 Appeal Status Interpretation Document

The Comprehensive Zoning By-law (2023) – 20790 is now in force, as of February 6, 2024, except for the lands, areas, and sections associated with the appeals of the Comprehensive Zoning By-law.

Regulations of this By-law that are under appeal before the Ontario Land Tribunal are identified as part of this Interpretation Document. Of the sixteen total appeals filed to the Ontario Land Tribunal, fifteen are currently considered to be specific to the site for which the appeal is filed. The remaining appeal is considered to apply to specific provisions. For convenience purposes, the subject of appeal is noted and is annotated throughout the By-law.

The City has marked those sections and/or provisions under appeal within the Comprehensive Zoning By-law. Continued reference should be made to this Interpretation Document when reading through the Comprehensive Zoning By-law.

All regulations of this By-law not under site-specific appeal or as part of the global appeal before the Ontario Land Tribunal shall be interpreted to apply to lands described under “Subject Lands”.

Written Appeal Index Reference:

This written appeal index reference contains an updated list of all provisions and regulations under city-wide appeal separated by parts in the Comprehensive Zoning By-law. They are listed in the manner they appear or by the heading that they are under in the Comprehensive Zoning By-law. Before each part of the Comprehensive Zoning By-law will be their relevant list and a short visual reference guide.

The following definitions in Part B: Definitions of the Comprehensive Zoning By-law remain under appeal:

- Active Entrance;
- Balcony;
- Buffer Strip;
- Common Amenity Area;
- Apartment Building;
• Ground Floor Area;
• Parking Facility;
• Electric Vehicle Parking Space; and
• First Storey Height.

The following provisions of Section 4: General Provisions of Part C: General Provisions and Parking of the Comprehensive Zoning By-law remain under appeal:

• 4.5.2 Residential zones (B)
• 4.5.3 Other zones (A)
• 4.6.1 Corner Lots (A)
• 4.10 Municipal Services and (A) of 4.10 Municipal Services
• 4.11.1 Industrial and Mixed Business zone (D)
• 4.12.1 Additional residential dwelling unit
• 4.14.1 Exemptions (G)
• 4.14.4 Angular planes (A)
• 4.14.5 Rooftop mechanicals (A) and (B)

The following provisions of Section 5: Parking of Part C: General Provisions and Parking of the Comprehensive Zoning By-law remain under appeal:

• 5.2.2
• 5.2.3 Commercial, mixed-use, employment, institutional, utility uses (A) to (D) and (F)
• 5.2.4 Structured parking
• 5.3.2 Parking space dimensions
• 5.4 Loading space requirements
• 5.5 Required parking rates in all zones except downtown zones
• Table 5.2 – Minimum parking space dimensions and Additional regulations for Table 5.2
• Table 5.3 – Required parking rates in all zones except downtown zones Row Number 1 to 62 and Additional regulations for Table 5.3.
• 5.6 Required parking rates in downtown zones
• Table 5.4 – Required parking rates in downtown zones and Additional regulations for Table 5.4
• 5.8 Bicycle Parking rates
• Table 5.7 – Required bicycle parking rates in all zones except downtown zones and Additional regulations for Table 5.7
• Table 5.8 – Required bicycle parking in downtown zones and Additional regulations for Table 5.8
• 5.8.1 Bicycle parking space design and location
• 5.8.2 Bicycle parking space and aisle dimensions
• 5.9 Electric vehicle parking requirements
• 5.11.1 Maximum width of attached garage – residential
• 5.11.2 Garage location
• 5.11.3 Maximum residential driveway widths
• Table 5.9 – Maximum width of attached garage – residential and Additional regulations for Table 5.9
• Table 5.10 – Maximum width of residential driveway width and Additional regulations for Table 5.10

The following provisions of Section 6: Residential Zones of Part D: Land Use Zones of the Comprehensive Zoning By-law remain under appeal:

• Table 6.3: RL.1 and RL.2 single detached dwelling/multi-unit buildings (3 units) setback regulations (B) and (C)
• Table 6.7: RL.1 and RL.2 semi-detached dwelling setback regulations (B)
• Additional regulations for Tables 6.2 to 6.9 except for 1 C.
• Table 6.11: RL.3 and RM.5 on-street townhouse setback regulations (A) and (B)
• Table 6.12: RL.3 and RM.5 on-street townhouse building regulations (A) and (B)
• Table 6.13: RL.3 and RM.5 on-street townhouse entrance regulations
• Table 6.15: RL.3 and RM.5 rear access on-street townhouse setback regulations (A) to (C)
• Table 6.16: RL.3 and RM.5 rear access on-street townhouse building regulations (A) and (B)
• Table 6.18: RL.4 and RM.6 townhouse lot setback regulations (B), (D), (E), (F), (H)
• Table 6.19: RL.4 and RM.6 townhouse unit regulations (A) to (E) and (G)
• Additional regulations for Tables 6.17 to 6.19 2 and 3
• Additional regulations for Tables 6.17 to 6.19 Common Amenity Area 5 to 10
• Additional regulations for Tables 6.17 to 6.19 Private Amenity Area 11 to 15
• Table 6.20: RL.4 Apartment building lot regulations
• Table 6.21: RL.4 Apartment building setback regulations (A) and (D)
• Table 6.22: RL.4 Apartment building – building regulations (C), Common Amenity Area, Angular plane, and Principal entrance
• Table 6.24: RM.5 Apartment building lot regulations
• Table 6.25: RM.5 Apartment building setback regulations (D)
• Table 6.26: RM.5 Apartment building – building regulations (B), (C), Common amenity area, Angular plane, and Active entrance
• Table 6.28: RM.6 Apartment building lot regulations
• Table 6.29: RM.6 Apartment building lot regulations (A), (D) and Landscaped open space
• Table 6.30: RM.6 Apartment building – building regulations (C), Common amenity area, and Active entrance
• Table 6.31: RM.6 Apartment building angular plane regulations
• Table 6.33: RH.7 Apartment Building setback regulations (A)
• Table 6.34: RH.7 Apartment Building – building regulations (E)
• 6.3.9 Apartment buildings (a) Lot regulations (b) Setback regulations
• Table 6.32: RH.7 Apartment building lot regulations
- Table 6.33: RH.7 Apartment building setback regulations (A) and (D)
- Table 6.34: RH.7 Apartment building – building regulations (B) to (E), Active Entrance, Tower separation, and Common amenity area
- Table 6.35: RH.7 Apartment building angular plane regulations
- Additional Regulations for Tables 6.20 to 6.35 1 to 7

The following provisions of Section 7: Mixed Use Zones of Part D: Land Use Zones of the Comprehensive Zoning By-law remain under appeal:

- Table 7.2: Commercial Mixed-use Centre zone lot regulations
- Table 7.3: Commercial Mixed-use Centre zone setback regulations
- Table 7.4: Commercial Mixed-use Centre zone building regulations (A), (C) to (E), (G), First storey transparency, tower separation, and common amenity area
- Table 7.5: Commercial Mixed-use Centre angular plane regulations
- 7.3.2 Commercial regulations for Commercial Mixed-use Centre zone
- 7.3.3 Mixed-use Corridor and neighbourhood commercial centre zones building regulations
- Table 7.7: Mixed-use Corridor and Neighbourhood Commercial Centre zone setback regulations (D)
- Table 7.8: Mixed-use Corridor and Neighbourhood Commercial Centre zone building regulations (A), (C), Active Entrance, (F), (G), and common amenity area
- Table 7.9: Mixed-use Corridor and Neighbourhood Commercial Centre angular plane regulations
- 7.3.4 Commercial regulations for MUC and NCC zones (A)
- Table 7.10: Mixed Office/Commercial zone lot regulations
- Table 7.11: Mixed Office/Commercial zone setback regulations (A), (D), and (E)
- Table 7.12: Mixed Office/Commercial zone building regulations (A), common amenity area, angular plane
- Additional Regulations for Tables 7.2 – 7.13 2 and 4

The following provisions of Section 8: Commercial Zones of Part D: Land Use Zones of the Comprehensive Zoning By-law remain under appeal:

- Table 8.3: Convenience Commercial zone setback regulations (D)
- Table 8.4: Convenience Commercial zone building regulations (A) and Gross Floor Area
- Table 8.6: Service Commercial zone setback regulations (D)
- Table 8.7: Service Commercial zone building regulations (B), First storey, Active entrance

The following provisions of Section 9: Downtown Zones of Part D: Land Use Zones of the Comprehensive Zoning By-law remain under appeal:

- Table 9.1 – Permitted uses in downtown zones
• 9.3 Regulations for all downtown zones except for (E) i and iv
  • Table 9.3: D.1 zone setback regulations: buffer strip
  • Table 9.4: D.1 zone building regulations: building height and building stepbacks
  • Additional Regulations for Tables 9.2 – 9.4 1(b)
• 9.4.2 Exterior finishes (D.1)
• Table 9.6: D.2 zone setback regulations
• Table 9.7: D.2 zone building regulations: building height
• Additional Regulations for Tables 9.5 – 9.7:
• Table 9.10: D.3 and D.3a zone building regulations: building height

The following provisions of Section 10: Employment Zones of Part D: Land Use Zones of the Comprehensive Zoning By-law remain under appeal:
  • Table 10.6: Employment mixed-use zone setback regulations: Buffer strip and landscaped open space

The following provision of Section 17: Holding Provisions of Part E: Site-specific Provisions and Zones remains under site-specific appeal:
  • 17.1.12 (H12) Municipal Services

The following schedules of Part F: Zoning Schedules remain under appeal:
  • Schedule B-4: Downtown Height Overlay
  • Schedule B-6: Downtown Exterior Finishes Overlay

The following list of properties are under site-specific appeal:
  • 295 Southgate Drive
  • 601 Scottsdale Drive
  • 124 Clair Road East (previously 1750 Gordon Street)
  • 1045 Paisley Road
  • 297-299 Eramosa Road
  • 160 and 170 Kortright Road West
  • 111-191 Silvercreek Parkway North
  • 35 Harvard Road
  • 104 Silvercreek Parkway North
  • 435 Stone Road West
  • 375 Eramosa Road
  • 615 Scottsdale Drive
  • 88 Clair Road East
  • 201 Elmira Road South
  • 35, 40 and 55 Silcercreek Parkway South
  • 55 Baker Street, 160 and 155 Wyndham Street North
  • 280 Clair Road West
  • 384 Crawley Road
  • 120 Malcolm Road
Visual Appeal Index Reference:

The Portions of this By-law that are marked in blue were originally enacted by City Council on April 18, 2023 and are under appeal to the Ontario Land Tribunal and are not in full force and effect. Please see the image below for a visual example.

This Appeal Status Interpretation Document will be updated to provide textual reference to what sections and provisions remain under appeal as the appeal process continues. We encourage readers to use this document as needed when reading through the Comprehensive Zoning By-law (2023)-20790 to assess the appeal status of certain sections and provisions.
This Appeal Status Interpretation Document was last updated on March 15, 2024.
Table of Contents

<table>
<thead>
<tr>
<th>Part A: Administration and Interpretation</th>
<th>A-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Administration</td>
<td>A-2</td>
</tr>
<tr>
<td>2. Establishment of zones and uses</td>
<td>A-6</td>
</tr>
<tr>
<td>Part B: Definitions</td>
<td>B-1</td>
</tr>
<tr>
<td>3. Definitions</td>
<td>B-7</td>
</tr>
<tr>
<td>Part C: General Provisions and Parking</td>
<td>C-1</td>
</tr>
<tr>
<td>4. General Provisions</td>
<td>C-3</td>
</tr>
<tr>
<td>5. Parking</td>
<td>C-25</td>
</tr>
<tr>
<td>Part D: Land Use Zones</td>
<td>D-1</td>
</tr>
<tr>
<td>6. Residential Zones</td>
<td>D-3</td>
</tr>
<tr>
<td>7. Mixed-Use Zones</td>
<td>D-33</td>
</tr>
<tr>
<td>8. Commercial Zones</td>
<td>D-49</td>
</tr>
<tr>
<td>9. Downtown Zones</td>
<td>D-57</td>
</tr>
<tr>
<td>10. Employment Zones</td>
<td>D-72</td>
</tr>
<tr>
<td>11. Institutional Zones</td>
<td>D-81</td>
</tr>
<tr>
<td>12. Open Space, Golf Course and Park Zones</td>
<td>D-88</td>
</tr>
<tr>
<td>13. Natural Heritage System Zone</td>
<td>D-92</td>
</tr>
<tr>
<td>14. Major Utility Zone</td>
<td>D-94</td>
</tr>
<tr>
<td>15. Urban Reserve Zones</td>
<td>D-96</td>
</tr>
<tr>
<td>Part E: Site-specific Provisions and Zones</td>
<td>E-1</td>
</tr>
<tr>
<td>16. Overlays</td>
<td>E-2</td>
</tr>
<tr>
<td>17. Holding provisions</td>
<td>E-9</td>
</tr>
<tr>
<td>18. Site-specific zones</td>
<td>E-23</td>
</tr>
<tr>
<td>Part F: Zoning Schedules</td>
<td>F-1</td>
</tr>
</tbody>
</table>
# Part A: Administration and Interpretation

## Part A Table of Contents

1. **Administration**  
   1.1. Application of by-law  
   1.2. Repeal of existing by-laws  
   1.3. Transition provisions  
   1.4. Existing uses, lots, buildings and structures  
   1.5. Lots reduced by acquisition for road widening or park dedications  
   1.6. Metric conversion clause and rounding  
   1.7. Offence  
   1.8. Penalties  
   1.9. Illustrations, notes and examples  
   1.10. Purpose statements  
   1.11. Defined terms  

2. **Establishment of zones and uses**  
   2.1. Zones and zone symbols  
   2.2. Uses and zones  
   2.3. Zoning maps and overlays  
   2.4. Zone and overlay boundaries  
   2.5. Multiple zones on a lot  
   2.6. Site-specific zones  
   2.7. Holding provisions  
   2.8. Parking adjustment (PA) area
Part A: Administration and Interpretation

1. Administration

1.1 Application of by-law

1.1.1 Lands subject to by-law

The provisions of this by-law apply to all lands in the City of Guelph as shown on the maps in Schedule A of this by-law.

1.1.2 Compliance with by-law

No building or structure shall be erected or altered, and no change of use or occupancy of any building, structure, land, premises, or any part thereof shall be made except in compliance with the provisions of this by-law.

1.1.3 Compliance with other legislation

Nothing in this by-law shall be construed to exempt any person from complying with the requirements of any other by-law of the City or any other government statute and/or regulation that may otherwise affect the use of land, buildings, or structures.

The City may make technical revisions to this by-law without public notice in the following cases:

a. correction of grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;

b. additions or revisions to technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and

c. changes to appendices, footnotes, headings, indices, notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience or reference only.

1.2 Repeal of existing by-laws

Zoning By-law (1995)-14864 and all amendments thereto are hereby repealed.

1.3 Transition provisions

1.3.1 Transition clauses

The provisions of this section expire and are repealed effective two years after the effective date of this by-law with the exception of Section 1.3.1 (b) (B) which expires and is repealed five years after the effective date of this by-law. The relief provided by Section 1.3.1 of this by-law shall not continue beyond the issuance of a permit, approval, or agreement upon which the exemption is founded, unless otherwise provided for in this by-law. Once the permit, approval, or agreement has been granted in accordance with Section 1.3.1, the provisions of any other applicable Zoning By-law, except for this by-law, shall cease to be in effect.

(a) Building permit applications

(i) Nothing in this by-law shall prevent the erection or use of a building or structure for which an application for a building permit was accepted on or prior to the effective date of this by-law, if the development in question complies, or the building permit application for the development is amended to comply, with the provisions of the applicable Zoning By-law as it read on the day before the effective date of this by-law.

(b) Site plan approval applications

(i) Nothing in this by-law shall prevent the erection or use of a building
or structure for which a complete application for site plan approval under Section 41 of the Planning Act was deemed complete on or prior to the effective date of this by-law provided that:

(A) Both

- the development to which is the subject of the application for site plan approval referenced in section 1.3.1 (b) applies, and
- the building permit application for the said development complies with the approved site plan and the provisions of the applicable Zoning By-law as it read on the day before the effective date of this by-law;

(B) The building permit application referenced in Section 1.3.1 (b) (A) is accepted within 90 days of Site Plan Approval, to a maximum of two years after the effective date of this by-law. Or, in the case of a building permit application for development referenced in Section 1.3.1 (b) (A) which has multiple building phases, the building permit application for the first building phase has been accepted within 90 days of Site Plan Approval, to a maximum of two years after the effective date of this by-law. Or, in the case of a building permit application for development referenced in Section 1.3.1 (b) (A) which has multiple building phases, the building permit application for the first building phase has been accepted within 90 days of Site Plan Approval, to a maximum of two years after the effective date of this by-law. Or, in the case of a building permit application for development referenced in Section 1.3.1 (b) (A) which has multiple building phases, the building permit application for the first building phase has been accepted within 90 days of Site Plan Approval, to a maximum of two years after the effective date of this by-law.

(ii) Notwithstanding Section 1.3.1(b) (i), if the site plan application was approved prior to the effective date of this by-law, nothing shall prevent the erection or use of the building or structure in the approved site plan application for which an application for a building permit was accepted within two years after the effective date of this by-law.

(c) Minor variances

Nothing in this by-law shall prevent the erection or use of a building or structure which is permitted by an application pursuant to section 45 of the Planning Act which was made prior to the effective date of this by-law:

(i) Such application has been approved either by the City of Guelph Committee of Adjustment or, on appeal, by the Ontario Land Tribunal or its predecessor, before or after the effective date of this by-law; and

(ii) An application for a building permit for the erection or use of the building or structure has been accepted within two years of the effective date of this by-law.

(iii) Where a minor variance was authorized by the City of Guelph Committee of Adjustment, or the Ontario Land Tribunal or its predecessor, before or on the effective date of this by-law as a condition of Site Plan Approval, Section 1.3.1 b) shall apply to give affect to the applicable Site Plan Approval.
1.4 Existing uses, lots, buildings and structures

1.4.1 Legal non-conforming uses

(a) Nothing in this by-law shall apply to prevent the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose prior to the effective date of this by-law, so long as it continues to be used for that purpose.

1.4.2 Restoration to a safe condition

(b) Nothing in this by-law shall prevent the strengthening to a safe condition or the reconstruction of any building or structure or part of any building or structure that is used for a legal non-conforming use in accordance with Section 1.4.1, provided such alteration or repair does not increase the height, size, volume or change the use of the building or structure.

1.4.3 Existing non-complying buildings and lots

(a) A lot in existence prior to the effective date of this by-law that does not meet the minimum lot area or lot frontage requirements of the applicable zone is permitted to be used and buildings and structures thereon be erected, enlarged, rebuilt, repaired or renovated, provided the use conforms with this by-law and the buildings and structures comply with all other provisions of this by-law.

(b) A non-complying building or structure which existed legally prior to the effective date of this by-law may be enlarged, repaired, renovated or reconstructed provided that the enlargement, repair, renovation or reconstruction:

(i) does not further encroach into a required yard; and

(ii) complies with all other applicable provision of this by-law.

1.5 Lots reduced by acquisition for road widening or park dedications

(a) Nothing in this by-law applies to prevent the continued use of a lot reduced by public acquisition where road widening or park dedications result in reduced lot area, lot frontage, or a legally existing building or structure to have increased lot coverage, reduced area of landscaped open space, front yard, side yard or rear yard that does not conform to the regulations for the zone in which such lot is located provided that:

(i) no further reduction is made in the dimensions, area or any other characteristics of the lot as reduced, subsequent to the date of such acquisition, that would increase the extent of the said non-compliance; and

(ii) no building or structure or addition thereto is erected on the lot as reduced, subsequent to the date of such acquisition, except in accordance with all the provisions for the zone in which such lot is located.

(b) On existing lots and subdivisions, the land that has been dedicated may be included in any calculation for the purpose of determining lot area, lot coverage, gross floor area, floor area ratio, provided that any building or structure is in accordance with all of the regulations of the by-law applicable to the site.
1.6 Metric conversion clause and rounding

(a) All imperial measurements converted to metric and all figures submitted in metric but with 3 or more decimal places shall be rounded to 1 decimal place to determine by-law compliance.

Example:
- 29.489 metres = 29.5 metres
- 1893.76899 feet = 577.22076 metres = 577.2 metres

(b) All measurements of length or area used in the by-law are subject to the following:

(i) Measurements where the second number of the decimal is four or less than the first decimal number shall remain the same (e.g. 2.449 = 2.4); and

(ii) Measurements where the second number of the decimal is five or greater than the first number of the decimal shall be increased by one or rounded upward (e.g. 2.45 = 2.5).

1.7 Offence

Any person who uses land contrary to any provision of this by-law and any person who owns land which is used contrary to any provision of this by-law is guilty of an offence.

1.8 Penalties

(a) Any person convicted of an offence under any provision of this by-law shall be liable to a penalty as set out in Section 67 (2) of The Planning Act, R.S.O. 1990, Chapter P.13, or any successor thereof.

(b) Any corporation convicted of an offence under any provision of this by-law shall be

1.9 Illustrations, notes and examples

Illustrations, notes and examples are provided for the purpose of clarification. They do not form part of this by-law.

1.10 Purpose statements

Purpose statements are included in this by-law for each zone. They are intended to assist in the understanding of the by-law’s objectives and purpose, the planning principles underlying the use provisions and the regulatory provisions of the zone. They do not form part of this by-law.

1.11 Defined terms

Bolded terms are defined in Section 3 of this by-law. Defined terms are intended to capture both the singular and plural forms of these terms. For non-bolded terms, the grammatical and ordinary meaning of the word applies. Terms may be bolded only in specific regulations; for these terms, the defined meaning applies where they are bolded and the grammatical and ordinary meaning applies where they are not bolded. Defined terms have not been bolded in headers and titles.
Establishment of zones and uses

2.1 Zones and zone symbols

This by-law establishes the following zones and places all lands subject to this by-law in one or more of the following zones:

<table>
<thead>
<tr>
<th>Residential zones</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>RL.1 Low density residential 1</td>
<td>NI Neighbourhood institutional</td>
</tr>
<tr>
<td>RL.2 Low density residential 2</td>
<td>I.1 Major institutional 1 - General</td>
</tr>
<tr>
<td>RL.3 Low density residential 3</td>
<td>I.2 Major institutional 2 - University of Guelph</td>
</tr>
<tr>
<td>RL.4 Low density residential 4</td>
<td>Open space</td>
</tr>
<tr>
<td>RM.5 Medium density residential 5</td>
<td>OS Open space</td>
</tr>
<tr>
<td>RM.6 Medium density residential 6</td>
<td>GC Golf course</td>
</tr>
<tr>
<td>RH.7 High density residential 7</td>
<td>US Urban square</td>
</tr>
<tr>
<td>Mixed-use zones</td>
<td>NP Neighbourhood park</td>
</tr>
<tr>
<td>CMUC Commercial mixed-use centre</td>
<td>CP Community park</td>
</tr>
<tr>
<td>MUC Mixed-use corridor</td>
<td>RP Regional park</td>
</tr>
<tr>
<td>NCC Neighbourhood commercial centre</td>
<td>Natural heritage system zone</td>
</tr>
<tr>
<td>MOC Mixed office/commercial</td>
<td>NHS Natural heritage system</td>
</tr>
<tr>
<td>Commercial zones</td>
<td>Major utility zone</td>
</tr>
<tr>
<td>SC Service commercial</td>
<td>U Major utility</td>
</tr>
<tr>
<td>CC Convenience commercial</td>
<td>Urban reserve zones</td>
</tr>
<tr>
<td>Downtown zones</td>
<td>UR.1 Urban reserve 1</td>
</tr>
<tr>
<td>D.1 Downtown 1</td>
<td>UR.2 Urban reserve 2</td>
</tr>
<tr>
<td>D.2 Downtown 2</td>
<td></td>
</tr>
<tr>
<td>D.3 Downtown 3</td>
<td></td>
</tr>
<tr>
<td>D.3a Downtown 3a</td>
<td></td>
</tr>
<tr>
<td>Employment zones</td>
<td></td>
</tr>
<tr>
<td>B Industrial</td>
<td></td>
</tr>
<tr>
<td>BP Corporate business park</td>
<td></td>
</tr>
<tr>
<td>IRP Institutional/research park</td>
<td></td>
</tr>
<tr>
<td>MB Mixed business</td>
<td></td>
</tr>
<tr>
<td>EMU.1 Employment mixed-use 1</td>
<td></td>
</tr>
<tr>
<td>EMU.2 Employment mixed-use 2</td>
<td></td>
</tr>
<tr>
<td>Institutional zones</td>
<td></td>
</tr>
</tbody>
</table>
2.2 Uses and zones
All permitted uses are set out in Part D, Sections 6 to 15. Other uses may be permitted by site-specific provisions as set out in Part E, Section 18 of this by-law.

2.3 Zoning maps and overlays

2.3.1 Schedule A: Zoning Maps
The zones and zone boundaries are shown on the Zoning Maps, which are attached as Schedule A and form part of this by-law.

2.3.2 Schedule B: Overlays
The overlay boundaries are shown on the Overlay Maps, which are attached as Schedule B and form part of this by-law.

| Schedule B-1: Older Built-up Area Overlay |
| Schedule B-2: Brooklyn and College Hill Heritage Conservation District Overlay (HCD-1) |
| Schedule B-3: Protected View Area Overlay |
| Schedule B-4: Downtown Height Overlay |
| Schedule B-5: Downtown Active Frontage Area Overlay |
| Schedule B-6: Downtown Exterior Finishes Overlay |
| Schedule B-7: Downtown Licensed Establishment Overlay |
| Schedule B-8: Floodplain Overlay |
| Schedule B-9: Special Policy Area Overlay |
| Schedule B-10: Natural Areas Overlay |
| Schedule B-11: Wellhead Protection Area Overlay |
| Schedule B-12: Hanlon Creek Business Park Overlay |

Schedule B-13: Low Density Greenfield Residential Overlay

2.4 Zone and overlay boundaries
When determining the boundary of any zone as shown on Schedule A or B, the following provisions apply:

(a) Where a zone boundary is indicated as following a street, lane, unopened road allowance, railway right-of-way or utility corridor, the boundary is the edge of such street, lane, unopened road allowance, railway right-of-way or utility corridor;

(b) Where a zone boundary is indicated as substantially following lot lines, the zone boundary follows such lot lines;

(c) Where a zone boundary is indicated as following flooding hazard limits established by the Grand River Conservation Authority, the zone boundary shall be the flooding hazard limits as determined by the Grand River Conservation Authority;

(d) Where a public authority has expropriated part of a lot for the widening of a street, the zone boundary shall move such that it corresponds to the location of the new lot line; and

(e) Where none of the above provisions apply, the zone boundary or overlay boundary is to be scaled from Schedule A or B.

2.5 Multiple zones on a lot

(a) Where a lot falls into two or more zones, each portion of the lot shall be subject to the applicable use permissions and regulations for the applicable zone applying to that portion of the lot.

(b) A zone boundary dividing a lot into two or more zones is not a lot line for the purposes of this by-law.

(c) Where two or more zones apply to a lot
and one of the zones is the NHS zone, the
boundary between the NHS zone and the
other zone(s) is considered a lot line for
the purposes of calculating density, floor
space index and determining angular
plane requirements.

2.6 Site-specific zones
(a) Where a zone symbol shown on Schedule
A contains a hyphen followed by a
number, the number represents a site-
specific provision that applies to the lands
noted. Site-specific provisions are listed in
Section 18 of this by-law.
(b) The regulations of the site-specific
provision supersede over any inconsistent
regulations in the remainder of this by-law.

2.7 Holding provisions
Where a zone shown on Schedule A
contains an (H) followed by a number, the
(H) represents a holding provision that
shall apply until such time that the (H)
symbol is lifted by amendment to this by-
law in accordance with Section 36 of the
Planning Act, as amended.

Note: Lots in the city may have site-specific
provisions that permit or prohibit specific uses or
regulations that apply to the property in addition
to or in exception to the uses and regulations of
the parent zone. The site-specific zones are shown
on Schedule A and in Section 18 of this by-law. The
following example is offered to provide greater clarity for
interpretation purposes:

In a residential zone, a zone symbol may read:
RL.1 (H1), where:
- RL.1 is the parent zone, as found in Section 6 of
  this by-law
- (H1) is the holding symbol with the number
  identifying the provisions that apply as found in
  Section 17 of this by-law

2.8 Parking adjustment (PA) area
Where a zone shown on Schedule A
is followed by a (PA) suffix, the parking
adjustment regulations found in Table 5.3
apply.

Note: The (PA) suffix applies to lands within the
city’s Intensification Corridors and Community
Mixed-use Nodes as defined in the City of Guelph
Official Plan in force and effect on the effective
date of this by-law.
# Part B: Definitions

## Part B Table of Contents

3. Definitions

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 year flood</td>
<td>Appropriate</td>
</tr>
<tr>
<td>Abattoir</td>
<td>Art gallery</td>
</tr>
<tr>
<td>Accessible parking space</td>
<td>Artisan studio</td>
</tr>
<tr>
<td>Accessory building or structure</td>
<td>Attic</td>
</tr>
<tr>
<td>Accessory use</td>
<td>Auction centre</td>
</tr>
<tr>
<td>Active entrance</td>
<td>Automated parking system</td>
</tr>
<tr>
<td>Active frontage area</td>
<td>Available</td>
</tr>
<tr>
<td>Additional residential dwelling unit</td>
<td>Balcony</td>
</tr>
<tr>
<td>Adequate</td>
<td>Barrier free access ramp</td>
</tr>
<tr>
<td>Agricultural produce market</td>
<td>Basement</td>
</tr>
<tr>
<td>Agricultural research institution</td>
<td>Bed and breakfast</td>
</tr>
<tr>
<td>Agriculture, livestock based</td>
<td>Bicycle parking space</td>
</tr>
<tr>
<td>Agriculture, vegetation based</td>
<td>Block face</td>
</tr>
<tr>
<td>Amenity area</td>
<td>Blue roof</td>
</tr>
<tr>
<td>Private amenity area</td>
<td>Body rub</td>
</tr>
<tr>
<td>Common amenity area</td>
<td>Body rub parlour</td>
</tr>
<tr>
<td>Angular plane</td>
<td>Buffer strip</td>
</tr>
<tr>
<td>Angular plane from a river or park</td>
<td>Building</td>
</tr>
<tr>
<td>Angular plane from a street</td>
<td>Building height</td>
</tr>
<tr>
<td>Animal boarding establishment</td>
<td>Building supply</td>
</tr>
<tr>
<td>Animal care establishment</td>
<td>Bulk fuel depot</td>
</tr>
<tr>
<td>Animal crematorium</td>
<td>By-law</td>
</tr>
</tbody>
</table>

When marked blue, the regulations, provisions, and sections are subject to an Ontario Land Tribunal appeal (OLT Case OLT-23-000462) and are not in force and effect. Please refer to the previous Zoning By-Law (1995)-14864 as appropriate. If you have any questions, please contact Zoning Services at 519-837-5615 or zoning@guelph.ca.
Part B: Definitions

C
Carport
Car wash, automatic
Car wash, self serve
Catering service
Cemetery
Centre line
City
Cleaning establishment
Commercial entertainment
Common room
Community centre
Computer establishment
Concrete plant
Conference and convention facility
Conservation area
Conservation use
Contractor’s yard
Convenience store
Conversion

D
Day care centre
Day care, private home
Dense non-aqueous phased liquid
Density
Designed electric vehicle parking space
Designated heritage property
Development
Drive-through facility

Driveway
Driveway, non-residential
Driveway, residential
Duplex dwelling
Dwelling unit
Additional residential dwelling unit
Apartment building
Duplex dwelling
Garden suite
Mixed-use building
Semi-detached dwelling
Single detached dwelling
Townhouse
Townhouse, cluster
Townhouse, on-street
Townhouse, stacked
Townhouse, back-to-back
Townhouse, rear-access on-street
Townhouse, stacked back-to-back
Triplex
Dwelling width

E
Effective date
Electrical transformer station
Electric vehicle parking space
Emergency shelter
Environmental assessment (EA)
Environmental impact study (EIS)
Part B: Definitions

F
Factory sales outlet
Fence
Financial establishment
Finished grade
Fitness centre
Floodproofing
  Dry floodproofing
  Passive floodproofing
Flood control facility
Floor area
Ground floor area
  Gross floor area (GFA)
  Net floor area
  Residential floor area
Floor space index (FSI)
Floorplate
Food vehicle
Funeral home

G
Gaming establishment
Garage
Garage sale
Garage width
Garden centre
Garden suite
Golf course
Green roof
Group home

H
Habitable floor space
Habitable room
Home improvement warehouse
Home occupation
Hospice
Hospital
Hotel
Hydraulic floodway
Hydro corridor

L
Landscaped open space
Lane
Licensed establishment
Live-work unit
Loading space
Lodging house type 1
Lodging house type 2
Lodging unit
Long term care facility
Lot
  Corner lot
  Through lot
  Through corner lot
Lot area
Lot coverage
Lot depth
Lot frontage
Part B: Definitions

Lot line
Front lot line
Rear lot line
Side lot line
Exterior side lot line
Interior side lot line

M
Main building
Major equipment supply and service
Manufacturing
Medical clinic
Medical professional
Medical treatment facility
Micro-brewery
Micro-distillery
Mixed-use building
Multi-unit building
Municipal services
Municipal works yard
Museum

N
Nightclub
Noxious use

O
Occasional use
Office
Outdoor display and sales area
Outdoor patio
Outdoor storage area

P
Park
Parking aisle
Parking area
Parking facility
Parking space
Accessible parking space
Bicycle parking space
Bicycle parking space, long term
Bicycle parking space, short term
Designed electric vehicle parking space

Electric vehicle parking space
Parlour, adult entertainment
Place of worship
Podium
Porch
Premises
Principal entrance
Print or publishing establishment
Propane retail outlet
Public hall
Public use

R
Recreation facility
Redevelopment
Regulatory flood
Renovation
Rental outlet
Repair service
Research and development establishment
Part B: Definitions

Restaurant
    Restaurant, take-out
Retail establishment
Retirement residential facility
Rooftop mechanicals

S
Safe access
Salvage yard
School
    School, commercial
    School, post-secondary
Semi-detached dwelling
Service establishment
Setback
Shipping container
Significant drinking water threat
Single detached dwelling
Site alteration
Social service establishment
Source protection plan
Stacking lane
Stacking space
Stepback
Storage facility
Storey
    First storey
    First storey height
    Half storey
Stormwater management facility
Street
    Street, private
Street, public
Street line
Structure
Support care bachelor units
Supportive housing

T
Taxi establishment
Tower
Townhouse (cluster townhouse, on-street townhouse, back-to-back townhouse, rear access on-street townhouse, stacked back-to-back townhouse)
Tradesperson's shop
Trail
Transit terminal
Transparent window
Transportation depot
Trucking operation

U
University of Guelph
Urban agriculture
Use
Utilities

V
Vehicle
    Vehicle, accessible
    Vehicle, commercial
    Vehicle, recreational
Vehicle body shop
Part B: Definitions

Vehicle parts establishment
Vehicle rental establishment
Vehicle repair establishment
Vehicle sales establishment
Vehicle service station
Veterinary service

W
Warehouse
Waste management facility
Waste transfer station
Water and wastewater treatment facility
Wellhead protection area
  WHPA – A
  WHPA – B
Wholesale

Y
Yard
  Front yard
  Rear yard
  Side yard
    Exterior side yard
    Interior side yard

Z
Zone
Part B: Definitions

3. Definitions

100 year flood means the flood which has a return period of 100 years on average or which has a 1% chance of occurring or being exceeded in any given year, as determined by the Grand River Conservation Authority.

A

Abattoir means a premises where animals are slaughtered.

Accessible parking space see parking space definition.

Accessory building or structure means a building or structure that is subordinate, incidental and exclusively devoted to the main building or structure on the same lot, and does not include a porch.

Accessory use means a use that is subordinate, incidental and exclusively devoted to a permitted use.

Active entrance means a door that is designed to be the principal entrance or one of the principal entrances facing a street, public or public square and excludes emergency egress doors, garage doors, sliding patio doors, service doors, loading doors and doors giving access to storage areas.

Active frontage area means a lot or portion thereof that is subject to the active frontage area, as shown on the Downtown Active Frontage Area Overlay, Schedule B-5.

Additional residential dwelling unit see dwelling unit definition.

Adequate means the necessary capacity is available for municipal services.

Agricultural produce market means a premises where agricultural products are displayed for sale or sold.

Agricultural research institution means a premises where agricultural products and practices are researched or developed.

Agriculture, livestock based means a premises where the grazing, breeding, raising, boarding or training of animals, insects or birds occurs and includes any agricultural use from which animal, insect or bird products are derived.

Agriculture, vegetation based means a premises where soil is tilled, or where vegetables, fruits, field crops, berries, trees, mushrooms, flowers, landscaping materials, woodlots, and forest trees are grown and harvested, and includes the packaging, treating, or storage of goods produced on the land, excluding agriculture, livestock based.

Amenity area means an area within a residential or mixed-use development provided for private or common use for the active or passive recreation or enjoyment of the occupants of the development, excluding a driveway or any parking area.

Private amenity area means an amenity area, excluding a walkway, play area or other communal area, outside of a dwelling unit and for the exclusive use of a dwelling unit.

Common amenity area means an amenity area which is located inside or outside a building or structure including open landscaped areas with associated recreational facilities, building rooftops, patios, terraces, above ground decks, swimming pools, tennis courts and the like, for the exclusive use of all
**Part B: Definitions**

**dwelling units** within the building(s).

**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**.

**Angular plane from a river or park** means an imaginary inclined plane, rising over a **lot**, adjacent to a river or **park**, drawn at a specified angle from the horizontal, the bottom side of which is coincidental with the **lot lines**, which together with other **building** regulations and **lot** size requirements, delineates the maximum bulk and **building height**.

**Angular plane from a street** means an imaginary inclined plane, rising over a **lot**, drawn at a specified angle from the horizontal, the bottom side of which is coincidental with the **centre line** of the **street** and which together with other **building** regulations and **lot** size requirements, delineates the maximum bulk and **building height**.

**Animal boarding establishment** means a **premises** for the caring, grooming and training of domesticated animals excluding livestock, for a fee on a temporary basis and may include overnight accommodation and outdoor facilities, but excludes the breeding of animals.

**Animal care establishment** means a **premises** for the caring, grooming and training of domesticated animals, excluding livestock, for a fee on a daily basis, excluding breeding, overnight boarding and outdoor facilities.

**Animal crematorium** means a **building** fitted with appliances for the purpose of cremating companion animal remains and includes everything incidental and ancillary thereto. This type of crematorium does not include the cremation of livestock and undomesticated animal remains.

**Apartment building** see **dwelling unit** definition.

**Appropriate** means **municipal services** are constructed for the **street** abutting the **lot/block** for which a building permit is required.

**Art gallery** means a **premises used** for any combination of the preservation, production, exhibition, or sale of sculptures, paintings, photographs, or other works of art.

**Artisan studio** means a **premises used** as the workplace of an artist and includes but is not limited to a photographer, artist, crafts-person, sculptor or potter, but does not include a **repair service** or **manufacturing**, and may include an area for displaying and/or selling of goods provided that such area is accessory to the production process.

**Attic** means the space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

**Auction centre** means a **premises** where the sale of goods to the public is sold to the highest bidder.

**Automated parking system** means a mechanical system, wholly contained within an enclosed **building** or **structure**, which moves motor **vehicles** to a **parking space** without the **vehicles** being occupied or operated by a human being.

**Available** means the necessary provision of **municipal services** to the level of construction, state of completion or period of commissioning as the **City** deems to be **appropriate**.

**Balcony** means an unenclosed or partially enclosed attached platform, projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or
Part B: Definitions

railing, and is only directly accessible from within a building.

**Barrier free access ramp** means an uncovered, inclined ramp providing access to the main floor/entry level of a **building** to allow a continuous unobstructed path for persons with disabilities.

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

**Bed and breakfast** means a **home occupation** offering short term lodging for compensation to the travelling and vacationing public. Guest rooms or suites may include a private bath, but does not include cooking facilities. Breakfast and other meals, services, facilities or amenities may be offered exclusively to guests. A **bed and breakfast** does not include a **hotel**, lodging house type 1, group home or any other home licensed, approved or supervised under any general or special Act.

**Bicycle parking space** see **parking space** definition.

**Block face** means land fronting on one side of a **street** between the nearest **streets**, intersecting, meeting, or crossing the aforesaid **street**.

**Blue roof** means a low impact development roof design strategy where stormwater is detained and then slowly released over time through the use of flow control devices or **structures**, as certified by the **City**.

**Body rub** means the kneading, manipulating, rubbing, massaging, touching, or stimulating, by any means, of a person’s body or part thereof as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include medical or therapeutic treatment given by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

**Body rub parlour** means a **building** where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include any **premises**
where medical or therapeutic treatment is given by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

**Buffer strip** means an area of land consisting of soft landscaping such as grass, flowers, trees and shrubbery, and can include a fence. A buffer strip can be located within a required yard.

**Building** means any structure or building as defined in the Ontario Building Code Act, S.O. 1992, Chapter 23, but does not include a vehicle.

**Building height** means the vertical distance between the average finished grade of a building and the top of such building. The top is:

- (c) In the case of a flat roof, the highest point of the roof’s surface or parapet, whichever is greater;
- (d) In the case of a mansard roof, the deck roof line;
- (e) In the case of a gable, hip, gambrel or one-slope roof, the average height between the eaves and ridges; or
- (f) Where an exterior wall, other than a required fire wall, extends above the top of the roof of a building, the topmost part of such exterior wall.

**Building supply** means the wholesale or retail sale of building or construction supplies and accessories, including the outdoor storage of building materials which may include lumber, millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings, but does not include the sale of appliances, audio-visual equipment, home furnishings or furniture, or a home improvement warehouse.

**Bulk fuel depot** means a premises where petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid is stored, warehoused, and the sale of fuel.

---

**Building height**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat roof</td>
<td>Slope roof</td>
<td>Gable roof</td>
<td>Hip roof</td>
<td>Gambrel roof</td>
<td>Mansard roof</td>
</tr>
</tbody>
</table>

---

Front view

Axonometric
may be available to fleets, trucking operations and industry, but is not available to the public in the manner of a **vehicle service station**.

**By-law** means Zoning By-law (2023)-20790 and any amendments thereto including any and all Schedules forming any part of this **by-law** and any amendments thereto.

**Carport** means an enclosed, roofed **structure** used for the storage or parking of motor **vehicles** with less than 60% of the total perimeter enclosed by walls, doors or windows attached to a wall of a **building**.

**Car wash, automatic** means a **premises used** for the automated washing or drying of a **vehicle**. A **car wash, automatic** is a **drive-through facility**, and includes **stacking lanes**.

**Car wash, self serve** means a **premises used** for the washing of a **vehicle** by means of a hand operated pressurized wand connected to the water system of the **premises**.

**Catering service** means a **premises** where food and beverages are prepared for consumption off-site, but are not served on the **premises** or for take-out.

**Cemetery** includes a crematorium, mausoleum or columbarium.

**Centre line** means the point which equally divides the width of the original road allowance of a **street**.

**City** means The Corporation of the City of Guelph.

**Cleaning establishment** means a premises providing services to businesses, which include the cleaning, dyeing, or pressing of clothing or other articles including rugs, carpets, linens and draperies. Excludes a **service establishment**.

**Commercial entertainment** means the **use** of a **premises**, for a fee, for the provision of entertainment or amusement with or without the necessity of active participation by the user and includes a cinema, live theatre, concert hall, bingo hall, arcade, bowling alley, indoor miniature golf, indoor paintball, laser game or the like, but does not include a **parlour, adult entertainment**, or **gaming establishment**.

**Common room** means a meeting room designed for the promotion of social and leisure activities for the residents and staff associated with the **support care bachelor units**.

**Community centre** means a **premises used** for the provision of recreational, leisure, cultural and community service programs and may include a **recreation facility**, community meeting space or library but does not include a **fitness centre**.

**Computer establishment** means a **building**, or part thereof, used for data processing and/or the design and distribution of computer programs.

**Concrete plant** means a **premises used** for the production of concrete including the storage of equipment and materials used to form concrete such as sand, aggregate and cement.

**Conference and convention facility** means a **building**, or part thereof, which is not a **hotel**, and in which facilities are provided for a lecture auditorium or meeting room facility for the exclusive **use** of conference or convention participants.

**Conservation area** means a **premises** designated by the Ministry of Natural Resources or the Ministry of Energy and Environment as environmentally sensitive and includes any **premises** owned by the Grand River Conservation Authority, a conservation authority in Ontario that operates under the

**Conservation use** means the use of land, water, and/or structures for the protection, management, and conservation of the natural heritage system. Natural heritage conservation may include the preservation, maintenance, sustainable utilization, restoration, and/or enhancement of the natural environment, and may include forest, fish, and wildlife management. Conservation may also include accessory low impact scientific and educational activities and passive recreation activities that have no negative impacts on the conservation use.

**Contractor’s yard** means a premises used as a depot for the storage and maintenance of construction equipment used by a construction company or contractor, but does not include the wholesale or retail sale of construction materials or supplies, home improvement supplies or a premises used by a plumbing, heating, air conditioning or electrical contractor.

**Convenience store** means a retail establishment that provides a variety of household necessities, groceries and other convenience items primarily to the immediate neighbourhood.

**Conversion** means the alteration or change of use of any place from the existing use of such place.

**Day care centre** means a licensed premises used for the provision of:

i) Temporary care or supervision of children, for a continuous period not exceeding twenty-four hours, in accordance with the Child Care and Early Years Act, 2014.

ii) Temporary care or supervision of adults, for all or portion of the day but shall not provide overnight accommodation.

**Day care, private home** means a home occupation providing temporary care or supervision of children, for a continuous period of time not exceeding twenty-four hours, including licensed day care in accordance with the Child Care and Early Years Act, 2014.

**Dense non-aqueous phase liquid** (DNAPL) is a heavier than water liquid that is only slightly soluble in water.

**Density** means the number of dwelling units on a lot divided by the net lot area expressed as hectares. Net lot area excludes roads and rights-of-way and areas that have been dedicated or will be dedicated to the City or another public agency.

**Designed electric vehicle parking space** see parking space definition.

**Designated heritage property** means buildings, structures and properties designated by the City under Part IV of the Ontario Heritage Act or within a Heritage Conservation District designated under Part V of the Ontario Heritage Act.

**Development** means:

(a) the construction, erection or placing of one or more buildings or structures on lands;

(b) activities such as site grading, excavation, removal of top soil or peat and the placing or dumping of fill that requires a site alteration permit;

(c) drainage or sewer works, except for the maintenance of existing municipal and agricultural drains; and

(d) various forms of intensification.
Part B: Definitions

Drive-through facility means the part of a premises used to provide or dispense products or services through an attendant, a pick-up window, or an automated machine to persons remaining in vehicles in designated stacking lane(s), which may or may not include an order station and menu boards, but does not include a parking facility, parking area or a building.

Driveway means driveway, non-residential and driveway, residential.

Driveway, non-residential means an area provided for vehicle access between a street and an off-street parking space, but does not include a parking aisle.

Driveway, residential means an area between a street and a dwelling unit used or designed to be used for the driving or parking of vehicles and includes any surfaced walk or hard landscaping situated parallel to the driveway, residential in a manner capable of being parked or driven upon by part or the whole of a vehicle.

Duplex dwelling see dwelling unit definition.

Dwelling unit means a room or group of rooms occupied or designed to be occupied as an independent and separate self-contained housekeeping unit, and does not include a mobile home.

Additional residential dwelling unit means a dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot of a primary dwelling unit.

Apartment building means a building consisting of 3 or more dwelling units, where access to each unit is obtained through a common entrance from the street level, or an internal entry vestibule, and may also include
Part B: Definitions

**Dwelling unit (types)**

a. **Single detached dwelling**

![Single detached dwelling diagram](image)

b. **Semi-detached dwelling**

![Semi-detached dwelling diagram](image)

c. **Duplex dwelling**

![Duplex dwelling diagram](image)

d. **On-street townhouse**

![On-street townhouse diagram](image)

e. **Rear access on-street townhouse**

![Rear access on-street townhouse diagram](image)
Part B: Definitions

Dwelling unit (types)

f. Cluster townhouse

g. Stacked townhouse

h. Back-to-back townhouse

i. Apartment building

j. Mixed-use building

![Dwelling unit](image1)

![Commercial / Retail](image2)
podium townhouses accessed through a common entrance or by a private exterior entrance.

**Duplex dwelling** means a building that is used for the purpose of two principal dwelling units functioning independently and configured in such a manner that the dwelling units are divided horizontally from one another, each of which has an independent entrance either directly to the outside or through a common vestibule, and does not include an attached additional residential dwelling unit.

**Garden suite** means a one-unit detached dwelling unit containing bathroom and kitchen facilities that is separate from and subordinate to a primary dwelling unit and that is designed to be portable and temporary.

**Mixed-use building** means a building containing dwelling units and at least one other non-residential use permitted by this by-law, where the residential portion of the building has an independent or shared entrance from the outside.

**Semi-detached dwelling** means a building that is divided vertically into 2 separate dwelling units.

**Single detached dwelling** means a free-standing, separate, detached building consisting of 1 dwelling unit and may include an additional residential dwelling unit, but does not include a lodging house type 1.

**Townhouse** means a building that is divided vertically into 3 or more separate dwelling units that are accessed separately from a street, and includes a row house.

**Townhouse, cluster** means a townhouse situated on a lot in such a way that at least 1 dwelling unit does not have legal frontage on a street, public.

**Townhouse, on-street** means a townhouse where each dwelling unit is located on a separate lot and has legal frontage on a street, public and includes a rear-access on-street townhouse located on either a street, private or street, public.

**Townhouse, stacked** means a building where the dwelling units share a common side wall and have vertically stacked dwelling units.

**Townhouse, back-to-back** means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, interior side yard or exterior side yard and does not have a rear yard.

**Townhouse, rear-access on-street** means a townhouse where each dwelling unit is located on a separate lot and has legal frontage on a street, private or street, public and has an independent entrance to the dwelling unit from the outside accessed through the exterior side yard or rear yard.

**Townhouse, stacked back-to-back** means a building where the dwelling units share a common rear wall and common side wall and have vertically stacked dwelling units. Each unit typically features their own at-grade entrance.

**Triplex** means a building consisting of 3 dwelling units functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as common amenity area, parking and driveways.

**Dwelling width** means the length of the building façade of a primary dwelling unit facing a front yard or exterior side yard, measured at the ground
Finished grade

\[ \text{Finished grade} = \frac{a + b}{2} \]

level. In the case of a **dwelling unit** with a shared vertical wall, the **dwelling width** is measured at the ground level of an exterior wall and or a shared wall between units.

**E**

**Effective date** means the date on which this *by-law* was passed by Council, or in the case of any part of this *by-law* which, on appeal, is amended by an order of the Ontario Land Tribunal pursuant to section 34 (26) of the Planning Act, on the day of coming into force of such order.

**Electrical transformer station** means a **premises** used to control the transmission and distribution of electrical power that is provided to the public.

**Electric vehicle parking space** see **parking space** definition.

**Emergency shelter** means a facility which provides lodging and services to meet the needs of people experiencing homelessness.

**Environmental assessment (EA)** means a planning process to determine the potential impacts of an infrastructure project as determined by the Environmental Assessment Act, R.S.O. 1990.

**Environmental impact study (EIS)** means the form or product a study used in the context of natural heritage features and areas where development provisions on or adjacent to a natural heritage feature have been established through a rigorous ecosystems-analysis approach. This will usually take the form of a (sub) watershed study or environmental overview based on a landscape scale review of a natural features and functions of an area.

**F**

**Factory sales outlet** means an **accessory use** to manufacturing in which the goods, wares or merchandise **manufactured** on the **premises** are offered for sale.

**Fence** means a protective, enclosing or visual barrier made of wood, metal or other substances that is
constructed for any purpose and includes every door, gate or other enclosure that forms part of a fence, but does not include a trellis or arbour. When a trellis is located within 0.6 metres of a lot line, it shall be regulated as a fence.

Financial establishment means a premises where financial transactions including the borrowing, depositing, exchanging of currency and credit occurs and includes an automated banking machine.

Finished grade means the average elevation of the finished surface of the ground, excluding any artificial embankment, immediately adjoining the base of the exterior walls or supports of a building or structure.

Fitness centre means a premises, operated for gain or profit, where facilities and activities are provided to obtain physical fitness and includes weightlifting and exercise equipment, and may include exercise classes, personal fitness training and associated facilities such as lounge facilities, sauna and office space.

Floodproofing means a combination of structural changes or adjustments incorporated into the basic design or construction of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damage.

Dry floodproofing means the use of fill, columns, or design modifications to elevate openings in a building or structure above the regulatory flood level or the use of water-tight doors, seals, berms or floodwalls to prevent water from entering openings below the regulatory flood level.

Passive floodproofing means floodproofing techniques which are permanently in place and do not require advance warning and action in order to make the flood protection effective (for the purposes of section 16 only).

Flood control facility means a channel, dam, dyke or like structure or facility, approved by the Grand River Conservation Area and the Ministry of Natural Resources and Forestry, which is used to minimize the potential for damage in the event of a flood.

Floor area:

Ground floor area means the area of a building measured to the outside walls at finished grade, excluding in the case of a residential building, any garage, carport, porch, sun room that is not habitable at all seasons of the year, unfinished attic, or basement.

Gross floor area (GFA) means the floor area of a building measured from the centre line of partition walls and from the exterior face of outside walls.

Net floor area means the gross floor area of a building measured from the interior walls, excluding stairways, common hallways, elevator shafts and other service and mechanical shafts, service and mechanical rooms, waste and recycling rooms, loading areas, and common washroom facilities.

Residential floor area means the floor area of a building measured from the interior walls, but does not include any floor area of a basement, attic, garage, porch or any floor area used for parking, or any floor area which does not have a clear floor to ceiling height of 2.15 metres.

Floor space index (FSI) means an index that, when multiplied by the total land area of a lot, indicates the maximum permissible gross floor area for all buildings on such lot, excluding an underground or covered parking structure and floor space located in the basement.

Floorplate means the gross horizontal floor area or a single floor measured from the exterior walls of a building or structure not including balconies.
Food vehicle means a vehicle not permanently affixed to the ground and capable of being moved on a daily basis, from which food intended for immediate consumption is provided for sale or sold, and includes a motorized, self-propelled vehicle (e.g. food truck), a vehicle that is not self-propelled, but can be towed (e.g. food trailer) and a vehicle moved by human exertion (e.g. food cart).

Funeral home means a premises used for the care and preparation of human remains, excluding a crematorium, and may include an ancillary visitation centre and chapel for funeral services.

Garage means an enclosed, detached accessory building or structure or an enclosed portion of a residential building used for the parking of vehicles.

Garage sale means the sale of household goods belonging to the occupant of the dwelling unit where the sale is held.

Garage width means the width of the garage opening measured from the inside walls of the garage door frame. In the case of a multiple door garage including a divider between the garage doors, the width will include all garage openings and the divider.

Garden centre means a premises where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stocks for building or grafting, or for the purpose of retail or wholesale, together with the sale of soil, planting materials, fertilizers or similar materials and includes a nursery or greenhouse.

Floor space index (FSI)

- Lot
  - Site area
  - 1 storey building covering 100% of lot
  - 2 storey building covering 50% of lot
  - 4 storey building covering 25% of lot
**Garden suite** see *dwelling unit* definition.

**Golf course** means a *premises* where golf is played for a fee and may include a *restaurant*, driving range, and the sale of golf equipment, but does not include a miniature *golf course*.

**Green roof** means an extension of an above grade roof on top of a *building* or *structure*, which allows vegetation to grow on top. *Green roofs* may act as a *common amenity area* while also providing a stormwater function and other environmental benefits.

**Group home** means a *premises used* for specialized or group accommodation for residents with 24 hour supervision that is licensed, approved or supervised by the Province of Ontario under a general or specific Act, but does not include a *day care centre*.

**H**

**Habitable floor space** means any area in a residential or *mixed-use building* or the like, including a *hotel*, or *bed and breakfast* which is designed to be *used* for living, sleeping or the preparation of food.

**Habitable room** means any room in a residential or *mixed-use building* which is *used* for living, sleeping, eating, food preparation or sanitation purposes, but does not include a *garage*, unfinished *attic*, laundry room, pantry, corridor, stairwell, storage room or any area *used* for the service or maintenance of a *building* or for common access to two or more residential units.

**Home improvement warehouse** means a *premises used* for the storage, distribution, sale or wholesaling of home improvement goods or materials such as lumber, furniture, appliances, audio-visual equipment, *garden centre*, but does not include a *building supply*.

**Home occupation** means an occupation, business, trade or craft conducted as an additional *use* carried out within a residential *dwelling unit* by a person who is the occupant of such *dwelling unit* or the occupant of the primary *dwelling unit*, and includes a *day care*, *private home* and a *bed and breakfast*.

**Hospice** means a *premises* where terminally ill patients receive palliative care treatment in a home-like setting.

**Hospital** means a *premises* that is approved under the Public Hospitals Act as a Public Hospital.

**Hotel** means a *premises* in which rooms are provided for overnight accommodation of the travelling public, and includes a motel. A *hotel* does not include a *bed and breakfast*.

**Hydraulic floodway** means the minimum channel required to pass the *regulatory flood*, as calculated by the Grand River Conservation Authority.

**Hydro corridor** means a utility corridor *used* for the transmission and distribution of electricity.

**L**

**Landscaped open space** means land that contributes toward stormwater management, tree canopy cover, and biodiversity by being *used* for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation and native species and other landscaping and includes any *buffer strip*, surfaced walk, surface patio, *green roof*, swimming pool or similar area, but does not include any access *driveway*, *ramp*, *parking area* or any open space within any *building* or *structure*.

**Lane** means a right-of-way not intended for general
traffic circulation that provides motor vehicle access to an abutting lot but does not include a street, private or a street, public.

Licensed establishment means a premises, including a restaurant, nightclub, micro-brewery and micro-distillery that sells, provides, or serves liquor, wine, spirits, beer and any combination thereof pursuant to a licence issued by the Alcohol and Gaming Commission of Ontario or a successor agency/board thereto, but does not include a premises for which only a special occasion permit or permits are issued, or a premises owned and operated by the City.

Live-work unit means a dwelling unit that may be partially used for the operation of a small scale business and the remainder of the unit is a dwelling unit where an owner or tenant resides 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.

Loading space means an off-street space located on the same lot as a permitted use that is used for loading or unloading merchandise or materials.

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

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

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

Long term care facility means a premises regulated by the Ontario Long-Term Care Homes Act, 2007, that provides residential accommodations and a broad range of personal care, support and health services to meet the physical, psychological, social, spiritual and cultural needs of persons.

Lot means a parcel of land which:

(a) is the whole of a lot or block on a registered plan of subdivision so long as such registered plan of subdivision is not deemed, pursuant to Section 50 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended from time to time or any successor thereof, not to be a registered plan of subdivision for subdivision control purposes;

(b) is all land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land;

(c) the description of which is the same as in a Deed which has been given consent pursuant to Section 53 of the Planning Act, as amended from time to time or any successor thereof; or

(d) is the whole remnant remaining to an owner or owners after conveyance made with consent pursuant to Section 53 of the Planning Act, as amended from time to time or any successor thereof.

Corner lot means a lot situated at the intersection of and abutting two or more streets or parts of the same street, including any reserve area, where the inside angle of intersection or projected angle at intersection of the tangents of the street lines is less than 135 degrees, except for a lot located at the commencement of a cul-de-sac where the angle exceeds 135 degrees.

Through lot means a lot bounded on two opposite sides by streets, or a street and a lane,
provided however that if any lot qualifies as being both a corner lot and a through lot as herein defined, such lot is deemed a corner lot for purposes of this by-law.

**Through corner lot** means a lot abutting three or more separate streets, or abutting two streets and a lane, or a lot that is a corner lot and a through lot.

**Lot area** means the total surface area within the lot lines of a lot.

**Lot coverage** means the percentage of lot area covered by buildings and structures, excluding balconies, porches, bay windows, canopies and overhanging eaves.

**Lot depth** means the horizontal distance between the front lot line and rear lot line, except:

(a) where the front lot line and rear lot line are not parallel, the lot depth is the length of a line joining the midpoints of such lines; and

(b) where two or more rear lot lines exist, lot depth shall be the average of the distance from the front lot line to each point where the angle changes measured at right angles to the front lot line.

**Lot frontage** means the horizontal distance between the side lot lines measured along the front lot line, except:

(a) where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage means the distance measured in a straight line between the points where the side lot
Part B: Definitions

lines meet the setback line.

Lot line means any boundary of a lot;

(a) Front lot line means the lot line abutting a street line or, where the lot line abuts two or more street lines, the shorter of the two lines;

(b) Rear lot line means the lot line furthest from and opposite to the front lot line or, where the lot is triangular, the point of intersection of the side lot lines;

(c) Side lot line means an exterior side lot line or an interior side lot line;

(d) Exterior side lot line means the lot line abutting a street that is not the front lot line or rear lot line;

(e) Interior side lot line means a lot line other than the front lot line, rear lot line or exterior side lot line.

Medical clinic means a premises where provincially licensed medical professionals provide consultative, diagnostic or treatment services for persons on an out-patient basis including physicians, dentists, chiropractors, opticians and drugless professionals and which may include an accessory administrative office, laboratory, dispensary or other similar use, but does not include a medical treatment facility, hospital or other facility in which is provided overnight patient accommodation.

Medical professional means an individual who practices any of the health disciplines regulated under a Provincial Act, including physicians, dentists, optometrists, pharmacists, physiotherapists, chiropractors and psychologists.

Medical treatment facility means a premises in which in-patient and out-patient medical treatment and overnight accommodation and meals for sick, injured or infirm persons is provided, excluding a hospital.

Micro-brewery means a premises used for the small scale and independent manufacturing and sale of specialty or craft beer, wine, or spirits produced for consumption off-premises, or on-site consumption when located in combination with a permitted restaurant or nightclub.

Micro-distillery means a premises used for the small scale and independent manufacturing of alcohol by distillation, including the retail sales of alcohol meant for consumption off-premises, or on-site consumption when located in combination with a permitted restaurant or nightclub.

Mixed-use building see dwelling unit definition.

Multi-unit building means a building or group of buildings which are planned, developed, managed and operated as a unit in which each building contains two or more units or spaces for lease or occupancy.

Medical clinic means a premises where provincially licensed medical professionals provide consultative, diagnostic or treatment services for persons on an out-patient basis including physicians, dentists, chiropractors, opticians and drugless professionals and which may include an accessory administrative office, laboratory, dispensary or other similar use, but does not include a medical treatment facility, hospital or other facility in which is provided overnight patient accommodation.

Medical professional means an individual who practices any of the health disciplines regulated under a Provincial Act, including physicians, dentists, optometrists, pharmacists, physiotherapists, chiropractors and psychologists.

Medical treatment facility means a premises in which in-patient and out-patient medical treatment and overnight accommodation and meals for sick, injured or infirm persons is provided, excluding a hospital.

Micro-brewery means a premises used for the small scale and independent manufacturing and sale of specialty or craft beer, wine, or spirits produced for consumption off-premises, or on-site consumption when located in combination with a permitted restaurant or nightclub.

Micro-distillery means a premises used for the small scale and independent manufacturing of alcohol by distillation, including the retail sales of alcohol meant for consumption off-premises, or on-site consumption when located in combination with a permitted restaurant or nightclub.

Mixed-use building see dwelling unit definition.

Multi-unit building means a building or group of buildings which are planned, developed, managed and operated as a unit in which each building contains two or more units or spaces for lease or occupancy.
Municipal services means sanitary sewers, storm sewers and drains, water mains, electric power and roads.

Municipal works yard means a premises where vehicles, commercial, equipment and materials required for the maintenance and operation of uses undertaken by a public authority are stored.

Museum means a premises open to the public, in which a collection of objects illustrating science, art, history and related types of information is kept for display and storage.

Outdoor display and sales area means an outdoor area used in conjunction with an established use located in an adjacent permanent building or an occasional use for the display and sale of fresh produce and new goods or merchandise.

Outdoor patio means any area outside of a restaurant or licensed establishment used or designed to be used by their patrons.

Outdoor storage area means an outdoor area used in conjunction with an established use for the storage of goods, materials or equipment on a lot outside of a permanent building.

Nightclub means a premises used or designed to be used for the gathering of persons in which liquor, wine, spirits or beer is offered for sale or sold and includes a bar and a restaurant in which liquor is offered for sale or sold beyond 12:01 a.m.

Noxious use means the use of any premises which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, liquid, vibration or refuse matter.

Occasional use means a temporary use which occurs for a limited time period including an auction, bake sale, craft sale, plant and produce sale, a special event such as a charity event, social event, carnival, midway and garage sale.

Office means a premises in which a business is conducted or a profession is practised including associated clerical, administrative, consulting, advisory or training services and includes a social service establishment, but does not include a medical clinic, medical treatment facility or veterinary service.

Part B: Definitions

Outdoor display and sales area means an outdoor area used in conjunction with an established use located in an adjacent permanent building or an occasional use for the display and sale of fresh produce and new goods or merchandise.

Outdoor patio means any area outside of a restaurant or licensed establishment used or designed to be used by their patrons.

Outdoor storage area means an outdoor area used in conjunction with an established use for the storage of goods, materials or equipment on a lot outside of a permanent building.

Nightclub means a premises used or designed to be used for the gathering of persons in which liquor, wine, spirits or beer is offered for sale or sold and includes a bar and a restaurant in which liquor is offered for sale or sold beyond 12:01 a.m.

Noxious use means the use of any premises which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, liquid, vibration or refuse matter.

Occasional use means a temporary use which occurs for a limited time period including an auction, bake sale, craft sale, plant and produce sale, a special event such as a charity event, social event, carnival, midway and garage sale.

Office means a premises in which a business is conducted or a profession is practised including associated clerical, administrative, consulting, advisory or training services and includes a social service establishment, but does not include a medical clinic, medical treatment facility or veterinary service.

Park means an area of public land consisting of landscaped open space or other open areas which is used for active or passive recreation.

Parking aisle means that portion of a parking area which provides vehicular access to a parking space.

Parking area means a parking aisle and parking space, but does not include any part of a street.

Parking facility means a premises, other than a street, used for the parking of vehicles for a fee.

Parking space means an area provided for the parking of a vehicle.

Accessible parking space means a parking space designed and signed for the exclusive use of motor vehicles pursuant to the Accessibility for Ontarians with Disabilities Act, 2005.

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 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, dwelling unit, secured room, enclosure, or bicycle locker.

**Designed electric vehicle parking space**

means a parking space designed and constructed to be electric vehicle ready, allowing for the future installation of electronic vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code.

**Electric vehicle parking space**

means a vehicle parking space constructed with a minimum Level 2 Electric Vehicle Charging Device.

**Parlour, adult entertainment**

means any premises wherein is provided, pursuant to a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations and for the purpose of defining the terms within the definition of parlour, adult entertainment, the following words have the corresponding meanings:

(a) To provide, when used in relation to services, includes to furnish, perform, solicit, or give such services and “providing” and “provided” have corresponding meanings;

(b) Services, includes activities, facilities, performances, exhibitions, viewing and encounters but does not include the exhibition of film approved under the Theatres Act as amended from time to time or any successor thereof;

(c) **Services designed to appeal to erotic or sexual appetites or inclinations** include:

(i) Services of which a principal feature or characteristic is the nudity or partial nudity of any person;

(ii) Services in which persons perform any form of striptease; and

(iii) Services in respect of which the term “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

**Place of worship**

means a premises owned or occupied by a religious organization or congregation which is dedicated exclusively to worship and related social and charitable activities but does not include a gaming establishment.

**Podium**

means the base of a building, inclusive of the ground floor, that projects horizontally from the tower.

**Porch**

means a veranda, stoop, deck, access ramp, steps or the like.

**Premises**

means the whole or part of lands, lots, buildings, structures, places or any part or combination thereof.

**Principal entrance**

means the front entrance designed to be used as the primary entrance to a building facing a street.

**Print or publishing establishment**

means a premises used primarily for printing, copying, lithographing, and/or publishing of printed materials.
Part B: Definitions

Propane retail outlet means a premises where propane is stored, warehoused and/or kept for retail sale to the public at premises such as a vehicle service station.

Public hall means a premises where facilities are provided for public assembly.

Public use means the use of any land, building, or structure by or on behalf of Federal or Provincial governments, the Grand River Conservation Authority, or the City.

Recreation facility means a premises used for participatory athletic, recreational, physical fitness, leisure or social activity including a health centre, rink, arena, racquet court, swimming pool, billiard parlour, gymnasium, training room and bowling alley, but does not include a school, commercial parlour, adult entertainment, or a gaming establishment.

Redevelopment means the removal of a building or structure from land and the construction of a new building or structure on the said land or the rehabilitation and renewal of an existing building or structure.

Regulatory flood means the flood resulting from Hurricane Hazel Regional Storm, as determined by the Grand River Conservation Authority.

Renovation means the improvement, alteration or addition of less than 50% of the total ground floor area of an existing building or structure.

Rental outlet means a premises which rents tools, appliances, office machines, recreation equipment, light construction equipment and party supplies or the like is provided.

Repair service means a premises where the maintenance or repair of goods or equipment is conducted, but does not include a major equipment supply and service, vehicle body shop, vehicle repair establishment, vehicle sales establishment, vehicle service station.

Research and development establishment means a premises which is used for scientific research, tests or investigations including prototyping and manufacturing related to research and development on site, data collection and manipulation or technical development of information, processes, products or devices for scientific application.

Restaurant means a premises in which food is prepared and offered for retail sale to the public for consumption therein or as “take-out” and may include a licensed establishment, but does not include a nightclub.

Restaurant, take-out means a restaurant which provides less than 10% of the gross floor area of the restaurant for the consumption of food by patrons on the premises of the restaurant.

Retail establishment means a premises which displays, sells or rents goods or materials.

Retirement residential facility means a premises providing accommodation primarily for retired persons or persons who require services in a semi-independent living environment, support and health services may be provided which may include accessory personal service, retail and recreational uses for the residents, but does not include a long term care facility or hospital.

Rooftop mechanicals means an enclosed or partially enclosed area located on the roof of a building and contains equipment that functions to provide normal and everyday operation and maintenance of a building, and may include
heating, cooling, ventilation, electrical, fire suppression, elevators, or stair towers.

Safe access means unobstructed direct, or elevated access for pedestrians or vehicles in an area which may be covered by flood water at a regulatory storm level. The Grand River Conservation Authority has calculated this level to be: where the product of depth and velocity of flood water during a regulatory storm is less than or equal to 0.4 m² per second and the depth and velocity does not exceed 0.8 metres and 1.7 metres per second, respectively.

Salvage yard means a premises used for the storage, handling, disassembly, buying, exchange and sale of scrap metal such as vehicles and parts, machinery, or building materials.

School means a premises as defined in the Education Act, R.S.O. 1990, Chapter E.2, and includes a private school, but does not include a school, commercial.

School, commercial means a premises, operated for gain or profit, in which is provided professional training and instruction in a trade, skill or service including secretarial skills, vocational skills, aviation, dog training, banking, commercial arts, automobile driving, language, modelling, business, hairdressing, beauty, cooking, culture, dancing or music, but does not include a school, post-secondary, fitness centre or a recreation facility.

