

The City of Guelph

Zoning By-law

Track Change Version
Statutory Public Meeting
July 2022





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Part A: Administration and Interpretation

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Part A: Administration and Interpretation

Administration

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.

Note: 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 of **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Zoning By-law 1995-14864 and all amendments thereto are hereby repealed.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The provisions of this section expire and are repealed effective ~~three~~ **two** years after the **effective date** of this **by-law** with the exception of Section 1.3.1 (b) (B) which expires and is repealed five years after the **effective date** of this **by-law**.

- (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 filed on or prior to the date this **by-law** was passed by Council, 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** in a circumstance set out in ~~sub-section (b)~~ for which a complete application for site plan approval under Section 41 of the Planning Act was filed on or prior to the **effective date** of this **by-law** **provided that:**
 - (ii) ~~Sub-section 1.3.1 (b) (i) only applies if:~~
 - (A) **Both**



Part A: Administration and Interpretation

Administration

- The **development** to which is the subject of the application for site plan approval referenced in section 1.3.1 (b) ~~(i) complies~~ **applies, and, or**
- the building permit application for the said **development** ~~is amended to~~ **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**; and

(B) ~~A~~ **The building permit application for the development** referenced in Section 1.3.1 (b) ~~(i) (A) is filed~~ **within three years 90 days of 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 filed within ~~three~~ **years 90 days of the effective date, and the building permit application or applications, for any subsequent building phase, or phases, has been filed within five years of the effective date of this by-law.** ~~may be issued after site plan approval if the development in question, as shown in the building permit application complies, or the building permit application for the said 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.~~

(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 received and deemed complete by the Chief Building Official within two years of the **effective date** of this **by-law**.

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



Part A: Administration and Interpretation

Administration

- (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 **floor space index**, 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).



Part A: Administration and Interpretation

Administration

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.

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.

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 (1) 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 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.

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,



Part A: Administration and Interpretation

Establishment of Zones and Uses

2. 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**:

Zone	Classification
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 RH.7	High density residential 7
Mixed-use zones	
CMUC	Commercial mixed-use centre
MUC	Mixed-use corridor
NCC	Neighbourhood commercial centre
MOC	Mixed office/commercial
Commercial zones	
SC	Service commercial
CC	Convenience commercial
Downtown zones	
D.1	Downtown 1
D.2	Downtown 2
D.3	Downtown 3
D.3a	Downtown 3a
Employment zones	
B	Industrial
BP	Corporate business park
IRP	Institutional/research park
MB	Mixed business
EMU.1	Employment mixed-use 1
EMU.2	Employment mixed-use 2

Zone	Classification
Institutional zones	
NI	Neighbourhood institutional
I.1	Major institutional 1 - General
I.2	Major institutional 2 - University of Guelph
Open space, golf course 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	
U	Major utility
Urban reserve zones	
UR.1	Urban reserve 1
UR.2	Urban reserve 2



Part A: Administration and Interpretation

Establishment of Zones and Uses

2.2 Uses and zones

All permitted **uses** are set out in Part D, Sections 6 to 15. Other **uses** may be permitted by special 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

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



Part A: Administration and Interpretation

Establishment of Zones and Uses

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**.

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.1-1, where RL.1 is the parent **zone**, as found in Section 6 of this **by-law**
- -1 is the site-specific **zone** as found in Section 18 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**.

Lots with holding provisions, including the conditions required to be satisfied prior to the removal of the holding (H) symbol, are identified in **Section 17**.

Note: Lots in the city may have holding provisions that apply to the property in addition to regulations of the parent or site-specific **zone**. The holding provisions must be satisfied before **development** can occur in compliance with the parent or site-specific **zone uses** and regulations. The holding symbols are shown on Schedule A and in Section 17 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 5.2 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

100 year flood

A

Abattoir

Accessible parking space

Accessory building or structure

Accessory use

Active entrance

Active frontage area

Additional residential dwelling unit

Adequate

Agricultural produce market

Agricultural research institution

Agriculture, livestock based

Agriculture, vegetation based

Amenity area

Private amenity area

Common amenity area

Angular plane

Angular plane from a river or park

Angular plane from a street

Animal boarding establishment

Animal care establishment

Animal crematorium

Apartment building

Appropriate

Art gallery

Artisan studio

Attic

Auction centre

Automated parking system

Available

B

Balcony

Barrier free access ramp

Basement

Bed and breakfast

Bicycle parking space

Block face

Blue roof

Body rub

Body rub parlour

Buffer strip

Building

Building height

Building supply

Bulk fuel depot

By-law



Part B: Definitions

C

Carport
~~Car wash~~
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:
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
Dwelling width

E

Effective date
Electrical transformer station
Electric vehicle parking space
Emergency shelter

F

Factory sales outlet
Fence



Part B: Definitions

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
Ground floor area
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 line
 Front lot line



Part B: Definitions

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 facility
Parking space
 Accessible parking space
 Bicycle parking space
 Bicycle parking space, long term
 Bicycle parking space, short term
 Compact parking space
 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
Restaurant



Part B: Definitions

Restaurant, take-out
Retail establishment
Retirement residential facility

S

Safe access
Salvage yard
School
 School, commercial
 School, post-secondary
Semi-detached dwelling
Service establishment
Setback
Significant drinking water threat
Single detached dwelling
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, commercial
 Vehicle, recreational
Vehicle body shop
Vehicle parts establishment
Vehicle rental establishment
Vehicle repair establishment
Vehicle sales establishment
Vehicle service station



Part B: Definitions

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, 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, craftsperson, 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. as defined in the Ontario Building Code Act, S.O. 1992, Chapter 23.

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**.

B

Balcony means an unenclosed or partially enclosed attached platform, projecting from the face of a wall, cantilevered or supported by columns or



Part B: Definitions

brackets and usually surrounded by a balustrade or 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**, as defined in the Ontario Building Code Act, S.O. 1992, Chapter 23.

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.

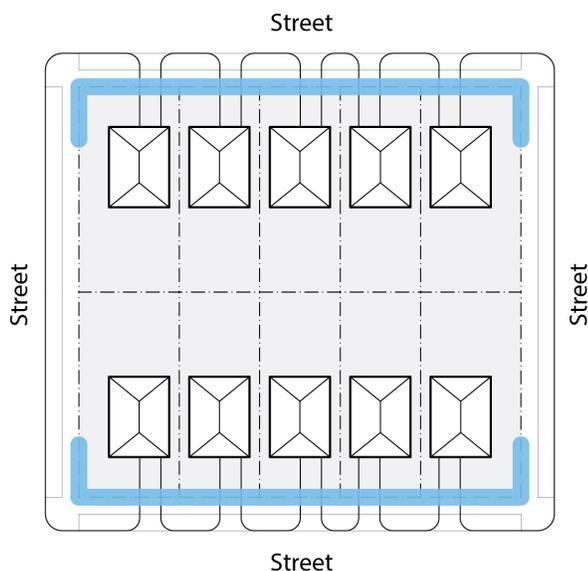
Block face means land fronting on one side of a **street** between the nearest **streets**, intersecting, meeting, or crossing the aforesaid **street**.

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

Block face



Block face



Part B: Definitions

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 areas 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**.

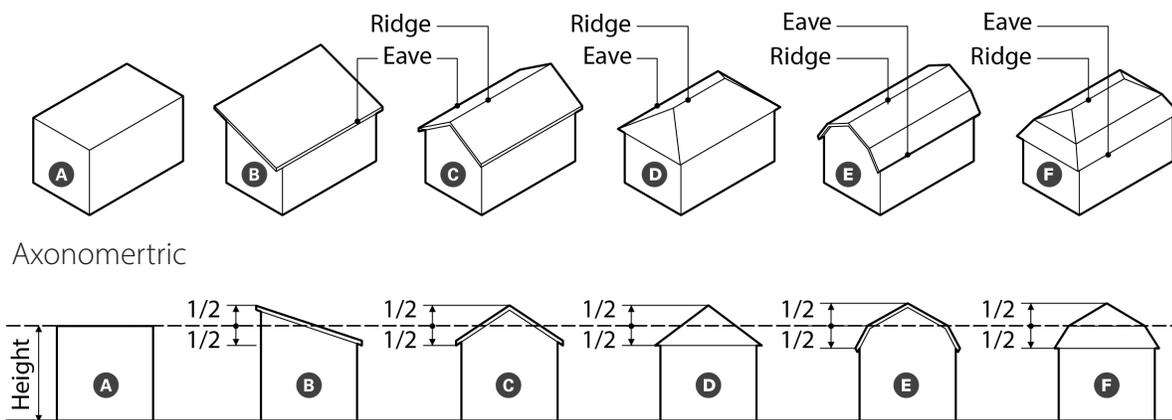
Building height means the vertical distance between the average **finished grade** of a **building** and the top of such **building**. The top is:

- (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**.

Building height



Front view

- A** Flat roof
- B** Slope roof
- C** Gable roof
- D** Hip roof
- E** Gambrel roof
- F** Mansard roof



Part B: Definitions

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 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 (202X)-XXXXX and any amendments thereto including any and all Schedules forming any part of this **by-law** and any amendments thereto.

C

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



Part B: Definitions

sensitive and includes any **premises** owned by the Grand River Conservation Authority, a conservation authority in Ontario that operates under the Conservation Authorities Act of Ontario.

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.

D

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

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 phased liquid (DNAPL) is a heavier than water liquid that is only slightly soluble in water. means any liquid that has a density of greater than 1.

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**.

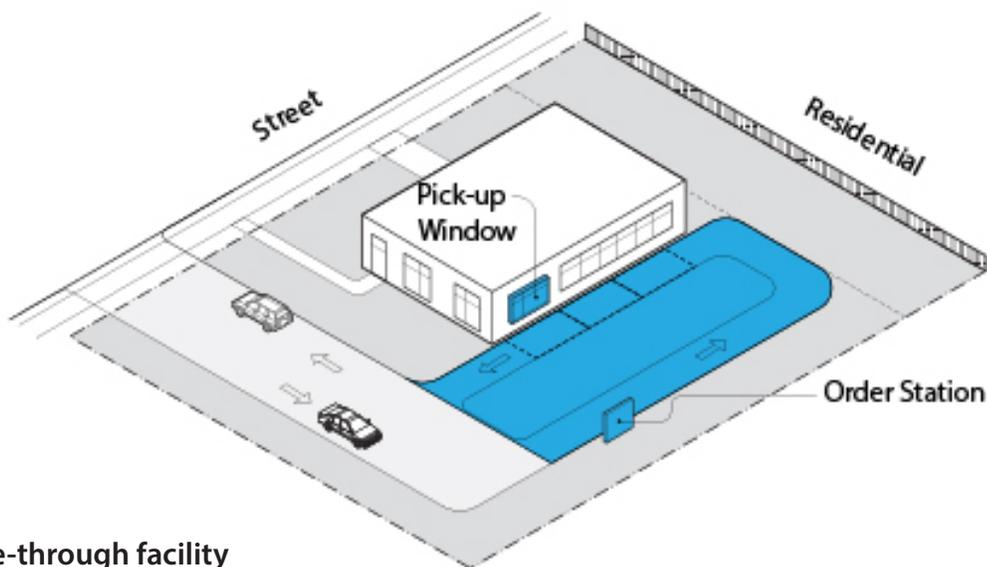
Duplex dwelling see **dwelling unit** definition.

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 or entrances from the **street** level and subsequently through a common hall or halls, and may also include podium

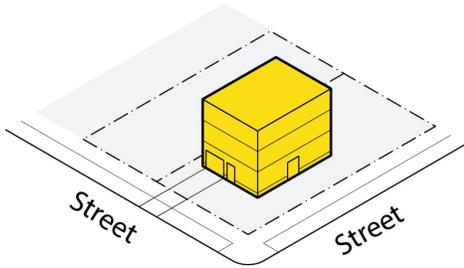
Drive-through facility



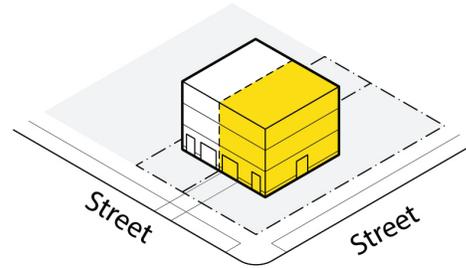
Part B: Definitions

Dwelling unit (types)

