard** and/or **Exterior Side Yard Setback** shall be 0 metres for a minimum of 75% of the **Street Line**. The remaining 25% of the **Street Line** shall have a maximum **Front Yard** and/or **Exterior Side Yard Setback** of 2 metres.

6.3.3.4.3 Where a **Street Line**, or portion thereof, identified as **Active Frontage Area** is less than or equal to 35 metres, the maximum **Front Yard** and/or **Exterior Side Yard Setback** shall be 0 metres.

6.3.3.4.4 Notwithstanding Section 6.3.3.4.2 and 6.3.3.4.3, where a **Lot** abuts Wellington Street East between Gordon Street and Wyndham Street South the **Building Setback** shall be a minimum of 10.0 m.

6.3.3.4.5 The height of the first **Storey** shall be a minimum of 4.5 metres.

6.3.3.4.6 The minimum number of **Active Entrances** to the first **Storey** on the **Front Yard** and/or **Exterior Side Yard Building** façade shall be 1 for every 15 metres of **Street Line** or portion thereof identified

as **Active Frontage Area**, but shall not be less than 1. For the purposes of calculating the minimum number of **Building** entrances required, any fraction of a **Building** entrance shall be rounded to the next highest whole number.

6.3.3.4.6.1 **Active Entrances** shall be at or within 0.2 metres above or below **Finished Grade**.

6.3.3.4.7 A minimum of 60% of the surface area of the first **Storey** façade, measured from the **Finished Grade** up to a height of 4.5 metres, facing a public **Street** or public square must be comprised of transparent glass and/or **Active Entrances**.

6.3.3.4.8 Notwithstanding Table 6.3.2, the **Uses** identified in the Active **Uses** column in Table 6.3.2 with a “√” shall occupy a minimum of 60% of the **Street Line**. Where an existing **Building** occupies less than 60% of the **Street Line**, the **Uses** identified in the Active **Uses** column in Table 6.3.2 with a “√” shall occupy the entirety of the first **Storey**.

6.3.3.4.9 A **Parking Area** and/or **Driveway (Non-Residential)** is prohibited at grade or in the first **Storey** of a **Lot** or **Building** for the first 9.0 metres of the depth measured in from the **Street Line**. Notwithstanding this provision, where the entirety of a **Lot’s Street** frontage is included in the **Active Frontage Area**, a maximum of one (1) **Driveway** shall be permitted within the **Active Frontage Area** in accordance with all other requirements of this **By-law**.

6.3.3.5 Required Parking in Downtown **Zones**

6.3.3.5.1 Required **Parking Spaces**

Notwithstanding Section 4.13.4, off-street **Parking Spaces** for D.1, D.2 and D.3 **Zones** shall be provided in accordance with the following:

Row	Use	Minimum Number of Parking Spaces
1	Apartment Buildings, Duplex, Multiple Attached, Single – Detached, Semi-Detached, Townhouse	1 per residential Dwelling Unit (1)
2	Live-Work Unit, Mixed-use Buildings	In addition to the non-residential parking requirement, 1 Parking Space per residential Dwelling Unit is required (1)

3	Home Occupation, Lodging House Type 1, Accessory Apartments, Group Home, Nursing Home	In accordance with 4.13.4
4	Retail Uses	1 per 100 m ² G.F.A.
5	Service Uses	1 per 100 m ² G.F.A.
6	Office Uses	1 per 67 m ² G.F.A.
7	Employment Uses	1 per 67 m ² G.F.A.
8	Community Uses	1 per 67 m ² G.F.A.
9	Hospitality Uses	0.75 per guest room (2)

Additional Regulations for Table 6.3.3.5.1

1. **Apartment Buildings, Cluster Townhouses or Mixed-Use Buildings** in a D.1 or D.2 **Zone** require a minimum of 0.05 **Parking Spaces** per **Dwelling Unit** in addition to the requirements of Table 6.3.3.5.1, Rows 1 and 2, for the **Use** of visitors to the **Building** and such **Parking Spaces** shall be clearly identified as being reserved for the exclusive use of residential visitors.
2. a) For a **Hotel**, an additional 1 **Parking Space** is required per 10 m² G.F.A. that is open to the public, excluding corridors, lobbies or foyers.
- b) For a **Tourist Home** or **Bed and Breakfast** establishment in a D.1 or D.2 **Zone**, 1 additional **Parking Space** shall be provided. Required **Parking Spaces** may be in a stacked arrangement.

6.3.3.5.1.1 Notwithstanding Table 6.3.3.5.1, a **Designated Structure**, shall not require **Parking Spaces**. Any addition to the **Designated Structure** erected after the effective date of this **By-law** shall require **Parking Spaces** in accordance with Table 6.3.3.5.1.

6.3.3.5.1.2 If the calculation of the required **Parking Spaces** in accordance with Table 6.3.3.5.1 results in a fraction, the required **Parking Spaces** shall be the next higher whole number.

6.3.3.5.2 Parking in Downtown **Zones**

6.3.3.5.2.1 In addition to the parking provisions in Table 6.3.3.5.1 and section 4.13.1, 4.13.3 and 4.13.5 the following parking regulations shall apply.

6.3.3.5.2.2 The following provisions shall apply to a **Single-Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling** and **On-Street Townhouses**:

6.3.3.5.2.2.1 1 **Driveway** access only shall be permitted per **Lot**.