School, post-secondary means a premises used for educational or instructional purposes by a degree, diploma, or certificate granting college or university as defined in the Ministry of Colleges and Universities Act and University of Guelph Act, and includes the University of Guelph.

Semi-detached dwelling see dwelling unit definition.

Service establishment means a premises providing services related to the grooming of persons (including a hair salon or registered massage therapist), a premises providing the cleaning, maintenance or repair of personal articles and accessories (including dry cleaning and laundromat), small appliances or electronics, or a premises providing services related to the maintenance of a residence or business (including a private mail box, photocopying, courier or custodial services).

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

Shipping container means a prefabricated container that is used for or has been used for the transportation and/or storage of goods and materials. A shipping container shall also include, but not be limited to, the body of a transport trailer or a straight truck and any prefabricated portable storage units.

Significant drinking water threat means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk under the Clean Water Act, 2006.

Single detached dwelling see dwelling unit definition.

Site alteration means activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Social service establishment means a premises in which clerical, administrative, consulting, counselling and recreation functions for a non-profit social service agency are conducted, but does not include facilities in which overnight accommodation is provided or any other type of office.
Part B: Definitions

**Source protection plan** means a drinking water source protection plan prepared under the Clean Water Act, 2006.

**Stacking lane** means a continuous on-site queuing lane that includes stacking spaces for vehicles separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs and does not include an exit lane.

**Stacking space** means a rectangular space designed to be used for the temporary queuing of a vehicle in a stacking lane.

**Stepback** means a portion of a building that is horizontally recessed from the building face below.

**Storage facility** means a premises where, for a fee, articles, goods or materials are stored, but does not include a warehouse.

**Storey** means that portion of a building, other than a basement, that is situated between the top of any floor and the top of the floor next above it or that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it, as defined in the Ontario Building Code Act, S.O. 1992, Chapter 23.

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

**First storey height** means the height, measured from finished floor to finished ceiling of the first storey.

**Half storey** means a finished floor area above the first storey and any attached garage that is located partially or wholly within a sloping roof and having a floor area that does not exceed 50% of the floor area of the storey directly below the half storey.

**Stepback, tower and podium**

---

**Diagram:**

A. Stepback
B. Tower
C. Podium

A. More than 1.8 m above finished grade
B. At least 1.4 m
C. Does not exceed 50% of floor area for storey below
Stormwater management facility means a premises used for the temporary storage and treatment of stormwater runoff.

Street means a street, private and a street, public.

Street, private means a right-of-way or roadway providing access for vehicles to individual free hold lots and is maintained by a condominium corporation as a private road.

Street, public means a right-of-way or roadway that is used by vehicles and is maintained by a public authority, but does not include a public lane.

Street line means a lot line dividing a lot from a street and is the limit of the street allowance.

Structure means anything erected, constructed or built, permanently or temporarily, fixed or attached to the ground or any other structure. Includes a flood control facility, but does not include a sign, retaining wall, fence, solar collector, composter, planter, statue, sculpture, play equipment, pole, antenna, garbage container and outdoor swimming pool or hot tub.

Support care bachelor units means a group of self-contained bachelor units including a common room designed for single adults and supervised as a residential care facility.

Supportive housing means the use of a building with dwelling units, suites or bedrooms in a shared setting, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Support functions may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

Taxi establishment means a premises used as a dispatch and administration office for taxis and includes the area used for the parking of taxis when not engaged in transporting persons or goods.

Tower means the portion of a building above the stepback storey indicated in the applicable zone and located above the podium.

Townhouse (cluster townhouse, on-street townhouse, back-to-back townhouse, rear access on-street townhouse, stacked back-to-back townhouse) see dwelling unit definition.

Tradesperson’s shop means a premises in which is provided to the public a non-personal service or trade including a plumber’s shop, painter’s shop, carpenter’s shop, electrician shop, contractor’s shop or other similar trades which provides an installation and/or assembly service, but does not include a contractor’s yard, vehicle body shop, vehicle repair establishment, vehicle sales establishment, vehicle service station, retail establishment, or printing or publishing establishment.

Trail means pedestrian and nature trails, bicycle trails, multi-use trails, fitness trails, nature trails for the disabled, or cross-country skiing trails.

Transit terminal means a premises where buses or trains are boarded or disembarked by fare-paying passengers, but does not include a bus stop or transportation depot.

Transparent window means a window that is not tinted and provides clear visibility of the interior of the building.

Transportation depot means a premises used for the dispatch, storage or maintenance of vehicles, excluding trucks, trailers or containers, but does not include a trucking operation, vehicle service
station, a vehicle sales establishment or a taxi establishment.

**Trucking operation** means a premises where trucks, trailers or containers are loaded, unloaded, stored or parked for remuneration, trucks or containers are dispatched as common carriers, goods are stored temporarily for further shipment, or buses and other fleet vehicles are stored or parked, but does not include a transportation depot.

**U**

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

Urban agriculture means the growing of crops for food at a small scale, including community gardens and backyard chickens and includes small-scale sales of urban agricultural products, and does not include agriculture, livestock based and agriculture, vegetation based.

Use means the arrangement of, design of or the intended use or actual use of any premises.

Utilities means an essential commodity or service such as water, sewer, electricity, gas, oil, television, or communications/telecommunications that is provided to the public by a regulated company or government agency.

**V**

Vehicle means an automobile, truck or any other vehicle, including motorized construction equipment or farm equipment, motor home, motorcycle, snowmobile, boat, vehicle, recreational, a trailer or farm implement or any other device which is capable of being driven, propelled or drawn by any kind of power, but does not include a bicycle or any other device powered solely by means of human effort.

Vehicle, accessible means a motor vehicle designed and manufactured, or converted, for the purpose of transporting persons who use mobility aids.

Vehicle, commercial means any vehicle on which is displayed commercial lettering or commercial licence plates and includes construction equipment which is designed to be towed.

Vehicle, recreational means a vehicle which is used for temporary recreational travel or accommodation including a motor home, camper trailer, converted bus or the like.

Vehicle body shop means a premises where the body of vehicles are repaired or body work is conducted and includes the painting of vehicles.

Vehicle parts establishment means a premises where retail and wholesale sales occur of equipment and parts used to repair, service or customize vehicles, but does not include any other vehicle establishment.

Vehicle rental establishment means a premises where vehicles are stored and rented to the public, but does not include vehicle, commercial, farm equipment, vehicle, recreational, trailer, snowmobile, motorized boat or a vehicle sales establishment.

Vehicle repair establishment means a premises where the general repair or service of vehicles is conducted.

Vehicle sales establishment means a premises where new or used vehicles are leased, rented, displayed for sale or sold.
Vehicle service station means a premises where motor fuel is sold and may include the general repair or service of vehicles including oiling, greasing, washing, ignition adjustments and tire inflation. The sale of vehicle parts, oils and fluids associated with operation of a vehicle may occur in relation to such repair or service and may include a gas bar and any other vehicle repair establishment, other than a vehicle body shop, or a vehicle sales establishment.

Veterinary service means a building, structure or part thereof, where domesticated animals, excluding livestock, are given medical and/or surgical treatment, grooming or care by a veterinarian licenced by the Province of Ontario. Overnight boarding of animals shall be for medical reasons only.

W

Warehouse means a premises used for the storage, distribution or wholesaling of goods or materials, but does not include a retail establishment, manufacturing or a storage facility.

Waste management facility means a premises used for the collection, sorting and processing of waste material for long term disposal on-site or for transfer to another site and includes a landfill, recycling facility, waste incinerator, composting facility, waste transfer station, or other similar uses.

Waste transfer station means a premises used for the collection and storage of waste or hazardous waste for shipment, and which may include limited sorting or preparation of that waste to facilitate shipment for final disposal or transfer to a waste processing facility, but does not include a waste management facility or municipal works yard.

Water and wastewater treatment facility means a premises used for the collection, treatment, storage and distribution of water or wastewater.

Wellhead protection area means an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats (Ontario Regulation 287/07).

WHPA – A means a wellhead protection area which includes a 100 metre radius around the municipal well.

WHPA – B means a wellhead protection area which includes the distance between WHPA-A and the calculated 2-year time-of-travel to a municipal well.

Wholesale means selling of goods, wares or merchandise in bulk to a business.

Y

Yard means that part of a lot extending from a lot line to the nearest foundation wall of a main building measured at right angles to the lot line.

Front yard means a yard that extends across the full width of a lot measured at right angles to the front lot line extending back to the nearest foundation wall of the main building facing the street;

Rear yard means a yard that extends across the full width of a lot measured at right angles to the rear lot line from the nearest rear foundation wall of the main building and, in the case of a corner lot, a yard extending from the exterior side yard abutting a street to the side lot line;

Side yard means an exterior side yard and an interior side yard;

Exterior side yard means a yard that extends from the front yard to the rear lot
Part B: Definitions

line measured at right angles to the side lot line abutting a street line;

Interior side yard means a yard that extends from the front yard to the rear yard between the interior side lot line and any part of any building on the lot.

Zone means an area delineated on the Zoning Map Schedules and established and designated by this by-law for one or more specific uses.

Yards

A Front yard
B Rear yard
C Exterior side yard
D Interior side yard

A Front yard setback
B Exterior side yard setback
C Interior side yard setback
D Rear yard setback
# Part C: General Provisions and Parking

## Part C Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Frontage on a street</td>
<td>C-3</td>
</tr>
<tr>
<td>4.2</td>
<td>Uses permitted in all zones</td>
<td>C-3</td>
</tr>
<tr>
<td>4.3</td>
<td>Prohibited uses</td>
<td>C-3</td>
</tr>
<tr>
<td>4.4</td>
<td>Number of buildings per lot</td>
<td>C-4</td>
</tr>
<tr>
<td>4.5</td>
<td>Accessory buildings or structures</td>
<td>C-4</td>
</tr>
<tr>
<td>4.6</td>
<td>Sight line triangles</td>
<td>C-5</td>
</tr>
<tr>
<td>4.7</td>
<td>Permitted yard projections</td>
<td>C-6</td>
</tr>
<tr>
<td>4.8</td>
<td>Outdoor lighting</td>
<td>C-12</td>
</tr>
<tr>
<td>4.9</td>
<td>Garbage, refuse and storage</td>
<td>C-12</td>
</tr>
<tr>
<td>4.10</td>
<td>Municipal services</td>
<td>C-12</td>
</tr>
<tr>
<td>4.11</td>
<td>Outdoor storage</td>
<td>C-13</td>
</tr>
<tr>
<td>4.12</td>
<td>Residential intensification</td>
<td>C-13</td>
</tr>
<tr>
<td>4.13</td>
<td>Outdoor patios</td>
<td>C-15</td>
</tr>
<tr>
<td>4.14</td>
<td>Height restrictions</td>
<td>C-16</td>
</tr>
<tr>
<td>4.15</td>
<td>Home occupations</td>
<td>C-17</td>
</tr>
<tr>
<td>4.16</td>
<td>Fences</td>
<td>C-19</td>
</tr>
<tr>
<td>4.17</td>
<td>Occasional uses</td>
<td>C-21</td>
</tr>
<tr>
<td>4.18</td>
<td>Temporary buildings and structures</td>
<td>C-21</td>
</tr>
<tr>
<td>4.19</td>
<td>Enclosed operations</td>
<td>C-22</td>
</tr>
<tr>
<td>4.20</td>
<td>Complementary uses</td>
<td>C-22</td>
</tr>
<tr>
<td>4.21</td>
<td>Accessory uses</td>
<td>C-22</td>
</tr>
<tr>
<td>4.22</td>
<td>Road allowance requirements for specific roads</td>
<td>C-22</td>
</tr>
<tr>
<td>4.23</td>
<td>Lodging houses</td>
<td>C-22</td>
</tr>
<tr>
<td>4.24</td>
<td>Group homes</td>
<td>C-23</td>
</tr>
</tbody>
</table>
Part C: General Provisions and Parking

4.25. Day care centre  C-23
4.26. Food vehicles  C-24
4.27. Shipping containers  C-24

5. Parking  C-25
5.1. Calculation  C-25
5.2. Location  C-25
5.3. Design  C-27
5.4. Loading space requirements  C-29
5.5. Required parking rates in all zones except downtown zones  C-29
5.6. Required parking rates in downtown zones  C-38
5.7. Accessible parking  C-39
5.8. Bicycle parking  C-42
5.9. Electric vehicle parking requirements  C-45
5.10. Parking spaces within automated parking systems  C-45
5.11. Garages and driveways- residential zones  C-45
5.12. Vehicle service stations  C-48
5.13. Drive-through facilities and automatic car washes  C-48
5.14. Vehicle stacking regulations  C-49
5.15. Other general off-street parking regulations  C-49

When marked blue, the regulations, provisions, and sections are subject to an Ontario Land Tribunal appeal (OLT Case OLT-23-000462) and are not in force and effect. Please refer to the previous Zoning By-law (1995)-14864 as appropriate. If you have any questions, please contact Zoning Services at 519-837-5615 or zoning@guelph.ca.
4. **General Provisions**

4.1 **Frontage on a street**
No person shall erect any building or structure in any zone unless:

(a) The lot upon which the building or structure is to be erected has frontage on a street, public. This provision shall not restrict the erection of any building on a lot in a registered plan of subdivision where a subdivision agreement has been entered into but the streets will not be assumed until the end of the maintenance period; or

(b) Despite any other provisions in this by-law, where a building has been erected prior to the effective date of this by-law on a lot which fronts on a street, private, such building may be enlarged, reconstructed, repaired or renovated provided all other applicable provisions of this by-law are satisfied.

4.2 **Uses permitted in all zones**
Unless otherwise regulated herein, public uses and utilities may be permitted in any zone provided that:

(a) Such use, building, or structure complies with the regulations, parking and loading requirements of the applicable zone.

(b) An accessory outdoor storage area may be permitted, and shall not be located on a lot abutting a residential zone.

(c) This exemption for use in any zone shall not apply to any land or building used for executive or administrative offices or retail purposes by Alectra Utilities, Hydro One or any telephone or communications utility company.

(d) **Urban agriculture** is permitted in all zones, subject to Section 13.3.a.

Note: A community garden is not permitted on City lands without written permission from the City.

4.3 **Prohibited uses**
Any use not specifically permitted by this by-law shall not be permitted in the City of Guelph. A use, whether defined or not defined by this by-law, that is not either (1) identified within a permitted use table in any zone, or (2) permitted by site-specific exception, is prohibited.

For clarity and transparency, but without limit to the foregoing, the following uses are prohibited in all zones, either alone or in conjunction with other uses, unless specifically permitted by this by-law:

(a) Abattoir
(b) Body rub parlour
(c) Bulk fuel depot
(d) Concrete plant
(e) Gaming establishment
(f) Parlour, adult entertainment
(g) The incineration or disposal of biomedical wastes, organic or inorganic chemical wastes, or radioactive wastes
(h) Salvage yard
(i) Waste transfer station
### 4.4 Number of buildings per lot

No more than one **building** shall be located on a **lot** in a residential RL.1 or RL.2 zone, with the exception of an **accessory building or structure** or an additional residential dwelling unit, and as specifically permitted in this **by-law**.

(i) Not more than 30% of the **yard** is occupied; and

(ii) Such **accessory building or structure** is setback 0.6 metres from any **lot line**, except that two adjoining property owners may erect an **accessory building or structure** with a common party wall.

### 4.5 Accessory buildings or structures

The erection, alteration, enlargement, maintenance and use of **accessory buildings or structures** shall comply with the regulations of the applicable **zone**, except as otherwise provided for in this section.

#### 4.5.1 General regulations

(a) No **accessory building or structure** shall be **used** for human habitation, except as provided for in Section 4.12.1.

(b) An **accessory building or structure** may be located in a **yard** other than a **front yard** or required **exterior side yard** on a **lot** provided that:

1. Not more than 30% of the **yard** is occupied; and
2. Such **accessory building or structure** is setback 0.6 metres from any **lot line**, except that two adjoining property owners may erect an **accessory building or structure** with a common party wall.

#### 4.5.2 Residential zones

(a) The maximum total **ground floor area** of all **accessory buildings or structures** is 70 square metres.

(b) The maximum height of an **accessory building or structure** is 4 metres except as provided in Section 4.14.

(c) Despite 4.5.1 (b), an **accessory building or structure** can occupy a **front yard** of a **through lot** directly abutting a **lane**.

#### 4.5.3 Other zones

(a) The maximum height of an **accessory building or structure** is 4.5 metres except as provided for in Section 4.14.
4.5.4 Swimming pools and hot tubs

(a) No outdoor swimming pool or hot tub shall be located in any part of a front yard or required exterior side yard, unless it is located behind the rear wall of the main building and in compliance with Section 4.6.1.

(b) A swimming pool or hot tub shall be setback a minimum of 1.5 metres from any lot line.

(c) Any decking surrounding the swimming pool or a portion of the swimming pool that is above 0.6 metres from finished grade, shall be setback a minimum of 1.5 metres from a lot line.

(i) Despite 4.5.4 (c), any decking located between the main building and the swimming pool may be setback a minimum of 0.6 metres from all lot lines.

4.6 Sight line triangles

4.6.1 Corner lots

(a) On a corner lot in any zone, no building, structure, play equipment, statue, swimming pool, hot tub or parked motor vehicle may be located within the sight line triangle formed by joining the point of intersection to points on each street line, measured 9 metres from that point of intersection.

(b) A fence, hedge, shrub or foliage may be located within the sight line triangle provided it does not exceed 0.8 metres above the level of the travelled portion of the abutting streets. This provision shall not prevent the planting of one deciduous tree within the defined triangle, or municipal tree planting, which is not subject to any height limit.
4.6.2 General sight lines
The following general sight line regulations apply to properties along the entire block face:

(a) The sightline triangle at a driveway, residential and driveway, non-residential, lane, parking aisle or other vehicular access from the street is the triangular area created by connecting the points measured as follows:

(i) commencing at each edge of the vehicular access on the lot side of the sidewalk or curb (whichever is closer to the lot line) and measuring a distance of 4 metres away from such edges at a 90 degree angle and commencing at the edge of the lot side of the sidewalk and measuring a distance of 5 metres toward the lot at a 90 degree angle.

(b) Within any part of a sight line triangle at vehicular access area no building, structure, play equipment, statue, swimming pool/hot tub or parked motor vehicle shall be located.

(c) Within the sight line triangle, a fence, hedge, shrub or foliage may be located provided it does not exceed 0.8 metres above the level of the travelled portion of the street.

4.7 Permitted yard projections
Required yards shall not be obstructed in any manner, except in accordance with the following:

(a) Where Section 4.6 is in conflict with Section 4.7, Section 4.6 prevails.

(b) For dwelling units along streets with the road allowance requirements listed in Section 4.22, the minimum setback of the projection shall be from the new street line required for the road widening as determined by Section 4.22.

General sight line triangle

- Sight line triangle distance 5 m
- Sight line triangle distance 4 m
### Part C: General Provisions and Parking

#### General Provisions

4.7.1 Canopies and awnings above door and window

![Diagram of canopies and awnings](image)

<table>
<thead>
<tr>
<th>Table 4.7.1: Canopies and awnings above door and window</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Projection into the required <strong>yard</strong> (max)</td>
</tr>
<tr>
<td><strong>B</strong> Setback from <strong>lot line</strong> (min)</td>
</tr>
</tbody>
</table>

4.7.2 Balconies - applicable to floors above main floor / entry level

![Diagram of balconies](image)

<table>
<thead>
<tr>
<th>Table 4.7.2: Balconies - applicable to floors above main floor / entry level</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Projection into the required <strong>yard</strong> (max)</td>
</tr>
<tr>
<td><strong>B</strong> Setback from <strong>lot line</strong> (min)</td>
</tr>
</tbody>
</table>

4.7.3 Townhouse balconies - all yards

![Diagram of townhouse balconies](image)

<table>
<thead>
<tr>
<th>Table 4.7.3: Townhouse balconies - all yards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Projection into the required <strong>yard</strong> (max)</td>
</tr>
<tr>
<td><strong>B</strong> Setback from <strong>lot line</strong> (min)</td>
</tr>
</tbody>
</table>

4.7.4 Apartment building balconies - all yards

![Diagram of apartment building balconies](image)

<table>
<thead>
<tr>
<th>Table 4.7.4: Apartment Building Balconies - All Yards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Projection into the required <strong>yard</strong> (max)</td>
</tr>
<tr>
<td><strong>B</strong> Setback from <strong>lot line</strong> (min)</td>
</tr>
</tbody>
</table>

**Note:** Any 2 metre deep **balcony** at the front of the house does not require a 2 metre **setback** from the **side lot line** when the **balcony** is within the **building** envelope.
4.7.5 Permitted yard projections
Open, roofed porch not exceeding 1 storey in height

Table 4.7.5A: Front/exterior side yard

<table>
<thead>
<tr>
<th></th>
<th>Projection into the required yard (max)</th>
<th>2.4 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Setback from lot line (min)</td>
<td>2 m</td>
</tr>
</tbody>
</table>

Table 4.7.5B: Rear yard (1)

<table>
<thead>
<tr>
<th></th>
<th>Projection into the required yard (max)</th>
<th>5 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Setback from lot line (min)</td>
<td>2 m (2)</td>
</tr>
</tbody>
</table>

Table 4.7.5C: Interior side yard

<table>
<thead>
<tr>
<th></th>
<th>Projection into the required yard (max)</th>
<th>1.2 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Setback from lot line (min)</td>
<td>0.6 m (2)</td>
</tr>
</tbody>
</table>

Additional regulations for Tables 4.7.5A to 4.7.5C:

1. A rear yard porch exceeding 1 storey in height may have a roof subject to a maximum 5 metre projection into the yard provided there is a minimum 2 metre setback from the side lot line and rear lot line.

2. For a lot with a dwelling unit requiring a 0 metre interior side yard, there is no required setback to that interior side lot line from a porch, inclusive of stairs.

Note: Stairs associated with the porch are subject to the minimum setback from the lot line.
4.7.6  Permitted yard projections

Uncovered porch not more than 1.2 m above finished grade

**Table 4.7.6A: Front/exterior side yard**

<table>
<thead>
<tr>
<th></th>
<th>Projection into the required yard (max)</th>
<th>3 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Setback from lot line (min)</td>
<td>0.8 m(1)</td>
</tr>
</tbody>
</table>

**Table 4.7.6B: Rear/interior side yard**

<table>
<thead>
<tr>
<th></th>
<th>Projection into the required yard (max)</th>
<th>No max. projection required</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Setback from lot line (min)</td>
<td>0.6 m(1)</td>
</tr>
</tbody>
</table>

Additional regulation for Tables 4.7.6A and 4.7.6B:

1. For a lot with a dwelling unit requiring a 0 metre interior side yard, there is no required setback to that interior side lot line from a porch, inclusive of stairs.

Note: Stairs associated with the uncovered porch are subject to the minimum setback from the lot line.
4.7.7 Permitted yard projections
Uncovered porch above 1.2 m to a maximum height not exceeding the main floor/entry level

Front / Exterior Yard | Rear Yard | Side Yard
---|---|---

<table>
<thead>
<tr>
<th>Table 4.7.7A: Front/exterior side yard</th>
<th>Table 4.7.7B: Rear yard</th>
<th>Table 4.7.7C: Interior side yard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Projection into the required yard (max)</td>
<td><strong>A</strong> Projection into the required yard (max)</td>
<td><strong>A</strong> Projection into the required yard (max)</td>
</tr>
<tr>
<td>3 m</td>
<td>No max. projection required</td>
<td>2 m</td>
</tr>
<tr>
<td><strong>B</strong> Setback from lot line (min)</td>
<td><strong>B</strong> Setback from lot line (min)</td>
<td><strong>B</strong> Setback from lot line (min)</td>
</tr>
<tr>
<td>0.8 m(1)</td>
<td>0.6 m (1)</td>
<td>0.6 m (1)</td>
</tr>
</tbody>
</table>

Additional regulation for Tables 4.7.7A, 4.7.7B and 4.7.7C:
1. For a lot with a dwelling unit requiring a 0 metre interior side yard, there is no required setback to that interior side lot line from a porch, inclusive of stairs.

Note: Stairs associated with the uncovered porch are subject to the minimum setback from the lot line.
### Table 4.1 - Permitted required yard projections

<table>
<thead>
<tr>
<th>Structure</th>
<th>Required yard</th>
<th>Maximum projection into the required yard</th>
<th>Minimum setback from lot line</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Cold room</td>
<td>Front yard and exterior side yard</td>
<td>3 m</td>
<td>3 m</td>
</tr>
<tr>
<td>2. Fire escapes</td>
<td>Front yard and exterior side yard</td>
<td>Not permitted</td>
<td>Not permitted</td>
</tr>
<tr>
<td></td>
<td>Interior Side yard</td>
<td>1.2 m</td>
<td>0.8 m</td>
</tr>
<tr>
<td></td>
<td>Rear yard</td>
<td>1.5 m</td>
<td>No setback requirement</td>
</tr>
<tr>
<td>3. Cantilevered rooms to a maximum of 25% of the wall area</td>
<td>Front yard, exterior side yard and rear yard</td>
<td>0.8 m</td>
<td>0.8 m</td>
</tr>
<tr>
<td></td>
<td>Interior side yard</td>
<td>Not permitted</td>
<td>Not permitted</td>
</tr>
<tr>
<td>4. Central residential air conditioners, heat pump units and other similar mechanical equipment</td>
<td>Front yard and exterior side yard</td>
<td>1.2 m</td>
<td>No setback requirement</td>
</tr>
<tr>
<td></td>
<td>Interior side yard</td>
<td>1.2 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear yard</td>
<td>No maximum projection requirement</td>
<td></td>
</tr>
<tr>
<td>5. Architectural features (Belt courses, sills, cornices, chimney breasts and eaves)</td>
<td>All yards</td>
<td>0.8 m</td>
<td>No setback requirement</td>
</tr>
<tr>
<td>6. Barrier free access ramp</td>
<td>Front yard and exterior side yard</td>
<td>No maximum projection requirement</td>
<td>0.8 m</td>
</tr>
<tr>
<td></td>
<td>Interior side yard and rear yard</td>
<td>No maximum projection requirement</td>
<td>0.6 m</td>
</tr>
<tr>
<td>7. Exterior stairs</td>
<td>Front yard and exterior side yard</td>
<td>1.5 m</td>
<td>0.8 m</td>
</tr>
<tr>
<td></td>
<td>Interior side yard and rear yard</td>
<td>1.5 m</td>
<td>0.6 m</td>
</tr>
</tbody>
</table>
4.8 Outdoor lighting
(a) Outdoor flashing lights are prohibited.
(b) Outdoor lights and lighting shall not be erected in such a way as to be confused with or interfere with traffic lights or otherwise be hazardous to traffic.
(c) Outdoor lights and lighting shall not be erected in such a way as to shine into any window of any other property.

4.9 Garbage, refuse and storage
(a) No garbage or refuse shall be stored on any lot in any zone except within the building or structure on such lot or in a container in an interior side yard or rear yard of such lot.
(b) Every garbage or refuse storage area required by this by-law, including any garbage loading or unloading area, which is visible from an adjoining site zoned residential, commercial, natural heritage system, institutional, business park, institutional/research park, or park, or from a river or street, shall have a visual screening consisting of a solid fence.
(i) Despite 4.9 (b) an enclosed in-ground waste container is not required to have visual screening.
(c) A dumpster or garbage container shall be regulated in the same manner as an accessory building or structure in accordance with Section 4.5, in the zone in which it is located.
(d) Standard residential garbage containers provided by the City for a single detached dwelling, semi-detached dwelling and on-street townhouse are exempt from the provisions of Section 4.9 when an individual container is less than 1 cubic metre in size.

4.10 Municipal services
No land shall be built upon and no building or structure shall be erected or expanded for any purpose unless all municipal services including sanitary sewers, storm sewers and drains, water mains, electric power lines and roads are available and adequate. No land, building or structure shall be used unless all available municipal services are connected.
(a) Despite Section 4.10, the following uses may be permitted without full municipal services:
(i) Any use, building or structure permitted by a by-law which existed on the effective date of this by-law, or any predecessor thereof, and for which prior approval had been obtained from the Medical Officer of Health to permit the use of a private sewage disposal system.
(ii) Any legally existing agricultural, municipal parkland or conservation use on a lot with a minimum size of 4 hectares.
(iii) Additions to and accessory buildings or structures for existing legal non-conforming single detached dwellings if such additions and accessory buildings or structures comply with each established building setback and all other regulations of the zone in which the residential building is located.
(iv) Partial services shall be permitted to address a failed individual on-site water service or individual on-site sewage services on an existing lot of record and only where municipal services are not available or are not
expected to be available within 2 years.

(v) When the owner of a property proposes to develop, redevelop, and/or sever the property, whether or not it has an existing building on it, the owner will be obligated to connect to City services if the municipal services are within 50 metres of a building at the owner’s cost. Furthermore, the piping from the private well and/or septic tank must be disconnected and the well and septic tank must be decommissioned to the satisfaction of the Chief Building Official.

4.11 Outdoor storage

(a) An outdoor storage area is permitted if listed in the permitted use table of each zone.

(b) An outdoor storage area is not permitted in any front yard, interior side yard or exterior side yard.

(c) An outdoor storage area shall be screened from any street and from any adjacent lot that is not a commercial or industrial zone.

(i) An outdoor storage area requiring screening shall be screened by a fence, erected in accordance with Section 4.16, or a wall of not less than 2 metres in height.

(ii) Despite 4.11 (c) (i) a 3 metre buffer strip between an outdoor storage area and a residential zone may function as screening.

(d) Every outdoor storage area shall be provided and maintained with a stable surface that has been treated to prevent the raising of dust or loose particles and has proper drainage.

(e) No outdoor storage area shall be considered part of any landscaped open space or as part of a buffer strip.

(f) No required parking space, parking aisle, snow storage or loading space shall be used for outdoor storage purposes.

(g) The outdoor storage of portable toilets is not permitted in an outdoor storage area within 250 metres of a residentially zoned property.

4.11.1 Industrial (B) and Mixed Business (MB) zone

(a) Outdoor storage areas shall be used only for the storage of:

(i) Goods or products manufactured, processed or assembled on site;

(ii) Raw materials or parts used in the manufacturing of products produced on site; and/or

(iii) Equipment used in operation on or from the site.

(b) Despite 4.11 (b) an outdoor storage area is permitted in an interior side yard.

(c) An outdoor storage area is not permitted to locate in any yard between a lot line abutting an arterial road or the Hanlon Expressway and the nearest wall of the main building.

(d) A 3 metre buffer strip shall be located between the outdoor storage area and any point where the outdoor storage area is visible from a street.

4.12 Residential intensification

4.12.1 Additional residential dwelling unit

An additional residential dwelling unit is subject to the following provisions:
### Part C: General Provisions and Parking

#### General Provisions

| (a) | A maximum of two additional residential dwelling units are permitted on a lot, one within the same building as the primary dwelling unit and one located in a separate building on the same lot or two additional residential dwelling units within the primary dwelling unit. |
| (b) | The additional residential dwelling unit shall not contain more than two bedrooms. |
| (c) | Additional residential dwelling unit within a primary dwelling unit: |
|     (i) | The additional residential dwelling unit(s) shall each not exceed 45% of the residential floor area of the building. For the purposes of Section 4.12, residential floor area includes basements with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, garages, carports and mechanical rooms. |
|     (A) | Despite Section 4.12.1 (b) and 4.12.1 (c) (i), if the additional residential dwelling unit is located within the basement, the additional residential dwelling unit may occupy the entirety of the basement and may contain 3 bedrooms. |
|     (ii) | Interior access is required between floor levels and between the additional residential dwelling unit(s) and the primary dwelling unit. |
| (d) | Additional residential dwelling unit within a separate building on the same lot: |
|     (i) | The additional residential dwelling unit shall not exceed 45% of the residential floor area of the primary building. For the purposes of Section 4.12, residential floor area includes basements with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, garages, carports and mechanical rooms. |

---

**Diagram: Additional residential dwelling unit**

- **A** Primary dwelling unit
- **B** Additional residential dwelling unit
(ii) The **additional residential dwelling unit** shall not occupy more than 30% of the **yard**, including all **accessory buildings or structures**, and shall be in accordance with Section 4.12.1(d)(i), whichever is less.

(iii) The maximum **building height** is 5 metres, but shall not exceed the overall height of the primary **dwelling unit**, measured between the average **finished grade** to the top of such building.

(A) Despite 4.12.1(d)(iii), when an **additional residential dwelling unit** is located above a detached **garage** containing a **vehicle parking space** in accordance with Table 5.1 and Section 5.11.3(d), the maximum total **building height** is 6.1 metres and shall not exceed the **building height** of the primary **dwelling unit**.

(iv) A 1.2 metre wide unobstructed pedestrian access shall be provided to the entrance of the unit, unless access to the **additional residential dwelling unit** is provided directly from a **street** or **lane**. A gate may be constructed within the pedestrian access.

(v) A minimum 1.2 metre **interior side yard setback** is required for the primary **dwelling unit** in the **yard** closest to the unobstructed pedestrian access, unless access to the **additional residential dwelling unit** is provided directly from a **street** or **lane**.

(vi) An **additional residential dwelling unit** in a separate **building** on a **lot** may occupy a **yard** other than a **front yard** or required **exterior side yard**.

(A) Despite 4.12.1(d)(vi), an **additional residential dwelling unit** in a separate **building** on a **lot** may occupy the **front yard** of a **through lot** directly abutting a **lane**.

(vii) An **additional residential dwelling unit** in a separate **building** on a **lot** shall have a minimum **interior side yard** and **rear yard setback** consistent with the **interior side yard setback** for the primary **dwelling unit** in the applicable **zone**.

(A) Despite 4.12.1(d)(vii), a 2 **storey** additional **residential dwelling unit** shall have a minimum 3 metre **interior side yard** and **rear yard setback** where a second **storey window** is adjacent to the **lot line**.

(viii) A minimum distance of 3 metres shall be provided between the primary **dwelling unit** and an **additional residential dwelling unit** in a separate **building** on the same **lot**.

4.12.2 Dwelling units in mixed-use buildings

A **dwelling unit** within a **mixed-use building** is subject to the following provisions:

(a) Every **dwelling unit** shall have a separate private entrance, which shall not be an open exterior stairway.

(b) Every **dwelling unit** shall function completely separate from any commercial use.

4.13 Outdoor patios

Despite any other provisions of this **by-law**, the following shall apply to an **outdoor patio** of a **restaurant** or **licensed establishment**.
4.13.1 Location
(a) No outdoor patio is permitted on a lot where more than one lot line adjoins lands which are in a residential zone.
(b) Where only the rear lot line adjoins a residential zone, an outdoor patio is permitted in the front yard or exterior side yard provided it is a minimum of 3 metres away from the street.
(c) Where only the interior side lot line adjoins a residential zone, an outdoor patio is permitted if it is located in the interior side yard or exterior side yard which is not adjacent to a residential zone.
(d) No outdoor patio shall be located above the first storey floor elevation of the main building where the outdoor patio adjoins a residential zone unless the outdoor patio is a distance of at least 30 metres or more away from the boundary of the residential zone.
(e) An outdoor patio shall be setback a minimum of 1 metre from any loading space, parking space, parking aisle or driveway.
(f) Outdoor patios shall comply with the building setbacks in the zone.

4.13.2 Boundary definition
Every outdoor patio shall be enclosed by a wall or fence with a minimum height of 0.8 metres above the patio floor.

4.14 Height restrictions

4.14.1 Exemptions
The height restrictions of this by-law shall not apply to:
(a) an antenna or mast (when attached to or on a building)
(b) a chimney or smokestack
(c) a church spire or steeple
(d) clock tower, bell tower, belfry, or church tower
(e) ornamental architectural features such as, but not limited to, cupolas and finials
(f) an electrical power transmission tower or line and related apparatus

4.14.2 Rooftop mechanicals (subject to 4.15.5)
(h) a light standard, including outdoor sportsfield lighting facilities
(i) a flag pole
(j) a Federally regulated and authorized telecommunications tower
(k) a water tower
(l) a windmill or turbine (not within a residential zone)
(m) a weathervane, lightning rod or other weather device
(n) storage tank
(o) solar panel

4.14.3 Brooklyn and College Hill Heritage Conservation District
The maximum height of buildings and structures within the Brooklyn and College Hill Heritage Conservation District Overlay, as shown on Schedule B-2 of this by-law is 3 storeys with a maximum building height of 9 metres.

4.14.4 Angular planes
(a) In addition to maximum building height, in certain zones, angular planes will also be required in determining maximum building height. Where an angular
Part C: General Provisions and Parking

General Provisions

plane is required, it shall be determined as follows:

(i) Building heights shall not exceed an angular plane of 45 degrees from the centre line of the street.

(ii) Building heights shall not exceed an angular plane of 40 degrees from the lot line when adjacent to a river or park.

4.14.5 Rooftop mechanicals

(a) Shall be setback a minimum of 5 metres from the building edge; or,

(b) Shall be setback a minimum of 1.5 metres and shall be enclosed on four sides and be screened with solid screening equal to the height of rooftop mechanical unit.

4.15 Home occupations

4.15.1 General regulations

One or more home occupations are permitted within a dwelling unit subject to the following provisions:

(a) The gross floor area occupied by one or more home occupations within the dwelling unit shall not exceed 25% of the gross floor area to a maximum of 50 square metres, whichever is less.

(b) A home occupation shall not obstruct or occupy the legal off-street parking space for a dwelling unit and shall not occupy any portion of an attached garage or carport. Home occupations are permitted in accessory buildings and structures and detached additional residential dwelling units.

(c) Only 1 non-resident employee, partner or associate of a home occupation is permitted per dwelling unit, regardless of the number of home occupations in the dwelling unit.

(d) Regardless of the number of home occupations, a maximum of 3 clients may be present on the property at any given time.

(e) There shall be no outdoor display and sales area or outdoor storage area in conjunction with a home occupation.

(f) No home occupation use shall result in a
change of the residential character of the building in which it is located.

Note: See Municipal Sign By-law for home occupation sign regulations.

4.15.2 Parking for home occupations

(a) Home occupations that have customers, clients or patients attending the dwelling unit shall provide 1 off-street parking space in addition to the required parking for the residential use.

(b) Home occupations that have 1 non-resident employee shall provide 1 off-street parking space in addition to the required parking for the residential use.

(c) Home occupations that do not have customers, clients or non-resident employees attending the dwelling unit are not required to provide additional parking spaces.

(d) Where a home occupation is located within a dwelling unit which does not have an individual driveway providing access to said unit, the home occupation shall be limited to one office only, no non-resident employee, partner, associate or client shall be permitted.

4.15.3 Restricted home occupation uses

(a) No manufacturing activity involving the processing of raw or semi-processed materials shall be carried out in conjunction with a home occupation except for the fabrication of handmade goods or crafts associated with an artisan studio, home bakery, home sewing establishment and other similar small-scale businesses. The assembly of fully processed goods is permitted.

(b) A retail establishment is not permitted as a home occupation. Retail sales shall be limited to items that are prepared within the area associated with the home occupation or which are accessory to the home occupation and shall not occupy more than 25% of the gross floor area of the home occupation.

(c) Medical professionals shall be limited to 1 practitioner per lot. No employees or other home occupations shall be permitted on the lot.

(d) A repair service shall be limited to the repair of personal effects and small household appliances such as electronic equipment. The repair of household appliances and equipment that have oil and grease-filled transmissions such as lawn care equipment, other power equipment, major appliances and vehicles is not permitted.

(e) The home occupation shall not involve the use of the lot or dwelling unit as a base for persons who are non-resident employees, partners or associates of the home occupation but work off-site, nor shall the lot or dwelling unit be used for the assembly of persons who require transportation to a work site.

(f) The home occupation shall not involve the shipping or receiving of goods or materials by vehicles, commercial other than automobiles or delivery vans used by courier services.

4.15.4 Regulations for bed and breakfast establishments

In addition to the home occupation regulations in Section 4.15.1, every bed and breakfast establishment shall be developed in accordance with the regulations for the zone in which the bed and breakfast establishment is located.

(a) Despite 4.15.1 (a), a bed and breakfast
is not limited to a maximum gross floor area.

(b) Despite 4.15.1 (d) a bed and breakfast is not limited to 3 clients at one time.

4.15.5 Regulations for private home day care establishments

(a) Despite 4.15.1 (a), a day care, private home is not limited to a maximum gross floor area.

(b) Despite 4.15.1 (d), a day care, private home can serve a maximum of 5 children on the property at one time.

Note: Every person conducting a home occupation shall ensure that the use is conducted in accordance with all other applicable law including but not limited to health and safety requirements, business licensing requirements and building and fire code requirements.

4.16 Fences

4.16.1 Calculation of fence height

The height of any fence shall be measured from the average ground elevation at the supporting posts. In the case of a mutual fence, height shall be measured from the highest ground elevation of either property at the supporting posts.

4.16.2 General regulations

(a) Fences shall comply with the provisions of Section 4.6.

4.16.3 Residential zones

(a) The maximum height of a fence located in the front yard is 0.8 metres in height;

(i) Despite 4.16.3 (a), on a corner lot where the principal entrance of a single detached dwelling or semi-detached dwelling faces the exterior side lot line, a fence located in the front yard shall not exceed 1.9 metres in height from the midpoint of the main building to the interior side lot line when located up to 0 metres of a front lot line.

(ii) Despite 4.16.3 (a), on a corner lot where the principal entrance of a single detached dwelling or semi-detached dwelling faces the exterior side lot line, a fence located in the front yard shall not exceed 2.5 metres in height from the midpoint of the main building to the interior side lot line when it is setback 4 metres from the front lot line.

(b) The maximum height of a fence located in the exterior side yard shall;

(i) Not exceed 1.9 metres in height from the midpoint of the main building to the rear lot line when located up to 0 metres of an exterior side lot line.

(ii) Not exceed 2.5 metres in height from the midpoint of the main building to the rear lot line when setback 4 metres from the exterior side lot line.

(iii) Not exceed 0.8 metres in height in the remaining exterior side yard, located from the midpoint of the main building towards the front lot line.

(c) The maximum height of a fence located in the interior side yard is 1.9 metres in height.

(d) The maximum height of a fence located in the rear yard is 2.5 metres in height.

(e) Despite 4.16.3 (a), (b), (c), (d), one fence gate is permitted in each yard with a maximum height of 3 metres and a maximum area of 5 square metres provided the fence gate is not located in the sight line triangles and general sight
Part C: General Provisions and Parking

General Provisions

Calculation of fence height

A Height
B Ground elevation

Residential fence height

Corner Lot Fence
B represents 0 m setback
C represents 4 m setback

Interior Yard Fence
A 0.8 m
B 1.9 m
C 2.5 m
4.16.4 Industrial (B) and mixed business (MB) zones

(a) The maximum height of a fence is 3 metres measured from the ground level to the top of the fence.

(b) Fences in a front yard shall be an open chain link fence and may have a wire top provided the overall height of the fence and wire top complies with 4.16.4 (a).

4.16.5 Other zones

(a) The maximum height of a fence located in a front yard, interior side yard or exterior side yard is 0.8 metres.

(b) The maximum height of a fence located in a front yard, interior side yard or exterior side yard, setback 4 metres from a street line, is 1.6 metres in height.

(c) The maximum height of a fence located in a rear yard is 1.8 metres in height except where:

(i) the portion of the fence in excess of 1.8 metres in height is of an open nature with openings representing not less than 50% of the surface area of the fence portion which exceeds 1.8 metres and in no case shall the maximum height of such fence exceed 3 metres.

4.17 Occasional uses

4.17.1 General regulations

(a) Occasional uses are permitted for a time period of not more than a total of 120 days per calendar year.

(b) No occasional use shall be offensive by way of the emission of light, heat, including a noxious use or pollution of any kind.

(c) Any occasional use is permitted to be conducted outdoors and shall comply with Section 4.19.

(d) Despite 4.19 (d), an occasional use is permitted to occupy required parking spaces.

(e) A special event and associated temporary structures are permitted as an occasional use.

4.18 Temporary buildings and structures

4.18.1 Construction trailer

A trailer on a construction site is permitted provided such trailer is removed upon the construction being completed, a final inspection of such building being conducted or until the building permit is revoked, whichever occurs first.

4.18.2 Real estate sales office

A real estate sales office is permitted on a construction site until such construction is completed or a final building inspection is conducted, whichever event occurs first.

4.18.3 Model home

(a) A model home shall comply with all other requirements of this by-law for the applicable zone with the exception of the legal off-street parking requirements.

(b) The building shall be used for the purpose of a model home only and shall not be occupied prior to the date of registration of the subdivision, condominium, or
similar development agreement. The legal off-street parking must be restored once converted to residential use.

4.18.4 Temporary fence
Despite 4.16, temporary construction fencing, as required by the City or other legislation, is exempt from front yard fence height regulation.

4.19 Enclosed operations
(a) The operations of every mixed-use, commercial or employment zone use shall be conducted within an enclosed building or structure, except for the following which may be conducted outdoors, where permitted by the zone:

(i) An outdoor patio of a restaurant, nightclub or licensed establishment and in accordance with Section 4.13;

(ii) An outdoor display and sales area associated with a permitted occasional use; and

(iii) An outdoor display and sales area of a garden centre or seasonal garden centre, vehicle sales establishment, major equipment supply and service, or building supply.

(b) Every outdoor display and sales area, shall be setback a minimum of 3 metres from every street line and in accordance with Section 4.6.

(c) An outdoor display and sales area or special event may have temporary tents or trailers in accordance with Section 4.5.

(d) No outdoor display and sales area shall occupy any required parking space, driveway, parking aisle or loading space.

(i) Despite 4.19 (d), occasional uses are permitted to occupy a required parking space in accordance with Section 4.17.1 (d).

4.20 Complementary use
(a) Complementary uses are permitted if listed in the permitted use table of each zone.

(b) Complementary uses are permitted within a multi-unit building in combination with a primary permitted use.

4.21 Accessory use
(a) Accessory uses are only permitted if listed in the permitted use table of each zone.

(b) Every accessory use shall be located in the same building or structure as the permitted use to which it is devoted and shall not occupy more than 25% of the net floor area of the said building or structure.

4.22 Road allowance requirements for specific roads
Despite any other provision of this by-law except for Section 1.4.3 (existing non-complying regulations), no building or structure shall be erected or located closer to the original street line fronting the street listed in Table 5.1 of the City of Guelph Official Plan in force and effect on the effective date, than the minimum setback required by this by-law plus the “Widening Specification” listed in Table 5.1 of the City’s Official Plan in force and effect on the effective date, for that street.

4.23 Lodging house type 1
(a) Where permitted by a zone, a lodging house type 1 is permitted to occupy the whole of a single detached dwelling.
(b) A lot containing a lodging house type 1 shall not contain an additional residential dwelling unit within the primary dwelling unit or in a separate building on the same lot.

(c) A lodging house type 1 is limited to a maximum of 12 lodging units.

(d) Off-street parking for a lodging house type 1:

(i) Despite Section 5, where 1 or more parking spaces are located to the rear of the main front wall of the lodging house type 1, a maximum of 2 parking spaces with a minimum size of 2.5 metres wide by 5.5 metres long may be located in the driveway, residential and be counted as part of the parking requirement for the lodging house type 1.

(ii) The parking spaces referred to in 4.23.1 (d) (i) may be stacked.

(iii) Regulations 4.23.1 (d) (i) and 4.23.1 (d) (ii) do not apply to any lodging house type 1 located within the D.1 zone that is situated in a building which existed prior to June 7, 1971.

4.24 Group home

(a) Where permitted by a zone, a group home is permitted to occupy the whole of a single detached dwelling, or both units of a semi-detached dwelling or duplex dwelling.

(b) The minimum amenity area for any group home is 12 square metres for each resident, including live-in staff or receiving family, and not less than a total of 100 m² for each group home. Any amenity area shall be located in the rear yard.

(c) The maximum occupancy for a group home is 8 residents.

(d) Minimum off-street parking

(i) In accordance with Section 5.

(ii) Parking spaces required for a group home may be stacked.

4.25 Day care centre

(a) Every day care centre shall be developed
and licensed in accordance with Provincial Legislation and shall:

(i) have a minimum **lot area** of 460 square metres; and

(ii) comply with the off-street parking requirements of Section 5.

### 4.26 Food vehicle

(a) Where permitted by the **zone**, every **food vehicle** shall be located in accordance with the following provisions:

(i) Within any mixed-use, commercial, downtown, employment or institutional **zone**:
   (A) Shall occupy a defined **parking space**.
   (B) Shall not occupy any **accessible parking space**.
   (C) Shall be in accordance with Section 4.6.

### 4.27 Shipping container

(a) A **shipping container** placed on a property shall be considered a structure and shall be subject to Site Plan Control.

(b) A shipping container may be **used** for outdoor storage, for the primary **use** of the **building**, where permitted and in accordance with the following provisions:

   (i) **Shipping containers used** for storage shall be placed within the permitted **outdoor storage area**, in accordance with Section 4.11.

   (ii) A **shipping container** shall not be stacked on top of another **shipping container**.

(c) A **shipping container** is not permitted to be **used** for storage on a **lot** in residential or mixed-use **zones** on a permanent basis.

(d) Where a shipping container is converted and **used** as a construction material for a **building** or an **accessory building or structure** it is considered a **building or structure** and shall comply with the applicable **zone** regulations and/or Section 4.5 **accessory buildings or structures**.

(e) Despite Section 4.27 (b), a **shipping container** is permitted in association with a **storage facility use**.

(f) Despite Section 4.27 (b), a **shipping container** is permitted in US, NP, CP and RP **zones** for the purposes of City **parks and recreation programing**.

### 4.27.1 Temporary shipping containers

(a) Despite Section 4.27 (b), a **shipping container** may be permitted in a **driveway, residential** for a period not exceeding 30 days in any given year, provided that the **shipping container** is not located within or blocking access to a required **parking space**, and that the **shipping container** is **setback** a minimum of 0.6 metres from a **street line**.

(b) Despite any other provision of this **by-law**, a **shipping container** is permitted on a construction site in any **zone** for the purposes of temporary storage of equipment and materials incidental to construction only, until such construction is substantially completed, or a final building inspection is conducted, whichever event occurs first.

(c) A **shipping container** is permitted as an **occasional use** in accordance with section 4.17.
5. Parking

No land shall be used, and no building or structure shall be used or erected in any zone unless off-street parking spaces, parking areas, driveways, loading spaces, or any other applicable requirement specified within this section, are provided and maintained in accordance with all applicable provisions, unless explicitly stated otherwise.

5.1 Calculation

(a) If the calculation of the required parking spaces or bicycle parking spaces results in a fraction, the required parking spaces or bicycle parking spaces shall be rounded up to the next higher whole number.

5.2 Location

(a) Every off-street parking area shall be located on the same lot as the use requiring the parking and shall not infringe on or obstruct any required loading spaces, walkways, or other site elements required pursuant to this by-law.

(b) Despite any yard provisions of this by-law to the contrary, parking spaces and parking areas are permitted in accordance with the following provisions:

5.2.1 Residential uses

(a) For every single detached dwelling, semi-detached dwelling, on-street townhouse, rear access on-street townhouse, duplex dwelling, and multi-unit buildings with 3 dwelling units or less, the following provisions apply:

(i) One required parking space for the uses specified in 5.2.1 (a) 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.

(ii) Where an off-street parking space does not exist and where such space cannot be provided to the rear of the front wall of the main building of an existing dwelling unit, 1 off-street parking space may be wholly or partially located within the required front yard provided such parking space is setback a minimum of 0.5 metres from the side lot line.

(iii) Despite 5.2.1 (a) (i), in the case of a through lot, parking spaces may be wholly located within one of the front yards, behind the front wall of the main building and be setback a minimum of 0.5 metres from the side lot line.

(iv) When situated in the rear yard, an exterior parking area shall be setback 0.5 metre from any lot line and is to be screened from adjacent properties with a minimum 1.5 metre high solid fence or suitable landscaping consisting of sod, trees, shrubbery or berms.

(v) In a D.1 or D.2 zone, where an enclosed parking area is located within 1 metre of any lot line adjacent to a single detached dwelling, semi-detached dwelling, duplex dwelling, or on-street townhouse, it is to be screened along those lot lines with a minimum 1.5 metre high solid fence.
Part C: General Provisions and Parking

Parking

5.2.2 For any cluster, stacked, back-to-back, stacked back-to-back townhouse, and apartment buildings, the following provisions apply:

(a) Every parking space for the uses specified in 5.2.2 shall be located in the interior side yard or rear yard, and any parking area or parking space shall be setback 3 metres from any lot line.

(b) Any surface driveway or surface parking area shall be setback 3 metres from a building wall, entrance or any window of a habitable room.

(c) On a lot 9,000 square metres and greater, a maximum of 75% of the residential parking spaces shall be permitted in surface parking areas.

(d) A minimum clearance of 1.5 metres shall be provided from an access driveway to any above ground utility structure and/or city-owned street tree.

Parking location for residential uses

a. Exterior parking space

b. Interior parking space

c. Rear yard parking area
### 5.2.3 Commercial, mixed-use, employment, institutional, utility uses

(a) No parking area or parking space shall be located within 3 metres of any street line or any other lot line.

(b) A parking area shall be screened from view from any street with suitable landscaping consisting of sod, trees, shrubbery or berms.

(c) In any commercial, mixed-use, or downtown zone, parking spaces and parking areas shall be located in interior side yards or rear yards.

(d) In any commercial or mixed-use zone, no parking area or parking space shall be located within 15 metres of the lot line of a corner lot of any intersections of a street, public.

(e) In any mixed-use zone, no parking area abutting an arterial road, identified in the City's Official Plan in force and effect on the effective date, shall be greater in length than 25% of the length of any lot line adjacent to an arterial road.

(f) On a lot 9,000 square metres and greater, a maximum of 75% of the residential parking spaces shall be permitted in surface parking areas.

### 5.2.4 Structured parking

(a) An underground parking structure containing a parking area does not require a setback from any lot line.

(b) Where an underground parking structure is located in accordance with 5.2.4 (a) and is located below a required landscape open space area or buffer strip, there shall be a minimum depth of 1.2 metres between grade and the structure.

(c) Within the downtown zones, a structured parking area within the first storey of a building shall be setback from the street line a minimum of 4.5 metres.

(d) Within any residential or mixed-use zone, a structured parking area within the first storey of a building shall be setback from the street line a minimum of 10 metres.

### 5.3 Design

#### 5.3.1 Driveways and parking aisles

(a) Every off-street parking area shall be provided with adequate means of ingress and egress to and from a street or lane and shall not interfere with the normal public use of a street.

(b) Every driveway associated with such parking areas and parking spaces shall have a minimum width for access to a street, public or lane of 3 metres.

(c) In a downtown zone, vehicle access to a parking area is by 1 driveway, non-residential only, which shall have a minimum width of 6 metres throughout its length.

(d) For lots with 10 dwelling units or less, vehicle access to a parking area shall be by 1 driveway, residential only.

(e) The minimum width of a parking aisle providing two way access shall be 6.5 metres.

(f) The minimum width of a parking aisle providing two way access to parallel parking spaces shall be 6.1 metres.

(g) The minimum width of a parking aisle providing one way access to parallel parking spaces shall be 4 metres.
Part C: General Provisions and Parking

Parking

(h) The minimum width of a parking aisle providing one way access to angled parking spaces shall be provided in accordance with Table 5.1.

Table 5.1 – Minimum one way parking aisle width for angled parking

<table>
<thead>
<tr>
<th>Row</th>
<th>Angle of parking space</th>
<th>Minimum parking aisle width (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>90 degrees - 60 degrees</td>
<td>6.5</td>
</tr>
<tr>
<td>2.</td>
<td>59 degrees - 45 degrees</td>
<td>5.5</td>
</tr>
<tr>
<td>3.</td>
<td>44 degrees or less</td>
<td>4.5</td>
</tr>
</tbody>
</table>

One way access parking aisle width for angled parking

Two way access parking aisle width

A Minimum one way parking aisle width
B Angle of parking space

A Minimum two way parking aisle
5.3.2 Parking space dimensions
(a) All parking spaces shall be designed, installed and maintained in accordance with the dimensions set out in Table 5.2.
(b) Parking space dimensions established in Table 5.2 are required to be provided exclusive of any obstructions such as stairs, doors, or other fixed building elements.
(i) Despite Section 5.3.2 (b), stairs to the access door of the dwelling unit may be provided. The stair shall be wide enough to accommodate the width of the entrance and a maximum projection of 1 metre into the required parking space while maintaining the ability to use the required parking space.

5.3.3 Compact parking space dimensions
(a) A maximum of 15% of the minimum required parking spaces may be designed, provided and maintained for compact vehicles.
(b) Despite any other provision, parking spaces for compact vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length, except this shall not apply to parallel parking spaces or accessible parking spaces.

5.3.4 Surface treatment of parking areas
(a) The surface of every parking area and driveway in every zone shall be constructed with gravel or other stable surface and be treated so as to prevent the raising of dust or loose particles and drained so as to prevent the flow of surface water onto adjacent lands.
(b) Despite 5.3.4 (a), the surface of every parking area and driveway located in any front or exterior side yard of any lot in a townhouse, multi-unit buildings (over 3 dwelling units), or non-residential zone, shall be paved with asphalt, concrete or paving stones.
(c) Despite 5.3.4 (a) and 5.3.4 (b), the surface of every parking area or driveway located in any yard in a non-residential zone which is located within or adjacent to a residential zone shall be paved with asphalt, concrete or paving stones.
(d) The surface of every parking area or driveway in any industrial zone shall be exempt from Section 5.3.4 (b), but shall comply with Sections 5.3.4 (a) and 5.3.4 (c).

5.4 Loading space requirements
(a) All loading spaces shall be located to the rear of the front wall of a building or to the rear of an exterior side wall of a building facing a street, public.
(b) All loading spaces facing a street, public shall be screened with a minimum 3 metre wide buffer strip.

5.5 Required parking rates in all zones except downtown zones
(a) Off-street parking spaces for all uses on lots in zones excluding downtown zones shall be provided in accordance with Table 5.3.
(b) If the existing number of parking spaces exceeds the maximum number of parking spaces permitted by Table 5.3 in the parking adjustment (PA) area, the maximum parking rate is the number of parking spaces provided on the effective date of this by-law.
### Table 5.2– Minimum parking space dimensions

<table>
<thead>
<tr>
<th>Row</th>
<th>Parking space type or location for specified uses</th>
<th>Dimensions – minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential interior parking space (within a garage or carport) (RL.1, RL.2, RL.3, RM.5)</td>
<td>3 metre width x 6 metre length (1)</td>
</tr>
<tr>
<td>2.</td>
<td>Residential exterior parking space (RL.1, RL.2, RL.3, RM.5)</td>
<td>2.5 metre width x 5.5 metre length</td>
</tr>
<tr>
<td>3.</td>
<td>Apartment building (over 3 units), mixed-use building, stacked townhouse, stacked back-to-back townhouse and non-residential uses (interior or exterior parking spaces)</td>
<td>2.75 metre width x 5.5 metre length (excluding any obstructions)</td>
</tr>
<tr>
<td>4.</td>
<td>Interior or exterior parallel parking space</td>
<td>2.6 metre width x 6.5 metre length</td>
</tr>
<tr>
<td>5.</td>
<td>Interior or exterior stacked (tandem) parking space</td>
<td>Interior or exterior parking space dimensions, with length multiplied by 2</td>
</tr>
</tbody>
</table>

### Additional regulations for Table 5.2:
1. An attached garage for single detached dwellings, semi-detached dwellings and townhouses, on-street, townhouse, rear access on-street shall have a minimum floor area of 20 square metres.

### Parking space dimensions

<table>
<thead>
<tr>
<th>A</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Length</td>
</tr>
<tr>
<td>C</td>
<td>Column</td>
</tr>
</tbody>
</table>

### Attached garage parking space

<table>
<thead>
<tr>
<th>A</th>
<th>20 square metres (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Standard residential garbage containers</td>
</tr>
</tbody>
</table>
### Table 5.3 Required parking rates in all zones except downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum required</td>
<td>Maximum permitted</td>
</tr>
<tr>
<td>Residential uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Additional residential dwelling unit (2)(5)</td>
<td>1 space per dwelling unit</td>
<td>Not applicable</td>
</tr>
<tr>
<td>2.</td>
<td>Apartment building (6)(7)</td>
<td>For the first 20 dwelling units: 1.5 spaces per dwelling unit, and for each dwelling unit in excess of 20: 1.25 spaces per dwelling unit. A minimum of 20% of the required parking spaces shall be for the use of visitor parking</td>
<td>1.5 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit</td>
</tr>
<tr>
<td>3.</td>
<td>Bed and breakfast</td>
<td>1 space per building, plus 1 space for owner</td>
<td>Not applicable</td>
</tr>
<tr>
<td>4.</td>
<td>Duplex dwelling</td>
<td>1 space per dwelling unit</td>
<td>Not applicable</td>
</tr>
<tr>
<td>5.</td>
<td>Emergency shelter</td>
<td>1 space per 4 beds</td>
<td>Not applicable</td>
</tr>
<tr>
<td>6.</td>
<td>Group home (4)</td>
<td>1 space per building, plus 1 space per staff</td>
<td>Not applicable</td>
</tr>
<tr>
<td>7.</td>
<td>Home occupation</td>
<td>In accordance with Section 4.15.2</td>
<td>Not applicable</td>
</tr>
<tr>
<td>8.</td>
<td>Hospice</td>
<td>1 space per 3 beds</td>
<td>Not applicable</td>
</tr>
<tr>
<td>9.</td>
<td>Live-work unit</td>
<td>In addition to the non-residential parking rate, 1 space per dwelling unit</td>
<td>In addition to the non-residential parking rate, 1.5 spaces per dwelling unit</td>
</tr>
<tr>
<td>10.</td>
<td>Lodging house type 1 (3)(4)</td>
<td>1 space per building, plus 1 per 3 lodging units</td>
<td>Not applicable</td>
</tr>
<tr>
<td>11.</td>
<td>Long term care facility</td>
<td>1 space per 3 beds</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>
### Table 5.3 Continued– Required parking rates in all zones except downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum required</td>
<td>Maximum permitted</td>
</tr>
<tr>
<td>12.</td>
<td>Mixed-use building ((6))</td>
<td>In addition to the non-residential parking rate, 1 space per dwelling unit plus 0.1 visitor spaces per dwelling unit</td>
<td>In addition to the non-residential parking rate, 1.5 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit</td>
</tr>
<tr>
<td>13.</td>
<td>Retirement residential facility</td>
<td>1 space per 3 beds</td>
<td>Not applicable</td>
</tr>
<tr>
<td>14.</td>
<td>Single detached dwelling</td>
<td>1 space per dwelling unit</td>
<td>Not applicable</td>
</tr>
<tr>
<td>15.</td>
<td>Semi-detached dwelling</td>
<td>1 space per dwelling unit</td>
<td>Not applicable</td>
</tr>
<tr>
<td>16.</td>
<td>Supportive housing</td>
<td>1 space per 4 beds</td>
<td>Not applicable</td>
</tr>
<tr>
<td>17.</td>
<td>Townhouse–back-to-back, cluster, stacked, and stacked back-to-back</td>
<td>1 space per dwelling unit, plus 0.2 visitor spaces per dwelling unit</td>
<td>1.5 spaces per dwelling unit, plus 0.5 visitor spaces per dwelling unit</td>
</tr>
<tr>
<td>18.</td>
<td>Townhouse–on-street</td>
<td>1 space per dwelling unit</td>
<td>Not applicable</td>
</tr>
<tr>
<td>19.</td>
<td>Townhouse–rear access on-street</td>
<td>1 space per dwelling unit</td>
<td>Not applicable</td>
</tr>
<tr>
<td>20.</td>
<td>Triplex ((6))</td>
<td>1 space per dwelling unit</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

**Commercial, service, retail and related land uses**

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Minimum required</th>
<th>Maximum permitted</th>
<th>Minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.</td>
<td>Animal boarding establishment</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
<td>4 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>22.</td>
<td>Animal care establishment</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
<td>4 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>23.</td>
<td>Artisan studio</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>24.</td>
<td>Auction centre</td>
<td>3.5 spaces per 100 m² of GFA</td>
<td>6 spaces per 100 m² of GFA</td>
<td>4 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>25.</td>
<td>Building supply</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
</tbody>
</table>
### Table 5.3 Continued– Required parking rates in all zones except downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum required</td>
<td>Maximum permitted</td>
</tr>
<tr>
<td>26.</td>
<td>Catering service</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>27.</td>
<td>Cleaning establishment</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>28.</td>
<td>Commercial entertainment</td>
<td>5 spaces per 100 m² of GFA</td>
<td>10 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>29.</td>
<td>Conference and convention facility</td>
<td>5.5 spaces per 100 m² of GFA</td>
<td>7.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>30.</td>
<td>Contractor’s yard</td>
<td>1 space per 100 m² of GFA</td>
<td>1.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>31.</td>
<td>Convenience store</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>32.</td>
<td>Day care centre</td>
<td>3 spaces per 100 m² of GFA</td>
<td>Not applicable</td>
</tr>
<tr>
<td>33.</td>
<td>Financial establishment</td>
<td>3 spaces per 100 m² of GFA</td>
<td>4.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>34.</td>
<td>Fitness centre</td>
<td>5 spaces per 100 m² of GFA</td>
<td>5.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>35.</td>
<td>Funeral home</td>
<td>3.5 spaces per 100 m² of GFA</td>
<td>6 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>36.</td>
<td>Garden centre</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>37.</td>
<td>Home improvement warehouse</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>38.</td>
<td>Hotel</td>
<td>0.75 spaces per guest room</td>
<td>1 space per guest room</td>
</tr>
<tr>
<td>39.</td>
<td>Major equipment supply and service</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>40.</td>
<td>Medical clinic</td>
<td>3 spaces per 100 m² of GFA</td>
<td>4 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>41.</td>
<td>Micro-brewery</td>
<td>1 space per 100 m² of GFA</td>
<td>1.5 space per 100 m² of GFA</td>
</tr>
</tbody>
</table>
### Table 5.3 Continued– Required parking rates in all zones except downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum required</td>
<td>Maximum permitted</td>
<td>Minimum required</td>
</tr>
<tr>
<td>42.</td>
<td>Nightclub</td>
<td>5 spaces per 100 m² of GFA</td>
<td>10 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>43.</td>
<td>Office</td>
<td>2.5 spaces per 100 m² of GFA</td>
<td>5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>44.</td>
<td>Propane retail outlet</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>45.</td>
<td>Repair service</td>
<td>1 space per 100 m² of GFA</td>
<td>1.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>46.</td>
<td>Restaurant</td>
<td>5 spaces per 100 m² of GFA</td>
<td>12.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>47.</td>
<td>Restaurant, take-out</td>
<td>5 spaces per 100 m² of GFA</td>
<td>10 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>48.</td>
<td>Retail establishment</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>49.</td>
<td>Service establishment</td>
<td>4 spaces per 100 m² of GFA</td>
<td>5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>50.</td>
<td>School, commercial</td>
<td>1 space per 100 m² of GFA</td>
<td>5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>51.</td>
<td>Storage facility</td>
<td>1 space per 100 m² of GFA</td>
<td>1.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>52.</td>
<td>Taxi establishment</td>
<td>2.5 spaces per 100 m² of GFA</td>
<td>5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>53.</td>
<td>Tradesperson's shop</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>54.</td>
<td>Transportation depot</td>
<td>1 space per 100 m² of GFA</td>
<td>2 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>55.</td>
<td>Vehicle body shop</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>56.</td>
<td>Vehicle rental establishment</td>
<td>1 space per 100 m² of GFA</td>
<td>2 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>57.</td>
<td>Vehicle repair establishment</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>58.</td>
<td>Vehicle sales establishment</td>
<td>1 space per 100 m² of GFA</td>
<td>2 spaces per 100 m² of GFA</td>
</tr>
</tbody>
</table>
### Table 5.3 Continued—Required parking rates in all zones except downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td>59.</td>
<td>Vehicle service station</td>
<td>In addition to required stacking spaces in Table 5.11, 5 spaces per 100 m² of GFA (GFA of any commercial building)</td>
<td>In addition to required stacking spaces in Table 5.11, 7.5 spaces per 100 m² of GFA (GFA of any commercial building)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60.</td>
<td>Veterinary service</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 spaces per 100 m² of GFA</td>
</tr>
</tbody>
</table>

#### Multi-unit buildings

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
</table>
| 61. | Multi-unit building, commercial use (includes individual buildings on the same lot as the multi-unit building) | a. 0 spaces for the first 500 m² of GFA;  
b. Plus 3.5 spaces per 100 m² of GFA in excess of 500 m² and 5,000 m²; and,  
c. Plus 2.5 spaces per 100 m² of GFA in excess of 5,000 m² | a. 0 spaces for the first 450 m² of GFA;  
b. Plus 3.5 spaces per 100 m² of GFA between 450 m² and 4,550 m²; and,  
c. Plus 2.5 spaces per 100 m² of GFA in excess of 4,550 m² in excess of 4,550 m² |
| 62. | Multi-unit building, industrial use (includes individual buildings on the same lot as the multi-unit building) | Not applicable | Not applicable |

#### Employment and industrial land uses

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td>63.</td>
<td>Computer establishment</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>64.</td>
<td>Manufacturing</td>
<td>1 space per 100 m² of GFA</td>
<td>1.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>65.</td>
<td>Print or publishing establishment</td>
<td>1.5 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>66.</td>
<td>Research and development establishment</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 33 m² of GFA</td>
</tr>
</tbody>
</table>
### Table 5.3 Continued– Required parking rates in all zones except downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Lots identified with parking adjustment (PA) suffix</th>
<th>Lots without parking adjustment (PA) suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum required</td>
<td>Maximum permitted</td>
</tr>
<tr>
<td>67.</td>
<td>Trucking operation</td>
<td>0.5 spaces per 100 m² of GFA</td>
<td>1 space per 100 m² of GFA</td>
</tr>
<tr>
<td>68.</td>
<td>Warehouse</td>
<td>0.5 spaces per 100 m² of GFA</td>
<td>1 space per 100 m² of GFA</td>
</tr>
<tr>
<td></td>
<td>Community and institutional land uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>69.</td>
<td>Art gallery</td>
<td>3.5 spaces per 100 m² of GFA</td>
<td>6 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>70.</td>
<td>Community centre</td>
<td>3 spaces per 100 m² of GFA</td>
<td>5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>71.</td>
<td>Hospital</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>72.</td>
<td>Medical treatment facility</td>
<td>2 spaces per 100 m² of GFA</td>
<td>3 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>73.</td>
<td>Museum</td>
<td>3.5 spaces per 100 m² of GFA</td>
<td>6 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>74.</td>
<td>Place of worship</td>
<td>5 spaces per 100 m² of GFA</td>
<td>6.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>75.</td>
<td>School – elementary</td>
<td>1 space per classroom, plus 4 visitor spaces</td>
<td>1.25 spaces per classroom, plus 4 visitor spaces</td>
</tr>
<tr>
<td>76.</td>
<td>School – secondary</td>
<td>3 spaces per classroom</td>
<td>3.5 spaces per classroom</td>
</tr>
<tr>
<td>77.</td>
<td>School, post-secondary</td>
<td>1 space per 100 m² of GFA</td>
<td>1.5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>78.</td>
<td>Social services establishment</td>
<td>2.5 spaces per 100 m² of GFA</td>
<td>5 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td>79.</td>
<td>Recreation facility</td>
<td>5 spaces per 100 m² of GFA</td>
<td>5.6 spaces per 100 m² of GFA</td>
</tr>
<tr>
<td></td>
<td>Other land uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>80.</td>
<td>Golf course</td>
<td>4 spaces per hole, plus 4 spaces per 100 m² of GFA (GFA of clubhouse, pro shop, or other course-related buildings)</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>
Additional regulations for Table 5.3:

1. Where a restaurant or nightclub use occupies more than 30% of the gross floor area of a multi-unit building, the specific parking ratio requirement for the restaurant or nightclub shall be required in addition to the multi-unit building requirement for the remaining gross floor area.