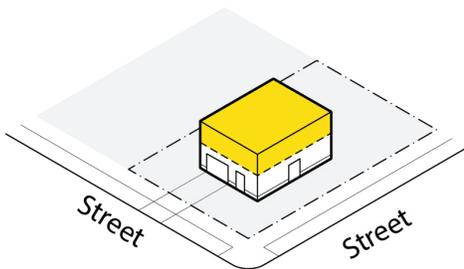
a. Single detached dwelling



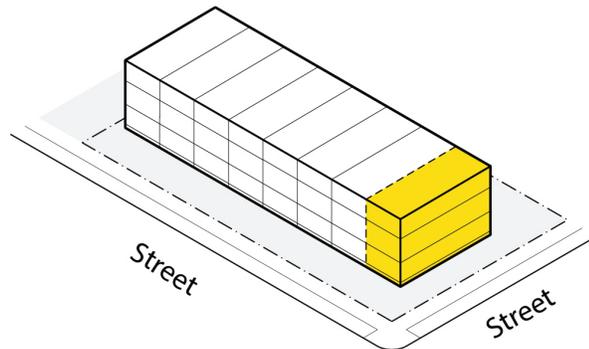
b. Semi-detached dwelling



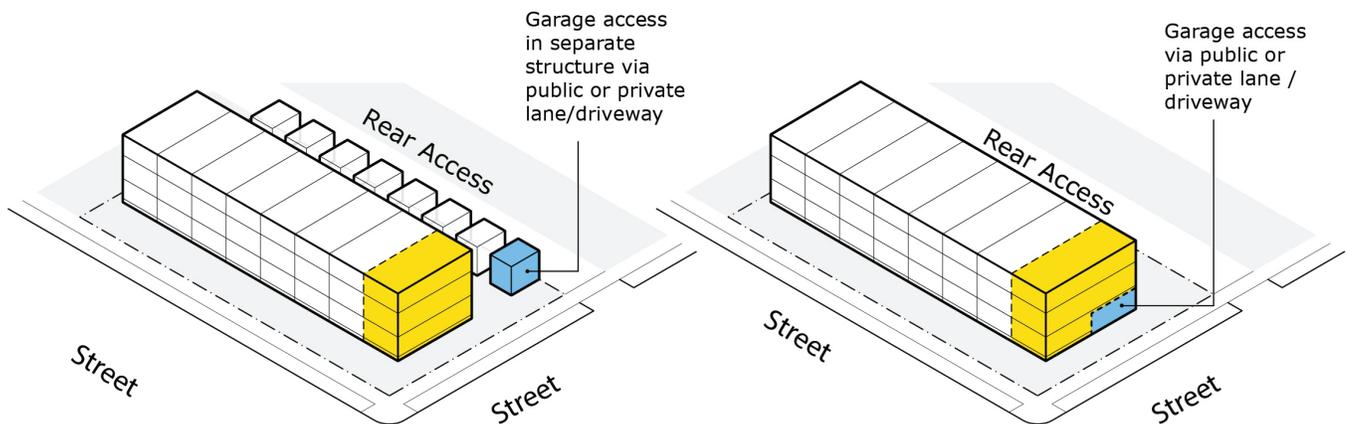
c. Duplex dwelling



d. On-street townhouse



e. Rear access on-street townhouse



 Dwelling unit

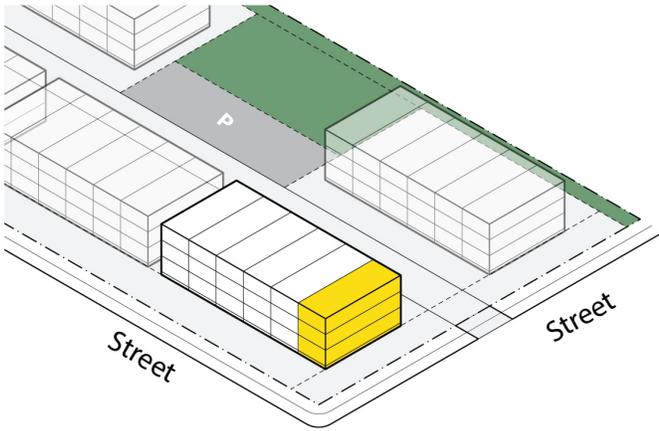
 Garage



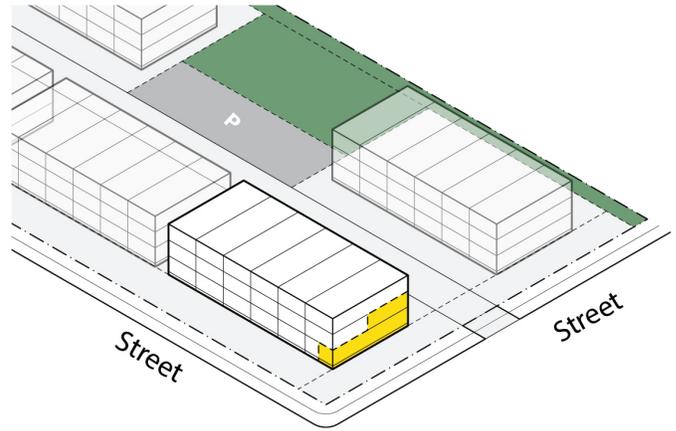
Part B: Definitions

Dwelling unit (types)

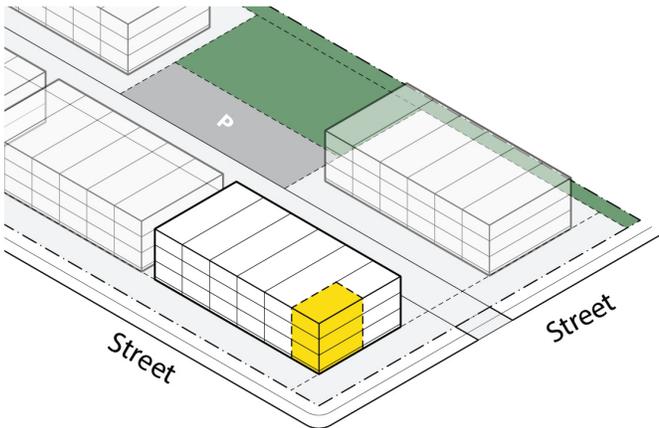
f. Cluster townhouse



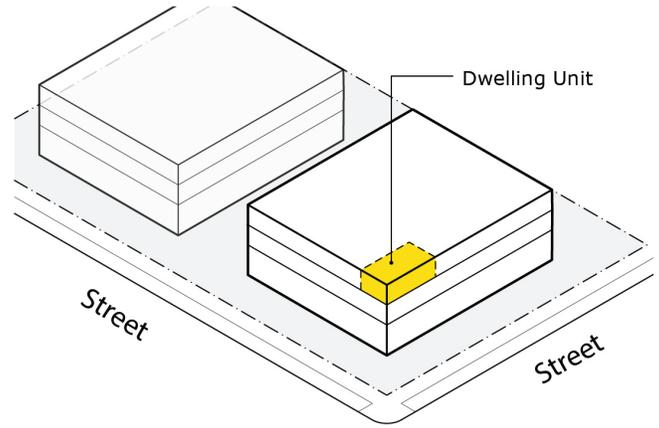
g. Stacked townhouse



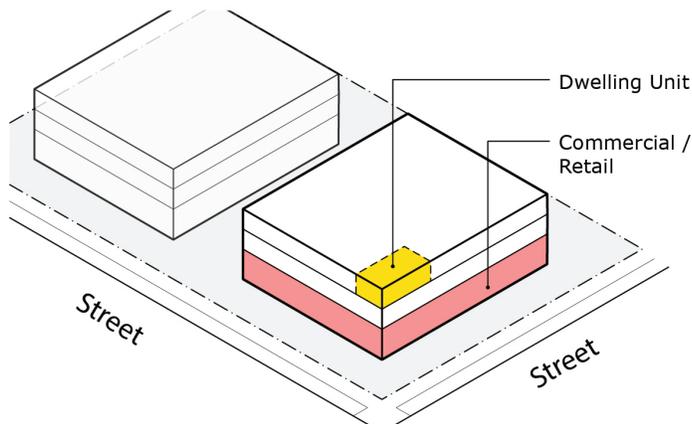
h. Back-to-back townhouse



i. Apartment building



j. Mixed-use building



 Dwelling unit

 Commercial / Retail



Part B: Definitions

townhouses accessed through a common entrance or by a private exterior entrance.

Duplex dwelling means a **building** that is divided horizontally into 2 separate dwelling units: **used** for the purpose of two principal **dwelling units** 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, with one **dwelling unit** entirely above the other, 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.

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 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.



Part B: Definitions

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.

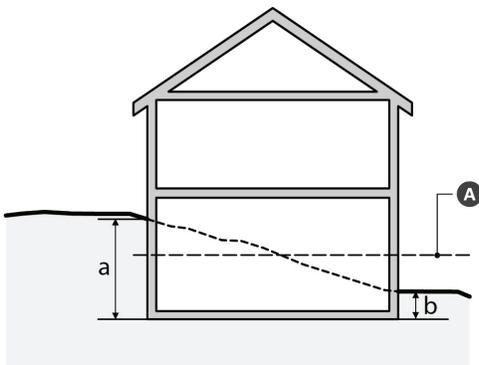
Electrical transformer station means a **premises used** to control the transmission and distribution of electrical power that is provided to the public.

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.

Finished grade



A **Finished grade** = $\frac{a + b}{2}$

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**.



Part B: Definitions

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.



Part B: Definitions

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.

G

Gaming establishment means a **premises** where any banking or percentage game is played with cards, dice or any mechanical device or machine for money, property or any item of value, and includes a **premises** such as a casino, or a gambling facility with slot machines or video lottery terminals.

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.

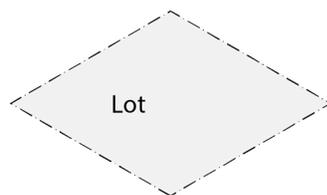
Garage width means the width of the **garage** opening measured from the inside walls of the **garage** door frame. In the case of a multiple door **garage** including a divider between the **garage** doors, the width will include all **garage** openings and the divider.

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.

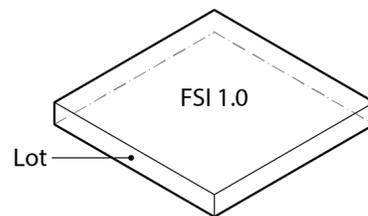
Garden suite see **dwelling unit** definition.

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

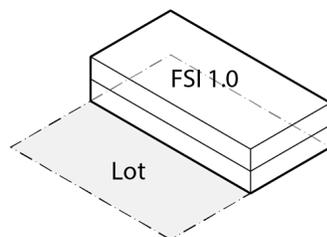
Floor space index (FSI)



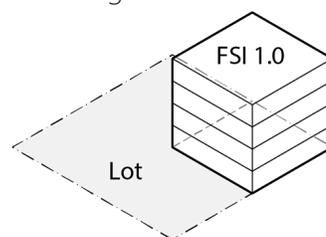
Site area



1 storey building covering 100% of lot



2 storey building covering 50% of lot



4 storey building covering 25% of lot



Part B: Definitions

include a miniature **golf course**.

Green roof means an extension of an above grade roof on top of a **building 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, for gain or profit, as an additional **use** carried out within a residential

dwelling unit by a person who is the occupant of such **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**



Part B: Definitions

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



Part B: Definitions

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**.

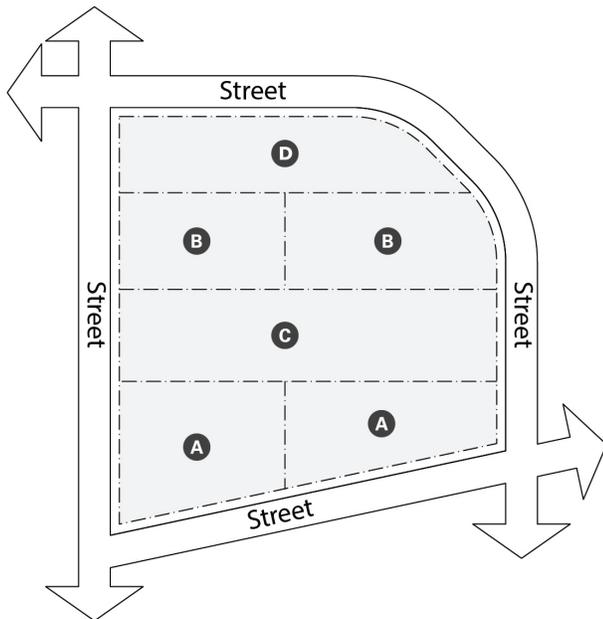
Lot frontage means the horizontal distance between the **side lot lines** measured along the **front lot line**, except:

- (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 lines** meet the **setback line**.

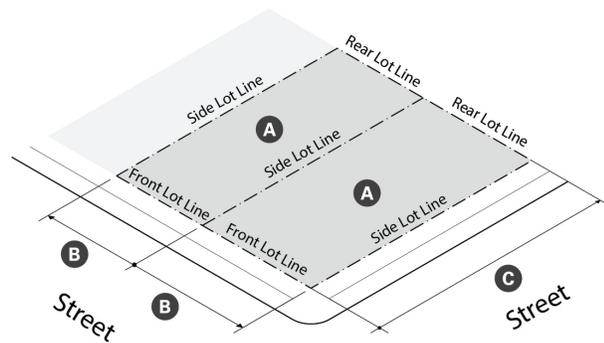
Lot line means any boundary of a **lot**;

- (a) **Front lot line** means the **lot line** abutting

Lot



- A** Corner lot
- B** Interior lot
- C** Through lot
- D** Corner through lot



- A** Lot area
- B** Lot frontage
- C** Lot depth



Part B: Definitions

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**.

M

Main building means a **building** located at a **premises** and in which is contained the permitted **use** for which such **premises** is **zoned** and does not include an **additional residential dwelling unit**.

Major equipment supply and service means a **premises used** for the service, repair, sale or rental of farm, construction and large business machines, and **commercial vehicles**.

Manufacturing means a **premises used** for the production, compounding, processing, packaging, crating, bottling, packing, recycling, or assembling of raw or semi-processed or fully-processed goods or materials and includes indoor agricultural based **manufacturing uses**, bakery, and **catering service**.

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.



Part B: Definitions

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.

N

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.

O

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**.

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**.

P

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



Part B: Definitions

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 ~~and any appurtenance thereto~~.

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.

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**.



Part B: Definitions

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**.

R

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. and may include a postal service and pharmacy.

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**.

S

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



Part B: Definitions

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.

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**.

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



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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**.

Stormwater management facility means a **premises used** for the temporary storage and treatment of stormwater runoff.

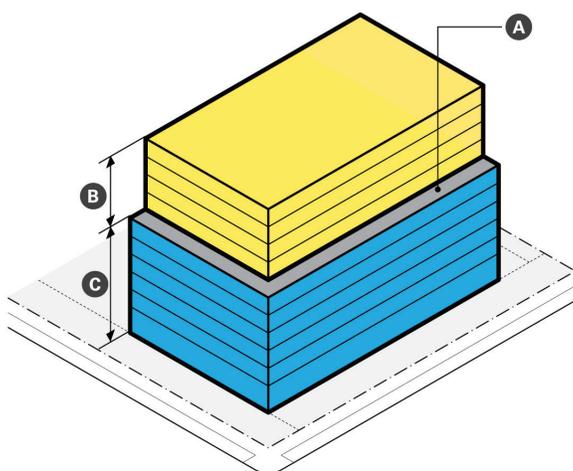
Street means a **street, private** and a **street, public**.

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.

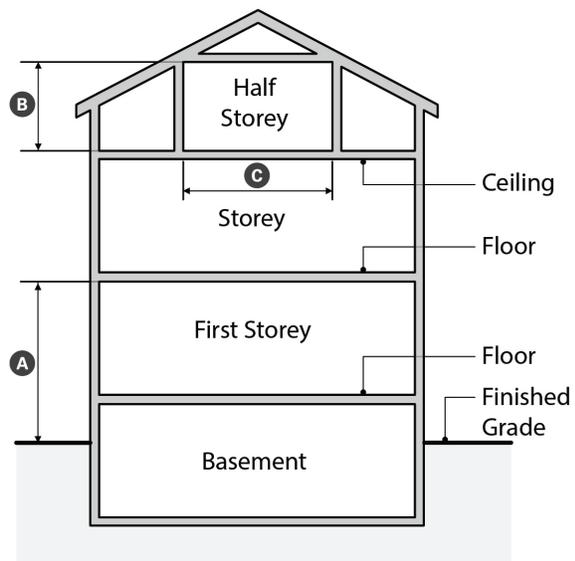
Street line means a **lot line** dividing a **lot** from a **street** and is the limit of the **street** allowance.