- 6.3.3.5.2.2.2 All off-street parking in the **Front Yard** and **Exterior Side Yard** shall be confined to the **Driveway (Residential)** area and any recognized legal off-street **Parking Area**. The **Front Yard** of any **Lot** except the **Driveway (Residential)** shall be landscaped.
- 6.3.3.5.2.2.3 A **Driveway (Residential)** shall have a minimum driveway width of 3.0 metres and a maximum width of 3.5 metres. The minimum driveway width shall be 2.5 metres at the point of entry of a **Garage** entrance or a **Fence** opening.
- 6.3.3.5.2.2.4 Notwithstanding Section 6.3.3.5.2.2.3 a surfaced walk within 1.5 metres of the nearest foundation wall is permitted provided that it is not **Used** for **Vehicle** parking.
- 6.3.3.5.2.2.5 Every **Parking Space** shall be located a minimum distance of 6 metres from the **Street Line** and to the rear of the front wall of the main **Building**.
- 6.3.3.5.2.2.6 Attached **Garages** shall not project beyond the main front wall of the **Building**.
- 6.3.3.5.2.2.7 For **Single-Detached Dwellings** section 4.13.7.4 shall be applicable.
- 6.3.3.5.2.2.8 **Parking Areas** shall not be permitted in the **Front Yard** or **Exterior Side Yard**. Notwithstanding any **Yard** regulations, **Parking Areas** shall be permitted in the **Rear Yard** and **Side Yard**. No part of a **Parking Space** is located closer than 3 metres to a **Street Line**.
- 6.3.3.5.2.2.9 Where an unenclosed **Parking Area** is located within 1 metre of any **Lot Line** adjacent to a **Single-Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling** and **On-Street Townhouse** is to be screened from adjacent properties with a minimum 1.5 metre high solid **Fence**.
- 6.3.3.5.2.2.10 Off-street **Parking Spaces** shall be provided and located in accordance with 4.13.7.3.1 to 4.13.7.3.4 in all Downtown **Zones**.
- 6.3.3.5.3 **Bicycle Parking Spaces**

The minimum number of off-street **Bicycle Parking Spaces** required for **Uses** permitted by this **By-law** in any Downtown **Zone** are established and calculated in accordance with the ratios set out in Table 6.3.3.5.3, below:

Table 6.3.3.5.3: Ratios of Minimum Number of off-street Bicycle Parking Spaces			
Row	Use	Minimum Number	Minimum Number

		of Bicycle Parking Spaces, Long Term	of Bicycle Parking Spaces, Short Term
1	Apartment Buildings, Multiple Attached, Stacked Townhouses.	0.68 per Dwelling Unit	0.07 per Dwelling Unit
2	Live-Work, Mixed-use Buildings	In addition to the non-residential parking requirement, 0.68 per Dwelling Unit is required	In addition to the non-residential parking requirement, 0.07 per Dwelling Unit is required
3	Retail Uses	0.085 per 100 m ² G.F.A.	0.25 per 100 m ² G.F.A.
4	Office Uses	0.17 per 100 m ² G.F.A.	0.03 per 100 m ² G.F.A.
5	All other non-residential Uses	4% of the required parking under Table 6.3.3.5.1	4% of the required parking under Table 6.3.3.5.1

6.3.3.5.3.1 If the calculation of the required **Bicycle Parking Spaces** in accordance with Table 6.3.3.5.3 results in a fraction, the required **Bicycle Parking Spaces** shall be the next higher whole number.

6.3.3.5.3.2 Regulations governing **Bicycle Parking Spaces, long term**:

6.3.3.5.3.2.1 Where a **Bicycle Parking Space, long term** is in a horizontal position it shall have a horizontal dimension of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.2 metres.

6.3.3.5.3.2.2 Where a **Bicycle Parking Space, long term** is in a vertical position it shall have horizontal dimension of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.8 metres.

6.3.3.5.3.2.3 Where a stacked **Bicycle Parking Space, long term** is provided, the minimum vertical clearance for each bicycle parking space shall be 1.2 metres.

6.3.3.5.3.3 Regulations governing **Bicycle Parking Space, short term**:

6.3.3.5.3.3.1 The **Bicycle Parking Space, short term** shall have a horizontal dimension of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.2 metres.

6.3.3.6 Location of Mechanical Servicing

6.3.3.6.1 Notwithstanding Section 4.2 of this **By-law**, transformer and telecommunications vaults and pads shall not be located in the **Front Yard** or **Exterior Side Yard**.

6.3.3.6.2 Air vents associated with a parking structure are not permitted in a **Front Yard** or **Exterior Side Yard** unless it is at or within 0.2 metres above or entirely below **Finished Grade**.

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6.3.3.7 **Licensed Establishment** Regulations

~~Within the D.1 Zone and Specialized D.1 Zones~~ As defined by this **By-law**, the following regulations shall also apply within the area outlined on Defined Area Map 79.

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6.3.3.7.1 For purposes of Section 6.3.3.7 ~~6.3.2.5~~, the following terms shall have the corresponding meanings:

"Floor Area" means the total **Floor Area** of all space within a **Building Used** in relation to a **Licensed Establishment**, measured between the interior faces of the outside walls or where no outside walls exist between the common walls, but not including exits and vertical service space."

6.3.3.7.2 The **Floor Area** of a **Licensed Establishment** shall not exceed 230 square metres.

6.3.3.7.3 The total capacity of a **Licensed Establishment** shall not exceed 190 persons.

6.3.3.7.4 The **Floor Area** of a **Licensed Establishment** shall be located on the **First Floor** only.

6.3.3.7.5 No openings and no access for any person including exits and corridors are permitted between **Licensed Establishments**, except corridors, with a minimum width of 5 metres, which may serve more than one **Licensed Establishment** provided the **Licensed Establishments** are separated from each other by at least 5 metres.