2. The required off-street parking spaces for additional residential dwelling units may be stacked behind the required off-street parking space of the primary dwelling unit in the driveway, residential.

3. Where 1 or more parking spaces are located to the rear of the main front wall of the lodging house type 1, a maximum of 2 parking spaces may be located in the driveway, residential and be counted as part of the parking requirement for the lodging house type 1. These parking spaces may be stacked.

4. The second parking space required for a group home and lodging house type 1 may be located in the driveway, residential in a stacked position.

5. If no legal off-street parking space can be provided for the primary dwelling unit, as of the effective date of this by-law, no parking spaces are required for the additional residential dwelling units.

6. Apartment buildings, mixed-use buildings, and triplexes with less than 20 dwelling units are not required to provide visitor parking spaces.

7. In multi-unit buildings with 3 dwelling units or less, if no legal off-street parking space can be provided for the existing dwelling unit, as of the effective date of this by-law, no parking spaces are required.
5.6 Required parking rates in downtown zones

(a) Off-street parking spaces for D.1, D.2, D.3 and D.3a zones shall be provided in accordance with Table 5.4.

(b) Despite Table 5.4, a designated structure, shall not require parking spaces. Any addition to the designated structure erected after the effective date of By-law (2017)-20187 shall require parking spaces in accordance with Table 5.4 for the gross floor area of the addition.

Table 5.4–Required parking rates in downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Apartment building, duplex, single detached, semi-detached, townhouse- on-street, townhouse- rear access on-street</td>
<td>1 per dwelling unit (1)</td>
</tr>
<tr>
<td>2.</td>
<td>Live-work unit, mixed-use building</td>
<td>In addition to the non-residential parking requirement, 1 per dwelling unit is required (1)</td>
</tr>
<tr>
<td>3.</td>
<td>Home occupation, lodging house type 1, additional residential dwelling unit, group home, long term care facility, hospice</td>
<td>In accordance with Table 5.3</td>
</tr>
<tr>
<td>4.</td>
<td>Retail uses</td>
<td>1 per 100 m² of GFA</td>
</tr>
<tr>
<td>5.</td>
<td>Service uses</td>
<td>1 per 100 m² of GFA</td>
</tr>
<tr>
<td>6.</td>
<td>Office uses</td>
<td>1.5 per 100 m² of GFA</td>
</tr>
<tr>
<td>7.</td>
<td>Community uses</td>
<td>1.5 per 100 m² of GFA</td>
</tr>
<tr>
<td>8.</td>
<td>Hospitality uses</td>
<td>0.75 per guest room (2)(3)</td>
</tr>
</tbody>
</table>

Additional regulations for Table 5.4:

1. **Apartment buildings** and **mixed-use buildings** in a D.1 or D.2 zone with more than 20 dwelling units require a minimum of 0.05 parking spaces per dwelling unit in addition to the requirements of Table 5.4, 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. For a hotel, 1 additional parking space is required per 10 m² GFA that is open to the public, excluding corridors, lobbies or foyers.

3. For a 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.
5.7 Accessible parking

Accessible parking shall be provided for uses on lots where parking is required pursuant to this by-law, in accordance with the provisions of this section.

(a) Accessible parking rates

(i) Accessible parking spaces shall be provided in accordance with the requirements set out in Table 5.5. Accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this by-law.

(ii) Despite Section 5.7 (a) (i), a required Type B accessible parking space may be satisfied as a Type A accessible parking space.

(iii) Despite Section 5.7 (a) (i), single detached dwellings, semi-detached dwellings, duplex dwellings, townhouse, on-street, townhouse, rear access on-street, multi-unit buildings with 3 dwelling units or less and additional residential dwelling units shall not require accessible parking spaces.

(iv) Where more than one use requiring off-street parking spaces is proposed on a lot, the number and type of accessible parking spaces shall be calculated based on the number of parking spaces required for each use.

(b) Accessible parking space design requirements

(i) Accessible parking spaces shall be designed, installed and maintained in accordance with the minimum specifications set out in Table 5.5 and Table 5.6.

(ii) The parking adjustment (PA) area requirements identified in Table 5.3 shall not apply to the calculation of accessible parking spaces. The parking space rate for lots without...
the (PA) suffix will be used for all lots when calculating the accessible parking space requirements.

(iii) Despite Table 5.10, a driveway, residential for a vehicle, accessible is permitted to have a width of 4.9 metres, 1.5 metres of which must be identified with hatched diagonal lines as a pedestrian access and no vehicle parking shall occur on the hatched portion of the driveway, residential.

Accessible driveway

A Access aisle (1.5 m)
B Driveway width (3.4 m)
Table 5.5 – Accessible parking rates

<table>
<thead>
<tr>
<th>Row</th>
<th>Number of required parking spaces</th>
<th>Type A accessible parking spaces (min)</th>
<th>Type B accessible parking spaces (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>12 or fewer</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>2.</td>
<td>13 to 100</td>
<td>4% of total spaces(^{(1)}) with an equal number of Type A and Type B accessible parking spaces(^{(2)})(^{(3)})</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>101 to 200</td>
<td>1 accessible parking space plus an additional 3% of total spaces(^{(1)}) with an equal number of Type A and Type B accessible parking spaces(^{(2)})</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>201 to 1,000</td>
<td>2 accessible parking spaces plus an additional 2% of total spaces(^{(1)}) with an equal number of Type A and Type B accessible parking spaces(^{(2)})</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Over 1,000</td>
<td>11 accessible parking spaces plus an additional 1% of spaces(^{(1)}) with an equal number of Type A and Type B accessible parking spaces(^{(2)})</td>
<td></td>
</tr>
</tbody>
</table>

Additional regulations for Table 5.5:
1. Rounded up to the nearest whole number
2. If an odd number of accessible parking spaces is required, the additional space may be a Type B accessible parking space
3. If only one accessible parking space is required, the space must be a Type A accessible parking space.

Table 5.6 – Accessible parking space dimensions

<table>
<thead>
<tr>
<th>Row</th>
<th>Element</th>
<th>Dimensions - minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Type A accessible parking space(^{(1)})(^{(2)})</td>
<td>3.4 metre width x 5.5 metre length</td>
</tr>
<tr>
<td>2.</td>
<td>Type B accessible parking space(^{(2)})</td>
<td>2.4 metre width x 5.5 metre length</td>
</tr>
</tbody>
</table>

Additional regulations for Table 5.6:
1. Type A accessible parking spaces shall be identified with signage indicating spaces are van accessible
2. Access aisles shall be provided directly adjacent to all off-street accessible parking spaces in accordance with the following specifications:
   i. Access aisles shall be a minimum of 2 metres wide.
   ii. Access aisles shall extend along the entire length of the accessible parking space, with a minimum length of 5.5 metres.
   iii. When located on asphalt, concrete, or other hard surface, access aisles shall be marked with high tonal contrast diagonal lines.
5.8 Bicycle parking rates

(a) Bicycle parking spaces, long term and bicycle parking spaces, short term shall be provided in accordance with Table 5.7 and Table 5.8.

(b) Where a lot contains more than one use, not within a multi-unit building, the required number of bicycle parking spaces is the sum of all bicycle parking spaces required for each use.

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Bicycle parking spaces, short term – minimum required</th>
<th>Bicycle parking spaces, long term – minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Apartment building</td>
<td>0.1 spaces per dwelling unit, 2 spaces minimum</td>
<td>1 space per dwelling unit, 2 spaces minimum</td>
</tr>
<tr>
<td></td>
<td>Townhouse – back-to-back, cluster, stacked, stacked back-to-back (where individual garages are not provided)</td>
<td>0.1 spaces per dwelling unit, 2 spaces minimum</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Supportive housing</td>
<td>0.1 spaces per dwelling unit or suite, 2 spaces minimum</td>
<td>1 space per dwelling unit or suite, 2 spaces minimum</td>
</tr>
<tr>
<td>3.</td>
<td>Live-work unit, mixed-use building (1)</td>
<td>In addition to the non-residential parking requirement, 0.1 spaces per dwelling unit is required, 2 spaces minimum</td>
<td>In addition to the non-residential parking requirement, 1 space per dwelling unit is required, 2 spaces minimum</td>
</tr>
<tr>
<td>4.</td>
<td>Multi-unit building (commercial) (includes individual buildings on the same lot as the multi-unit building)</td>
<td>0.2 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.1 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td>5.</td>
<td>Multi-unit building (industrial) (includes individual buildings on the same lot as the multi-unit building)</td>
<td>0.03 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.07 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td>6.</td>
<td>Commercial, service, retail (includes individual buildings on the same lot as the multi-unit building)</td>
<td>0.2 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.1 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td>7.</td>
<td>Day care centre</td>
<td>0.3 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.2 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
</tbody>
</table>
### Table 5.7 Continued - Required bicycle parking rates in all zones except downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Bicycle parking spaces, short term – minimum required</th>
<th>Bicycle parking spaces, long term – minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</td>
<td><strong>Restaurant (restaurant and restaurant, take-out)</strong></td>
<td>2 spaces per use</td>
<td>0.1 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td>9.</td>
<td><strong>Office</strong></td>
<td>0.13 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.2 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td>10.</td>
<td><strong>Medical clinic</strong></td>
<td>0.2 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.07 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td>11.</td>
<td><strong>Employment and specialty retail</strong></td>
<td>0.05 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.09 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td></td>
<td>Building supply</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Garden centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Home improvement warehouse</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Major equipment supply and service</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Propane retail outlet</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Repair service</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Transportation depot</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle body shop</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle rental establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle repair establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle sales establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle service station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td><strong>Employment, industrial</strong></td>
<td>0.03 spaces per 100 m² GFA, 2 spaces minimum</td>
<td>0.07 spaces per 100 m² GFA, 2 spaces minimum</td>
</tr>
<tr>
<td></td>
<td>Catering services</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cleaning establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Computer establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contractor’s yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Manufacturing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Micro-brewery</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Storage facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Print or publishing establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Research and development establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Trucking operation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Warehouse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td><strong>All other non-residential uses</strong></td>
<td>4% of the required parking under Table 5.3, 2 spaces minimum.</td>
<td>4% of the required parking under Table 5.3, 2 spaces minimum.</td>
</tr>
</tbody>
</table>

**Additional regulations for Table 5.7:**

1. In buildings having less than 10 dwelling units, no bicycle parking spaces are required for the residential component.
### Table 5.8 - Required bicycle parking rates in downtown zones

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Bicycle parking spaces, short term – minimum required (2)</th>
<th>Bicycle parking spaces, long term – minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Apartment building</td>
<td>0.07 spaces per dwelling unit (1)</td>
<td>0.68 spaces per dwelling unit (1)</td>
</tr>
<tr>
<td>2</td>
<td>Live-work unit, mixed-use building</td>
<td>In addition to the non-residential parking requirement, 0.07 spaces per dwelling unit is required (1)</td>
<td>In addition to the non-residential parking requirement, 0.68 spaces per dwelling unit is required (1)</td>
</tr>
<tr>
<td>3</td>
<td>Retail uses</td>
<td>0.25 spaces per 100 m² GFA</td>
<td>0.085 spaces per 100 m² GFA</td>
</tr>
<tr>
<td>4</td>
<td>Office uses</td>
<td>0.03 spaces per 100 m² GFA</td>
<td>0.17 spaces per 100 m² GFA</td>
</tr>
<tr>
<td>5</td>
<td>All other non-residential uses</td>
<td>4% of the required parking under Table 5.4.</td>
<td>4% of the required parking under Table 5.4.</td>
</tr>
</tbody>
</table>

### Additional regulations for Table 5.8:
1. In buildings having less than 10 dwelling units, no bicycle parking spaces are required for the residential component.
2. The required bicycle parking space, short term for any use may be located on the lot on which the use is located, and/or on the street abutting the lot.

#### 5.8.1 Bicycle parking space design and location

(a) Bicycle parking spaces, long term:

(i) Bicycle parking spaces, long term shall be provided in a secure, weather-proof enclosure with controlled access.

(ii) A minimum of 25% of the required bicycle parking spaces, long term shall be stored in a horizontal ground-mounted position. The remainder of the spaces may be provided as stacked or vertical spaces.

(iii) For apartment buildings, mixed-use buildings and townhouses where individual garages are not provided, back-to-back, cluster, stacked and stacked back-to-back townhouses, a minimum of 5% of the required bicycle parking spaces, long term shall be provided in individually secured enclosures that are a minimum of 1 metre wide by 2.6 metres in horizontal length and a minimum 1.9 metre vertical clearance, and shall have access to an electrical outlet.

(b) Bicycle parking spaces, short term:

(i) Bicycle parking spaces, short term shall be located no more than 25 metres from the primary pedestrian entrance to the building.

(ii) A minimum of 25% of the required bicycle parking spaces, short term shall be weather protected.
Part C: General Provisions and Parking

Parking

5.8.2 Bicycle parking space and aisle dimensions

(a) Horizontal bicycle parking spaces shall:
   (i) Be a minimum dimension of 0.6 metres wide by 1.8 metres horizontal length, with a minimum vertical clearance of 1.9 metres.
   (ii) Be accessed by an aisle with a minimum width of 1.5 metres.

(b) Vertical bicycle parking spaces shall:
   (i) Have a minimum dimension of 0.6 metres wide by 1.8 metres vertical length, where the bike, when secured on the storage rack is provided with a minimum horizontal clearance from the wall of 1.2 metres.
   (ii) Be accessed by an aisle with a minimum width of 1.2 metres.

(c) Stacked bicycle parking spaces shall:
   (i) Have minimum dimensions of 0.6 metres wide by 1.8 metres horizontal length, with a minimum vertical clearance of 1.2 metres.
   (ii) Be accessed by an aisle with a minimum width of 1.2 metres.

5.9 Electric vehicle parking requirements

(a) A minimum of 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units and mixed-use buildings on lots identified with a (PA) suffix shall be provided as electric vehicle parking spaces.

(b) A minimum of 80% of total required parking spaces for multi-unit buildings with 3 or more dwelling units, townhouse – cluster, stacked, stacked back-to-back, and mixed-use buildings shall be provided as designed electric vehicle parking spaces.

(c) For any non-residential use, a minimum of 10% of required parking spaces shall be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces shall be provided as designed electric vehicle parking spaces.

5.10 Parking spaces within automated parking systems

(a) Despite Table 5.2, parking spaces provided within an automated parking system may count towards satisfying the required minimum and maximum parking space calculations under this by-law, except this shall not apply to satisfying required accessible parking spaces, visitor parking spaces, and/or electric vehicle parking spaces.

5.11 Garages and driveways–residential zones

5.11.1 Maximum width of attached garage - residential

(a) The maximum permitted garage width within residential zones shall be in accordance with Table 5.9.

5.11.2 Garage location

(a) Within residential zones, attached garages shall not project beyond the main front wall of the first storey containing habitable floor space oriented towards the front lot line or exterior side lot line abutting a street line. Where a roofed porch is provided, the attached garage may be located ahead of the main front wall, to a maximum projection of 2 metres.

(i) For single detached dwellings and semi-detached dwellings in downtown zones, attached garages shall not project beyond the main front wall of the building.
5.11.3 Maximum residential driveway widths

(a) The maximum driveway, residential width permitted in residential zones shall be in accordance with Table 5.10.

(b) Despite Section 5.11.3 (a), a surfaced walkway within 1.5 metres of the nearest foundation wall is permitted providing that it is not used for parking.

(c) The width of the driveway, residential is measured parallel to the front of an attached garage or in the case of a

lot where there is no garage or there is a detached garage, the driveway, residential width is measured perpendicular to the direction in which the vehicle drives and parks on the driveway, residential.

(d) Every driveway, residential associated with required parking spaces shall have a minimum width of 3 metres. This driveway, residential width may be reduced to 2.5 metres at the point of entry of a garage entrance or fence opening.
Part C: General Provisions and Parking

Parking

(e) A maximum of 1 driveway, residential access is permitted per lot.

(f) All off-street parking in the front yard and exterior side yard shall be confined to the driveway, residential area and any legal off-street parking area. The front yard of any lot except the driveway, residential shall be landscaped.

Table 5.9 – Maximum width of attached garage – residential

<table>
<thead>
<tr>
<th>Row</th>
<th>Zone</th>
<th>Width of attached garage – maximum permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>RL.1</td>
<td>Single detached dwelling - 6.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Semi-detached dwelling - 50% of the lot frontage or 5 metres, whichever is less.</td>
</tr>
<tr>
<td>2.</td>
<td>RL.2</td>
<td>Single detached dwelling - 50% of the lot frontage or 5 metres, whichever is greater. (1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Semi-detached dwelling - 50% of the lot frontage or 5 metres, whichever is less.</td>
</tr>
<tr>
<td>3.</td>
<td>Townhouses in RL.3, RL.4, RM.5, RM.6, CMUC, MOC, D.1, D.2 zones</td>
<td>50% of lot frontage</td>
</tr>
<tr>
<td>4.</td>
<td>Single detached dwelling and semi-detached dwelling in D.1, D.2 and MOC zones</td>
<td>50% of lot frontage</td>
</tr>
</tbody>
</table>

Additional regulations for Table 5.9

1. Lots with lot frontage of 12 metres or greater may have a maximum attached garage width of 6 metres.

Table 5.10 – Maximum residential driveway width

<table>
<thead>
<tr>
<th>Row</th>
<th>Zone</th>
<th>Driveway, residential width - maximum permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>RL.1</td>
<td>Single detached/duplex dwelling, multi-unit building (up to 3 units) - 6.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.</td>
</tr>
<tr>
<td>2.</td>
<td>RL.2</td>
<td>Single detached - 50% of the lot frontage or 5 metres, whichever is greater (1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Duplex dwelling, multi-unit building (up to 3 units) - 5 metres (1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.</td>
</tr>
<tr>
<td>3.</td>
<td>RL.3, RL.4, RM.5, RM.6, D.1, D.2</td>
<td>Single detached, semi-detached and duplex dwelling - 50% of lot frontage or 5 metres, whichever is less.</td>
</tr>
<tr>
<td></td>
<td>Townhouses</td>
<td>65% of lot frontage or 5 metres, whichever is less.</td>
</tr>
</tbody>
</table>

Additional regulations for Table 5.10:

1. Lots with lot frontage of 12 metres or greater may have a maximum driveway, residential width of 6 metres.
5.12 Vehicle service stations

(a) The minimum **setback** from a fuel pump island and a canopy **structure** of a **vehicle service station** to any **lot line** abutting a residential, institutional or park **use** shall be 15 metres.

(b) A visual barrier consisting of a minimum 1.8 metre high solid privacy **fence** or suitable landscaping shall be provided when a **vehicle service station** abuts a **lot line** of a residential, institutional or park **use**.

5.13 Drive-through facilities and automatic car washes

(a) The minimum **setback** from any **lot line** abutting a residential, institutional or park **use** for any **building** or **structure** associated with a **drive-through facility** or **car wash, automatic** shall be 15 metres.

(b) A visual barrier consisting of a minimum 1.8 metre high solid privacy **fence** or suitable landscaping shall be provided when a **drive-through facility** or **car wash, automatic** abuts a **lot line** of a residential, institutional or park **use**.

(c) A **drive-through facility** or **car wash, automatic** shall not be permitted in any **front yard** or **exterior side yard**.

Drive-through and stacking lane requirements

- **A**: 15 m (min)
- **B**: 1.5 m (min)
- **C**: Stacking lane: 2.7 m (wide) x 6.0 m (length)
Part C: General Provisions and Parking

Parking

5.14 Vehicle stacking regulations

(a) **Stacking lanes** shall not be permitted in any **front yard** or **exterior side yard**.

(b) **Stacking lanes** shall not be permitted within 3 metres of a **street line**.

(c) Each **stacking space** in a **stacking lane** shall have a width of 2.7 metres and a length of 6 metres.

(d) The minimum number of **stacking spaces** required in a **stacking lane** shall be calculated in accordance with the standards set out in Table 5.11.

5.15 Other general off-street parking regulations

(a) The following applies to all residential **zones** and downtown **zones**:

   (i) **No vehicle, recreational** or boat shall be parked or stored except in a **garage**, **interior side yard** or **rear yard**, provided it:

       (A) Is **setback** a minimum of 1 metre from an **interior side yard lot line** and **rear yard lot line**; and

       (B) Does not obstruct any access to or from the required off-street **parking spaces** of a **dwelling unit**.

   (ii) Every utility trailer, boat trailer and unmounted camper top, if not parked or stored in a **garage** or **carport**, shall be parked or stored behind the front wall of the **main building**.

   (b) **No vehicle, commercial** shall be parked in a residential **zone** when such **vehicle, commercial**:

       (i) Exceeds a registered gross weight of 3,000 kilograms;

       (ii) Exceeds a height of 2.6 metres above the ground surface (including any attached equipment); or

       (iii) Has an overall length greater than 6 metres.

       (A) **Despite Section 5.15 (b) (i), (ii) and (iii)**, no tow truck, tilt/n/load dump truck, tractor trailer, semi-trailer, or any component thereof, shall be parked or stored in a residential **zone**.

### Table 5.11 – Minimum stacking space requirements

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Stacking space requirement – minimum required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Car wash, automatic</td>
<td>10 <strong>stacking spaces</strong></td>
</tr>
<tr>
<td>2.</td>
<td>Car wash, self-serve</td>
<td>2 <strong>stacking spaces</strong> per bay</td>
</tr>
<tr>
<td>3.</td>
<td>Drive-through facility (retail)</td>
<td>3 <strong>stacking spaces</strong></td>
</tr>
<tr>
<td>4.</td>
<td>Drive-through facility (restaurant)</td>
<td>10 <strong>stacking spaces</strong></td>
</tr>
<tr>
<td>5.</td>
<td>Drive-through facility (financial)</td>
<td>3 <strong>stacking spaces</strong></td>
</tr>
<tr>
<td>6.</td>
<td>Drive-through facility (all others)</td>
<td>3 <strong>stacking spaces</strong></td>
</tr>
</tbody>
</table>
### Part D: Land Use Zones

#### Part D Table of Contents

<table>
<thead>
<tr>
<th>6. Residential Zones</th>
<th>D-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential 1 (RL.1)</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential 2 (RL.2)</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential 3 (RL.3)</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential 4 (RL.4)</td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential 5 (RM.5)</td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential 6 (RM.6)</td>
<td></td>
</tr>
<tr>
<td>High Density Residential 7 (RH.7)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. Mixed-Use Zones</th>
<th>D-33</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Mixed-use Centre (CMUC)</td>
<td></td>
</tr>
<tr>
<td>Mixed-use Corridor (MUC)</td>
<td></td>
</tr>
<tr>
<td>Neighbourhood Commercial Centre (NCC)</td>
<td></td>
</tr>
<tr>
<td>Mixed Office/Commercial (MOC)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. Commercial Zones</th>
<th>D-49</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience Commercial (CC)</td>
<td></td>
</tr>
<tr>
<td>Service Commercial (SC)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Downtown Zones</th>
<th>D-57</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown 1 (D.1)</td>
<td></td>
</tr>
<tr>
<td>Downtown 2 (D.2)</td>
<td></td>
</tr>
<tr>
<td>Downtown 3 (D.3)</td>
<td></td>
</tr>
<tr>
<td>Downtown 3a (D.3a)</td>
<td></td>
</tr>
</tbody>
</table>

When marked blue, the regulations, provisions, and sections are subject to an Ontario Land Tribunal appeal (OLT Case OLT-23-000462) and are not in force and effect. Please refer to the previous Zoning By-law (1995)-14864 as appropriate. If you have any questions, please contact Zoning Services at 519-837-5615 or zoning@guelph.ca.
## Part D: Land Use Zones

<table>
<thead>
<tr>
<th>10. Employment Zones</th>
<th>D-72</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial (B)</td>
<td></td>
</tr>
<tr>
<td>Corporate Business Park (BP)</td>
<td></td>
</tr>
<tr>
<td>Institutional/Research Park (IRP)</td>
<td></td>
</tr>
<tr>
<td>Mixed Business (MB)</td>
<td></td>
</tr>
<tr>
<td>Employment Mixed-use (EMU)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. Institutional Zones</th>
<th>D-81</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Institutional (NI)</td>
<td></td>
</tr>
<tr>
<td>Major Institutional 1 – General (I.1)</td>
<td></td>
</tr>
<tr>
<td>Major Institutional 2 – University of Guelph (I.2)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. Open Space, Golf Course and Park Zones</th>
<th>D-88</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space Zone (OS)</td>
<td></td>
</tr>
<tr>
<td>Golf Course (GC)</td>
<td></td>
</tr>
<tr>
<td>Urban Square Zone (US)</td>
<td></td>
</tr>
<tr>
<td>Neighbourhood Park (NP)</td>
<td></td>
</tr>
<tr>
<td>Community Park (CP)</td>
<td></td>
</tr>
<tr>
<td>Regional Park (RP)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. Natural Heritage System Zone</th>
<th>D-92</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Heritage System (NHS)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. Major Utility Zone</th>
<th>D-94</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Utility (U)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. Urban Reserve Zones</th>
<th>D-96</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Reserve 1 (UR.1)</td>
<td></td>
</tr>
<tr>
<td>Urban Reserve 2 (UR.2)</td>
<td></td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Residential Zones

6. Residential Zones

6.1 List of Applicable Zones

Low Density Residential 1 (RL.1)
The purpose of this zone is to accommodate single detached dwellings, semi-detached dwellings and duplex dwellings, as well as small multi-unit residential buildings and on-street townhouses.

Low Density Residential 2 (RL. 2)
The purpose of this zone is to accommodate single detached dwellings, semi-detached dwellings, and duplex dwellings on smaller residential lots, as well as small multi-unit residential buildings and on-street townhouses.

Low Density Residential 3 (RL. 3)
The purpose of this zone is to accommodate on-street townhouses and rear access on-street townhouses.

Low Density Residential 4 (RL. 4)
The purpose of this zone is to accommodate cluster townhouses and small scale apartment buildings to a maximum height of 3 storeys.

Medium Density Residential 5 (RM. 5)
The purpose of this zone is to accommodate on-street townhouses to a maximum height of 3 storeys and apartment buildings to a maximum height of 4 storeys.

Medium Density Residential 6 (RM. 6)
The purpose of this zone is to accommodate cluster townhouses, stacked townhouses, back-to-back townhouses and stacked back-to-back townhouses to a maximum height of 4 storeys and mid-rise apartment buildings to a maximum height of 6 storeys.

High Density Residential 7 (RH. 7)
The purpose of this zone is to accommodate apartment buildings and to allow for small scale convenience commercial uses within an apartment building, to a maximum height of 10 storeys.
Part D: Land Use Zones

Residential Zones

Illustrative example
### 6.2 Permitted uses

Uses permitted in the residential zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 6.1, below:

#### Table 6.1 - Permitted uses in residential zones

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>RL.1</th>
<th>RL.2</th>
<th>RL.3</th>
<th>RL.4</th>
<th>RM.5</th>
<th>RM.6</th>
<th>RH.7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional residential dwelling unit</td>
<td>P (1)</td>
<td>P (1)</td>
<td>--</td>
<td>--</td>
<td>P (1)</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Apartment building</td>
<td>P (8)</td>
<td>P (8)</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Convenience store</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P (2) (3)</td>
</tr>
<tr>
<td>Day care centre</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P (2) (3)</td>
</tr>
<tr>
<td>Day care, private home</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Duplex dwelling</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Group home</td>
<td>P (4) (6)</td>
<td>P (4) (6)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Hospice</td>
<td>P (6)</td>
<td>P (6)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Lodging house type 1</td>
<td>P (7)</td>
<td>P (7)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Long term care facility</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retirement residential facility</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Semi-detached dwelling</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Single detached dwelling</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Supportive housing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse, back-to-back</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Townhouse, cluster</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Townhouse, on-street</td>
<td>P (9)</td>
<td>P (9)</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Townhouse, rear access on-street</td>
<td>P (9)</td>
<td>P (9)</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Townhouse, stacked</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Townhouse, stacked back-to-back</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Triplex</td>
<td>P (8)</td>
<td>P (8)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Additional regulations for Table 6.1:

1. Additional residential dwelling units are permitted within and on the same lot as a single detached dwelling, semi-detached dwelling, and townhouse, on-street and in accordance with Section 4.12.1.
2. Permitted within an apartment building, not within a dwelling unit.
3. Maximum 400 square metres in floor area, not within a dwelling unit.
4. In accordance with Section 4.24.
5. In accordance with Section 4.15.
6. Only use permitted in a building.
7. In accordance with Section 4.23.
8. Maximum of 3 dwelling units and in accordance with Section 6.3.1.
9. Maximum of 3 dwelling units and in accordance with Section 6.3.3 and 6.3.4.
Part D: Land Use Zones
Low Density Residential 1 (RL.1) and Low Density Residential 2 (RL.2) Zones

6.3 Lot and building regulations

6.3.1 Single detached dwellings/multi-unit buildings up to 3 units

(a) Lot regulations

<table>
<thead>
<tr>
<th>Lot area (min)</th>
<th>RL.1</th>
<th>460 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>RL.2</td>
<td>275 m²</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot frontage - interior lot (min)</th>
<th>RL.1</th>
<th>15 m (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RL.2</td>
<td>9 m</td>
<td></td>
</tr>
</tbody>
</table>

| Lot frontage - corner lot (min) | RL.2 | 12 m |

| Landscaped open space (min) | The front yard, except the driveway, residential shall be landscaped and no parking shall be permitted within this landscaped open space |

Table 6.2: RL.1 and RL.2 single detached dwelling/multi-unit buildings (3 units) lot regulations

Despite the definition of landscaped open space, a minimum setback of 0.5 m between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery.

For multi-unit buildings with 3 units, 35% of lot area is required to be landscaped open space.
### Part D: Land Use Zones

Low Density Residential 1 (RL.1) and Low Density Residential 2 (RL.2) Zones

(b) Setback regulations

<table>
<thead>
<tr>
<th></th>
<th>Front yard</th>
<th>Exterior side yard</th>
<th>Interior side yard (min)</th>
<th>Rear yard (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>min</td>
<td>6 m (^{(2)(3)(4)})</td>
<td>4.5 m (^{(2)(4)(5)})</td>
<td>7.5 m or 20% of the lot depth, whichever is less (^{(3)})</td>
</tr>
<tr>
<td></td>
<td>max</td>
<td>10 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C RL.1</td>
<td>1.5 m</td>
<td>_</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C RL.2</td>
<td>1.2 m on one side of dwelling unit and 0.6 m on the other side</td>
<td>_</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(c) Building regulations

<table>
<thead>
<tr>
<th></th>
<th>Building height (max)</th>
<th>Principal entrance</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3 storeys and in accordance with Section 4.14</td>
<td>A principal entrance shall be provided that faces the front lot line or exterior side lot line</td>
</tr>
</tbody>
</table>

#### Table 6.3: RL.1 and RL.2 single detached dwelling/multi-unit buildings (3 units) setback regulations

#### Table 6.4: RL.1 and RL.2 single detached dwelling/multi-unit buildings (3 units) building regulations
(d) Garage regulations

<table>
<thead>
<tr>
<th>A</th>
<th>Garage location</th>
<th>In accordance with Section 5.11.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Garage width (max)</td>
<td>In accordance with Table 5.9</td>
</tr>
</tbody>
</table>

**Carport**

Despite any required **interior side yard**, a **carport** shall be permitted with a 0.6 m **setback** to any **interior side lot line**
Part D: Land Use Zones
Low Density Residential 1 (RL.1) and Low Density Residential 2 (RL.2) Zones

6.3.2 Semi-detached dwellings

(a) Lot regulations

Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations

| Lot area (min) | 230 m² for each unit |
| Lot frontage (min) | 7.5 m for each unit |
| Landscaped open space (min) | The front yard, except the driveway, residential shall be landscaped and no parking shall be permitted within this landscaped open space |

<table>
<thead>
<tr>
<th>Landscaped open space (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Despite the definition of landscaped open space, a minimum setback of 0.5 m between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery</td>
</tr>
<tr>
<td>Where driveways are joined, a 0.5 m setback is not required between the two driveways.</td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Low Density Residential 1 (RL.1) and Low Density Residential 2 (RL.2) Zones

(b) Setback regulations

Table 6.7: RL.1 and RL.2 semi-detached dwelling setback regulations

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Front yard (min)</td>
<td>6 m [^2(3)(4)]</td>
</tr>
<tr>
<td>B</td>
<td>Exterior side yard (min)</td>
<td>4.5 m [^2(4)(5)]</td>
</tr>
<tr>
<td>C</td>
<td>Interior side yard (min)</td>
<td>1.2 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 m is required</td>
</tr>
<tr>
<td></td>
<td></td>
<td>along the common</td>
</tr>
<tr>
<td></td>
<td></td>
<td>lot line of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>semi-detached</td>
</tr>
<tr>
<td></td>
<td></td>
<td>dwellings</td>
</tr>
<tr>
<td>D</td>
<td>Rear yard (min)</td>
<td>7.5 m or 20% of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>the lot depth,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>whichever is less [^3]</td>
</tr>
</tbody>
</table>

(c) Building regulations

Table 6.8: RL.1 and RL.2 semi-detached dwelling building regulations

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Building height (max)</td>
<td>3 storeys and in</td>
</tr>
<tr>
<td></td>
<td></td>
<td>accordance with</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Section 4.14</td>
</tr>
<tr>
<td>B</td>
<td>Principal entrance</td>
<td>A principal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>entrance shall be</td>
</tr>
<tr>
<td></td>
<td></td>
<td>provided that faces</td>
</tr>
<tr>
<td></td>
<td></td>
<td>the front lot line</td>
</tr>
<tr>
<td></td>
<td></td>
<td>or exterior side</td>
</tr>
<tr>
<td></td>
<td></td>
<td>lot line</td>
</tr>
</tbody>
</table>
(d) Garage regulations

Table 6.9: RL.1 and RL.2 semi-detached dwelling garage regulations

<table>
<thead>
<tr>
<th></th>
<th>Garage location</th>
<th>In accordance with Section 5.11.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Garage width (max)</td>
<td>In accordance with Table 5.9</td>
</tr>
<tr>
<td>B</td>
<td>Carport</td>
<td>Despite any required interior side yard, a carport shall be permitted with a 0.6 m setback to any interior side lot line</td>
</tr>
</tbody>
</table>
Additional regulations for Tables 6.2 to 6.9

1. For lots located within the Older Built-up Area Overlay, as shown on Schedule B-1:
   a. The minimum lot frontage is the average lot frontage of the lots within the same city block face.
   b. For lots with a single detached dwelling the minimum lot frontage is 9 m.
   c. Nothing in this section shall require the minimum lot frontage to be greater than the minimum lot frontage established in Table 6.2 and 6.6.

2. For lots located within the Older Built-up Area Overlay, as shown on Schedule B-1:
   a. The minimum front yard and/or exterior side yard setback is the average of the established setbacks of the immediately adjacent lots. Where there is only one immediately adjacent lot or where the average of the setbacks of the adjacent lots cannot be determined, the minimum setback shall be 6 m. Where the off-street parking space is located within a garage or carport, the setback for the garage or carport shall be a minimum of 6 m from the street line.
   b. Where a road widening is required in accordance with Section 4.22, the calculation of the front yard or exterior side yard shall be as set out in 2 (a), provided that the required front yard or exterior side yard is not less than the new street line established by the required road widening.

3. Where buildings or structures are located on a through lot, the setback shall be a minimum of the average of the setbacks of the adjacent properties, or in the case of a corner lot, the minimum setback shall be the same as the nearest adjacent main building.

4. Where a transformer easement is located in the front yard or exterior side yard of a lot, portions of the dwelling unit shall be required to maintain a minimum separation of 3 metres between the transformer easement and any part of the dwelling unit.

5. A 6 metre exterior side yard setback is required on existing and proposed arterial and collector roads, as identified in the City’s Official Plan in force and effect on the effective date of this by-law.

2.a Average setbacks

![Diagram showing average setbacks]

- Actual setback
- Average front yard setback

Low Density Residential 1 (RL.1) and Low Density Residential 2 (RL.2) Zones
6.3.3 On-street and back-to-back on-street townhouses

(a) Lot regulations

<table>
<thead>
<tr>
<th></th>
<th>Lot area per dwelling unit (min)</th>
<th>Lot frontage per dwelling unit (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>180 m²</td>
<td>6 m</td>
</tr>
<tr>
<td></td>
<td>Back-to-back 90 m²</td>
<td>Back-to-back 7 m</td>
</tr>
</tbody>
</table>

(b) Setback regulations

<table>
<thead>
<tr>
<th></th>
<th>Front yard (min)</th>
<th>Exterior side yard (min)</th>
<th>Interior side yard (min)</th>
<th>Rear yard (min)</th>
<th>Lot coverage (max) - % lot area</th>
<th>Landscape open space (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>6 m</td>
<td>4.5 m</td>
<td>1.5 m</td>
<td>7.5 m</td>
<td>55 %</td>
<td>35 % (1)</td>
</tr>
<tr>
<td></td>
<td>0 m along common lot line</td>
<td></td>
<td>0 m for back-to-back townhouse dwelling units</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 6.10: RL.3 and RM.5 on-street townhouse lot regulations

Table 6.11: RL.3 and RM.5 on-street townhouse setback regulations
Part D: Land Use Zones
Low Density Residential 1, 2, 3 (RL.1, RL.2, RL.3) and Medium Density Residential 5 (RM.5) Zones

(c) Building regulations

(d) Entrance regulations

Table 6.12: RL.3 and RM.5 on-street townhouse building regulations

<table>
<thead>
<tr>
<th>Building height (max)</th>
<th>3 storeys and in accordance with Section 4.14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of dwelling units in a row (max)</td>
<td>8 (2)</td>
</tr>
<tr>
<td>Dwelling unit width (min)</td>
<td>6 m</td>
</tr>
<tr>
<td>Back-to-back - 7 m</td>
<td></td>
</tr>
<tr>
<td>Principal entrance</td>
<td>A principal entrance shall be provided that faces the front lot line or exterior side lot line</td>
</tr>
</tbody>
</table>

Table 6.13: RL.3 and RM.5 on-street townhouse entrance regulations

<table>
<thead>
<tr>
<th>Elevation of principle entrance (max)</th>
<th>1.5 m measured from the front lot line elevation</th>
</tr>
</thead>
</table>
6.3.4 **Rear access on-street townhouses**

(a) Lot regulations

(b) Setback regulations

### Table 6.14: RL.3 and RM.5 rear access on-street townhouse lot regulations

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Lot area per dwelling unit (min)</td>
<td>180 m²</td>
</tr>
<tr>
<td>B</td>
<td>Lot frontage per dwelling unit (min)</td>
<td>5.5 m</td>
</tr>
</tbody>
</table>

### Table 6.15: RL.3 and RM.5 rear access on-street townhouse setback regulations

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Front yard (min)</td>
<td>5 m</td>
</tr>
<tr>
<td>B</td>
<td>Exterior side yard (min)</td>
<td>4.5 m</td>
</tr>
<tr>
<td>C</td>
<td>Interior side yard (min)</td>
<td>1.5 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 m along common lot line</td>
</tr>
<tr>
<td>D</td>
<td>Rear yard or front yard with access to a lane (min)</td>
<td>7.5 m&lt;sup&gt;(3)&lt;/sup&gt;</td>
</tr>
<tr>
<td>E</td>
<td>Lot coverage (max) - % lot area</td>
<td>55 %</td>
</tr>
<tr>
<td>F</td>
<td>Landscape open space (min)</td>
<td>35 %&lt;sup&gt;(1)&lt;/sup&gt;</td>
</tr>
</tbody>
</table>
(c) Building regulations

Rear access detached garage

Rear access attached garage

<table>
<thead>
<tr>
<th>Table 6.16: RL.3 and RM.5 rear access on-street townhouse building regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Building height (max)</td>
</tr>
<tr>
<td><strong>B</strong> Number of dwelling units in a row (max)</td>
</tr>
<tr>
<td><strong>C</strong> Dwelling unit width (min)</td>
</tr>
</tbody>
</table>

Additional regulations for Tables 6.10 to 6.16:

1. 50% of the total landscaped open space must be covered by soft landscaping in the form of natural vegetation, such as grass, flowers, trees and shrubbery.
2. Additional residential dwelling units are permitted in addition to the maximum 8 units in a row.
3. Despite any other provision of this by-law, where a private garage or parking area is accessed by a driveway crossing a rear lot line or a front lot line of a through lot with access to a lane, the private garage or parking area shall be permitted to be a minimum of 0.6 metres from the lot line.
6.3.5 **Cluster townhouses, stacked townhouses, back-to-back townhouses, stacked back-to-back townhouses**

(a) Lot regulations

### Table 6.17: RL.4 and RM.6 townhouse lot regulations

<table>
<thead>
<tr>
<th>Lot frontage (min)</th>
<th>30 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density (max) - units per hectare (uph)</td>
<td></td>
</tr>
<tr>
<td>RL.4</td>
<td>35</td>
</tr>
<tr>
<td>RM.6</td>
<td>100</td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Low Density Residential 4 (RL.4) and Medium Density Residential 6 (RM.6) Zones

(b) Building regulations

Table 6.18: RL.4 and RM.6 townhouse lot setback regulations

<table>
<thead>
<tr>
<th>Description</th>
<th>RL.4</th>
<th>RM.6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min)</td>
<td>6 m(1)</td>
<td></td>
</tr>
<tr>
<td>Exterior side yard (min)</td>
<td>4.5 m</td>
<td></td>
</tr>
<tr>
<td>Interior side yard (min)</td>
<td>One-half the building height, and no less than 3 m</td>
<td></td>
</tr>
<tr>
<td>Rear yard (min)</td>
<td>One-half the building height, and no less than 4.5 m</td>
<td></td>
</tr>
<tr>
<td>Lot coverage (max) - % lot area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RL.4</td>
<td>30 %</td>
<td></td>
</tr>
<tr>
<td>RM.6</td>
<td>40 %</td>
<td></td>
</tr>
<tr>
<td>Landscape open space (min)</td>
<td>40 % of lot area (14)(15)</td>
<td></td>
</tr>
<tr>
<td>Active entrance</td>
<td>When a building(s) or portion thereof is within 15 m of a street line, a minimum number of 1 active entrance for every 30 m of street line shall be required for the portion of the building facing the street.</td>
<td></td>
</tr>
</tbody>
</table>

A 3 m buffer strip is required adjacent to interior side and rear lot lines
3 m buffer strip is required around the perimeter of surface parking lots

Parking
In accordance with Section 5

Cluster townhouses-5 m² per dwelling unit (5)(6)(7)(8)(9)(10)
Stacked and back-to-back townhouses-10 m² per dwelling unit (5)(6)(7)(8)(9)(10)

Private amenity area (min)
RL.4 20 m² per dwelling unit (11)(12)(13)
RM.6 20 m² per dwelling unit (11)(12)(13)
(c) Building regulations

Table 6.19: RL.4 and RM.6 townhouse unit regulations

<table>
<thead>
<tr>
<th>Lot area per dwelling unit (min)</th>
<th>RL.4</th>
<th>270 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM.6</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building height (max)</th>
<th>RL.4</th>
<th>3 storeys and in accordance with Section 4.14</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM.6</td>
<td>4 storeys and in accordance with Section 4.14</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dwelling unit width (min)</th>
<th>6 m (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Back-to-back - 7 m (3)</td>
<td></td>
</tr>
<tr>
<td>Stacked - N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front yard from private street back of curb or sidewalk or lot line (min)</th>
<th>6 m (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stacked with no garage - 3 m</td>
<td></td>
</tr>
</tbody>
</table>

| Exterior side yard from private street back of curb or sidewalk or lot line (min) | 4.5 m |

<table>
<thead>
<tr>
<th>Rear yard from private street back of curb or sidewalk or lot line (min)</th>
<th>7.5 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 m from back-to-back townhouse dwelling units</td>
<td></td>
</tr>
</tbody>
</table>

| Interior side yard (min) | 0 m  |

| Distance between buildings (min) | The minimum distance between any two buildings on the same lot shall be 3 m (4) |

| Overall building length of townhouse building (max) | 49 m |
Part D: Land Use Zones
Low Density Residential 4 (RL.4) and Medium Density Residential 6 (RM.6) Zones

Additional regulations for Tables 6.17 to 6.19:
1. Minimum 5 metre front yard setback where a laneway garage is provided.
2. Minimum dwelling unit width of 5.5 m for a townhouse with a detached garage in the rear yard.
3. Minimum dwelling unit width of 6 m for a back-to-back townhouse without an attached garage.
4. Distance between buildings:
   a. A minimum distance of 15 m is required between the front, exterior side and rear walls containing openings to habitable rooms of one building and the front, exterior side and rear walls containing openings to habitable rooms of another building.
   b. A minimum distance of 9 m is required between the rear wall of a townhouse and the side wall of another townhouse.

Common amenity area:
5. Buildings with less than 20 dwelling units are not required to provide common amenity area.
6. Common amenity area shall be aggregated into areas of not less than 50 m².
7. Common amenity area for combined cluster and stacked, back-to-back, or stacked back-to-back townhouses shall be calculated on a block by block basis using the applicable zone requirements.
8. Common amenity areas shall be designed and located so that the length does not exceed 4 times the width.
9. A common amenity area shall be located in any yard other than a required front yard or required exterior side yard.
10. Landscaped open space areas, building rooftops, patios and above ground decks may be included as part of the common amenity area if they are associated with recreational facilities that are provided and maintained, such as swimming pools, tennis courts, lounges and landscaped areas.

Private amenity area:
11. The following regulations apply to private amenity areas for cluster townhouses:
   a. Have a minimum depth of 4.5 metres, measured from the wall of the dwelling unit, and a minimum width equal to the dwelling unit width and no less than 4.5 metres, whichever is greater;
   b. Not form part of a required front yard or exterior side yard;
   c. Be setback a minimum of 3 metres from rear lot line;
   d. Not face onto a street, public;
   e. Be accessed from the dwelling unit;
   f. Be separate and not include walkways, play areas, or any other communal area;
   g. Be defined by a wall or fence between adjacent units;
   h. A minimum distance of 6 metres is required between private amenity areas of two separate buildings or 3 metres for the private amenity areas between two end units of a building.
   i. A minimum distance of 4.5 metres is required between the private amenity area and a wall of another building containing windows of habitable rooms which face the private amenity area.
12. Private amenity areas for ground level units in stacked townhouses, back-to-back townhouses and stacked back-to-back townhouses shall be a minimum of 10 m² in area and may be provided in the front yard on an unenclosed porch or balcony with no privacy screen. Private amenity areas for units below finished grade shall be a minimum of 10 m² in area and have a maximum 50% first storey projection above the below grade patio.
13. Private amenity areas for above grade units in *stacked townhouses, back-to-back townhouses* and *stacked back-to-back townhouses* shall be a minimum of 10 m² in area, consist of a *balcony* and be defined by a wall or railing between adjacent units to a height of 1.8 m and a minimum depth of 1.8 m.

14. 50% of the total landscaped open space must be covered by soft landscaping in the form of natural vegetation, such as grass, flowers, trees and shrubbery.

15. 30% of the required landscaped open space can be in the form of a *green roof* or *blue roof*.

**Private amenity area below ground level units**

- **A** Max. 50% balcony projection over below ground level private amenity area
- **B** Min. 10m²

**Private amenity areas**

(a) Scenario 1

(b) Scenario 2

- **A** 15m (min)
- **B** 4.5m (min)
- **C** 6m (min)
- **D** 3m (min)
6.3.6 **Apartment buildings**

(a) Lot regulations

(b) Setback regulations

---

**Table 6.20: RL.4 Apartment building lot regulations**

<table>
<thead>
<tr>
<th>A</th>
<th>Lot frontage (min)</th>
<th>30 m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Density (max) - units per hectare (uph)</td>
<td>35</td>
</tr>
</tbody>
</table>

---

**Table 6.21: RL.4 Apartment building setback regulations**

<table>
<thead>
<tr>
<th>A</th>
<th>Front yard or exterior side yard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>min</td>
</tr>
<tr>
<td></td>
<td>max</td>
</tr>
</tbody>
</table>

| B | Interior side yard (min) | 3 m (1) |

| C | Rear yard (min) | 7.5 m |

| D | Buffer strip (min) | A 3 m buffer strip is required adjacent to interior side and rear lot lines |
|   |                    | 3 m buffer strip is required around the perimeter of surface parking lots |

| Landscaped open space (min) | 20 % of lot area (6)(7)(8) |
### Table 6.22: RL.4 Apartment building - building regulations

| A | Building height (min) | 2 storeys |
| B | Building height (max) | 3 storeys and in accordance with Section 4.14 |
| C | Building length (max) | 48 m for buildings located within 15 m of a street |
| D | Distance between buildings (min) | Where two or more buildings are located on a lot, the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms, shall be one - half of the building height to a maximum of 15 m and a minimum of 3 m |

### Table 6.22: RL.4 Apartment building - building regulations

| Distance between buildings (min) | The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 3 m. |
| Common amenity area (min) | 20m² per dwelling unit (3)(4)(5) |
| Angular plane | In accordance with Section 4.14.4 |
| Principal entrance | A principal entrance shall be provided that faces the front lot line or exterior side lot line |
Part D: Land Use Zones

Medium Density Residential 5 (RM.5) Zone

6.3.7 Apartment buildings

(a) Lot regulations

<table>
<thead>
<tr>
<th>Lot frontage (min)</th>
<th>30 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density - units per hectare (uph)</td>
<td>min 35</td>
</tr>
<tr>
<td></td>
<td>max 100</td>
</tr>
</tbody>
</table>

(b) Setback regulations

<table>
<thead>
<tr>
<th>Front yard or Exterior side yard</th>
<th>min 6 m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>max 11 m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior side yard (min)</th>
<th>3 m (1)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Rear yard (min)</th>
<th>7.5 m</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Buffer strip (min)</th>
<th>A 3 m buffer strip is required adjacent to interior side and rear lot lines</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 m buffer strip is required around the perimeter of surface parking lots</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscaped open space (min)</th>
<th>20% of lot area (6)(7)(8)</th>
</tr>
</thead>
</table>
### Table 6.26: RM.5 Apartment building - building regulations

<table>
<thead>
<tr>
<th></th>
<th>Building Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td>Building height&lt;br&gt;(min)</td>
</tr>
<tr>
<td><strong>B</strong></td>
<td>Building height&lt;br&gt;(max)</td>
</tr>
<tr>
<td><strong>C</strong></td>
<td>Building Length&lt;br&gt;(max)</td>
</tr>
<tr>
<td><strong>D</strong></td>
<td>Distance between buildings&lt;br&gt;(min)</td>
</tr>
</tbody>
</table>

### Table 6.26: RM.5 Apartment building - building regulations

<table>
<thead>
<tr>
<th></th>
<th>Building Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Distance between buildings</strong>&lt;br&gt;(min)</td>
<td>The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 3 m</td>
</tr>
<tr>
<td><strong>Common amenity area</strong>&lt;br&gt;(min)</td>
<td>20 m² per dwelling unit (3)(4)(5)</td>
</tr>
<tr>
<td><strong>Angular plane</strong></td>
<td>In accordance with Section 4.14.4</td>
</tr>
<tr>
<td><strong>Active entrance</strong></td>
<td>When a building(s) or portion thereof is within 15 m of a street line, a minimum number of 1 active entrance for every 30 m of street line shall be required for the portion of the building facing the street</td>
</tr>
</tbody>
</table>
6.3.8 **Apartment buildings**

(a) Lot regulations

- **Lot frontage** (min) 30 m
- **Density** - units per hectare (uph)
  - min 35
  - max 100

(b) Setback regulations

- **Front yard or exterior side yard**
  - min 6 m
  - max 11 m
- **Interior side yard** (min) 3 m
- **Rear yard** (min) 7.5 m
- **Buffer strip** (min) A 3 m buffer strip is required adjacent to interior side and rear lot lines. 3 m buffer strip is required around the perimeter of surface parking lots.
- **Landscaped open space** (min) 40 % of lot area

**Table 6.28: RM.6 Apartment building lot regulations**

<table>
<thead>
<tr>
<th>A</th>
<th>Lot frontage (min)</th>
<th>30 m</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density</strong> - units per hectare (uph)</td>
<td>min</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>max</td>
<td>100</td>
</tr>
</tbody>
</table>

**Table 6.29: RM.6 Apartment building setback regulations**

<table>
<thead>
<tr>
<th>A</th>
<th><strong>Front yard or exterior side yard</strong></th>
<th>6 m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>min</td>
<td>6 m</td>
</tr>
<tr>
<td></td>
<td>max</td>
<td>11 m</td>
</tr>
<tr>
<td>B</td>
<td><strong>Interior side yard</strong> (min)</td>
<td>3 m</td>
</tr>
<tr>
<td>C</td>
<td><strong>Rear yard</strong> (min)</td>
<td>7.5 m</td>
</tr>
<tr>
<td>D</td>
<td><strong>Buffer strip</strong> (min)</td>
<td>A 3 m buffer strip is required adjacent to interior side and rear lot lines. 3 m buffer strip is required around the perimeter of surface parking lots.</td>
</tr>
<tr>
<td></td>
<td><strong>Landscaped open space</strong> (min)</td>
<td>40 % of lot area</td>
</tr>
</tbody>
</table>
Table 6.30: RM.6 Apartment building - building regulations

<table>
<thead>
<tr>
<th>Part</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Building height (min)</td>
<td>2 storeys</td>
</tr>
<tr>
<td>B</td>
<td>Building height (max)</td>
<td>6 storeys and in accordance with Section 4.14</td>
</tr>
<tr>
<td>C</td>
<td>Building length (max)</td>
<td>75 m for buildings located within 15 m of a street for the portion of the building adjacent to the street</td>
</tr>
<tr>
<td>D</td>
<td>Distance between buildings (min)</td>
<td>Where two or more buildings are located on a lot, the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms, shall be one-half of the building height to a maximum of 15 m and a minimum of 5 m</td>
</tr>
</tbody>
</table>

Table 6.30: RM.6 Apartment building - building regulations

<table>
<thead>
<tr>
<th>Part</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Distance between buildings (min)</td>
<td>The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 3 m</td>
</tr>
<tr>
<td></td>
<td>Common amenity area (min)</td>
<td>20 m² per dwelling unit (3)(4)(5)</td>
</tr>
<tr>
<td></td>
<td>Active entrance</td>
<td>When a building(s) or portion thereof is within 15 m of a street line, a minimum number of 1 active entrance for every 30 m of street line shall be required for the portion of the building facing the street</td>
</tr>
</tbody>
</table>
(d) Angular plane regulations

**Table 6.31: RM.6 Apartment building angular plane regulations**

| A | Angular plane | Building height shall not exceed an angular plane of 45 degrees from the interior side yard and/or rear yard lot lines when adjacent to RL.1 and/or RL.2 zones |
| B | Angular plane | In accordance with Section 4.14.4 |
6.3.9 Apartment buildings

<table>
<thead>
<tr>
<th>(a) Lot regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot frontage (min)</td>
</tr>
<tr>
<td>30 m</td>
</tr>
<tr>
<td>Residential density</td>
</tr>
<tr>
<td>units per hectare (uph)</td>
</tr>
<tr>
<td>min 100</td>
</tr>
<tr>
<td>max 150</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(b) Setback regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard or exterior side yard</td>
</tr>
<tr>
<td>min 6 m</td>
</tr>
<tr>
<td>max 11 m</td>
</tr>
<tr>
<td>Interior side yard (min)</td>
</tr>
<tr>
<td>3 m (1)</td>
</tr>
<tr>
<td>Rear yard (min)</td>
</tr>
<tr>
<td>7.5 m</td>
</tr>
<tr>
<td>Buffer strip (min)</td>
</tr>
<tr>
<td>A 3 m buffer strip is required adjacent to interior side and rear lot lines</td>
</tr>
<tr>
<td>3 m buffer strip is required around the perimeter of surface parking lots</td>
</tr>
<tr>
<td>Landscaped open space (min)</td>
</tr>
<tr>
<td>40 % of lot area (5)(6)(7)</td>
</tr>
</tbody>
</table>
(c) Building regulations

Table 6.34: RH.7 Apartment building - building regulations

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td>Building height (min)</td>
<td>3 storeys</td>
</tr>
<tr>
<td><strong>B</strong></td>
<td>Building height (max)</td>
<td>10 storeys in accordance with Section 4.14</td>
</tr>
</tbody>
</table>
| **C** | Floorplate size (max) | 7th and 8th storeys - 1,200 m²  
9th and above storeys - 1,000 m² |
| **D** | Building stepbacks (min) | 3 m for all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street |
| **E** | Building length (max) | 75 m for buildings located within 15 m of a street for the portion of the building adjacent to the street |

F Distance between buildings (min)

Where two or more buildings are located on a lot, the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms, shall be one half of the building height to a maximum of 15 m and a minimum of 3 m.

The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 3 m.

Active entrance

When a building(s) or portion thereof is within 15 m of a street line, a minimum number of 1 active entrance for every 30 m of street line shall be required for the portion of the building facing the street.
### Part D: Land Use Zones
High Density Residential (RH.7) Zone

**Table 6.34: RH.7 Apartment building - building regulations**

<table>
<thead>
<tr>
<th>Tower separation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The <strong>tower</strong> portion of the <strong>building</strong> (which is the portion of a <strong>building</strong> 7 storeys and above) shall be <strong>setback</strong> a minimum of 25 m from any portion of another <strong>tower</strong> measured perpendicularly from the exterior wall of the 6th <strong>storey</strong></td>
</tr>
<tr>
<td>The <strong>tower</strong> portion of a <strong>building</strong> shall be <strong>setback</strong> a minimum of 12.5 m from an <strong>interior side lot line</strong> and a <strong>rear lot line</strong> measured perpendicularly from the exterior wall of the 6th <strong>storey</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Common amenity area (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 m² per dwelling unit (^{(2)(3)(4)})</td>
</tr>
</tbody>
</table>

**Table 6.35: RH.7 Apartment building angular plane regulations**

| Angular plane          | Building heights shall not exceed an **angular plane** of 30 degrees measured from the property line for the **interior side yard** and/or **rear yard lot lines** when adjacent to RL.1 and/or RL.2 **zone** |
|------------------------|
| **Angular plane**      | Building heights shall not exceed an **angular plane** of 45 degrees measured 10.5 m above the average elevation of the grade at the property line for the **interior side yard** or **rear yard lot lines** when adjacent to RL.3, RL.4, RM.5 RM.6 and/or institutional **zone** |
| **Angular plane**      | In accordance with Section 4.14.4 |

---

(d) Tower separation regulations

(e) Angular plane regulations
Part D: Land Use Zones

Additional Regulations for Tables 6.20 to 6.35

1. Where windows of a habitable room face an interior side yard, the minimum interior side yard setback shall be 7.5 m.

2. Common amenity area:
   a. Common amenity areas shall be aggregated into areas not less than 50 m² and shall be designed and located so that the length does not exceed 4 times the width.
   b. Common amenity areas shall be located in any yard other than the required front yard or required exterior side yard.
   c. Landscaped open space areas, building rooftops, patios, and above ground decks may be included as part of the common amenity area if recreational facilities are provided and maintained, such as swimming pools, tennis courts, lounges, and landscaped areas.
   d. Rooftop common amenity area shall be located a minimum of 2 m from the roof edges facing an interior side yard.

3. No common amenity area is required for buildings on lots within the Older Built-up Area Overlay, Schedule B-1.

4. Buildings on a lot with less than 20 dwelling units are not required to provide common amenity area.

5. 50% of landscaped open space shall be covered by soft landscaping in the form of natural vegetation, such as grass, flowers, trees and shrubbery.

6. 30% of the required landscaped open space can be in the form of a green roof or blue roof.

7. Landscaped open space shall occupy the front yard of any lot, except the driveway, within the Older Built-up Area Overlay, Schedule B-1. No parking shall be permitted within this landscaped open space.
Part D: Land Use Zones

Mixed-use Zones

7. Mixed-Use Zones

7.1 List of Applicable Zones

Commercial Mixed-use Centre (CMUC)
The purpose of this zone is to allow for residential and non-residential uses within the city's commercial mixed-use centres.

Mixed-use Corridor (MUC)
The purpose of this zone is to provide for a mix of residential and non-residential uses within the city's mixed-use corridors.

Neighbourhood Commercial Centre (NCC)
The purpose of this zone is to allow for local convenience commercial and service uses within walking distance of residential areas to serve the immediate surrounding neighbourhoods, and are intended to be smaller in scale than commercial mixed-use centres.

Mixed Office/Commercial (MOC)
The purpose of this zone is to allow small-scale commercial, office, residential and mixed-use buildings within close proximity to residential areas, providing a transition in built form and allowing for a range of compatible businesses.

Illustrative example
### Part D: Land Use Zones

Mixed-use Zones

#### 7.2 Permitted uses

Uses permitted in the mixed-use zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 7.1, below:

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>CMUC</th>
<th>MUC</th>
<th>NCC</th>
<th>MOC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional residential dwelling unit</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Apartment building</td>
<td>P</td>
<td>P (6)</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Duplex dwelling</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Group home</td>
<td>P (9)</td>
<td>P (9)</td>
<td>P (9)</td>
<td>P (9)</td>
</tr>
<tr>
<td>Home occupation</td>
<td>P (10)</td>
<td>P (10)</td>
<td>P (10)</td>
<td>P (10)</td>
</tr>
<tr>
<td>Live-work unit</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Lodging house type 1</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P (13)</td>
</tr>
<tr>
<td>Long term care facility</td>
<td>P</td>
<td>P (6)</td>
<td>P (6)</td>
<td>P</td>
</tr>
<tr>
<td>Mixed-use building</td>
<td>P</td>
<td>P (6)</td>
<td>P (6)</td>
<td>P</td>
</tr>
<tr>
<td>Retirement residential facility</td>
<td>P</td>
<td>P (6)</td>
<td>P (6)</td>
<td>P</td>
</tr>
<tr>
<td>Single detached dwelling</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Semi-detached dwelling</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Supportive housing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse, back-to-back</td>
<td>p (15)(16)</td>
<td>--</td>
<td>--</td>
<td>p (15)(16)</td>
</tr>
<tr>
<td>Townhouse, cluster</td>
<td>p (16)</td>
<td>--</td>
<td>--</td>
<td>p (16)</td>
</tr>
<tr>
<td>Townhouse, on-street</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>p (15)</td>
</tr>
<tr>
<td>Townhouse, stacked</td>
<td>p (16)</td>
<td>--</td>
<td>--</td>
<td>p (16)</td>
</tr>
<tr>
<td>Townhouse, stacked back-to-back</td>
<td>p (16)</td>
<td>--</td>
<td>--</td>
<td>p (16)</td>
</tr>
<tr>
<td><strong>Retail uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convenience store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Garden centre</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Home improvement warehouse</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Propane retail outlet</td>
<td>p (2)</td>
<td>p (2)</td>
<td>p (2)</td>
<td>--</td>
</tr>
<tr>
<td>Retail establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td><strong>Office uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical clinic</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Office</td>
<td>p (3)</td>
<td>p (3)</td>
<td>p (1)</td>
<td>p (1)</td>
</tr>
<tr>
<td><strong>Hospitality uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Hotel</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>
## Part D: Land Use Zones

### Mixed-use Zones

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>CMUC</th>
<th>MUC</th>
<th>NCC</th>
<th>MOC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Service uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal care establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Artisan studio</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Carwash</td>
<td>P (2) (4)</td>
<td>P (5)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial entertainment</td>
<td>P (8)</td>
<td>P (8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conference and convention facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day care centre</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Drive-through facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Fitness centre</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Food vehicle</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Funeral home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Nightclub</td>
<td>P (7)</td>
<td>P (7)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>P (8)</td>
<td>P (8)</td>
<td>P (8)</td>
<td></td>
</tr>
<tr>
<td>Restaurant, take-out</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>School, commercial</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Service establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td>Vehicle rental establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Vehicle repair establishment</td>
<td>P (2)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle service station</td>
<td>P (2) (4)</td>
<td>P (5)</td>
<td>P (5)</td>
<td></td>
</tr>
<tr>
<td>Veterinary service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P (1)</td>
</tr>
<tr>
<td><strong>Community uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art gallery</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P (1)</td>
</tr>
<tr>
<td>Community centre</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Public hall</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Recreation facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occasional use</td>
<td>P (12)</td>
<td>P (12)</td>
<td>P (12)</td>
<td></td>
</tr>
<tr>
<td>Outdoor display and sales area</td>
<td>P (14)</td>
<td>P (14)</td>
<td>P (14)</td>
<td>P (14)</td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Mixed-use Zones

Additional Regulations for Table 7.1:

1. Maximum 400 square metres on a property.
2. Only permitted as an accessory use in accordance with Section 4.21.
3. Maximum gross floor area (GFA) of 4,000 square metres.
4. Not permitted within 50 metres of an intersection of an arterial or collector road, or at the intersection of two arterial roads, or at the intersection of two collector roads as defined in Schedule 5 of the City's Official Plan in force and effect on the effective date of this by-law.
5. Only one vehicle service station is permitted at each intersection of a street.
6. Dwelling units are not permitted in the basement or the first storey of a building. A lobby, amenity space, and residential components of live-work units are permitted in the first storey.
7. When a lot line abuts a low density residential (RL.1, RL.2, RL.3, RL.4) zone or a medium density residential (RM.5, RM.6) zone, a nightclub, micro-brewery and micro-distillery shall not be permitted on that lot.
8. When a lot line abuts a low density residential (RL.1, RL.2, RL.3, RL.4) zone or a medium density residential (RM.5, RM.6) zone, commercial entertainment and restaurant use on that lot shall not exceed 500m² gross floor area (GFA).
9. In accordance with Section 4.24.
10. In accordance with Section 4.15.
11. In accordance with Section 4.21.
12. In accordance with Section 4.17.
13. In accordance with Section 4.23.
15. In accordance with Section 6.3.3.
16. In accordance with Section 6.3.5, the RM.6 zone requirements in Table 6.18 and 6.19. Table 7.2 of the CMUC zone applies or Table 7.10 of the MOC zone applies.
7.3 Lot and building regulations

### Commercial mixed-use centre (CMUC) zone

| A | Lot frontage (min) | 50 m |
| B | Lot area           |      |
|   | min                | 7,500 m² |
|   | max                | 50,000 m² |
|   | Residential density units per hectare (uph) | |
|   | min                | 100 (5) |
|   | max                | 150 |

| C | Rear yard (min) | 7.5 m |
| D | Buffer strip (min) | A 3 m wide buffer strip is required adjacent to interior side and rear lot line |

### Setback regulations

| A | Front yard and exterior side yard | min | 3 m (1) |
|   | max | 13 m |
| B | Interior side yard (min) | 3 m (6) |
| C | Rear yard (min) | 7.5 m |
| D | Buffer strip (min) | A 3 m wide buffer strip is required adjacent to interior side and rear lot line |

| Landscaped open space (min) | 20% of lot area (2) |
### Part D: Land Use Zones

**Commercial Mixed-use Centre (CMUC) Zone**

#### (c) Building regulations

<table>
<thead>
<tr>
<th>Table 7.4: CMUC zone building regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Building height (min)</td>
</tr>
<tr>
<td><strong>B</strong> Building height (max)</td>
</tr>
</tbody>
</table>
| **C** Floorplate size (max)              | 7th and 8th **storeys** - 1,200 m²  
Above 8th **storey** - 1,000 m² |
| **D** Building stepbacks (min)           | 3 m for all portions of the **building** above the 6th **storey** facing a **street** for **buildings** located within 15 m of a **street** |
| **E** Building length (max)              | 75 m for **buildings** located within 15 m of a **street** for the portion of the **building** adjacent to the **street** |
| **F** Distance between **buildings** (min) | Where two or more **buildings** are located on a **lot**, the distance between the wall of one **building** and the wall of another **building** either of which contain windows of **habitable rooms**, shall be one half of the **building height** to a maximum of 15 m and a minimum of 5 m  
The distance between the faces of any two **buildings** with no windows to **habitable rooms** shall be a minimum of 5 m |
| **G** First storey height (min)          | 4.5 m |
Table 7.4: CMUC zone building regulations

<table>
<thead>
<tr>
<th>Feature</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>First storey transparency</td>
<td>40% of the surface area of the first storey of a building, up to 4.5 m from the ground, shall be comprised of transparent windows and/or active entrances when a building is within 15 m of an existing and proposed arterial and/or collector road, as identified in the City’s Official Plan in force and effect on the effective date.</td>
</tr>
<tr>
<td>Tower separation</td>
<td>The tower portion of the building which is the portion of a building above the 6th storey shall be setback a minimum of 25 m from any portion of another tower measured perpendicularly from the exterior wall of the 6th storey. The tower portion of a building shall be setback a minimum of 12.5 m from an interior side lot line and rear lot line measured perpendicularly from the exterior wall of the 6th storey.</td>
</tr>
<tr>
<td>Common amenity area</td>
<td>20 m² per dwelling unit (4)</td>
</tr>
</tbody>
</table>
(e) Angular plane regulations

**Table 7.5: CMUC angular plane regulations**

<table>
<thead>
<tr>
<th></th>
<th>Angular plane</th>
<th>Building heights shall not exceed an angular plane of 45 degrees from any interior side yard and/or rear yard lot lines when adjacent to a residential low density (RL.1, RL.2, RL.3, RL.4) zone.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Angular plane</td>
<td>Building heights shall not exceed an angular plane of 45 degrees from any interior side yard and/or rear yard lot lines when adjacent to a residential medium density (RM.5, RM.6), and/or institutional zone, as measured from 10.5 m above the average elevation of the grade at the required setback from the property line.</td>
</tr>
<tr>
<td>B</td>
<td>Angular plane</td>
<td>In accordance with Section 4.14.4.</td>
</tr>
</tbody>
</table>

Link to Table of Contents
Link to Zoning Schedules
7.3.2 Commercial regulations for CMUC zone

(a) Minimum commercial gross floor area (GFA)

(i) Not less than 25% of the commercial gross floor area (GFA) existing on the date of the passing of this by-law.