Stepback, tower and podium



- A** Stepback
- B** Tower
- C** Podium

Storey



- 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



Part B: Definitions

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** to provide services and supports on-site that are designed to assist residents who need specific support services 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.

T

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** subject to the **stepbacks** 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, or 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.



Part B: Definitions

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, 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 **vehicles, 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,



Part B: Definitions

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.

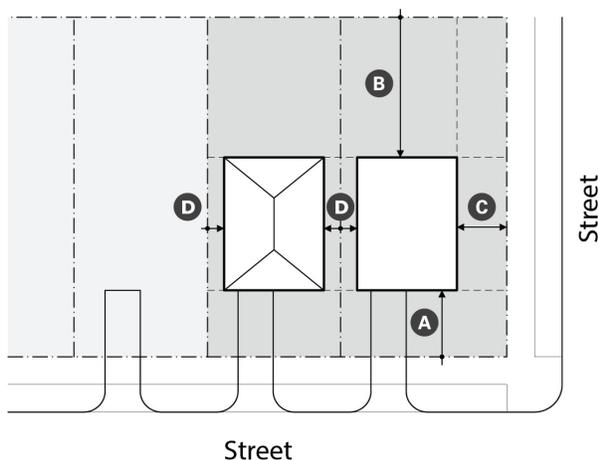
WHPA – B means a **wellhead protection area** which includes the distance between WHPA-A and the calculated 2-year time-of-travel to a municipal well, where the time of travel to the municipal well is 2 years or less.

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

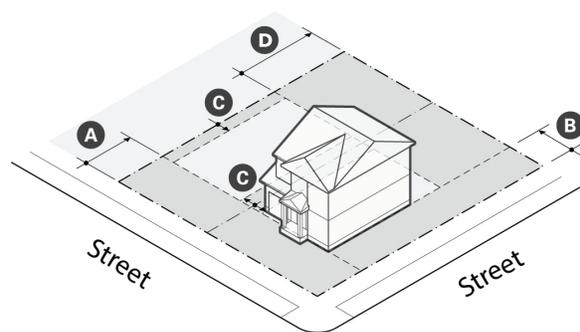
Y

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**.

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 B: Definitions

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 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**.

Z

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



Part C: General Provisions and Parking

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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**; and
- (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 be 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 **additional**



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residential dwelling unit, and as specifically permitted in this **by-law**.

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:
 - (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.

4.5.2 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** with access to a **lane**.

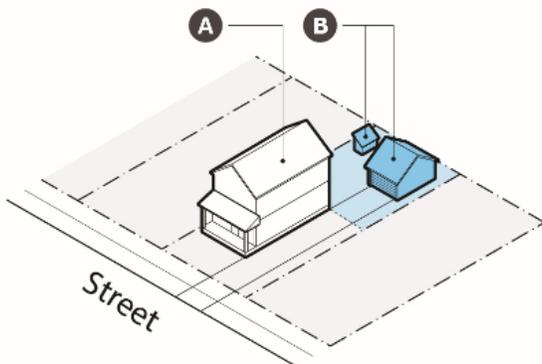
4.5.3 Other zones

- (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

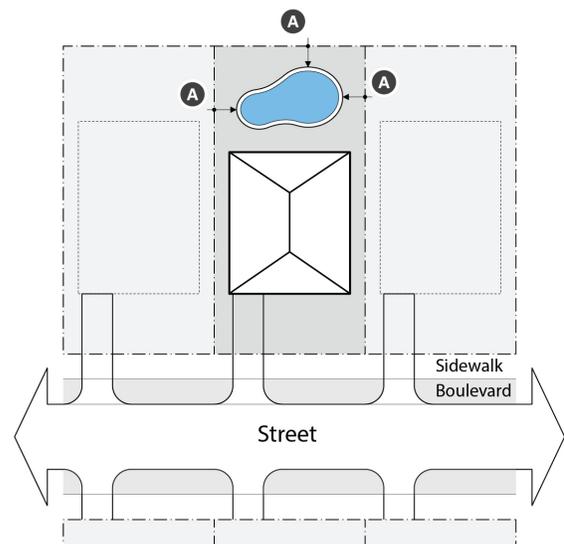
- (a) No outdoor swimming pool or hot tub shall be located in any part of a **front yard** or required **exterior side yard**, unless it is

Accessory building or structure



- A** Main building
- B** Accessory building or structure

Swimming pool and hot tub



- A** Interior side yard and rear yard setback (min)



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located behind the rear wall of the **main building** and in compliance with Section 4.6.1.

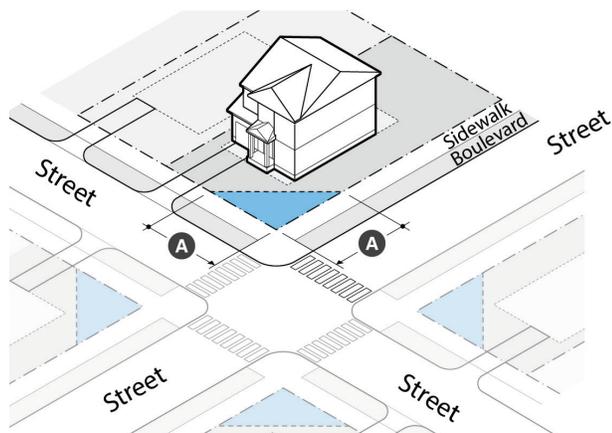
- (b) A swimming pool or hot tub shall be **setback** a minimum of 1.5 metres from any **lot line**.
- (c) Any decking surrounding the swimming pool or a portion of the swimming pool that is above 0.6 metres from **finished grade**, shall be **setback** a minimum of 1.5 metres from a **lot line**.
 -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

Corner lot sight line triangle



- Sight line triangle
- A** Sight line triangle distance 9 m

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.

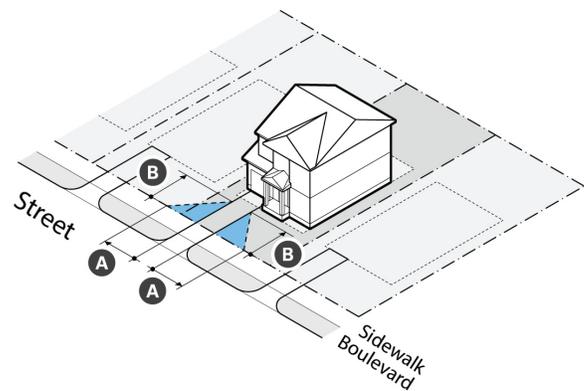
- (b) A **fence, hedge, shrub or foliage** may be located within the sight line triangle provided it does not exceed 0.8 metres above the level of the travelled portion of the abutting **streets**. This provision shall not prevent the planting of one deciduous tree within the defined triangle, or municipal 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

General sight line triangle



- Sight line triangle
- A** Sight line triangle distance 5 m
- B** Sight line triangle distance 4 m



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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.



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4.7.1 Canopies and awnings above door and window

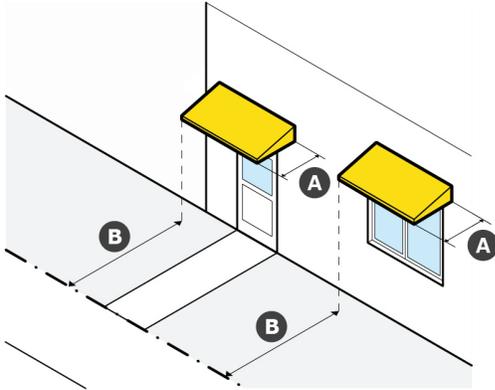


Table 4.7.1: Canopies and awnings above door and window

A Projection into the required yard (max)	1.8 m
B Setback from lot line (min)	0.5 m

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

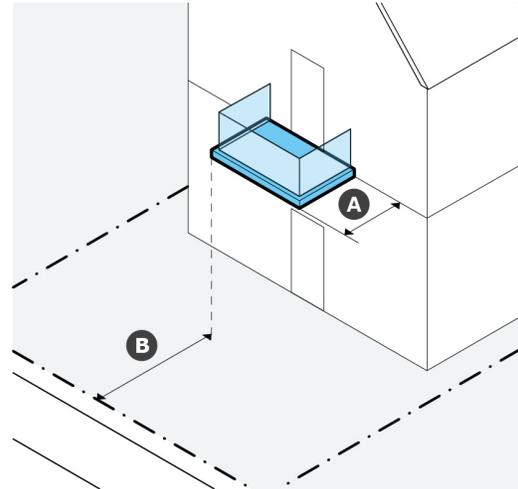


Table 4.7.2: Balconies - applicable to floors above main floor / entry level

A Projection into the required yard (max)	2.4 m
B Setback from lot line (min)	2 m

4.7.3 Townhouse balconies - all yards

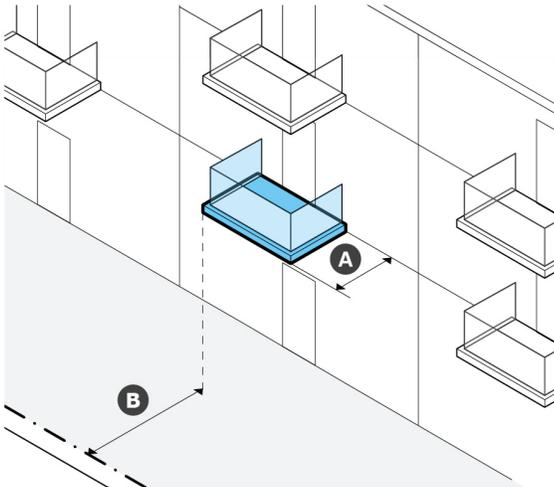


Table 4.7.3: Townhouse balconies - all yards

A Projection into the required yard (max)	2.4 m
B Setback from lot line (min)	2 m

4.7.4 Apartment building balconies - all yards

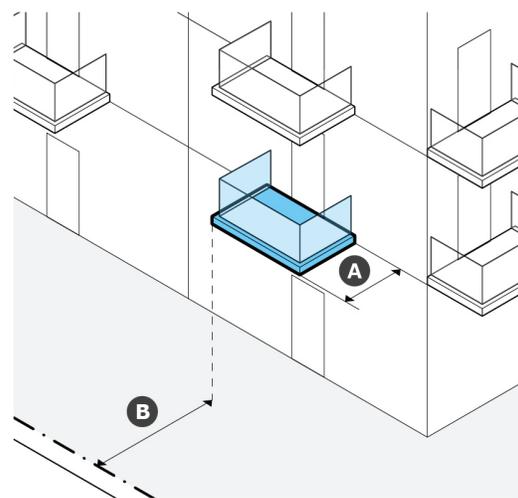


Table 4.7.4: Apartment Building Balconies - All Yards

A Projection into the required yard (max)	1.8 m
B Setback from lot line (min)	2 m

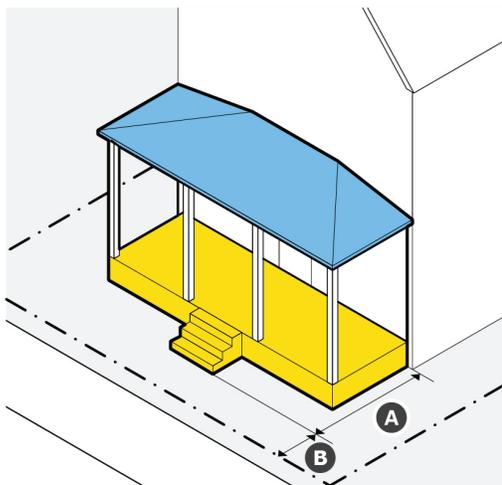
Note: A 2 metre deep **balcony** at the front of the house does not require a 2 metre **setback** from the **side lot line** when the **balcony** is within the **building envelope**.

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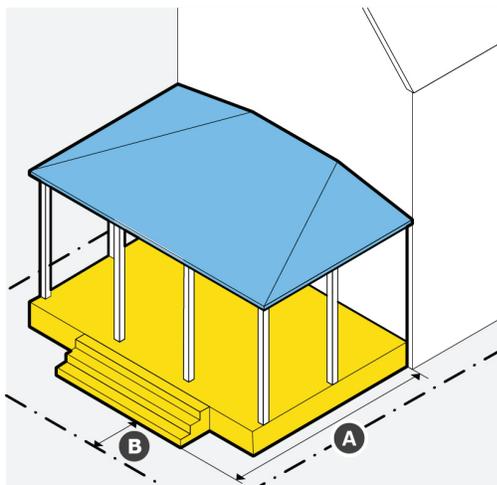
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4.7.5 Permitted yard projections Open, roofed porch not exceeding 1 storey in height

Front / Exterior Yard



Rear Yard



Side Yard

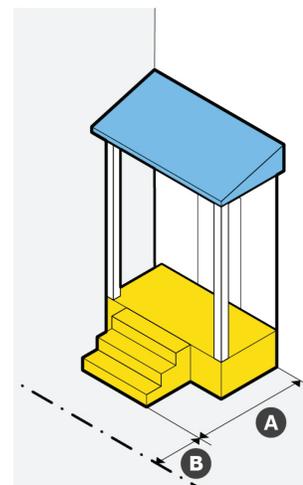


Table 4.7.5A: Permitted yard projections - open, roofed porch not exceeding 1 storey in height (front/ exterior side yard)

A	Projection into the required yard (max)	2.4 m
B	Setback from lot line (min)	2 m ⁽²⁾

Table 4.7.5B: Permitted yard projections - open, roofed porch not exceeding 1 storey in height⁽¹⁾ (rear yard)

A	Projection into the required yard (max)	5 m
B	Setback from lot line (min)	2 m ⁽²⁾

Table 4.7.5C: Permitted yard projections - open, roofed porch not exceeding 1 storey in height (interior side yard)

A	Projection into the required yard (max)	1.2 m
B	Setback from lot line (min)	0.6 m ⁽²⁾

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.