Table 6.3.3.8 Regulations Governing D.1 **Zones**

Row		
1	Minimum Front Yard or Exterior Side Yard	<p>0 m</p> <p>In accordance with Section 4.24. Section 4.6 is not applicable.</p> <p>The following exceptions apply:</p> <ul style="list-style-type: none"> a) Where a Lot Line abuts a lane, the minimum setback shall be 1 metre from the Lot Line. b) Where a Dwelling Unit occupies the first Storey of a Building having Lot Frontage onto any Street, the minimum Setback shall be 3.0 m for that portion of the Building.
2	Maximum Front Yard or Exterior Side Yard	<p>3 m</p> <p>The following exception applies:</p> <ul style="list-style-type: none"> a) Within Active Frontage Areas, the maximum Front Yard and the maximum Exterior Side Yard shall be in accordance with Section 6.3.3.4.
3	Minimum Side Yard	0 m
4	Minimum Rear Yard	<p>The following exceptions apply:</p> <ul style="list-style-type: none"> a) Where a Lot Line abuts a lane, the minimum setback shall be 1 metre from the Lot Line. a) Where a Lot Line abuts a R.1, R.2 or R.3 Zone, the minimum setback shall be 7.5 metres on the abutting side.
5	Minimum Building Height	<p>In accordance with Section 6.3.3.3 and Defined Area Map 67.</p> <p>Section 4.16 is not applicable.</p> <p>In accordance with Section 4.18.</p>
6	Maximum Building Height	<p>In accordance with Section 6.3.3.3 and Defined Area Map 67.</p> <p>Section 4.16 is not applicable.</p> <p>In accordance with Section 4.18.</p>
7	Access to Parking Area	Vehicle access to a required off-street Parking Area is by a Driveway (non-residential)

		which shall have a minimum width of 6 metres throughout its length.
8	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
9	Enclosed Operations	In accordance with Section 4.22.
10	Fences	In accordance with Section 4.20.
11	Accessory Buildings or Structures	In accordance with Section 4.5.
12	Off-Street Parking	In accordance with Section 6.3.3.5.
13	Exterior Finishes Regulations	In accordance with Section 6.3.3.8.1 and Defined Area Map 64.
14	Minimum Floor Space Index (F.S.I.)	1.5, except on properties fronting onto Elizabeth Street where a minimum F.S.I. shall be 1.0.
15	Building Stepbacks	In accordance with Section 6.3.3.1.4 and 6.3.3.1.5
16	Active Frontage Area Regulations	In accordance with Section 6.3.3.4 and Defined Area Map 65.

6.3.3.8.1 Exterior Finishes Regulations

Despite the provisions of this or any other By-law for the City of Guelph, the following shall apply:

6.3.3.8.1.1 All visible walls of any **Building** within the Defined Area Map Number 64 shall be constructed of the transparent glass and coursed masonry and/or such materials which replicate coursed masonry as specified in Section 6.3.3.8.1.1.1 6.3.2.4.1.1:

6.3.3.8.1.1.1 Exterior facades – coursed masonry and/or materials which replicate coursed masonry (except plain, uncoloured concrete).

Exterior facade trim – all of the material permitted for exterior facades as well as plain, uncoloured concrete elements, wood and metal.

In addition, where a **Building** is located on the corner of any **Street** shown on Defined Area Map Number 64, the provisions of Section 6.3.2.4.1 6.3.3.8.1.1 shall apply to the **Building** wall or walls facing onto the crossing **Street**.

6.3.3.8.1.2 All windows of any **Building** existing within the CBD-1 D.1 **Zone** on the date of the passing of this **By-law**, or any predecessor thereof, shall be of transparent glass only.

6.3.3.8.1.3 No exterior walls of a **Building** constructed of natural stone

within the ~~CBD-1~~ D.1 **Zone** shall be defaced in any manner or covered, in whole or in part, with paint, stucco, metal, or other cladding material.

6.3.3.8.1.4

No window openings of any **Building** existing within the ~~CBD-1~~ D.1 **Zone** on the date of the passing of this **By-law**, or any predecessor thereof, shall be closed up with any material except transparent glass.

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Table 6.3.3.9 Regulations Governing D.2 **Zones**

Row		
1	Minimum Front Yard or Exterior Side Yard	<p>The minimum Front Yard or Exterior Side Yard shall be the average of the Setbacks of the adjacent properties but in no case shall be less than 3 metres. Where the average of the setbacks of the adjacent properties cannot be determined, the minimum setback required shall be 3 metres.</p> <p>In accordance with Section 4.6 and 4.24.</p> <p>The following exception applies:</p> <ul style="list-style-type: none"> a) Where a Lot Line abuts a lane, the minimum setback shall be 1 metre from the Lot Line.
2	Minimum Side Yard	<p>1.5 m</p> <p>The following exceptions apply:</p> <ul style="list-style-type: none"> a) Where a Lot Line abuts a lane, the minimum setback shall be 1 metre from the Lot Line. b) Where the D.2 Zone abuts a Residential, Institutional, Park or Wetland Zone the minimum Side Yard shall be 3 metres on the abutting side.
3	Minimum Rear Yard	<p>10 m</p> <p>The following exception applies:</p> <ul style="list-style-type: none"> a) Where a Lot Line abuts a lane, the minimum setback shall be 1 metre from the Lot Line.
4	Minimum Building Height	<p>In accordance with Section 6.3.3.3 and Defined Area Map 67.</p> <p>Section 4.16 is not applicable.</p> <p>In accordance with Section 4.18.</p>
5	Maximum Building Height	<p>In accordance with Section 6.3.3.3 and Defined Area Map 67.</p> <p>Section 4.16 is not applicable.</p> <p>In accordance with Section 4.18.</p>
6	Minimum Lot Area	370 m ²
7	Minimum Lot Frontage	12 m
8	Access to Parking	Vehicle access to a Parking Area in a Rear

	Area	Yard is by 1 Driveway (non-residential) only, such Driveway (non-residential) shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.
9	Buffer Strips	3 m required where the D.2 Zone abuts a Residential, Institutional, Park or Wetland Zone .
10	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
11	Outdoor Storage	In accordance with Section 4.12.
12	Enclosed Operations	In accordance with Section 4.22.
13	Fences	In accordance with Section 4.20.
14	Accessory Buildings or Structures	In accordance with Section 4.5.
15	Off-Street Parking	In accordance with Section 6.3.3.5.
16	Minimum Floor Space Index (F.S.I.)	0.6

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Table 6.3.3.10 Regulations Governing D.3/D.3a **Zones**

Row		D.3	D.3a
1	Minimum Front Yard or Exterior Side Yard	0 m In accordance with Section 4.24. Section 4.6 is not applicable.	
2	Minimum Side Yard	0 m	
3	Minimum Rear Yard	0 m	
4	Minimum Building Height	In accordance with Section 6.3.3.3 and Defined Area Map 67. Section 4.16 is not applicable. In accordance with Section 4.18.	
5	Maximum Building Height	In accordance with Section 6.3.3.3 and Defined Area Map 67. Section 4.16 is not applicable. In accordance with Section 4.18.	
6	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.	
7	Outdoor Storage	In accordance with Section 4.12.	
8	Enclosed Operations	In accordance with Section 4.22.	
9	Fences	In accordance with Section 4.20.	
10	Accessory Buildings or Structures	In accordance with Section 4.5.	
11	Off-Street Parking	In accordance with Section 6.3.3.5.	
12	Access to Parking Area	Vehicle access to a required off-street Parking Area is by a Driveway (non-residential) which shall have a minimum width of 6 metres throughout its length.	