(ii) Where no commercial gross floor area (GFA) exists, on the effective date of this by-law, the minimum commercial gross floor area (GFA) shall be 0.15 floor space index (FSI).
Part D: Land Use Zones
Mixed-use Corridor (MUC) and Neighbourhood Commercial Centre (NCC) Zones

7.3.3 Mixed-use corridor (MUC) and neighbourhood commercial centre (NCC) zones

(a) Lot regulations

(b) Setback regulations

<table>
<thead>
<tr>
<th>Table 7.6: MUC and NCC zone lot regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot frontage</strong> (min)</td>
</tr>
<tr>
<td>MUC</td>
</tr>
<tr>
<td>NCC</td>
</tr>
<tr>
<td><strong>Lot area</strong></td>
</tr>
<tr>
<td>MUC min</td>
</tr>
<tr>
<td>NCC</td>
</tr>
<tr>
<td>MUC max</td>
</tr>
<tr>
<td>NCC</td>
</tr>
<tr>
<td><strong>Residential density</strong> - units per hectare (uph)</td>
</tr>
<tr>
<td>MUC min</td>
</tr>
<tr>
<td>NCC</td>
</tr>
<tr>
<td>MUC max</td>
</tr>
<tr>
<td>NCC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 7.7: MUC and NCC zone setback regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front yard and exterior side yard</strong></td>
</tr>
<tr>
<td>min</td>
</tr>
<tr>
<td>max</td>
</tr>
<tr>
<td><strong>Interior side yard</strong> (min)</td>
</tr>
<tr>
<td>min</td>
</tr>
<tr>
<td><strong>Rear yard</strong> (min)</td>
</tr>
<tr>
<td>min</td>
</tr>
<tr>
<td><strong>Buffer strip</strong> (min)</td>
</tr>
<tr>
<td>A 3 m wide <strong>buffer strip</strong> is required adjacent to interior side and rear lot lines</td>
</tr>
<tr>
<td><strong>Landscaped open space</strong> (min)</td>
</tr>
<tr>
<td>20% of lot area (2)</td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Mixed-use Corridor (MUC) and Neighbourhood Commercial Centre (NCC) Zones

(c) Building regulations

Table 7.8: MUC and NCC zone building regulations

| A | Building height (min) | 7.5 m for buildings located within 15 m of an existing and proposed arterial and/or collector road, as identified in the City's Official Plan in force and effect on the effective date |
| B | Building height (max) | 6 storeys |
| C | Building length (max) | 75 m for buildings located within 15 m of a street for the portion of the building adjacent to the street |

Active entrance
When a building(s) or portion thereof is within 15 m of an existing and proposed arterial and/or collector road, as identified in the City's Official Plan in force and effect on the effective date of this by-law, a minimum number of 1 active entrance for every 30 m of street line shall be required for the portion of the building facing the street.

| D | Distance between buildings (min) | Where two or more buildings are located on a lot, the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms, shall be one-half of the building height to a maximum of 15 m and a minimum of 5 m. The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 5 m |
| E | First storey height (min) | 4.5 m |
| F | First storey transparency (min) | 40% of the surface area of the first storey of a building, up to 4.5 m from the ground, shall be comprised of transparent windows and/or active entrances when a building is within 15 m of an existing and proposed arterial and/or collector road, as identified in the City's Official Plan in force and effect on the effective date |
| G | Common amenity area (min) | 20 m² per dwelling unit (4) |
### Part D: Land Use Zones

**Mixed-use Corridor (MUC) and Neighbourhood Commercial Centre (NCC) Zones**

(d) Angular plane regulations

<table>
<thead>
<tr>
<th>Table 7.9: MUC and NCC angular plane regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Angelic plane</strong></td>
</tr>
<tr>
<td><strong>B</strong> Angular Plane</td>
</tr>
<tr>
<td><strong>C</strong> Angular plane</td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Mixed-use Corridor (MUC) and Neighbourhood Commercial Centre (NCC) Zones

### 7.3.4 Commercial regulations for MUC and NCC zones

(a) Maximum **gross floor area (GFA)** of individual retail **use** in an NCC zone

3,250 m²

(b) Minimum commercial **gross floor area (GFA)** in an MUC and NCC zone:

(i) Not less than 25% of the commercial **gross floor area (GFA)** existing on the **effective date** of this **by-law**.

(ii) If no commercial **gross floor area (GFA)** exists, the minimum commercial **gross floor area (GFA)** shall be 0.15 **floor space index (FSI)**.
Part D: Land Use Zones
Mixed Office / Commercial (MOC) Zone

7.3.5 Mixed office/commercial (MOC) zone

(a) Lot regulations

(b) Setback regulations

Table 7.10: MOC zone lot regulations

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Lot frontage (min)</td>
<td>12 m</td>
</tr>
<tr>
<td>B</td>
<td>Lot area (min)</td>
<td>370 m²</td>
</tr>
<tr>
<td></td>
<td>Residential density—units per hectare (uph)</td>
<td>min: N/A, max: 100</td>
</tr>
</tbody>
</table>

Table 7.11: MOC zone setback regulations

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Front yard and exterior side yard (min)</td>
<td>6 m</td>
</tr>
<tr>
<td>B</td>
<td>Front yard and exterior side yard (max)</td>
<td>7.5 m</td>
</tr>
<tr>
<td>C</td>
<td>Interior side yard (min)</td>
<td>1.5 m (3)</td>
</tr>
<tr>
<td>D</td>
<td>Rear yard (min)</td>
<td>10 m</td>
</tr>
<tr>
<td>E</td>
<td>Buffer strip (min)</td>
<td></td>
</tr>
</tbody>
</table>

Where a MOC zone abuts any residential, institutional, park or natural heritage system zone, a 3 m wide buffer strip is required adjacent to interior side and rear lot lines.

Landscaped open space (min) | 20% of lot area (2)
Part D: Land Use Zones
Mixed Office / Commercial (MOC) Zone

(c) Building regulations

![Diagram of a building]

**Table 7.12: MOC zone building regulations**

<table>
<thead>
<tr>
<th>A</th>
<th>Building height (max)</th>
<th>4 storeys and in accordance Section 4.14</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Common amenity area (min)</td>
<td>20 m² per dwelling unit (4)</td>
</tr>
<tr>
<td>C</td>
<td>Angular plane</td>
<td>In accordance with Section 4.14.4</td>
</tr>
</tbody>
</table>
### Additional Regulations for Tables 7.2 - 7.13:

1. The minimum **front yard** and **exterior side yard setback** shall be 6 metres on Gordon Street.
2. 30% of the required **landscaped open space** area can be in the form of a **green roof** or **blue roof**.
3. Where a MOC zone abuts a low density residential zone, institutional, park or natural heritage system zone, the minimum **interior side yard setback** shall be 3 metres on the abutting side.

4. **Common amenity area**:
   a. **Common amenity areas** shall be aggregated into one area or grouped into areas of not less than 50 m² and shall be designed and located so that the length does not exceed 4 times the width.
   b. **Common amenity areas** shall be located in any **yard** other than the required **front yard** or required **exterior side yard**.
   c. **Landscaped open space** areas, **building rooftops**, **patios**, and above ground decks may be included as part of the **common amenity area** if recreational facilities are provided and maintained, such as swimming pools, tennis courts, lounges, and landscaped areas.
   d. Rooftop **common amenity area** shall be located a minimum of 2 metres from the roof edges facing an **interior side yard**.

5. Minimum residential **density** is only required when freestanding residential uses are provided within a mixed-use **zone**. Minimum residential **density** does not apply within a **mixed-use building**.
6. Where windows of a **habitable room** face an interior side yard, the minimum **interior side yard setback** shall be 7.5 m.
8. Commercial Zones

8.1 List of Applicable Zones

**Convenience Commercial (CC)**

The purpose of this zone is to provide limited convenience commercial uses within low and medium density residential areas to create opportunities for walkable neighbourhoods.

**Service Commercial (SC)**

The purpose of this zone is to allow highway oriented and service commercial uses generally along arterial roads. Service commercial uses are those that are not normally appropriate within downtown zones or adjacent to residential areas based on the need for larger lots, outdoor components of the use, or need to have highway exposure.

Illustrative example
### 8.2 Permitted uses

Uses permitted in the commercial zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 8.1, below:

#### Table 8.1 - Permitted uses in commercial zones

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>CC</th>
<th>SC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live-work unit</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Mixed-use building</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td><strong>Retail uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auction centre</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Building supply</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Convenience store</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Garden centre</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Home improvement warehouse</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Major equipment supply and service</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Propane retail outlet</td>
<td>--</td>
<td>P  (1)</td>
</tr>
<tr>
<td>Vehicle sales establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td><strong>Hospitality uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td><strong>Service uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal boarding establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Carwash</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Catering service</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Cleaning establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Commercial entertainment</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Contractor’s yard</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Day care centre</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Drive-through facility</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Financial establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Food vehicle</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Micro-brewery</td>
<td>--</td>
<td>P  (2)</td>
</tr>
<tr>
<td>Micro-distillery</td>
<td>--</td>
<td>P  (2)</td>
</tr>
<tr>
<td>Rental outlet</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant</td>
<td>--</td>
<td>P  (3)</td>
</tr>
<tr>
<td>Restaurant, take-out</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
### Part D: Land Use Zones
#### Commercial Zones

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>CC</th>
<th>SC</th>
</tr>
</thead>
<tbody>
<tr>
<td>School, commercial</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Service establishment</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Storage facility</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Taxi establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Tradesperson’s shop</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Transportation depot</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Vehicle body shop</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Vehicle parts establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Vehicle rental establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Vehicle repair establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Vehicle service station</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td><strong>Community uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art gallery</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Place of worship</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Public hall</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory use</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Occasional use</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor display and sales area</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor storage area</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td><strong>Complementary uses in accordance with Section 4.20</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial entertainment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Community centre</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Day care centre</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Fitness centre</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Medical clinic</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Nightclub</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Recreation facility</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Service establishment</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Veterinary service</td>
<td>--</td>
<td>P</td>
</tr>
</tbody>
</table>
Additional Regulations for Table 8.1:

1. Only permitted as an accessory use in accordance with Section 4.21.
2. When a lot line abuts a low density residential (RL.1, RL.2, RL.3, RL.4) zone or a medium density residential (RM.5, RM.6) zone, a nightclub, micro-brewery and micro-distillery shall not be permitted.
3. When a lot line abuts a low density residential (RL.1, RL.2, RL.3, RL.4) zone or a medium density residential (RM.5, RM.6) zone, commercial entertainment and restaurant use shall not exceed 500 m² gross floor area (GFA).
4. Only one vehicle service station is permitted at each intersection of a street.
5. In accordance with Section 4.21.
6. In accordance with Section 4.17.
7. In accordance with Section 4.19.
8. In accordance with Section 4.19. Where an outdoor display and sales area is permitted within the front yard, the maximum front yard setback shall be 21 metres.
9. In accordance with Section 4.11.
8.3 Lot and building regulations

8.3.1 Convenience commercial (CC) zone

(a) Lot regulations

(b) Setback regulations

<table>
<thead>
<tr>
<th>Table 8.2: CC zone lot regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
</tr>
<tr>
<td><strong>B</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 8.3: CC zone setback regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
</tr>
<tr>
<td>min</td>
</tr>
<tr>
<td>max</td>
</tr>
<tr>
<td><strong>B</strong></td>
</tr>
<tr>
<td><strong>C</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>D</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
(c) Building regulations

<table>
<thead>
<tr>
<th>Building height (max)</th>
<th>3 storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross floor area (GFA) (max)</td>
<td>400 m²</td>
</tr>
</tbody>
</table>
8.3.2 Service commercial (SC) zone

(a) Lot regulations

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Lot frontage (min)</td>
</tr>
<tr>
<td>B</td>
<td>Lot area (min)</td>
</tr>
</tbody>
</table>

(b) Setback regulations

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Front yard and exterior side yard&lt;br&gt; min</td>
</tr>
<tr>
<td></td>
<td>max</td>
</tr>
<tr>
<td>B</td>
<td>Interior side yard (min)</td>
</tr>
<tr>
<td>C</td>
<td>Rear yard (min)</td>
</tr>
<tr>
<td>D</td>
<td>Buffer strip (min)</td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Landscaped open space (min)</td>
</tr>
</tbody>
</table>
### Table 8.7: SC zone building regulations

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A Location</strong></td>
<td>3 Storeys and in accordance with Section 4.14</td>
</tr>
<tr>
<td><strong>B Building Length (max)</strong></td>
<td>75 m for Buildings located within 15 m of a Street for the portion of the building adjacent the street</td>
</tr>
<tr>
<td><strong>C First storey transparency (min)</strong></td>
<td>30% of the surface area of the first storey of a building, up to 4.5 m from the ground, shall be comprised of transparent windows and/or active entrances when a building is within 15 m of an existing and proposed arterial and/or collector road, as identified in the City's Official Plan in force and effect on the effective date of this by-law</td>
</tr>
</tbody>
</table>

### Active entrance

- When a building(s) or portion thereof is within 15 m of an existing and proposed arterial and/or collector road, as identified in the City's Official Plan in force and effect on the effective date of this by-law, a minimum number of 1 active entrance for every 30 m of street line shall be required for the portion of the building facing the street.

### Additional Regulations for Tables 8.2 - 8.7:

1. 6 metres or one-half the building height, whichever is greater, where adjacent to any residential zone.
2. 30% of the required landscaped open space can be in the form of a green roof or blue roof.
3. Vehicle sales establishment uses may be setback a maximum of 26 metres.
9. Downtown Zones

9.1 List of Applicable Zones

**Downtown 1 (D.1)**
The purpose of this zone is to permit a broad range of uses in a mix of highly compact development forms.

**Downtown 2 (D.2)**
The purpose of this zone is to permit a range of uses in areas of the downtown that were historically mostly residential with a mixture of housing styles. As land uses evolve, the predominant character of low-rise buildings that are residential in character is to be maintained.

**Downtown 3 (D.3)**
The purpose of this zone is to permit significant civic, cultural and public institutions, other institutional uses and major office uses.

**Downtown 3a (D.3a)**
The purpose of this zone is to permit various components of Guelph Central Station and accessory uses.
### 9.2 Permitted uses

Uses permitted in the downtown zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 9.1, below:

Active uses refers to uses permitted in active frontage areas (Section 9.3 (d)).

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>D.1</th>
<th>D.2</th>
<th>D.3</th>
<th>D.3a</th>
<th>Active uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional residential dwelling unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment building</td>
<td>P (2)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day care, private home</td>
<td>P (2)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex dwelling</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group home</td>
<td>P (3)</td>
<td>P (3)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td>P (4)</td>
<td>P (4)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospice</td>
<td>P (2)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live-work unit</td>
<td>P (5)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lodging house type 1</td>
<td>P (16)</td>
<td>P (16)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Long term care facility</td>
<td>P (2)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed-use building</td>
<td>P (5)</td>
<td>P (6)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retirement residential facility</td>
<td>P (2)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Semi-detached dwelling</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single detached dwelling</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supportive housing</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse, on-street</td>
<td>P (2)</td>
<td>P (14)</td>
<td>P (14)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse, rear access on-street</td>
<td>P (2)</td>
<td>P (15)</td>
<td>P (15)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Retail uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural produce market</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail establishment</td>
<td>P</td>
<td>P (7)</td>
<td>P (7)</td>
<td>P (7)</td>
<td>P</td>
</tr>
<tr>
<td><strong>Service uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Artisan studio</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auction centre</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Catering service</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial entertainment</td>
<td>P (8)</td>
<td>--</td>
<td>P</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Day care centre</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial establishment</td>
<td>P</td>
<td>P (7)</td>
<td>P</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Food vehicle</td>
<td>P (12)</td>
<td>P (12)</td>
<td>P (12)</td>
<td>P (12)</td>
<td>--</td>
</tr>
<tr>
<td>Micro-brewery</td>
<td>P (9)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
</tbody>
</table>
### Permitted uses

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>D.1</th>
<th>D.2</th>
<th>D.3</th>
<th>D.3a</th>
<th>Active uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro-distillery</td>
<td>p (9)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>p</td>
</tr>
<tr>
<td>Nightclub</td>
<td>p (9)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>p</td>
</tr>
<tr>
<td>Restaurant</td>
<td>p (8)</td>
<td>p (7)</td>
<td>p (7)</td>
<td>p (7)</td>
<td>p</td>
</tr>
<tr>
<td>School, commercial</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Service establishment</td>
<td>p</td>
<td>p (7)</td>
<td>p (7)</td>
<td>p (7)</td>
<td>p</td>
</tr>
<tr>
<td>Taxi establishment</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Tradesperson’s shop</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Veterinary service</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

### Office uses

<table>
<thead>
<tr>
<th>Office</th>
<th>D.1</th>
<th>D.2</th>
<th>D.3</th>
<th>D.3a</th>
<th>Active uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical clinic</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Office</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Research establishment</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

### Community uses

<table>
<thead>
<tr>
<th>Community</th>
<th>D.1</th>
<th>D.2</th>
<th>D.3</th>
<th>D.3a</th>
<th>Active uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art gallery</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>p</td>
</tr>
<tr>
<td>Community centre</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>p</td>
</tr>
<tr>
<td>Conference and convention facility</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Emergency shelter</td>
<td>p</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Museum</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>p</td>
</tr>
<tr>
<td>Place of worship</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Public hall</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Recreation facility</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>p</td>
</tr>
<tr>
<td>School</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>School, post secondary</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Transit terminal</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

### Hospitality uses

<table>
<thead>
<tr>
<th>Hospitality</th>
<th>D.1</th>
<th>D.2</th>
<th>D.3</th>
<th>D.3a</th>
<th>Active uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>p</td>
<td>p</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Hotel</td>
<td>p</td>
<td>--</td>
<td>p</td>
<td>--</td>
<td>p</td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>Other</th>
<th>D.1</th>
<th>D.2</th>
<th>D.3</th>
<th>D.3a</th>
<th>Active uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory use</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
</tr>
<tr>
<td>Occasional use</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Outdoor display and sales area</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>--</td>
</tr>
</tbody>
</table>

### Additional Regulations for Table 9.1:

1. In accordance with Section 4.12. Only permitted on a lot with a single detached dwelling, semi-detached dwelling or on-street townhouse.
2. Not permitted in active frontage area.
3. In accordance with Section 4.23 and 4.24.
4. In accordance with Section 4.15.
5. In accordance with Section 9.3 (d).
6. In active frontage areas, dwelling units are not permitted in the cellar, basement, or on the first storey.
7. Maximum gross floor area (GFA) 500 m$^2$.
8. Where a lot line abuts a RL.1, RL.2, RL.3 or RM.5 zone, a commercial entertainment, public hall and restaurant shall not exceed a maximum 500 m$^2$ gross floor area (GFA).
9. Where a lot line abuts a RL.1, RL.2 RL.3 or RM.5 zone, a nightclub, micro-brewery and micro-distillery shall not be permitted.
10. In accordance with Section 4.15.4
11. In accordance with Section 4.17.
13. In accordance with Section 4.19.
14. In accordance with Section 6.3.3.
15. In accordance with Section 6.3.4.
16. In accordance with Section 4.23.
9.3 Regulations for all downtown zones

(a) Built form
The following built form regulations apply to new buildings and/or additions constructed after July 24, 2017 in the downtown zones.

(i) The maximum floorplate of the 7th and 8th storeys of a building shall not exceed 1,200 square metres.

(ii) The maximum floorplate of each storey of a 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.

(iii) The minimum stepback shall be 3 metres and shall be required for all portions of a building above the 4th storey. Stepbacks shall be measured from the building face of the 3rd storey facing a street.

(iv) Despite Section 9.3 (a) (iii), where a lot abuts Gordon Street or Wellington Street the minimum stepback shall be 3 metres and shall be required for all portions of a building above the 6th storey. Stepbacks shall be measured from the building face of the 3rd storey facing a street.

(b) Building tower separation

(i) Any portion of a tower above the 12th storey of a building shall be separated by a minimum of 25 metres from any portion of another tower above the 12th storey of any building, measured perpendicularly from the exterior wall at the 13th storey.

(ii) For any portion of a tower at or below the 12th storey of a building:
(A) A minimum tower setback of 6 metres is required from the side lot line and/or rear lot line;

Stepbacks

General stepback regulations

Stepback above 6th storey shall be required

Stepback above 4th storey shall be required

Floor 4 may be stepped back

Stepback measured from 3rd storey building face

Stepbacks abutting Gordon Street or Wellington Street

Stepback above 6th storey shall be required

Stepback measured from 3rd storey building face

Floor 4 - 6 may be stepped back

Stepback (min)
Part D: Land Use Zones
Downtown Zones

(B) Shall be separated by a minimum 12 metres from any portion of another tower at or below the 12th storey of any building, measured perpendicularly from the exterior wall of the tower.

(C) Despite Section 9.3(b)(ii)(A) and 9.3(b)(ii)(B), the tower setback may be reduced to a minimum of 3 metres from the side lot line and/or rear lot line if there are no windows to a habitable room on the facing wall of an existing abutting building.

(c) Building height
In addition to the provisions of Section 4.14, the following shall also apply:

(i) The Downtown Height Overlay, Schedule B-4 establishes the minimum and maximum building heights in downtown zones.

(ii) Minimum building height is not applicable to accessory buildings or structures.

(iii) Section 4.14.4 is not applicable.

(iv) In addition to the Downtown Height Overlay, Schedule B-4, an angular plane establishes the maximum building height as follows:

Building heights shall not exceed an angular plane of 45 degrees from the minimum required rear yard or side yard of a downtown zone that abuts a lot line of a RL.1, RL.2, RL.3 or RM.5 zone, as measured from 10.5 metres above the average elevation of the grade at the lot line.

(d) Active frontage area
Despite Table 9.2, 9.3, 9.4, 9.8, 9.9 and 9.10, the following provisions apply to the street line or portion thereof, identified as active frontage area in accordance with Downtown Active Frontage Area Overlay, as shown on Schedule B-5. If the active

Maximum floorplate regulation

- **A** 7th & 8th storeys - 1,200 m²
- **B** 9th & above storeys - 1,000 m²

Minimum building tower separation

- **A** Above 12th storeys - 25 m
- **B** Below 12th storeys - 12 m (6 m on both sides of the property line)
**frontage area** only applies to a portion of the street line, the regulations of Section 9.3 (d) shall only apply to that portion identified.

(i) 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 0.5 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.

(ii) 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 0.5 metres.

(iii) Despite Section 9.3 (d) (i) and 9.3 (d) (ii), where a lot abuts Wellington Street East between Gordon Street and Wyndham Street South the building setback shall be a minimum of 10 m from the Wellington Street East street line.

(iv) The minimum first storey height shall be 4.5 metres.

(v) 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.

(A) Active entrances shall be at or within 0.2 metres above or below

---

**Active frontage area regulation**

- **Min first storey height**
- **Min number of active entrances and location of active entrance at grade**
- **Min 50% of surface area transparent window or active entrances**
finished grade.

(vi) A minimum of 50% of the surface area of the first storey façade, measured from the finished grade up to a height of 4.5 metres, facing a street, public or public square must be comprised of a transparent window and/or active entrances.

(vii) Despite Table 9.1, the uses identified in the active uses column in Table 9.1 with a “P” 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 9.1 with a “P” shall occupy all portions of a building of the first storey immediately abutting a street line.

(viii) A driveway, non-residential is prohibited at grade or in the first storey of a lot or building for the first 6 metres of the depth measured in from the street line.

Despite this provision, where the entirety of a lot’s street frontage is included in the active frontage area, a maximum of 1 driveway shall be permitted perpendicular to the street line within the active frontage area in accordance with all other requirements of this by-law.

(e) Licensed Establishments

The following regulations shall apply within the area outlined on the Downtown Licensed Establishment Overlay, as shown on Schedule B-7.

(i) For purposes of Section 9.3 (e), 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.

(ii) The maximum floor area of a licensed establishment is 230 square metres.

(iii) Licensed establishments shall not be permitted adjacent to or above a residential use within a building or a directly adjoining building.

(iv) 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.
9.4 Lot and building regulations

9.4.1 Downtown 1 (D.1) zone

(a) Lot regulations

(b) Setback regulations

<table>
<thead>
<tr>
<th>Table 9.2: D.1 zone lot regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Lot area (min)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 9.3: D.1 zone setback regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Front yard or exterior side yard</td>
</tr>
<tr>
<td>(min)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>B</strong> Front yard or exterior side yard</td>
</tr>
<tr>
<td>(max)</td>
</tr>
<tr>
<td><strong>C</strong> Interior side yard (min)</td>
</tr>
<tr>
<td><strong>D</strong> Rear yard (min)</td>
</tr>
</tbody>
</table>

Buffer strip (min) Where a D.1 zone abuts a RL.1, RL.2, RL.3, institutional, park or natural heritage system zone, a 3 m wide buffer strip is required adjacent to the lot line abutting such zone.
Part D: Land Use Zones
Downtown 1 (D.1) Zone

(c) Building regulations

Building height in accordance with the Downtown Height Overlay, Schedule B-4

<table>
<thead>
<tr>
<th>Table 9.4: D.1 zone building regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building height (min &amp; max)</strong></td>
</tr>
<tr>
<td><strong>Building stepbacks (min)</strong></td>
</tr>
<tr>
<td><strong>Floor space index (FSI) (min)</strong></td>
</tr>
</tbody>
</table>
Part D: Land Use Zones

Downtown 1 (D.1) Zone

Additional Regulations for Tables 9.2 - 9.4:

1. The following exceptions apply:
   a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line.
   b. Where a dwelling unit occupies the first storey of a building, that portion of the building shall have a minimum setback of 3 m from the street line.

2. The following exception applies:
   a. Within active frontage areas, the maximum front yard and the maximum exterior side yard shall be in accordance with Section 9.3(d).

3. The following exceptions apply:
   a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line.
   b. Where a lot line abuts a RL.1, RL.2, RL.3 zone, the minimum setback shall be 3 m on the abutting side.
   c. Where a buffer strip is required, the setback shall not be less than the minimum buffer strip width.

4. The following exceptions apply:
   a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line.
   b. Where a lot line abuts a RL.1, RL.2, RL.3 zone, the minimum setback shall be 7.5 metres on the abutting side.
   c. Where a buffer strip is required, the setback shall not be less than the minimum buffer strip width.

9.4.2 Exterior finishes (D.1)

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

(a) All visible walls of any building within the Downtown Exterior Finishes Overlay, as shown on Schedule B-6 shall be constructed of transparent glass and coursed masonry and/or such materials which replicate coursed masonry as specified in Section 9.4.2(a)(i).

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

(ii) Exterior facade trim
   All of the material permitted for exterior facades as well as plain, uncoloured concrete elements, wood and metal.

(iii) In addition, where a building is located on the corner of any street shown on the Downtown Exterior Finishes Overlay, Schedule B-6, the provisions of Section 9.4.2 (a) shall apply to the building wall or walls facing onto the crossing street.

(b) All windows of any building existing within the D.1-1 zone on the date of the passing of this by-law, or any predecessor thereof, shall be of transparent glass only.

(c) No exterior walls of a building constructed of natural stone within the D.1-1 zone shall be defaced in any manner or covered, in whole or in part, with paint, stucco, metal, or other cladding material.

(d) No window openings of any building existing within the D.1-1 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.
### 9.4.3 Downtown 2 (D.2) zone

(a) Lot regulations

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Lot frontage (min)</td>
</tr>
<tr>
<td>B</td>
<td>Lot area (min)</td>
</tr>
</tbody>
</table>

(b) Setback regulations

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Front yard or exterior side yard (min)</td>
</tr>
<tr>
<td>B</td>
<td>Interior side yard (min)</td>
</tr>
<tr>
<td>C</td>
<td>Rear yard (min)</td>
</tr>
<tr>
<td></td>
<td>Buffer strip (min)</td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Downtown 2 (D.2) Zone

(c) Building regulations

Building height in accordance with the Downtown Height Overlay, Schedule B-4

<table>
<thead>
<tr>
<th>Table 9.7: D.2 zone building regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height (min &amp; max)</td>
</tr>
<tr>
<td>Floor space index (FSI) (min)</td>
</tr>
</tbody>
</table>

Additional Regulations for Tables 9.5 - 9.7:

1. In accordance with Section 4.6 and Section 4.22.
2. Where a lot line abuts a public lane, the minimum setback may be reduced to 1 m from the lot line.
3. Where the D.2 zone abuts an RL.1, RL.2, RL.3, institutional, park or natural heritage system zone the minimum side yard shall be 3 m on the abutting side.
9.4.4 Downtown 3 (D.3) and downtown 3a (D.3a) zones

(a) Lot regulations

(b) Setback regulations

Table 9.8: D.3 and D.3a zone lot regulations

| Lot area (min) | N/A |

Table 9.9: D.3 and D.3a zone setback regulations

<table>
<thead>
<tr>
<th>Front yard or exterior side yard (min)</th>
<th>0 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 4.6 is not applicable</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior side yard (min)</th>
<th>0 m</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Rear yard (min)</th>
<th>0 m</th>
</tr>
</thead>
</table>
(c) Building regulations

Building height in accordance with the Downtown Height Overlay, Schedule B-4

<table>
<thead>
<tr>
<th>Building height (min &amp; max)</th>
<th>In accordance with Section 9.3(c)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor space index (FSI) (min)</td>
<td>1.5, except on properties fronting onto Elizabeth Street where the minimum FSI is 1.0</td>
</tr>
</tbody>
</table>
10. **Employment Zones**

10.1 **List of Applicable Zones**

- **Industrial (B)**
  The purpose of this zone is to permit a broad range of industrial uses and complementary uses.

- **Corporate Business Park (BP)**
  The purpose of this zone is to permit "knowledge-based" technology uses such as office, administrative and/or research and development, and limited manufacturing uses. Commercial uses that serve the needs of the surrounding industrial lands are also permitted.

- **Institutional/Research Park (IRP)**
  The purpose of this zone is to permit limited large scale institutional uses, research activities and a limited range of service commercial uses.

- **Mixed Business (MB)**
  The purpose of this zone is to provide for a mix of small-scale industrial and office uses, and a limited range of institutional and retail commercial uses.

- **Employment Mixed-use 1 (EMU.1)**
  The purpose of this zone is to permit a mix of higher density employment uses that support the role of the business area within the Guelph Innovation District Secondary Plan as a knowledge-based innovation centre.

- **Employment Mixed-use 2 (EMU.2)**
  The purpose of this zone is to encourage a mix of uses including commercial, educational, and institutional to support the role of these lands within the Guelph Innovation District Secondary Plan as an employment area for a Guelph Agri-Innovation Cluster.
Illustrative example
### Part D: Land Use Zones

#### Employment Zones

#### 10.2 Permitted uses

Uses permitted in the employment zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 10.1, below:

**Table 10.1 - Permitted uses in employment zones**

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>B</th>
<th>BP</th>
<th>IRP</th>
<th>MB</th>
<th>EMU.1</th>
<th>EMU.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal boarding establishment</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Cleaning establishment</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Computer establishment</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Conference and convention facility</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Contractor’s yard</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Convenience store</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Financial establishment</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Fitness centre</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Food vehicle</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Major equipment supply and service</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>P</td>
<td>P</td>
<td>(3)(4)</td>
<td>--</td>
<td>P (4)(5)</td>
<td>--</td>
</tr>
<tr>
<td>Medical clinic</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Museum</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Office</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Print or publishing establishment</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation facility</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Repair service</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Research and development establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>School, commercial</td>
<td>--</td>
<td>P</td>
<td>(2)</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>School, post-secondary</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Tradesperson’s shop</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Trucking operation</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>University of Guelph</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Warehouse</td>
<td>P</td>
<td>P</td>
<td>(3)</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
</tbody>
</table>
### Part D: Land Use Zones

#### Employment Zones

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>B</th>
<th>BP</th>
<th>IRP</th>
<th>MB</th>
<th>EMU.1</th>
<th>EMU.2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Other</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory use</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor display and sales area</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Outdoor storage area</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Complementary uses in accordance with Section 4.20</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Convenience store</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
<tr>
<td>Day care centre</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Drive-through facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Financial establishment</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Fitness centre</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Medical clinic</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Service establishment</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
</tbody>
</table>

**Additional Regulations for Table 10.1:**

1. In accordance with Section 4.21 and Section 10.3.3.
2. Not permitted within the Hanlon Creek Business Park Overlay, Schedule B-12.
3. Only within a building.
4. The manufacturing of a noxious use shall not be permitted.
5. Not permitted adjacent to a residential, institutional or park zone.
6. In accordance with Section 4.11.1. An outdoor storage area is not permitted on a lot adjacent to a residential zone.
7. In accordance with Section 4.19.
10.3 Lot and building regulations

10.3.1 Industrial (B), corporate business park (BP), institutional/research park (IRP) and mixed business (MB) zones

(a) Lot regulations

(b) Setback regulations

<table>
<thead>
<tr>
<th>Table 10.2: B, BP, IRP and MB zone lot regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Lot frontage (min)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 10.3: B, BP, IRP and MB zone setback regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Front yard and exterior side yard</td>
</tr>
<tr>
<td>min</td>
</tr>
<tr>
<td>max</td>
</tr>
<tr>
<td><strong>B</strong> Interior side yard (min)</td>
</tr>
<tr>
<td><strong>C</strong> Rear yard (min)</td>
</tr>
<tr>
<td><strong>D</strong> Buffer strip (min)</td>
</tr>
<tr>
<td><strong>Landscaped open space (min)</strong></td>
</tr>
<tr>
<td>The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped(2)</td>
</tr>
</tbody>
</table>
Part D: Land Use Zones
Industrial (B), Corporate Business Park (BP), Institutional / Research Park (IRP) and Mixed Business (MB) Zones

(c) Building regulations

<table>
<thead>
<tr>
<th>Building height (max)</th>
<th>B, BP, MB</th>
<th>20 m and in accordance with Section 4.14</th>
</tr>
</thead>
<tbody>
<tr>
<td>IRP</td>
<td>A</td>
<td>10 storeys</td>
</tr>
<tr>
<td>Principal entrance</td>
<td>A principal entrance shall be provided that faces the front lot line or exterior side lot line</td>
<td></td>
</tr>
<tr>
<td>Angular plane (IRP zone)</td>
<td>Building heights shall not exceed an angular plane of 30 degrees measured from the property line for the interior side yard and/or rear yard lot lines when adjacent to RL.1 and/or RL.2 zone</td>
<td></td>
</tr>
</tbody>
</table>
10.3.2 Employment mixed-use (EMU) zones

(a) Lot regulations

### Table 10.5: EMU zone lot regulations

| A | Lot Frontage (min) | 30 m |

(b) Setback regulations

### Table 10.6: EMU zone setback regulations

| A | Front yard and exterior side yard (min) | 6 m |
| B | Interior side yard (min) | 6 m(1) |
| C | Rear yard (min) | 6 m(1) |
| D | Buffer strip (min) | A 3 m wide buffer strip is required adjacent to interior side and rear lot lines |
|   | Landscaped open space (min) | 15 % |

The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped.
Part D: Land Use Zones

Employment Mixed-use (EMU) Zones

(c) Building regulations

![Diagram showing building regulations](image)

### Table 10.7: EMU zone building regulations

<table>
<thead>
<tr>
<th></th>
<th>Building height (min)</th>
<th>Building height (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>9 m and in accordance with Section 4.14</td>
<td>6 storeys</td>
</tr>
</tbody>
</table>

**Additional Regulations for Tables 10.2-10.7:**

1. The following exceptions apply:
   a. When an industrial (B), corporate business park (BP), mixed business (MB) or employment mixed-use (EMU) zone abuts a residential, urban reserve, natural heritage system (NHS) or park zone, the minimum side yard or rear yard shall be 10 metres or one-half the building height, whichever is greater.
   b. When an industrial (B), corporate business park (BP), mixed business (MB) or employment mixed-use (EMU) zone abuts a rail spur right-of-way, no side yard or rear yard is required.
   c. When a corporate business park (BP) zone abuts the Hanlon Expressway, the minimum setback shall be 14 metres.

2. In the corporate business park (BP) zone, a minimum 9 metre wide buffer strip shall be provided along any lot line directly facing the Hanlon Expressway.
10.3.3 Accessory uses (B, BP, IRP, MB, EMU.1 and EMU.2 zones)
(a) In accordance with Section 4.21.
(b) Floor area used for staff facilities such as washrooms, staff rooms, staff recreation facilities, and day care centres is not included in the calculation of net floor area for the accessory use.
(c) The maximum area for an accessory use in a multi-unit building is determined based on the net floor area of each individual unit.
(d) Accessory uses must be contained within the building of the primary use or, unit of the primary use when in a multi-unit building.

10.3.4 Minimum building requirement for employment zones
All permitted uses must be associated with a building on the lot.

10.3.5 Accessory buildings or structures
(a) In the industrial (B) zone, despite Section 4.5, accessory buildings or structures may be constructed to the height of the main building.
(b) In the BP, IRP, MB, EMU.1 and EMU.2 accessory buildings or structures, shall be in accordance with Section 4.5.

10.3.6 Loading space requirements
(a) In accordance with Section 5.4.
(b) In the BP zone, no loading space shall be located in the front yard or exterior side yard or any yard between the lot line abutting the Hanlon Expressway and the nearest wall of the main building on the same lot. A landscaped strip consisting of trees, shrubbery and/or berms shall screen the loading space so that it is not visible from any street, public.
(c) In addition to Section 4.14, within the BP zone adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to loading spaces, exclusive of areas used for parking or storage, and loading space access areas shall be designed to avoid interference with the normal use of the street and with internal on-site vehicle circulation.
11. Institutional Zones

11.1 List of Applicable Zones

Neighbourhood Institutional (NI)
The purpose of this zone is to accommodate institutional uses intended to serve surrounding residential neighbourhoods.

Major Institutional 1- General (I.1)
The purpose of this zone is to permit a range of large-scale institutional uses, such as hospitals, medical clinics, post-secondary schools and social service establishments.

Major Institutional 2- University of Guelph (I.2)
The purpose of this zone is to permit the University of Guelph and its directly related operations.

Illustrative example
11.2 Permitted uses

Uses permitted in the institutional zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 11.1, below:

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>NI</th>
<th>I1</th>
<th>I2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory use</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Art gallery</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Community centre</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Day care centre</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Food vehicle</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Group home</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hospice</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Hospital</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Long term care facility</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Medical clinic</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Medical treatment facility</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Museum</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Place of worship</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Recreation facility</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Retirement residential facility</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>School</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>School, post-secondary</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Social service establishment</td>
<td>--</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Supportive housing</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>University of Guelph</td>
<td>--</td>
<td>--</td>
<td>P</td>
</tr>
</tbody>
</table>

Complementary uses in accordance with Section 4.20

| Day care centre                  | --  | P   | P   |

Additional Regulations for Table 11.1:

1. In accordance with Section 4.21.
11.3 Lot and building regulations

11.3.1 Neighbourhood institutional (NI) zone

(a) Lot regulations

(b) Setback regulations

<table>
<thead>
<tr>
<th>Table 11.2: NI zone lot regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
</tr>
<tr>
<td><strong>B</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 11.3: NI zone setback regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
</tr>
<tr>
<td><strong>B</strong></td>
</tr>
<tr>
<td><strong>C</strong></td>
</tr>
<tr>
<td><strong>D</strong></td>
</tr>
<tr>
<td><strong>E</strong></td>
</tr>
<tr>
<td><strong>F</strong></td>
</tr>
</tbody>
</table>

The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped.
(c) Building regulations

### Table 11.4: NI zone building regulations

<table>
<thead>
<tr>
<th>Building height (max)</th>
<th>4 storeys and in accordance with Section 4.14</th>
</tr>
</thead>
</table>
Part D: Land Use Zones
Major Institutional (I) Zones

11.3.2 Major institutional 1-general (I.1) and major institutional 2- University of Guelph (I.2) zones

(a) Lot regulations

Table 11.5: I.1 and I.2 zone lot regulations

| A  | Lot area (min) | 700 m² |

(b) Setback regulations

Table 11.6: I.1 and I.2 zone setback regulations

| A  | Front yard and exterior side yard (min) | 6 m¹ |
| B  | Interior side yard (min) | 6 m or one-half the building height, whichever is greater |
| C  | Rear yard (min) | 7.5 m or one-half the building height, whichever is greater |
| D  | Buffer strip (min) | A 3m wide buffer strip is required adjacent to interior side and rear lot lines |
|   | Landscaped open space (min) | 15%² |

The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped.
Part D: Land Use Zones
Major Institutional (I) Zones

(c) Building regulations

<table>
<thead>
<tr>
<th>Building regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building height</strong> (max)</td>
</tr>
</tbody>
</table>

Additional Regulations for Tables 11.2-11.7:

1. In accordance with Sections 4.22.
2. Landscaped open space is not required in the University of Guelph I.2 zone.
11.3.3 NI and I.1 off-street parking
(a) Table 5.3 is not applicable to a hospital use.

11.3.4 I.2 off-street parking and loading space requirements
(a) No off-street parking or loading space shall be located within 3 m of any street, public.

(b) Table 5.3, Table 5.7 and Section 5.9 are not applicable in the University of Guelph I.2 zone.
12. Open Space, Golf Course and Park Zones

12.1 List of Applicable Zones

**Open Space (OS)**
The purpose of this zone is to recognize public lands where the main use is active or passive recreational activities, conservation management, stormwater management and other open space uses, that are not City parks or within the natural heritage system zone.

**Golf Course (GC)**
The purpose of this zone is to recognize existing golf courses within the city.

**Urban Square (US)**
The purpose of this zone is to permit parks and trails in areas of significant intensification.

**Neighbourhood Park (NP)**
The purpose of this zone is to permit parks, trails, and conservation uses.

**Community Park (CP)**
The purpose of this zone is to permit parks, trails, conservation uses and community centres.

**Regional Park (RP)**
The purpose of this zone is to permit parks, trails, conservation uses, community centres and specialized regional attractions.
Part D: Land Use Zones
Open Space, Golf Course and Park Zones

Illustrative example
12.2 Permitted uses

Uses permitted in the open space, golf course, and park zones are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 12.1, below:

Table 12.1 - Permitted uses in open space, golf course and park zones

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>OS</th>
<th>GC</th>
<th>US</th>
<th>NP</th>
<th>CP</th>
<th>RP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory use</td>
<td>--</td>
<td>P(1)</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Community centre</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Conservation use</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Food vehicle</td>
<td>--</td>
<td>P(2)</td>
<td>P(2)</td>
<td>P(2)</td>
<td>P(2)</td>
<td>P(2)</td>
</tr>
<tr>
<td>Golf course</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Occasional use</td>
<td>--</td>
<td>P(3)</td>
<td>P(3)</td>
<td>P(3)</td>
<td>P(3)</td>
<td>P(3)</td>
</tr>
<tr>
<td>Outdoor storage area</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Park</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public hall</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Recreation facility</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Stormwater management facility</td>
<td>P</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Trail</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

Additional Regulations for Table 12.1:
1. In accordance with Section 4.21.
2. In accordance with Section 4.26.
3. In accordance with Section 4.17.
### 12.3 Regulations for open space, golf course and park zones

Table 12.2 - Regulations for open space, golf course and park zones

<table>
<thead>
<tr>
<th>Lot and building requirements</th>
<th>OS</th>
<th>GC</th>
<th>US</th>
<th>NP</th>
<th>CP</th>
<th>RP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. Lot area (min)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>b. Lot frontage (min)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Interior side yard and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>rear yard (min)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Building height (max)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Other | | | | |
|-------|---|----|---|
| **f. Off-street parking** |    |    |    |
| **g. Off-street loading** |    |    |    |
| **Loading spaces**        |    |    |    |
| **h. Accessory buildings or** |    |    |    |
| **structures**            |    |    |    |
| **i. Fences**             |    |    |    |

50 metres. Despite this minimum, a **lot frontage** calculation formula of 1 metre of frontage for every 100 m² of park space is required.
Part D: Land Use Zones
Natural Heritage System (NHS) Zone

13. Natural Heritage System Zone

13.1 List of Applicable Zones

Natural Heritage System (NHS)

The natural heritage system zone applies to lands designated significant natural areas and natural areas and the floodway portion of the regulatory floodplain in the Official Plan. The purpose of this zone is to protect natural heritage features and areas, provide natural and open spaces for leisure activities and aesthetic enjoyment, and opportunities for residents to experience nature in the city, and prohibit new development in the floodway.

Illustrative example
13.2 Permitted uses

Uses permitted in the natural heritage system zone are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 13.1, below:

Table 13.1 - Permitted uses in the natural heritage system zone

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>Natural heritage system</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation use</td>
<td>P</td>
</tr>
<tr>
<td>Legally existing uses, buildings and structures</td>
<td>P</td>
</tr>
</tbody>
</table>

13.3 Regulations for natural heritage system zone

(a) Despite Section 4.2, urban agriculture shall not be permitted within the natural heritage system (NHS) zone.
Part D: Land Use Zones

14. Major Utility Zone

14.1 List of Applicable Zones

**Major Utility (U)**

The purpose of this zone is to recognize utility uses that are operated by the City or under agreement with the City, and serve a city wide function.
14.2 Permitted uses

Uses permitted in the major utility zone are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 14.1, below:

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>U</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical transformer station</td>
<td>P</td>
</tr>
<tr>
<td>Municipal works yard</td>
<td>P</td>
</tr>
<tr>
<td>Waste management facility</td>
<td>P</td>
</tr>
<tr>
<td>Water and wastewater treatment facility</td>
<td>P</td>
</tr>
</tbody>
</table>

Table 14.1 - Permitted uses in the major utility zone

14.3 Regulations for major utility zone

Table 14.2 - Regulations for major utility zone

<table>
<thead>
<tr>
<th>Lot and building requirements</th>
<th>U</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Front yard (min)</td>
<td>6 m</td>
</tr>
<tr>
<td>b. Interior side yard (min)</td>
<td>6 m</td>
</tr>
<tr>
<td>c. Exterior side yard (min)</td>
<td>6 m</td>
</tr>
<tr>
<td>d. Rear yard (min)</td>
<td>6 m</td>
</tr>
<tr>
<td>e. Front yard, side yard, and rear yard setback abutting a residential zone (min)</td>
<td>10 m or one-half the building height, whichever is greater.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other</th>
<th>U</th>
</tr>
</thead>
<tbody>
<tr>
<td>f. Visual barrier</td>
<td>Where a lot zoned major utility abuts a residential use, a visual barrier must be provided that is a minimum height of 1.5 m high solid fence or suitable landscaping.</td>
</tr>
<tr>
<td>g. Outdoor storage area</td>
<td>In accordance with Section 4.11. No outdoor storage area shall be permitted in any yard abutting a street, or within 7.5 m of a residential zone.</td>
</tr>
</tbody>
</table>
15. Urban Reserve Zones

15.1 List of Applicable Zones

**Urban Reserve 1 (UR.1)**
The lands zoned urban reserve are subject to some form of development constraint and/or may require further study. The purpose of this zone is to protect the natural heritage features and limit development until such time as further study is completed.

**Urban Reserve 2 (UR.2)**
The lands zoned urban reserve 2 are subject to some form of development constraint related to infrastructure.
Part D: Land Use Zones

Urban Reserve Zones

15.2 Permitted uses

Uses permitted in the urban reserve zone are denoted by a “P” in the column applicable to that zone and corresponding with the row for a specific permitted use in Table 15.1, below:

Table 15.1 - Permitted uses in the urban reserve zones

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>UR.1</th>
<th>UR.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation use</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Legally existing uses, buildings and structures</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

15.3 Regulations for UR.1

Minor additions to buildings or structures legally existing on the effective date of this by-law shall be permitted to a maximum of 25% of the existing gross floor area of the building or structure.

15.3.1 Accessory buildings or structures

(a) Despite Section 4.5, an accessory building or structure shall be permitted only in accordance with the following regulations:

(i) No accessory building or structure shall be used for human habitation.

(ii) An accessory building or structure may occupy a yard other than a front yard or required exterior side yard on a lot.

(iii) An accessory building or structure shall be setback from any lot line a distance of one-half the building height or 7.5 metres, whichever is greater.

(iv) The total ground floor area of all accessory buildings or structures shall not exceed 70 square metres.

(v) An accessory building or structure shall not exceed 4 metres in height except as provided for in Section 4.14.

15.4 Regulations for UR.2

No development is permitted in the UR.2 zone.
Part E: Site-specific Provisions and Zones

Part E Table of Contents

16. Overlays E-2
   - Older Built-up Area Overlay
   - Brooklyn and College Hill Heritage Conservation District Overlay (HCD-1)
   - Protected View Area Overlay
   - Downtown Height Overlay
   - Downtown Active Frontage Area Overlay
   - Downtown Exterior Finishes Overlay
   - Downtown Licensed Establishment Overlay
   - Floodplain (FL) Overlay
   - Special Policy Area (SPA) Overlay
   - Natural Areas (NA) Overlay
   - Wellhead Protection Area (WHPA) Overlay
   - Hanlon Creek Business Park Overlay
   - Low Density Greenfield Residential Overlay

17. Holding provisions E-9

18. Site-specific zones E-23

When marked blue, the regulations, provisions, and sections are subject to an Ontario Land Tribunal appeal (OLT Case OLT-23-000462) and are not in force and effect. Please refer to the previous Zoning By-law (1995)-14864 as appropriate. If you have any questions, please contact Zoning Services at 519-837-5615 or zoning@guelph.ca.
Overlays modify other provisions of this by-law for specific areas. All other provisions of this by-law shall continue to apply. In the event of a conflict between the overlay and any other section of this by-law, the overlay will supersede only to the extent of the conflict.

**Older Built-up Area Overlay**
The Older Built-up Area Overlay applies to lands within the older part of the city and establishes context specific front yards and lot frontages. See Section 6 (Additional Regulations for Tables 6.2 to 6.9) and Schedule B-1.

**Brooklyn and College Hill Heritage Conservation District Overlay (HCD-1)**
The Brooklyn and College Hill Heritage Conservation District Overlay applies to lands within the heritage conservation district and establishes maximum building heights. See Section 4 (4.14.3) and Schedule B-2.

**Protected View Area Overlay**
The Protected View Area Overlay applies to lands within an identified viewshed of the Basilica of Our Lady Immaculate and regulates maximum elevations for buildings and structures. See Section 4 (4.14.2) and Schedule B-3.

**Downtown Height Overlay**
The Downtown Height Overlay establishes minimum and maximum building heights that apply to lands within the downtown. See Section 9 (9.3(c)) and Schedule B-4.

**Downtown Active Frontage Area Overlay**
The Downtown Active Frontage Area Overlay requires active uses on key streets within the downtown. See Section 9 (9.3(d)) and Schedule B-5.

**Downtown Exterior Finishes Overlay**
The Downtown Exterior Finishes Overlay regulates the type of building materials that can be used for exterior facades within the downtown. See Section 9 (9.4.2) and Schedule B-6.

**Downtown Licensed Establishment Overlay**
The Downtown Licensed Establishment Overlay regulates the size of licensed establishments located within the downtown. See Section 9 (9.3(e)) and Schedule B-7.

**Floodplain (FL) Overlay**
The Floodplain Overlay for the Speed and Eramosa Rivers and their tributaries applies to lands that lie within the floodway and flood fringe portions of the regulatory floodplain. Permitted uses are identified by the underlying zone(s) of the property. Development, redevelopment and rehabilitation of buildings and structures within the flood fringe portion of the Floodplain Overlay may be permitted, subject to special rules and provided specific area floodproofing requirements are met, as established by the Grand River Conservation Authority. See Section 16 (16.1) and Schedule B-8.
Special Policy Area (SPA) Overlay
The Special Policy Area Overlay applies to lands that lie within the special policy area floodplain portions of the regulatory floodplain where development and redevelopment may be permitted, subject to special rules and provided specific area floodproofing requirements are met, as established by the Province, the Grand River Conservation Authority and the City. See Section 16 (16.2) and Schedule B-9.

Natural Areas (NA) Overlay
The Natural Areas Overlay applies to lands that lie within the Natural Areas Overlay designation as shown on Schedule 4 of the City of Guelph Official Plan in force and effect on the effective date of this by-law, and attached hereto as Schedule B-10. Development, redevelopment and/or site alteration may be permitted within portions of the Natural Areas Overlay that do not meet any natural heritage system designation criteria for protection in the City’s Official Plan in force and effect on the effective date of this by-law. See Section 16, (16.3(a)) and Schedule B-10.

Wellhead Protection Area (WHPA) Overlay
The Wellhead Protection Area Overlay applies to lands within a radius of a City drinking water supply well in order to protect existing and future sources of municipal drinking water. See Section 16 (16.4) and Schedule B-11.

Hanlon Creek Business Park Overlay
The Hanlon Creek Business Park Overlay applies to lands located west of the Hanlon Expressway. Some uses permitted within the business park (BP) zone are not permitted within the Hanlon Creek Business Park Overlay. See Section 10 (10.2, Table 10.1) and Schedule B-12.

Low Density Greenfield Residential Overlay
The Low Density Greenfield Residential Overlay applies to lands within the greenfield area of the city and permits additional height and density in these areas. See Section 16.5 and Schedule B-13.
16.1 Floodplain (FL) Overlay

Note: Anyone who proposes to undertake the development or redevelopment of lands within the FL overlay is reminded that the approval of the Grand River Conservation Authority pursuant to regulations made under the Conservation Authorities Act, R.S.O 1990, Chapter C.27, may be required in addition to any requirements of this by-law.

Despite any other provision in this by-law, land shall not be used and no building or structure shall be erected, located or used, except in accordance with the regulations of this by-law for the zone in which the lands are located and the regulations below:

16.1.1 Prohibited uses

(a) The following uses shall not be permitted to locate within lands that lie within the FL Overlay:

- Institutional uses associated with hospitals, nursing homes, pre-school, school nurseries, child care centres and schools
- Essential emergency service such as fire, police, and ambulance stations, and electrical substations
- Uses associated with the disposal, manufacturing, treatment or storage of hazardous substances

16.1.2 Permitted uses

(a) Permitted uses are identified by the underlying zone(s) of the property and in accordance with Section 1.1.

(b) The following additional regulations apply to portions of the Floodplain Overlay:

(i) Development, redevelopment and rehabilitation of buildings and structures within the flood fringe portion of the Floodplain Overlay may be permitted, subject to special rules and provided specific area floodproofing requirements are met, as established by the Grand River Conservation Authority.

(ii) Minor additions or alterations to existing residential, industrial, commercial and institutional buildings or structures and non-habitable accessory buildings or structures may be permitted within the portion of the One Zone Floodplain located outside designated Significant Natural Areas and Natural Areas in the City's Official Plan in force and effect on the effective date of this by-law, in accordance with the regulations of the Grand River Conservation Authority, and provided that it has been demonstrated through an Environmental Impact Study that there will be no negative impacts to protected natural heritage features and areas or their associated ecological functions, as required.

(iii) Outdoor recreation, including small, municipal accessory buildings or structures, may be permitted within the Floodway portion of the Two Zone Floodplain located outside designated Significant Natural Areas and Natural Areas in the City's Official Plan in force and effect on the effective date of this by-law, provided that damage potential is minimized and proposed structures will not affect the hydraulic characteristics of the floodplain, in accordance with the regulations of the Grand River Conservation Authority, and provided that it has been demonstrated through an Environmental Impact Study.
Study that there will be no negative impacts to protected natural heritage features and areas or their associated ecological functions, as required.

16.2 Special Policy Area (SPA) Overlay

Note: Anyone who proposes to undertake the development or redevelopment of lands within the SPA overlay is reminded that the approval of the Grand River Conservation Authority pursuant to regulations made under the Conservation Authorities Act, R.S.O 1990, Chapter C.27, may be required in addition to any requirements of this by-law.

Despite anything else in this by-law, land shall not be used and no building or structure shall be erected, located or used, except in accordance with the regulations of this by-law for the zone in which the lands are located and the regulations below:

16.2.1 Restricted uses

(a) Development or redevelopment is not permitted within the hydraulic floodway.

(b) Hotels may be permitted if the use can be floodproofed to the regulatory flood level and safe access can be provided.

(c) Within the SPA, vehicle service stations and other uses involving the manufacture, disposal, consumption or storage of chemical, flammable, explosive, toxic, corrosive or other dangerous materials shall not be permitted.

(d) Within the SPA, parking facilities shall be designed to the satisfaction of the City and the Grand River Conservation Authority.

16.2.2 General floodproofing requirements

Floodproofing shall be required for all forms of building activity within the SPA to the satisfaction of the City and the Grand River Conservation Authority.

(a) Any new building or structure shall be designed such that its structural integrity is maintained during a regulatory flood.

(b) All forms of floodproofing, as outlined in the “Implementation Guidelines of the Provincial Policy Statement on Flood Plain Planning”, may be used to achieve the necessary floodproofing requirements of this by-law.

16.2.3 Floodproofing requirements for residential uses

The following regulations apply to the renovation of, intensification of, conversion to, and development or redevelopment of residential uses:

(a) Renovation of existing residential buildings shall be permitted provided any new habitable floor space is not lower than the elevation of the existing ground floor level.

(b) Residential intensification, comprising the building of a new single detached, semi-detached or duplex dwelling on an existing vacant lot, or adding an additional unit to an existing single detached, semi-detached, or duplex dwelling or the creation of a new lot for a single detached, semi-detached, or duplex dwelling, shall be permitted provided that the new building or structure is floodproofed to an elevation no lower than 1 metre below the regulatory flood level; and

(i) the habitable floor space is constructed to an elevation equal to, or greater than the elevation of at least one of the adjacent buildings but in no case lower than 1 metre below the regulatory flood level;
basements will only be permitted in instances where the elevation of the basement floor is greater than 1 metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing;

mechanical, electrical and heating equipment will be located no lower than 1 metre below the regulatory flood level; and

access is available to an elevation no lower than 1 metre below the safe access level.

Conversion of a non-residential building to a residential use will be permitted provided the building is floodproofed to an elevation no lower than 1 metre below the regulatory flood level; and

the habitable floor space elevation of any new residential unit is located at an elevation no lower than 1 metre below the regulatory flood level;

mechanical, electrical and heating equipment will be located no lower than 1 metre below the regulatory flood level; and

access is available to the site at an elevation no lower than 1 metre below the safe access level; and

unenclosed parking facilities shall be located at or above an elevation of the 100 year flood level. Enclosed facilities shall be floodproofed to the regulatory flood level.

16.2.4 Floodproofing requirements for non-residential uses

In addition to the requirements of Section 16.2.2, the renovation of, conversion to, and development and redevelopment of non-residential uses shall be permitted provided that:

the building or structure is floodproofed to a minimum elevation no lower than 1 metre below the regulatory flood level; and

the minimum elevation of any floor area is at or above the 100 year flood level.

16.3 Natural Areas (NA) Overlay

Development, redevelopment and/or site alteration shall not be permitted on lands containing the Natural Areas Overlay unless it can be demonstrated, through either an Environmental Impact Study or Environmental Assessment, that the lands upon which the development and/
or site alteration is to occur do not meet any natural heritage system designation criteria for protection set out in sections 4.1.3 or 4.1.4 of the version of the City of Guelph Official Plan in force and effect on the effective date of this by-law. Where development, redevelopment and/or site alteration is proposed on lands containing the Natural Areas Overlay, an Environmental Impact Study or Environmental Assessment is required to determine if development is permitted.

16.4 Wellhead Protection Area (WHPA) Overlay

(a) The Wellhead Protection Area Overlay is applied to lands within radius of a City drinking water supply well, this includes the area for WHPA - A and WHPA - B. The purpose of this overlay is to place restrictions on permitted uses and activities in these areas in order to protect existing and future sources of municipal drinking water. The regulations in this section are established in accordance with the City’s policies contained within the Grand River Source Protection Plan and the Clean Water Act, 2006.

(b) The storage, use, manufacturing of any of the following uses or activities where they pose a significant drinking water threat, except in association with normal household use, shall be prohibited within the Wellhead Protection Areas Overlay for the WHPA - A, as shown on Schedule A of this by-law:

(i) New or expanded storage, manufacturing and wholesale warehousing facilities with storage of greater than 2,500 kilograms of commercial fertilizer.

(ii) New manufacturing and wholesale warehousing facilities with storage of greater than 2,500 kilograms of pesticide or the storage of greater than 250 kilograms for retail sale or for extermination.

(iii) Storage of road salt of greater than 5,000 tonnes.

(iv) Handling and storage of fuel in conjunction with a new or expanded vehicle service station and new or expanded bulk fuel storage facility (excluding bulk fuel storage associated with a municipal emergency generator facility).

(v) New or expanded storage of the specified dense non-aqueous phase liquids identified as a significant drinking water threat.

(vi) New or expanded storage of the specified organic solvents in the quantities identified as a significant drinking water threat.

(c) That new or expanded storage of road salt of greater than 5,000 tonnes where they pose a significant drinking water threat shall be prohibited within the Wellhead Protection Area Overlay for the WHPA - B, as shown on Schedule B-11 of this by-law.

(d) The enlargement or expansion of uses identified in 16.4 (b) and (c) and existing on the effective date of the approval of the source protection plan shall be prohibited, unless otherwise expressly permitted by approval from all regulating public authorities, as may be required.

16.4.1 Servicing Requirements

To ensure that on-site sewage systems never become a significant drinking water threat, new lots that rely on servicing by onsite sewage systems with a design flow of less than or equal to 10,000 litres per day and regulated under the Ontario Building Code
16.5 **Low Density Greenfield Residential Overlay**

Despite any other provision in this by-law, a lot located within the Low Density Greenfield Residential Overlay is permitted:

(a) The maximum height shall be 6 storeys.

(b) The maximum density shall be 60 units per hectare (UPH).
17. Holding provisions

Wherever a zone symbol on the Schedule A Zoning Maps has a suffix with the symbol (H) in parentheses and a number, such zone shall be subject to a holding provision and all regulations of this by-law applicable to the zone shall apply except that no person shall erect or alter any building or structure or add any use in the zone until this by-law has been amended to remove the holding provision (H). The relevant holding provisions are denoted by the number immediately following the symbol (H) on the zoning map.

17.1 Holding Provisions

17.1.1 (H1) 210 and 222 College Avenue East

As shown on Map 39 of Schedule A of this by-law.

(a) Purpose:

To ensure that the use of the lands is not intensified and that use of the lands for additional residential dwelling unit, bed and breakfast, day care centre, group home, home occupation, or lodging house type 1 does not proceed until the owner has completed certain conditions to the satisfaction of the City.

(b) Conditions:

Prior to the removal of the holding provision (H), the owners shall complete the following conditions to the satisfaction of the City:

(i) That the owners enter into an Engineering Services Agreement with the City satisfactory to the City Engineer.

(ii) That the owners agree to pay their share of the actual cost of constructing and installing the following works:

(A) sanitary sewer complete with all appurtenances including restoration on College Avenue from Power House Lane to the middle of the lands associated with 222 College Avenue East;

(B) sanitary sewer laterals including restoration to each of the properties.

(iii) That the owners pay to the City, the City’s estimate of the cost of constructing the above noted works.

(iv) That the owners have connected their dwellings to the municipal watermain to the satisfaction of the City Engineer and the City’s Plumbing Inspector. Furthermore, the owners have paid to the City all unpaid frontage and lateral charges in accordance with the policies of the City.

(v) That the owners have connected their dwellings to the municipal sanitary sewer to the satisfaction of the City Engineer and the City’s Plumbing Inspector.

(vi) That any domestic wells on the properties have been properly abandoned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.

(vii) That the owners have entered into an Agreement with the City, registered
Part E: Site-specific Provisions and Zones

Holding provisions

on title, satisfactory to the City Solicitor covering the above noted conditions.

17.1.2 (H2) 89 Duke Street and 92 Arthur Street

As shown on Map 38 of Schedule A of this by-law.

(a) Purpose:
To ensure that single detached residential development does not occur until the completion of certain conditions to the satisfaction of the City.

(b) Permitted Interim use:
A parking lot.

(c) Conditions:
Prior to the removal of the holding provision (H), the owner shall complete the following conditions to the satisfaction of the City:

(i) Parkland Dedication
The owner shall make arrangements satisfactory to the City respecting parkland dedication or payment to the City of cash-in-lieu for parkland dedication in accordance with by-law (1989)-13410, as amended from time to time, or any successor thereof, at the rate in effect at the time of application for a building permit for any number of units exceeding a total of four residential units.

(ii) Phasing
The owner shall enter into agreement(s) respecting phasing of the development of the said lands to the satisfaction of the City.

(iii) Agency Circulation and Information Meeting
An application to remove the holding provision (H) shall be circulated for comment and review to such persons, public bodies, and agencies as the City considers appropriate. Prior to the removal of the holding provision (H), an information Meeting of Council shall be held with notice given to such persons, public bodies and agencies as the City considers appropriate.

(iv) The owner shall enter into an agreement with the City covering the conditions listed below:

(A) That, prior to issuance of a building permit and prior to any severance of the lands, the owner shall deed to the City, free of all encumbrances, a triangular road widening in the southerly corner of lot 42 abutting Arthur Street with a frontage of 6 metres and a depth of 2 metres.

(B) That, prior to issuance of a building permit and prior to any severance of the lands, the owner shall grant the City a new easement from Duke Street to Arthur Street, for a water main, satisfactory to the City Solicitor and the Director of Works.

(C) That the owner pays Development Charges, to the City, in accordance with by-law (1994)-14533, as amended from time to time, or any successor thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.

(D) That the owner applies for sanitary and water laterals and pays the rate in effect at the time of application prior to issuance of a building permit.

(E) That the owner builds on the lot
and grades and drains the lot in accordance with a plan that has been submitted to and approved by the Director of Works prior to issuance of a building permit.

(F) That the owner constructs the building at such an elevation that the lowest level of the building (whether basement, cellar or crawl space) can be serviced with a gravity connection to the sanitary sewer.

17.1.3 (H3) 23, 25, 27, 29 and 31 Malvern Crescent
As shown on Map 42 of Schedule A of this by-law.

(a) Purpose:
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City.

(b) Conditions:
Prior to the removal of the holding provision (H), the owner shall complete the following conditions to the satisfaction of the City:

(i) That the owner shall pay to the City, $13,751.28 representing the outstanding owner’s share of the cost of the existing watermain on Malvern Crescent across the frontage.

(ii) That the owner shall pay to the City, $17,521.67 representing the outstanding owner’s share of the cost of the existing sanitary sewer on Malvern Crescent across the frontage.

(iii) That the owner shall receive approval for the necessary consent to convey applications (i.e. severances) to create the lots and the deeds shall be endorsed.

17.1.4 (H4) 78 Eastview Road
As shown on Map 50 of Schedule A of this by-law.

(a) Purpose:
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City.

(b) Conditions:
Prior to the removal of the holding provision (H), the owner shall complete the following conditions to the satisfaction of the City:

(i) That the owner shall receive approval for the necessary consent applications (i.e. severances) to create the lots and the deeds shall be endorsed.

(ii) That the owner enters into an Agreement, to be registered on title, satisfactory to the City Solicitor, which includes all requirements for the development of the lands, financial and otherwise to the satisfaction of the City.

17.1.5 (H5) 45 Elizabeth Street, 64 Duke Street, 92 Ferguson Street
As shown on Map 38 of Schedule A of this by-law.

(a) Purpose:
To ensure a comprehensive master plan is prepared for the site prior to redevelopment and that municipal services are adequate and available, to the satisfaction of the City, prior to intensification of the lands.

(b) Interim uses Prior to Removal of the (H): Manufacturing, tradesperson’s shop, repair service and warehousing.
Part E: Site-specific Provisions and Zones

Holding provisions

(c) Interim Regulations Prior to Removal of the (H):
For such time as the holding provision (H) 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:

(i) Modifications to existing building façade(s)

(ii) Minor additions to existing buildings, to a maximum of 10 square metres.

(d) Conditions:
Prior to the removal of the holding provision (H), the following conditions shall be completed to the satisfaction of the City:

(i) That an Urban Design Master Plan be developed to the satisfaction of the City that includes the following items:

(A) location of public and/or private streets and lanes;
(B) location, size and configuration of parkland/open space on the site;
(C) location, uses and massing of buildings and their relationship to adjacent streets and open spaces;
(D) built form transitions to the surrounding community;
(E) shadow impacts;
(F) physical and visual connections to the immediate surroundings and broader downtown area;
(G) conceptual streetscape designs for internal streets and adjacent public streets to be improved;
(H) heritage attributes to be rehabilitated, conserved and retained in the proposed development;

(i) locations for heritage interpretation and/or public art;
(j) general location and lay-out of parking;
(k) provision of affordable housing; and,
(l) environmental features and elements that support the Community Energy Plan and the sustainability policies of the City’s Official Plan in force and effect on the effective date of this by-law; and,

(ii) Prior to the removal of the holding provision (H), a municipal services review shall be completed to the satisfaction of the City. The scope and boundary of the municipal services review will be determined by the City and may include but is not limited to:

• watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity;
• stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.

(A) Should the municipal services review demonstrate that all necessary municipal services required for the proposal are adequate and available to the satisfaction of the City, the (H) may be lifted; or,

(B) Should the municipal services review determine that all necessary municipal services required for the proposal are not
adequate and available, then prior to the (H) being lifted:

- Adequate security for the actual design and construction costs of any municipal services required for the proposed development shall be secured where appropriate and in a manner satisfactory to the City;

- Any municipal services required for the proposed development shall be designed to the satisfaction of the City; and,

- Any municipal services required for the proposed development shall be constructed to the satisfaction of the City.

(iii) Parkland dedication

That a minimum of 0.39 hectares of land from the lands known as 64 Duke Street, 69 Huron Street and 45 Elizabeth Street will be prepared and deeded to the City as public park pursuant to the City of Guelph Parkland Dedication By-law (2019)-20366 or any successor thereof. The final form and details of the parkland will be determined through the required Urban Design Master Plan, supporting planning applications and subsequent development approval conditions. The owner further agrees to grade, topsoil, sod and demarcate the parkland to the satisfaction of the City at the owner’s expense in accordance with the City’s parkland policies.

17.1.6 (H6) 34 Cityview Drive North

As shown on Map 57 of Schedule A of this by-law.

(a) Purpose:

To ensure that development of the lands does not proceed until the City has secured the cost to upgrade Cedarvale Avenue and Cityview Drive to full municipal standards including the construction of sewers and watermains.

(b) Conditions:

Prior to the removal of the holding provision (H), the City shall have a legally binding commitment from the owners on both sides of Cedarvale Avenue and Cityview Drive to pay for:

(i) the cost of constructing sewers and watermains on the existing abutting road;

(ii) the cost of upgrading the abutting roadway to the City’s urban residential road standard.

17.1.7 (H7) 511 Woolwich Street

As shown on Map 34 of Schedule A of this by-law.

(a) Purpose:

To ensure that development does not occur until the site has been decommissioned and until the approval of necessary severances and the endorsement of deeds.

(b) Conditions:

Prior to removing the holding provision (H):

(i) The owner shall demonstrate to the City that the lands have been decommissioned in accordance with the current Ministry of Environment, Conservation and Parks document entitled “Guidelines for Use at Contaminated Sites in Ontario” and the owner has filed a record of site condition.
Part E: Site-specific Provisions and Zones

Holding provisions

(ii) The owner shall obtain approval for the necessary severances and the endorsement of the deeds.

17.1.8 (H8) 138 College Avenue West – southerly portion

As shown on Map 17 of Schedule A of this by-law.

(a) Purpose:

To ensure that development does not occur until the southerly portion of the site, zoned NCC-8 (H8), has been decommissioned to the satisfaction of the City.