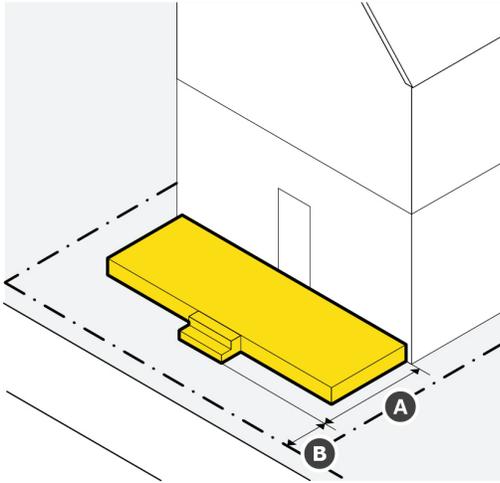
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4.7.6 Permitted yard projections

Uncovered porch not more than 1.2 m above finished grade

Front / Exterior Yard



Rear / Side Yard

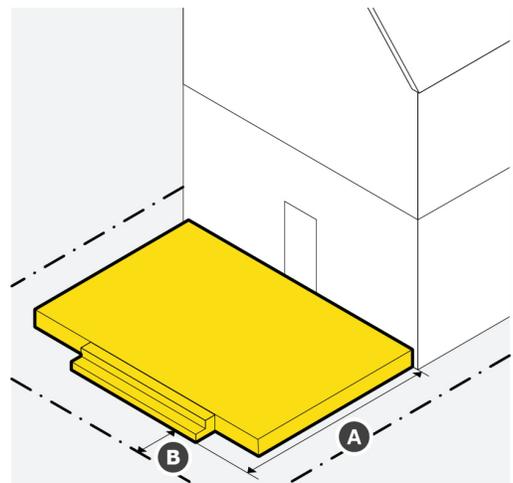


Table 4.7.6A: Permitted yard projections - uncovered porch not more than 1.2 m above finished grade (front/exterior side yard)

A	Projection into the required yard (max)	3 m
B	Setback from lot line (min)	0.8 m ⁽¹⁾

Table 4.7.6B: Permitted yard projections - uncovered porch not more than 1.2 m above finished grade (rear/interior side yard)

A	Projection into the required yard (max)	No max. projection required
B	Setback from lot line (min)	0.6 m ⁽¹⁾

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.



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4.7.7 Permitted yard projections

Uncovered porch above 1.2 m to a maximum height not exceeding the main floor/entry level

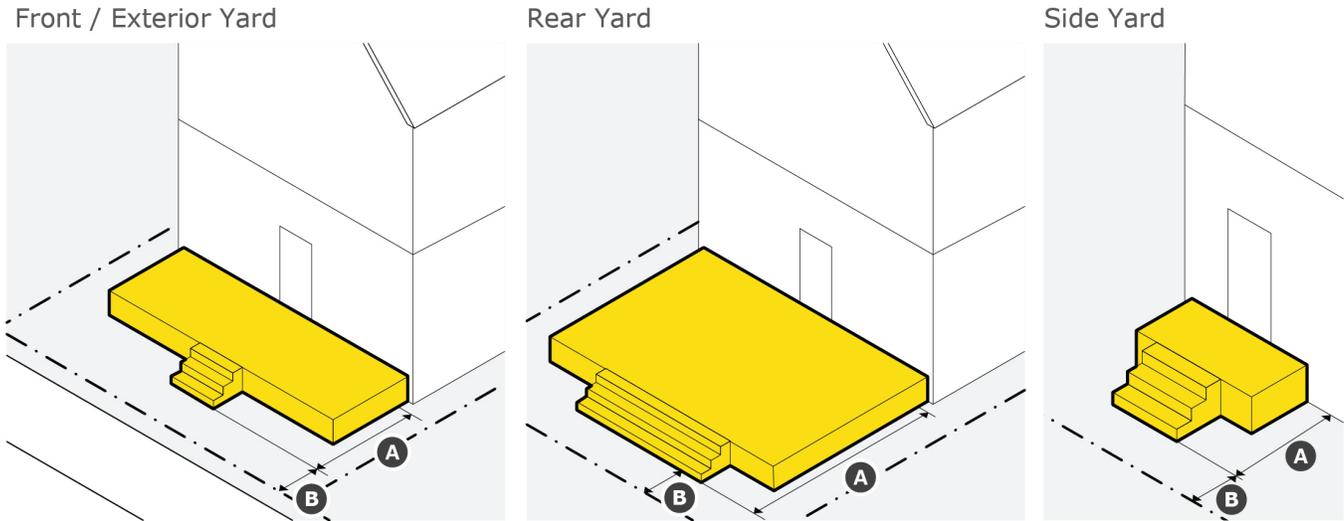


Table 4.7.7A: Permitted yard projections - uncovered porch above 1.2 m to a maximum height not exceeding the main floor/entry level (front/exterior side yard)

A	Projection into the required yard (max)	3 m
B	Setback from lot line (min)	0.8 m ⁽¹⁾

Table 4.7.7B: Permitted yard projections - uncovered porch above 1.2 m to a maximum height not exceeding the main floor/entry level (rear yard)

A	Projection into the required yard (max)	No max. projection required
B	Setback from lot line (min)	0.6 m ⁽¹⁾

Table 4.7.7C: Permitted yard projections - uncovered porch above 1.2 m to a maximum height not exceeding the main floor/entry level (interior side yard)

A	Projection into the required yard (max)	2 m
B	Setback from lot line (min)	0.6 m ⁽¹⁾

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.



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Table 4.1 - Permitted required yard projections

	Structure	Required yard	Maximum projection into the required yard	Minimum setback from lot line
1.	Cold room	Front yard and exterior side yard	3 m	No setback requirement 3 m
2.	Fire escapes	Front yard and exterior side yard	Not permitted	Not permitted
		Interior Side yard	1.2 m	0.8 m
		Rear yard	1.5 m	No setback requirement
3.	Cantilevered rooms to a maximum of 25% of the wall area	All yards Front yard, exterior side yard and rear yard	0.8 m	0.8 m
		Interior side yard	Not permitted	Not permitted
4.	Central residential air conditioners, heat pump units and other similar mechanical equipment	Front yard and exterior side yard	1.2 m	No setback requirement
		Interior Side yard	1.2 m	
		Rear yard	No maximum projection requirement	
5.	Architectural features (Belt courses, sills, cornices, chimney breasts and eaves)	All yards	0.8 m	No setback requirement
6.	Barrier free access ramp	Front yard and exterior side yard	No maximum projection requirement	0.8 m
		Interior Side yard and Rear yard	No maximum projection requirement	0.6 m
7.	Exterior stairs	Front yard and exterior side yard	1.5 m	0.8 m
		Interior Side yard and Rear yard		0.6 m



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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 directly 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 **fencing**.
 - (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 **used** or built upon and no **building** or **structure** shall be erected, **used** 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**.

- (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; or
 - (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.



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- (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 not permitted in any **front yard, interior side yard** or **exterior side yard**.
- (b) An **outdoor storage area** shall be screened from any **street** and from any adjacent **lot** that is not zoned 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 (b) (i) a 3 metre **buffer strip** between an **outdoor storage area** and a residential **zone** may function as screening.
- (c) 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.
- (d) No **outdoor storage area** shall be considered part of any **landscaped open space** or as part of a **buffer strip**.
- (e) No required **parking space, parking aisle,**

snow storage or **loading space** shall be **used** for outdoor storage purposes.

- (f) 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 (I) 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 (a) 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:

- (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**.

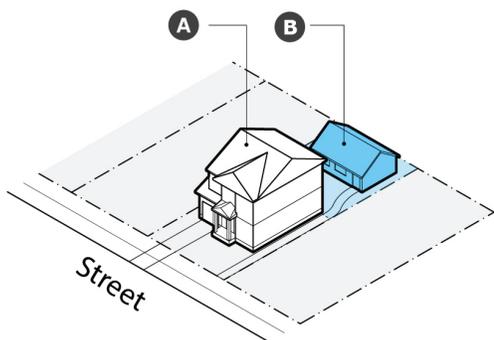


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- (b) The **additional residential dwelling unit** shall not contain more than two bedrooms.
- (c) **Additional residential dwelling unit** within a primary **dwelling unit**:
 - (i) The **additional residential dwelling unit** shall not exceed 45% 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 (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**.
 - (ii) Interior access is required between floor levels and between the **additional residential dwelling unit** 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**, or a maximum of 80 square metres in **floor area**, whichever is less. 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.
 - (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

Additional residential dwelling unit



- A** Primary dwelling unit
- B** Additional residential dwelling unit



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5 metres, but shall not exceed the **building height** of the primary **dwelling unit**.

- (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** with access to 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**.
- (c) A minimum of 1 off-street parking space shall be provided per dwelling unit in accordance with Section 5, exclusive of any required commercial parking.

4.13 Outdoor patio

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**.



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- (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 3 **1** metres from any **loading space, parking space, parking aisle** or **driveway**.
- (f) **Outdoor patios** shall comply with the **building setbacks** in the **zone**.
- (f) an electrical power transmission tower or line and related apparatus
- (g) an elevator or stairway penthouse
- (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

4.13.2 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

4.14.2 Protected view areas

Despite 4.14.1, no part of any **building** or **structure** constructed within the Protected View Area Overlay, as shown on Schedule B-3 of this **by-law** shall exceed the elevation specified on Schedule B-3.

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 plane** is required, it shall be determined as follows:
 - (i) **Building heights** shall not exceed an **angular plane** of 45 degrees from the



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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**.

4.15 Home occupation

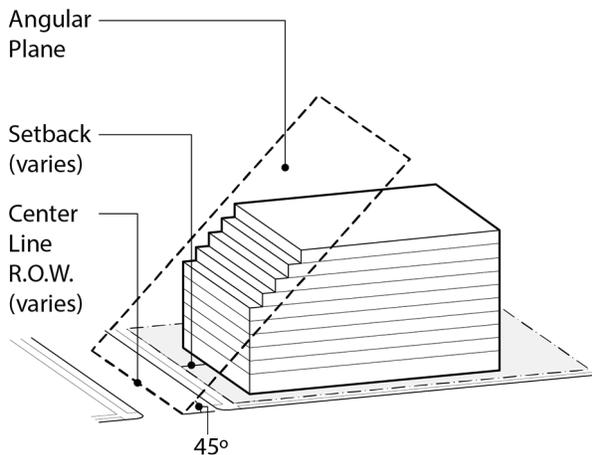
4.15.1 General regulations

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

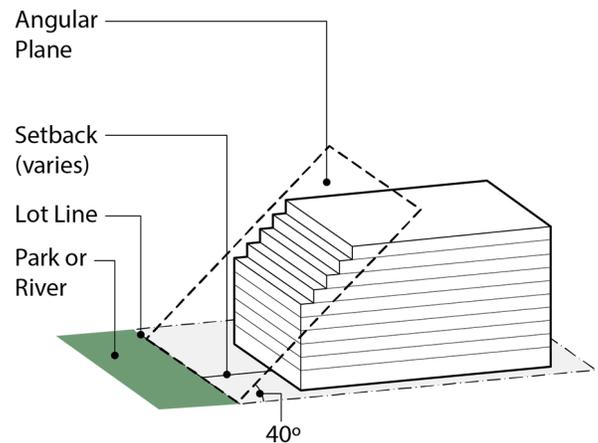
- (a) The **gross floor area (GFA)** occupied by one or more **home occupations** within the **dwelling unit** shall not exceed 33 square metres.
- (b) Every **home occupation** shall be conducted entirely within a **dwelling unit** and shall not occupy any portion of a **garage, carport** or **accessory building or structure**.
- (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 **additional information on home occupations sign regulations**.

Angular plane from a street



Angular plane from a river or park



Note: Streets and front yards vary. Wider streets will permit greater building heights adjacent to the street and narrower streets will result in lower building heights adjacent to the street. Similarly, a larger front yard will permit greater building heights adjacent to the street and a smaller front yard will result in reduced building heights adjacent to the street.



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4.15.2 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 or home sewing establishment. 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** associated with the **home occupation**.
- (c) **Medical professionals** permitted in conjunction with a **home occupation** shall be limited to 1 practitioner only and no employees.
- (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.

4.15.3 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 **gross floor area** of 33 square metres.
- (b) Despite 4.15.1 (d) a **bed and breakfast** is not limited to 3 clients at one time.

4.15.4 Regulations for private home day care establishments

- (a) Despite 4.15.1 (a), a **day care, private home** is not limited to a **gross floor area** of 33 square metres.
- (b) Despite 4.15.1 (b), a **day care, private home** is not required to be conducted entirely within a **dwelling unit**.
- (c) 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 Fence

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



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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 lines. This **structure** may be located with a 0 metre **lot line setback**.

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**; and
- (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

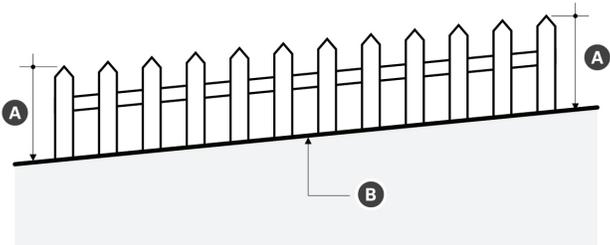
- (a) The maximum height of a **fence** located in a **front yard**, **interior side yard** or **exterior side yard** is 0.8 metres;
- (b) The maximum height of a **fence** located in a **front yard**, **interior side yard** or **exterior side yard**, **setback** 4 metres from a **street line**, is 1.6 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



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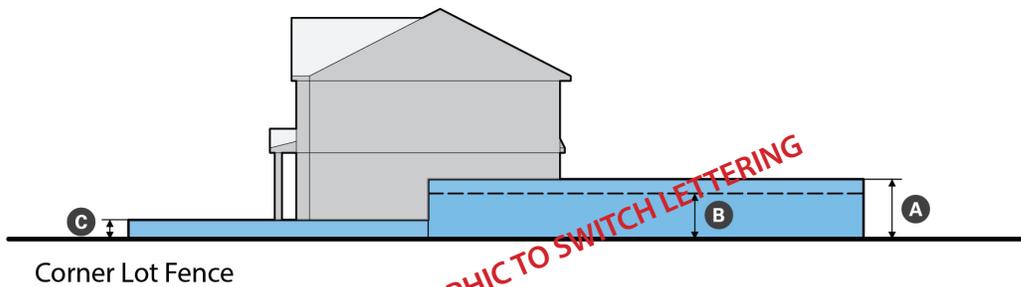
General Provisions

Calculation of fence height

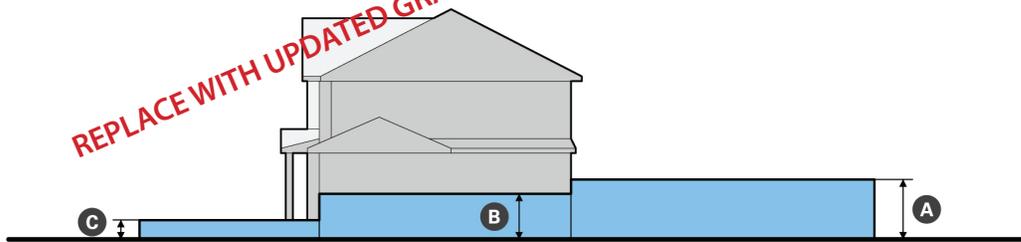


- A Height
- B Ground elevation

Residential fence height



Corner Lot Fence



Interior Yard Fence

- A 2.5 m 0.8 m
- B 1.9 m
- C 0.8 m 2.5 m



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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.