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SPECIALIZED ZONES

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Specialized Downtown (D) **Zones**

In Certain instances, special circumstances dictate that variance be allowed to the permitted **Uses** or regulations of the D **Zones**. In these cases, specific D Restricted Defined Areas (Specialized D Zones) have been established and these are indicated by hyphenated **Zone** designations (e.g. D.1-1, D.2-2, D.2-3, etc.)

The D **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any D Restricted Defined Area.

The following D Restricted Defined Areas (Specialized D **Zones**) are herein set out:

6.3.3.1 **Special Downtown 1 (D.1) Zones**

6.3.3.1.1 **D.1-1**

As shown on Defined Area Map 24 and 36 of Schedule "A" of this **By-Law**.

6.3.3.1.1.1 Regulations

6.3.3.1.1.1.1 Built Form Regulations

Notwithstanding Section 6.3.3.1.4, the minimum **Stepback** shall be 6 metres above the 4th **Storey**.

6.3.3.1.1.1.2 Required **Parking Spaces**

Notwithstanding Table 6.3.3.5.1, Row 4, 5, 6, 7, 9 and non-residential properties in row 2 within the D.1-1 **Zone** shall not require **Parking Spaces**.

Notwithstanding Table 6.3.3.5.1, Row 1, no off-street parking shall be required for **Dwelling Units** constructed within **Buildings** which existed prior to June 7, 1971. Any addition to the existing **Building** erected after the effective date of this **By-law** shall require **Parking Spaces** in accordance with Table 6.3.3.5.1.

6.3.3.1.2 **D.1-1 (H30)**

As shown on Defined Area Map 36 of Schedule "A" of this **By-Law**.

6.3.3.1.2.1 In accordance with Section 6.3.3.1.1.1.

6.3.3.1.2.2 See Section 2.9 for Holding **Zone** provisions.

6.3.3.1.3 **D.1-2**

65 Gordon St., 15 Surrey St., 20, 28, 36 Wellington St. E.

As shown on Defined Map Number 25 and 37 of Schedule “A” of this **By-law**.

6.3.3.1.3.1 Permitted **Uses**
All **Uses** listed in Table 6.3.2 D.1 **Zone** and the following:

- **Drive-through Facility**

6.3.3.1.4 **D.1-3**
Elizabeth St. between Arthur St. and Huron St.

As shown on Defined Map Number 38 of Schedule “A” of this **By-law**.

6.3.3.1.4.1 Permitted **Uses**
All **Uses** listed in Table 6.3.2 D.1 **Zone** and the following:

- **Single-detached Dwellings** and **Semi-Detached Dwellings** legally existing on the date of the passing of this **By-law**.
- **Accessory Apartment** in accordance with Section 4.15.1

6.3.3.1.5 **D.1-4**
2 Quebec St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.5.1 Regulations

6.3.3.1.5.1.1 Off-**Street** Parking for Residential Units
Notwithstanding Table 6.3.3.5.1, Row 2, the minimum number of off-**street Parking Spaces** required for the residential units existing as of January 1, 1974 shall be 88. Any additional **Dwelling Units** created after January 1, 1974 shall require **Parking Spaces** at the rate of 1 space per **Dwelling Unit**.

6.3.3.1.5.1.2 Maximum **Building Height**
Notwithstanding Section 4.18, no part of any **Building** or **Structure** shall exceed the total height of the **Building** existing as of January 1, 1974, which reaches a height of 369.7 metres above sea level.

6.3.3.1.6 **D.1-5**
51-59 Yarmouth St., 58-64 Baker St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.6.1

Permitted Uses

- **Mixed Use Building** containing a maximum of 72 **Dwelling Units**

6.3.3.1.6.2

Number of Parking Spaces

Notwithstanding Table 6.3.3.5.1, the minimum number of **Parking Spaces** to be provided is 54 **Parking Spaces**.

6.3.3.1.6.3

Location of Parking Spaces

All **Parking Spaces** required by Section 6.3.3.1.6.2. shall be located within the existing **Building** or within 23 metres of the **Building** on private property.

6.3.3.1.7

D.1-6

43-45 Macdonell St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.7.1

Off-Street Parking

Notwithstanding Table 6.3.3.5.1, Row 2, no **Parking Spaces** shall be required for a maximum of 4 **Dwelling Units**. Any additional **Dwelling Units** shall provide **Parking Spaces** in accordance with Table 6.3.3.5.1.

6.3.3.1.8

D.1-7

55 Wyndham St. N.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.8.1

Regulations

6.3.3.1.8.2

In addition to the provisions of Section 6.3.3.7, a maximum of four **Licensed Establishments** shall be permitted on property municipally known as 55 Wyndham Street North.

6.3.3.1.8.3

One **Licensed Establishment** only is permitted a maximum **Floor Area** of 510 square metres provided the total capacity of such **Licensed Establishment** shall not exceed 190 persons.