(b) Conditions:

Prior to the removal of the holding provision (H), the owner shall demonstrate to the City that the southerly portion of the subject lands known municipally as 138 College Avenue West have been decommissioned for residential use, in accordance with the current edition of the Ministry of the Environment, Conservation and Parks document entitled “Guideline for Use at Contaminated Sites in Ontario” and that the owner has filed a Record of Site Condition.

17.1.9 (H9) 23 Arthur Street South

As shown on Map 38 of Schedule A of this by-law.

(a) Purpose:

To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City related to the subject development.

(b) Conditions:

(i) That prior to the removal of this holding provision (H) on the subject lands, the owner shall implement CN’s principal main line requirements for adjacent development, including addressing the interface with the elevated CN mainline adjacent to this phase of development, to the satisfaction of CN or its assigns.

(ii) That removal of this holding provision (H), on any individual phase of development on the subject lands, and prior to site plan approval for that phase, the developer/owner shall obtain the approval of the City with respect to the availability of adequate water supply, sewage capacity and sewage treatment capacity for each phase of the development.

(iii) That prior to the removal of this holding provision (H) on the subject lands, the developer/owner shall deed at no cost to the City, a land dedication as identified in the City’s Official Plan in force and effect on the effective date of this by-law for future intersection improvements at Elizabeth Street and Arthur Street South that is free of all encumbrances and satisfactory to the City Solicitor.

(iv) That prior to removal of this holding provision (H) on any individual phase of development on the subject lands: the owner shall prepare an Urban Design Brief confirming that the subject phase of development is consistent with the approved Urban Design Master Plan for the site, to the satisfaction of the General Manager of Planning Services; and an architectural peer review for the subject phase shall be completed to the satisfaction of the General Manager of Planning Services. The owner may prepare one brief and complete a peer review that addresses one or more phases at a time, enabling the City
to simultaneously lift the holding provision (H) on multiple phases. Clearing of this condition may be done in advance of, or in conjunction with, submission of a Site Plan Approval application for each phase.

(v) That prior to the removal of this holding provision (H) on the subject lands, the owner shall pay to the City, the owner’s proportionate share of the actual cost of constructing municipal services on Arthur Street South, Cross Street and Neeve Street across the frontage of the lands, including road works, local sanitary sewer, storm sewer, watermain curb and gutter, catchbasins, sidewalks, streetscaping and street lighting as determined by the City Engineer and the owners proportionate share of the estimated cost of the Municipal Services determined by the City Engineer for all remaining frontage.

17.1.10 (H10) 72 Watson Road North
As shown on Map 62 of Schedule A of this by-law.

(a) Purpose:
To ensure that development of the lands do not proceed until the owner has completed certain conditions to the satisfaction of the City with regard to the development of the site.

(b) Conditions:
Prior to the removal of the holding provision (H), the owner shall:

(i) Execute and register on title to the lands, a Site Plan Agreement containing all conditions approved by City Council.

(ii) Site Plan Approval which shall address the following Urban Design features, to the satisfaction of the City:
(A) Providing direct and convenient barrier-free access and linkage for pedestrians, bicycles and vehicles throughout the site with such walkways designed to promote pedestrian priority over vehicular traffic.
(B) Providing an open and uninterrupted public view and vista from the intersection of Starwood Drive and Watson Parkway to the Clythe Creek open space lands.
(C) Providing a human scale environment by breaking up large building facades and by reducing the visual effects of flat roof-lines and rooftop equipment.
(D) Orienting principal buildings to the public streets and avoiding parking between the building and street.
(E) Providing a customer entrance directly facing the street or locating building entrances directly visible from the street and providing a well defined path with direct access from street to main building entrance and an entry feature.
(F) Situating large parking areas to the side or rear of buildings so that they do not dominate the visual element of the site.
(G) Use of extensive landscaping to separate large parking lots and screen loading, trash receptacles, outdoor storage and similar facilities.
(H) Ensuring the project building
Part E: Site-specific Provisions and Zones

Holding provisions

form, elevations and exterior building materials, site circulation, accessibility, the creation of pedestrian areas establishes a “Gateway Entrance to Eastview District” theme.

17.1.11 (H11) 78 Starwood Drive – southerly portion
As shown on Map 62 of Schedule A of this by-law.
(a) Purpose:
To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City.
(b) Conditions:
The necessary assembly or consolidation of any lands required to ensure orderly development and satisfactory driveway access in association with abutting developable lands with frontage on Watson Parkway North.

17.1.12 (H12) Municipal Services
(a) Purpose:
To ensure that municipal services are adequate and available, to the satisfaction of the City, prior to construction of new buildings and/or additional residential development of the lands.
(b) Uses Subject to Removal of the (H)
For such time as the holding provision (H) is in place, these lands may be used for all uses permitted in the applicable zone except for new residential uses as set out in Table 6.1 or 7.1. The use of these lands for new residential uses is subject to the interim regulations in (c) as follows:
(c) Conditions:
Prior to the removal of the holding provision (H) a municipal services review shall be completed to the satisfaction of the City. The scope and boundary of the municipal services review will be determined by the City and may include but is not limited to: watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity; stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.
(d) Should the municipal services review demonstrate that all necessary municipal services required for the proposed construction of a new building and/or residential development are adequate and available to the satisfaction of the City, the (H) may be lifted; or,
(e) Should the municipal services review determine that all necessary municipal services required for the proposed construction of a new building and/or residential development are not adequate and available, then prior to the (H) being lifted:
(i) Adequate security for the actual design and construction costs of any municipal services required for the proposed new building and/or residential development shall be provided to the City in a matter satisfactory to the City; and,
(ii) Any municipal services required for the proposed new building and/or residential development shall be designed to the satisfaction of the City; and,
(iii) Any municipal services required for the proposed new building and/or residential development shall be
Part E: Site-specific Provisions and Zones

Holding provisions

17.1.13 (H14) 290 Woolwich Street

As shown on Map 36 of Schedule A of this by-law.

(a) 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.

(b) Conditions:

(a) Prior to the removal of the holding provision (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, Conservation and Parks 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 provision (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.

17.1.14 (H15) 63-65 Woodlawn Road West

As shown on Map 22 of Schedule A of this by-law.

(a) Purpose:

To ensure that development does not occur on the CMUC zoned lands, until the owner has entered into a Site Plan Control Agreement that has been registered on title, and the Arthur Street sanitary sewer has been adequately upgraded to support the permitted uses to the satisfaction of the City.

(b) Conditions:

Prior to the removal of the holding provision (H);

(i) The owner shall enter into a Site Plan Control Agreement that is executed and registered on title, that includes the conditions of approval endorsed by City Council related to application (ZC0106).

(ii) The Arthur Street trunk sanitary sewer shall be upgraded to support the proposed uses to the satisfaction of the City.

17.1.15 (H16) Hanlon Creek Business Park

As shown on Map 64 of Schedule A of this by-law.

In the B-9 zone, those lands affected by the holding provision (H) are subject to the following:

(a) Purpose:

To ensure that development does not occur until full municipal services are provided and all applicable costs associated with development are paid to the City, to the satisfaction of the City.

(b) Condition:

Prior to the removal of the holding provision (H), the owner shall complete the following condition to the satisfaction of the City:

The owners and any mortgagees shall enter into a Cost Sharing or Front-ending Agreement with the City, satisfactory to the City Solicitor and registered on the title of the individually-owned parcels of land, agreeing to all conditions related to the
development of the lands including the provision of full municipal services and the payment to the City of all applicable costs associated with the Hanlon Creek Business Park Development, to the satisfaction of the City.

17.1.16 (H17) Hanlon Creek Business Park

As shown on Map 64 of Schedule A of this by-law.

In the B-11 zone, those lands affected by the holding provision (H) are subject to the following:

(a) Purpose:
To ensure that development does not occur until full municipal services are provided and all applicable costs associated with development are paid to the City, to the satisfaction of the City.

(b) Conditions:
Prior to the removal of the holding provision (H), the owner shall complete the following condition to the satisfaction of the City:

The owners and any mortgagees shall enter into a Cost Sharing or Front-ending Agreement with the City, satisfactory to the City Solicitor and registered on the title of the individually-owned parcels of land, agreeing to all conditions related to the development of the lands including the provision of full municipal services and the payment to the City of all applicable costs associated with the Hanlon Creek Business Park Development, to the satisfaction of the City.

17.1.17 (H18) Hanlon Creek Business Park

As shown on Maps 63 and 64 of Schedule A of this by-law.

(a) Purpose:
To ensure that development does not occur until full municipal services are provided and all applicable costs associated with development are paid to the City, to the satisfaction of the City.

(b) Permitted Interim use:
One single detached dwelling, subject to the regulations outlined in (RL.1 zone) of the by-law despite Section 4.10, only until
such time as the City has lifted the holding provision (H) to allow the Development of Corporate Business Park uses on the property in accordance with the permitted uses and regulations of the BP zone.

(c) Conditions:
Prior to the removal of the holding provision (H), the owner shall complete the following conditions to the satisfaction of the City:

(i) The owners shall submit an Environmental Impact Study to the City and the Grand River Conservation Authority for approval. This study shall identify all developable and non-developable lands and the owner shall dedicate all non-developable lands to the City, to the satisfaction of the City, prior to the redevelopment of the lands.

(ii) The owners and any mortgagees shall enter into a Site Plan Agreement with the City, satisfactory to the City Solicitor and registered on title agreeing to the site plan conditions approved by City Council.

17.1.19 (H20) 180 Clair Road West
As shown Map 30 of Schedule A of this by-law.

(a) Purpose:
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City.

(b) Condition:
Prior to the removal of the holding provision (H), the owner shall complete the following conditions to the satisfaction of the City:

The owner and any mortgagees shall enter into a site plan control agreement satisfactory to the City Solicitor and registered on title agreeing to the site plan conditions approved by City Council.

17.1.20 (H21) 132 Clair Road West
As shown Map 30 of Schedule A of this by-law.

(a) Purpose:
To ensure that all required Environmental Site Assessment(s) are completed.

(b) Condition:
Prior to the removal of the Holding (‘H’) Symbol, the Developer shall complete the following condition to the satisfaction of the City:
The require Environmental Site Assessment(s) are completed in accordance with draft plan condition #8 and the submitted reports are reviewed to the satisfaction of the City Engineer.

17.1.21 (H22) 361 Whitelaw Road
As shown Map 5 of Schedule A of this by-law.

(a) Purpose:
To ensure that development of the subject lands does not proceed until the following conditions have been met to the satisfaction of the City related to the subject development:

Conditions:

1. The completion of the design and reconstruction of Whitelaw Road including but not limited to vertical grade changes, curb/gutter, boulevard, municipal services and sidewalk.
2. That the Owner complete an Energy
Part E: Site-specific Provisions and Zones

Holding provisions

17.1.22 (H23) Downtown Municipal Services

As shown on Maps 36 and 37 of Schedule A of this by-law.

(a) Purpose:
To ensure that municipal services are adequate and available, to the satisfaction of the City, prior to intensification of the lands.

(b) Interim uses Prior to Removal of the (H)
For such time as the holding provision (H) is in place, these lands may be used for all uses permitted in the applicable zone subject to the interim regulations set out in (c):

(c) Interim Regulations Prior to Removal of the (H)
For such time as the holding provision (H) 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:

(i) Modifications to existing building façade(s).

(ii) Minor additions to existing buildings, to a maximum of 10 square metres.

(d) Conditions:
Prior to the removal of the holding provision (H) a municipal services review shall be completed to the satisfaction of the City. The scope and boundary of the municipal services review will be determined by the City and may include but is not limited to: watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity; stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.

(e) Should the municipal services review demonstrate that all necessary municipal services required for the proposed development are adequate and available to the satisfaction of the City, the (H) may be lifted; or,

(f) Should the municipal services review determine that all necessary municipal services required for the proposed development are not adequate and available, then prior to the (H) being lifted:

(i) Adequate security for the actual design and construction costs of any municipal services required for the proposed development shall be provided to the City in a matter satisfactory to the City; and,

(ii) Any municipal services required for the proposed development shall be designed to the satisfaction of the City; and,

(iii) Any municipal services required for the proposed development shall be constructed to the satisfaction of the City.

17.1.23 (H24) Silver Creek Junction

As shown on Map 15 of Schedule A of this by-law.

(a) Purpose:
To ensure that development of the subject lands does not proceed until the following conditions have been met to
the satisfaction of the City related to the subject development.

(b) Conditions:

(i) Completion and final approval of the class environmental assessment processes for a grade-separated crossing at the intersection of Silvercreek Parkway and the C.N.R. rail line at the north edge of the subject lands; and for the re-alignment of Silvercreek Parkway between Paisley Road and Waterloo Avenue and a new public road on the subject lands east of Silvercreek Parkway [right-of-way of 18 m (59 ft.)]

(ii) Registration on title to the subject lands of an executed Site Plan Agreement which addresses, among other items, appropriate infrastructure requirements.

(iii) The Owner entering into an agreement for a financial contribution to the construction of a stormwater management facility on the portion of the subject lands east of Howitt Creek

(iv) Conveyance of any lands required for the underpass and road projects noted above, and for the stormwater management facility east of Howitt Creek, and for the proposed parks on the subject lands between Silvercreek Parkway and Howitt Creek, with the exception of the Market (public) square.

(v) The awarding of contracts for the construction of the underpass, road and stormwater management projects noted above.

17.1.25 (H26) 111-193 Silvercreek Parkway North
As shown on Map 14 of Schedule A of this by-law.

(a) Purpose:
To ensure that the development of the lands does not proceed until the Owner has met certain conditions to the satisfaction of the City with regard to the development of the site.

(b) Conditions:

(i) The Owner shall provide the City with verification that a record of Site Condition (RSC) has been filed with the Ministry of Environment, Climate Change and Parks (MECP), to the satisfaction of the City Engineer/General Manager of Engineering and Transportation Services.

(ii) The Owner shall provide the City with an updated Feasibility Noise Study to the satisfaction of the City Engineer/General Manager of Engineering and
Part E: Site-specific Provisions and Zones

Holding provisions

Transportation Services.

17.1.26 (H27) 1354 Gordon Street

As shown on Map 42 of Schedule A of this by-law.

(a) Purpose:

To ensure that the development of the lands does not proceed until the Owner has met certain conditions to the satisfaction of the City with regard to the development of the site.

(b) Condition:

The Owner shall obtain approval from the City Engineer/General Manager of Engineering and Transportation Services with respect to the availability of adequate sanitary sewer capacity.

17.1.27 (H28) 70 Fountain Street /75 Farquhar Street

As shown on Map 37 of Schedule A of this by-law.

(a) Purpose:

To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City related to the subject development.

(b) Condition:

That sanitary sewer condition and sanitary capacity is confirmed and available for the proposed development to the satisfaction of the City.

1. Should it be determined that any necessary services required for the proposed development are not adequate and available, then prior to the (H) being lifted:

(i) Adequate security for the actual design and construction costs of any municipal services required for the proposed development shall be provided to the City in a matter satisfactory to the City; and,

(ii) Any municipal services required for the proposed development shall be designed to the satisfaction of the City; and,

(iii) Any municipal services required for the proposed development shall be constructed to the satisfaction of the City.
18. Site-specific zones

17.2 Site-specific low density residential 1 (RL.1) zones

17.2.1 RL.1-1
533, 549, 565, 581 Watson Road South, 15, 16, 31, 32, 45, 46, 57, 58 Glenholm Drive, 795, 821, 835, 847 Stone Road East.
As shown on Map Number 59 of Schedule A of this by-law.

(a) Permitted uses
- Single detached dwelling
- Additional residential dwelling unit
- Home occupation

(b) Regulations
In accordance with Section 6.3.1 (RL.1 zone) of this by-law, with the following exceptions and additions:

(i) Municipal services
Despite Section 4.10 of this by-law, permitted uses may be developed on private individual on-site water and wastewater services as an interim measure until full municipal services are available.

(ii) Minimum lot area
Despite Table 6.2, A (RL.1), the minimum lot area shall be 0.4 hectares and can include the NHS zoned portions of the lot.

17.2.2 RL.1-2
755, 757 Stone Road East
As shown on Map Number 59 of Schedule A of this by-law.

(a) Permitted uses
- Single detached dwelling
- Additional residential dwelling unit
- Home occupation

(b) Regulations
In accordance with Section 6.3.1 (RL.1 zone) of this by-law, with the following exceptions and additions:

(i) Municipal services
Despite Section 4.10 of this by-law, permitted uses may be developed on private individual on-site water and wastewater services as an interim measure until full municipal services are available.

(ii) Minimum lot area
Despite Table 6.2, A (RL.1), the minimum lot area shall be 0.4 hectares and can include the NHS zoned portions of the lot.

(iii) Lot frontage
The lot frontage shall be located within the EMU.2-1 zone.

(iv) Attached garages
Despite Table 5.9, garage width shall be permitted to exceed 55% of the lot width.
Part E: Site-specific Provisions and Zones
Site-specific Low Density Residential 1 (RL.1) Zones

17.2.3 RL.1-3
65, 71, 80 Glenholm Drive
As shown on Map Number 59 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.1) zone of this by-law.

(b) Regulations
In accordance with Section 6.3.1 (RL.1 zone) of this by-law, with the following exceptions and additions:

(i) Municipal services
Despite Section 4.10 of this by-law, permitted uses may be developed on private individual on-site water and wastewater services as an interim measure until full municipal services are available.

(ii) Minimum lot area
Despite Table 6.2, A (RL.1), the minimum lot area shall be 0.4 hectares and can include the NHS zoned portions of the lot.

(iii) Minimum lot frontage
Despite Table 6.2, B (RL.1), the minimum lot frontage shall be 6 metres.

(iv) Attached garages
Despite Table 5.9, garage width shall be permitted to exceed 55% of the lot width.

(v) Minimum landscaped open space
Despite Table 6.2, no landscaped open space shall be required between the driveway, residential and the lot line.

17.2.4 RL.1-4
72-80 Goldenview Drive
As shown on Map 71 of Schedule A of this by-law.

(a) Regulations
In accordance with the provisions of Section 6.3.1 (RL.1 zone) of this by-law, with the following exceptions and additions:

(i) Minimum exterior side yard
4.5 metres

(ii) Minimum landscaped open space
The front yard of any lot, excepting the driveway, residential shall be landscaped and no parking shall be permitted within this landscaped open space. The driveway, residential and garage shall not constitute more than 50% of the front yard.

(iii) Garages
The maximum distance between the main front wall of the dwelling unit and the garage shall not exceed 2.4 metres, exclusive of the porch.
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

17.2.5 RL.1-5

As shown on Map 12, 30 and 42 of Schedule A of this by-law.

(a) Regulations

In accordance with the provisions of Section 6.3.1 (RL.1 zone) of this by-law, with the following exceptions:

(i) Stormwater Gallery Protection

No buildings or structures (excluding fences) shall be located or constructed within 3 metres of the rear lot line in this zone, in order to protect the underground infiltration storm gallery.

17.2.6 RL.1-6

6, 8, 14, 16 Ridgeway Avenue

As shown on Map 42 of Schedule A of this by-law.

(a) Regulations

In accordance with the provisions of Sections 4 and 6.3.1 (RL.1 zone) of this by-law, with the following exceptions:

(i) Accessory buildings or structures

Despite Section 4.5, accessory buildings or structures shall not be permitted within 4 metres of the rear lot line.

(ii) Slope and Tree Preservation Area

The 2 metres of the rear yard immediately adjacent to the top of slope has been placed in the NHS zone in order to maintain the treed setback and protect slope stability. Disturbance of vegetation or soils shall not be permitted within this portion of the rear yard.
17.2.7  RL.1-7 (H4)
78 Eastview Road
As shown on Map 50 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 4 and Section 6.3.1 (RL.1 zone) regulations of this by-law, with the following exceptions:
(i) Minimum lot frontage
Despite Table 6.2, B (RL.1), of this by-law, the minimum lot frontage shall be 14 metres.
(ii) Minimum front yard
Despite Table 6.3, A, of this by-law, the minimum front yard shall be 12 metres.
See Section 17 for Holding Provisions.

17.2.8  RL.1-8
52-115 McCann Street, 21-29 Kirvan Drive, 275-289 MacAlister Boulevard
As shown on Map 68 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.1 (RL.1 zone) of this by-law, with the following exceptions:
(i) Minimum lot area
Despite Table 6.2, A (RL.1), the minimum lot area shall be 390 square metres.
(ii) Minimum interior side yard
Despite Table 6.3, C (RL.1), the minimum interior side yard shall be 1.2 metres.
17.2.9 RL.1-9

1-28 Owens Way
As shown on Map 48 of Schedule A of this by-law.

(a) Permitted uses
  • Single detached dwellings on a private condominium road
  • Additional residential dwelling unit in accordance with Section 4.12.1
  • Home occupation in accordance with Section 4.15

(b) Regulations
In accordance with Section 6.3.1 (RL.1) of this by-law, with the following exceptions:

(i) Development on a street, private
  Despite Section 4.1 of this by-law, development may occur on a street, private.

(ii) Minimum front yard
  4.5 metres to front wall of habitable room.

(iii) Minimum exterior side yard
  3 metres adjacent to a street, private.

(iv) Minimum rear yard
  5 metres or 20% of the lot depth, whichever is less.

17.2.10 RL.1-10

9, 16, 18, 26, 28 Emeny Lane; 2, 4, 6 Lovering Lane
As shown on Map 41 of Schedule A of this by-law.

(a) Permitted uses
  In accordance with the uses permitted by Table 6.1 (RL.1 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.1 (RL.1) of this by-law with the following exceptions and additions:

(i) Despite Section 4.1, development in this zone may occur on a street, private.

(ii) Minimum lot area
  Despite Table 6.2, A (RL.1), the minimum lot area shall be 425 square metres.

(iii) Maximum building height
  Despite Table 6.4, A, and Section 4.14, the maximum building height shall be 2 storeys plus a partially exposed walk out or look out basement as required for grading.

(iv) Minimum front yard
  Despite Table 6.3, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(v) Minimum exterior side yard
  Despite Table 6.3, B, the minimum exterior side yard shall be 1.2 metres.

(vi) Minimum interior side yard
  Despite Table 6.3, C (RL.1), the minimum interior side yard shall be 1.2 metres.
(vii) Minimum **rear yard**

   Despite Table 6.3, D, the minimum **rear yard** shall be 4.5 metres.

(c) **Severability Provision**

The provisions of this **by-law** shall continue to apply collectively to the whole of the subject lands in this **zone**, despite any future severance, phase of registration, partition or division for any purpose.

### 17.2.11 **RL.1-11**

10, 11, 12, 13, 14, 15, 20, 22, 24, 27, 29, 30, 31, 32, 33 Emeny Lane, 1, 3, 5 Lovering Lane

As shown on Map 41 of Schedule A of this **by-law**.

(a) **Permitted uses**

In accordance with the **uses** permitted by Table 6.1 (RL.1 **zone**) of this **by-law**.

(b) **Regulations**

In accordance with Section 6.3.1 (RL.1) of this **by-law** with the following exceptions and additions:

(i) **Frontage on a street**

   Despite Section 4.1, of this **by-law**, **development** in this **zone** may occur on a **street**, private.

(ii) **Minimum lot area**

   Despite Table 6.2, A (RL.1), the minimum **lot area** shall be 425 square metres.

(iii) **Maximum building height**

   Despite Table 6.4, A, the maximum **building height** shall be 2 **storeys** plus a partially exposed walk out or look out **basement** as required for grading.

(iv) **Minimum front yard**

   Despite Table 6.3, A, the minimum **front yard** shall be 4.5 metres to **habitable floor space** and 6 metres to the front wall of the **garage**.

(v) **Minimum exterior side yard**

   Despite Table 6.3, B, the minimum **exterior side yard** shall be 1.2 metres.

(vi) **Minimum interior side yard**

   Despite Table 6.3, C (RL.1), the
Part E: Site-specific Provisions and Zones
Site-specific Low Density Residential 1 (RL.1) Zones

minimum interior side yard shall be 1.2 metres.

(vii) Minimum rear yard
Despite Table 6.3, D, the minimum rear yard shall be 4.5 metres.

(viii) Storm Gallery Protection
No building, structures or swimming pools (excluding fences) shall be located or constructed within 2.4 metres of the rear lot line in this zone, in order to protect the underground infiltration storm gallery.

(c) Severability Provision
The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose.

17.2.12 RL.1-12
28 Landsdown Drive
As shown on Map 41 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.1 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.1 (RL.1) of this by-law with the following exceptions and additions:

(i) Minimum lot area
Despite Table 6.2, A (RL.1), the minimum lot area shall be 425 square metres.

(ii) Minimum lot frontage
Despite Table 6.2, B (RL.1), the minimum lot frontage shall be 13 metres.

(iii) Maximum building height
Despite Table 6.4, A, the maximum building height shall be 2 storeys plus a partially exposed walk out or look out basement as required for grading.

(iv) Minimum front yard
Despite Table 6.3, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(v) Minimum exterior side yard
Despite Table 6.3, B, the minimum exterior side yard shall be 0.9 metres to a street, private.

(vi) Minimum interior side yard
Despite Table 6.3, C, the minimum interior side yard shall be 1.2 metres.
Part E: Site-specific Provisions and Zones
Site-specific Low Density Residential 1 (RL.1) Zones

(vii) Minimum **rear yard**

Despite Table 6.3, D, the minimum **rear yard** shall be 4.5 metres.

(c) Severability Provision

The provisions of this **by-law** shall continue to apply collectively to the whole of the subject lands in this **zone**, despite any future severance, phase of registration, partition or division for any purpose.

17.2.13 **RL.1-13**

7 Eden Street and Part of 9 Eden Street

As shown on Map 10 of Schedule A of this **by-law**.

(a) Regulations

In accordance with Section 6.3.1 (RL.1 **zone**) of this **by-law**, with the following exceptions and additions:

(i) Maximum **building height**

The maximum **building height** for an **additional residential dwelling unit** in a separate **building**, shall be 2 **storeys** for the existing **building**. If the existing **building** is ever demolished and rebuilt, the maximum **building height** shall be 1 **storey**.

(ii) **Accessory buildings or structures**

Despite Section 4.5.2 (a), the total **ground floor area** of all **accessory buildings or structures** shall not exceed 105 square metres.

(iii) **Parking space** Location

Despite Section 5.2.1(a)(i), the required **parking space** for the **additional residential dwelling unit** shall be located in front of the **building** and within 6 metres of the **street line**.

(iv) Parking in residential **zones**

Despite Section 5.11.3 (e), 2 **driveways, residential** shall be permitted.

(v) Maximum **driveway, residential** width

The **driveway, residential** located in front of the **additional residential dwelling unit** shall have a maximum width of 3 metres.
### Part E: Site-specific Provisions and Zones

#### Site-specific Low Density Residential 1 (RL.1) Zones

**17.2.14 RL.1-14**

3-47, 270-278 Ambrous Crescent, 81-100 Kirvan Drive

As shown on Map 68 of Schedule A of this by-law.

(a) **Permitted uses**

In accordance with Table 6.1 (RL.1 zone) of this by-law.

(b) **Regulations**

In accordance with Section 6.3.2 of this by-law, with the following exceptions:

(i) **Minimum lot area**

Despite Table 6.6, A, the minimum lot area for every two units shall be 448 square metres and the minimum lot area for each unit shall be 224 square metres.

(ii) **Minimum lot frontage**

Despite Table 6.6, B, the minimum lot frontage for every two units shall be 13.7 metres and the minimum lot frontage for each unit shall be 6.8 metres.

(iii) **Minimum front yard**

Despite Table 6.7, A, the minimum front yard shall be 4.5 metres.

(iv) **Maximum lot coverage**

The maximum lot coverage shall be 50% of the lot area.

(v) **Driveway, residential**

Despite Table 5.10, the maximum driveway, residential width shall be 50% of the front yard.

**17.2.15 RL.1-15**

1-52 Elesgood Drive

As shown on Map 68 of Schedule A of this by-law.

(a) **Permitted uses**

In accordance with Table 6.1 (RL.1 zone) of this by-law.

(b) **Regulations**

In accordance with Section 6.3.2 of this by-law, with the following exceptions:

(i) **Minimum lot area**

Despite Table 6.6, A, the minimum lot area for every two units shall be 400 square metres and the minimum lot area for each unit shall be 200 square metres.

(ii) **Minimum lot frontage**

Despite Table 6.6, B, the minimum lot frontage for every two units shall be 13.4 metres and the minimum lot frontage for every unit shall be 6.7 metres.

(iii) **Minimum front yard**

Despite Table 6.7, A, the minimum front yard shall be setback 6 metres from an attached garage and carport and 4.5 metres in all other cases.

(iv) **Minimum exterior side yard**

Despite Table 6.7, B, the minimum exterior side yard shall be 2.4 metres.

(v) **Maximum lot coverage**

Maximum lot coverage shall be 50% of the lot area.

(vi) **Driveway, residential**

Despite Table 5.10, driveways, residential for every two units shall not exceed 53% of the front yard to...
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

17.2.16 RL.1-16

635 Woodlawn Road East

As shown on Map 49 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted by Table 6.1 (RL.1 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.2 of this by-law, with the following exceptions and additions:

(i) Minimum lot area

Despite Table 6.6, A, the minimum lot area shall be 450 square metres for every two units and 225 square metres for each unit.

(ii) Minimum front yard

Despite Table 6.7, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(iii) Maximum lot coverage

Maximum lot coverage shall be 50% of the lot area.

a maximum driveway, residential width of 7.5 metres, whichever is less. Despite the definition of landscaped open space, for buildings that do not have a shared driveway, residential access, a minimum area of 0.6 metres between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.
17.2.17 RL.1-17

44-50 Lovett Lane

As shown on Map 29 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted by Table 6.1 (RL.1 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.2 of this by-law, with the following additions and exceptions.

(i) Minimum front yard

Despite Table 6.7, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(ii) Minimum interior side yard

Despite Table 6.7, C, the minimum interior side yard shall be 0 metres on the common wall and 0.6 metres on the other side.

(iii) Minimum interior side yard

Where a rear yard catch basin and storm lateral is located, the minimum interior side yard shall be 1.5 m for that interior side yard and the other interior side yard shall be a minimum of 0.6 metres. The adjacent lot shall also have a minimum interior side yard of 1.5 metres where it abuts an interior side yard containing a storm lateral, so as to provide a combined minimum total of 3 metres.

17.2.18 RL.1-18

1-23 Amberwood Lane, 1-42 Arbordale Walk, 1-8 Arrow Wood Court, 1-10 Ashcroft Court, 58-101 Basswood Drive, 1-46 Beechlawn Boulevard, 1, 3, 5, 9, 11 Cedarcroft Place, 4-53 Cherry Blossom Circle, 1-17 Driftwood Drive, 4-40 Elmridge Drive, 1-7 Gardenview Court, 1-60 Honeysuckle Drive, 1-23 Magnolia Lane, 2-88 Parkside Drive, 1-30 Sprucehaven Court, 221 Stone Road East, 1-11 Village Crossing West, 2-12 Village Crossing East, 1-33 Village Green Drive, 1-87 White Pine Way, 1-11 Wild Rose Court, 1-21 Winter Berry Lane.

As shown on Map 40 and 48 of Schedule A of this by-law.

(a) Permitted uses

(i) Definitions

The following definitions apply to the RL.1-18 zone:

(A) “Block” means an area of land within a lot and described as a part in accordance with a deposited reference plan and having access to a public street or highway by means of a private street.

(B) “Private street” means a primary means of access to a block by way of a private right-of-way or right of access contained either in an easement or lease.

(C) The definition for “setback” in Part B, Section 3 shall not apply to Section 18.1.18.

(ii) The following are permitted uses within the RL.1-18 zone:

- Single detached dwelling
- Semi-detached dwelling
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

- Duplex dwelling
- Townhouse

(b) Regulations

Within RL.1-18 zone, no land shall be used and no building shall be erected or used except in conformity with the applicable regulations contained in Section 4 and in accordance with the following:

(c) Single detached dwelling, semi-detached dwelling, duplex dwelling, townhouse

(i) Minimum block width

18 metres

(ii) Maximum dwelling units

668 dwelling units

(iii) Minimum ground floor area (per dwelling unit):

(A) Single detached dwelling located closer than 30 metres to an RL.1 zone – 111.5 square metres.

(B) Single detached dwelling not located closer than 30 metres to any RL.1 zone – 80 square metres.

(C) Semi-detached dwelling, duplex dwelling, townhouse dwelling – 69.5 square metres.

(iv) Minimum front yard

(A) From a public street – 7.5 metres

(B) From a private street – 7.5 metres from the nearest curb or sidewalk. Despite the foregoing, the setback may be reduced to 4.5 metres from the nearest curb or sidewalk, where the legal off-street parking space is located a minimum distance of 7.5 metres from the nearest curb or sidewalk.

(v) Maximum building height

2 storeys

(vi) Maximum block coverage

No more than 35% of the lot or block area shall be covered by buildings or structures.

(vii) Minimum private amenity area

(A) A private amenity area shall be provided for each dwelling unit and such area shall:

(B) Be a yard for the private use of occupants of the dwelling unit for which such private amenity area is required.

(C) Be adjacent to the wall of the dwelling unit and have access to a habitable room or to a hall.

(D) Have a minimum depth (from the wall of the dwelling unit) of 3 metres.

(E) Have a minimum area of 28 square metres.

(F) Not form part of the separation distance required by Section 18.1.18 (ix) and (x).

(viii) Minimum off-street parking for each dwelling unit

(A) Single detached dwelling, semi-detached dwelling, duplex dwelling – 1 space

(B) Townhouse – 1.5 spaces

(C) Except for a driveway, residential leading to a private individual parking space, no part of any driveway, residential or parking area shall be located within 3 metres of any building entrance or any window of a habitable room.
(D) No outdoor parking shall be located within 3 metres of any lot line or within 7.5 metres of any RL.1 zone.

(E) In any townhouse development containing more than 8 dwelling units, if access to required off-street parking space is by one driveway, residential only, such driveway, residential shall have a minimum width of 6 metres throughout its length.

(ix) Separation distances
Despite the provisions of Section 4.4, two or more buildings may be located on one block provided that:

(A) Separation distance requirements for single detached dwellings, semi-detached dwellings or duplex dwellings

(B) No building shall be located closer to any RL.1 zone than a distance of 7.5 metres.

(C) The distance between any two buildings on the same block shall in no case be less than:

- 2.4 metres, where a 1 or 1.5 storey dwelling unit abuts a 1 or 1.5 storey dwelling unit.
- 2.7 metres, where a 1 or 1.5 storey dwelling unit abuts a 2 storey dwelling unit.
- 3 metres, where a 2 storey dwelling unit abuts a 2 storey dwelling unit.

(D) Despite the foregoing, no part of a private amenity area shall be located within 6 metres of a rear wall of another building.

(E) Despite the foregoing, the minimum distance between private amenity areas shall be 9 metres, where one private amenity area faces another private amenity area, or 3 metres where the private amenity areas are side by side and aligned parallel to each other.

(x) Separation distance requirements for townhouses

(A) The distance between any two buildings on the same block shall in no case be less than 6 metres.

(B) Despite the foregoing, no part of any private amenity area shall be located within 6 metres of a wall in another building.

(C) Despite the foregoing, the minimum distance between the private amenity areas of two separate buildings shall be 9 metres, where one private amenity area faces another private amenity area or 3 metres where the private amenity areas are side by side and aligned parallel to each other.

(xi) Frontage on a street
Despite Section 4.1, access from a block, building or street in the RL.1-18 zone to a street, public may be provided by way of a street, private.

(xii) Accessory building or structure
In accordance with Section 4.5.
17.2.19 RL.1-19

260-283 Riverview Place
As shown on Map 33 of Schedule A of this by-law.

(a) Permitted uses
A maximum of 22 single detached dwellings.

(b) Regulations
In accordance with Sections 4 and 6.3.1 (RL.1) of this by-law, with the following exceptions:

(i) Minimum lot area
13,500 square metres.

(ii) Minimum distance between buildings
2.4 metres.

(iii) Minimum rear yard
10% of the lot depth and in no case less than 5 metres.

17.2.20 RL.1-20

38-66 Ingram Drive, 6-24 Hilltop Road, 75-91 Norma Crescent
As shown on Map 43 and 72 of Schedule A of this by-law.

(a) Regulations
In accordance with the provisions of Section 6.3.1 (RL.1) of this by-law, with the following exceptions and additions:

(i) Minimum exterior side yard
Despite Table 6.3, B, the minimum exterior side yard shall be 4.5 metres.

(ii) Minimum landscaped open space
The front yard of any lot, excepting the driveway, residential shall be landscaped and no parking shall be permitted within this landscaped open space. The driveway, residential and garage shall not constitute more than 50% of the front yard.

(iii) Attached garages
The maximum distance between the main front wall of the dwelling unit and the garage shall not exceed 2.4 metres, exclusive of the porch.
17.2.21 RL.1-21

59 Duke Street

As shown on Map 38 of Schedule A of this by-law.

(a) Permitted uses

In addition to Table 6.1 (RL.1 zone), the following uses are also permitted:

• Fabricating structural metal products
• Hardware tool and cutlery industry
• Machine shop
18.1 Site-specific low density residential 2 (RL.2) zones

18.1.1 RL.2-1
172-196 Deerpath Drive
As shown on Map 10 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions and additions:

(i) Minimum rear yard
Despite Table 6.3, D, the minimum rear yard shall be 15 metres.

(ii) Berms
A safety berm, constructed to the height of 2 metres above finished grade, shall be maintained along the rear lot line, parallel to the Canadian National Railway right-of-way.

18.1.2 RL.2-2
As shown on Map 12, 30, 42 and 46 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions and additions:

(i) Storm gallery protection
No buildings or structures (excluding fences) shall be located or constructed within 3 metres of the rear lot line in this zone, in order to protect the underground infiltration storm gallery.
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.1.3 RL.2-3

1-24 Hauser Court, 3-31 Hutchison Road, 8-46 Keegan Court

As shown on Map 68 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the provisions of Table 6.1 (RL.2 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions:

(i) Minimum lot area

Despite Table 6.2, A, the minimum lot area shall be 360 square metres.

(ii) Minimum front yard

Despite Table 6.3, A, the minimum front yard shall be 6 metres to an attached garage or carport and 4.5 metres in all other cases.

(iii) Minimum exterior side yard

Despite Table 6.3, B, the minimum exterior side yard shall be 2.4 metres.

18.1.4 RL.2-4

47, 49 Keating Street, 5-43, 18-28 Everton Drive, 11-15 Harrington Road, 68-70 Silurian Drive

As shown on Map 57 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the provisions of Table 6.1 (RL.2 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions:

(i) Minimum front yard

Despite Table 6.3, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of a garage.
### 18.1.5 RL.2-5

635 Woodlawn Road East, 15-21, 6-8 Ryder Avenue, 80, 94-100, 119-127, 124-130 Lovett Lane, 196-210 Carrington Drive

As shown on Map 29 and 49 of Schedule A of this by-law.

(a) **Permitted uses**

In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.

(b) **Regulations**

In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions and additions:

(i) **Minimum front yard**

Despite Table 6.3, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(ii) **Minimum interior side yard**

Where a rear yard catch basin and storm lateral is located, the minimum interior side yard shall be 1.5 metres for that interior side yard and the other interior side yard shall be a minimum of 0.6 metres. The adjacent lot shall also have a minimum interior side yard of 1.5 metres where it abuts an interior side yard containing a storm lateral, so as to provide a combined minimum total of 3 metres.

### 18.1.6 RL.2-6

635 Woodlawn Road East

As shown on Map 49 of Schedule A of this by-law.

(a) **Permitted uses**

In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.

(b) **Regulations**

In accordance with Section 6.3.1 (RL.2) of this by-law, with the following exceptions and additions:

(i) **Minimum front yard**

Despite Table 6.3, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.
18.1.7 RL.2-7
2 Lovett Lane

As shown on Map 29 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law, with the following addition:

- Neighbourhood club

For the purposes of the RL.2-7 zone, 
\textit{neighbourhood club} is defined as a place \textit{used} as a private facility that serves the neighbourhood and is operated by members of a not-for-profit organization that maintains formal membership for community, social, literary, recreational or cultural purposes and permits a neighbourhood guest facility up to a maximum of two guest suites for the exclusive \textit{use} of the not-for-profit organization. The \textit{use} does not include \textit{uses} that are normally carried out as a commercial enterprise and does not include an amusement park, arena or public hall, \textit{gaming establishment} or \textit{place of worship}.

(b) Regulations

In accordance with Section 6.3.1 (RL.2) of this by-law, with the following additions and exceptions:

(i) Minimum \textit{front yard}

Despite Table 6.3, A, the minimum \textit{front yard} shall be 4.5 metres to \textit{habitable floor space} and 6 metres to the front wall of the \textit{garage}.

(ii) Development regulations for \textit{neighbourhood club}

(A) The \textit{neighbourhood club use} shall only be permitted within the existing heritage \textit{building}.
18.1.8  RL.2-8
99, 103, 104, 107, 108 Kirvan Drive, 8-269 MacAlister Boulevard, 63-299 Ambrous Crescent
As shown on Map 68 of Schedule A of this by-law.
(a) Permitted uses
In accordance with Table 6.1 (RL.2 zone) of this by-law.
(b) Regulations
In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exception:
(i) Minimum front yard
Despite Table 6.3, A, the minimum front yard shall be 4.5 metres for habitable floor space and 6 metres to the front wall of a garage.

18.1.9  RL.2-9
16-42 Hutchison Road
As shown on Map 68 of Schedule A of this by-law.
(a) Permitted uses
In accordance with Table 6.1 (RL.2 zone) of this by-law.
(b) Regulations
In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions:
(i) Minimum lot area
Despite Table 6.2, A, the minimum lot area shall be 270 square metres.
(ii) Minimum front yard
Despite Table 6.3, A, the minimum front yard shall be 6 metres to an attached garage or carport and 4.5 metres in all other cases.
(iii) Minimum exterior side yard
Despite Table 6.3, B, the minimum exterior side yard shall be 2.4 metres.
(iv) Driveway, residential width
Despite Table 5.10, Row 3, for lots that are 12 metres wide or greater, a driveway, residential shall be permitted to be a maximum of 6 metres in width.
18.1.10 RL.2-10
170-178 Elizabeth Street
As shown on Map 46 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.1 (RL.2 zone) of the by-law, with the following exceptions:
(i) Minimum interior side yard
Despite Table 6.3, C, the minimum easterly interior side yard for 172 Elizabeth Street shall be a minimum of 2 metres and the minimum westerly interior side yard for 174 Elizabeth Street shall be a minimum of 2 metres.
(ii) Fences
Fences shall not be located in the interior side yard between dwelling units.

18.1.11 RL.2-11
51-57 Macaulay Street, 50-69 Keating Street, 2-16 Harrington Road
As shown on Map 57 of Schedule A of this by-law.
(a) Permitted uses
In accordance with Table 6.1 (RL.2 zone) of this by-law.
(b) Regulations
In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions:
(i) Minimum front yard
Despite Table 6.3, A, the minimum front yard shall be 4.5 metres for habitable floor space and 6 metres to the front wall of a garage and in accordance with Sections 4.6 and exception (4), Additional Regulations for Table 6.3, A.
### 18.1.12 RL.2-12

40-42, 27-73, 52-78, 92, 97-107, 102-122, 129 Lovett Lane, 1-13, 23, 41, 45-63, 48-58 Ryder Avenue

As shown on Map 29 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions and additions:

(i) Minimum front yard

Despite Table 6.3, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(ii) Driveway, residential width

A lot with a lot frontage of 11 metres or greater shall have a maximum driveway, residential width of 6 metres.

(iii) Minimum interior side yard

Where a rear yard catch basin and storm lateral is located, the minimum interior side yard shall be 1.5 metres for that interior side yard and the other interior side yard shall be a minimum of 0.6 metres. The adjacent lot shall also have a minimum interior side yard of 1.5 metres where it abuts an interior side yard containing a storm lateral, so as to provide a combined minimum total of 3 metres.

### 18.1.13 RL.2-13

635 Woodlawn Road East

As shown on Map 49 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions and additions:

(i) Minimum front yard

Despite Table 6.3, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(ii) Driveway, residential width

A lot with a lot frontage of 11 metres or greater shall have a maximum driveway, residential width of 6 metres.
18.1.14 RL.2-14
1 and 15 Stevenson Street North, 8 William Street
As shown on Map 45 of Schedule A of this by-law.
(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.
(b) Regulations
In accordance with Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions and additions:
(i) Fences
Fences shall not be located in the interior side yard between dwelling units.
(ii) Definition of a lot
In addition to the definition of a lot in Part B, Section 3 of this by-law, that for the purposes of this zone, a condominium unit shall be considered a lot.

18.1.15 RL.2-15
29-41 Lowes Road, 3-53 Ferris Circle
As shown on Map 30 of Schedule A of this by-law.
(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.
(b) Regulations
In accordance with the provisions of Section 6.3.1 (RL.2 zone) of this by-law, with the following exceptions and additions:
(i) Definition of street
In addition to the definition of street in Section 3 of this by-law, that for the purposes of the RL.2-15 zone, a street shall also include a private road within the common elements of an approved draft plan of condominium or registered plan of condominium provided that road has access to a public highway.
(ii) Definition of a lot
In addition to the definition of a lot in Part B, Section 3 of this by-law, that for the purpose of this zone, a vacant land condominium unit within an approved draft plan of condominium or registered plan of condominium shall be considered a lot.
(iii) Severability Provision
The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose.
18.1.16 RL.2-16
As shown on Map 51, 52, 56, 57, 60, 61, 62 of Schedule A of this by-law.
(a) Regulations for single detached dwellings
In accordance with the provisions of Sections 6.3.1 (RL.2 zone) of this by-law, with the following additions or exceptions:
(i) Minimum front yard
Despite Table 6.3, A, the minimum front yard shall be:
(A) From Grange Road, Watson Road, and Starwood Drive: 7.5 metres from the street line;
(B) From all other streets: 6 metres from the street line.
(ii) Minimum exterior side yard
Despite Table 6.3, B, the minimum exterior side yard shall be 4.5 metres.
(iii) Minimum interior side yard
Despite Table 6.3, C, the minimum interior side yard shall be 0.6 metres.
(b) Regulations for semi-detached dwellings
In accordance with the provisions of Sections 6.3.2 of this by-law, with the following additions or exceptions:
(i) Minimum front yard
Despite Table 6.7, A, the minimum front yard shall be:
(A) From Grange Road, Watson Road and Starwood Drive: 7.5 metres from the street line.
(B) From all other streets: 6 metres from the street line.

18.1.17 RL.2-17
300 Water Street
As shown on Map 16 of Schedule A of this by-law.
(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.
(b) Regulations
In accordance with Section 6.3.1 of the by-law, with the following exception:
(i) Minimum rear yard
Despite Table 6.3, D, the minimum rear yard shall be 3.5 metres.
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.1.18 RL.2-18

51-77 John Brabson Crescent
As shown on Map 68 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.1 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.2 of this by-law, with the following exceptions and additions:

(i) Minimum lot area
Despite Table 6.6, A, the minimum lots area shall be 416 square metres for every two units and the minimum lot area for each unit shall be 208 square metres.

(ii) Minimum lot frontage
Despite Table 6.6, B, the minimum lot frontage for every lot shall be 13.7 metres and the minimum lot frontage per unit shall be 6.8 metres.

(iii) Minimum front yard
Despite Table 6.7, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(iv) Minimum exterior side yard
Despite Table 6.7, B, the minimum exterior side yard shall be 3 metres.

(v) Maximum lot coverage
The maximum lot coverage shall be 50% of the lot area.

18.1.19 RL.2-19

3-23, 4-48, 80-124, 105-125 John Brabson Crescent
As shown on Map 68 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.1 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.2 of this by-law, with the following exceptions and additions:

(i) Minimum lot area
Despite Table 6.6, A, the minimum lot area shall be 448 square metres for every two units and a minimum lot area for each unit shall be 224 square metres.

(ii) Minimum lot frontage
Despite Table 6.6, B, the minimum lot frontage for every lot shall be 13.7 metres and the minimum lot frontage per unit shall be 6.8 metres.

(iii) Minimum front yard
Despite Table 6.7, A, the minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage.

(iv) Maximum lot coverage
The maximum lot coverage shall be 50% of the lot area.
18.1.20 RL.2-20

9 Omar Street
As shown on Map 15 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 6.1 (RL.2 zone) of this by-law.

(b) Regulations
In accordance with the provisions of Sections 6.3.1 of this by-law, with the following additions or exceptions:

(i) Maximum driveway width
Despite Table 5.10, the maximum driveway width shall be 6 metres.

(ii) Minimum interior side yard setback
Despite Table 6.3, C (RL.2), the minimum interior side yard setback shall be 1.5 metres along the west side lot line.

18.1.21 RL.2-21

7 Omar Street and 19 Alma Street North
As shown on Map 15 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.2 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.1 of this by-law, with the following exception:

(i) Maximum driveway width
Despite Table 5.10, the maximum driveway width shall be 6 metres.

(ii) Railway setback
No building shall be located closer than 30 metres from the main line of the railway.
Part E: Site-specific Provisions and Zones
Site-specific Low Density Residential 3 (RL.3) Zones

18.3 Site-specific low density residential 3 (RL.3) zones

18.3.1 RL.3-1
10-14, 22-26, 49-53, 61-65 Darling Crescent
As shown on Map 42 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.3 of this by-law, with the following exceptions and additions:
(i) Storm Gallery Protection
No buildings or structures (excluding fences) shall be located or constructed within 3 metres of the rear lot line in this zone, in order to protect the underground infiltration storm gallery.

18.3.2 RL.3-2
Kemp Crescent
As shown on Map 51 and 57 of Schedule A of this by-law.
(a) Permitted uses
• Single detached dwelling in accordance with 6.3.1 (RL.2 zone)
• Semi-detached dwelling in accordance with Section 6.3.2
• On-street townhouses in accordance with Section 6.3.3 (RL.3 zone)
18.3.3  RL.3-3

1-65 Jell Street
As shown on Map 68 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 6.1 (RL.3 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.3 (RL.3 zone) of this by-law with the following exceptions:

(i) Minimum lot area
Despite Table 6.10, A (RL.3), the minimum lot area shall be 165 square metres.

(ii) Minimum lot frontage
Despite Table 6.10, B, the minimum lot frontage shall be 5.5 metres.

(iii) Minimum front yard
Despite Table 6.11, A, the minimum front yard shall be 6 metres to an attached garage or carport and 4.5 metres in all other cases.

(iv) Minimum exterior side yard
Despite Table 6.11, B, the minimum exterior side yard shall be 2.4 metres.

(v) Minimum rear yard
Despite Table 6.11, D, the minimum rear yard shall be 7 metres.

18.3.4  RL.3-4

635 Woodlawn Road East
As shown on Map 49 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the permitted uses outlined in Table 6.1 (RL.3 zone) of this by-law, with the following addition:

• Multiple attached dwelling

For the purposes of this zone, multiple attached dwelling means a building consisting of 3 or more dwelling units which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as common amenity area, parking and driveways.

(b) Regulations
In accordance with Section 6.3.3 (RL.3 zone) of this by-law, with the following exceptions and additions as applicable to on-street townhouses:

(i) Minimum lot area per dwelling unit
Despite Table 6.10, A (RL.3), the minimum lot area per dwelling unit shall be 170 square metres.

(ii) Minimum rear yard
Despite Table 6.11, D, the minimum rear yard shall be 7 metres.

(c) Regulations
In accordance with all regulations outlined in Section 6.3.3 of this by-law, with the following exceptions and additions as applicable to multiple attached dwellings:

(i) Minimum lot area per dwelling unit
Despite Table 6.10, A (RL.3), the minimum **lot area per dwelling unit** shall be 80 m².

(ii) Minimum **front yard**
Despite Table 6.11, A, the minimum **front yard** shall be 3 metres.

(iii) Minimum **rear yard**
Despite Table 6.11, D, the minimum **rear yard** shall be 4.5 metres.

(iv) Maximum **lot coverage**
Despite Table 6.11, E, the maximum **lot coverage** shall be 61%.

(v) Maximum number of **dwelling units** in a row
Despite Table 6.12, B, no maximum number of **dwelling units** in a row shall be required.

18.3.5  **RL.3-5**
115-127 Ingram Drive, 32-44 Wideman Boulevard
As shown on Map 71 of Schedule A of this **by-law**.

(a) Regulations
In accordance with Section 6.3.3 (RL.3 zone) of this **by-law**, with the following exception and addition:

(b) Minimum **exterior side yard**
Despite Table 6.11, B, the minimum **exterior side yard** shall be 5.83 metres.
18.3.6 RL.3-6

300 Water Street

As shown on Map 16 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted under Table 6.1 (RL.3 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.3 of this by-law, with the following exceptions and additions:

(i) Minimum rear yard

Despite Table 6.11, D, the minimum rear yard shall be 3.8 metres.

(ii) Storm gallery protection

No buildings or structures (excluding fences) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.

18.3.7 RL.3-7

300 Water Street

As shown on Map 16 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted under Table 6.1 (RL.3 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.3 of this by-law, with the following exceptions and additions:

(i) Storm gallery protection

No buildings or structures (excluding fences) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.
18.4  Site-specific low density residential 4 (RL.4) zones

18.4.1  RL.4-1
171 Kortright Road West
As shown on Map 28 of Schedule A of this by-law.

(a) Definitions
The following definitions shall apply in the RL.4-1 zone:

(i) Angular plane from a lot line
means an imaginary inclined plane, rising over a lot, drawn at a specified angle from the average horizontal finished grade along the specified lot line, which together with other building requirements and lot size requirements, delineates the maximum bulk and building height.

(ii) Bedroom
means a room or area in a dwelling unit used, designed, equipped and intended for sleeping purposes.

(b) Regulations
In accordance with Section 6.3.6 of this by-law, with the following exceptions and additions:

(i) Minimum common amenity area
Despite Table 6.22, the minimum common amenity area shall be 20 square metres per dwelling unit, and be aggregated into areas of not less than 50 square metres.

(ii) Minimum private amenity area
The minimum private amenity area shall be 5.5 square metres per dwelling unit.

(iii) Minimum landscaped open space
Despite Table 6.21, the minimum landscaped open space shall be 37%.

(iv) Bedrooms
Dwelling units in an apartment building shall not contain more than 2 bedrooms.

(A) Further to the maximum number of bedrooms per dwelling unit, a minimum 25% of the dwelling units in an apartment building shall have a maximum of 1 bedroom.

(v) Maximum building height
Despite Table 6.22, B, the maximum building height shall be 5 storeys, except for those portions of the building described in Section 18.4.2 (b) (vi) (A) below.

(A) Further to the maximum building height in Section 18.4.1 (b) (vi), the maximum building height shall not exceed 4 storeys for a length measured at a minimum 7.5 metres inward from the building edges on both the eastern and northern ends of the building.

(vi) Angular plane from a lot line
In addition to the provisions of Section 4.14.4, and despite Section 18.4.1 (b) (vi), building height shall not exceed a 30 degree angular plane projected from the interior side lot line.

(A) Further to the angular plane
from the interior side lot line in Section 18.4.1 (b) (vii), the building height shall not exceed a 30 degree angular plane from the rear lot line.

(vii) **Floor space index (FSI)**
The maximum floor space index (FSI) shall be 1.15.

(A) Further to the maximum floor space index (FSI), the maximum gross floor area (GFA) shall be 9,250 square metres, and shall not include the mechanical penthouse.

(viii) **Maximum density**
Despite Table 6.20, the maximum density shall be 100 units per hectare.

---

**18.4.2 RL.4-2**

185-187 Bristol Street

As shown on Map 25 of Schedule A of this by-law.

(a) **Permitted uses**
- Supportive housing
- Accessory uses in accordance with Section 4.21

(b) **Regulations**
In accordance with Section 6.3.6 of this by-law, with the following exceptions:

(i) **Maximum number of dwelling units**
9

(ii) **Minimum interior side yard**
Despite Table 6.21, B, the minimum interior side yard shall be 2.5 metres

(iii) **Off-street parking**
A minimum of 7 parking spaces shall be provided

(iv) **Parking space dimensions**
The minimum exterior parking space dimensions shall be 2.5 metres by 5.5 metres for a maximum of 6 parking spaces.

(v) **Minimum parking area setbacks**
The minimum interior side yard parking area setbacks shall be 0 metres. The minimum rear yard parking area setbacks shall be 0.7 metres.

(vi) **Minimum surface driveway setbacks**
The minimum surface driveway setbacks shall be 1.2 metres from a building entrance or any window of a habitable room.

(vii) **Minimum front yard**
Despite Table 6.21, A, the minimum front yard setback shall be 2.5 metres.

18.4.3 RL.4-3

55 and 75 Cityview Drive North

As shown on Map 57 of Schedule A of this by-law.

(a) Regulations

In accordance with Section 6.3.5 and 6.3.6 of this by-law, with the following exceptions:

(i) Maximum building height

Despite Table 6.19, A (RL.4) and 6.22, B, the maximum building height shall be 4 Storeys.

(ii) Minimum distance between buildings

Minimum distance of 3 metres between the face of one building and the face of another building, each of which contains windows of habitable rooms.

(iii) Private amenity areas

(A) Minimum setback of 6 metres from any private amenity area to a wall in another building containing windows of habitable rooms which face the private amenity area.

(B) Minimum private amenity area for stacked townhouse units above grade shall be 4.4 square metres.

(C) The required ground level private amenity area may be located above grade, with a minimum area of 16 square metres, consist of a patio or terrace and be defined by a wall or railing between units to a height of 1.8 metres.

(iv) Maximum density

Despite Table 6.17 and 6.20, the
maximum density shall be 100 units per hectare.

**18.4.4 RL.4-4 (H7)**

511 Woolwich Street

As shown on Map 34 of Schedule A of this by-law.

(a) Permitted uses

The permitted uses shall be limited to:

- A maximum of 6 cluster townhouse units
- Home occupations in accordance with Section 4.15
- Accessory uses in accordance with Section 4.21

(b) Regulations:

In accordance with Section 6.3.5 (RL.4) of this by-law with the following exception:

(i) Minimum lot frontage:

Despite Table 6.17, A, the minimum lot frontage along Woolwich Street shall be 13 metres.

(ii) Maximum density

Despite Table 6.17, the maximum density shall be 37.5 units per hectare.

See Section 17 for Holding Provisions.
18.4.5 RL.4-5

5, 7, 9 Cityview Drive South
As shown on Map 57 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.4 zone) of this by-law.

(b) Regulations
All townhouses shall be in accordance with the provisions of Section 6.3.5 (RL.4) of this by-law, with the following exceptions:

(i) Minimum interior side yards
Despite Table 6.18, C, buildings shall be located a minimum of 7.5 metres from the southerly interior side lot line and shall be set back a minimum of 2.5 metres from the OS zone limits.

(ii) Minimum private amenity area
(A) Despite Table 6.18, the private amenity area for each ground level stacked townhouse unit shall have a minimum area of 10 square metres.

(B) Despite Table 6.18, the private amenity area for each ground level stacked townhouse unit shall have a minimum depth (from the wall of the dwelling unit) of 3.18 metres.

(C) Despite Table 6.18, the private amenity area for each ground level stacked townhouse unit shall have a minimum width of 3.15 metres.

(iii) Buffer strip
Despite Table 6.18, F, the buffer strip shall be a minimum of 10 metres along the easterly property limit.

(iv) Slope Preservation Area
A minimum width of 5 metres from the southerly side lot line has been placed in the OS zone in order to protect the stability of steep slope areas. Disturbance of vegetation or soils shall not be permitted in the slope preservation area.
18.4.6 RL.4-6

50 Poole Street

As shown on Map 68 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted by Table 6.1 (RL.4 zone) of this by-law, with the following additional permitted uses:

- On-street townhouse
- Back-to-back townhouse
- Rear-access on-street townhouse

(b) Regulations

In accordance with Section 6.3.3, 6.3.4, and 6.3.5 of this by-law with the following exceptions and additions:

(i) Maximum number of dwelling units

(A) A maximum of 58 dwelling units shall be permitted in this zone.

(B) Despite Section 4.1, development in this zone may occur on a street, private.

(ii) Minimum common amenity area

Despite Table 6.18, H, the minimum common amenity area shall be 410 square metres for the block.

(iii) Minimum landscaped open space

Despite Table 6.11, F, 6.15, F, and 6.18 the minimum landscaped open space shall be 25%.

(iv) Buffer strip

Despite Table 6.18, F, a buffer strip is not required.

(v) Off-street parking

Despite Table 5.3, a minimum of 1 parking space per unit shall be provided and a minimum of 12 visitor parking spaces shall be provided, which includes 2 accessible parking spaces.

(vi) Location and minimum setback to parking space and minimum driveway/parking area location

Section 5.2.2(a) shall not apply.

(vii) Maximum density of site

The maximum density of site shall be 63 units per hectare.

(viii) Angular planes

Section 4.14.4 shall not apply.

(ix) Severability provision

The provisions of this by-law shall continue to apply collectively to the whole of the lands identified as RL.4-6, despite any future severance, partition or division for any purpose.

(c) In addition to the regulations outlined in Section 18.4.6 (b) and regulations outlined in Section 6.3.3 of the by-law, the following exceptions and additions are applicable to on-street townhouses:

(i) Minimum lot area per dwelling unit

Despite Table 6.10, A, the minimum lot area shall be 150 square metres.

(ii) Minimum front yard

Despite Table 6.11, A, the minimum front yard shall be 4.5 metres to a dwelling unit face, 6 metres to the front wall of the garage and 3 metres to an unenclosed porch.

(iii) Minimum exterior side yard

Despite Table 6.11, B, the minimum exterior side yard shall be 2.4 metres to a dwelling unit face and 0.75 metres to an unenclosed porch.
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

(iv) Minimum exterior side yard
(abutting a street, private)
Despite Table 6.11, B, the minimum exterior side yard shall be 1.75 metres to a dwelling unit face and 0.75 metres to an unenclosed porch.

(v) Minimum rear yard
Despite Table 6.11, D, the minimum rear yard shall be 5.7 metres.

(vi) Maximum lot coverage (% of lot area)
Despite Table 6.11, E, the maximum lot coverage shall be 55%.

(vii) Maximum number of dwelling units in a row
Despite Table 6.12, B, the maximum number of dwelling units in a row shall be 6.

(viii) Minimum private amenity area
The minimum private amenity area shall be 35 square metres.

(ix) Minimum distance between buildings and private amenity areas
Minimum distance between buildings and private amenity areas shall not apply.

(d) In addition to the regulations outlined in Section 18.4.6 (b) and regulations outlined in Section 6.3.5 of this by-law, the following exceptions and additions are applicable to back-to-back townhouses:

(i) Minimum lot area per dwelling unit
Despite Table 6.19, the minimum lot area per dwelling unit shall be 70 square metres.

(ii) Minimum front yard (abutting a street, public or street, private)

Despite Table 6.18, A, the minimum front yard shall be 4.3 metres to a dwelling unit face, 6 metres to the front wall of the garage and 2.4 metres to an unenclosed porch.

(iii) Minimum exterior side yard
(abutting a street, public)
Despite Table 6.18, B, the minimum exterior side yard shall be 2.4 metres to a dwelling unit face and 0.75 metres to an unenclosed porch.

(iv) Minimum interior side yard
Despite Table 6.18, C, the minimum interior side yard shall be 1.5 metres.

(v) Minimum rear yard
0 metres from back-to-back townhouses.

(vi) Maximum lot coverage (% of lot area)
Despite Table 6.18, E, a maximum building coverage shall not apply.

(vii) Maximum number of dwelling units in a block
The maximum number of dwelling units in a block shall be 14.

(viii) Minimum private amenity area
Despite Table 6.18, the minimum private amenity area shall be 4 square metres and can be provided in the front yard on an unenclosed porch or balcony with no privacy screen.

(ix) Minimum distance between buildings and private amenity areas
Minimum distance between buildings and private amenity areas shall not apply.
In addition to the regulations outlined in Section 18.4.6 (b) and regulations outlined in Section 6.3.4 of this by-law, the following exceptions and additions are applicable to rear access on-street townhouses:

(i) Minimum lot area per dwelling unit
Despite Table 6.14, A, the minimum lot area per dwelling unit shall be 90 square metres.

(ii) Minimum front yard (abutting a street, public)
Despite Table 6.15, A, the minimum front yard shall be 1.6 metres to a dwelling unit face and 1.1 metres to an unenclosed porch.

(iii) Minimum front yard (abutting a street, private)
Despite Table 6.15, A, the minimum front yard shall be 4.5 metres to a dwelling unit face, 6 metres to the front wall of the garage and 2.6 metres to an unenclosed porch.

(iv) Minimum exterior side yard (abutting a street, public)
Despite Table 6.15, B, the minimum exterior side yard shall be 4.5 metres to a dwelling unit face and 4.1 metres to an unenclosed porch.

(v) Minimum exterior side yard (abutting a street, private)
Despite Table 6.15, B, the minimum exterior side yard shall be 4.2 metres to a dwelling unit face and 3.4 metres to an unenclosed porch.

(vi) Minimum interior side yard
Despite Table 6.15, C, the minimum interior side yard shall be 1.5 metres.

(vii) Maximum lot coverage (% lot area)
Despite Table 6.15, E, the maximum lot coverage shall be 65%.

(viii) Maximum number of dwelling units in a row
Despite Table 6.16, B, the maximum number of dwelling units in a row shall be 8.

(ix) Minimum private amenity area
The minimum private amenity area shall be 9 square metres and can be provided in the front yard on an unenclosed porch or balcony with no privacy screen.

(x) Minimum distance between buildings and private amenity areas
Minimum distance between buildings and private amenity areas shall not apply.
18.4.7 RL.4-7

55 and 75 Cityview Drive North

As shown on Map 57 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses in Table 6.1 (RL.4 zone), the following use shall also be permitted:
- On-street townhouse

(b) Regulations

In accordance with Section 6.33 and 6.3.5 of this by-law, with the following exceptions:

(i) Maximum building height

Despite Table 6.12, A and 6.19, A, the maximum building height shall be 4 storeys.

(ii) Minimum distance between buildings

Minimum distance of 3 metres between the face of one building and the face of another building, each of which contains windows of habitable rooms.

(iii) Private amenity areas

(A) Minimum setback of 6 metres from any private amenity area to a wall in another building containing windows of habitable rooms which face the private amenity area.

(B) Minimum private amenity area for stacked townhouse units above grade shall be 4.4 square metres.

(C) The required ground level private amenity area may be located above grade, with a minimum area of 16 square metres and subject to the requirements of Additional Regulations for Tables 6.7 to 6.19, 11 a. to i.

(iv) Maximum density

Despite Table 6.20, the maximum density shall be:

(A) The maximum density of townhouse, cluster development shall be 37.5 units per hectare.

(B) The maximum density for townhouse, stacked developments shall be 60 units per hectare. This shall be increased by 1 unit per hectare for every 6 required parking spaces and associated maneuvering aisles which are provided underground, up to a maximum density of 75 units per hectare.
18.4.8 RL.4-8
671 Victoria Road North
As shown on Map 72 of Schedule A of this by-law.
(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RL.4 zone) of this by-law.
(b) Regulations
In accordance with Section 6.3.5 (RL.4) of this by-law, with the following exception.
(i) Minimum front yard
Despite Table 6.18, A, the minimum front yard shall be 4.5 metres.
(ii) Maximum density
Despite Table 6.17, the maximum density shall be 37.5 units per hectare.

18.4.9 RL.4-9
780 York Road
As shown on Map 57 of Schedule A of this by-law.
(a) Permitted uses
- A maximum of 14 two and three bedroom townhouse units
- A maximum of 24 support care bachelor units
- A common room
(b) Regulations
(i) Minimum floor area (per dwelling unit)
33.5 square metres for support care bachelor units.
(ii) Minimum front yard
7.5 metres from Cityview Drive.
(iii) Maximum lot coverage
No more than 32% of the lot area shall be covered by buildings or structures.
(iv) Minimum private amenity area
(A) A private amenity area shall not be required for the support care bachelor units.
(B) Private amenity areas for single-storey townhouse units may be a minimum of half the width of the unit.
(C) Private amenity areas for townhouse units may be located within the required side yard or rear yards.
(v) Off-street parking
(A) Off-street parking spaces shall be provided for each of the townhouse dwelling units.
18.4.10 RL.4-10

25 Manor Park Crescent
As shown on Map 16 of Schedule A of this by-law.

(a) Permitted uses
A maximum of 5 dwelling units within the existing stone house, including an addition to the existing stone house.

Despite Table 6.1 (RL.4 zone), a maximum of 12 single detached dwellings may be constructed on the same property as the existing stone house.

(b) Regulations
Only the following regulations shall apply to buildings or structures in the RL.4-10 zone:

(i) Single detached dwellings
(A) Setback from Manor Park Crescent – 19 metres.

(B) Setback from edge of internal road pavement – 6 metres.

(C) Minimum distance between any two single detached dwellings – 3 metres.

(D) Minimum distance between the property boundary and any part of a single detached dwelling – 7.5 metres.

(E) Minimum habitable floor area per single detached dwelling – 111.5 square metres.

(F) Maximum height – 2 storeys above the highest adjacent grade elevation.

(G) Minimum parking – 4 spaces per single detached dwelling.

(ii) Original building
(A) Maximum site coverage – 481
(B) Minimum distance between any habitable room window or building exit and any driveway or parking space – 3 metres.

(C) Minimum parking – 1.5 parking spaces per unit.

(c) **Accessory building or structure**

(i) Minimum distance to nearest property line – 2.5 metres.

(ii) Maximum height – 1 storey or 3.6 metres.

(iii) No human habitation within any accessory building or structure.

18.4.11 **RL.4-11**

158 Fife Road

As shown on Map 5 of Schedule A of this by-law.

(a) Permitted **uses**

In accordance with uses permitted by Table 6.1 (RL.4 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.5, with the following exceptions:

(j) Maximum number of **dwelling units**

A maximum of 12 dwelling units shall be permitted consisting of three blocks of four townhouse dwelling units each.

(ii) Minimum **interior side yard**

Despite Table 6.18, C, the minimum interior side yard setback shall be 13 metres.

(iii) Minimum setback from railway right-of-way

15 metres

(iv) **Buffer strips**

Despite Table 6.18, F, the buffer strips shall be:

- a minimum of 10 metres along the easterly property limit; and
- a minimum of 3 metres along the westerly property limit.

(v) Minimum number of visitor **parking spaces**

Despite Table 5.3, a minimum of 7 visitor parking spaces shall be provided at a minimum distance of 9 metres from the westerly property line.

(vi) **Private amenity areas**
In addition to Table 6.18, **private amenity areas** shall be at grade or equal to the main floor level.

**18.4.12 RL.4-12**

146 Downey Road

As shown on Map 7 of Schedule A of this by-law.

(a) Permitted **uses**

Despite Table 6.1, only the following **uses** shall be allowed:

A maximum of 45 **dwelling units** including:

- 1 **single detached dwelling**
- 28 **cluster townhouse dwelling units**
- 16 **multiple attached dwellings** in accordance with Section 6.3.5 (RL.4)
- **Home occupation** in accordance with Section 4.15
- **Accessory use** in accordance with Section 4.21

For the purposes of this **zone**, a **multiple attached dwelling** shall mean a **building** consisting of 3 or more **dwelling units** which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors and/or from an internal hall or corridor and which share common facilities such as **common amenity area**, parking and **driveways**.