Note: See regulation 4.18.4 for regulations regarding temporary fences.

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 90 **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 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 sales and display and sales area** associated with a permitted **occasional use**; and
 - (iii) An **outdoor sales and display and sales area** of a **garden centre** or **seasonal garden centre, vehicle sales establishment, major equipment supply and service, or building**



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supply.

- (b) Every **outdoor sales and 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 sales and display and sales area** or special event may have temporary tents or trailers in accordance with Section 4.5.
- (d) No **outdoor sales and 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).

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**.

4.20 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 be 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



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4.23 Lodging house type 1

4.23.1 Lodging house type 1

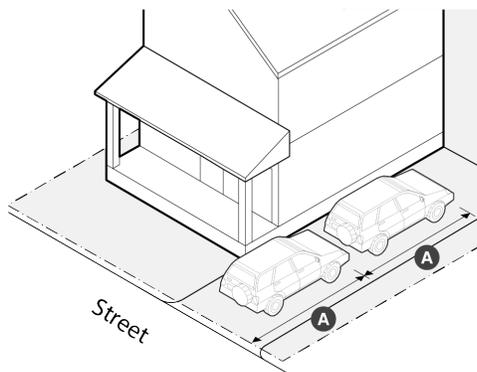
- (a) Where permitted by a **zone**, a **lodging house type 1** is permitted to occupy the whole of a **single detached dwelling**.
- (b) A **lot** containing a **lodging house type 1** shall not contain an **additional residential dwelling unit** within the primary **dwelling unit** or in a separate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

Stacked parking spaces



A 5.5 m



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- (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 Emergency shelter

- (a) Every **emergency shelter** shall be developed in accordance with the regulations for the **zone** in which the **emergency shelter** is located and the following:
 - (i) An **emergency shelter** shall be limited to a maximum of 16 beds.
 - (ii) Every **emergency shelter** outside of the D.1 **zone** shall have a minimum of 1 off-street **parking space** for every 4 beds.

4.27 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.

4.28 Shipping container

- (a) 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) 1 shipping container is permitted per 0.4 hectares of **lot area** or part thereof to a maximum of 4. In no case is a shipping container permitted on a **lot** with an area of less than 0.4 hectares.
 - (ii) In no case shall a shipping container exceed a height of 3 metres and a total length of ~~16.76~~ **17** metres.
 - (iii) **in accordance with outdoor storage area regulations in Section 4.11.**
- (b) A shipping container is not permitted on a **lot** in a residential **zone**.
 - (i) Despite Subsection 4.28 (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**.
- (c) Where a shipping container is converted and **used** as a construction material for a **building** or an **accessory building or structure** subject to the Ontario Building Code Act, it is considered a **building** or **structure**.



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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, and duplex dwelling and apartment buildings with 3 or less dwelling units**, the following provisions apply:

- (i) Every 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**, the **an exterior parking area** shall be **setback** 1 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**



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with a minimum 1.5 metre high solid fence.

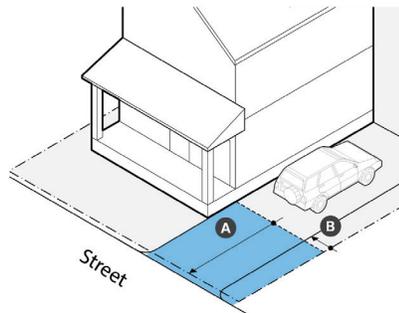
5.2.2 For any **cluster, stacked, back-to-back, stacked back-to-back townhouse, and apartment buildings**, the following provisions apply:

- (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**.

5.2.3 Commercial, mixed-use, employment,

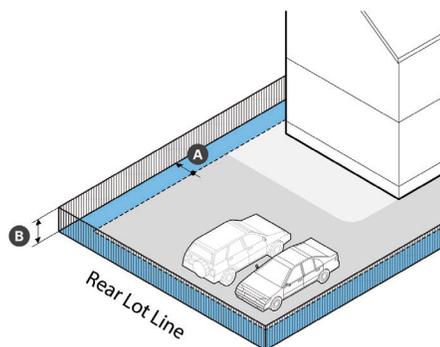
Parking location for residential uses

a. Exterior parking space



- A 6 m
- B 0.6 0.5 m

c. Rear yard parking area

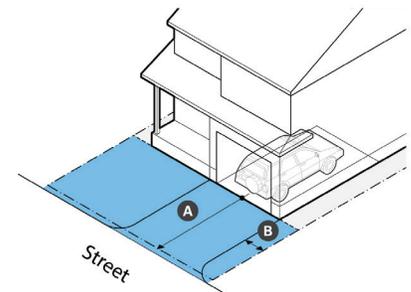


- A 1 m
- B 1.5 m

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 **corner lot line** of any intersections of a **street**,

b. Interior parking space



- A 6 m
- B 0.6 0.5 m



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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.

5.2.4 Structured parking

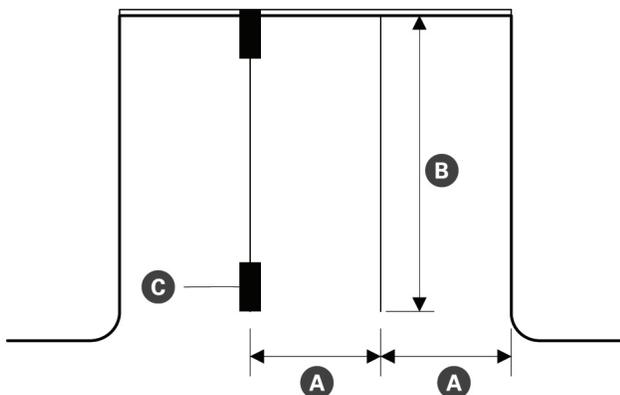
- (a) An underground parking **structure** containing a **parking area** does not require a **setback** from any **lot line**.
- (b) Where an underground parking **structure** is located in accordance with 5.2.4 (a) and is located below a required **landscape open space** area or **buffer strip**, there shall be a minimum depth of 1.2 metres between grade and the **structure**.
- (c) Within the downtown **zones**, a **parking area** within the **first storey** of a **building** shall be **setback** from the **street line** a minimum of 4.5 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**

Parking space dimensions



- A** Width
- B** Length
- C** Column

- (b) and shall not interfere with the normal public **use** of a **street**.
- (c) 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.
- (d) In a downtown **zone** (D.1, D.2, D.3 and D.3a), **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.

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 5.1.
- (b) **Parking space** dimensions established in Table 5.1 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**.



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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** a 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

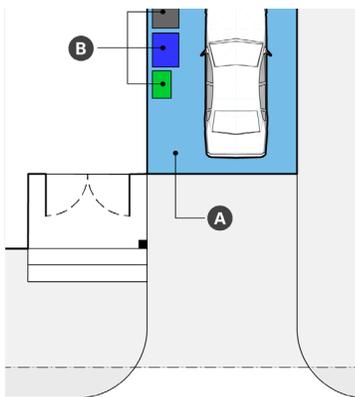
Table 5.1 – Minimum parking space dimensions

Row	Parking space type or location for specified uses	Dimensions – minimum required
1.	Residential interior parking space (within a garage or carport)	3 metre width x 6 metre length ⁽¹⁾
2.	Residential exterior parking space	2.5 metre width x 5.5 metre length
3.	Apartment building, mixed-use building and non-residential uses (interior or exterior parking spaces)	2.75 metre width x 5.5 metre length (excluding any obstructions)
4.	Interior or exterior parking space directly abutting a wall, column, or other obstruction	3 metre width x 6 metre length
5: 4.	Interior or exterior parallel parking space	2.6 metre width x 6.5 metre length
6: 5.	Interior or exterior stacked (tandem) parking space	Interior or exterior parking space dimensions, with length multiplied by 2

Additional regulations for Table 5.1:

- 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.

Attached garage parking space



A 20 square metres (min)

B Standard residential garbage containers



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- surface water onto adjacent lands, such as asphalt, concrete or paving stones.
- (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, apartment, 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).
 - (e) Despite 5.3.4 (a), a **driveway, residential** in a RL.1 or RL.2 **zone** may be constructed of a gravel or other stable surface.

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 5.2.
- (b) If the existing number of **parking spaces** exceeds the maximum number of **parking spaces** permitted by Table 5.2 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 – Required parking rates in all zones except downtown zones

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
Residential uses				
1.	Additional residential dwelling unit ⁽²⁾ (4)(5)	1 space per dwelling unit	Not applicable	1 space per dwelling unit



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Table 5.2 Required parking rates in all zones except downtown zones

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
2.	Apartment building	1 space per dwelling unit , plus 0.1 visitor spaces per dwelling unit	1.25 spaces per dwelling unit plus, 0.25 visitor spaces per dwelling unit	If total dwelling unit count is less than 20 dwelling units : 1 space per dwelling unit , plus 0.25 visitor spaces per dwelling unit If total dwelling unit count is 20 dwelling units or greater: 1 space per dwelling unit plus 0.15 visitor spaces per dwelling unit
3.	Bed and breakfast	1 space per building , plus 1 space for owner	Not applicable	1 space per building , plus 1 space for owner
4.	Duplex dwelling ⁽²⁾	1 space per dwelling unit	Not applicable	1 space per dwelling unit
5.	Group home ⁽⁴⁾	1 space per building , plus 1 space per staff	Not applicable	1 space per building , plus 1 space per staff
6.	Home occupation	Based on the non-residential parking rate identified in Table 5.2	Not applicable	Based on the non-residential parking rate identified in Table 5.2
7.	Hospice	1 space per 3 beds	Not applicable	1 space per 3 beds
8.	Live-work unit	In addition to the non-residential parking rate, 1 space per dwelling unit	In addition to the non-residential parking rate, 1.5 spaces per dwelling unit	In addition to the non-residential parking rate, 1 space per dwelling unit
9.	Lodging house type 1 ⁽³⁾⁽⁴⁾	1 space per building , plus 1 per 3 lodging units	Not applicable	1 space per building , plus 1 per 3 lodging units
10.	Long term care facility	1 space per 3 beds	Not applicable	1 space per 3 beds



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Table 5.2 Continued– Required parking rates in all zones except downtown zones

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
11.	Mixed-use building	In addition to the non-residential parking rate, 1 space per dwelling unit plus 0.1 visitor spaces per dwelling unit	In addition to the non-residential parking rate, 1.5 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit	In addition to the non-residential parking rate, 1 space per dwelling unit plus 0.15 visitor spaces per dwelling unit
12.	Retirement residential facility	1 space per 3 beds	Not applicable	1 space per 3 beds
13.	Single detached dwelling	1 space per dwelling unit	Not applicable	1 space per dwelling unit
14.	Semi-detached dwelling	1 space per dwelling unit	Not applicable	1 space per dwelling unit
15.	Townhouse– back-to-back, cluster, stacked, and stacked back-to-back	1 space per dwelling unit , plus 0.2 visitor spaces per dwelling unit	1.5 spaces per dwelling unit , plus 0.5 visitor spaces per dwelling unit	1 space per dwelling unit , plus 0.2 visitor spaces per dwelling unit
16.	Townhouse– on-street	1 space per dwelling unit	Not applicable	1 space per dwelling unit
17.	Townhouse– rear access on-street	1 space per dwelling unit	Not applicable	1 space per dwelling unit
Commercial, service, retail and related land uses				
18.	Animal boarding establishment	2 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	4 spaces per 100 m ² of GFA
19.	Animal care establishment	2 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	4 spaces per 100 m ² of GFA
20.	Artisan studio	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
21.	Auction centre	3.6 ⁵ spaces per 100 m ² of GFA	5.9 ⁶ spaces per 100 m ² of GFA	4.3 spaces per 100 m ² of GFA
22.	Building supply	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
23.	Catering service	2 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA



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Table 5.2 Continued– Required parking rates in all zones except downtown zones

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
24.	Cleaning establishment	2 spaces per 100m ² of GFA	3 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA
25.	Commercial entertainment	5 spaces per 100 m ² of GFA	10 spaces per 100 m ² of GFA	10 spaces per 100 m ² of GFA
26.	Conference and convention facility	5.95 spaces per 100 m ² of GFA	7.75 spaces per 100 m ² of GFA	5.95 spaces per 100 m ² of GFA
27.	Contractor's yard	1 space per 100 m ² of GFA	1.5 spaces per 100 m ² of GFA	1 space per 100 m ² of GFA
28.	Convenience store	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	4 spaces per 100m ² of GFA
29.	Day care centre	3 spaces per 100 m ² of GFA	Not applicable	3 spaces per 100 m ² of GFA
30.	Financial establishment	3.4 spaces per 100 m ² of GFA	4.5 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA
31.	Fitness centre	5 spaces per 100 m ² of GFA	5.65 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA
32.	Funeral home	3.65 spaces per 100 m ² of GFA	5.96 spaces per 100 m ² of GFA	4.3 spaces per 100 m ² of GFA
33.	Garden centre	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100m ² of GFA
34.	Home improvement warehouse	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA
35.	Hotel	0.75 spaces per guest room	1 space per guest room	1 space per guest room
36.	Major equipment supply and service	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
37.	Medical clinic	3 spaces per 100 m ² of GFA	4 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA
38.	Micro-brewery	1 space per 100 m ² of GFA	1.5 space per 100 m ² of GFA	1 space per 100 m ² of GFA



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Table 5.2 Continued– Required parking rates in all zones except downtown zones