6.3.3.1.9

D.1-8

27-33 Cardigan St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.9.1 Permitted **Uses**

- **Apartment Buildings**
- **Art Gallery**
- **Artisan Studio**
- **Commercial School** to a maximum **G.F.A.** of 500 m²
- **Day Care Centre**
- **Home Occupation** in accordance with Section 4.19
- **Live-Work Units**
- **Medical Clinic** to a maximum **G.F.A.** of 500 m²
- **Medical Office** to a maximum **G.F.A.** of 500 m²
- **Mixed Use Building**
- **Multiple Attached Dwelling**
- **Municipal Parkland**
- **Office** to a maximum **G.F.A.** of 500 m²
- **Personal Service Establishment** to a maximum **G.F.A.** of 500 m²
- **Restaurant** to a maximum **G.F.A.** of 500 m²
- **Retail Establishment** to a maximum **G.F.A.** of 500 m²
- **Townhouse**

6.3.3.1.9.2 Regulations

6.3.3.1.9.2.1 Notwithstanding Table 6.3.3.8, Row 15, the minimum **F.S.I.** is 1.0.

6.3.3.1.9.2.2 Off-Street Parking
Notwithstanding Table 6.3.3.5.1, Row 2, a minimum of 0.95 of a **Parking Space** is required for each **Dwelling Unit**.

6.3.3.1.9.2.3 Size of Off-Street Parking Spaces
Notwithstanding Section 4.13.3.2, as amended, 10 percent of the required **Parking Spaces** may have a minimum size of 2.6 metres by 4.1 metres.

6.3.3.1.9.2.4 Minimum Landscaped Open Space
10 m² per Dwelling Unit.

6.3.3.1.10 **D.1-9**
35, 73, 87, 56 Gordon St., 33 Elizabeth St., 48 Wyndham St. S.

As shown on Defined Area Map Number 37 and 38 of Schedule "A" of this **By-law**.

6.3.3.1.10.1

Permitted Uses

All **Uses** permitted by Table 6.3.2 D.1 **Zone** are permitted and the following:

- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**

6.3.3.1.11

D.1-9 (H30)

6.3.3.1.11.1

In accordance with Section 6.3.3.1.10.1

6.3.3.1.11.2

See Section 2.9 for Holding **Zone** provisions.

6.3.3.1.12

D.1-10 (H30)

58 Wellington St. E.

As shown on Defined Area Map Number 37 of Schedule "A" of this **By-law**.

6.3.3.1.12.1

Permitted Uses

All **Uses** permitted by Table 6.3.2 D.1 **Zone** are permitted and the following:

- **Vehicle Gas Bar**

6.3.3.1.12.2

See Section 2.9 for Holding **Zone** provisions.

6.3.3.1.13

D.1-11

97 Surrey St. E.

As shown on Defined Area Map Number 37 of Schedule "A" of this **By-law**.

6.3.3.1.13.1

Permitted Uses

All **Uses** permitted by Table 6.3.2 D.1 **Zone** are permitted and the following:

- **Vehicle Body Shop**

6.3.3.1.14

D.1-12

16-22 Essex St.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

6.3.3.1.14.1 Permitted **Uses**
All **Uses** permitted by Table 6.3.2 D.1 **Zone** are permitted and the following:

- **Car wash, Manual**

6.3.3.1.15 **D.1-13 (H30)**
75 Wyndham St. S.

As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

6.3.3.1.15.1 Notwithstanding Section 6.3.3.5.2.2.8 of this **By-law**, a maximum of 2 **Parking Spaces** shall be permitted within the **Front Yard**.

6.3.3.1.15.2 **Buffer Strips**
None required.

6.3.3.1.16 **D.1-14**
5 Gordon St.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

6.3.3.1.16.1 A maximum of 55 **Dwelling Units**.

6.3.3.1.16.2 Regulations for a **Mixed Use Building**

6.3.3.1.16.2.1 Minimum Off-**Street** Parking
Notwithstanding Table 6.3.3.5.1, minimum off-**street** parking shall be:

6.3.3.1.16.2.2 Apartments – 1 **Parking Space** per **Dwelling Unit**.

6.3.3.1.16.2.3 Ground Floor Commercial – 0 **Parking Spaces**.

6.3.3.1.17 **D.1-15**
8-10 Paisley St.

As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

6.3.3.1.17.1 **Building Height**
Notwithstanding Section 4.18.1, no **Building** or **Structure**, or part thereof, shall exceed an elevation of 356.6 metres above sea level.

6.3.3.1.17.2 Required **Parking Spaces**
Notwithstanding Table 6.3.3.5.1, Row 4, 5, 6, 7, 9, 10 and non-residential properties in row 2 within the D.1-1 **Zone** shall not require **Parking Spaces**.

6.3.3.1.18 **D.1-16**
21 Surrey St. W.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

6.3.3.1.18.1 **Buffer Strips**
No **Buffer Strip** is required along the **Lot Line** abutting any Residential **Zone**.

Notwithstanding the above, a boundary fence of solid construction shall be provided along the **Lot Line** abutting any Residential **Zone**.

6.3.3.1.19 **D.1-17**
22 Surrey St. W.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

6.3.3.1.19.1 Permitted **Uses**
In addition to the **Uses** listed in Table 6.3.2 D.1 **Zone**, the following additional **Use** shall be permitted:

- A parking **Lot** providing **Parking Spaces** for 21 Surrey St. W.

6.3.3.1.19.2 Off-**Street** Parking Location
Notwithstanding Section 6.3.3.5.2.2.8 of this **By-law**, off-**street** parking may be permitted ahead of the required **Setback** line.

6.3.3.1.20 **D.1-18**
42 and 56 Gordon St.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

6.3.3.1.20.1 All **Uses** permitted by Table 6.3.2 D.1 **Zone** are permitted and the following:

- **Vehicle Rental Establishment**

Off-street Parking Regulations

In accordance with Table 6.3.3.5.1 and the following:

Vehicle Rental Establishment- 1 per 25m² **G.F.A.** or a minimum of 2, whichever is greater (parking is exclusive of display and storage areas).