(b) Regulations

In accordance with Section 6.3.5 (RL.4), with the following exceptions and additions:

(i) Minimum **front yard**

Despite Table 6.18, A, of this **by-law**, the minimum **front yard** shall be 4.5m.

(ii) Minimum **interior side yard**

(A) The minimum **interior side yard**
for a cluster townhouse adjacent to a residential zone or a park zone shall be 7.5 metres.

(B) The minimum interior side yard for a multiple attached dwelling adjacent to a park zone shall be 1.9 metres.

(iii) Minimum rear yard
Despite Table 6.18, D, of this by-law, the minimum rear yard for a multiple attached dwelling adjacent to a park zone shall be 1.9 metres.

(iv) Maximum building height
Despite Table 6.19, A, of this by-law:

(A) The maximum building height for a cluster townhouse located on the north side of a private road in this zone shall be 3 storeys at the south wall of the building but a maximum of 2 storeys at the north wall of the building where dwelling units face a residential zone and park zone.

(B) The maximum building height for a cluster townhouse located on the south side of a private road in this zone shall be 2 storeys excluding basement.

(C) The maximum building height for a multiple attached dwelling shall be 3 storeys at the west wall of the building and 4 storeys at the east wall of the building.

(v) Minimum distance between buildings
Despite Table 6.19, F, of this by-law, the minimum distance between any two buildings in this zone shall be 3 metres.

(vi) Minimum common amenity area
In addition to Table 6.18 of this by-law, one common amenity area having a minimum size of 800 square metres shall be provided.

(vii) Minimum private amenity area
In accordance with Table 6.18 of this by-law, the private amenity area with the exception of the first 3 metres from the building wall, may also be defined by a row of plantings.

(viii) Angular planes
Section 4.14.4 of this by-law shall not apply in this zone.
18.4.13 RL.4-13

410 Clair Road East

As shown on Map 69 of Schedule A of this by-law.

(a) Permitted uses

In accordance with Table 6.1 (RL.4 zone) of this by-law, with the following addition:

- Place of worship

(b) Regulations for a place of worship

In accordance with Section 6.3.6 of this by-law, with the following exceptions and additions:

(A) Maximum building height

Despite Table 6.22, B, the maximum building height shall be 11.5 metres.

(B) Minimum buffer strip

Despite Table 6.21, D, the minimum buffer strip along the westerly lot line shall be 7 metres wide.

(C) Maximum gross floor area (GFA)

The maximum gross floor area (GFA) shall be 2,000 square metres.

(c) Regulations for a long term care facility

In accordance with Section 6.3.6 of this by-law, with the following exceptions and additions:

(A) Maximum density

Despite Table 6.20, the maximum density shall be 192 beds and a minimum density shall be 160 beds.

(B) Minimum common amenity area

Despite Table 6.22, the minimum common amenity area provided shall be 3,500 square metres.

(C) Accessory buildings or structures

The maximum height of a garbage structure shall be 5.5 metres.
18.4.14 RL.4-14

66 Duke Street

As shown on Map 38 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the Table 6.1 (RL.4 zone) of this by-law.

(b) Regulations

In accordance with Section 6.3.6 of this by-law, with the following exceptions and additions:

(i) Maximum density

Despite Table 6.20, a maximum density of 150 units per hectare shall be permitted.

(ii) Minimum lot frontage

Despite Table 6.20, A, the minimum lot frontage shall be 15 metres.

(iii) Minimum front yard

Despite Table 6.21, A, the front yard shall be a minimum of 3 metres.

(iv) Minimum interior side yard

Despite Table 6.21, B, the minimum interior side yard setback shall be 3.4 metres for the northerly interior side yard and 3 metres for the southerly interior side yard.

(v) Minimum rear yard

Despite Table 6.21, C, the minimum rear yard setback shall be 8.2 metres.

(vi) Buffer strip

Despite Table 6.21 D, where the property abuts any other residential zone, a buffer strip shall be provided.

(vii) Maximum building height

Despite Table 6.22, B, the maximum building height shall be 4 storeys and in accordance with Section 4.14.

(viii) Angular plane

An angular plane from an interior side yard or rear yard is not required.

(ix) Minimum landscaped open space

Despite Table 6.21, the front yard of any lot, excepting the driveway, shall be landscaped. In addition, no parking shall be permitted within this landscaped open space.

(x) Off-street parking

Despite Table 5.3, Row 2, off-street vehicle parking shall be required at 0.9 parking spaces per unit plus 0.05 visitor parking spaces per unit.

(xi) Bicycle parking spaces, long term

Despite Table 5.7, Row 1, 15 bicycle parking spaces, long term shall be provided.

(xii) Floor space index (FSI)

The maximum floor space index shall be 2.2.

(xiii) Rooftop amenity area setback

That any amenity area located on the roof be setback a minimum of 2 metres from the southerly edge of the building.
### 18.4.15 RL.4-15

77 Victoria Road North  
As shown on Map 51 of Schedule A of this by-law.  

(a) Permitted uses  
In accordance with Table 6.1 (RL.4 zone) of this by-law.  

(b) Regulations  
In accordance with Section 6.3.5 of this by-law, with the following exceptions and additions:  

(i) Maximum density  
Despite Table 6.17 (RL.4), the maximum density shall be 58 units per hectare (uph).  

(ii) Lot area per dwelling unit  
Despite Table 6.19 (RL.4), the minimum lot area per dwelling unit shall be 173 m².  

(iii) Buffer strip  
Despite Table 6.18, F, where the property abuts any other residential or institutional zone, a buffer strip shall be provided.  

(iv) Location of parking spaces  
Despite Section 5.2.2 (a), every parking space shall be a minimum of 1 metre from the south property line.  

### 18.4.16 RL.4-16

87 Silvercreek Parkway North  
As shown on Map 14 of Schedule A of this by-law.  

(a) Permitted uses  
In accordance with Table 6.1 (RL.4 zone) of this by-law, with the following additions:  

- Office  
- A life skills training centre  
- Group home  

(b) Regulations  
The RL.4-16 zone shall be subject to the regulations of Section 4, 5 and Section 6.3.6 with the following additions and exceptions:  

(i) Off-street parking  
- Life skills training centre – 1 space per 10 trainees plus 1 space for each staff member.  
- Group home – 1 space for every 3 beds plus 1 space per staff person.  

(ii) Dimensions of angle parking spaces  
Parking spaces that are angled at 60 degrees shall have minimum dimensions of 3.1 metres by 5.4 metres.  

(iii) Buffer strip  
(A) A 1.5 metre wide buffer strip shall be provided along the rear lot line abutting the RL.1 zone which shall consist of shrubs or trees, the ultimate height of which is not less than 2 metres. Such plant material shall not be less than 1 metre in height when planted.  

(B) The rear yard and interior side yard areas situated adjacent to the RM.6 zone for which additional parking is required.
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.17 RL.4-17

11 Arthur Street North, 6 Delhi Street, 89, 109 Emma Street, 14 Home Street, 16 James Street West, 50, 51 Kimberley Street, 57 Lonsdale, 46 Meadowview Avenue, 135 Oxford Street, 346, 350 Paisley Road, 20, 75 Preston Street, 32-46 Regent Street, 57 Suffolk Street West, 105 Water Street, 180 Willow Road, 70 Yorkshire Street South, 234 Yorkshire Street North.

As shown on Maps 14, 15, 22, 23, 24, 25, 26, 34 and 35 of Schedule A of this by-law.

(a) Regulations

In accordance with Section 6.3.6 of this by-law, with the following exception:

(i) Density

Despite Table 6.20, the maximum density shall be 100 units per hectare (uph).

18.4.18 RL.4-18

89 Beechwood Avenue

As shown on Map 15 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses in Table 6.1 (RL.4 zone) of this by-law, the following use shall also be permitted:

• On-street townhouse

Despite the definition of on-street townhouse, for the purposes of the RL.4-18 zone, on-street townhouse means a townhouse where each dwelling unit has independent driveway access onto a street, public and is not located on a separate lot.

(b) Regulations

In accordance with Section 6.3.5 of this by-law, with the following exceptions and additions:

(i) Maximum number of dwelling units

A maximum of 16 stacked townhouses and a maximum of 6 on-street townhouses shall be permitted in this zone. The total number of dwelling units shall not exceed 22.

(ii) Minimum interior side yard

Despite Table 6.18, C, the northerly interior side yard setback shall be a minimum of 5 metres to the stacked townhouses and a minimum of 9 metres to the on-street townhouses.

(iii) Maximum building height on-street townhouses

Despite Table 6.19, A (RL.4 zone), on-street townhouses are limited to a maximum building height of 2 storeys in this zone.
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

(iv) Maximum building height stacked townhouses
Despite Table 6.19, A (RL.4 zone), the end units of the stacked townhouses are limited to a maximum building height of 2 storeys in this zone.

(v) Maximum angular plane to a park
Despite Section 4.14.4, the maximum angular plane shall be 54 degrees.

(vi) Minimum lot area per dwelling unit and minimum lot frontage
Minimum lot area per dwelling unit and minimum lot frontage do not apply to on-street townhouses in this zone.

18.4.19 RL.4-19
65 Delhi Street
As shown on Map 34 of Schedule A of this by-law.

(a) Permitted uses
- Supportive housing
- Accessory uses in accordance with Section 4.21.

The following definition shall apply in the RL.4-19 zone:
Supportive housing shall be defined as the use of a building with suites or bedrooms in a shared setting, to provide transitional housing, including on-site support services that are designed to assist residents who need specific supports while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training. Supportive housing does not include the following uses: lodging house type 1 or lodging house type 2 or group homes.

(b) Regulations
In accordance with Section 4 and Section 6.3.6 of this by-law, with the following exceptions and additions:

(i) Minimum lot frontage
Despite Table 6.20, A, the minimum lot frontage shall be 12 metres.

(ii) Maximum density
Despite Table 6.20, a maximum of 28 bedrooms shall be permitted.

(iii) Maximum front yard setback
The maximum front yard setback shall be 42 metres.
Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

(iv) Minimum **rear yard**

Despite Table 6.21, C, the minimum **rear yard** shall be 2 metres.

(v) **Landscaped open space**

Despite Table 6.21, a maximum of 23 **parking spaces** are permitted in the **front yard**.

(vi) Off-street parking

Despite Table 5.3, a minimum of 15 **parking spaces** shall be provided.

18.4.20 **RL.4-20**

300 Grange Road

As shown on Map 51 of Schedule A of this **by-law**.

(a) **Permitted uses**

In accordance with the permitted **uses** in Table 6.1, RL.4 **zone**.

(b) **Regulations**

In accordance with the regulations under Section 6.3.5, RL.4 **zone**, with the following exceptions and additions:

(i) Minimum **lot frontage**

Despite Table 6.17, A, the minimum **lot frontage** shall be 11 metres.

(ii) Minimum distance between **buildings**

Despite Table 6.19, F, the distance between the exterior side face of one **building** and the exterior side face of another **building**, each of which contains windows to **habitable rooms**, shall in no case be less than 12 metres.
18.4.21  RL.4-21

205-213 Speedvale Avenue East
As shown on Map 33 and 34 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the permitted uses in Table 6.1, RL.4 zone.

(b) Regulations
In accordance with the regulations under Section 6.3.6, with the following exceptions and additions:

(i) Maximum density
Despite Table 6.20, the maximum density shall be 45 units per hectare.

(ii) Minimum interior side yard
Despite Table 6.21, B, the interior side yard shall be a minimum of 3 metres.

(iii) Minimum rear yard
Despite Table 6.21, C, the rear yard shall be a minimum of 3 metres.

(iv) Off-street parking
Despite Table 5.3, Row 2, a minimum of 23 off-street parking spaces are required.

(v) Building height
Despite Table 6.22, B, the maximum building height shall be 4 storeys.

(vi) Parking space dimensions
Despite Table 5.2, the parking space dimensions shall be 2.5 metres wide by 5.5 metres in length.

(vii) Electric vehicle parking spaces
Section 5.9 shall not apply.
18.5 Site-specific medium density residential 5 (RM.5) zones

18.5.1 RM.5-1

108-118 McArthur Crescent, 114-122 Lynch Circle, 10-28 Spencer Crescent

As shown on Map 42 of Schedule A of this by-law.

(a) Regulations

In accordance with Section 6.3.3 of this by-law, with the following exceptions and additions:

(i) Storm Gallery Protection

No buildings or structures (excluding fences) shall be located or constructed within 3 metres of the rear lot line in this zone, in order to protect the underground infiltration storm gallery.
18.6 Site-specific medium density residential 6 (RM.6) zones

18.6.1 RM.6-1
1291 Gordon Street
As shown on Map 32 and 42 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.8 of this by-law, with the following exceptions and additions:
(i) Minimum front yard setback
Despite Table 6.29, A, the minimum front yard setback shall be 3 metres.
(ii) Maximum front yard setback
Despite Table 6.29, A, the maximum front yard setback shall be 6 metres.
(iii) Minimum interior side yard
Despite Table 6.29, B, the minimum southerly interior side yard shall be 7 metres.
(iv) Minimum rear yard
Despite Table 6.29, C, the minimum rear yard shall be 7 metres.
(v) Maximum building height
Despite Table 6.30, B, the maximum building height shall be 7 storeys with 6 storeys visible from Gordon Street.
(vi) Floor space index (FSI)
The maximum floor space index (FSI) shall be 1.7.

18.6.2 RM.6-2
35 Kingsbury Square
As shown on Map 69 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.8 of this by-law, with the following exceptions and additions:
(i) Parking area setback
Every parking space shall be located in the interior side yard or rear yard provided that no parking space is located within 1 metre of any lot line.
(ii) Frontage on a street
Despite Section 4.1 of this by-law, access from a building to a street, public may be provided by way of a street, private.
Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

18.6.3  RM.6-3
1533 Gordon Street
As shown on Map 30 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 6.3.8 of this by-law, with the following exceptions and additions:

(i) Minimum rear yard
Despite Table 6.29, C, the minimum rear yard shall be 18.6 metres.

(ii) Minimum common amenity area
The minimum common amenity area provided shall be 1,340 square metres.

(iii) Fences
Despite Section 4.16, a fence located in the front yard shall not exceed 1.8 metres in height, provided it is not within 30 metres from the Gordon Street lot line, measured parallel to the Lowes Road West front lot line.

18.6.4  RM.6-4
7, 17 and 25 Kay Crescent
As shown on Map 67 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 6.3.8 of this by-law, with the following exceptions and additions:

(i) Minimum and maximum density
Despite Table 6.28, the minimum density shall be 90 units per hectare and the maximum density shall be 100 units per hectare.
18.6.5  RM.6-5
278 College Avenue West
As shown on Map 17 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following exceptions and additions:
(i) Maximum lot coverage
Despite Table 6.18, E (RM.6 zone), of this by-law, the maximum building coverage shall be 52%.
(ii) Minimum interior side yard
Despite Table 6.18, C, of this by-law, the minimum interior side yard shall be 3 metres.

18.6.6  RM.6-6
Stone Road East- Retirement Residential
As shown on Map 40 of Schedule A of this by-law.
(a) Permitted uses
(i) Definitions
The following definitions apply to the RM.6-6 zone:
Block means an area of land within a lot and described as a part in accordance with a deposited reference plan and having access to a public street or highway by means of a private street.
Private Street means a primary means of access to a block by way of a private right-of-way or right of access contained either in an easement or lease.
The definition for setback in Section 3 shall not apply to the RM.6-6 zone.
The following are permitted uses within the RM.6-6 zone:
(ii) Residential uses
• Apartment building
• Duplex dwelling
• Long term care facility to a maximum of 120 beds
• Semi-detached dwelling
• Townhouse
• Accessory use in accordance with Section 4.21
(iii) Non-residential uses – Group A
• Convenience store
• Financial establishment
• Medical clinic
• Nightclub
Subject to all of the regulations of Section 6.3.8 which are applicable, the RM.6 zone, with the following exceptions and additions:

(A) Minimum building separation
One-half the total building height and in no case less than 7.5 metres.

(B) Maximum building height
6 storeys

(C) Minimum common amenity area
A common amenity area shall be provided in accordance with the following:

* Common amenity area shall be calculated based on not less than 28 square metre per dwelling unit for each unit up to 20 units.
* For each additional dwelling unit, not less than 18.5 square metres of common amenity area shall be provided.

(D) Minimum off-street parking
Despite Table 5.3, only the following regulations shall apply in the RM.6-6 zone:

* Apartment building: 0.8 parking spaces per dwelling unit
* Long term care facility: 0.3 parking spaces per bed

(E) Parking/driveway location
No part of any parking area or driveway shall be located within 3 metres of any building entrance or any window of a habitable room.

(F) Buffer strips
None required.
Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

(iv) Non-residential uses – Group A
In accordance only with the following regulations:
(A) Maximum leasable floor area – Group A
   930 square metres
(B) Minimum off-street loading
   None required
(C) Minimum setback
   7.5 metres from a street, public or from the curb of a street, private
   or as set out in Section 4.22.
(D) Minimum off-street parking
   1 parking space shall be required for each 36 square metres of building area devoted to non-residential use.
(E) Location of off-street parking or off-street loading
   No off-street parking or off-street loading space shall be located within 3 metres of a street, public
   or the curb of a street, private.
(F) Minimum building separation
   One-half the total building height and in no case less than 7.5 metres.
(G) Maximum building height
   2 storeys

(v) Non-residential uses – Group B
In accordance only with the following regulations:
(A) Minimum front yard
   7.5 metres from a public street line or from the curb of a street, private
   or as set out in Section 4.22, whichever is greater.
(B) Minimum off-street loading
   In accordance with Section 5.4.
(C) Minimum off-street parking
   1 parking space shall be required for each 36 square metre of building area devoted to non-residential use; and
   The parking requirement for a school or place of worship shall be:
   • School – 1 parking space for each 5 persons that can be accommodated, whichever is greater.
   • Place of worship – 1 parking space for each 5 persons that can be accommodated.
   • The number of persons to be accommodated shall be calculated on the basis of 1 person for every .75 square metres of fixed seating or on the basis of one person for 1 square metre of movable seating.
(D) Location of off-street parking or off-street loading
   No off-street parking or off-street loading space shall be located within 3 metres of a street, public
   or the curb of a street, private.
(E) Minimum building separation
   One-half the total building height and in no case less than 7.5 metres.
(F) Maximum building height
   6 storeys
Part E: Site-specific Provisions and Zones
Site-specific Medium Density Residential 6 (RM.6) Zones

(G) Frontage on a street
Despite Section 4.1, access from a block, building or street in the RM.6-6 zone to a street, public may be provided by way of a street, private.

(H) Accessory building or structure
In accordance with Section 4.5.

18.6.7 RM.6-7
41 Arkell Road and 1408 Gordon Street
As shown on Map 42 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the provisions of Table 6.1 (RM.6 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following exceptions and additions:

(i) Maximum building height
Despite Table 6.19, A (RM.6 zone), the maximum building height shall be:

- 4 storeys for stacked townhouses
- 3 storeys for cluster townhouses
- 2 storeys for any building within 30 metres of the eastern property line where it abuts a residential single detached zone
- In accordance with Section 4.14

(ii) Interior side yard and rear yard
Despite Table 6.18, C and D, no building shall be located closer to any rear lot line or interior side lot line than 3 metres.

(iii) Lot frontage
Despite the Table 6.17, A, the minimum lot frontage shall be 11 metres.

(iv) Density
Despite Table 6.17, the maximum density shall be 50 units per hectare.
18.6.8 RM.6-8
95 Woodlawn Road East
As shown on Map 33 of Schedule A of this by-law.
(a) Permitted uses
   Apartment building or buildings containing a maximum of 90 bedrooms.
(b) Regulations
   In accordance with Section 6.3.8 of this by-law, with the following exception:
   (i) Building height
       Despite Table 6.30, B (RM.6 zone), the maximum building height shall be limited to the elevation of 362.43 metres total, being a maximum of 31.83 metres above the 330.6 metre elevation of the Woodlawn Road Bridge.

18.6.9 RM.6-9
12 Poole Street
As shown on Map 68 of Schedule A of this by-law.
(a) Permitted uses
   In accordance with Table 6.1 (RM.6 zone) of this by-law.
(b) Regulations
   The regulations in Section 6.3.5 (RM.6 zone) and Section 6.3.8 shall apply.
   (i) Minimum dwelling units
       A minimum of 168 dwelling units shall be constructed in this zone.
18.6.10 RM.6-10

88 Decorso Drive
As shown on Map 68 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 6.1 (RM.6 zone) of this by-law, with the following additional permitted uses:
• On-street townhouse
• Rear access on-street townhouse

The following definitions shall apply in the RM.6-10 zone:

On-street townhouse: means a townhouse where each dwelling unit is located on a separate lot and has legal frontage on a private or public street.

Back-to-back Townhouse: means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, side yard or exterior side yard and does not have a rear yard.

Rear-access on-street townhouse: means a townhouse where each dwelling unit is located on a separate lot and has legal frontage on a private or public street and has an independent entrance to the dwelling unit from the outside accessed through the exterior side yard or rear yard.

(b) Regulations
The regulations in Section 6.3.3, 6.3.4, and 6.3.5 (RM.6 zone) shall apply based on the building type, with the following exceptions and additions:

(i) Maximum number of dwelling units
(A) A maximum of 98 dwelling units shall be permitted in this zone.

(B) Despite Section 4.1, development in this zone may occur on a street, private.

(ii) Maximum building height
The maximum building height shall be 3 storeys.

(iii) Minimum common amenity area
The minimum common amenity area shall be 660 square metres for the block.

(iv) Minimum landscaped open space
The minimum landscaped open space shall be 30%.

(v) Buffer strip
A buffer strip is not required.

(vi) Off-street parking
A minimum of 1 parking space per unit shall be provided and a minimum of 13 visitor parking spaces shall be provided, which includes 2 accessible parking spaces.

(vii) Location and minimum setback to parking space and minimum driveway/parking area location
Section 5.2.2.a shall not apply.

(viii) Maximum density of site
The maximum density of site shall be 54 units per hectare.

(ix) Angular planes
Section 4.14.4 shall not apply.

(x) Severability provision
The provisions of this by-law shall continue to apply collectively to the whole of the lands identified as
RM.6-10, despite any future severance, partition or division for any purpose.
(c) In addition to the regulations outlined in Section 6.3.3 of the by-law, the following exceptions and additions are applicable to on-street townhouses:
(i) Minimum lot area per dwelling unit
Despite Table 6.10, A, the minimum lot area shall be 130 square metres.
(ii) Minimum front yard
Despite Table 6.11, A, the minimum front yard shall be 4.7 metres to a dwelling unit face, 6 metres to the front wall of the garage and 3.2 metres to an unenclosed porch.
(iii) Minimum exterior side yard (abutting a street, public)
Despite Table 6.11, B, the minimum exterior side yard shall be 2.5 metres to a dwelling unit face and 1.5 metres to an unenclosed porch.
(iv) Minimum exterior side yard (abutting a street, private)
Despite Table 6.11, B, the minimum exterior side yard shall be 2.3 metres to a dwelling unit face.
(v) Minimum interior side yard
Despite Table 6.11, C, the minimum interior side yard shall be 1.5 metres.
(vi) Minimum rear yard
Despite Table 6.11, D, the minimum rear yard shall be 4.1 metres when abutting a park or stormwater management facility, 3 metres to an unenclosed porch abutting a park or stormwater management facility, and 9 metres in all other situations.
(vii) Maximum lot coverage (% of lot area)
Despite Table 6.11, E, the maximum lot coverage shall be 60%.
(viii) Maximum number of dwelling units in a row
The maximum number of dwelling units in a row shall be 8.
(ix) Minimum private amenity area
The minimum private amenity area shall be 15 square metres when abutting a park and shall be 23 square metres in all other situations.
(x) Minimum distance between buildings and private amenity areas
No minimum distance between buildings and private amenity area is required.
(xi) Storm Gallery Protection
No building, structures or swimming pools (excluding fences) shall be located or constructed within 3 metres of the retaining wall located in the rear yard in this zone, if an underground infiltration storm gallery exists in order to protect the underground infiltration storm gallery.
(d) In addition to the regulations outlined in Section 18.6.10 (b) and regulations outlined in Section 6.3.5 of the by-law, the following exceptions and additions are applicable to back-to-back townhouses:
(i) Minimum lot area per dwelling unit
Despite Table 6.19 (RM.6 zone), the minimum lot area per dwelling unit shall be 75 square metres.
(ii) Minimum front yard (abutting a street, private)
Despite Table 6.19, C, the minimum
front yard shall be 4.5 metres to a dwelling unit face, 3.8 metres to a dwelling unit face on a corner lot, 6 metres to the front wall of the garage and 2.4 metres to an unenclosed porch and 2 metres to an unenclosed porch on a corner lot.

(iii) Minimum exterior side yard (abutting a street, public) Despite Table 6.18, B, the minimum exterior side yard shall be 4.4 metres to a dwelling unit face and 4.4 metres to an unenclosed porch.

(iv) Minimum exterior side yard (abutting a street, private) Despite Table 6.19, D, the minimum exterior side yard shall be 5 metres to a dwelling unit face and 4.4 metres to an unenclosed porch.

(v) Minimum interior side yard Despite Table 6.18, C, the minimum interior side yard shall be 2.3 metres.

(vi) Minimum rear yard Despite Table 6.19, E, the minimum rear yard shall be 0 metres.

(vii) Maximum lot coverage (% of lot area) Despite Table 6.18, E (RM.6 zone), maximum lot coverage shall not apply.

(viii) Maximum number of dwelling units in a block The maximum number of dwelling units in a block shall be 14.

(ix) Minimum private amenity area The minimum private amenity area shall be 4 square metres and can be provided in the front yard on an unenclosed porch or balcony with no privacy screen.

(x) Minimum distance between buildings and private amenity areas. Table 6.19, F, shall not apply.

(e) In addition to the regulations outlined in Section 18.4.8 (b) and regulations outlined in Section 6.3.4 of this by-law, the following exceptions and additions are applicable to rear-access on-street townhouses:

(i) Minimum lot area per dwelling unit Despite Table 6.14, A, the minimum lot area per dwelling unit shall be 115 square metres.

(ii) Minimum front yard (abutting a street, public) Despite Table 6.15, A, the minimum front yard shall be 2 metres to a dwelling unit face and 0.8 metres to an unenclosed porch.

(iii) Minimum front yard (abutting a street, private) The minimum front yard shall be 5 metres to a dwelling unit face, 6 metres to the front wall of the garage and 3.25 metres to an unenclosed porch.

(iv) Minimum exterior side yard (abutting a street, private) The minimum exterior side yard shall be 1.5 metres to a dwelling unit face and 1.5 metres to an unenclosed porch.

(v) Minimum interior side yard The minimum interior side yard shall
be 1.5 metres.

(vi) **Maximum number of dwelling units in a row**
The maximum number of *dwelling units* in a row shall be 8.

(vii) **Minimum private amenity area**
The minimum *private amenity area* shall be 12 square metres and can be provided in the *front yard* on an unenclosed *porch* or *balcony* with no privacy screen.

(viii) **Minimum distance between buildings and private amenity areas**
No minimum distance between *buildings* and *private amenity areas* is required.

18.6.11 **RM.6-11**
520 Speedvale Avenue East
As shown on Map 49 of Schedule A of this by-law.

(a) **Regulations**
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following additions and exceptions:

(i) **Maximum density**
Despite Table 6.17, a maximum density of 64.75 units per hectare shall be permitted.

(ii) **Minimum private amenity area per ground level stacked townhouse units**
Despite Table 6.18 (RM.6), a *private amenity area* shall be provided for each ground level *dwelling unit* and it shall:
- have a minimum area of 11.2 m²;
- have a minimum depth (measured from the wall of the *dwelling unit*) of 3.6 metres;
- have a minimum width of 3.3 metres.

(iii) **Minimum rear yard setback**
Despite Table 6.18, D, the minimum rear yard setback shall be 9.5 metres.

(iv) **Maximum number of dwelling units**
The maximum number of *dwelling units* shall be 52.

(v) **Angular plane from a lot line**
In addition to Section 4.14, *building height* shall not exceed a 48-degree *angular plane* projected from the *rear lot line*. 
18.6.12 RM.6-12

36 Lovett Lane
As shown on Map 29 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 6.1 (RM.6 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following additions and exceptions:

(i) Maximum building height
The maximum building height within 30 metres of the single detached lots with frontage on Rickson Avenue shall be 2 storeys. The maximum building height for the remainder of the block shall be a maximum of 4 storeys.

(ii) Minimum lot area per dwelling unit
The minimum lot area per dwelling unit shall be 167 square metres.

(iii) Minimum distance between buildings
(A) The distance between the front, exterior side and rear face of one building, and the front, exterior side and rear face of another building, each of which contains windows of habitable rooms, shall in no case be less than 12 metres.

(B) The distance between the interior side yard of any two buildings on the same lot shall in no case be less than 3 metres.

18.6.13 RM.6-13

1131 Gordon Street
As shown on Map 32 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following exceptions and additions:

(i) Private amenity area
The at-grade private amenity area is permitted to be a minimum distance of 1.5 metres from a side lot line.

(ii) Maximum density
Despite Table 6.17 (RM.6 zone), the maximum density of cluster townhouse development shall be 44 units per hectare.

(iii) Minimum lot area per dwelling unit
The minimum lot area per dwelling unit shall be 230 square metres.

(iv) Minimum front yard
Despite Table 6.18, A, the minimum front yard shall be 4.5 metres.
Part E: Site-specific Provisions and Zones
Site-specific Medium Density Residential 6 (RM.6) Zones

18.6.14 RM.6-14

1657 and 1665 Gordon Street
As shown on Map 30 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 6.1 (RM.6 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.5 (RM.6) of this by-law, with the following exceptions and additions:

(i) Minimum lot area per dwelling unit
The minimum lot area per dwelling unit shall be 137 square metres.

(ii) Maximum density
Despite Table 6.17 (RM.6 zone), the maximum density for stacked townhouses shall be 73 units per hectare.

(iii) Minimum private amenity area per dwelling unit
The minimum ground level private amenity area shall be 11.9 square metres.

(iv) Minimum width of private amenity area per dwelling unit
The minimum width of the ground level private amenity area does not have to be equal to the width of the unit and shall be a minimum width of 4.5 metres.

18.6.15 RM.6-15 (H22)

361 Whitelaw Road
As shown on Map 5 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 6.1 (RM.6) with the following additional use:
- Accessory uses in accordance with Section 4.21

(b) Regulations
In accordance with Section 6.3.8 of this by-law, with the following additions and exceptions:

(i) Minimum stepbacks of upper storeys of an apartment building
The adjacent wall of any apartment building facing Whitelaw Road shall have a stepback of an additional 1.5 metres above the fourth storey.

(ii) Minimum off-street parking
Despite Table 5.3, the minimum required parking for apartment buildings shall be 1 parking space per dwelling unit plus 0.1 parking spaces per dwelling unit for visitor parking. No additional parking spaces above the minimum shall be provided unless such parking is located in a parking structure.

Despite Table 5.3, the minimum required parking for townhouse dwelling units shall be 1 parking space per dwelling unit plus 0.2 parking spaces per dwelling unit for visitor parking.

(iii) Off-street parking location
A maximum of 10% of required parking spaces for apartment building dwelling units may be
permitted at grade, in surface parking areas.

(iv) Minimum parking space dimensions
The minimum parking space dimensions for at grade and below grade spaces shall be 2.75 metres by 5.5 metres.

(v) Maximum front yard
The maximum front yard for buildings located adjacent to Whitelaw Road shall be 6 metres.

(vi) Minimum rear yard
Despite Table 6.29, C, the minimum rear yard shall be 10 metres, measured from the westerly property line.

See Section 17 for Holding Provisions.

18.6.16 RM.6-16 (H22)
361 Whitelaw Road
As shown on Map 5 of Schedule A of this by-law.

(a) Permitted uses
Despite Table 6.1 (RM.6), the following uses shall be permitted:

• Cluster townhouse
• Stacked townhouse
• Back-to-back townhouse
• Stacked back-to-back townhouse
• Home occupation in accordance with 4.15
• Accessory use in accordance with 4.21

(b) Regulations
In accordance with Section 6.3.5 (RM.6) of this by-law, with the following exceptions and additions:

(i) Maximum density
Despite Table 6.17, the maximum density for all permitted townhouses shall be a total of 80 units per hectare.

(ii) Minimum lot area per dwelling unit
Despite Table 6.19, minimum lot area per dwelling unit shall be 120 square metres.

(iii) Maximum building length
Despite Table 6.19, G, the maximum building length for all types of townhouse blocks shall be 56 metres.

(iv) Minimum distance between buildings
Despite Table 6.19, F, the minimum distance between townhouse buildings shall be 5 metres, and 10 metres between any apartment building and townhouse building.
(v) Maximum front yard
The maximum front yard setback for buildings located adjacent to Whitelaw Road shall be 6 metres.

(vi) Minimum rear yard
Despite Table 6.18, D, the minimum rear yard shall be 10 metres, measured from the westerly property line.

(vii) Minimum interior side yard
Despite Table 6.18, C, the minimum interior side yard shall be 3 metres. See Section 17 for Holding Provisions.

18.6.17 RM.6-17

13, 15, 17 and 21-23 College Avenue West, 1 and 3 Hales Crescent and 14 Moore Avenue
As shown on Map 26 of Schedule A of this by-law.

(a) Permitted uses

(i) Residential component:
- Stacked townhouse and/or cluster townhouse limited to a maximum of 40 dwelling units and limited to a maximum occupancy of 150 persons and 150 beds.

For the purposes of the RM.6-17 zone, the definition of lodging unit as defined by this by-law does not apply.

(ii) Commercial component:
- Artisan studio
- Convenience store
- Day care centre
- Service establishment
- Office
- Financial establishment
- Medical clinic

(iii) For the purposes of the RM.6-17 zone, the commercial component shall be limited to a maximum gross floor area of 465 square metres.

(b) Regulations
In accordance with Section 6.3.5 (RM.6) of this by-law, with the following additions and exceptions:

(i) Minimum lot area per dwelling unit:
Despite Table 6.17, A, the minimum lot area per dwelling unit shall be 134 square metres.
Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

(ii) Minimum front yard and exterior side yard

(A) Despite Table 6.18, A, the minimum front yard on Borden Street shall be 2.9 metres.

(B) Despite Table 6.18, B, the minimum exterior side yard on Hales Crescent shall be 3.2 metres.

(C) Despite Table 6.18, B, the minimum exterior side yard on College Avenue shall be 3.8 metres.

(iii) Minimum rear yard

In accordance with Table 6.18, D, the minimum rear yard shall be 7.5 metres.

(iv) Maximum building height

Despite Table 6.19, A (RM.6), the maximum building height shall be 2.5 storeys.

(v) Minimum distance between buildings

(A) Despite Table 6.19, F, the minimum distance between the face of one building which contains windows of habitable rooms and the face of another building which does not contain windows to a habitable rooms shall in no case be less than 4.1 metres.

(B) Despite Table 6.19, F, the minimum distance between buildings facing Moore Avenue and Hales Crescent and between the most easterly building facing Hales Crescent and the easterly property boundary shall be in no case less than 3 metres.

(vi) Minimum private amenity area per dwelling unit:

(A) A private amenity area may form part of the required front yard, side yard or rear yard and may face onto a street, public, except that there shall be no private amenity areas permitted facing Hales Crescent or Moore Avenue.

(B) Private amenity area is not required to be defined by a wall or fence.

(vii) Regulations governing lodging units:

Sections 4.23 of this by-law does not apply in the RM.6-17 zone.

(viii) Balconies

No balconies shall be permitted in the rear yard.
18.6.18 RM.6-18

180 Gordon Street

As shown on Map 39 of Schedule A of this by-law.

(a) Permitted uses

• Cluster townhouse
• Home occupation in accordance with Section 4.15
• Accessory use in accordance with Section 4.21

(b) Regulations

In accordance with Section 6.3.5 (RM.6) of this by-law, with the following exceptions and additions:

(i) Lot area per dwelling unit

Despite Table 6.19, the minimum lot area per dwelling unit shall be 143 square metres.

(ii) Interior side yard

Despite Table 6.18, C, no building shall be located closer to any interior side lot line than 3 metres.

(iii) Rear yard

Despite Table 6.18, D, no building or structure shall be located closer to any rear yard lot line than 3 metres.

(iv) Lot coverage

Despite Table 6.18, E (RM.6), the maximum lot coverage shall be 46% of the lot area.

(v) Maximum building height

Despite 6.19, A (RM.6), the maximum building height shall be:

• 4 storeys provided that the gross floor area of the 4th storey shall be limited to a maximum of 165 square metres in total and shall not contain any habitable floor space.
• Section 4.14.4 shall not be applicable.
• In accordance with Section 4.14.1.

(vi) Angular plane

An angular plane shall apply to the side lot line adjacent to the park and shall be a maximum of 82 degrees.

(vii) Landscaped open space

Despite Table 6.18, the minimum landscaped open space shall be 17% of the lot area.

(viii) Off-street parking location

In accordance with Section 5, with the following exceptions:

(A) Every parking space shall be located in the interior side yard or rear yard provided that no parking space is located within 0.3 metres of any lot line with the following exception:

• A maximum of 2 visitor parking spaces, or parts thereof, may be located within required front yard.

(B) No part of any surface driveway or surface parking area shall be located within 1 metre of a building entrance or any window of a habitable room.

(ix) Accessory buildings or structures

In accordance with Section 4.5, with the following exceptions:

(A) The minimum interior side yard setback to an accessory building or structure shall be 0.3 metres.

(B) The maximum gross floor area
of all **accessory buildings or structures** shall not exceed 173 square metres.

(x) **Density**

Despite Table 6.17 (RM.6), the maximum **density** shall be 59 units per hectare.

18.6.19 **RM.6-19**

168-299 Law Drive, 120, 126-174 Watson Parkway North

As shown on Map 62 of Schedule A of this **by-law**.

(a) **Permitted uses**

In accordance with Table 6.1 (RM.6 **zone**) of this **by-law**.

(b) **Regulations**

In accordance with Section 6.3.5 (RM.6 **zone**) of this **by-law**, with the following exceptions:

Despite the definition of **stacked townhouse** in Section 3, **stacked townhouse** shall also mean a **building** consisting of 3 or more **dwelling units** which are horizontally or vertically attached.

Despite the definition of **street** in Section 3, a **street** shall not include a **lane**.

(i) **Minimum lot area**

600 square metres

(ii) **Minimum lot area per dwelling unit**

100 square metres

(iii) **Minimum front yard**

3 metres

(iv) **Minimum rear yard**

6 metres

(v) **Minimum side yard**

1.5 metres

(vi) **Maximum lot coverage**

50%

(vii) **Minimum number of off-street parking spaces**

2 **parking spaces** per unit. **Parking**
spaces are permitted to be tandem.

(viii) Location of off-street parking
Section 5.2(b) shall not apply.

(ix) Visitor parking
Visitor parking shall not apply.

(x) Accessible parking
Section 5.7 shall not apply.

(xi) Access to parking spaces
Section 5.2.2 (c) shall not apply.

(xii) Private amenity area
(A) Minimum area of 10 square metres for units above grade.
(B) No private amenity area is required for units at grade.

(xiii) Common amenity area
None required.

(xiv) Minimum distance between buildings
The distance between the face of one building and the face of another building, each of which contains windows of habitable rooms, shall in no case be less than 3 metres.

(xv) Sight line triangles
Despite Section 4.6.1 the corner sight line triangle shall be formed by joining the point of intersection to points on each street line, measured a distance of 6 metres from that point of intersection.

(xvi) Minimum landscaped open space (% of lot area)
10%
18.6.20 RM.6-20

122, 124 Watson Parkway North
As shown on Map 62 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the provisions of Table 6.1 (RM.6 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following exceptions:

Despite the definition of stacked townhouse in Section 3, stacked townhouse shall also mean a building consisting of 3 or more dwelling units which are horizontally and vertically attached.

Despite the definition of street in Section 3, a street shall not include a lane.

The lot line abutting Watson Parkway North shall be deemed to be the front lot line.

(i) Minimum lot area
600 square metres

(ii) Minimum lot area per dwelling unit
100 square metres

(iii) Minimum front yard
3 metres

(iv) Minimum rear yard
6 metres

(v) Minimum interior side yard
1.5 metres

(vi) Maximum lot coverage
50%

(vii) Minimum number of off-street parking spaces
2 parking spaces per unit. Parking spaces are permitted to be tandem.

(viii) Location of off-street parking
5.2.2(a) shall not apply.

(ix) Visitor parking
Visitor parking shall not apply.

(x) Accessible parking
Section 5.7 shall not apply.

(xi) Access to parking spaces
Section 5.2.2 (c) shall not apply.

(xii) Private amenity area
(A) Minimum area of 10 square metres for units above grade
(B) No private amenity area is required for units at grade

(xiii) Common amenity area
None required.

(xiv) Minimum distance between buildings
The distance between the face of one building and the face of another building, each of which contains windows of habitable rooms, shall in no case be less than 3 metres.

(xv) Sight line triangles
Despite Section 4.6.1, the corner sight line triangle shall be formed by joining the point of intersection to points on each street line, measured a distance of 6 metres from that point of intersection.
(xvi) Minimum **landscaped open space** (% of **lot area**)
10%

(xvii) Maximum number of **dwelling units** in a row
18

(xviii) Maximum **density** of site
The maximum density for stacked townhouse developments shall be 95 **dwelling units** per hectare.

(xix) Minimum **density** of site
The minimum density for stacked townhouse developments shall be 75 **dwelling units** per hectare.

18.6.21 **RM.6-21**
60 Arkell Road
As shown on Map 41 of Schedule A of this by-law.

(a) **Permitted uses**
In accordance with Table 6.1 (RM.6 zone) of this by-law.

(b) **Regulations**
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following exceptions and additions:

(i) Minimum **lot area** per **dwelling unit**
255 square metres

(ii) Minimum **front yard**
3.9 metres

(iii) Minimum **side yard**
3 metres

(iv) Maximum **building height**
Despite Table 6.19, A (RM.6), of this by-law, the maximum building height shall be 4 **storeys** and this provision shall be limited to a maximum of 12 of the cluster townhouse dwelling units adjacent to lands zoned NHS.

(v) **Private amenity areas**
A private amenity area may have a minimum **setback** of 1.4 metres from a **side lot line**, and this reduced setback provision shall be limited to one of the cluster townhouse dwelling units.

(vi) Maximum **density**
41 units per hectare

(vii) **Severability**
Despite any future severance, partition or subdivision of the lands, the
provisions contained within this by-law shall apply to the whole lands as if no severance, partition or subdivision occurred.

18.6.22 RM.6-22
721 Woolwich Street
As shown on Map 33 of Schedule A of this by-law.

(a) Permitted uses
- Supportive housing
- Hotel
- Accessory uses in accordance with Section 4.21

(b) Regulations
In accordance with Section 6.3.8 (RM.6 zone) of this by-law, with the following exceptions and additions:

(i) Minimum front yard
Despite Table 6.29, A, the minimum front yard shall be 1.5 metres.

(ii) Minimum exterior side yard
Despite Table 6.29, A, the minimum exterior side yard shall be 4.9 metres.

(iii) Minimum rear yard
Despite Table 6.29, C, the minimum rear yard shall be 6.3 metres.

(iv) Maximum building height
Despite Table 6.30, B, the maximum building height shall be 1 storey, and in accordance with 4.14.

(v) Minimum building height
Table 6.30, A, shall not apply

(vi) Maximum building length
Table 6.30, C, shall not apply.

(vii) Off-street parking
A minimum of 13 parking spaces shall be provided.
(viii) Maximum number of **dwelling units**

A maximum of 32 **dwelling units** shall be permitted.

---

**18.6.23 RM.6-23**

265 Edinburgh Road North

As shown on Map 23 of Schedule A of this **by-law**.

(a) **Permitted uses**

In addition to the **uses** listed in Table 6.1 (RM.6 **zone**), the following shall also be permitted:

- Convenience store
- Service establishment
- Restaurant
- Florist
- **Artisan studio**

(b) **Regulations**

In accordance with Section 4 and Section 6.3.8 of this **by-law**, with the following exceptions:

(i) **Minimum interior side yard**

Despite Table 6.29, B, the minimum left **interior side yard** shall be 3.5 metres and the minimum right **interior side yard** shall be 8 metres.

(ii) **Floor space index (FSI)**

The maximum **FSI** shall be 1.04.

(iii) **Parking**

(A) For **apartment buildings** above 6 storeys, a maximum of 72% of the total required **parking spaces** for apartment units may be permitted at grade, in surface **parking areas**.

(B) No at grade off-street **parking area** shall exceed a combined width of 12.5 metres anywhere within 28 metres from the **front lot line**, measured parallel to Edinburgh Road North.
(iv) **Building length**
Despite Table 6.30, C, no building shall exceed a maximum length of 70 metres, measured parallel to Edinburgh Road North.

(v) **Building stepbacks**
The adjacent wall of any apartment building facing Edinburgh Road North shall have a stepback of an additional 2.1 metres above the sixth storey.

(vi) **Building height**
Despite Table 6.30, B, the maximum building height shall be 7 storeys.
Site-specific High Density Residential 7 (RH.7) Zones

18.7 Site-specific high density residential 7 (RH.7) zones

18.7.1 RH.7-1
247 Gosling Gardens
As shown on Map 30 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.9 of this by-law, with the following exceptions and additions:
(i) Minimum residential density
Despite Table 6.32, the minimum residential density shall be 120 units per hectare.
(ii) Minimum front yard setback
Despite Table 6.33, A, the minimum front yard setback shall be 4.5 metres.

18.7.2 RH.7-2
635 Woodlawn Road East
As shown on Map 49 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 6.3.9 of this by-law, with the following exceptions and additions:
(i) Minimum front yard
Despite Table 6.33, A, the minimum front yard shall be 4 metres.
(ii) Minimum interior side yard
Despite Table 6.33, B, the minimum interior side yard shall be 4 metres.
(iii) Minimum rear yard
Despite Table 6.33, C, the minimum rear yard shall be 1 metre.
18.7.3 RH.7-3

1077 Gordon Street
As shown on Map 32 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 6.1 (RH.7 zone), the following additional uses shall be permitted:
- Artisan studio
- Financial establishment
- Live-work unit
- Office
- Service establishment
- School, commercial

(b) Regulations
In accordance with Section 6.3.9 of this by-law, with the following exceptions:
(i) Off-street parking
   1.25 spaces per apartment unit
(ii) Maximum building height
    4 storeys
(iii) Regulations for non-residential uses
    (A) Non-residential uses shall be restricted to the ground floor level of the building oriented along the Gordon Street frontage and shall be required within the portion of the building facing Gordon Street.
    (B) Active entrances to non-residential uses shall be located facing Gordon Street.

18.7.4 RH.7-4

716 Gordon Street
As shown on Map 40 of Schedule A of this by-law.

(a) Permitted uses
Despite Table 6.1 (RH.7 zone), the following uses shall be permitted:
- Post-secondary school residence
- Restaurant
- Convenience store
- Accessory uses in accordance with Section 4.21.

(b) Definition
For the purpose of the RH.7-4 zone:
Post-secondary school residence shall be defined as:
Post-secondary school residence means the whole of an apartment building consisting of 3 or more dwelling units, each providing up to 5 bedrooms for hire or gain directly or indirectly that do not have exclusive use of both a kitchen and a bathroom. For the purposes of the subject property, the definition of lodging house type 2 shall not apply.

(c) Regulations
In accordance with Section 6.3.9 of this by-law, with the following exceptions and additions:
(i) Maximum density
Despite Table 6.32, the maximum density shall be 156 units per hectare.
(ii) Minimum front yard and exterior side yard
Despite Table 6.33, A, the minimum front yard and exterior side yard setback shall be 9 metres, with an exception along Gordon Street from
Stone Road to a point 85 metres south of Stone Road where the **exterior side yard setback** shall be a minimum of 7.5 metres.

(iii) **Minimum interior side yard**

Despite Table 6.33, B, the minimum **interior side yard** shall be 15 metres.

(iv) **Minimum rear yard**

Despite Table 6.33, C, the minimum **rear yard** shall be 15 metres.

(v) **Maximum building height**

(A) Despite Table 6.34, B, the maximum **building height** shall be 9 **storeys**, except for the portion of the site shown as Area ‘A’ in Illustration 1 below, where the maximum **building height** shall be 11 **storeys**.

(B) A mechanical penthouse shall not be considered to be a **storey** or contribute to **building height**.

(C) **Building height** in **storeys** shall be measured from the **finished grade**. A floor of a building will be considered a **storey** and contribute to **building height** when more than 50% of its exterior walls are above the **finished grade**.

(vi) **Maximum building floorplate**

The maximum **floorplate** of the portion of a **building** above the third **storey** shall not exceed 750 square metres, except within Area ‘A’ as shown on Illustration 1 above, where the maximum **floorplate** of 750 square metres shall apply above the fourth **storey**.

(vii) **Maximum building setbacks**

The portion of a **building** above the third **storey** shall be **setback** a minimum of 1.8 metres from the front wall of the portion of the **building** closest to Gordon Street or Stone Road, except within Area ‘A’ as shown on Illustration 1 above, where the **building** shall be **setback** a minimum of 1.8 metres above the fourth **storey** from the front wall closest to Gordon Street or Stone Road.
(viii) Minimum distance between buildings
Despite Table 6.34, F, of this by-law, the following provisions shall apply:

(ix) Minimum separation distance between podiums in separate buildings
The podium of a building is defined as the portion of a building which is no greater than 3 storeys in height (or 4 storeys within Area 'A' as shown in Illustration 1). The separation distance between the face of one podium and the face of another podium in a separate building, either of which contains windows of habitable rooms, shall be a minimum of 15 metres. Where the face of either such podium does not contain windows with habitable rooms then the minimum separation distance between such podiums shall be 10 metres.

(x) Minimum separation distance between portions of buildings above the podiums ("tower")
In this section a tower is defined as that portion of a building which is greater than 3 storeys in height (or 4 storeys in Area 'A' as shown in Illustration 1). The minimum separation distance between the face of any tower and any other tower, regardless of whether they are part of the same building or not, shall be a minimum of:
- 25 metres where at least one of the towers is greater than 9 storeys in height; or
- 20 metres where both towers are 9 storeys or less in height.

(xi) Interior side yard angular plane
In addition to the provisions of 4.14.4, and despite Section 18.7.4(c)
(v) building height shall not exceed an angular plane of 30 degrees projected from the average grade of the interior side lot line, except for the portion of the building within Area 'A' as shown on Illustration 1, for which building height shall not exceed an angular plane of 38 degrees projected from the average grade of the interior side lot line.

(xii) Rear yard angular plane
In addition to the provisions of 4.14.4, and despite Section 18.7.4(c)
(v), building height shall not exceed an angular plane of 47.5 degrees projected from the average grade of the rear lot line.

(xiii) Front and exterior side yard angular plane
In addition to the provisions of 4.14.4, and despite Section 18.7.4(c)
(v), building height shall not exceed an angular plane of 45 degrees projected from the centre line of the street, except for the portion of the building within Area 'A' as shown on Illustration 1 above, which may not exceed an angular plane of 55 degrees projected from the centre line of the street.

(xiv) Off-street parking
Off-street parking shall be provided at a rate of 1 parking space per dwelling unit, and in addition, a minimum of 15 visitor parking spaces shall be required.
Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

(xv) **Floor space index (FSI)**

The maximum floor space index (FSI) shall be 2.5.

(xvi) **Maximum gross floor area (GFA) for commercial uses**

The maximum gross floor area (GFA) for the permitted commercial uses shall not exceed a total of 300 square metres.

(xvii) **Minimum landscaped open space**

The minimum landscaped open space shall be 35%.

18.7.5 **RH.7-5**

5 Arthur Street South

As shown on Map 38 of Schedule A of this by-law.

The following definitions shall apply to the RH.7-5 zone:

**Community services facilities** means a place used for smaller-scaled community, institutional, cultural or recreational uses of either a public or private nature, including but not limited to uses such as a library branch, gallery or museum, educational or training centre, office of a government or a non-profit agency or corporation or a gymnasium or multi-purpose room(s) available for meetings, events and activities.

(a) **Permitted uses**

Despite Table 6.1 (RH.7 zone) the following uses shall be permitted:

- Apartment building
- Townhouse together with an apartment building
- Home occupation in accordance with Section 4.15.

(b) **Regulations**

In accordance with the provisions of Section 6.3.9 of this by-law, with the following exceptions and additions:

(i) **Maximum floor space index (FSI)**

The maximum floor space index (FSI) shall be 2.

(A) In addition, the floor space index (FSI) on individual portions of the 5 Arthur Street site may exceed the maximum permitted floor space index (FSI), provided that the maximum floor space index (FSI) over the entirety of the 5 Arthur Street site is achieved. The
calculation of gross floor area (GFA) and floor space index (FSI) will not include space within the basement of a building, within an underground, at-grade or above-grade parking structure or any floor area which does not have a clear floor to ceiling height of 2.15 metres. Floor space in the existing heritage building shall not be included in the calculation of floor space index (FSI).

(ii) Front yard
For the purposes of this zone, the front yard shall be considered the Arthur Street frontage.

(iii) Minimum distance between buildings
Despite Table 6.34, F, the minimum distance between the building face of one apartment building and the face of another apartment building shall be:
- At or below 6 storeys- 18 metres
- Above 6 storeys- 25 metres
- Townhouse blocks shall be a minimum of 4 metres apart from one another.

(iv) Angular planes
Despite Section 4.14.4, angular planes shall not apply to any building or structure on the lot.

(v) Minimum off-street parking
Despite Table 5.3, the following minimum number of parking spaces shall be provided within an underground garage or an above-grade parking structure for the following uses:
- Residents- 1 per dwelling unit
- Visitors- 0.15 per dwelling unit
- Non-residential uses- 1 per 33 square metres of gross floor area

(vi) Bicycle parking spaces
(A) Bicycle parking spaces shall be provided at the ratio of 0.65 bicycle parking spaces per dwelling unit on the lot and 0.3 bicycle parking spaces per 100 square metres of non-residential gross floor area (GFA).
(B) Bicycle parking spaces may be provided for by a combination of racks at the surface, within a basement or garage of an apartment building, a secure parking area, room or enclosed container, or within a specially designed and designated spot provided within a storage locker.

(c) The provisions of this by-law shall continue to apply collectively to the whole of the lands identified on Schedule A as RH.7-5, including any sub-zones (i.e. RH.7-5.1) despite any future severance, conveyance, dedication, taking, widening, partition or division for any purpose.
18.7.6  RH.7-5.1

53 Arthur Street South
As shown on Map 38 of Schedule A of this by-law

(a) Additional permitted use, as part of a commercial/residential building:
   • Restaurant

(b) Regulations
In addition to the regulations in Sections 6.3.9, the following regulations shall apply to the RH.7-5.1 zone:

(i) Additional permitted commercial use
A restaurant shall be permitted on the ground floor of the building and limited to 50 square metres of gross floor area (GFA).

(ii) Minimum common amenity area
Despite Table 6.34, the minimum common amenity area shall be a total of 600 square metres.

(iii) Minimum landscaped open space
(A) Despite Table 6.33, the minimum landscaped open space shall be a total of 1800 square metres.
(B) Despite the definition in Section 3, landscaped open space may include open space located either at grade or above a building or structure.

(iv) Maximum building floorplate area
   • Above the 6th storey- 1200 square metres
   • Above the 9th storey- 1000 square metres

(v) Minimum yards
(A) Minimum front yard
Despite Table 6.33, A, and Section 4.22, the minimum front yard shall be:
   • From Arthur Street to townhouse front face- 2.5 metres
   • From Arthur Street to raised walkway/patio- 1 metre

(B) Despite Section 4.7, all raised patios, walkways, ramps, retaining walls, planters are permitted to project into the required front yard between the main wall of the townhouses and the front lot line to a maximum distance of 1.5 metres, except that stairs and ramps may have a minimum setback of 0 metres from the front lot line.

(vi) Setbacks
(A) Setbacks of upper storeys of apartment buildings
The minimum setback for the tower portion of an apartment building, above 4 storeys shall be:
   • From Arthur Street lot line- 12 metres
   • From the easterly edge of the NHS zone- 10 metres

(vii) Building heights
Despite Table 6.34, B, and Sections 4.14.4(a)(ii), the maximum building heights are:
   • Podium/townhouses- 4 storeys
   • Apartment buildings- 10 storeys
18.7.7 RH.7-5.2
63 Arthur Street South
As shown on Map 38 of Schedule A of this by-law
(a) Regulations
In addition to the regulations in Section 6.3.9 and Section 18.7.5 (b), the following regulations shall apply to the RH.7-5.2 zone:

(i) Minimum common amenity area
Despite Table 6.34, the minimum common amenity area shall be a total of 1000 square metres.

(ii) Minimum landscaped open space
(A) Despite Table 6.33, the minimum landscaped open space shall be a total of 1500 square metres.
(B) Despite the definition in Section 3, landscaped open space may include open space located either at grade or above a building or structure.

(iii) Maximum building floorplate area
• Above the 6th storey- 1200 square metres
• Above the 10th storey- 800 square metres

(iv) Maximum floorplate ratio restriction
Above 10th storey only: 2.5:1.0

(v) Minimum yards
(A) Minimum front yard
Despite Table 6.33, A, and Section 4.22 the minimum front yard shall be:
• From Arthur Street to townhouse front face- 2.5 metres

• From Arthur Street to raised walkway/patio- 1 metre

Despite Section 4.7, all raised patios, walkways, ramps, retaining walls, planters are permitted to project into the required front yard between the main wall of the townhouses and the front lot line to a maximum distance of 1.5 metres, except that stairs and ramps may have a minimum setback of 0 metres from the front lot line.

(vi) Setbacks
Setbacks of upper storeys of apartment buildings
(A) The minimum setback for the tower portion of an apartment building above 4 storeys shall be:
• From Arthur Street lot line- 12 metres
• From the easterly edge of the NHS zone- 10 metres

(vii) Building heights
Despite Table 6.34, B, and Sections 4.14.4, the maximum building heights are:
• Podium/townhouses- 4 storeys
• Apartment buildings- 11 storeys
18.7.8 RH.7-5.3

73 Arthur Street South

As shown on Map 38 of Schedule A of this by-law

(a) Regulations

In addition to the regulations in Section 6.3.9 and Section 18.7.5 (b), the following regulations shall apply to the RH.7-5.3 zone:

(i) Minimum common amenity area

Despite Table 6.34, the minimum common amenity area shall be a total of 700 square metres.

(ii) Minimum landscaped open space

(A) Despite Table 6.33, the minimum landscaped open space shall be a total of 1700 square metres.

(B) Despite the definition in Section 3, landscaped open space may include open space located either at grade or above a building or structure.

(iii) Maximum building floorplate area

• Above the 6th storey- 1200 square metres
• Above the 10th storey- 1000 square metres

(iv) Maximum floorplate ratio restriction

Above 10th storey only: 1.5:1.0

(v) Minimum yards

(A) Minimum front yard

Despite Table 6.33, A, and Section 4.22, the minimum front yard shall be:

• From Arthur Street to townhouse front face- 2.5 metres

• From Arthur Street to raised walkway/patio- 1 metre

Despite Section 4.7, all raised patios, walkways, ramps, retaining walls, planters are permitted to project into the required front yard between the main wall of the townhouses and the front lot line to a maximum distance of 1.5 metres, except that stairs and ramps may have a minimum setback of 0 metres from the front lot line

(vi) Setbacks

(A) Setbacks of upper storeys of apartment buildings

The minimum setback for the tower portion of an apartment building, above 4 storeys shall be:

• From Arthur Street lot line- 12 metres
• From the easterly edge of the NHS zone- 10 metres

(vii) Building heights

Despite Table 6.34, B, and Sections 4.14.4, the maximum building heights are:

• Podium/townhouses- 4 storeys
• Apartment buildings- 10 storeys
18.7.9 RH.7-5.4
93 Arthur Street South
As shown on Map 38 of Schedule A of this by-law

(a) Additional Permitted uses, as part of a commercial/residential building
- Agricultural produce market
- Art gallery
- Artisan studio
- Community services facilities
- Convenience store
- Financial establishment
- Home occupation
- Medical clinic
- Office
- Parking facility (within structure only)
- Recreation facility
- Restaurant
- Restaurant, take-out
- Retail establishment
- Service establishment

(b) Regulations
In addition to the regulations in Section 6.3.9 and Section 18.7.5 (b), the following regulations shall apply to the RH.7-5.4 zone:

(i) Additional permitted commercial uses
(A) Commercial uses permitted in Section 18.7.9 (a) shall be limited to a gross floor area (GFA) of 500 square metres in size.
(B) Despite the permitted uses in 18.7.5 (a) and 18.7.9 (a), the ground floor of this building shall contain a minimum of one commercial unit fronting onto each of Arthur Street South, Cross Street, and the river.

(ii) Minimum common amenity area
Despite Table 6.34, the minimum common amenity area shall be a total of 1500 square metres.
(A) Despite Table 6.34, common amenity area may be located within the front yard.

(iii) Minimum landscaped open space
(A) Despite Table 6.33, the minimum landscaped open space shall be a total of 2000 square metres.
(B) Despite the definition in Section 3, landscaped open space may include open space located either at grade or above a building or structure.

(iv) Maximum building floorplate area
- Above the 6th storey - 1238 square metres
- Above the 8th storey - 1045 square metres

(v) Maximum floorplate ratio restriction
Above 10th storey only: 1.5:1.0

(vi) Setbacks
(A) Front yard setback
Despite Table 6.33, A, and Section 4.22, the 5 storey building podium shall not encroach within an area on the property directly adjacent to the intersection of Arthur Street South and Cross Street, defined by connecting the following three points:
- The point at the immediate southeast corner of the
property and directly adjacent to the intersection of Arthur Street South and Cross Street;
  • A point located approximately 40 metres from the intersection of Arthur Street South and Cross Street, measured northwest along the Arthur Street frontage;
  • A point located approximately 25 metres from the intersection of Arthur Street South and Cross Street, measured northwest along the Cross Street frontage.

(vii) **Exterior side yard setback** (Cross Street)
Despite Table 6.33, A, and Section 4.22, the building shall be setback a minimum of 2.5 metres from Cross Street.

(viii) **Setbacks of upper storeys of apartment buildings**
The minimum setback for the tower portion of an apartment building, above 5 storeys shall be:
  • From Arthur Street lot line- 25 metres
  • From Cross Street lot line- 5.5 metres
  • From Neeve Street lot line- 35 metres

(ix) **Building heights**
Despite Table 6.34, B, and Sections 4.14.4, the maximum building height is 14 storeys.

(x) **Minimum ground floor height**
For ground floor non-residential units, the minimum floor-to-ceiling height shall be 4.5 metres.

(xi) **Rear yard setback** (Speed River lot line)
Despite Table 6.33, C, the building shall be setback a minimum of 24 metres from the Speed River lot line.

(xii) **Minimum off-street parking**
Despite 18.7.5(b)(v), the following minimum number of parking spaces shall be provided within an underground garage, above-grade parking structure, or surface parking for the following uses:
Residents- 1 per dwelling unit
Visitors- 0.05 per dwelling unit
Non-residential uses- 1 per 100 m² of gross floor area

(xiii) **Location of off-street parking**
Despite Section 5.2(a), a maximum of 80 required off-street parking spaces shall be permitted to be located at 92 Arthur Street South.

(xiv) **Accessory building or structure**
Despite Section 4.5.1(b), an accessory building or structure shall be permitted within the front yard, to a maximum size of 15 square metres.
18.7.10 RH.7-5.5 (H9)

23 Arthur Street South

As shown on Map 38 of Schedule A of this by-law.

(a) Additional permitted use
   • Office

(b) Additional permitted uses, as part of commercial/residential building
   • Agricultural produce market
   • Art gallery
   • Artisan studio
   • Community services facilities
   • Convenience store
   • Financial establishment
   • Medical clinic
   • Micro-brewery
   • Nightclub
   • Office
   • Parking facility (within structure only)
   • Service establishment
   • Recreation facility
   • Restaurant
   • Restaurant, take-out
   • Retail establishment
   • School, commercial

(c) Regulations

In addition to the regulations in Section 6.3.9 and 18.7.5 (b) the following regulations shall apply to the RH.7-5.5 zone:

(i) Ground floor commercial uses

Despite the permitted uses in Section 18.7.5 (a) and 18.7.6 (a), the ground floor of this building shall contain at least one commercial use fronting onto each of Arthur Street South and Elizabeth Street.

(ii) Setbacks from railways

(A) The minimum separation of the residential portion of any building from the CN Railway right-of-way shall be 30 metres.

(B) The minimum separation of the residential portion of any building from the Guelph Junction Railway right-of-way shall be 15 metres.

(iii) Minimum common amenity area

Despite Table 6.34, the minimum common amenity area shall be a total of 500 square metres.

(iv) Minimum landscaped open space

(A) Despite Table 6.33, the minimum landscaped open space shall be a total of 900 square metres.

(B) Despite the definition in Section 3, landscaped open space may include open space located either at grade or above a building or structure.

(v) Minimum yards

(A) Minimum front yard (Arthur Street)

Despite Table 6.33, A, and Section 4.22, the minimum front yard shall be 3 metres.

(B) Minimum exterior side yard (Elizabeth Street)

Despite Table 6.33, A, and Section 4.22, the minimum exterior side yard shall be 3 metres.

(vii) Building heights

Despite Table 6.34, B, and Sections 4.14.4, the minimum building height
is 4 storeys and the maximum building height is 14 storeys.

(viii) Minimum ground floor height
For ground floor non-residential units, the minimum floor-to-ceiling height shall be 4.5 metres.

(ix) Maximum building floorplate area
- Above the 6th storey - 1200 square metres
- Above the 8th storey - 1000 square metres

(x) Maximum dimensional floorplate ratio
Above 4th storey - 2.2:1.0

(x) Setbacks of upper storeys of apartment buildings
The tower portion of an apartment building above a 4 storey podium facing a street, public or the Speed River shall be setback an additional 3 metres from the podium building face.

See Section 17 for Holding Provisions.

18.7.11 RH.7-5.6
43 Arthur Street South
As shown on Map 38 of Schedule A of this by-law
(a) Permitted uses
The uses listed in Section 18.7.5 (a), together with the following uses, shall be permitted within the existing heritage building, including within the portion of the building in the NHS zone, subject to approval by the Grand River Conservation Authority:

- Agricultural produce market
- Art gallery
- Artisan studio
- Community services facilities
- Convenience store
- Financial establishment
- Medical clinic
- Micro-brewery
- Nightclub
- Office
- Recreation facility
- Restaurant
- Restaurant, take-out
- Retail establishment
- School, commercial
- Service establishment

(b) Regulations
In addition to the Sections 6.3.9 and 18.7.5 (b) the following regulations shall apply to the RH.7-5.6 zone and the entire existing heritage building:

(i) Minimum common amenity area
Despite Table 6.34, the minimum common amenity area shall be a
total of 500 square metres.

(ii) Minimum landscaped open space
Despite Table 6.33, the minimum landscaped open space shall be a total of 1200 square metres.

(iii) Minimum yards
The minimum yards shall be as exists on the date of passing of this by-law.

(iv) Building heights
Despite Table 6.34, B, the maximum building heights shall be as exists on the date of passing of this by-law.

(v) Minimum distance between buildings
Despite Table 6.34, F, the minimum distance between the existing heritage building and any other building shall be 16 metres.

(vi) Minimum off-street parking
(A) A minimum of 30 parking spaces shall be provided for the users or residents of the existing heritage building within a surface parking lot between the existing building and Arthur Street South.

(B) Despite Section 5.2.2(a), a parking area for resident and/or visitor parking spaces adjacent to the existing heritage building may be located within the front yard provided that the parking area is set back a minimum of 3 metres from the Arthur Street South lot line.

18.7.12 RH.7-6
12 Lovett Lane
As shown on Map 29 of Schedule A of this by-law

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RH.7 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.9 of this by-law, with the following additions and exceptions:

(i) Building setbacks
The minimum building setback from the OS zone shall be a minimum of 4.5 metres and a maximum of 8 metres.

(ii) Angular plane
Despite Section 4.14.4, the angular plane regulations do not apply.

(iii) Setbacks of upper storeys
(A) The 8th storey of the building shall be setback a minimum of 1.8 metres from the building facing the OS zone and the two adjoining sides.

(B) The 9th and 10th storeys shall be setback an additional minimum of 1.8 metres from the 8th storey of the building facing the OS zone and the two adjoining sides.

(iv) Minimum interior side yard
The minimum interior side yard shall be 3 metres.

(v) Minimum common amenity area
The minimum common amenity area required shall be 9.8 square metres per unit.
Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

(vi) Maximum **floor space index (FSI)**

The maximum **floor space index (FSI)** shall be 2.3.

(c) **Maximum density**

The maximum **density** shall be 152 units per hectare.

18.7.13 **RH.7-7**

1888 Gordon Street

As shown on Map 67 of Schedule A of this by-law

(a) **Permitted uses**

Despite Table 6.1 (RH.7 zone) of this by-law, the following additional **uses** shall also be permitted.

- Cluster townhouse
- Office
- Restaurant, take-out
- Service establishment
- Stacked townhouse

(b) **Regulations**

In accordance with the provisions of Section 4, Section 6.3.9 of this by-law, with the following exceptions and additions:

(i) **Landscape buffer definition**

For the purposes of this zone, a **landscape buffer** shall mean the area of the **lot** which is at grade and **used** for the growth and maintenance of natural vegetation and other landscaping.

(ii) **Regulations for non-residential uses**

The maximum **gross floor area (GFA)** for the permitted non-residential **uses** shall not exceed a total of 1,476 square metres and only be located within a non-residential **building**.

(iii) **Front yard**

For the purposes of this zone, the **front yard** shall be considered the Gordon Street frontage.

(iv) **Building yard setbacks**

Despite Table 6.33, A, B, C, of this by-law, the minimum **yard setback** to all
buildings shall be:

(A) A minimum setback from the north lot line of 12 metres.
(B) A minimum setback from the south lot line of 3 metres.
(C) A minimum setback to the west lot line (Gordon Street right-of-way) of 6 metres.
(D) A minimum setback and consisting of a landscaped buffer to the east lot line of 39 metres.
(E) Despite the minimum east lot line setback, a minimum yard setback does not apply to the east lot line of the site, measured a minimum 125 metres south of Poppy Drive East.

(v) Minimum distance between buildings
Despite Table 6.34, F, of this by-law, the minimum distance between the building face of buildings exceeding 9 storeys shall be 35 metres, measured to the base of the building at ground level.

(vi) Floor space index (FSI)
The floor space index (FSI) shall be 2.

(vii) Maximum building height
Despite Table 6.34, B, and Section 4.14.4 of this by-law, the maximum building height shall be 14 storeys or a maximum of 50 metres in height, whichever is greater.

(viii) Maximum density
Despite Table 6.32 of this by-law, the maximum density of the entire site shall be 175 units per hectare.

(ix) Angular plane
(A) Building height shall not exceed a 51 degree angular plane projected from the centre line of the Gordon Street right-of-way; and,
(B) Building height shall not exceed a 33 degree angular plane projected from the side lot line that is adjacent to Hawkins Drive.