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
39.	Nightclub ⁽¹⁾	5 spaces per 100 m ² of GFA	10 spaces per 100 m ² of GFA	10 spaces per 100 m ² of GFA
40.	Office	2.5 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
41.	Propane retail outlet	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
42.	Repair service	1 space per 100 m ² of GFA	1.5 spaces per 100 m ² of GFA	1 space per 100 m ² of GFA
43.	Restaurant ⁽¹⁾	5 spaces per 100 m ² of GFA	12.5 spaces per 100 m ² of GFA	9 spaces per 100 m ² of GFA
44.	Restaurant, take-out ⁽¹⁾	5 spaces per 100 m ² of GFA	10 spaces per 100 m ² of GFA	9 spaces per 100 m ² of GFA
45.	Retail establishment	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
46.	Service establishment	4 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA	4 spaces per 100 m ² of GFA
47.	School, commercial	1 space per 100 m ² of GFA	5 spaces per 100 m ² of GFA	4 spaces per 100 m ² of GFA
48.	Storage facility	1 space per 100 m ² of GFA	1.5 spaces per 100 m ² of GFA	1 space per 100 m ² of GFA
49.	Taxi establishment	2.5 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
50.	Tradesperson's shop	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
51.	Transportation depot	1 space per 100 m ² of GFA	2 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA
52.	Vehicle body shop	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
53.	Vehicle rental establishment	1 space per 100 m ² of GFA	2 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA
54.	Vehicle repair establishment	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
55.	Vehicle sales establishment	1 space per 100 m ² of GFA	2 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA



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Table 5.2 Continued– Required parking rates in all zones except downtown zones

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
56.	Vehicle service station	In addition to required stacking spaces in Table 5.10, 5 spaces per 100 m ² of GFA (GFA of any commercial building)	In addition to required stacking spaces in Table 5.10, 7.5 spaces per 100 m ² of GFA (GFA of any commercial building)	In addition to required stacking spaces in Table 5.10, 5 spaces per 100 m ² of GFA (GFA of any commercial building)
57.	Veterinary service	2 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	4 spaces per 100 m ² of GFA
Multi-unit buildings				
58.	Multi-unit building, commercial use (includes individual buildings on the same lot as the multi-unit building)	<ul style="list-style-type: none"> a. 0 spaces for the first 500 m² of GFA; b. Plus 3.75 spaces per 100 m² of GFA in excess of 500 m² and 5,000 m²; and, c. Plus 2.75 spaces per 100 m² of GFA in excess of 5,000 m² ⁽¹⁾ 	5 spaces per 100 m ² of GFA	<ul style="list-style-type: none"> a. 0 spaces for the first 450 m² of GFA; b. Plus 3.75 spaces per 100 m² of GFA between 450 m² and 4,645.550 m²; and, c. Plus 2.75 spaces per 100 m² of GFA in excess of 4,645.550 m² in excess of 4,645.550 m² ⁽¹⁾
59.	Multi-unit building, industrial use (includes individual buildings on the same lot as the multi-unit building)	Not applicable	Not applicable	<ul style="list-style-type: none"> a. 1 space per 100 m² between 50 m² and 5,000 m² of GFA; and b. 1 space per 150 m² in excess of 5,000 m² of GFA
Employment and industrial land uses				
60.	Computer establishment	1.5 spaces per 100 m ² of GFA	3 spaces per 100m ² of GFA	3 spaces per 100 m ² of GFA
61.	Manufacturing	1 space per 100 m ² of GFA	1.5 spaces per 100 m ² of GFA	1 space per 100 m ² of GFA



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Table 5.2 Continued– Required parking rates in all zones except downtown zones

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
62.	Print or publishing establishment	1.5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA
63.	Research and development establishment	2 spaces per 100 m ² of GFA	3 spaces per 33 m ² of GFA	2 spaces per 100 m ² of GFA
64.	Trucking operation	0.5 spaces per 100 m ² of GFA	1 space per 100 m ² of GFA	0.5 spaces per 100 m ² of GFA
65.	Warehouse	0.5 spaces per 100 m ² of GFA	1 space per 100 m ² of GFA	0.5 spaces per 100 m ² of GFA
Community and institutional land uses				
66.	Art gallery	3.6 ⁵ spaces per 100 m ² of GFA	5.9 ⁶ spaces per 100 m ² of GFA	4.3 spaces per 100 m ² of GFA
67.	Community centre	3 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
68.	Hospital	2 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA
69.	Medical treatment facility	2 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA	2 spaces per 100 m ² of GFA
70.	Museum	3.6 ⁵ spaces per 100 m ² of GFA	5.9 ⁶ spaces per 100 m ² of GFA	4.3 spaces per 100 m ² of GFA
71.	Place of worship	5 spaces per 100m ² of GFA	6.5 spaces per 100 m ² of GFA	5.9 ⁵ spaces per 100 m ² of GFA
72.	School – elementary	1 space per classroom, plus 4 visitor spaces	1.25 spaces per classroom, plus 4 visitor spaces	1 space per classroom, plus 4 visitor spaces
73.	School – secondary	3 spaces per classroom	3.5 spaces per classroom	3 spaces per classroom
74.	School, post-secondary	1 space per 100 m ² of GFA	1.3 ⁵ spaces per 100 m ² of GFA	1.3 spaces per 100 m ² of GFA
75.	Social services establishment	2.5 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA	3 spaces per 100 m ² of GFA
76.	Recreation facility	5 spaces per 100 m ² of GFA	5.6 spaces per 100 m ² of GFA	5 spaces per 100 m ² of GFA



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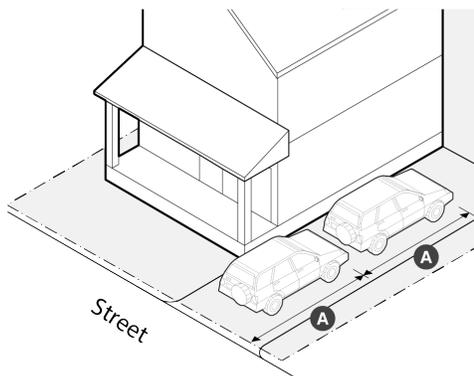
Parking

Row	Use	Lots identified with parking adjustment area (PA) suffix		Lots without parking adjustment area (PA) suffix
		Minimum required	Maximum permitted	Minimum required
Other land uses				
77.	Golf course	4 spaces per hole, plus 4 spaces per 100 m ² of GFA (GFA of clubhouse, Pro Shop, or other course-related buildings)	Not applicable	4 spaces per hole, plus 4 spaces per 100 m ² of GFA (GFA of clubhouse, Pro Shop, and other course-related buildings)

Additional regulations for Table 5.2:

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. Despite Sections 5.2.1(a)(i), 5.2.2 (a)(i)(iii), the required off-street **parking spaces** for **additional residential dwelling units** and **duplex dwellings** may be stacked behind the required off-street **parking space** of the primary **dwelling unit** in the **driveway, residential**.
3. Despite Section 5.2, 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**.

Stacked parking spaces



A 5.5 m



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Parking

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 5.3.

Table 5.3–Required parking rates in downtown zones

Row	Use	Minimum required
1.	Apartment building, duplex, single detached, semi-detached, townhouse dwelling- on-street, townhouse dwelling-rear access on-street	1 per dwelling unit ⁽¹⁾
2.	Live-work unit, mixed-use building	In addition to the non-residential parking requirement, 1 per dwelling unit is required ⁽¹⁾
3.	Home occupation, lodging house type 1, additional residential dwelling unit, group home, long term care facility, hospice	In accordance with Table 5.2
4.	Retail uses	1 per 100 m ² of GFA
5.	Service uses	1 per 100 m ² of GFA
6.	Office uses	1.5 per 100 m ² of GFA
7.	Community uses	1.5 per 100 m ² of GFA
8.	Hospitality uses	0.75 per guest room ⁽²⁾⁽³⁾

Additional regulations for Table 5.3:

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 5.3, 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.



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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 5.4. **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,**

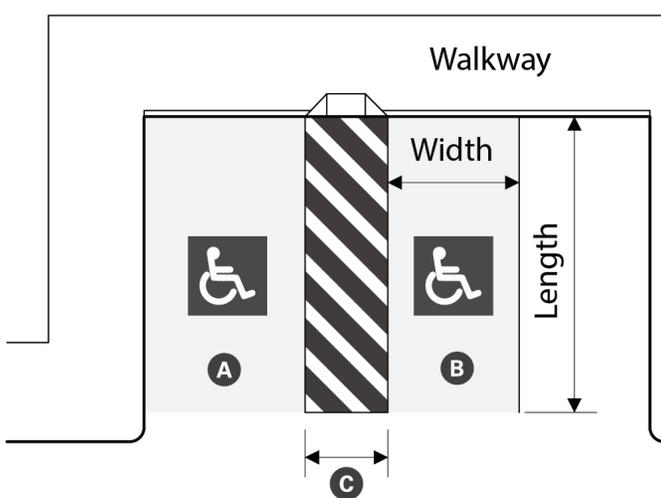
townhouse, on-street, townhouse, rear access on-street, and **additional residential dwelling units** shall not require **accessible parking spaces**.

- (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.

Accessible parking space dimensions



- A** Type A (3.4 m width x 5.5 m long)
- B** Type B (2.4 m width x 5.5 m long)
- C** Access aisle (2 m)



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Table 5.4 – Accessible parking rates

Row	Number of provided parking spaces	Type A accessible parking spaces (min)	Type B accessible parking spaces (min)
1.	12 or fewer	1	0
2.	13 to 100	4% of total spaces ⁽¹⁾ with an equal number of Type A and Type B accessible parking spaces ⁽²⁾	
3.	101 to 200	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⁾	
4.	201 to 1,000	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⁾	
5.	Over 1,000	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⁾	

Additional regulations for Table 5.4:

1. Rounded up to the nearest whole number
2. If an odd number of **accessible parking spaces** is provided, the additional space may be a Type B **accessible parking space**

Table 5.5 – Accessible parking space dimensions

Row	Element	Dimensions - minimum required
1.	Type A accessible parking space ⁽¹⁾⁽²⁾	3.4 metre width x 5.5 metre length
2.	Type B accessible parking space ⁽²⁾	2.4 metre width x 5.5 metre length

Additional regulations for Table 5.5:

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.



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5.8 Bicycle parking rates

(a) **Bicycle parking spaces, long term** and **bicycle parking spaces, short term** shall be provided in accordance with Table 5.6 and Table 5.7.

(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 5.6 - Required bicycle parking rates in all zones except downtown zones

Row	Use	Bicycle parking spaces, short term – minimum required	Bicycle parking spaces, long term – minimum required
1.	Residential <ul style="list-style-type: none"> • Apartment building • Live-work unit • Mixed-use building • Townhouse – back-to-back, cluster, stacked, stacked back-to-back (where individual garages are not provided) 	0.1 spaces per dwelling unit , 2 spaces minimum	1 space per dwelling unit , 2 spaces minimum
2.	Live-work unit, mixed-use building	In addition to the non-residential parking requirement, 0.1 spaces per dwelling unit is required, 2 spaces minimum	In addition to the non-residential parking requirement, 1 space per dwelling unit is required, 2 spaces minimum
3.	Multi-unit building (commercial) (includes individual buildings on the same lot as the multi-unit building)	0.2 spaces per 100 m ² GFA , 2 spaces minimum	0.1 spaces per 100 m ² GFA , 2 spaces minimum
4.	Multi-unit building (industrial) (includes individual buildings on the same lot as the multi-unit building)	0.03 spaces per 100 m ² GFA , 2 spaces minimum	0.07 spaces per 100 m ² GFA , 2 spaces minimum
5.	Commercial, service, retail <ul style="list-style-type: none"> • Convenience store • Financial establishment • Fitness centre • Retail establishment • Service establishment • School, commercial • Multi-unit building (commercial) 	0.2 spaces per 100 m ² GFA , 2 spaces minimum	0.1 spaces per 100 m ² GFA , 2 spaces minimum
6.	Day care centre	0.3 spaces per 100 m ² GFA , 2 spaces minimum	0.2 spaces per 100 m ² GFA , 2 spaces minimum



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Table 5.6 Continued - Required bicycle parking rates in all zones except downtown zones

Row	Use	Bicycle parking spaces, short term – minimum required	Bicycle parking spaces, long term – minimum required
4-7.	Restaurant (restaurant and restaurant, take-out)	2 spaces per Use	0.1 spaces per 100 m ² GFA , 2 spaces minimum
5-8.	Office	0.13 spaces per 100 m ² GFA , 2 spaces minimum	0.2 spaces per 100 m ² GFA , 2 spaces minimum
6-9.	Medical clinic	0.2 spaces per 100 m ² GFA , 2 spaces minimum	0.07 spaces per 100 m ² GFA , 2 spaces minimum
7-10.	Employment and specialty retail <ul style="list-style-type: none"> • Building supply • Garden centre • Home improvement warehouse • Major equipment supply and service • Propane retail outlet • Repair service • Transportation depot • Vehicle body shop • Vehicle rental establishment • Vehicle repair establishment • Vehicle sales establishment • Vehicle service station 	0.05 spaces per 100 m ² GFA , 2 spaces minimum	0.09 spaces per 100 m ² GFA , 2 spaces minimum
8-11.	Employment, industrial <ul style="list-style-type: none"> • Catering services • Cleaning establishment • Computer establishment • Contractor's yard • Multi-unit building (industrial) • Manufacturing • Micro-brewery • Storage facility • Print or publishing establishment • Research and development establishment • Trucking operation • Warehouse 	0.03 spaces per 100 m ² GFA , 2 spaces minimum	0.07 spaces per 100 m ² GFA , 2 spaces minimum
9-12.	All other non-residential uses	4% of the required parking under Table 5.2, 2 spaces minimum.	4% of the required parking under Table 5.2, 2 spaces minimum.



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Table 5.7 - Required bicycle parking rates in downtown zones

Row	Use	Bicycle parking spaces, short term – minimum required ⁽²⁾	Bicycle parking spaces, long term – minimum required
1.	Apartment building	0.07 spaces per dwelling unit ⁽¹⁾	0.68 spaces per dwelling unit ⁽¹⁾
2.	Live-work unit, mixed-use building	In addition to the non-residential parking requirement, 0.07 spaces per dwelling unit is required ⁽¹⁾	In addition to the non-residential parking requirement, 0.68 spaces per dwelling unit is required ⁽¹⁾
3.	Retail uses	0.25 spaces per 100 m ² GFA	0.085 spaces per 100 m ² GFA
4.	Office uses	0.03 spaces per 100 m ² GFA	0.17 spaces per 100 m ² GFA
5.	All other non-residential uses	4% of the required parking under Table 5.3.	4% of the required parking under Table 5.3.

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.
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 15 metres from the primary pedestrian entrance to the **building**.
- (ii) A minimum of 25% of the required



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Bicycle parking spaces, short term shall be weather protected.