6.3.3.1.21 **D.1-19**
49 Gordon St.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

6.3.3.1.21.1 **Permitted Uses**
All **Uses** listed in Table 6.3.2 D.1 **Zone** and the following:

- **Drive-through Facility** as existing on the date of the passing of this **By-law**.
- **Veterinary Service**

6.3.3.2 **Special Downtown (D.2) Zones**

6.3.3.2.1 **D.2-1**
7-27 Suffolk St. E.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.2.1.1 **Regulations**
Notwithstanding Table 6.3.3.5.1, Row 1, any new construction carried out after the passing of this **By-law** shall be in accordance with the following regulations:

6.3.3.2.1.1.1 **Off-Street Parking**
a) One **Parking Space** per **Dwelling Unit**.

6.3.3.2.1.1.2 Notwithstanding Table 6.3.3.5.1, **Use** of the **Buildings** and **Structures** located in the D.2-1 **Zone** on the date of the passing of this **By-law** must be in conformity with the following regulation only:

6.3.3.2.1.1.2.1 **Minimum Off-Street Parking**
A minimum of 11 **Parking Spaces**.

6.3.3.2.2 **D.2-2**
206-212 Norfolk St.

As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

6.3.3.2.2.1 **Permitted Uses**
In addition to the **Uses** permitted in Table 6.3.2 D.2 **Zones**, the following **Use** is also permitted:

- **Funeral Home**

6.3.3.2.3 **D.2-3**
228 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.2.3.1 **Permitted Uses**
In addition to the **Uses** permitted in Table 6.3.2 D.2 **Zones**, the following **Use** is also permitted:

- **Vehicle Specialty Repair Shop**

6.3.3.2.4 **D.2-4**
239 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.2.4.1 **Minimum Rear Yard**
5.3 metres.

6.3.3.2.5 **D.2-5**
200 Woolwich St.

As shown on Defined Area Map Number 36 of Schedule "A" of this **By-law**.

6.3.3.2.5.1 **Minimum Yards**
The minimum **Front, Side** and **Rear Yards** shall be identical to those existing on the date of the passing of this **By-law**.

6.3.3.2.5.2 **Off-Street Parking**
Notwithstanding Section 4.13.3.2.3 and Section 6.3.3.5.2.2.8, off-**street** parking shall be in accordance with the following regulations:

- **Parking Spaces** shall be permitted within the required **Front Yard**.
- The minimum exterior **Parking Space** dimensions shall be 2.74 metres by 5.5 metres for a right angle **Parking Space** and 2.59 metres by 5.49 metres for a parallel **Parking Space**.

6.3.3.2.6 **D.2-6**
9 Paisley St.

As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

6.3.3.2.6.1 **Permitted Uses**
In addition to the **Uses** listed in Table 6.3.2 D.2 **Zone**, the following additional **Use** shall be permitted:

- Retail and wholesale fur sales

6.3.3.2.7 **D.2-7 (H)**
290 Woolwich Street

As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

- 6.3.3.2.7.1 Permitted **Uses**
Notwithstanding the **Uses** listed in Section 6.5.1 of this **By-law**, only the following **Uses** shall be permitted:
- A maximum of 10 **Townhouse Dwellings**, specifically excluding a **Home Occupation** or **Accessory Use**, and allowing a stand-alone residential **Use** without a commercial component.
- 6.3.3.2.7.2 Regulations
In accordance with Section 6.3.3 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:
- 6.3.3.2.7.2.1 Minimum **Front** and **Exterior Side Yard**
Notwithstanding Table 6.3.3.8, Row 1, minimum **Front Yard** on Edwin **Street** shall be 1.15 metres and the minimum **Exterior Side Yard** on Woolwich **Street** shall be 1.5 metres.
- 6.3.3.2.7.2.2 Minimum **Rear Yard**
Notwithstanding Table 6.3.3.8, Row 4, the minimum **Rear Yard** on London Road shall be 1.15 metres.
- 6.3.3.2.7.2.3 Location of **Parking Spaces**
Notwithstanding Section 6.3.3.5.2.2.8, a maximum of 2 **Parking Spaces** shall be allowed to locate a minimum of 0.3 metres from the **Street Line**.
- 6.3.3.2.7.3 Holding (H) Provision
Purpose:
To ensure that development of the lands at 290 Woolwich Street does not proceed until the owner has completed certain conditions and paid associated costs to the satisfaction of the City of Guelph.
- Conditions:
- a. Prior to the removal of the holding symbol “H”, the owner shall demonstrate to the **City** that the subject lands known municipally as 290 Woolwich Street have been decommissioned for residential **Use**, in accordance with the current edition of the Ministry of the Environment document entitled “Guideline For Use At Contaminated Sites In Ontario” and that the owner has filed a Record of Site Conditions (RSC).

- b. Prior to the removal of the holding symbol “H”, the owner and any mortgagees shall enter into a site plan control agreement with the **City**, registered on the title of the subject lands known municipally as 290 Woolwich Street, and satisfactory to the **City** Solicitor, including all conditions of approval endorsed by Guelph City Council.

6.3.3.2.8

D.2-8

18 Norwich Street East

As shown on Defined Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.8.1

Permitted Uses

In accordance with the provisions of Table 6.3.2 D.2 Zones, of **By-law** (1995)-14864, as amended, with the following additions:

- **Emergency Shelter**, in accordance with Section 4.29

6.3.3.2.8.2

Regulations

In accordance with the provisions of Section 6.3.3 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