(x) Maximum building floorplate area
- Above the 11th storey- 1,300 square metres
- Above the 13th storey- 1,150 square metres

(xi) Private amenity area for stacked townhouses and cluster townhouses
A minimum private amenity area per dwelling unit for stacked townhouses and cluster townhouses is not applicable.

(xii) Parking
(A) For non-residential uses, to require an off-street parking ratio of 1 parking space per 45 square metres of gross floor area.
(B) Despite Table 5.2 of this by-law, the minimum off-street parking space dimension within an enclosed garage shall be 2.7 metres by 5.5 metres.

(xiii) Visitor parking
Despite Table 5.3 of this by-law, in addition to above grade, visitor parking may be also located underground, provided the parking spaces are unobstructed and clearly
identified as being reserved for the exclusive use of visitors.

**18.7.14 RH.7-8**

233 and 237 Janefield Avenue

As shown on Map 17 of Schedule A of this by-law

(a) Permitted uses

In accordance with the uses permitted by Table 6.1 (RH.7 zone) of this by-law.

(b) Regulations

In accordance with Section 4 and Section 6.3.9 of this by-law, with the following exceptions:

(i) Minimum westerly interior side yard

Despite Table 6.33, B, the westerly interior side yard shall be a minimum of 15 metres.

(ii) Minimum setback from Torch Lane

Despite Table 6.33, A, the minimum exterior side yard fronting onto Torch Lane shall be 30 metres.

(iii) Maximum building height

(A) Despite Table 6.34, B, the maximum building height shall be limited to 8 storeys within 30 metres of the westerly interior side lot line.

(B) In addition to Section 4.14.4, building height shall not exceed an angular plane of 35 degrees projected from the centre line of Torch Lane.

(iv) Maximum building length

That a maximum building length of 65 metres be permitted above the second storey.

(v) Built form stepback

That the building must stepback a minimum of 6 metres above the 9th
storey from the edge of the building facing the easterly interior side lot line.

18.7.15 RH.7-9
166-178 College Avenue West
As shown on Map 17 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the permitted uses under Table 6.1 (RH.7 zone) of this by-law, and the following additional uses are permitted:

• Day care centre in accordance with Section 4.25 of this by-law

• Seniors day use
The following definition shall apply in the RH.7-9 zone:
For the purposes of this zone, a seniors day use is defined as a place in which programs and activities are offered for older adults in the community, offering a place for people to gather and interact. No medical assistance is provided and overnight stays are not permitted.

(b) Regulations
In accordance with Section 6.3.9 of this by-law, with the following exceptions and additions:

(i) Maximum net density:
Despite Table 6.32, the net density for the RH.7-9 zone shall be a maximum of 172 units per hectare.

(ii) Maximum building height
Despite Table 6.34, B, and Sections 4.14.1, 4.14.4, the maximum building height shall be 6 storeys.

(iii) Common amenity area design
The length of common amenity areas can exceed 4 times the width.
Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

(iv) Minimum landscaped open space
Despite Table 6.33, the minimum landscaped open space shall be 32% of the lot.

(v) Minimum off-street parking
Despite Table 5.3 of the by-law, a minimum of 1 parking space per residential dwelling unit and a minimum of 1 parking space per 30 square metres of gross floor area for a seniors day use or day care centre shall be required.

(vi) Residential visitor parking
Residential visitor parking can be shared with required parking for the seniors day use or day care centre.

(vii) Floor space index (FSI)
The maximum floor space index (FSI) shall be 1.64.

(viii) Maximum gross floor area (GFA)
A seniors day use and/or day care centre shall have a maximum total gross floor area (GFA) of 537 square metres.

18.7.16 RH.7-10
1440-1448 Gordon Street
As shown on Map 42 of Schedule A of this by-law
(a) Regulations
In accordance with Section 4 and Section 6.3.9 of this by-law, with the following additions and exceptions:

(i) Minimum density
120 units per hectare.

(ii) Maximum density
130 units per hectare.
18.7.17 RH.7-11

60 Woodlawn Road East
As shown on Map 33 of Schedule A of this by-law.

(a) Permitted uses
- Accessory uses in accordance with Section 4.21
- Living classroom
- Medical clinic
- Place of worship

(b) Definitions
For the purpose of the RH.7-11 zone:

Medical office shall mean a place not to be located within the long term care facility in which two or fewer medical health physicians, licensed by the Province of Ontario, provide consultative, diagnostic and treatment services for humans and may include ancillary support professionals. Ancillary support professionals may include but are not limited to: nurse practitioners; registered nurses; chiropodists; administrative support and the like.

Living classroom shall mean a place that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field.

(c) Regulations
(i) Maximum gross floor area
- Living classroom – 406 square metres
- Medical office – 140 square metres

(ii) Living classroom
The living classroom is to be located in the existing basement area of the long term care facility with a separate dedicated external entrance, as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.

(iii) Medical clinic
The medical clinic use must be located outside of the existing long term care facility, as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.
18.7.18 RH.7-12

205-245 Chancellors Way

As shown on Map 27 of Schedule A of this by-law.

(a) Permitted uses

• Apartment building

(i) Within the RH.7-12 zone, the definition of lodging house as defined by this by-law, does not apply. Sections 4.23.1 does not apply in the RH.7-12 zone.

(ii) For the purposes of this zone, the definition of street in Section 3 shall include a private road, and street line, front lot line, front yard and exterior side yard shall have corresponding meanings. Despite Section 4.1 individual building sites may abut and have access to a private road (right-of-way).

(b) Regulations

In accordance with Section 4 and Section 6.3.9 this by-law, with the following additions and exceptions:

(i) Maximum building height

Despite Table 6.34, B, the maximum building height shall be 7 storeys and Section 4.14.4 shall not apply.

(ii) Minimum rear yard

Despite Table 6.33, C, the minimum rear yard at 400 Edinburgh Road South shall be 7.58 metres.

(iii) Minimum interior side yard

Despite Table 6.33, B, the minimum interior side yards at 480 and 490 Edinburgh Road South, except for exterior side yards, shall be:

• 470 Edinburgh Road South East – 6.63 metres
• 480 Edinburgh Road South East – 4.85 metres
• 480 Edinburgh Road South West – 6.33 metres
• 490 Edinburgh Road South East – 6.0 metres
• 490 Edinburgh Road South West – 4.85 metres

(A) In all other cases the minimum interior side yard (except for exterior side yard) shall be 7.5 metres.

(iv) Minimum distance between buildings:

Despite Table 6.34, F, the minimum distance between buildings at 480 and 490 Edinburgh Road South shall be 9.75 metres. In all other cases the minimum distance between buildings shall be 15 metres.

(v) Minimum common amenity area per dwelling unit:

The minimum common amenity areas shall be:

• 14.4 square metres per unit for 400 Edinburgh Road South
• 20.2 square metres per unit for 430 Edinburgh Road South
• 14.3 square metres per unit for 460 Edinburgh Road South
• 16.8 square metres per unit for 480 Edinburgh Road South

Additional Regulation 2(a) for Table 6.34 shall not apply in the RH.7-12 zone.

(vi) Density

Despite Table 6.32, the maximum
(vii) **Floor space index (FSI)**
The maximum floor space index (FSI) for building sites shall be:
- 1.03 for 400 Edinburgh Road South
- 1.06 for 430 Edinburgh Road South
- 1.15 for 460 Edinburgh Road South
- 1.04 for 480 Edinburgh Road South
- 1.43 for 490 Edinburgh Road South

(viii) Minimum off-street parking
Despite Table 5.3, the minimum number of parking spaces shall be:
- 74 parking spaces for 400 Edinburgh Road South
- 38 parking spaces for 420 Edinburgh Road South
- 22 parking spaces for 490 Edinburgh Road South.

(ix) Location of off-street parking spaces
Despite Section 5.2.2(a) parking spaces may be located within 3 metres of any interior side lot line in between individual building sites and may be located within 3 metres of any window to a habitable room.

18.7.19 RH.7-13
333 Gosling Gardens
As shown on Map 30 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 6.3.9 of this by-law, with the following exceptions:

(i) Maximum setback from Gordon Street
7.5 metres

(ii) Maximum building height
4 storeys

(iii) Minimum interior side yard
5 metres
18.7.20 RH.7-14

681-685 Woolwich Street

As shown on Map 33 of Schedule A of this by-law.

(a) Permitted uses

(i) Residential units:
   • Apartment building containing a maximum of 140 dwelling units designed for senior's lifestyle.
   • A building or use accessory to the foregoing permitted uses which may include an administrative office, laundry room, storage space and nursing station.

(ii) Non-residential units:
   • Convenience store (not to exceed 232.3 m² of floor area)
   • Financial establishment
   • Office
   • Service establishment
   • Pharmacy
   • Seniors’ recreation facility (not to exceed 2,415.5 m² of floor area)

(b) Regulations

Despite Section 6.3.9 of this by-law, only the following regulations shall apply to the RH.7-14 zone:

(i) Minimum lot frontage
   80 metres

(ii) Minimum lot area
   1.1 hectares

(iii) Minimum front yard
   6 metres from the street line except that an unenclosed canopy may extend into the front yard.

(iv) Minimum interior side yard

3 metres

(v) Minimum floor area per dwelling unit
   • Bachelor or 1 bedroom unit - 37 m²
   • Units providing 2 or more bedrooms - 60.5 m²

(c) Off-street parking

(i) A minimum of 1 parking space per dwelling unit shall be provided underground.

(ii) A minimum of 100 surface parking spaces shall be provided for the remaining permitted uses.

(iii) No part of any parking area or driveway shall be located within 3 metres of any building entrance or any window of a habitable room.

(iv) Parking spaces shall be permitted in the front yard, interior side yard and rear yard, but in no case within 1.5 metres of the street line or any lot line.

(v) Every off-street parking space shall have an area of not less than 18.0 m² and dimensions of not less than 3 metres by 6 metres.

(d) Off-street loading

A minimum of 2 loading spaces shall be provided on the site.
18.7.21 RH.7-15 (H22)

361 Whitelaw Road

As shown on Map 5 of Schedule A of this by-law.

(a) Permitted uses

Despite Table 6.1 (RH.7), the following uses shall be permitted:

- Apartment building
- Cluster townhouses attached to an apartment building
- Accessory uses in accordance with Section 4.21
- Home occupation in accordance with Section 4.15

(b) Regulations

In accordance with Section 4 (General Provisions) and Section 6.3.9 of this by-law, with the following exceptions:

(i) Maximum building height

Despite Table 6.34, B, the maximum building height within 120 metres of the intersection along Paisley Road and 100 metres from the intersection along Whitelaw Road as measured along the street line shall be 9 storeys and the maximum building height shall be 8 storeys at all other locations and in accordance with Section 4.14.

(ii) Maximum front yard and exterior side yard

Despite Table 6.33, A, the maximum front yard or exterior side yard facing Paisley Road shall be 8 metres and the maximum front yard or exterior side yard facing Whitelaw Road shall be 20 metres.

(iii) Minimum rear yard

Despite Table 6.33, C, the minimum rear yard shall be 14 metres measured from the westerly property line.

(iv) Minimum distance between buildings

Despite Table 6.34, F, the minimum distance between apartment buildings shall be 15 metres.

(v) Minimum landscaped site gateway

That the area within 30 metres of the intersection along Whitelaw Road and 50 metres of the intersection along Paisley Road as measured along the street line shall be used only for gateway, entryway, and landscaping purposes, acting as the "landscaped site gateway."

(vi) Minimum stepback of upper storeys of the apartment buildings

The upper storeys of an apartment building shall have additional minimum stepbacks as follows:

The adjacent wall of any apartment building facing the landscaped site gateway area as set out in 18.7.21(b)(v) of this by-law, shall have a stepback of an additional 3 metres above the fourth storey, and a further 3 metres above the seventh storey.

The adjacent wall of any apartment building facing Whitelaw Road shall have a stepback of an additional 1.5 metres above the fourth storey, and a further 1.5 metres above the seventh storey.

The adjacent wall of any apartment building facing Paisley Road shall have a stepback of an additional 1.5 metres.
metres above the fourth storey, and a further 3 metres above the seventh storey.

(vii) Minimum off-street parking
Despite Table 5.3, the minimum required parking for apartment buildings shall be 1 parking space per dwelling unit plus 0.1 parking spaces per dwelling unit for visitor parking. No additional parking spaces above the minimum shall be permitted unless such parking is located in a parking structure.

(viii) Off-street parking location
A maximum of 10% of the required parking spaces may be permitted at grade in surface parking areas. See Section 17 for Holding Provisions.

18.7.22 RH.7-16
10 Shelldale Crescent
As shown on Map 14 of Schedule A of this by-law.

(a) Permitted uses
- Supportive housing

(b) Regulations
In accordance with Section 4 and Section 6.3.9 of this by-law, with the following exceptions and additions:

(i) Frontage on a public street
Despite Section 4.1 and Table 6.32, A, lot frontage is permitted to be provided on a private laneway.

(ii) Minimum front yard
Despite Table 6.33, A, the front yard shall be measured from the lot line which abuts the lane on the property municipally known as 20 Shelldale Crescent.

(iii) Minimum interior side yard
Despite Table 6.33, B, the minimum interior side yard shall be 5 metres.

(iv) Minimum rear yard
Despite Table 6.33, C, the minimum rear yard shall be 3.5 metres.

(v) Maximum building height
Despite Table 6.34, B, the maximum building height shall be 5 storeys and in accordance with Section 4.14.

(vi) Off-street parking
- A minimum of 8 parking spaces shall be provided.
- Parking shall be permitted in the front yard.

(vii) Maximum number of dwelling units
A maximum of 32 dwelling units shall be permitted.

18.7.23 RH.7-17

85 Willow Road

As shown on Map 14 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted in Table 6.1 (RH.7 zone).

(b) Regulations

In accordance with Section 4 and Section 6.3.9 of this by-law, with the following exceptions and additions:

(i) Minimum interior side yard

Despite Table 6.33, B, the minimum interior side yard shall be 6 metres.

(ii) Minimum common amenity area

Despite Table 6.34, the minimum common amenity area shall be 290 square metres.

(iii) Minimum landscaped open space

Despite Table 6.33, a minimum landscaped open space of 20% of the lot area is required.

(iv) Off-street parking

Despite Table 5.3, parking shall be provided at a rate of 1.05 spaces per unit and all off-street parking spaces shall be permitted a 0 metre setback from an interior side lot line or rear lot line.

(v) Buffer strip

Despite Table 6.33, D, no buffer strip shall be required.
18.7.24 RH.7-18

89 Willow Road

As shown on Map 14 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted in Table 6.1 (RH.7 zone).

(b) Regulations

In accordance with Section 4 and Section 6.3.9 of this by-law, with the following exceptions and additions:

(i) Minimum interior side yard

Despite Table 6.33, B, the minimum interior side yard shall be 6 metres.

(ii) Minimum common amenity area

Despite Table 6.34, the minimum common amenity area shall be 290 square metres.

(iii) Minimum landscaped open space

Despite Table 6.33, a minimum landscaped open space of 15% of the lot area is required.

(iv) Off-street parking

Despite Table 5.3, parking shall be provided at a rate of 1.05 spaces per unit and all off-street parking spaces shall be permitted a 0 metre setback from an interior side lot line or rear lot line.

(v) Buffer strip

Despite Table 6.33, D, no buffer strip shall be required.
18.8   Site-specific commercial mixed-use centre (CMUC) zones

18.8.1   CMUC-1
31-33 Farley Drive
As shown on Map 42 of Schedule A of this by-law
(a) Permitted uses
Despite Table 7.1 (CMUC zone), a drive-through facility shall not be permitted.

18.8.2   CMUC-2
20-30 Clair Road West
As shown on Map 30 of Schedule A of this by-law
(a) Regulations
In accordance with all regulations outlined in Section 7.3.1 of the by-law, with the following exceptions and additions:
(i) Maximum front yard and exterior side yard (build-to-line)
Despite Table 7.3, A, all buildings located on Gordon Street, Clair Road and Gosling Gardens shall have a maximum setback of 3 metres from the public road allowance with the exception of the largest building in this zone.
(ii) Maximum and minimum building height
In addition to the maximum building height provisions of Table 7.4, B, any building proposed within 40 metres of the corner intersection of Gordon Street and Clair Road shall have the appearance of a 2 storey building and shall have a minimum height of 8.5 metres. The maximum height for an apartment building shall be 10 storeys.
(iii) Prohibited location for uses
Any vehicle service station and drive-through facility shall be prohibited from locating within 50 metres of any corner or corner intersection of this zone. Any loading area or loading activity associated with the largest building in this zone shall be prohibited from locating within 30 metres of Gordon Street.
Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

(iv) Severability provision

The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, partition or division for any purpose.

18.8.3 CMUC-3

3, 5, 7, 9, 11, 15, 43, 45, 47, 49 Woodlawn Road West
As shown on Map 22 of Schedule A of this by-law.

(a) Permitted uses

(i) In addition to the uses permitted in Table 7.1 (CMUC zone):

- A freestanding (junior) department store

(ii) The following uses are not permitted in this zone:

- Car wash
- Vehicle service station

The following definition shall apply in the CMUC-3 zone:

A (junior) department store shall mean a retail establishment engaged primarily in the sale to the public of a wide variety of commodities organized into a number of departments within the building such as, but not limited to, apparel, jewellery, cosmetics, toiletries, health products, food, home furnishings, housewares, electronics, sporting goods, toys, photographic equipment, hardware and home improvement materials, automotive accessories or other household goods, and may also include an ancillary outdoor garden centre and services such as, but not limited to, financial establishment, restaurant, take-out, restaurant, vehicle service station, vehicle repair establishment, service establishment, pharmacy, optical dispensary and photofinishing place. (Junior) department stores are differentiated from full line
department stores, in that they typically sell general merchandise items at prices lower than that of the full line department stores, and are popularly described as a discount operation.

(b) Regulations
In accordance with the regulations of the CMUC zone as specified in Sections 4 and 7.3.1 of this by-law, with the following additions and exceptions:

(i) Maximum gross floor area (GFA) for a freestanding (junior) department store which includes a food/grocery component
17,770 square metres exclusive of the area associated with any outdoor garden centre ancillary thereto.

(ii) Maximum gross floor area for all buildings and establishments other than a (junior) department store which includes a food/grocery component
14,800 square metres.

(iii) Maximum gross floor area for all retail commercial buildings and establishments other than a (junior) department store which includes a food/grocery component
10,990 square metres.

(iv) Maximum lot area
12.54 hectares.

(v) Severability provision
The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, partition or division for any purpose.

(vi) Maximum size of an office or a medical clinic
465 square metres gross floor area (GFA).

(vii) Maximum front yard and exterior side yard (build-to-line)
Despite Table 7.3, A:

(A) Buildings adjacent to Woodlawn Road shall be located a minimum of 3 metres and a maximum of 5.3 metres from Woodlawn Road.

(B) Buildings adjacent to Woolwich Street shall be located a minimum of 3 metres and a maximum of 6 metres from Woolwich Street.

(viii) Uses prohibited in specific locations:

(A) A drive-through facility shall be prohibited from locating within 100 metres of the road corner intersection of Woodlawn Road and Woolwich Street in the CMUC-3 zone.

(B) A drive-through facility in the CMUC-3 zone shall be:
- Not located between any building and a street, public.
- Significantly screened from public view from all streets, public.
- Safely separated from pedestrian spaces and corridors.
- Designed in a manner that is compatible with surrounding uses and activities.
- Provides a minimum of 5 vehicular stacking spaces with a maximum 3 stacking spaces parallel to the street line.
(ix) Minimum **building height**
requirement in specific locations

Any portion of a **building** located within 35 metres of the corner intersection of Woodlawn Road and Woolwich Street shall have a minimum **building height** of 2 **storeys** and in no case less than 8.5 metres.

(x) Maximum individual **building gross floor area (GFA)**

A maximum of 1 individual freestanding **building** exceeding 5,575 square metres **gross floor area (GFA)** is permitted in this **zone**.

18.8.4 **CMUC-4**

10 Woodlawn Road East

As shown on Map 33 of Schedule A of this **by-law**.

(a) Permitted **uses**

Despite Table 7.1 (CMUC **zone**), a **vehicle service station** shall be permitted at the intersection of Woodlawn Road and Woolwich Street.
18.8.5 CMUC-5
816 Woolwich Street
As shown on Map 22 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the permitted uses under Table 7.1 (CMUC zone), and the following additional uses are permitted:

• Stacked townhouse in accordance with Section 6.3.5 of this by-law
• Apartment building in accordance with Section 6.3.9 of this by-law

The following definition shall apply in the CMUC-5 zone:

For the purposes of this zone, a stacked townhouse is defined as: 1 building or structure containing 2 or more townhouses, which are horizontally and vertically divided.

(b) Prohibited uses
• Carwash, automatic
• Carwash, manual
• Vehicle service station
• Drive-through facility

(c) Regulations
In accordance with Section 7.3.1 of this by-law, with the following exceptions and additions:

(i) Minimum landscaped open space
Despite Table 7.3, the minimum landscaped open space shall be 35% of the lot.

(ii) Maximum net density
Despite Table 7.2, the net density for the CMUC-5 zone shall be a maximum of 150 units per hectare.

(iii) Ministry of transportation setback
All buildings and structures shall be setback a minimum of 14 metres from the Ministry of Transportation highway property limit.

(iv) Severability provision
The uses and regulations of the CMUC-5 zone shall continue to apply collectively to the whole of the lands zoned as CMUC-5, despite any future severance or condo registration.

(d) Regulations for stacked townhouses
In addition to the regulations outlined in Section 18.8.5 (c) and subject to regulations outlined in Section 6.3.5 and Section 4.7, including permitted projections for balconies, of the by-law, the following exceptions and additions are applicable to stacked townhouses:

(i) Minimum rear yard
Despite Table 7.3, C, the rear yard shall be a minimum of 5.5 metres.

(ii) Maximum building height
Despite Table 7.4, B, the maximum building height shall be 4 storeys.

(iii) Minimum private amenity area
A private amenity area shall be provided for each unit and it shall have a minimum area as follows:

• Below grade units – a minimum of 9 square metres per unit;
• Ground level units – a minimum of 3 square metres per unit; and,
• Above grade units – a minimum of 3 square metres per unit.

(iv) Regulations for apartment buildings
In addition to the regulations outlined in Section 18.8.5 (c) and subject to
regulations outlined in Section 7.3.1 and Table 4.7 including permitted projections for balconies of this by-law, the following exceptions and additions are applicable to apartment buildings:

(A) Minimum common amenity area

Despite Table 7.4, the minimum common amenity area shall be 10 square metres per unit.

(B) Maximum building height

Despite Table 7.4, B, the maximum building height shall be 5 storeys.

18.8.6 CMUC-6

59 Woodlawn Road West

As shown on Map 22 of Schedule A of this by-law

(a) Permitted uses

In addition to the permitted uses listed in Table 7.1 (CMUC zone), the following additional use shall be permitted:

• Vehicle repair establishment
Part E: Site-specific Provisions and Zones
Site-specific Commercial Mixed-use Centre (CMUC) Zones

18.8.7 CMUC-7
19 Elmira Road South
As shown on Map 4 of Schedule A of this by-law
(a) Regulations
In accordance with Section 7.3.1 of the by-law, with the following exceptions and additions:
(i) Maximum lot area
Despite Table 7.2, B, the maximum lot area shall be 130,000 square metres.

18.8.8 CMUC-8
129 Elmira Road South
As shown on Map 4 of Schedule A of this by-law
(a) Permitted uses
Despite Table 7.1 (CMUC zone) of the by-law, the following uses are not permitted in this zone:
  • Carwash
  • Vehicle service station
(b) Regulations
In accordance with Section 7.3.1 of the by-law, with the following exceptions and additions:
(i) Maximum lot area
Despite Table 7.2, B, the maximum lot area shall be 130,000 square metres.
(ii) Maximum front yard and exterior side yard
Despite Table 7.3, A, all buildings located adjacent to Elmira Road or Paisley Road shall be located a maximum of 6 metres from the street line. Parking spaces and parking lot drive aisles shall not be permitted closer to the street line than the front face of buildings along both Elmira Road and Paisley Road.
(iii) Minimum building height requirement
In addition to Table 7.4, A, buildings that front along Paisley Road and Elmira Road shall have the appearance of 2 storey buildings and shall have a minimum height of 8.5 metres.
(iv) Maximum retail establishment size
The maximum gross floor area (GFA) of any individual retail establishment
in this zone shall be 10,000 square metres.

(v) Uses prohibited in specific locations

(A) Drive-through facility shall be prohibited from locating in buildings along the Paisley Road or Elmira Road frontage of this property with the following exception:

(B) A drive-through facility associated with a financial establishment at the corner intersection of Paisley Road and Elmira Road shall be permitted, subject to the vehicular drive-through facility being designed such that it is:

• Not located between any building and a street, public.
• Significantly screened from public view from all streets, public.
• Safely separated from pedestrian spaces and corridors.
• Designed in a manner that is compatible with surrounding uses and activities.
• Provides a minimum of 5 vehicular stacking spaces with a maximum of 3 stacking spaces parallel to the street line.

(vi) Severability Provision

The provisions of this by-law shall continue to apply collectively to the whole of the lands identified on Schedule A as CMUC-8, despite any future severance, partition or division for any purpose.

(vii) Minimum front yard and exterior side yard

Despite Table 7.3, A, the minimum front yard and exterior side yard setbacks to the home improvement warehouse shall be 40 metres.

(viii) Maximum building height

Despite Table 7.4, B, the maximum building height for the home improvement warehouse shall be 14 metres.
Part E: Site-specific Provisions and Zones
Site-specific Commercial Mixed-use Centre (CMUC) Zones

18.8.9 CMUC-9

72 Watson Road North and 115 Watson Parkway North

As shown on Map 62 of Schedule A of this by-law

(a) Permitted uses

In accordance with uses permitted in Table 7.1 (CMUC zone) of this by-law.

(b) Regulations

In accordance with Section 7.3.1 of the by-law, with the following exceptions and additions:

(i) A food store limited to a maximum gross leasable floor area of 9,308 square metres, of which, the traditional food store component shall be limited to a maximum of 6,504 square metres.

(ii) The specialty retail (DSTM) floor area shall be limited to a maximum gross leasable floor area of 3,717 square metres.

(iii) Maximum lot area

Despite Table 7.2, B, the maximum lot area shall be 64,500 square metres.

See Section 17 for Holding Provisions.

18.8.10 CMUC-10

85 Starwood Drive

As shown on Map 62 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses listed in Table 7.1 (CMUC zone) of this by-law.

(b) Regulations

In accordance with Section 7.3.1 with the following additions and exceptions:

(i) Minimum front yard

Despite Table 7.3, A, 0.6 metres (for the purpose of this by-law the front lot line is considered to be along Starwood Drive).

(ii) Maximum front yard

Despite Table 7.3, A, 3 metres (for the purposes of this by-law the front lot line is considered to be along Starwood Drive).

(iii) Street entrances

(A) The street entrances shall be located facing Starwood Drive.

(B) For the purpose of this zone a street entrance shall mean the principle entrance to a business which shall be located in a part of the building facing a street, public which is at or within 0.2 metres above or below grade.

(iv) Sight line triangles

Despite Section 4.6.1, part of the building can be located within the sight line triangle.

(v) Buffer strips

Despite any other provision to the contrary, buffer strips shall not be required.
18.8.11 CMUC-11

1 Starwood Drive
As shown on Map 62 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses listed in Table 7.1 (CMUC zone) of this by-law.

(b) Regulations
In accordance with Section 7.3.1 with the following exception:

(i) Buffer strips
Despite any other provisions to the contrary, buffer strips shall not be required.

18.8.12 CMUC-12

11 Starwood Drive, 105-119 Starwood Drive
As shown on Map 62 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 7.3.1 of this by-law, with the following exceptions:

Despite the definition of street in Section 3, a street shall not include a lane.

(i) Minimum lot area
90 square metres

(ii) Minimum lot frontage
4.5 metres

(iii) Minimum front yard
0.6 metres (for the purposes of this by-law the frontage is considered to be along Starwood Drive).

(iv) Minimum exterior side yard
2 metres

(v) Minimum interior side yard
1.2 metres

(vi) Minimum rear yard
6 metres

(vii) Off-street parking
A minimum of 2 parking spaces is required for each dwelling unit or live-work unit. Parking spaces are permitted to be tandem.

No parking spaces are required for non-residential uses.

(viii) Off-street loading
Section 5.4 shall not apply.

(ix) Buffer strips
None required.

(x) Sight line triangles
Despite Section 4.6.1, part of the building can be located within the sight line triangle.

(xi) General provisions for live-work units
(A) A maximum of 8 live-work units shall be permitted
(B) Non-residential uses shall be restricted to the ground floor level of the building oriented along the Starwood Drive frontage
(C) The street entrances to non-residential uses shall be located facing Starwood Drive
(D) The first storey shall have a minimum ceiling height of 3.5 metres above grade
(E) All waste from the business establishment shall be stored internally to the live-work unit

(xii) For the purpose of this zone, a street entrance shall mean the principal entrance to the business which shall be located in a part of the building facing the street, public which is at or within 0.2 metres above or below grade.

18.8.13 CMUC-13
78 Starwood Drive
As shown on Map 62 of Schedule A of this by-law.
(a) Permitted uses
In accordance with Table 7.1 (CMUC zone) of this by-law, with the following additions:
- Retirement residential facility to a maximum of 150 units
- Live-work unit
- Office
- Medical clinic
- Retail establishment
- Artisan studio
- Art gallery
- Service establishment
- Convenience store
- Restaurant
- Restaurant, take-out

The following non-residential uses shall be permitted within a live-work unit in addition to a dwelling unit:
- Art gallery
- Artisan studio
- Financial establishment
- Service establishment
- Retail establishment
- Medical clinic (maximum of 1 practitioner)
- Office
- School, commercial

For the purpose of the CMUC-13 zone, the following definitions shall apply:
A street entrance shall mean the principal entrance to a business which
shall be located in a part of the building facing a street, public that is at or within 0.2 metres above or below grade.

(b) Regulations

In accordance with Section 4 and Section 7.3.1 with the following additions and exceptions:

(i) Minimum density

100 units per hectare

(ii) Maximum density

(A) 150 units per hectare

(B) Despite the permitted maximum density, a retirement residential facility developed within this zone is permitted to exceed the maximum density to a maximum of 160 units per hectare.

(C) Despite the NHS zone on a portion of the 78 Starwood Drive lands, the full extent of the property shall be used in the calculation of residential density and for the measurement of all setback requirements.

(iii) Building setbacks from Starwood Drive

(A) Minimum – 0.6 metres

(B) Maximum – 5 metres

(iv) Building setbacks from Watson Parkway North

(A) Minimum – 0.6 metres

(B) Maximum – 10 metres, with a portion of any building to be located at a setback between 0.6 meters and 5 metres.

(v) Minimum interior side yard

0 metres to address interior side yard setbacks created by the phasing of development.

(vi) Off-street parking

(A) 1.17 spaces per unit (including all non-residential units)

(B) 0.59 spaces per unit for retirement residential facility

(vii) Minimum building height

4 storeys, except for the portion of the site shown as Area A in Illustration 1 (within 50 metres of the intersecting street line projections on Starwood Drive and Watson Parkway North), where the minimum building height shall be 6 storeys.

(B) Buildings taller than 8 storeys shall have a minimum main wall stepback of 3 metres above the 8th storey.

(viii) Maximum building height

(A) 10 storeys, except for the portion of the site shown as Area B in Illustration 1 below, where the maximum building height shall be 4 storeys.

(B) Buildings taller than 8 storeys shall have a minimum main wall stepback of 3 metres above the 8th storey.
Illustration 1:

(ix) **Floor space index (FSI)**
The maximum floor space index (FSI) shall be 2.5.

(x) **Location of parking areas**
(A) Parking areas shall be permitted within 2 metres of a lot line.
(B) No parking area shall be located between a building façade and Starwood Drive or Watson Parkway North.
(C) Underground parking spaces shall be permitted within 0.6 metre of a lot line.

(xi) **Minimum landscaped open space**
20% of the lot area

(xii) **Minimum common amenity area**
11 square metres per unit

(c) **Regulations for non-residential uses**
(i) **Buildings** fronting on Starwood Drive

within 120 metres of the intersecting street line projections at Starwood Drive and Watson Parkway North shall contain ground level non-residential uses.

(ii) **Buildings** fronting on Starwood Drive within 50 metres of the intersecting street line projections at Starwood Drive and Watson Parkway North shall incorporate ground level commercial uses along Starwood Drive, exclusive of live-work units.

(iii) **Street entrances** to non-residential units shall be located facing Starwood Drive.

(iv) The first storey of non-residential uses shall have a minimum ceiling height of 3.5 metres above grade.

(d) **Severability Provision**
The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in the CMUC-13 zone, despite any future severance, conveyance, dedication, partition or division for any purpose.

(e) No building, underground parking, surface parking, pool or any other impervious surface shall be constructed closer than 30 metres from the surveyed limit of the adjacent Provincially Significant Wetland.

(f) Despite Section 18.8.13 (a), the permitted uses within the 30 metres setback from the surveyed limit of the adjacent Provincially Significant Wetland shall be restricted to sod, groundcover, gardens, a walking path and passive common amenity area for condominium resident's use, native tree plantings and other vegetation species ecologically suitable to the site.
Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

18.8.14 CMUC-14

98 Farley Drive

As shown on Map 42 of Schedule A of this by-law.

(a) Regulations

In accordance with Section 4 and Section 7.3.1 of the by-law, with the following exceptions:

(i) **Maximum density**

Despite Table 7.2, the maximum **density** shall be 105 units per hectare.

(ii) **Minimum interior side yard**

Despite Table 7.3, B, the minimum **interior side yard** (north side) shall be 5.5 metres.

(iii) **Minimum front yard**

Despite Table 7.3, A, the minimum **front yard** on Farley Drive shall be 4.5 metres.

(iv) **Maximum building height**

Despite Table 7.4, B, the maximum **building height** permitted shall be 6 storeys, in accordance with Sections 4.14.

(v) **Minimum common amenity area**

(A) Despite Table 7.4, the minimum **common amenity area** shall be 1530 square metres.

(B) A portion of the **common amenity area** may be permitted in the **front yard** along Gordon Street.

(vi) **Angular plane**

(A) Despite Section 4.14.4(a)(ii), the **angular plane from a river or park** shall be 75 degrees.
18.8.15 CMUC-15
144 Watson Road North
As shown on Map 62 of Schedule A of this by-law.

(a) Regulations
In accordance with the provisions of Section 7.3.1 of this by-law, with the following exceptions:

(i) Minimum off-street parking
A minimum of 1.2 parking spaces per dwelling unit shall be provided.

(ii) Minimum common amenity area
Despite Table 7.4, the minimum common amenity area shall be 6 square metres per dwelling unit.
18.8.16 CMUC-16 (H21)

132 Clair Road West

As shown on Map 30 of Schedule A of this by-law.

(a) Permitted uses

(i) Despite Table 7.1 (CMUC zone), the following uses are only permitted as accessory uses in this zone:
   • Carwash, automatic
   • Carwash, manual

(ii) Despite Table 7.1 (CMUC), a drive-through facility shall not be permitted in this zone.

(b) Regulations

In accordance with Section 7.3.1, with the following exceptions and additions:

(i) Minimum building height

Despite Table 7.4, A, buildings that front along Clair Road and Gosling Gardens shall have a the appearance of a minimum 2 storey building height and shall have a minimum height of 8.5 metres.

See Section 17 for Holding Provisions.
Part E: Site-specific Provisions and Zones

Site-specific Mixed-use Corridor (MUC) Zones

18.9 Site-specific mixed-use corridor (MUC) zones

18.9.1 MUC-1
615 Scottsdale Drive, 109, 110 Silvercreek Parkway North
As shown on Map 9, 14 and 18 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (MUC zone), the following additional uses shall be permitted:

• Vehicle service station
• Carwash

18.9.2 MUC-2
601 Scottsdale Drive
As shown on Map 17 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (MUC zone), the following additional uses shall be permitted:

• Apartment building (permitted on the first storey of a building)
• Residential suites

For the purposes of this zone, the following definition shall apply:

Residential suites: means a building containing 5 or more suites that are used to provide living accommodation where access to each suite is obtained through a common entrance or entrances from the street level and subsequently through a common hall or halls. Each suite shall contain bathroom facilities but does not have exclusive use of a kitchen.

(b) Regulations

(i) Maximum building height
Despite Table 7.8, B, the maximum building height shall be 8 storeys.

(ii) Calculating density and off-street parking
For the purpose of determining the number of units, a suite shall be considered equivalent to a dwelling unit.

(iii) Minimum common amenity area
Despite Table 7.8, the minimum common amenity area shall be 1,300 square metres.
18.9.3 MUC-3

151, 175, 185, 201 Stone Road West
As shown on Map 27 of Schedule A of this by-law.

(a) Permitted uses
(i) All uses permitted by Table 7.1 (MUC zone) including a freestanding (Junior) Department Store
(ii) All uses permitted by Section 18.20.5 (IRP-5)

For the purposes of this zone, the following definition will apply:

(Junior) department store shall mean a retail establishment engaged primarily in the sale to the public of a wide variety of commodities organized into a number of departments within the building such as, but not limited to, apparel, jewellery, cosmetics, toiletries, health products, food, home furnishings, housewares, electronics, sporting goods, toys, photographic equipment, hardware and home improvement materials, automotive accessories or other household goods, and may also include an ancillary outdoor garden centre and services such as, but not limited to, financial establishment, restaurant, take-out restaurant, vehicle service station, vehicle specialty repair shop, personal service establishment, pharmacy, optical dispensary and photofinishing place. (Junior department stores are differentiated from full line department stores, in that they typically sell general merchandise items at prices lower than that of the full line department stores, and are popularly described as a discount operation).

(b) Regulations for uses permitted by Section 18.9.3 (a)(i):
In accordance with all regulations of the MUC zone as specified in Sections 4 and 7.3.3 of this by-law with the following revisions:

(i) Lot area
Despite Table 7.6, B (NCC zone), the maximum lot area shall be 52,747 square metres.

(ii) Minimum yards
Despite Table 7.7, the minimum interior side yard and rear yard shall be 3 metres.

(iii) Floor area
The maximum gross floor area (GFA) shall not exceed 15,200 square metres of which a maximum of 11,241 square metres may be used for a (junior) department store exclusive of a 465 square metre garden centre.

(iv) Buffer strips
Despite Table 7.7, D, a buffer strip shall not be required.

(v) Minimum parking stall size
2.75 metres by 5.5 metres.

(vi) Off-street parking
The following additional parking ratio shall apply:

A (junior) department store: 1 parking space per every 20 square metres of gross floor area (GFA).

(c) Regulations for uses permitted by Section 18.9.3 (a)(ii):
In accordance with all the regulations of the IRP-5 zone as specified in Section 18.20.5 of this by-law, with the following exceptions:

(i) For the purposes of Section 4.1, a lot may have frontage on a privately owned street or driveway.

(ii) The definition of street in Section 3 shall include a privately owned street or driveway.

(iii) Severability provision
The provisions of this by-law shall continue to apply collectively to the whole of the lands identified on Map 27 as MUC-3, despite any future severance, partition or division for any purpose.

18.9.4 MUC-4
127 Stone Road West
As shown on Map Number 27 of Schedule A of this by-law.

(a) Permitted uses
An auto-oriented department store

(b) Regulations
In accordance with all regulations of the MUC zone as specified in Sections 4 and 7.3.3 of this by-law with the following additions and exceptions:

(i) Off-street parking
Despite the parking ratio for set out in Table 5.3, the following off-street parking ratio shall apply:
• 1 space per 25.9 square metres

(ii) Buffer strips
Despite Table 7.7, D, a buffer strip shall not be required.

(iii) Minimum front yard and exterior side yard
Despite Table 7.7, A, the minimum front yard and exterior side yard setback shall be 3 metres.

(iv) Maximum floor areas
9,290 square metres of gross floor area (GFA)

(v) Fencing
Despite Section 4.16.5 (b) a decorative wrought iron fence, not exceeding 1.2 metres in height, and a decorative metal garden centre fence not exceeding 4.4 metres in height, shall be permitted in the front yard and exterior side yard within 4 metres of the street line.
(vi) Mobile barbecue facility
Despite Sections 4.19 and 4.21, a mobile barbecue facility with table will be permitted.

18.9.5 MUC-5 (H26)
111-193 Silvercreek Parkway North
As shown on Map Number 14 of Schedule A of this by-law.

(a) Permitted uses
In addition to the uses listed in Table 7.1 (MUC zone), the following shall be permitted:
- **Apartment building** with **dwelling units** on the ground floor

(b) Regulations
In accordance with Section 4 (General Provisions) and Section 7.3.3 (MUC) with the following exceptions:

(i) **Minimum lot frontage**
The minimum **lot frontages** shall be:
- Greengate Road - 175 metres
- Applewood Crescent - 336 metres
- Willow Road - 60 metres
- Silvercreek Parkway North - 60 metres

(ii) **Minimum lot area**
Despite Table 7.6, B, the minimum **lot area** shall be 11,000 square metres.

(iii) **Maximum dwelling units**
The maximum number of **dwelling units** shall be 160.

(iv) **Minimum setbacks**
(A) Despite Table 7.7, the following minimum **setbacks** shall apply for an **apartment building**:
- Minimum **front yard** - 6 metres
- Minimum **exterior side yard** - 6 metres
- Minimum **side yard** - 3 metres
(B) Despite Table 7.7, the following
minimum setbacks shall apply for a commercial building, including a multi-unit building:

- Applewood Crescent - 18 metres
- Greengate Road - 22.5 metres
- Willow Road - 3 metres
- Silvercreek Parkway North - 1.86 metres

(v) Maximum building length
Despite Table 7.8, C, an apartment building shall not exceed a length along Silvercreek Parkway North of 91 metres.

(vi) Parking
(A) The minimum off-street parking space requirement for commercial uses shall be 3.9 spaces per 100 square metres of commercial gross floor area.

(vii) Common amenity area
Despite Table 7.8, a minimum 13 square metres of common amenity area shall be provided per dwelling unit.

(viii) Landscaped open space
Despite Table 7.7, a minimum 14% of the lot area shall be landscape open space.

(ix) Severability provision
The provisions of this by-law shall continue to apply collectively to the whole of the lands identified on Schedule A as MUC-5, despite any future severance, partition or division for any purpose.
18.10 Site-specific neighbourhood commercial centre (NCC) zones

18.10.1 NCC-1
8-10 Speedvale Avenue East
As shown on Map Number 33 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:
• Vehicle repair establishment

18.10.2 NCC-2
785 Gordon Street
As shown on Map Number 31 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional uses shall be permitted:
• Hotel
• Maximum 1 drive-through facility is permitted.
Part E: Site-specific Provisions and Zones
Site-specific Neighbourhood Commercial Centre (NCC) Zones

18.10.3 NCC-3
328-386 Speedvale Avenue East, 257-259 Grange Road, 493 Imperial Road South
As shown on Map Number 5, 43 and 52 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:
- Carwash
- A maximum 1 drive-through facility is permitted per lot.

18.10.4 NCC-4
987 Gordon Street
As shown on Map Number 32 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:
- Maximum 2 drive-through facilities are permitted.
(b) Regulations
(i) Drive-through facility Regulations
The location of existing drive-through facilities are deemed to conform to this by-law for the purposes of minor changes and additions to the existing buildings. Drive-through and stacking lane requirements outlined in Section 5.13 and 5.14 of this by-law shall apply upon redevelopment of these lands.
18.10.5 NCC-5
1007 Gordon Street

18.1.3 As shown on Map Number 32 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional uses shall be permitted:
- Maximum 1 drive-through facility is permitted.
- Carwash

18.10.6 NCC-6
1027 Gordon Street

As shown on Map Number 32 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:
- Maximum 1 drive-through facility is permitted.
18.10.7 NCC-8
138 College Avenue West
As shown on Map Number 17 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional uses shall be permitted:
- Convenience store
- Vehicle service station
(b) Regulations
(i) Maximum gross floor area (GFA)
The maximum gross floor area of the convenience store shall be 242 square metres.
(ii) Minimum setback
(A) The convenience store shall be setback a minimum of 7.5 metres from the west lot line(s) and a minimum of 10 metres from the north lot line. This does not preclude the use of the area between the convenience store and the west lot line(s) for landscaping, utility and sidewalk purposes.
(B) The weather canopy shall be set back a minimum of 4 metres from the north lot line.
(C) Any garbage enclosures shall be set back a minimum of 4 metres from the west lot line(s).
(iii) Special regulations for vehicle service station
Development of the vehicle service station shall be in accordance with Section 5.12 of this by-law.

18.10.8 NCC-9
1219 Gordon Street
As shown on Map Number 41 of Schedule A of this by-law.
(a) Permitted uses
In accordance with Table 7.1 (NCC zone) with the following exception:
- Vehicle service station is prohibited
(b) Regulations
In accordance with Section 7.3.3 (NCC zone), with the following exceptions:
(i) Maximum building height
Despite Table 7.8, B, the maximum building height shall be 5 storeys and 17 metres.
(ii) Minimum building height
Despite Table 7.8, A, the minimum building height shall be 3 storeys.
(iii) Maximum lot area
Despite Table 7.6, B (NCC zone), the maximum lot area shall be 30,200 square metres.
(iv) Maximum gross floor area (GFA)
Despite Section 7.3.4 of this by-law, the maximum floor area shall be 6,600 square metres for the entire development and 1,500 square metres for the commercial component of the development.
18.10.9 NCC-10
951 Gordon Street
As shown on Map Number 31 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:
• Maximum 1 drive-through facility is permitted.

18.10.10 NCC-11
160-170 Kortright Road West
As shown on Map Number 29 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:
• Maximum 1 drive-through facility is permitted
18.10.11 NCC-12

200-210 Kortright Road West

As shown on Map Number 29 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:

- Maximum 1 drive-through facility is permitted.

18.10.12 NCC-13

34 Harvard Road

As shown on Map Number 31 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:

- Maximum 1 drive-through facility is permitted.
18.10.13 NCC-14
35 Harvard Road
As shown on Map Number 31 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:
• Maximum 1 drive-through facility is permitted.

18.10.14 NCC-15
47-75 Willow Road
As shown on Map Number 14 of Schedule A of this by-law.
(a) Permitted uses
In accordance with the uses permitted by Table 7.1 (NCC zone) of this by-law.
(b) Regulations
In accordance with Section 7.3.3 (NCC zone), with the following exceptions:
(i) Maximum density
Despite Table 7.6, the maximum residential density shall be 114 units per hectare (uph).
(ii) Maximum lot area
Despite Table 7.6, B (NCC zone), the maximum lot area shall be 10,102.7 m².
(iii) Buffer strip
Despite Table 7.7, D, a buffer strip is not required.
(iv) Minimum common amenity area
Despite Table 7.8, the minimum common amenity area shall be 18 metres per dwelling unit.
(v) Angular plane from a street
Despite Section 4.14, building height shall not exceed an angular plane of 42 degrees from the centre line of the street along Willow Road.
(vi) Minimum commercial gross floor area
The minimum commercial gross floor area shall be 1700 square metres.
18.10.15 NCC-16 (H27)

1354 Gordon Street

As shown on Map Number 42 of Schedule A of this by-law.

(a) Regulations

In accordance with Section 4 and Section 7.3.3 (NCC zone), with the following exceptions:

(i) Minimum side yard

(A) Despite Table 7.7, A, the minimum exterior side yard shall be 5 metres.

(B) Despite Table 7.7, B, the minimum interior side yard shall be 10 metres.

(ii) Building height and angular plane

(A) Despite Table 7.8, B, the maximum building height shall be 8 storeys.

(B) Building height shall not exceed a 47-degree angular plane projected from the Gordon Street right-of-way centreline.

(iii) Net density

Despite Table 7.6, maximum residential net density shall be 175.4 units per hectare.

(iv) Gross floor area

(A) The maximum gross floor area shall be 11,000 square metres.

(B) A minimum of 524 square metres of the building gross floor area shall be exclusively devoted to commercial uses and further, shall be located on the ground floor.

(v) Common amenity area

A minimum 2,200 square metres or 20 square metres per dwelling unit of common amenity area shall be provided, whichever is less.

(vi) Surface parking area length

No surface off-street parking area shall exceed a maximum length of 33 metres, inclusive of parking aisles.

See Section 17 for Holding Provision.
18.10.16 NCC-17

145 Speedvale Avenue West

As shown on Map Number 22 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 7.1 (NCC), the following additional use shall be permitted:

- Convenience store
- Car wash, automatic in accordance with the regulations of Section 5.13

(i) Footnote 5 in Additional Regulations for Table 7.1 shall not apply.

(b) Prohibited uses

- Dwelling units

(c) Regulations

In accordance with the regulations under Section 7.3.3 (NCC zone) of the by-law, with the following exceptions and additions:

(i) Enclosed operations

Section 4.19 shall apply to a car wash, automatic use in the Specialized Neighbourhood Shopping Centre (NCC-17) zone.

(ii) Stacking space requirements

Despite Table 5.11, a minimum of 8 stacking spaces for the single-bay carwash, automatic use are required.

(iii) Loading space requirements

Despite Section 5.4, a loading space is not required.
18.10 Site-specific mixed office/commercial (MOC) zones

18.10.1 MOC-1
806 Gordon Street
As shown on Map Number 40 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:
(i) Maximum gross floor area (GFA) for non-Residential uses
   2,500 square metres

18.10.2 MOC-2
824-854 Gordon Street
As shown on Map Number 40 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:
(i) Maximum gross floor area (GFA) (per building)
   Individual buildings shall not exceed a gross floor area (GFA) of 910 square metres.
Part E: Site-specific Provisions and Zones
Site-specific Mixed Office/Commercial (MOC) Zones

18.10.3 MOC-3
688 Woolwich Street
As shown on Map Number 22 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 7.1 (MOC zone), the following additional use shall be permitted:
• Vehicle repair establishment

18.10.4 MOC-4
1499 Gordon Street
As shown on Map Number 30 of Schedule A of this by-law.
(a) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:
(i) Minimum interior side yard
3 metres
(ii) Maximum gross floor area (GFA)
1,620 square metres
(iii) Minimum number of off-street parking spaces
(A) Office and dry cleaning outlet uses shall be provided at a ratio of 1 parking space per 35 square metres of gross floor area (GFA)
(B) Artisan studio, convenience commercial, financial establishment, florist, service establishment, and pharmacy uses shall be provided at a ratio of 1 parking space per 20 square metres of gross floor area (GFA)
(iv) Maximum building setback to Gordon Street
7 metres
(v) Active entrances
Active entrances shall be located facing Gordon Street.
18.10.5 MOC-5

1515 Gordon Street
As shown on Map Number 30 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:

(i) Off-street parking
(A) A minimum of 1 parking space per 24 square metres of gross floor area (GFA) for all permitted commercial uses.
(B) The required off-street parking for dwelling units shall be a minimum of 1 parking space per dwelling unit.
(C) The required off-street parking for a group home shall be a minimum of 1 parking space per building plus 1 parking space for staff.

(ii) Office uses
Shall be permitted on the second storey of a building only and are not permitted on the first storey of a building.

(iii) Dwelling units
Shall be permitted on the second storey of a building only and are not permitted on the first storey of a building.

(iv) Restaurant uses
A maximum of 1 restaurant, take-out shall be permitted with a maximum gross floor area of 140 square metres

(v) Medical clinics
That any medical clinic located on the subject property shall collectively have an aggregated maximum number of 4 practitioners on the subject lands.

(vi) Active entrances
Active entrances shall be located facing Gordon Street and/or Lowes Road.

(vii) First storey Façade
A minimum of 50% of the surface area of the first storey façade facing Gordon Street shall be comprised of a transparent window and/or active entrances.

(viii) Minimum front yard and exterior side yard
1 metre

(ix) Maximum gross floor area (GFA)
1,770 square metres
Part E: Site-specific Provisions and Zones
Site-specific Mixed Office/Commercial (MOC) Zones

18.10.6 MOC-6

1467 Gordon Street
As shown on Map Number 30 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:

(i) Maximum gross floor area (GFA) for non-Residential uses
975 square metres

18.10.7 MOC-7

360 Woolwich Street, 15 Mont Street
As shown on Map Number 23 of Schedule A of this by-law.

(a) Permitted uses
- Maximum of 6 apartment dwelling units
- Office
- Artisan studio

(i) For the purposes of this zone, non-residential uses shall only be permitted to be located on the ground floor within 16 metres of the Woolwich Street lot line at a total maximum gross floor area (GFA) of 135 square metres.

(b) Regulations
In accordance with Section 4 and Section 7.3.5, with the following additions and exceptions:

(i) Minimum lot frontage
14.3 metres

(ii) Maximum building height
3 storeys

(iii) Minimum front yard (setback from Woolwich Street)
(A) 0.5 metres for building
(B) 0 metres for exterior stairs

(iv) Minimum interior side yard (northerly property line)
(A) 1.5 metres for building addition
(B) 0.8 metres for existing building at 360 Woolwich Street

(v) Minimum exterior side yard (setback from Mont Street)
1.7 metres
A minimum of 75% of the building addition length shall be located a minimum of 3.5 metres from Mont Street.

(vi) Minimum rear yard (westerly property line)
4.5 metres

(vii) Off-street parking
(A) 1 off-street parking space per dwelling unit
(B) 1 off-street parking space per 45 square metres of gross floor area (GFA) for office use and artisan studio use

(viii) Minimum driveway width
3.7 metres

(ix) Location of parking spaces and driveways
(A) Minimum setback to a parking space of 0.3 metres from the easterly property line
(B) Minimum setback to a parking space of 1.5 metres from the northerly and westerly property line
(C) Minimum distance required between a surface driveway and a building entrance or window of habitable rooms shall be 0.3 metres

(x) Amenity area
Rooftop amenity areas shall not be permitted.

18.10.8 MOC-8
803 and 807 Gordon Street
As shown on Map Number 31 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:

(i) Distance from lot line
Despite Section 5.2.3(a) of the by-law, the minimum distance of a parking space to the side lot line along the north property boundary in this zone, shall be 0.35 metres.

(ii) Maximum density
Despite Table 7.10, the maximum density of development shall be 65.4 units per hectare.
18.10.9 MOC-9

139 Morris Street
As shown on Map Number 46 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 7.1 (MOC zone), of this by-law.

(b) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:

(i) Maximum building height
Despite Table 7.12, A, and Sections 4.14, the maximum building height shall be 3 storeys.

(ii) Minimum separation from railway right-of-way
9 metres

(c) Severability provision
The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose.

18.10.10 MOC-10

143-185 Morris Street
As shown on Map Number 46 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 7.1 (MOC zone), of this by-law.

(b) Regulations
In accordance with Section 7.3.5 of the by-law, with the following exceptions and additions:

(i) Maximum building height
Despite Table 7.12, A and Sections 4.14, the maximum building height shall be 2 storeys.

(ii) Buffer strip
Despite Table 7.11, E, a buffer strip is not required.

(iii) Maximum lot coverage (% of lot area)
The maximum lot coverage (% of lot area) shall be 50%.
Part E: Site-specific Provisions and Zones
Site-specific Mixed Office/Commercial (MOC) Zones

18.10.11 MOC-11
1475-1483 Gordon Street
As shown on Map Number 32 of Schedule A of this by-law.
(a) Permitted uses
In accordance with the permitted uses outlined in Table 7.1 (MOC zone) and the following additional uses:
• Vehicle service station
(b) Regulations
Buildings or structures in the MOC-11 zone which existed legally prior to the passage of this by-law shall be deemed to conform with this by-law. Any extension or enlargement of existing buildings or structures shall require an amendment to the by-law and be in accordance with Sections 4 and 7.3.5.

18.10.12 MOC-12
635 Woodlawn Road East
As shown on Map Number 49 of Schedule A of this by-law.
(a) Permitted uses
In accordance with the permitted uses outlined in Table 7.1 (MOC zone) and the following additional uses:
• Garden centre
• Recreation facility
• School, commercial
The following use is permitted only within a multi-unit building:
• Restaurant
(b) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:

(A) Minimum front yard or exterior side yard
Despite Table 7.11, A, the minimum front yard or exterior side yard shall be 3 metres.

(B) Minimum interior side yard
Despite Table 7.11, C, the minimum interior side yard shall be 3 metres.

(C) Maximum commercial gross floor area (GFA)
The maximum gross floor area (GFA) shall be 450 square metres or 10% of the total building area, whichever is greater.

(D) Minimum commercial off-street parking
Despite Table 5.3, the minimum commercial off-street parking shall be 1 parking space per 23 square
metres of commercial gross floor area (GFA).

(E) Enclosed operations
Despite Section 4.19, an outdoor patio shall be permitted and shall be located a minimum distance of 10 metres from the existing residential lots located on Brant Avenue.

18.10.13 MOC-13
120 Huron Street
As shown on Map Number 46 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted in Table 7.1 (MOC zone) of this by-law.

(b) Regulations
In accordance with Section 7.3.5 of this by-law, with the following exceptions and additions:

(i) Off-street parking location
Despite Section 5.2.2(a), all parking spaces shall be setback a minimum of 0.6 metres from the exterior side lot line (Alice Street) and 0 metres from the interior side lot line and rear lot line.

(ii) Angular plane
Despite Section 4.14.4(a)(i), the angular plane from a street shall be 66 degrees from Alice Street.

(iii) Minimum exterior side yard
Despite Table 7.11, A, the minimum exterior side yard (on Alice Street) shall be 2 metres.

(iv) Maximum building height
Despite Table 7.12, A, the maximum building height shall be 5 storeys, and in accordance with Section 4.14.

(v) Minimum common amenity area
(A) Despite Table 7.12, the minimum common amenity area shall be 2,330 square metres.

(B) A portion of the common amenity area may be permitted in the front yard.
(vi) Minimum landscaped open space
The minimum landscaped open space shall be 39% of the lot area.

(vii) Off-street parking
Despite Table 5.3:
- Off-street vehicle parking shall be required at 0.97 spaces per unit
- A minimum of 13% of available parking shall be for visitors.

(viii) Buffer strip
Despite Table 7.11, E, no buffer strip will be required along the interior side lot line.

(ix) Maximum dwelling unit size
Any dwelling unit located within the 5th storey shall have a maximum area of 44 square metres.

(x) Residential density
Despite Table 7.10, the maximum density shall be 133 units per hectare (uph).

18.10.14 MOC-14
140 Huron Street
As shown on Map Number 46 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 6.1 (RM.6 zone) of this by-law.

(b) Regulations
In accordance with Section 6.3.5 (RM.6 zone) of this by-law, with the following exceptions and additions:

(i) Private amenity area
Despite Table 6.18, private amenity area in the RM.6 zone:
(A) Private amenity area for each unit fronting on Huron Street shall have a minimum area of 12 square metres.
(B) Private amenity area for each unit fronting onto Huron Street shall be permitted to have a minimum depth of 2 metres.
(C) Private amenity area shall be permitted to be located 0 metres from the southerly interior side lot line.

(ii) Minimum rear yard
Despite Table 6.18, D, a building must be setback a minimum of 4.9 metres from the rear lot line.

(iii) Minimum distance between buildings
Despite Table 6.19, F, buildings that do not face Huron Street are required to have a minimum distance of 5 metres between buildings.
(iv) **Buffer strip**

Despite Table 6.18, F, a **buffer strip** will not be required along the **interior side lot line**.

(v) **Off-street parking**

Despite Section 5.2.2(a), off-street parking shall be permitting to be located 0 metres from the **rear lot line** and **interior side lot lines**.

---

18.10.15 MOC-15

639 Eramosa Road

As shown on Map Number 49 and 50 of Schedule A of this **by-law**.

(a) **Permitted uses**

In accordance with the **uses** permitted by Table 7.1 (MOC **zone**) of this **by-law**.

(b) **Regulations**

In accordance with the regulations under Section 7.3.5, with the following exceptions and additions:

(i) **Location of off-street parking**

Despite 5.2.3(c), a maximum of 2 **parking spaces** shall be permitted in the **front yard** and shall be located a minimum of 3 metres from the **front lot line**.

(ii) **Off-street parking**

Despite Table 5.3, the minimum number of off-street **parking spaces** shall be 18 spaces for a **medical clinic use**.

(iii) **Planting area**

A landscaped strip of land a minimum of 3 metres in width shall be maintained adjacent to the **street line**, except for those area required for entry ramps.
Part E: Site-specific Provisions and Zones

18.10.16 MOC-16

710 Woolwich Street
As shown on Map Number 22 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the uses permitted by Table 7.1 (MOC zone) of this by-law, with the following addition:

- Retail establishment (can exceed 400 m$^2$ on a property)

(b) Regulations
In accordance with Section 4 and Section 7.3.5, with the following additions and exceptions:

(i) Severability provision
The provisions of this by-law shall continue to apply collectively to the whole of the lands identified as MOC-16, despite any future severance, partition, or division for any purpose.

(ii) Off-street parking location
Despite Section 5.2.2(a), any surface parking area shall be setback a minimum of 1.5 metres from the side lot line or rear lot line.

(iii) Minimum private amenity area
Despite Table 6.18, a minimum of 5 m$^2$ of private amenity area shall be provided for each above grade unit and a minimum of 8 m$^2$ shall be provided for each below grade unit.

(iv) Minimum interior side yard setback
Despite Table 6.18, C, a minimum setback of 4.5 metres from the southerly interior lot line and 6 metres from the northerly interior lot line is required.

(v) Maximum density
A maximum density of 100 dwelling units per hectare shall be permitted.

(vi) Maximum building height
A maximum building height of 4 storeys shall be permitted, and in accordance with Section 4.14.
18.12 Site-specific convenience commercial (CC) zones

18.12.1 CC-1
100, 262 Edinburgh Road South, 100 Edinburgh Road North, 218-222 Speedvale Avenue East, 673 Eramosa Road, 548, 581, 630 Woolwich Street, 750 Gordon Street, 291 Victoria Road North
As shown on Map Number 24, 25, 33, 34, 40 and 49 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 8.1 (CC zone), the following additional use shall be permitted:

• Medical clinic

18.12.2 CC-2
226 Edinburgh Road South
As shown on Map Number 26 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 8.1 (CC zone), the following additional use shall be permitted:

• A retail and service repair glass operation.
18.12.3 CC-3

7, 25, 87, 91, 180, 188, 343 Waterloo Avenue, 6 Dublin Street, 130 Paisley Street, 240 Victoria Road North, 5 Ontario Street, 512, 595 Woolwich Street, 200-210 Edinburgh Road North, 3 Eramosa Road

As shown on Map Number 14, 15, 23, 24, 25, 38 and 44 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 8.1 (CC zone), the following additional use shall be permitted:

• Office

18.12.4 CC-4

1 Delhi Street, 252 Dublin Street North

As shown on Map Number 24 and 35 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 8.1 (CC zone), the following additional use shall be permitted:

• Funeral home
18.12.5 CC-5

309-317, 319 Speedvale Avenue East
As shown on Map Number 44 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 8.1 (CC zone), the following additional use shall be permitted:

- Office
- Medical clinic

18.12.6 CC-6

64 Frederick Drive
As shown on Map Number 69 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 8.1 (CC zone), the following additional use shall be permitted:

- Medical clinic

(b) Regulations

(i) Maximum building height
4 storeys
18.12.7 CC-7
300 Elizabeth Street
As shown on Map Number 46 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 8.1 (CC zone), the following additional use shall be permitted:
• Office

18.12.8 CC-8
546 Woolwich Street, 29 Victoria Road North
As shown on Map Number 34 and 52 of Schedule A of this by-law.
(a) Permitted uses
• Vehicle service station
(b) Regulations
Buildings or structures in the CC-8 zone which existed legally prior to the passage of this by-law shall be deemed to conform with this by-law. Any extension or enlargement of existing buildings or structures shall require an amendment to the by-law and be in accordance with Sections 4 and 8.3.1.
Part E: Site-specific Provisions and Zones

Site-specific Convenience Commercial (CC) Zones

18.12.9 CC-9

268 Victoria Road North
As shown on Map Number 44 of Schedule A of this by-law.

(a) Permitted uses
In addition to uses permitted in Table 8.1 (CC zone), a parking area in association with the uses permitted in the site-specific CC-3 zone shall be permitted.

(b) Regulations
Despite the regulations contained in Section 8.3.1, the following additional regulations shall apply:

(i) Landscape strip
A landscape strip shall have a width of 7.5 metres

(ii) Buffer strip
(A) A 1.5 metre wide buffer strip consisting of landscaping and a 1.83 metre high wooden privacy fence shall be provided along the northerly side lot line.
(B) An 8 metre wide landscaped buffer strip and chain link fence shall be provided along the rear

18.12.10 CC-10

12 Waterloo Avenue
As shown on Map Number 25 of Schedule A of this by-law.

(a) Permitted uses
- Apartment building in accordance with Section 6.3.6.
- Artisan studio
- Medical clinic
- Office
- Parking facility
- Vehicle sales establishment
- Accessory uses in accordance with Section 4.21.
- Occasional uses in accordance with Section 4.17.

(b) Regulations
In accordance with Section 8.3.1 of this by-law, with the following exceptions and additions:

(i) Minimum front yard and exterior side yard
The minimum front yard and exterior side yards within the CC-10 zone shall be the average of the setbacks of adjoining properties.
18.13 Site-specific service commercial (SC) zones

18.13.1 SC-1

23 Wellington Street East, 100, 110 Gordon Street
As shown on Map Number 37 of Schedule A of this by-law.

(a) Permitted uses

- Art gallery
- Artisan studio
- Commercial entertainment
- Day care centre in accordance with Section 4.25
- Dwelling units above permitted commercial uses
- Financial establishment
- Food vehicle in accordance with Section 4.26
- Funeral home
- Hotel
- Medical clinic
- Museum
- Office
- Parking facility
- Recreation facility
- Place of worship
- Restaurant
- Restaurant, take-out
- School, commercial
- Service establishment
- Vehicle sales establishment
- Vehicle service station
- Vehicle repair establishment
- Veterinary service

- Accessory uses in accordance with Section 4.21
- Occasional uses in accordance with Section 4.17
18.13.2 SC-2

83, 89 Dawson Road
As shown on Map Number 14 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 8.1 (SC zone), the following additional use shall be permitted:

- Medical clinic

18.13.3 SC-3

389 Speedvale Avenue West
As shown on Map Number 8 of Schedule A of this by-law.

(a) Regulations
In accordance with Section 8.3.1 of the by-law, with the following exceptions and additions:

(i) Accessory building or structure
Despite Section 4.5.3 (a), no accessory building or structure shall exceed 6.8 metres in height.

(ii) Fences
Despite Section 4.16, the following regulations shall apply to screen, boundary or security fences:

(A) Screen, boundary or security fences shall be permitted in any yard.

(B) Screen, boundary or security fences shall not exceed a maximum height of 2.44 metres.

(iii) Off-street parking
Parking spaces associated with the vehicle sales establishment shall not be located between the main building and Royal Road and shall not be located between the main building and Speedvale Avenue.

(iv) Outdoor display and sales area
An outdoor display and sales area associated with the vehicle sales establishment or a vehicle rental establishment shall not be located between the main building and Royal Road and shall not be located between the main building and Speedvale Avenue.
18.13.4 SC-4

715 Wellington Street West
As shown on Map Number 10 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 8.1 (SC zone), the following additional use shall be permitted:

• Retail establishment
Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14 Site-specific downtown 1 (D.1) zones

18.14.1 D.1-1

As shown on Map Number 36 of Schedule A of this by-law.

(a) Regulations

(b) Built Form Regulations

Despite Section 9.3.(a)(iii), the minimum stepback shall be 6 metres and shall be required for all portions of the building above the 4th storey. Stepbacks shall be measured from the building face of the 3rd storey facing a street.

(c) Off-street parking

(i) Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required in the D.1-1 zone.

(ii) Despite Table 5.4, Rows 1, 2 and 3, 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 by-law (2017)-20187 shall require parking spaces in accordance with Table 5.4.

18.14.2 D.1-1 (H23)

As shown on Map Number 36 of Schedule A of this by-law.

(a) Regulations

In accordance with Section 18.14.1.

See Section 17 for Holding Provisions.
18.14.3 D.1-2 (H23)

65 Gordon Street, 20, 28, 36, Wellington Street East
As shown on Map Number 37 of Schedule A of this by-law.

(a) Permitted uses
All uses permitted by Table 9.1 (D.1 zone) are permitted and the following:
- Drive-through facility

See Section 17 for Holding Provisions.

18.14.4 D.1-3

Elizabeth Street between Arthur Street and Huron Street
As shown on Map Number 38 of Schedule A of this by-law.

(a) Permitted uses
All uses permitted by Table 9.1 (D.1 zone) are permitted and the following:
- Single detached dwellings and semi-detached dwellings legally existing on the date of the passing of this by-law.
- Additional residential dwelling units in accordance with Section 4.12.1

(b) Regulations

(i) Vehicle access to a parking area in a rear 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.
18.14.5 D.1-4

2 Quebec Street
As shown on Map Number 36 of Schedule A of this by-law.

(a) Regulations

(i) Off-street parking for residential units
Despite Table 5.4, 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.

(ii) Off-street parking for non-residential uses
Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required.

(iii) Maximum building height
Despite Section 4.14, 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.

18.14.6 D.1-5

51-59 Yarmouth Street, 58-64 Baker Street
As shown on Map Number 36 of Schedule A of this by-law.

(a) Permitted uses

- Mixed-use building containing a maximum of 72 dwelling units

(b) Regulations

(i) Off-street parking
Despite Table 5.4, the minimum number of parking spaces to be provided is 54 parking spaces.

(ii) Location of parking spaces
All required parking spaces shall be located within the existing building or within 23 metres of the building on private property which permits a parking area.
18.14.7 D.1-6  
43-45 Macdonell Street  
As shown on Map Number 36 of Schedule A of this by-law.

(a) Regulations

(i) Off-street parking

Despite Table 5.4, Row 2, parking spaces shall not be required for a maximum of 4 dwelling units. Any additional dwelling units shall provide parking spaces in accordance with Table 5.4.

18.14.8 D.1-7  
55 Wyndham Street North  
As shown on Map Number 36 of Schedule A of this by-law.

(a) Regulations

(i) Licensed establishments

(A) In addition to the provisions of Section 9.3(e), a maximum of 4 licensed establishments shall be permitted on property municipally known as 55 Wyndham Street North.

(B) 1 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.

(ii) Off-street parking

Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required.
18.14.9 D.1-8

27-33 Cardigan Street
As shown on Map Number 36 of Schedule A of this by-law.

(a) Permitted uses

- Apartment buildings
- Art gallery
- Artisan studio
- Day care centre
- Home occupation in accordance with Section 4.15
- Live-work units
- Medical clinic to a maximum GFA of 500 m²
- Mixed-use building
- Municipal parkland
- Office to a maximum GFA of 500 m²
- School, commercial to a maximum GFA of 500 m²
- Service establishment to a maximum GFA of 500 m²
- Restaurant to a maximum GFA of 500 m²
- Retail establishment to a maximum GFA of 500 m²
- Townhouse

(b) Regulations

(i) Floor space index (FSI)
Despite Table 9.4, the minimum floor space index (FSI) is 1.0.

(ii) Off-street parking
Despite Table 5.4, Row 1, a minimum of 0.95 of a parking space is required for each dwelling unit.