5.8.2 5.8.2 Bicycle parking space and aisle dimensions

(a) **Horizontal bicycle parking space:**

- (i) Shall 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 space:**

- (i) Shall 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 space:**

- (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 **apartment buildings** 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 **apartment buildings**,

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 5.1, **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 **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 5.8.

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.



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Parking

- (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**.

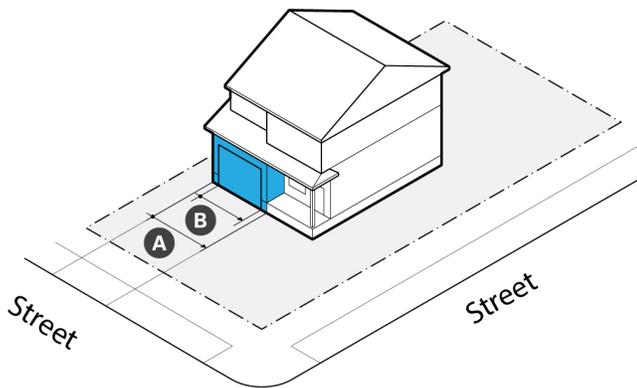
5.11.3 Maximum residential driveway widths

- (a) The maximum **driveway, residential**

width permitted in residential **zones** shall be in accordance with Table 5.9.

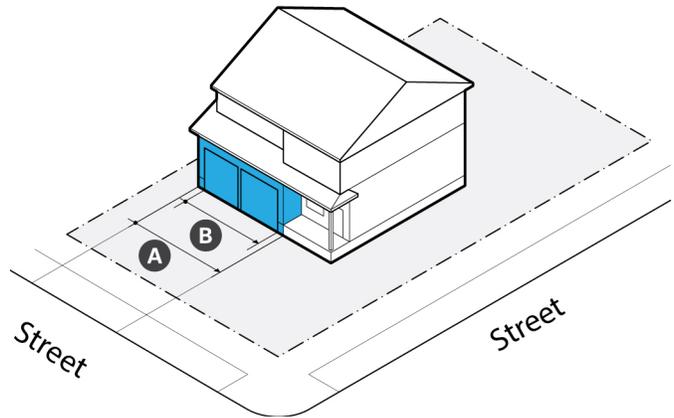
- (b) Despite Section 5.11.3 (a), a surfaced walkway within 1.5 metres of the nearest foundation wall is permitted providing that it is not **used** for parking.
- (c) The width of the **driveway, residential**

Garage width - single door garage



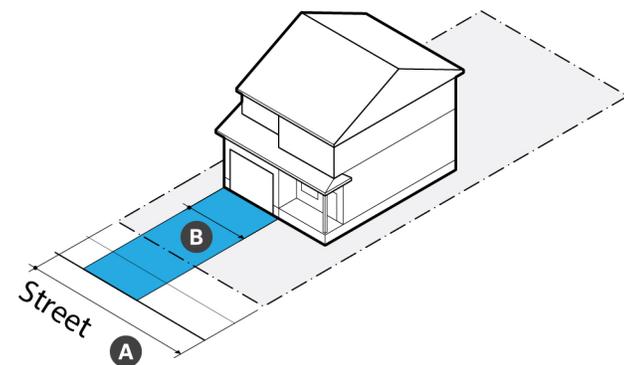
- A Driveway width
- B Garage width

Garage width - double door garage



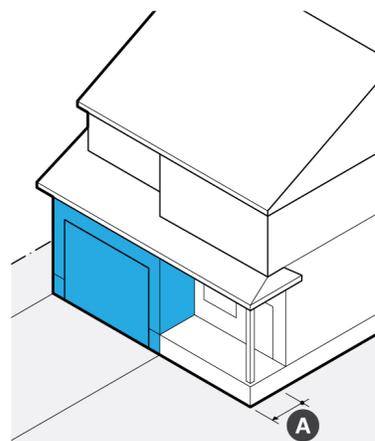
- A Driveway width
- B Garage width

Driveway width



- A Lot width
- B Driveway width

Garage projection



- A Garage projection



Part C: General Provisions and Parking

Parking

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.
- (e) A maximum of 1 **driveway, residential**

Table 5.8 – Maximum width of attached garage– residential

Row	Zone	Width of attached garage – maximum permitted
1.	RL.1	50% of dwelling width or 6.5 metres, whichever is less.
2.	RL.2	50% of dwelling width or 5 metres ⁽¹⁾ , whichever is less.
3.	Townhouses in RL.3, RL.4, RM.5, RM.6, CMUC, MOC, D.1, D.2 zones	50% of dwelling width or 3.5 metres, whichever is less.
4.	Single detached dwelling and semi-detached dwelling in D.1 and D.2 zones	50% of dwelling width or 3.5 metres, whichever is less.

Additional regulations for Table 5.8

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

Table 5.9 – Maximum residential driveway width

Row	Zone	Driveway, residential width - maximum permitted
1.	RL.1	Single detached dwellings - 6.5 metres Semi-detached dwellings - 50% of the lot frontage width or 5 metres, whichever is less.
2.	RL.2	Single detached dwellings - 5 metres ⁽¹⁾ Semi-detached dwellings - 50% of the lot frontage width or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	Townhouses - 50% of lot frontage width or 3.5 5 metres , whichever is less.
4.	D.1, D.2	Minimum of 3 metres and a maximum of 3.5 metres

Additional regulations for Table 5.9:

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



Part C: General Provisions and Parking

Parking

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.

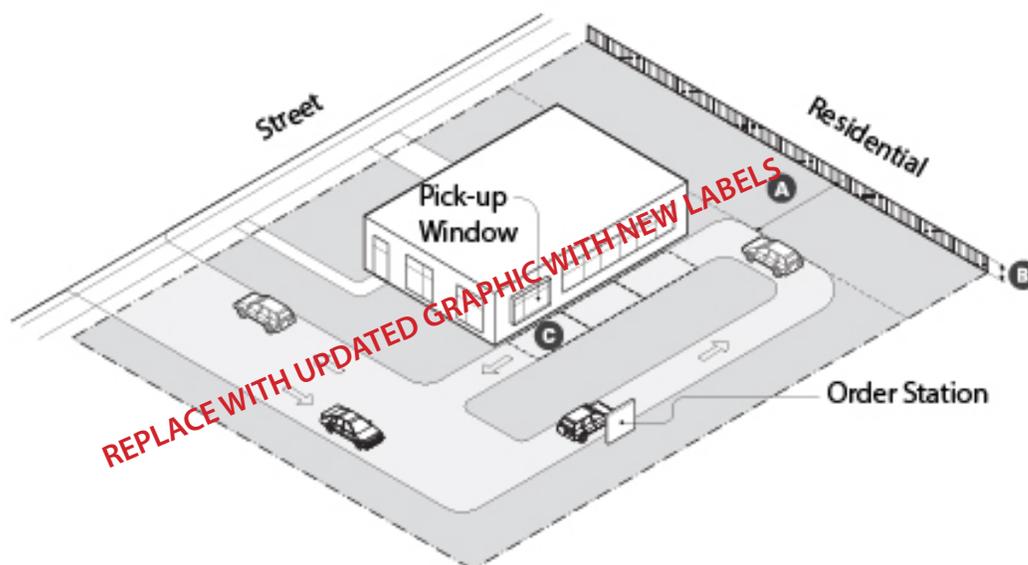
5.12 Vehicle service stations

- (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 1.58 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 1.58 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 5.10.

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 is:
 - (A) **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 5.10 – Minimum stacking space requirements

Row	Use	Stacking space requirement – minimum required
1.	Car wash, automatic	10 stacking spaces
2.	Car wash, self-serve	2 stacking spaces per bay
3.	Drive-through facility (retail)	3 stacking spaces
4.	Drive-through facility (restaurant)	8 10 stacking spaces
5.	Drive-through facility (financial)	3 stacking spaces
6.	Drive-through facility (all others)	3 stacking spaces



Part D: Land Use Zones

Part D Table of Contents

6.	Residential Zones	D-3
	Low Density Residential 1 (RL.1) Low Density Residential 2 (RL.2) Low Density Residential 3 (RL.3) Low Density Residential 4 (RL.4) Medium Density Residential 5 (RM.5) Medium Density Residential 6 (RM.6) High Density Residential (RH.7)	
7.	Mixed-Use Zones	D-36
	Commercial Mixed-use Centre (CMUC) Mixed-use Corridor (MUC) Neighbourhood Commercial Centre (NCC) Mixed Office/Commercial (MOC)	
8.	Commercial Zones	D-52
	Convenience Commercial (CC) Service Commercial (SC)	
9.	Downtown Zones	D-59
	Downtown 1 (D.1) Downtown 2 (D.2) Downtown 3 (D.3) Downtown 3a (D.3a)	



Part D: Land Use Zones

10. Employment Zones D-72

Industrial (B)
Corporate Business Park (BP)
Institutional/Research Park (IRP)
Mixed Business (MB)
Employment Mixed-use (EMU)

11. Institutional Zones D-79

Neighbourhood Institutional (NI)
Major Institutional 1 – General (I.1)
Major Institutional 2 – University of Guelph (I.2)

12. Open Space, Golf Course and Park Zones D-84

Open Space Zone (OS)
Golf Course (GC)
Urban Square Zone (US)
Neighbourhood Park (NP)
Community Park (CP)
Regional Park (RP)

13. Natural Heritage System Zone D-88

Natural Heritage System (NHS)

14. Major Utility Zone D-90

Major Utility (U)

15. Urban Reserve Zones D-92

Urban Reserve 1 (UR.1)
Urban Reserve 2 (UR.2)



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 apartment buildings and on-street townhouses.

Low Density Residential 2 (RL. 2)

The purpose of this zone is to accommodate single detached dwellings and semi-detached dwellings on smaller residential lots, as well as small apartment 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 cluster townhouses 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 a building that has a residential use to a maximum height of 10 storeys.



Part D: Land Use Zones

Residential Zones

Illustrative example



Part D: Land Use Zones

Residential Zones

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

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
Residential uses							
Additional residential dwelling unit	P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾	--	P ⁽¹⁾	--	--
Apartment building	--P ⁽⁸⁾	--P ⁽⁸⁾	--	P	P	P	P
Bed and breakfast	P	--	--	--	--	--	--
Convenience store	--	--	--	--	--	--	P ⁽²⁾⁽³⁾
Day care centre	P	--	--	--	--	--	P ⁽²⁾⁽³⁾
Day care, private home	P	P	--	--	--	--	--
Duplex dwelling	P	--P	--	--	--	--	--
Group home	P ⁽⁴⁾⁽⁶⁾	P ⁽⁴⁾⁽⁶⁾	--	--	--	--	--
Home occupation	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾
Hospice	P ⁽⁶⁾	P ⁽⁶⁾	--	--	--	--	--
Lodging house type 1	P ⁽⁷⁾	P ⁽⁷⁾	--	--	--	--	--
Long term care facility	--	--	--	P	P	P	P
Retirement residential facility	--	--	--	P	P	P	P
Semi-detached dwelling	P	P	--	--	--	--	--
Single detached dwelling	P	P	--	--	--	--	--
Townhouse, back-to-back	--	--	--	--	--P	P	--
Townhouse, cluster	--	--	--	P	P	--P	--
Townhouse, on-street	--P ⁽⁹⁾	--P ⁽⁹⁾	P	--	P	--	--
Townhouse, rear access on-street	--	--	P	--	P	--	--
Townhouse, stacked	--	--	--	P	--	P	--
Townhouse, stacked back-to-back	--	--	--	--	--	P	--

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 dwelling, on-street** and in accordance with Section 4.12.
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 6.3.6.
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

(a) Lot regulations

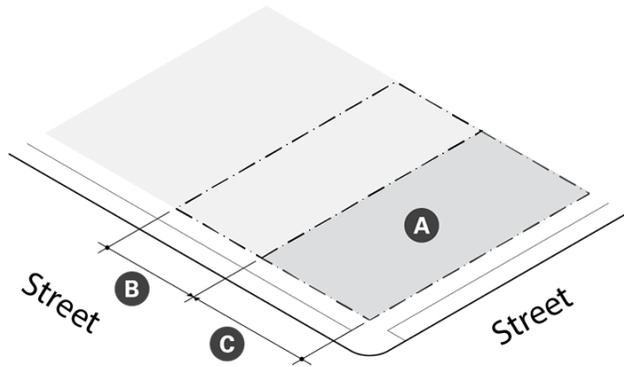


Table 6.2: RL.1 and RL.2 single detached dwelling lot regulations		
A Lot area (min)	RL.1	460 m ²
	RL.2	275 m ²
B Lot frontage - interior lot (min)	RL.1	15 m ⁽¹⁾
	RL.2	9 m
C Lot frontage - corner lot (min)	RL.2	12 m
Landscaped open space (min)	The front yard , except the driveway, residential shall be landscaped and no parking shall be permitted within this landscaped open space	

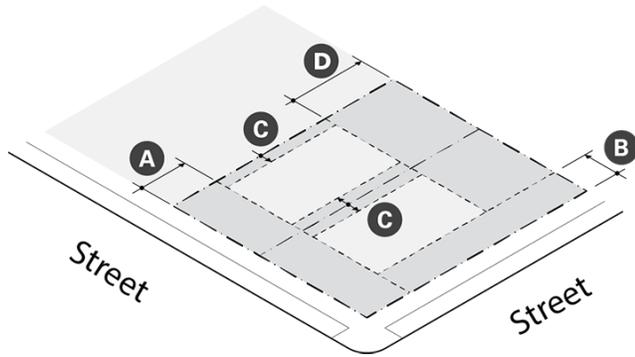
Table 6.2: RL.1 and RL.2 single detached dwelling lot regulations	
Landscaped open space (min)	Despite the definition of landscaped open space , a minimum setback of 0.5 m between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery. and may include a surfaced walk in accordance with Section 5.