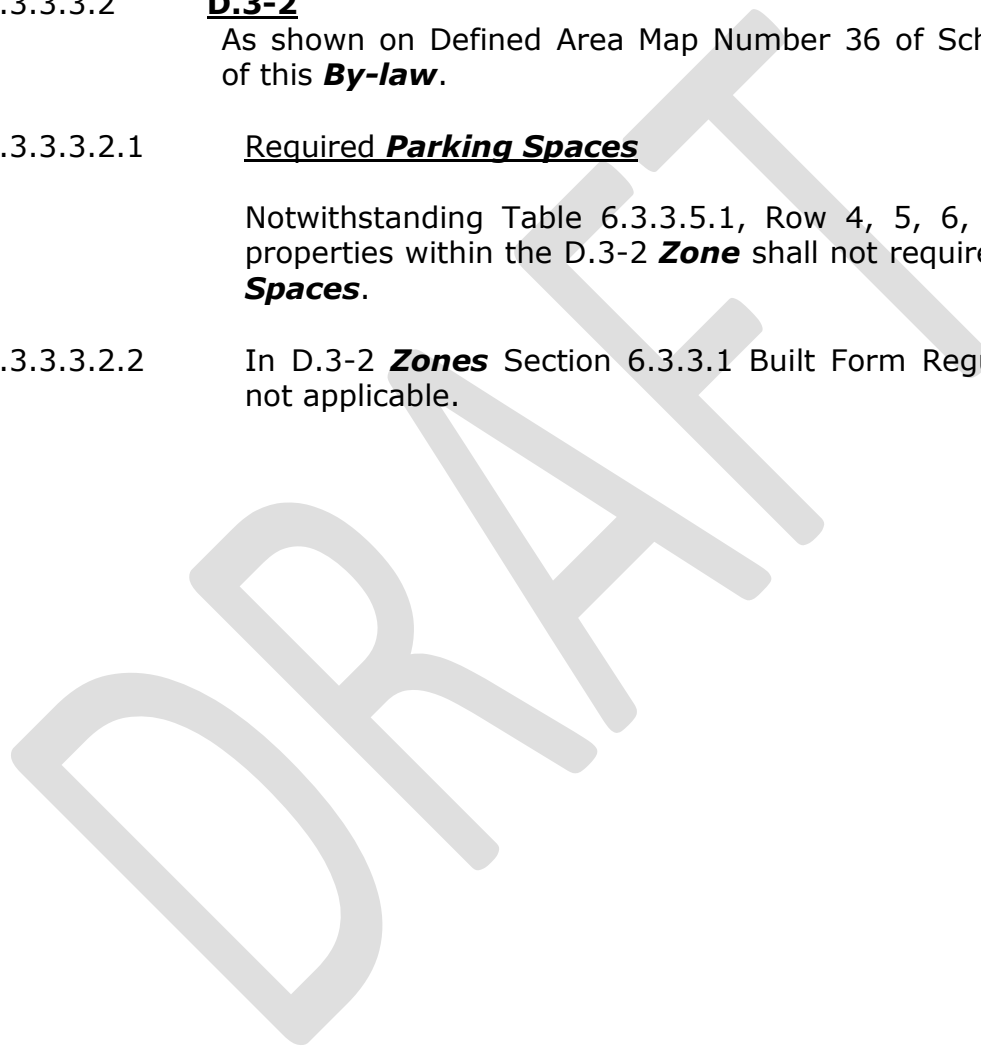
6.3.3.2.8.2.1

Off-Street Parking

Notwithstanding the provisions of Table 6.3.3.5.1, no off-street parking shall be required.

- 6.3.3.3.1 **D.3-1**
As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.
- 6.3.3.3.1.1 Built Form Regulations
- 6.3.3.3.1.1.1 New **Buildings** and/or additions shall be in accordance with built form regulations in Section 6.3.3.1.
- 6.3.3.3.2 **D.3-2**
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.
- 6.3.3.3.2.1 Required **Parking Spaces**

Notwithstanding Table 6.3.3.5.1, Row 4, 5, 6, 7, 9, 10, properties within the D.3-2 **Zone** shall not require **Parking Spaces**.
- 6.3.3.3.2.2 In D.3-2 **Zones** Section 6.3.3.1 Built Form Regulations is not applicable.



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DRAFT DOWNTOWN ZONING BY-LAW
HOLDING ZONES

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Holding Provision (H30)

Purpose:

To ensure that adequate local servicing infrastructure is available prior to intensification of the lands.

Interim **Uses** Prior to Removal of the "H":

For such time as the "H" symbol is in place, these lands shall only be *used* for the following:

- a) All *uses* permitted in the applicable **Zone**.

Interim **Regulations** Prior to Removal of the "H":

For such time as the "H" symbol is in place, only the following replacements, additions or expansions of **Buildings** or **Structures** legally existing on the effective date of this **By-law** shall be permitted.

- a) Repairs, improvements and modifications to the **Building**, provided the **G.F.A., Building** footprint or height is not increased.
- b) Minor **Building** additions to a maximum of 10 square metres.

Conditions:

Prior to the removal of the Holding symbol "H", the owners shall complete the following conditions to the satisfaction of the **City**:

1. That sufficient water and wastewater services are available to the satisfaction of the **City**.
2. That the owners enter into a Development Agreement with the **City** satisfactory to the **City** Engineer. This agreement may also address security and advancing of funds, or a letter of credit for the full cost of any required road and infrastructure improvements.

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PROPOSED DEFINITIONS

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Proposed Zoning By-law Definitions for Downtown Guelph

"Active Entrance" means a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis, facing a public **Street** or public square and excludes emergency egress doors, garage doors, service doors, loading doors and doors giving access to garbage storage areas.

"Active Frontage Area" means a **Lot** or portion thereof that is subject to the **Active Frontage Area**, as shown on Defined Area Map 65.

"Angular Plane" means an imaginary inclined plane, rising over a **Lot**, drawn at a specified angle from the horizontal, which together with other **Building** regulations and **Lot** size requirements, delineates the maximum bulk and **Building Height**.

"Bicycle Parking Space" means a **Bicycle Parking Space, long-term** and/or a **Bicycle Parking Space, short term**.

"Bicycle Parking Space, long-term" means an area that is equipped with a bicycle rack or locker that is accessible, secure, weather-protected and for use by occupants or tenants of a **Building** and is not provided within a dwelling unit, suite, or on a balcony.

"Bicycle Parking Space, short-term" means an area for the purpose of parking and securing bicycles with a bicycle rack that is accessible for visitors to a **Building** and is located outdoors or indoors but not within a commercial suite, secured room, enclosure or bicycle locker.

"Drive-Through Facility" means a **Place Used** to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in **Vehicles** in a designated stacking lane(s), which may or may not include an order box and menu boards, but does not include a **Public Parking Facility**.

"Floorplate" means the gross horizontal floor area of a single floor measured from the exterior walls of a **Building** or **Structure** and shall not include **Balconies**.