(iii) Size of off-street parking spaces
Despite Table 5.2, 10 percent of the required parking spaces may have a minimum size of 2.6 metres by 4.1 metres.

(iv) Minimum landscaped open space
10 square metres per dwelling unit.
<table>
<thead>
<tr>
<th>S. No.</th>
<th>Zone</th>
<th>Address Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.14.10</td>
<td>D.1-9</td>
<td>35, 87 Gordon Street, 33 Elizabeth Street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>As shown on Map Number 25 and 38 of Schedule A of this by-law.</td>
</tr>
</tbody>
</table>
| (a)   | Permitted uses | All uses permitted by Table 9.1 (D.1 zone), are permitted and the following:
|       |        | • Vehicle service station                                                        |
|       |        | • Vehicle repair establishment                                                  |
| 18.14.11 | D.1-9 (H23) | 67 Surrey Street East, 46, 48 Wyndham Street South, 73 Gordon Street            |
|        |        | As shown on Map Number 25 and 38 of Schedule A of this by-law.                   |
| (a)   | Regulations | In accordance with Section 18.14.10. See Section 17 for Holding Provisions.     |
18.14.12  D.1-10

10 Wilson Street

As shown on Map Number 24 of Schedule A of this by-law.

(a) Permitted uses

All uses permitted by Table 9.1 (D.1 zone), are permitted and the following:

- Parking facility

  (i) For the purposes of the D.1-10 zone, the first storey shall be measured from the intersection of Wilson Street and Northumberland Street.

  (ii) The geodetic elevation of the floor of the first storey shall be located at or within 0.75 metres of the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

(b) Built Form Regulations

  (i) Despite Section 9.3(a)(iii), the minimum stepback from Wilson Street and Northumberland Street street line shall be 3 metres and shall be required for all portions of the building above 14.1 metres in height as measured from the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

  (ii) A stepback is not required for 30% of the building length along Wilson Street and Northumberland Street.

(c) Building height Regulations

  Despite Section 9.3(c), the maximum building height shall be 20.5 metres as measured from the geodetic elevation of the intersection of Wilson Street and Northumberland Street.

(d) Active frontage area Regulations

  (i) Despite Section 9.3(d), the following active frontage regulations apply to the portion of the property identified as Active Frontage Area Overlay on Schedule B-5:

    (ii) The minimum front yard setback shall be 0 metres.

    (iii) The height of the first storey shall be a minimum of 4.5 metres.

    (iv) A minimum of 1 active entrance to the first storey shall be required along the Wilson Street façade.

    (v) A minimum of 60% of the surface area of the Wilson Street first storey façade, measured from the finished grade up to a height of 4.5 metres, must be comprised of a transparent window and/or active entrances.

    (vi) Despite Table 9.1 (D.1), the uses identified in the active uses column in Table 9.1 with a “P” shall occupy a minimum of 60% of the street line.

(e) Maximum front yard setback

  Despite Table 9.3, B, a maximum front yard setback is not required for a parking facility building.

(f) Minimum floor space index (FSI).

  Despite Table 9.4, a minimum floor space index (FSI) shall not be required for a parking facility building.
Part E: Site-specific Provisions and Zones
Site-specific Downtown 1 (D.1) Zones

18.14.13  D.1-11 (H23)
75 Wyndham Street South
As shown on Map Number 38 of Schedule A of this by-law.

(a) Regulations

(i) Parking location
Despite Section 5.2.3(c) of this by-law, a maximum of 2 parking spaces shall be permitted within the front yard.

(ii) Buffer strips
None required.
See Section 17 for Holding Provisions.

18.14.14  D.1-12
5 Gordon Street
As shown on Map Number 37 of Schedule A of this by-law.

(a) Permitted uses

• Mixed-use building containing a maximum of 55 dwelling units.

(b) Regulations for a mixed-use building

(i) Off-street parking
Despite Table 5.4, minimum off-street parking shall be:

(A) Apartment buildings – 1 parking space per dwelling unit.

(B) Retail, service, office, community uses – 0 parking spaces.
Part E: Site-specific Provisions and Zones
Site-specific Downtown 1 (D.1) Zones

18.14.15  D.1-13
8-10 Paisley Street, 18 Paisley Street
As shown on Map Number 24 of Schedule A of this by-law.
(a) Regulations
(i) Building height
Despite Section 9.3(c), no building or structure, or part thereof, shall exceed an elevation of 356.6 metres above sea level.
(ii) Off-street parking
Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required in the D.1-13 zone.

18.14.16  D.1-14
21 Surrey Street West
As shown on Map Number 25 of Schedule A of this by-law.
(a) Regulations
(i) Buffer strips
(A) No buffer strip is required along the lot line abutting any residential zone.
(B) Despite the above, a boundary fence of solid construction shall be provided along the lot line abutting any residential zone.
Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.17 D.1-15

22 Surrey Street West
As shown on Map Number 25 of Schedule A of this by-law.

(a) Permitted uses

(i) All uses permitted in Table 9.1 (D.1 zone), the following additional Use shall be permitted:

• A parking lot providing parking spaces for 21 Surrey Street West.

(b) Off-street parking location
Despite Section 5.2.3(a) and 5.2.3(c) of this by-law, off-street parking may be permitted ahead of the required setback line.

18.14.18 D.1-16

42 and 56 Gordon Street
As shown on Map Number 37 of Schedule A of this by-law.

(a) Permitted uses

All uses permitted by Table 9.1 (D.1 zone), are permitted and the following:

• Vehicle rental establishment

(b) Off-street parking
In accordance with Table 5.4 and the following:

Vehicle rental establishment - 1 per 25 m² GFA or a minimum of 2, whichever is greater (parking is exclusive of display and storage areas).
18.14.19  D.1-17
49 Gordon Street
As shown on Map Number 25 of Schedule A of this by-law.
(a) Permitted uses
   All uses permitted by Table 9.1 (D.1 zone), are permitted and the following:
   • Drive-through facility as existing on the date of the passing of by-law (2017)-20187.
   • Veterinary service

18.14.20  D.1-18
23-25, 31 Gordon Street
As shown on Map Number 25 of Schedule A of this by-law.
(a) Regulations
   (i) Off-Street parking
      An off-site parking agreement is required which shall be entered into by the owner with the City and shall be registered against title of the property known as 25 Gordon Street.
   (ii) Off-Site parking
      The maximum parking distance from the subject property for off-site parking shall be permitted to be 152 metres.
Site-specific Downtown 1 (D.1) Zones

**18.14.21 D.1-19**

160 Macdonell Street
As shown on Map Number 36 of Schedule A of this by-law.

(a) Built form regulations

(i) Despite Section 9.3(a)(i) and 9.3(a)(ii), the maximum floorplate shall be 1,276 square metres from the 3rd storey to the 16th storey of the building.

(ii) The 17th storey shall have a maximum floorplate of 1,045 square metres.

(iii) Despite Section 9.3(a)(iii), the minimum stepback shall be 2 metres and shall be required for all portions of a building above the 2nd storey. Stepbacks shall be measured from the building face of the 2nd storey facing a street.

(iv) A stepback of 0 metres shall be permitted for a maximum of 3 metres of the length of the building.

(b) Off-street parking

(i) Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required in the D.1-19 zone.

(ii) Despite Table 5.8, Rows 1 and 2, the minimum number of bicycle parking spaces shall be 18.

**18.14.22 D.1-20**

150 Wellington Street East
As shown on Map Number 37 of Schedule A of this by-law.

(a) Built form regulations

Despite Section 9.3(a)(i) and 9.3(a)(ii), the maximum floorplate shall be 1,089 square metres from the 7th storey to the 15th storey of the building.

(b) Off-street parking

(i) Despite Table 5.4, Row 6, the minimum number of parking spaces for office uses shall be 1 per 100 m² gross floor area (GFA).

(ii) Despite Table 5.8, Rows 1 and 2, the minimum number of bicycle parking spaces shall be 30.
Part E: Site-specific Provisions and Zones
Site-specific Downtown 1 (D.1) Zones

18.14.23 D.1-21
45 Yarmouth Street
As shown on Map Number 36 of Schedule A of this by-law.
(a) Built form regulations
   (i) Despite Section 9.3(a)(iii), the minimum stepback shall be 2 metres along Yarmouth Street and 1 metre along Baker Street and shall be required above the 3rd storey. Stepbacks shall be measured from the building face of the 3rd storey facing a street.
   (ii) Section 9.3(b)(i) is not applicable.
(b) Off-street parking
   (i) Despite Section 5.2.4(d), a parking area is permitted within the first 4.5 metres of the depth measured from the street line of Yarmouth Street.
   (ii) Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required.

18.14.24 D.1-22
152, 160 Wyndham Street North, 55 Baker Street
As shown on Map Number 36 of Schedule A of this by-law.
(a) Permitted uses
   All uses permitted by Table 9.1 (D.1 zone), are permitted and the following:
   • Parking facility
(b) Regulations
   (i) Built form regulations
      Despite Section 9.3(a)(iii), the minimum stepback shall be 6 metres and shall be required for all portions of the building above the 4th storey. Stepbacks shall be measured from the building face of the 3rd storey facing a street.
   (ii) Off-street parking
      Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required in the D.1-22 zone.
18.14.25  D.1-23 (H23)

As shown on Map Number 37 of Schedule A of this by-law.

(a) Permitted uses

All uses permitted by Table 9.1 (D.1 zone), are permitted and the following:

- Parking facility

See Section 17 for Holding Provisions.

18.14.26  D.1-24

110 Macdonell Street

As shown on Map Number 36 of Schedule A of this by-law.

(a) Permitted uses

All uses permitted by Table 9.1 (D.1 zone), are permitted and the following:

- Parking facility
18.14.27 D.1-25

71 Wyndham Street South
As shown on Map Number 38 of Schedule A of this by-law.

(a) Regulations

(i) First storey use
A non-residential use is required on the first storey of the building facing Wyndham Street South and this use shall be a minimum of 100 square metres of gross floor area (GFA).

(ii) Building height
(A) Despite Section 9.3(c), the maximum building height shall be 14 storeys and no building or structure or part thereof, shall exceed an elevation of 368 metres above sea level.

(B) The height of the first storey shall be a minimum of 4.5 metres.

(iii) Built form regulations
Despite Section 9.3(a), the following built form regulations shall apply:

(A) The maximum floorplate of the 7th and 8th storeys of the building shall not exceed 1550 square metres.

(B) The maximum Floorplate of the 9th and 10th Storeys of the Building shall not exceed 1475 square metres.

(C) The maximum floorplate of the 11th and 12th storeys of the building shall not exceed 1365 square metres.

(D) The maximum floorplate of the 13th and 14th storeys of the building shall not exceed 1035 square metres.

(iv) Front building stepbacks
(A) The minimum stepback shall be 2 metres and shall be required for all portions of the building above the first storey. Stepbacks shall be measured from the building face of the first storey facing Wyndham Street South.

(B) The minimum stepback shall be 4 metres, required for all portions of the building above the 4th storey. Stepbacks shall be measured from the building face of the first storey facing Wyndham Street South.

(v) Rear building stepbacks
(A) The minimum stepback shall be 2 metres and shall be required for a portion of the building above the first storey. Stepbacks shall be measured from the rear building face of the first storey.

(B) The minimum stepback shall be 4 metres and shall be required for a portion of the building above the 6th storey. Stepbacks shall be measured from the rear building face of the first storey.

(vi) Bicycle parking spaces
Despite Table 5.8, Row 1, a total of 75 bicycle parking spaces, long term and 11 bicycle parking spaces, short term are required.
Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.28  D.1-26

40 Wellington Street West

As shown on Map Number 25 of Schedule A of this by-law.

(a) Regulations

In accordance with Section 9.3 of this by-law, with the following exceptions and additions:

(i) Minimum front yard or exterior side yard

Despite Table 9.3, A, of the by-law, the minimum front yard or exterior side yard shall be 0 metres.

(ii) Minimum interior side yard

Despite Table 9.3,C, of the by-law, the minimum interior side yard shall be 1.2 metres.

(iii) Minimum rear yard

Despite Table 9.3, D, of the by-law, the minimum rear yard shall be 1.5 metres.

(iv) Maximum building height

Despite Section 9.3(c), of the by-law, maximum building height shall be:

(A) Buildings adjacent to Wellington Street West may be 1 storey in height but must have the appearance of 2 storey buildings.

(B) Buildings adjacent to Gordon Street may be 1 storey in height but must have the appearance of 2 storey buildings and must be constructed to allow for future additional construction of a second usable storey.

(v) Maximum gross floor area (GFA)

The maximum gross floor area (GFA) shall be 3,502 square metres of ground floor area plus 186 square metres of mezzanine floor area for a total gross floor area (GFA) of 3,688 square metres.

(vi) Off-street parking

Despite Table 5.4 of the by-law, a minimum of 150 parking spaces shall be provided.
18.14.29 D.1-27 (H28)

70 Fountain Street/75 Farquhar Street
As shown on Map Number 37 of Schedule A of this by-law.

(a) Permitted uses
Any new development containing residential uses constructed after the date of this exception is applied to the property shall be in the form of a mixed-use building that:

(i) Shall have a total maximum gross floor area, including all uses, of 18,500 square metres.

(ii) Shall have a minimum gross floor area of 1,550 square metres used solely for office.

(iii) Shall have a maximum gross floor area of 12,500 square metres for residential uses.

(iv) Notwithstanding the definition of "mixed-use building", may have office and dwelling units that share a vestibule with a common entrance to the outside and separate entrances to the office and dwelling units inside.

(b) Maximum building height
Notwithstanding Section 9.3(c), the maximum building height shall be 16 storeys.

(c) Minimum tower setbacks
That the tower portion of the proposed building (each storey above the 4th storey) be setback a minimum of 15 metres from the front (Wyndham Street South) and rear (easterly) lot lines measured perpendicularly from the exterior wall.

(d) Minimum building stepbacks
Despite Section 9.3(a)(iii), the following minimum stepbacks shall be required for all portions of the building above the 3rd storey, measured from the building face of the 3rd storey:

(i) Front stepback (from Wyndham Street): 4.5 metres

(ii) Exterior side stepback (from Farquhar Street and Fountain Street): 3 metres

(iii) Rear stepback: 11.5 metres

(e) Maximum tower floorplate
Despite Section 9.3(a), that a maximum tower floorplate of 925 square metres apply to each storey above the 4th storey.

(f) Active frontage regulations
(i) Notwithstanding Section 9.3(d)(iv), there shall be no minimum height of the first storey for the portions containing functions such as service space, loading and storage space, and parking garage entrance.

(ii) Notwithstanding Section 9.3(d)(v), the minimum number of active entrances to the first storey on the exterior side yard building facade abutting Farquhar Street shall be 1.

(iii) Notwithstanding Section 9.3(d)(vi), along the Farquhar Street street line the uses identified in the active uses column in Table 9.1 with a “P” and common areas for a mixed-use building shall occupy a minimum of 40% of the street line.

(g) Minimum parking
For minimum parking requirements:

(i) Notwithstanding Table 5.4, the minimum number of parking spaces for dwelling units within a mixed-use building shall be 0.81 spaces per
unit plus 0.05 visitor parking spaces per unit required by Section 5.6(b).

(h) Parking setback
Notwithstanding Section 5.2.4(c), a parking area within a parking garage may be located within the first storey of a building up to and at the exterior side lot line shared with Fountain Street.

(i) Access to parking area
Notwithstanding Section 5.3.1(c), vehicle access to a parking area may be from 1 driveway from each exterior side lot line shared with Fountain Street and Farquhar Street.

(j) Above-grade parking areas
For any portion of the building used for parking above the first storey, sloped parking areas (excluding access ramps) are not permitted. Each storey must be level and have a minimum height of 3.5 metres, to permit potential future conversion to office space.
See Section 17 for Holding Provisions.
18.15 Site-specific downtown 2 (D.2) zones

18.15.1 D.2-1

7-27 Suffolk Street East, 82-88 Yarmouth Street

As shown on Map Number 24 of Schedule A of this by-law.

(a) Regulations

Despite Table 5.4, Row 1, any new construction carried out after the passing of by-law (2017)-20187 shall be in accordance with the following regulations:

(i) Off-street parking

  • 1 parking space per dwelling unit.

  • Despite Table 5.4, use of the buildings and structures located in the D.2-1 zone on the date of the passing of by-law (2017)-20187 must be in conformity with the following regulation:

(A) Minimum off-street parking

  A minimum of 11 parking spaces.

18.15.2 D.2-2

206-212 Norfolk Street

As shown on Map Number 36 of Schedule A of this by-law.

(a) Permitted uses

All uses permitted by Table 9.1 (D.2 zone), and the following:

• Funeral home
18.15.3 D.2-3

228 Woolwich Street
As shown on Map Number 36 of Schedule A of this by-law.
(a) Permitted uses
All uses permitted by Table 9.1 (D.2 zone), and the following:
- Vehicle repair establishment

18.15.4 D.2-4

239 Woolwich Street
As shown on Map Number 36 of Schedule A of this by-law.
(a) Regulations
(i) Minimum rear yard
   5.3 metres
18.15.5 D.2-5

200 Woolwich Street

As shown on Map Number 36 of Schedule A of this by-law.

(a) Regulations

(i) Minimum yards

The minimum front yard, side yard and rear yards shall be identical to those existing on the date of the passing of by-law (2017)-20187.

(ii) Off-street parking

Despite Section 5.2.3(c) and Table 5.2, off-street parking shall be in accordance with the following regulations:

(A) Parking spaces shall be permitted within the required front yard.

(B) 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.

18.15.6 D.2-6

9, 13 Paisley Street

As shown on Map Number 36 of Schedule A of this by-law.

(a) Permitted uses

All uses permitted by Table 9.1 (D.2 zone), and the following:

• Retail and wholesale fur sales
18.15.7 D.2-7 (H15)

290 Woolwich Street
As shown on Map Number 24 of Schedule A of this by-law.

(a) Permitted uses
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.

(b) Regulations
In accordance with Section 9.4.3, with the following exceptions:

(i) Minimum front yard and exterior side yard
Despite Table 9.6, A, 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.

(ii) Minimum rear yard
Despite Table 9.6, C, the minimum rear yard on London Road shall be 1.15 metres.

(iii) Location of parking spaces
Despite Section 5.2.3(a) and 5.2.3(c), a maximum of 2 parking spaces shall be allowed to locate a minimum of 0.3 metres from the street line.

See Section 17 for Holding Provisions.

18.15.8 D.2-8

18 Norwich Street East
As shown on Number 36 of Schedule A of this by-law.

(a) Permitted uses
All uses permitted by Table 9.1 (D.2 zone), and the following:
• Emergency shelter

(b) Regulations
In accordance with the provisions of Section 9.4.3, with the following exceptions and additions:

(i) Off-street parking
Despite the provisions of Table 5.4, no off-street parking shall be required for an emergency shelter.
18.15.9  D.2-9
75 Dublin Street North
As shown on Map Number 24 of Schedule A of this by-law.
Subject to Ontario Land Tribunal decision (OLT-220002509)

18.15.10  D.2-10
93 Surrey Street East
As shown on Map Number 37 of Schedule A of this by-law.
(a) Permitted uses
All uses permitted by Table 9.1 (D.2 zone), and the following:
• Vehicle body shop
18.15.11  D.2-11
128 Norfolk Street
As shown on Map Number 24 of Schedule A of this by-law.
(a) Regulations
   (i) Minimum front yard
       0.9 metres
   (ii) Minimum exterior side yard
       2.74 metres
   (iii) Off-street parking
       Despite Table 5.4, a minimum of 12 parking spaces shall be provided for a 90 resident long term care facility.

18.15.12  D.2-12
40-42 Cardigan Street
As shown on Map Number 36 of Schedule A of this by-law.
(a) Regulations
   (i) Off-street parking
       (A) Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no off-street parking shall be required in the D.2-12 zone.
       (B) Despite Table 5.4, Rows 1, 2 and 3, 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 5.4.
Part E: Site-specific Provisions and Zones

Site-specific Downtown 3 (D.3) Zones

18.16 Site-specific downtown 3 (D.3) zones

18.16.1 D.3-1
111 Farquhar Street
As shown on Map Number 37 of Schedule A of this by-law.

(a) Regulations

(i) Built form regulations
Any new building or addition to an existing building erected after the effective date of by-law (2017)-20187 shall be in accordance with built form regulations in Section 9.3(a).

18.16.2 D.3-2
35, 60, 74 Woolwich Street, 128, 130, 146 MacDonell Street, 1, 59 Carden Street
As shown on Map Number 36 of Schedule A of this by-law.

(a) Regulations

(i) Off-street parking
Despite Table 5.4, Rows 4, 5, 6, 7, 8, properties within the D.3-2 zone shall not require parking spaces.

(ii) Section 9.3 (a) built form regulations does not apply.
18.16.3 D.3-3
81, 91, 95, 97 Farquhar Street, 90, 94 Fountain Street East
As shown on Map Number 37 of Schedule A of this by-law.
(a) Permitted uses
All uses permitted by Table 9.1 (D.3 zone), and the following:
• Dwelling units legally existing on the date of the passing of by-law (2017)-20187.
(b) Built form regulations
Any new buildings or addition to an existing building erected after the effective date of by-law (2017)-20187 shall be in accordance with built form regulations in Section 9.3 (a).

18.16.4 D.3-4
15 Wyndham Street South
As shown on Map Number 37 of Schedule A of this by-law.
(a) Regulations
(i) Off-street parking
Despite Table 5.4, the Guelph Police Services Headquarters requires a minimum of 60 parking spaces for a building with a maximum gross floor area (GFA) of 12,000 square metres.
(ii) Built form regulations
Any new building or addition to an existing building erected after the effective date of by-law (2017)-20187 shall be in accordance with built form regulations in Section 9.3 (a).
18.16.5 D.3-5

146 Macdonell Street
As shown on Map Number 36 of Schedule A of this by-law.

(a) Permitted uses
All uses permitted by Table 9.1 (D.3 zone), and the following:
• Parking facility

(b) Regulations
(i) Off-street parking
Despite Table 5.4, Rows 4, 5, 6, 7, 8 properties within the D.3-5 zone shall not require parking spaces.

(ii) Section 9.3 (a) built form regulations does not apply.
Part E: Site-specific Provisions and Zones

Site-specific Downtown 3.a (D.3a) Zones

18.17 Site-specific downtown 3.a (D.3a) zones

18.17.1 D.3a-1 (H23)

As shown on Map 36 of Schedule A of this by-law.

(a) Permitted uses

All uses permitted by Table 9.1 (D.3a zone), and the following:

- Parking facility

See Section 17 for Holding Provisions.
18.18 Site-specific industrial (B) zones

18.18.1 B-1

236 Watson Road South
As shown on Map 58 of Schedule A of this by-law.

(a) Maximum **building height** including rooftop appurtenances, structures and including all structures listed in Section 4.14 of this by-law.

(i) Within the area shown as the “Height Restricted Area” on Schedule “B” attached hereto, the following height limitations shall apply:

<table>
<thead>
<tr>
<th>Setback from rear lot line</th>
<th>Maximum height restriction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 104 metres</td>
<td>8 metres</td>
</tr>
<tr>
<td>104-124 metres</td>
<td>9 metres</td>
</tr>
<tr>
<td>124-144 metres</td>
<td>10 metres</td>
</tr>
<tr>
<td>More than 144 metres</td>
<td>11 metres</td>
</tr>
</tbody>
</table>

Note: (Based on building maximum finished ground floor elevation of 328 metres above sea level.)
Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

18.18.2 B-2

3 Watson Road South
As shown on Map 58 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (B zone), the following additional use shall be permitted:
   • Place of worship

(b) Regulations
In accordance with Section 10.3.1 of this by-law, as amended, with the following exceptions:

(i) Maximum gross floor area (GFA) for place of worship
   315 square metres

(ii) Location of place of worship
   The location of the place of worship shall be limited to the original stone heritage building (former schoolhouse) and adjoining areas within the existing multi-unit building.

18.18.3 B-3

170 Southgate Drive
As shown on Map 20 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (B zone), the following additional use shall be permitted:
   • Animal crematorium
18.18.4 B-4

351 Speedvale Avenue West, 15 Lewis Road
As shown on Map 8 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (B zone), the following additional use shall be permitted:
• Office

18.18.5 B-5

504 Imperial Road North
As shown on Map 3 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (B zone), the following additional use shall be permitted:
• Bulk fuel depot

(b) Minimum setback of pump islands
In accordance with Section 5.12 of this by-law.
18.18.6 B-6
165 Dunlop Drive
As shown on Map 59 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (B zone), the following additional use shall be permitted:
• Abattoir and meat packing and processing plant

18.18.7 B-7
215 Dawson Road
As shown on Map 13 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (B zone), the following additional use shall be permitted:
• Vehicle body shop within the existing building
18.18.8 B-8

95 Crimea Street
As shown on Map 15 of Schedule A of this by-law.
(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (B zone), the following additional use shall be permitted:
• Day care centre
• Place of worship
• School

18.18.9 B-9 and B-9 (H16)

129, 233, 405 Forestell Road, 22 Few Street, 45, 55, 65, 75 Quarterman Road and portion of 570 Downey Road
As shown on Map 64 of Schedule A of this by-law.
(a) Permitted uses
• Accessory use
• Computer establishment
• Manufacturing
• Print or publishing establishment
• Research and development establishment
• School, commercial
• School, post-secondary
• Warehouse
(b) Prohibited uses
Any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited. In addition, the following uses are prohibited:
• Abattoir
• Bulk storage of petroleum products
• Contractor’s yard
• Meat processing plant
• Repair service
• Sanitary landfill site
• Tradespersons’ shop
• Trucking operation
• Waste transfer station
(c) Regulations
In addition to the regulations set out in Sections 4 and 10.3.1 of this by-law, the following additions and exceptions shall apply:
(i) Minimum rear yard
In accordance with Table 10.3, C, with the additional requirement that lots abutting Forestell Road and Hanlon Expressway shall have a minimum rear yard of 14 metres.

(ii) Off-street parking
(A) In accordance with Section 5 with the additional requirement that off-street parking shall be set back a minimum of 14 metres from Forestell Road. In addition to Section 5.3.4, all parking areas and driveway areas shall have an impervious or paved surface.

(B) Despite of Section 5.2.3(a) no parking area shall be located within 4.5 metres of a street line.

(C) For manufacturing and multi-unit buildings, the following parking requirements shall apply:
- 1 parking space per 50 square metres up to 1,000 square metres of gross floor area.
- 1 parking space per 100 square metres between 1,000 square metres and 5,000 square metres of gross floor area, and
- 1 parking space per 150 square metres over 5,000 square metres of gross floor area.

(d) Off-street loading
In accordance with Section 5.4 with the additional requirement that off-street loading shall be setback a minimum of 14 metres from Forestell Road. The off-street loading must be visually screened from any street, public by a fence, wall or berm of not less than 2 metres in height.

(e) Outdoor storage area
Outdoor storage areas shall be setback a minimum of 14 metres from Forestell Road.

(f) Minimum landscaped open space
(i) 10% of the lot area.

(ii) Despite Table 10.3, a minimum landscaped area 4.5 metres in width shall be provided and maintained along the municipal street line (with the exception of driveways).

(g) Buffer strips
In accordance with Table 10.3, D, with the additional requirement that a buffer strip be provided for lots which abut Forestell Road. The buffer strip required for properties abutting Forestell Road shall be a minimum of 14 metres in width and shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth the existing plantings may provide the required buffer strip.

(h) Maximum building height
12.5 metres and in accordance with Table 10.4, A.

(i) Garbage, refuse and storage composters
In accordance with Section 4.9 with the additional requirement that garbage, refuse and storage composters shall be setback a minimum of 14 metre from Forestell Road and must be visually screened from any street, public by a fence, wall or berm of not less than 2 metres in height.

See Section 17 for Holding Provisions.
18.18.10  B-10

Portion of 233-341 Forestell Road
As shown on Map 64 of Schedule A of this by-law.

(a) Permitted uses

- Accessory use
- Cleaning establishment
- Computer establishment
- Convenience store
- Food vehicle in accordance with Section 4.27
- Manufacturing
- Museum
- Nightclub
- Office
- Print or publishing establishment
- Research and development establishment
- Restaurant
- Service establishment
- School, commercial
- Veterinary service
- Warehouse

(b) Prohibited uses

Any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited. In addition, the following uses are prohibited:

- Abattoir
- Bulk storage of petroleum products
- Contractor's yard
- Meat processing plant
- Repair service

- Sanitary landfill site
- Tradespersons' shop
- Trucking operation
- Waste transfer station

(c) Regulations

In addition to the regulations set out in Sections 4 and 10.3.1 of this by-law, the following additions and exceptions shall apply:

(i) Minimum landscaped open space

(A) 10% of the lot area.

(B) Despite Table 10.3, a minimum landscaped area 4.5 metres in width shall be provided and maintained along the municipal street line (with the exception of driveways).

(ii) Off-street parking

(A) Despite Section 5.2.3(a), no parking area shall be located within 4.5 metres of a street line.

(B) For manufacturing and multi-unit buildings, the following parking requirements shall apply:

- 1 parking space per 50 square metres up to 1,000 square metres of gross floor area (GFA).
- 1 parking space per 100 square metres between 1,000 square metres and 5,000 square metres of gross floor area (GFA), and
- 1 parking space per 150 square metres over 5,000 square metres of gross floor area (GFA).

(iii) Maximum building height

8 metres and in accordance with Sections 4.14.
(iv) Maximum public floor space

A maximum of 30% of the gross floor area (GFA) of an industrial multi-unit building may be used for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 30% of the actual area shall be used for display and sales area or public assembly occupancies at any time.

18.18.11 B-11 and B-11 (H17)

681, 713, Laird Road, 35, 101 Cooper Drive, 56, 71 Quarterman Drive and a portion of 570 Downey Road

As shown on Map 64 of Schedule A of this by-law.

(a) Permitted uses

- Accessory use
- Computer establishment
- Manufacturing
- Print or publishing establishment
- Research and development establishment
- School, commercial
- Warehouse

(b) Prohibited uses

Any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited.

- Abattoir
- Bulk storage of petroleum products
- Contractor’s yard
- Meat processing plant
- Repair service
- Sanitary landfill site
- Tradespersons’ shop
- Trucking operation
- Waste transfer station

(c) Regulations

In addition to the regulations set out in Sections 4 and 10.3.1 of this by-law, the following additions and exceptions shall apply:

(i) Off-street parking
(A) Despite Section 5.2.3(a), no parking area shall be located within 4.5 metres of a street line.

(B) For manufacturing and multi-unit buildings, the following parking requirements shall apply:

- 1 parking space per 50 square metres up to 1,000 square metres of gross floor area.
- 1 parking space per 100 square metres between 1,000 square metres and 5,000 square metres of gross floor area, and
- 1 parking space per 150 square metres over 5,000 square metres of gross floor area.

(ii) Minimum landscaped open space

(A) 10% of the lot area.

(B) Despite Table 10.3, a minimum landscaped area 4.5 metres in width shall be provided and maintained along the municipal street line (with the exception of driveways).

See Section 17 for Holding Provisions.

18.18.12 B-12

30 Hanlon Creek Boulevard

As shown on Map 64 of Schedule A of this by-law.

(a) Permitted uses

In accordance with the uses permitted by Sections 18.18.11 (a) and (b) of this by-law, with the following additional permitted uses:

- Convenience store
- Day care centre
- Financial establishment
- Food vehicle in accordance with Section 4.26
- Major equipment supply and service
- Office
- Service establishment
- Recreation facility
- Restaurant
- Restaurant, take-out
- Nightclub

(b) Regulations

In accordance with Section 18.18.11 (c) of this by-law, with the following exceptions:

(i) Off-Street Parking

Despite Sections 5 and 18.18.11 (c) (i) of this by-law, the minimum off-street parking required shall be 1 parking space per 23 square metres of gross floor area (GFA).
18.18.13 B-13

30 Hanlon Creek Boulevard
As shown on Map 64 of Schedule A of this by-law.

(a) Permitted uses
   In accordance with the uses permitted by Sections 18.18.11 (a) and (b) of this by-law, with the following additional permitted use:
   • Office

(b) Regulations
   In accordance with Section 18.18.11 (c) of this by-law.

18.18.14 B-14

(Blocks 1&2 of the Southgate Industrial Business Park)
As shown on Map 65 of Schedule A of this by-law.

(a) Permitted uses
   • Accessory use
   • Manufacturing
   • Warehouse
   • Temporary uses including agriculture (vegetation based), outdoor sportsfield facilities, driving range

(b) Multi-unit buildings
   All uses listed in Table 10.1 (B zone) as complementary uses, and the following:
   • Catering service
   • Cleaning establishment
   • Commercial entertainment/recreation facility (excluding movie theatres, bowling alleys and roller rinks)
   • Computer establishment
   • Financial establishment
   • Major equipment supply and service
   • Office
   • Print or publishing establishment
   • Repair service
   • Research and development establishment
   • Restaurant
   • School, commercial
   • Service establishment
   • Tradesperson’s shop
   • Vehicle repair establishment

(c) Prohibited uses
   In addition to Table 10.1 (B zone), of this by-law, the following uses are prohibited:
Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

- **Abattoir**
- A facility, the primary use of which is electroplating
- A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical.
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk storage of petroleum products
- Cemetery
- **Cleaning establishment** (i.e. a dry cleaning facility)
- **Contractor’s yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden centre**
- Intensive livestock operations including the spreading of manure
- Meat processing plant
- **Outdoor storage** of road salt or other de-icing materials and the importation of salt laden snow.
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- Sanitary landfill site
- **Tradespersons’ shop**
- Towing establishment
- **Trucking operation**
- Underground storage tank for fuel or hazardous substances
- **Salvage yard**
- **Vehicle service station** (defined to include a car wash)
- **Waste transfer station**
- Wood preserving and treating

(d) Regulations

In addition to the regulations set out in Section 4 and 10.3.1 of this by-law, the following additions and exceptions shall apply:

(i) Off-street parking

For manufacturing uses and multi-unit buildings, the following parking requirements shall apply:

- 1 parking space per 50 square metres up to 1,000 square metres of gross floor area.
- 1 parking space per 100 square metres between 1,000 square metres and 5,000 square metres of gross floor area, and
- 1 parking space per 150 square metres over 5,000 square metres of gross floor area.

(ii) **Buffer strips**

(A) In addition to Table 10.3, D, the following regulations related only to development adjacent to Maltby Road shall apply:

(B) A buffer strip shall be provided adjacent to Maltby Road in this zone. The required buffer strip shall be a minimum of 14 metres in width and shall consist of a 2 metre high landscaped earth berm measured from surrounding
on-site grade. Landscaping shall include coniferous and deciduous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth, the existing plantings may provide the required buffer strip.

(e) The following regulations shall apply only within the required minimum 14 metre wide buffer strip:

(i) Minimum rear yard and exterior side yard

Lots abutting Maltby Road shall have a minimum rear yard or exterior side yard of 14 metres.

(ii) Off-street parking

Off-street parking shall be setback a minimum of 14 metres from Maltby Road.

(iii) Off-street loading

Off-street loading shall be setback a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.

(iv) Outdoor storage area

Outdoor storage area shall be setback a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.

(v) Garbage, refuse and storage composters

Garbage, refuse and storage composters shall be setback a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.
18.18.15 | B-15
(Back 3 of the Southgate Industrial Business Park)

As shown on Map 65 of Schedule A of this by-law.

(a) Permitted uses

- Catering service
- Cleaning establishment
- Computer establishment
- Convenience store
- Manufacturing
- Nightclub
- Museum
- Office
- Print or publishing establishment
- Research and development establishment
- Restaurant
- Service establishment
- School, commercial
- Veterinary service
- Warehouse

(b) Prohibited uses

- Abattoir
  - A facility, the primary use of which is electroplating
  - A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical.
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk storage of petroleum products
- Cemetery
- Cleaning establishment (i.e. a dry cleaning facility)
- Contractor's yard
  - Disposal of leachable waste (including the spreading of biosolids)
  - Facilities for treating or disposing of hazardous waste
  - Furniture and wood stripping and refinishing
- Garden centre
  - Intensive livestock operations including the spreading of manure
  - Meat processing plant
- Outdoor storage of road salt or other de-icing materials and the importation of salt laden snow.
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- Sanitary landfill site
- Tradespersons' shop
- Trucking operation
- Underground storage tank for fuel or hazardous substances
- Salvage yard
- Vehicle service station (defined to include a car wash)
- Waste transfer station
  - Wood preserving and treating

(c) Regulations

In addition to the regulations set out in Section 4 and 10.3.1 of this by-law, the following additions and exceptions shall apply:

(i) Off-street parking

For manufacturing uses and multi-unit buildings, the following parking
requirements shall apply:

- **1 parking space** per 50 square metres up to 1,000 square metres of *gross floor area (GFA)*.
- **1 parking space** per 100 square metres between 1,000 square metres and 5,000 square metres of *gross floor area (GFA)*, and
- **1 parking space** per 150 square metres over 5,000 square metres of *gross floor area (GFA)*.

(ii) **Buffer strips**

(A) In addition to Table 10.3, D, the following regulations related only to development adjacent to Maltby Road shall apply:

(B) A **buffer strip** shall be provided adjacent to Maltby Road in this zone. The required buffer strip shall be a minimum of 14 metres in width and shall consist of a 2 metre high landscaped earth berm measured from surrounding on-site grade. Landscaping shall include coniferous and deciduous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth, the existing plantings may provide the required buffer strip.

(C) The following regulations shall apply only within the required minimum 14 metre wide buffer strip:

(iii) Minimum **rear yard** and **exterior side yard**

Lots abutting Maltby Road shall have a minimum **rear yard** or **exterior side yard** of 14 metres.

(iv) Off-street parking

Off-street parking shall be **setback** a minimum of 14 metres from Maltby Road.

(v) Off-street loading

Off-street loading shall be **setback** a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.

(vi) **Outdoor storage area**

Outdoor storage area shall be **setback** a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.

(vii) Garbage, refuse and storage composters

Garbage, refuse and storage composters shall be **setback** a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.
18.18.16 B-16

355 Elmira Road North

As shown on Map 3 of Schedule A of this by-law.

In addition to Section 10.3.1 of this by-law, the following uses are permitted:

(a) Maximum commercial gross floor area (GFA)

A maximum of 15% of the gross floor area (GFA) of a multi-unit building may be used for any combination of the following uses:

• Catering service
• Commercial entertainment
• Financial establishment
• Recreation facility
• Restaurant
• Service establishment
18.19 Site-specific corporate business park (BP) zones

18.19.1 BP-1 (H19)
788, 881 and 902 Laird Road West
As shown on Map 63 and 64 of Schedule A of this by-law.
(a) Permitted uses
In accordance with Table 10.1 (BP zone).
(b) Regulations
Regulations outlined in Section 10.3.1 of this by-law, shall apply, upon redevelopment of the lands for BP zone uses.
See Section 17 for Holding Provisions.

18.19.2 BP-2
30, 35 Bett Court
As shown on Map 63 of Schedule A of this by-law.
(a) Permitted uses
- Accessory use
- Computer establishment
- Medical clinic
- Office
- Print or publishing establishment
- Research and development establishment
- School, commercial
- School, post-secondary
(b) Prohibited uses
- Abattoir
- A facility, the primary use of which is electroplating
- A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk storage of petroleum products
- Cemetery
- Cleaning establishment (i.e. a dry cleaning facility)
- Contractor’s yard
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and
refinishing
• Garden centre
• Intensive livestock operations including the spreading of manure
• Meat processing plant
• Metal fabricating
• Outdoor storage of road salt or other de-icing materials and the importation of salt laden snow
• Petroleum product refining and manufacturing
• Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
• Repair service
• Sanitary landfill site
• Tradespersons’ shop
• Trucking operation
• Underground storage tank for fuel or hazardous substances
• Salvage yard
• Vehicle service station (defined to include a car wash)
• Waste transfer station
• Wood preserving and treating

(c) Regulations
In addition to the regulations in Section 10.3.1 of this by-law, the following additions and exceptions shall apply:

(i) Off-street parking
In accordance with Section 5. In addition, all parking areas shall be a minimum of 14 metres from the northerly zone line and the Hanlon Expressway.

(ii) Off-street loading
In accordance with Section 5.4 and shall be a minimum of 14 metres from the northerly zone line and shall be visually screened from any street, public or Residential zone by a fence, wall or berm of not less than 2 metres in height.

(iii) Buffer strips
Minimum width of 14 metres. Along the northerly zone line shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at minimum 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees.

(iv) Maximum building height
8 metres and in accordance with Section 4.14.

(v) Garbage, refuse and storage composters
In accordance with Section 4.9 and with the additional requirement that garbage, refuse and storage composters shall not be permitted within 14 metres of a zone line. Any garbage, refuse and storage composters must be visually screened by a fence, wall or berm of not less than 2 metres in height from any street, public.
Part E: Site-specific Provisions and Zones
Site-specific Corporate Business Park (BP) Zones

18.19.3 BP-3

501, 515, 535, 585 Hanlon Creek Boulevard
As shown on Map 63 of Schedule A of this by-law.

(a) Permitted uses
- Accessory use
- Computer establishment
- Manufacturing (entirely within a building)
- Medical clinic
- Office
- Print or publishing establishment
- Research and development establishment
- School, commercial
- School, post-secondary
- Warehouse (entirely within a building)

(b) Prohibited uses
- Abattoir
  A facility, the primary use of which is electroplating
  A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk storage of petroleum products
- Cemetery
- Cleaning establishment (i.e. a dry cleaning facility)
- Contractor’s yard
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- Garden centre
- Intensive livestock operations including the spreading of manure
- Meat processing plant
- Metal fabricating
- Outdoor storage of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- Repair service
- Sanitary landfill site
- Tradespersons’ shop
- Trucking operation
- Underground storage tank for fuel or hazardous substances
- Salvage yard
- Vehicle service station (defined to include a car wash)
- Waste transfer station
- Wood preserving and treating

(c) Regulations
In addition to the regulations in Section 10.3.1 of this by-law, the following additions and exceptions shall apply:

(i) Off-street parking
  In accordance with Section 5. In addition, all parking areas shall be a minimum of 14 metres from the northerly zone line.
(ii) Off-street loading
In accordance with Section 5.4 and shall be a minimum of 14 metres from the northerly zone line and shall be visually screened from any street, public or residential zone by a fence, wall or berm of not less than 2 metres in height.

(iii) Buffer strips
Minimum width of 14 metres along the northerly zone line shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at minimum 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees.

(iv) Maximum building height
8 metres and in accordance with Section 4.14.

(v) Garbage, refuse and storage composters
In accordance with Section 4.9 and with the additional requirement that garbage, refuse and storage composters shall not be permitted within 14 metres of a zone line. Any garbage, refuse and storage composters must be visually screened by a fence, wall or berm of not less than 2 metres in height from any street, public.

18.19.4 BP-4
345, 425 Hanlon Creek Boulevard, 28 Bett Court
As shown on Map 63 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 10.1 (BP zone) of this by-law.

(b) Prohibited uses
• Abattoir
• A facility, the primary use of which is electroplating
• A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical
• Asphalt/concrete/tar plants
• Bulk fuel oil storage yards
• Bulk storage of petroleum products
• Cemetery
• Cleaning establishment (i.e. a dry cleaning facility)
• Contractor’s yard
• Disposal of leachable waste (including the spreading of biosolids)
• Facilities for treating or disposing of hazardous waste
• Furniture and wood stripping and refinishing
• Garden centre
• Intensive livestock operations including the spreading of manure
• Meat processing plant
• Metal fabricating
• Outdoor storage of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- Repair service
- Sanitary landfill site
- Tradespersons’ shop
- Trucking operation
- Underground storage tank for fuel or hazardous substances
- Salvage yard
- Vehicle service station (defined to include a car wash)
- Waste transfer station
- Wood preserving and treating

(c) Regulations
In accordance with the provisions of Section 10.3.1 of this by-law, with the following exception:

(i) Maximum building height
8 metres and in accordance with Section 4.14.

18.19.5 BP-5
245, 265, 275, 285, 290, 350, 430, 500, 540, 574, 590 Hanlon Creek Boulevard, 20 Golds Court
As shown on Map 63 of Schedule A of this by-law.

(a) Permitted uses
In accordance with Table 10.1 (BP zone) of this by-law.

(b) Prohibited uses
- Abattoir
- A facility, the primary use of which is electroplating
- A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk storage of petroleum products
- Cemetery
- Cleaning establishment (i.e. a dry cleaning facility)
- Contractor’s yard
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- Garden centre
- Intensive livestock operations including the spreading of manure
- Meat processing plant
- Outdoor storage of road salt or other de-icing materials and the importation of salt laden snow
Part E: Site-specific Provisions and Zones

Site-specific Corporate Business Park (BP) Zones

- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair service**
- Sanitary landfill site
- **Tradespersons’ shop**
- **Trucking operation**
- Underground storage tank for fuel or hazardous substances
- **Salvage yard**
- **Vehicle service station** (defined to include a car wash)
- **Waste transfer station**
- Wood preserving and treating

18.19.6 BP-6

65 Hanlon Creek Boulevard

As shown on Map 64 of Schedule A of this by-law.

(a) Permitted uses

In accordance with Table 10.1 (BP zone), of this by-law, with the following additional permitted uses:

- Convenience store
- Day care centre
- Financial establishment
- Recreation facility
- Restaurant
- Restaurant, take-out
- Service establishment

(b) Regulations

In accordance with Section 10.3.1 of this by-law, with the following exceptions:

(i) Off-street parking

Despite Sections 5 of this by-law, the minimum off-street parking required shall be 1 parking space per 23 square metres of gross floor area (GFA).
Part E: Site-specific Provisions and Zones
Site-specific Corporate Business Park (BP) Zones

18.19.7 BP-7 (H20)

180 Clair Road West
As shown on Map 30 of Schedule A of this by-law.
(a) Permitted uses
   In accordance with Table 10.1 (BP zone), of this by-law, with the following additional permitted uses:
   • Place of worship
See Section 17 for Holding Provisions.

18.19.8 BP-8 (H21)

132 Clair Road West
As shown on Map 30 of Schedule A of this by-law.
(a) Permitted uses
   In accordance with Table 10.1 (BP zone), of this by-law, with the following additional permitted uses:
   • Computer establishment
   • Pharmacy
   • School, commercial
Complementary uses in accordance with Section 4.20
   • Print or publishing establishment
   • School, post secondary
   • Veterinary service
(b) Regulations
   In accordance with Section 10.3.1 (BP zone) of this by-law, with the following exception:
   (i) Minimum interior side yard
      Despite Table 10.3, B, the minimum interior side yard shall be 3 metres.
   (ii) Off-street parking location
      Despite Section 5.2.3 (a), no parking area shall be located within 3 metres of Poppy Drive and within 6 metres of Clair Road.
See Section 17 for Holding Provisions.
18.20 Site-specific institutional research park (IRP) zones

18.20.1 IRP-1
50 Stone Road West
As shown on Map 31 of Schedule A of this by-law.

(a) Permitted uses
(i) In addition to the uses permitted in Table 10.1 (IRP zone), the following uses shall also be permitted:
   • Hotel
   • Conference and convention Facility

(b) Regulations
(i) Minimum setbacks from city street or service road
   The minimum setback for the off-street parking area shall be 4.5 metres from the Stone Road street line and the minimum setback for the service land shall be 3 metres from Gordon Street street line.

(ii) Maximum building height
   Despite Table 10.4, A, the maximum building height for a hotel shall be 32 metres.

18.20.2 IRP-2
80 Stone Road West
As shown on Map 31 of Schedule A of this by-law.

(a) Permitted uses
In addition to the uses permitted in Table 10.1 (IRP zone), the following use shall also be permitted:
   • Recreation facility

(b) Regulations
(i) Minimum setbacks from city street or service road
   The minimum setback for the off-street parking area shall be 4.5 metres from the Stone Road street line.

(ii) Minimum off-street parking
   Recreation facility 1 per 22 m² gross floor area (GFA).
Part E: Site-specific Provisions and Zones
Site-specific Institutional Research Park (IRP) Zones

18.20.3 IRP-3

100-174 Stone Road West
As shown on Map 28 of Schedule A of this by-law.

(a) Permitted uses

(i) In addition to the uses permitted in Table 10.1 (IRP zone), the following uses shall also be permitted:
   • University of Guelph
   • Any use or structure operated by the City or by any Department or the Federal or Provincial Governments, in accordance with Section 4.2

(b) Regulations

(i) Minimum setback from street, public or service road
   (A) Despite Section 4.22, the minimum setback shall be 7.5 metres from the Gordon Street or Stone Road street line, or from the edge of any service road constructed adjacent to and parallel to Stone Road or Gordon Street but extending beyond the Stone Road or Gordon Street road allowance.
   (B) The area between the street line, or the edge of an adjacent and parallel service road, and the required minimum setback line shall be used for landscaping only, except where crossed by driveways approved under Section 41 of The Planning Act, R.S.O. 1990, or any successor thereof.

(ii) Minimum yard spaces
   (A) No structure shall be built within 35 metres of any property in the RL.1 zone except that a University student residence of 3 storeys or less may be located up to, but not within, the 20 metre wide buffer strip adjacent to the RL.1 zone, and part of the NCC zone.
   (B) No structure shall be built within 15 metres of the IRP zone adjacent to the southwesterly boundary of the IRP-3 zone.
   (C) No structure shall be built within 7.5 metres of the NCC zone.

(iii) Maximum building height
   (A) 5 storeys, not including rooftop mechanical equipment or equipment rooms.
   (B) Despite the above, buildings or portions of buildings located between 35 metres and 61 metres from the RL.1 zone are limited to a total height of 7.5 metres, not including rooftop mechanical equipment or equipment rooms.
   (C) Despite (A) and (B) above, student residences for the University of Guelph located between 20 metres and 61 metres from the RL.1 zone are limited in height to 3 storeys, not including rooftop mechanical equipment or equipment rooms.

(iv) Minimum off-street parking
   (A) Despite Section 5, uses, buildings and structures in the IRP-3 zone shall be provided with parking in accordance with the following ratios:
      • Institutional uses permitted within the IRP zone, except for University residences – 1 space for each 65 square metres of
Part E: Site-specific Provisions and Zones
Site-specific Institutional Research Park (IRP) Zones

- **gross floor area (GFA).**
- Public Assembly Facility – 1 parking space for each five persons that can be accommodated.
- Restaurant, financial establishment – 1 parking space for each 28 square metres of gross floor area (GFA).
- All other uses permitted in the IRP-3 zone – Space must be available on each site to provide a minimum of 1 parking space, complying in all respects with the regulations of this by-law, for each 37 square metres of gross floor area (GFA).

(v) Off-street loading spaces and garbage storage
(A) Off-street loading spaces and garbage storage areas shall be located a minimum of 61 metres from the RL.1 zone.
(B) Off-street loading spaces and garbage storage areas shall be screened from street, public from the RL.1 zone and from the RL.1 zone adjacent to the southwesterly boundary.

(vi) Buffer strips
(A) Despite any other provisions of this by-law, the Buffer Strips required along the boundaries of the IRP-3 zone adjacent to the RL.1 zone, NCC zone and IRP zone, shall be provided, constructed and installed in accordance with the following regulations:
(B) The Buffer Strip adjacent to the RL.1 zone along the southeasterly boundary of the IRP-3 zone and to a point 20 metres beyond Lot 88, Registered Plan 650, adjacent to the NCC zone, shall be subject to the following regulations:
(C) Minimum width shall be 20 metres.
(D) The buffer strip shall consist of a fence on the boundary line, a sodded or seeded berm, an initial planting of deciduous and coniferous trees, including fast-growing species, and later, installation of landscaping materials and plantings which will ultimately be sufficient to screen the view of IRP-3 zone structures and activities from the property owners in the RL.1 zone.
(E) Despite Section b), the fence, berm and planting may be interrupted by a walkway-bikeway or Grierson Drive cul-de-sac and the berm is not required and must not be located in areas of the buffer strip which already contains mature trees.
(F) The design and staging of the master landscape plan for this buffer strip shall be subject to the approval of the City and subject to the terms of the development agreement dated July 12, 1984 between the City of Guelph and the University of Guelph.
(G) The buffer strip may be located within the required minimum yard space.
(vii) The buffer strip adjacent to the NCC zone, from a point 20 metres beyond...
Lot 88, Registered Plan 650, to a point 61 metres beyond Lot 88, Registered Plan 650, shall be subject to the following regulations:

(A) Minimum width shall be 2 metres.

(B) The buffer strip shall consist of one continuous row of coniferous trees.

(C) The buffer strip may be located within the required minimum yard space.

(D) Provided, if any of the permitted uses or a parking lot accessory thereto, are located or constructed in the vicinity of any portion of the IRP zone at the southwesterly end of the IRP-3 zone, a buffer strip shall be installed in the vicinity of the IRP zone in accordance with specific site plan approval by the City under Section 41 of the Planning Act, R.S.O. 1990.

(viii) Frontage on a street, public

Despite Section 4.1, access from the site of a building, structure or use in the IRP-3 zone to a street, public may be provided by way of a street, private.

(ix) Enclosed Operations

All uses, with the exception of parking, loading, garbage storage, outdoor patio cafes, outdoor sportsfield facilities, operations or use directly related to the University of Guelph, or government uses in accordance with Section 4.2, shall be conducted within an enclosed building.

18.20.4 IRP-4

1, 93 and 95 Stone Road West and 2 South Ring Road

As shown on Map 27 of Schedule A of this by-law.

(a) Permitted uses

In addition to the uses permitted in Table 10.1 (IRP zone), the following uses shall also be permitted:

- Agricultural research institution
- Print or publishing establishment
- Storage facility
- University of Guelph
- Warehouse
- Any use or structure operated by the City or by any Department of the Federal or Provincial Governments, in accordance with Section 4.2

(b) Regulations

The IRP-4 zone shall be subject to the regulations of Section 4, and Section 10.3.1 with the following exceptions:

(i) Minimum setbacks from a street, private

(A) The minimum front yard and exterior side yard setbacks shall also apply from the edge of any existing or future street, private.

(B) The area between the street line, or the edge of any existing or future privately-owned street, and the required minimum setback line shall be used for landscaping only, except where crossed by driveways approved under Section 41 of The Planning Act, R.S.O. 1990, or any successor thereof.
Part E: Site-specific Provisions and Zones
Site-specific Institutional Research Park (IRP) Zones

(ii) Frontage on a street, public
Despite Section 4.1, access from the site of a building, structure or use in the IRP-4 zone to a street, public may be provided by way of a street, private.

18.20.5 IRP-5
125-218 Chancellors Way
As shown on Map Number 27 of Schedule A of this by-law.

(a) Permitted uses
In addition to the uses permitted in Table 10.1 (IRP zone), the following uses shall also be permitted:

- Drug manufacturing
- Print or publishing establishment
- University of Guelph
- Any use or structure operated by the City or by any Department or the Federal or Provincial Governments, in accordance with Section 4.2
- No use shall be permitted which is obnoxious, offensive or dangerous by reason of the presence or emission or production in any manner of odor, fumes, smoke, dust, noise vibration, radiation or refuse matter.

(b) Regulations
(i) Minimum setbacks from city street or service road
Despite Section 4.22, the minimum setback shall be 7.5 metres from the Edinburgh Road or Stone Road street line, or from the edge of any service road constructed adjacent to and parallel to Stone Road or Edinburgh Road but extending beyond the Stone Road or Edinburgh Road road allowance.

The area between the street line, or the edge of an adjacent and parallel service road, and the required minimum setback line shall be used for landscaping only, except where crossed by driveways approved under Section 41 of The Planning Act,
(ii) Minimum yard spaces
No building or structure shall be built within 10 metres of the woodlot edge of the “Dairy Bush”. Within the 10 metre setback a pedestrian/cycling trail will be maintained including a 5 metre planting area of shade tolerant deciduous and coniferous trees on the south side of the trail. No building or structure shall be located within 3 metres of the I.2, RH.7-12, MUC-3, MUC-4 and NHS zone.

(iii) Maximum building height
(A) 5 storeys, not including rooftop mechanical equipment or equipment rooms.
(B) Despite Section (A) above buildings will be limited to a maximum of 3 storeys not including rooftop mechanical equipment or equipment rooms within 15 metres from the woodlot edge of the “Dairy Bush”.

(iv) Minimum off-street parking
Despite Table 5.3, uses, buildings and structures in the IRP-5 zone shall be provided with parking in accordance with the following ratios:
(A) University Residences
  • Rooms – 1 space for every 5 beds
  • Apartment units – 1 space per unit
  • Family units – 1 space per unit
(B) Institutional uses permitted within the IRP zone, except for University residences – 1 space for each 65 m² of gross floor area (GFA).

(C) Public assembly facility – 1 parking space for each five persons that can be accommodated.
(D) Restaurant, financial establishment - 1 parking space for each 28 m² of gross floor area (GFA).
(E) All other uses permitted in the IRP-5 zone – Space must be available on each site to provide a minimum of 1 parking space, complying in all respects with the regulations of this by-law, for each 37 m² of gross floor area (GFA).

(v) Off-street loading spaces and garbage storage
Off-street loading spaces and garbage storage areas shall be screened from public streets, from the RH.7-12 zone and from the I.2 zone.

(vi) Frontage on a street, public
Despite Section 4.1, access from the site of a building, structure or use in the IRP-5 zone to a street, public may be provided by way of a street, private.
18.21 Site-specific employment mixed use 2 (EMU.2) zones

18.21.1 EMU.2-1

745, 755, 757 Stone Road East

As shown on Map 59 of Schedule A of this by-law.

(a) Permitted uses

Despite Table 10.1 (EMU.2 zone), of the by-law, the EMU.2-1 zone shall only be used to provide lot frontage and driveway access to the RL.1-2 zoned lots.

(b) Regulations

Despite Table 10.5, A, of this by-law, the EMU.2-1 zone shall have a maximum lot frontage of 10 metres and a maximum driveway width of 6 metres.
18.23 Site-specific mixed business (MB) zones

18.23.1 MB-1

70 Stevenson Street South
As shown on Map Number 46 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 10.1 (MB zone), the following additional use shall be permitted:

• Place of worship
18.22 Site-specific neighbourhood institutional (NI) zones

18.22.1 NI-1
271 Metcalfe Street
As shown on Map 44 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 11.1 (NI zone), the following additional use shall be permitted:

• Long term care facility

18.22.2 NI-2
95 Willow Road
As shown on Map 14 of Schedule A of this by-law.

(a) Permitted uses

(i) Despite Table 11.1 (NI zone), within the NI-2 zone, no building or structure shall be erected or used except for one or more of the following permitted uses:

• Day care centre in accordance with Section 4.25
• Government office
• Occasional uses in accordance with Section 4.17
• Administrative office, activity room, recreation facility, and other accessory uses are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use in this zone and provided that such use complies with Section 4.21.

(ii) For the purposes of this zone, government office shall mean a building or a portion thereof used by the public (federal, provincial, county or municipal) sector government(s) to conduct public administration.

(b) Regulations
In accordance with the provisions of Section 4 and Section 11.3.1 of this by-law with the following exceptions:

(i) Maximum front yard setback
Despite Table 11.3, A, there shall be no maximum front yard setback requirement in this zone.
18.22.3 NI-3

80 Waterloo Avenue and 20-28 Birmingham Street

As shown on Map Number 25 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 11.1 (NI zone), the following additional use shall be permitted:

- Social services establishment

18.22.4 NI-4

60 Westwood Road

As shown on Map 9 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 11.1 (NI zone), the following additional use shall be permitted:

- Medical treatment facility
18.22.5 NI-5

485-487 Waterloo Avenue

As shown on Map 15 of Schedule A of this by-law.

(a) Permitted uses

In addition to the permitted uses listed in Table 11.1 (NI zone), the following additional uses shall be permitted:

- A camp and conference ground/retreat centre
- A place of worship and uses accessory thereto, including a day care centre
- Staff dormitory or staff residences for the conference ground and camp
- A building or use accessory to the foregoing permitted uses.
18.24 Site-specific institutional (I.1) zones

18.24.1 I.1-1

401 Edinburgh Road North
As shown on Map 23 of Schedule A of this by-law.

(a) Permitted uses
In addition to the permitted uses listed in Table 11.1 (I.1 zone), the following additional use shall be permitted:
- Apartment building

(b) Regulations
The specialized I.1-1 zone shall be subject to the regulations of Section 4 and in accordance with Section 6.3.8 of this by-law, with the following additions and exceptions:

(i) Underground parking
0 metres

(ii) Minimum distance between buildings
Where two or more buildings are located on any one lot, the minimum distance shall be 3 metres.

(iii) Minimum distance between buildings with windows to habitable rooms
15 metres (between Phase 2 building and Phase 3 building only)

(iv) Maximum building height
(A) 7 storeys for Phase 1 and Phase 2 buildings
(B) 8 storeys for Phase 3 building

(v) Minimum side yards
(A) 43 metres on the north side (Phase 1 building)
(B) 46 metres on the north side (Phase 2 building)
(C) 32 metres on the north side (Phase 3 building)
(D) 3 metres on the south side

(vi) Maximum number of dwelling units
300 units for all 3 buildings

(vii) Floor space index (FSI)
The maximum floor space index (FSI) for all 3 building sites shall be 1.5.

(viii) Off-street parking
1.25 parking spaces per dwelling unit
18.24.2 I.1-2

388 Arkell Road
As shown on Map 68 of Schedule A of this by-law.

(a) Permitted uses
In accordance with the permitted uses in Table 11.1 (I.1 zone).

(b) Regulations
In accordance with the regulations in Section 11.3.2, with the following exception:

(i) Maximum front and exterior side yard
The maximum front and exterior side yard shall be 15 metres.
Part F: Zoning Schedules

Part F Table of Contents

19. Schedules

   Schedule A - Zoning Maps
   Schedule B - Zoning Overlays
CITY OF GUELPH
BYLAW (2023) - 20790
SCHEDULE 'A'
AS AMENDED
KEY MAP
THE RESTRICTED AREA (ZONING) BY-LAW
INDEX TO DEFINED AREA MAPS

Updated March 2023

Streets
Railway
Parks
Rivers

0 0.5 1 1.5 2 km
Zoning Bylaw (2023) - 20790
As last amended by By-law

Schedule A, Map 1
Zoning Bylaw (2023) - Schedule A, Map 4

As last amended by By-law

Residential Zones
- RL.1 (Low Density Residential 1)
- RL.2 (Low Density Residential 2)
- RL.3 (Low Density Residential 3)
- RL.4 (Low Density Residential 4)
- RM.5 (Medium Density Residential 5)
- RM.6 (Medium Density Residential 6)
- RH.7 (High Density Residential)

Commercial Zones
- CMUC (Commercial Mixed-Use Centre)
- MUC (Mixed-Use Corridor)
- NCC (Neighbourhood Commercial Centre)

Mixed-Use Zones
- MOC (Mixed Office/Commercial)
- GC (Convenience Commercial)
- SC (Service Commercial)

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

Employment Zones
- B (Industrial)

Institutional Zones
- NI (Neighbourhood Institutional)
- MI (Major Institutional 1)
- M2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)
- NP (Neighbourhood Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Urban Reserve Zones
- UR.1 (Urban Reserve 1)
- UR.2 (Urban Reserve 2)

Open Space, Golf Course and Park Zones
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)
- NP (Neighbourhood Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Zoning Suffixes
- PA (Parking Adjustment)
- H (Parking Adjustment)

City of Guelph Boundary

Institutional Zones
- NI (Neighbourhood Institutional)
- MI (Major Institutional 1)
- M2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)
- NP (Neighbourhood Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Zoning Suffixes
- PA (Parking Adjustment)
- H (Parking Adjustment)

City of Guelph Boundary

Institutional Zones
- NI (Neighbourhood Institutional)
- MI (Major Institutional 1)
- M2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)
- NP (Neighbourhood Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Zoning Suffixes
- PA (Parking Adjustment)
- H (Parking Adjustment)

City of Guelph Boundary

Institutional Zones
- NI (Neighbourhood Institutional)
- MI (Major Institutional 1)
- M2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)
- NP (Neighbourhood Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Zoning Suffixes
- PA (Parking Adjustment)
- H (Parking Adjustment)

City of Guelph Boundary

Institutional Zones
- NI (Neighbourhood Institutional)
- MI (Major Institutional 1)
- M2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)
- NP (Neighbourhood Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Zoning Suffixes
- PA (Parking Adjustment)
- H (Parking Adjustment)

City of Guelph Boundary

Institutional Zones
- NI (Neighbourhood Institutional)
- MI (Major Institutional 1)
- M2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)
- NP (Neighbourhood Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Zoning Suffixes
- PA (Parking Adjustment)
- H (Parking Adjustment)

City of Guelph Boundary
Zoning Bylaw (2023) - 20790

As last amended by By-law
Zoning Bylaw (2023) - 20790
As last amended by By-law

Residential Zones
RL.1 (Low Density Residential 1)
RL.2 (Low Density Residential 2)
RL.3 (Low Density Residential 3)
RL.4 (Low Density Residential 4)
RM.5 (Medium Density Residential 5)
RM.6 (Medium Density Residential 6)
RN.7 (High Density Residential)

Commercial Zones
GC (Convenience Commercial)
SC (Service Commercial)

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

Institutional Zones
NI (Neighbourhood Institutional)
L1 (Major Institutional 1)
L2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Courses and Park Zones
OS (Open Space)
GC (Golf Course)
US (Urban Square)
NP (Neighbourhood Park)
CP (Community Park)
RP (Regional Park)

Natural Heritage System Zone
NHS (Natural Heritage System)

Major Utility Zone
M (Major Utility)

Zoning Suffixes
H (Holding Symbol)
P (Parking Adjustment)

City of Guelph Boundary

Schedule A, Map 7
Zoning Bylaw (2023) - 20790

As last amended by By-law

Schedule A, Map 12
Zoning Bylaw (2023) - 20790
As last amended by By-law
Zoning Bylaw (2023) - 20790

Schedule A, Map 21

As last amended by By-law
Zoning Bylaw (2023) - 20790
As last amended by By-law

Schedule A, Map 24

Residential Zones
- RL.1 (Low Density Residential 1)
- RL.2 (Low Density Residential 2)
- RL.3 (Low Density Residential 3)
- RL.4 (Low Density Residential 4)
- RM.6 (Medium Density Residential 5)
- RM.5 (Medium Density Residential 6)

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

Mixed-Use Zones
- CC-3 (Commercial Mixed-Use)
- CMUC (Commercial Mixed-Use Centre)
- D.2 (Downtown 2)

Employment Zones
- D.2-6 (Employment Zones)

Commercial Zones
- CC-1 (Convenience Commercial)
Zoning Bylaw (2023) - 20790
As last amended by By-law
Zoning Bylaw (2023) - 20790
As last amended by By-law

Residential Zones
- RL.1 (Low Density Residential 1)
- RL.2 (Low Density Residential 2)
- RL.3 (Low Density Residential 3)
- RL.4 (Low Density Residential 4)
- RM.5 (Medium Density Residential 5)
- RM.6 (Medium Density Residential 6)
- RH.7 (High Density Residential)

Commercial Zones
- MOC (Mixed Office/Commercial)
- CMUC (Commercial Mixed-Use Centre)
- MUC (Mixed-Use Corridor)
- NCC (Neighbourhood Commercial Centre)

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

Institutional Zones
- NI (Neighbourhood Institutional)
- I.1 (Major Institutional 1)
- I.2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones
- OS (Open Space)
- GC (Golf Course)
- US (Urban Square)
- CP (Community Park)
- RP (Regional Park)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Urban Reserve Zones
- UR.1 (Urban Reserve 1)
- UR.2 (Urban Reserve 2)

City of Guelph Boundary
- City of Guelph Boundary

Zoning Suffixes
- H (Holding Symbol)
- PA (Parking Adjustment)

Schedule A, Map 29
As last amended by By-law

Residential Zones
- RL.1 (Low Density Residential 1)
- RL.2 (Low Density Residential 2)
- RL.3 (Low Density Residential 3)
- RL.4 (Low Density Residential 4)
- RM.5 (Medium Density Residential 5)
- RM.6 (Medium Density Residential 6)
- RM.7 (High Density Residential)

Commercial Zones
- CMUC (Commercial Mixed-Use Centre)
- MUC (Mixed-Use Corridor)
- NCC (Neighbourhood Commercial Centre)

Mixed-Use Zones
- EMU (Employment Mixed-Use)

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

Institutional Zones
- I.1 (Major Institutional 1)
- I.2 (Major Institutional 2 - University of Guelph)

Employment Zones
- B (Industrial)

Open Space, Golf Courses and Park Zones
- U (Open Space)

BP (Corporate Business Park)
- IP (Industrial Park)
- MG (Mixed Business)
- EMU (Employment Mixed-Use)

Natural Heritage System Zone
- NGS (Natural Heritage System)

Major Utility Zone
- H (Holding Symbol)

Urban Reserve Zones
- URL1 (Urban Reserve 1)
- URL2 (Urban Reserve 2)

Zoning Suffixes
- PA (Parking Adjustment)

Parking Adjustment
Zoning Bylaw (2023) - 20790
As last amended by By-law
Zoning Bylaw (2023) - 20790
As last amended by By-law
Zoning Bylaw (2023) - 20790
As last amended by By-law
Zoning Bylaw (2023) - 20790

As last amended by By-law

Schedule A, Map 54
Zoning Bylaw (2023) - 20790
As last amended by By-law

Schedule A, Map 65

Residential Zones
- RL.1 (Low Density Residential 1)
- RL.2 (Low Density Residential 2)
- RL.3 (Low Density Residential 3)
- RL.4 (Low Density Residential 4)
- RN.5 (Medium Density Residential 5)
- RN.6 (Medium Density Residential 6)
- RN.7 (High Density Residential)

Commercial Zones
- CD (Convenience Commercial)
- SC (Service Commercial)

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

Mixed-Use Zones
- CMUC (Commercial Mixed-Use Centre)
- NCC (Neighbourhood Commercial Centre)

Employment Zones
- B (Industrial)

Institutional Zones
- NI (Neighbourhood Institutional)
- I.1 (Major Institutional 1)
- I.2 (Major Institutional 2 - University of Guelph)

Natural Heritage System Zone
- NHS (Natural Heritage System)

Major Utility Zone
- U (Major Utility)

Open Space, Golf Courses and Park Zones
- US (Open Space)

Urban Reserve Zones
- UR.1 (Urban Reserve 1)
- UR.2 (Urban Reserve 2)

Zoning Suffixes
- EMU (Employment Mixed-Use)
- MUC (Mixed-Use Corridor)
- MOC (Mixed Office/Commercial)
- BP (Corporate Business Park)
- IRP (Institutional/Research Park)
- MB (Mixed Business)
- CMUC (Commercial Mixed-Use Centre)
- SC (Service Commercial)
- CC (Convenience Commercial)
- CP (Community Park)
- RP (Regional Park)
- US (Urban Square)

City of Guelph Boundary
- Holding Symbol (H)

PA (Parking Adjustment)
Schedule B-1:
Older Built Up Area Overlay
Schedule B-6:
Downtown Exterior Finishes Overlay
Schedule B-7:
Downtown Licensed Establishment Overlay
Schedule B-8:
Floodplain Overlay
Schedule B-11: Wellhead Protection Area Overlay
Schedule B-12:
Hanlon Creek Business Park Overlay
Schedule B-13:
Low Density Greenfield Residential