"Government Office" shall mean a **Building** or portion thereof **Used** by the public (Federal, Provincial, County or Municipal) sector Government(s) to conduct public administration.

"Live-work Unit" shall mean a unit within a **Building**, in which a portion of the unit at grade level may be **Used** as a business establishment and the remainder of the unit shall be a **Dwelling Unit** and whereby each "live" and "work" component within a portion of the unit has an independent entrance

from the outside and an interior access between the “live” and “work” components.

“**Mixed Use Building**” means a **Building** in a Downtown Zone containing residential uses and at least one other non-residential use permitted by this Bylaw. **Dwelling Units** shall not occupy the first **Storey** of the **Building**.

“**Public Parking Facility**” means a Place other than a **Street, Used** for the parking of **Vehicles** that is owned or operated by the public (Federal, Provincial, County, or Municipal) sector Government(s).

“**Service Establishment**” means a **Place** providing services related to the grooming of persons (such as a barber or salon), a **Place** providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a **Place** providing services related to the maintenance of a residence or business (such as private mail box, photocopying, courier or custodial services), but does not include a: **Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson’s Shop; Warehouse;** and **Wholesale.**

“**Stepback**” means a portion of a **Building** that is further set back from the **Building** face in accordance with the requirements of this **By-law**.

“**Vehicle Rental Establishment**” means a place where **Vehicles** are stored and rented to the public, but shall not include **Commercial Vehicles**, farm equipment, **Recreational Vehicle**, trailer, snowmobile, motorized boat or a **Vehicle Sales Establishment.**

DRAFT DOWNTOWN ZONING BY-LAW

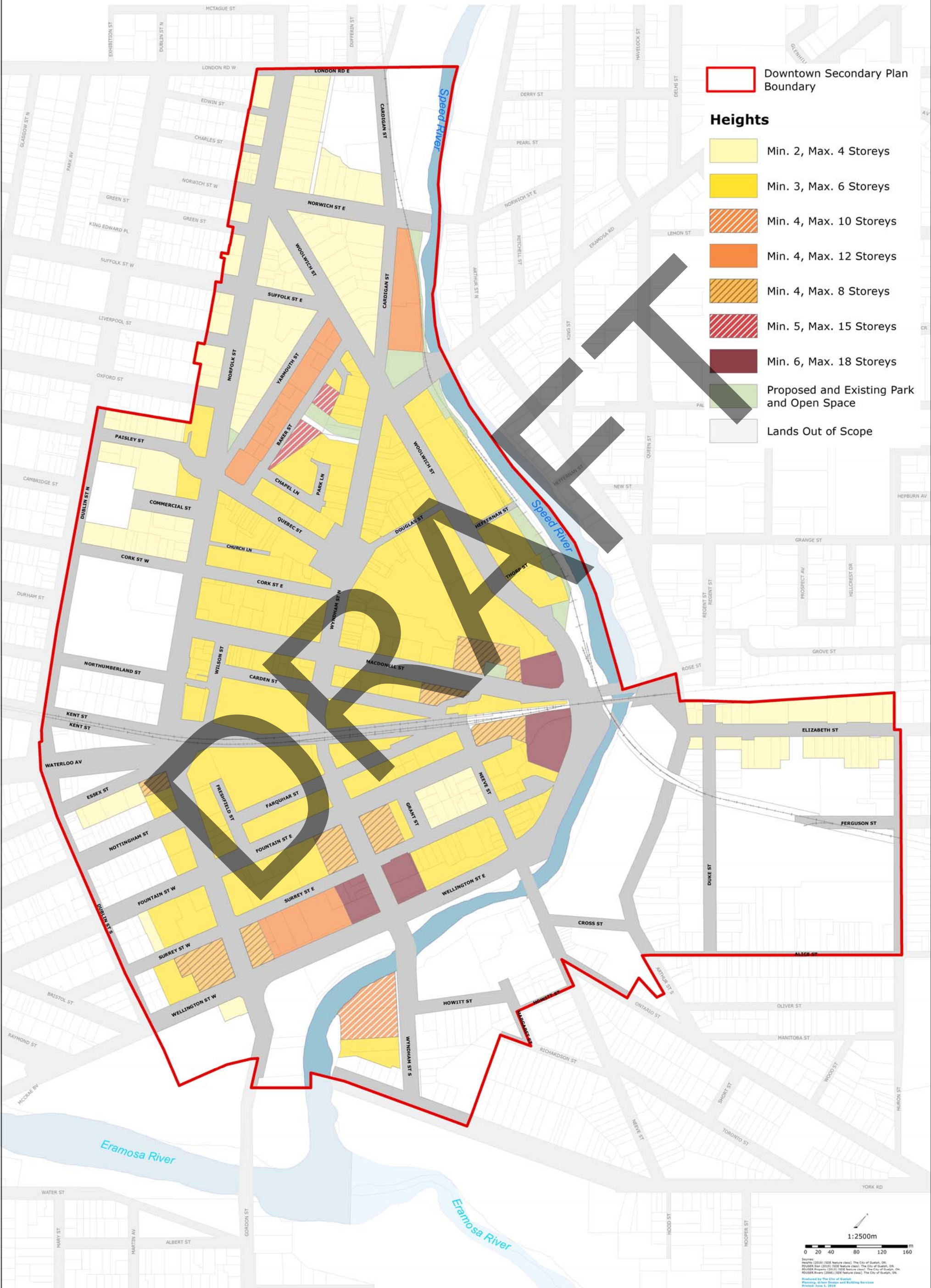
MAPS

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Downtown Minimum and Maximum Building Height



- Downtown Secondary Plan Boundary

- Heights**
- Min. 2, Max. 4 Storeys
- Min. 3, Max. 6 Storeys
- Min. 4, Max. 10 Storeys
- Min. 4, Max. 12 Storeys
- Min. 4, Max. 8 Storeys
- Min. 5, Max. 15 Storeys
- Min. 6, Max. 18 Storeys
- Proposed and Existing Park and Open Space
- Lands Out of Scope