Part D: Land Use Zones

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

(b) Setbacks regulations



(c) Building regulations

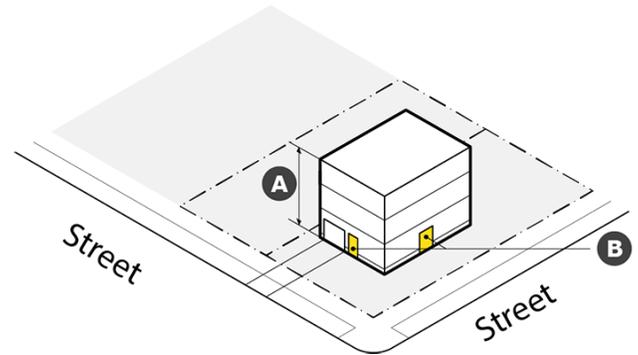


Table 6.3: RL.1 and RL.2 single detached dwelling setback regulations

A Front yard (min)		6 m ^{(2) (3) (4)}
B Exterior side yard (min)		4.5 m ^{(2) (4) (5)}
C Interior side yard (min)	RL.1	1.5 m
	RL.2	1.2 m on one side of dwelling unit and 0.6 m on the other side
D Rear yard (min)		7.5 m or 20% of the lot depth , whichever is less ⁽²⁾

Table 6.4: RL.1 and RL.2 single detached dwelling building regulations

A Building height (max)	3 storeys and in accordance with Section 4.14
B Principal entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line



Part D: Land Use Zones

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

(d) Garage regulations

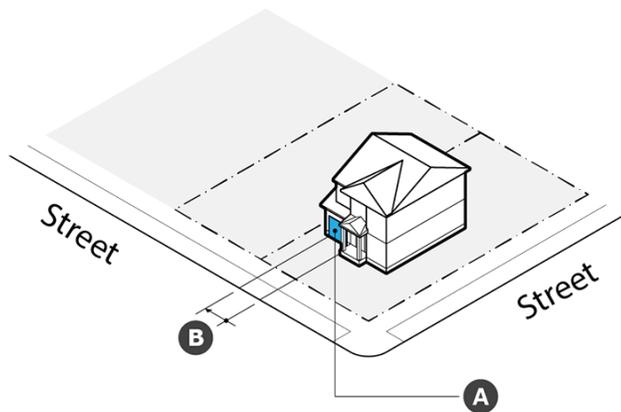


Table 6.5: RL.1 and RL.2 single detached dwelling garage regulations

A	Garage location		In accordance with Section 5.11.2
B	Garage width (max)	RL.1	In accordance with Table 5.8
		RL.2	In accordance with Table 5.8
	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

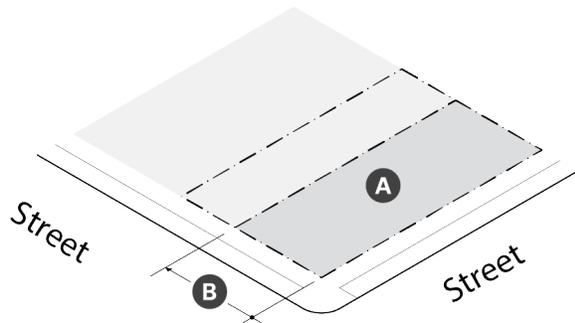


Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations	
A Lot area (min)	230 m ² for each unit
Lot frontage (min)	7.5 m for each unit
B Landscaped open space (min)	The front yard , except the driveway, residential shall be landscaped and no parking shall be permitted within this landscaped open space

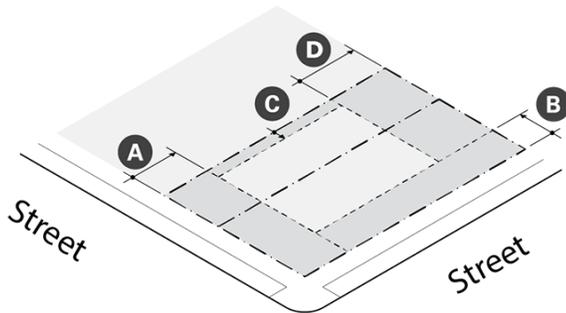
Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations	
Landscaped open space (min)	Despite the definition of landscaped open space , a minimum set-back of 0.5 m between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery, and may include a surfaced walk in accordance with Section 5.



Part D: Land Use Zones

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

(b) Setback regulations



(c) Building regulations

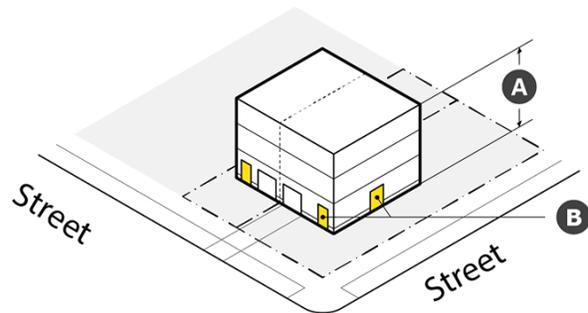


Table 6.7: RL.1 and RL.2 semi-detached dwelling setback regulations

A Front yard (min)	6 m ^{(2) (3) (4)}
B Exterior side yard (min)	4.5 m ^{(2) (4) (5)}
C Interior side yard (min)	1.2 m 0 m is required along the common lot line of semi-detached dwellings
D Rear yard (min)	7.5 m or 20% of the lot depth , whichever is less ⁽³⁾

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

A Building height (max)	3 storeys and in accordance with Section 4.14
B Principal entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line



Part D: Land Use Zones

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

(d) Garage regulations

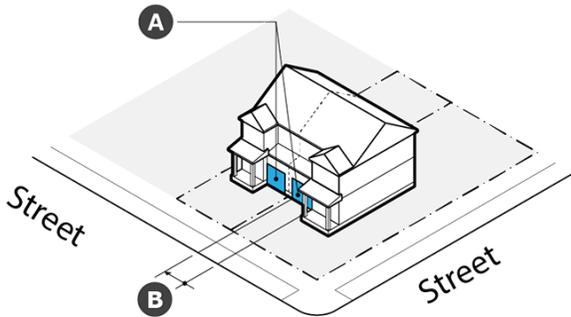


Table 6.9: RL.1 and RL.2 semi-detached dwelling garage regulations

A Garage location	In accordance with Section 5.11.2
B Garage width (max)	In accordance with Table 5.8
Carport	Despite any required interior side yard , a carport shall be permitted with a 0.6 m setback to any interior side lot line



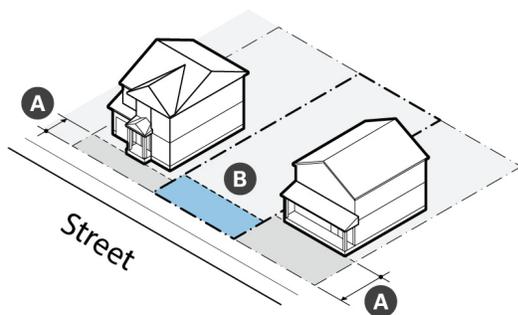
Part D: Land Use Zones

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

Additional regulations for Tables 6.2 to 6.9

- For **lots** located within the Older Built-up Area Overlay, as shown on Schedule B-1:
 - The minimum **lot frontage** is the average **lot frontage** of the lots within the same city **block face**.
 - For **lots** with a **single detached dwelling** the minimum **lot frontage** is 9 m.
 - 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.
- For **lots** located within the Older Built-up Area Overlay, as shown on Schedule B-1:
 - For **lots** located within the Older Built-up Area Overlay, as shown on Schedule B-1 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**.
 - 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.
- Where **buildings** or **structures** are located on a **through lot**, the **setback** shall be the average of the **setbacks** of the adjacent properties, or in the case of a **corner lot**, shall be the same as the nearest adjacent **main building**.
- 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**.
- 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**.

2.a Average setbacks



- A** Actual setback
- B** Average front yard setback

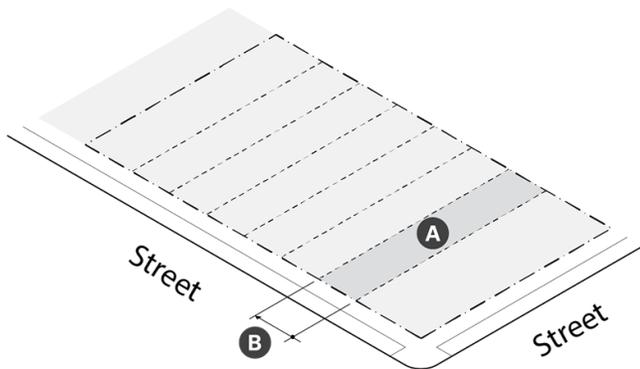


Part D: Land Use Zones

Low Density Residential 1, 2, 3 (RL.1, RL.2, RL.3) and Medium Density Residential 5 (RM.5) Zones

6.3.3 On-street and back-to-back on-street townhouses

(a) Lot regulations



(b) Setback regulations

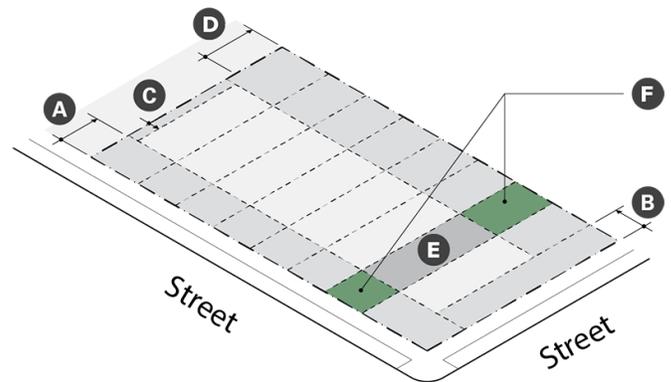


Table 6.10: RL.3 and RM.5 on-street townhouse lot regulations

A Lot area per dwelling unit (min)	180 m ² Back-to-back 90 m ²
B Lot frontage per dwelling unit (min)	6 m Back-to-back 7 m

Table 6.11: RL.3 and RM.5 on-street townhouse setback regulations

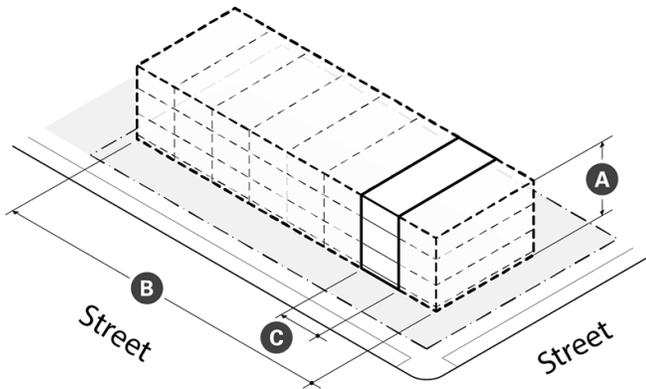
A Front yard (min)	6 m
B Exterior side yard (min)	4.5 m
C Interior side yard (min)	1.5 m 0 m along common lot line
D Rear yard (min)	7.5 m 0 m for back-to-back townhouse dwelling units
E Lot coverage (max) - % lot area	50 55 %
F Landscape open space (min)	35 % ⁽¹⁾
Buffer strip (min)	Where a townhouse (RL.4, RM.5, RM.6) zone abuts a residential, institutional, park or natural heritage system zone, a 3 m buffer strip shall be provided. 3 m buffer strip is required around the perimeter of surface parking lots.



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

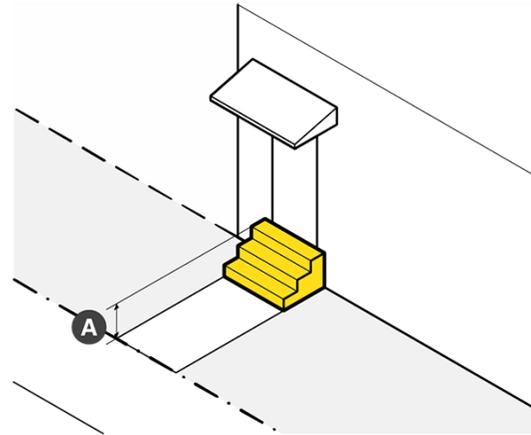


Table 6.12: RL.3 and RM.5 on-street townhouse lot regulations

A Building height (max)	3 storeys and in accordance with Section 4.14
B Number of dwelling units in a row (max)	8 ⁽²⁾⁽⁴⁾
C Dwelling unit width (min)	6 m Back-to-back - 7 m
D Overall building length of townhouse building (max)	49 m ⁽⁵⁾

Table 6.13: RL.3 and RM.5 on-street townhouse entrance regulations

A Elevation of principle entrance (max)	1.2 m measured from the front lot line elevation
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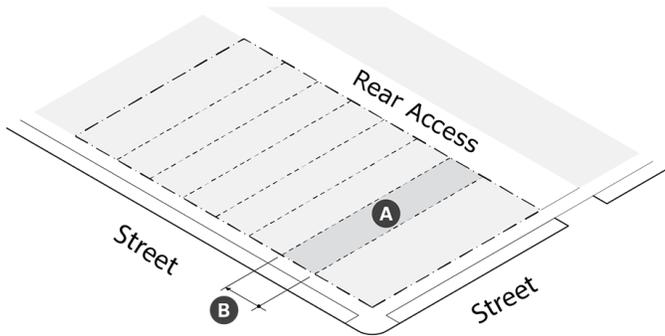


Part D: Land Use Zones

Low Density Residential 3 (RL.3) and Medium Density Residential 5 (RM.5) Zone

6.3.4 Rear access on-street townhouses

(a) Lot regulations



(b) Setback regulations

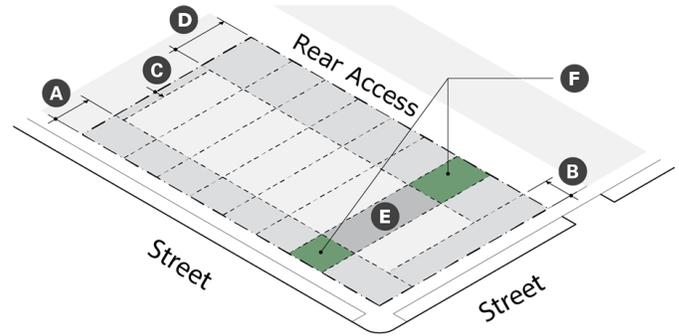


Table 6.14: RL.3 and RM.5 rear access on-street townhouse lot regulations

A Lot area per dwelling unit (min)	180 m ²
B Lot frontage per dwelling unit (min)	5.5 m

Table 6.15: RL.3 and RM.5 rear access on-street townhouse setback regulations

A Front yard (min)	5 m
B Exterior side yard (min)	4.5 m
C Interior side yard (min)	1.5 m 0 m along common lot line
D Rear yard or front yard with access to a lane (min)	7.5 m ⁽³⁾
E Lot coverage (max) - % lot area	50 55 %
F Landscape open space (min)	35 % ⁽¹⁾
Buffer strip (min)	Where a townhouse (RL.4, RM.5, RM.6) zone abuts a residential, institutional, park or natural heritage system zone, a 3-m buffer strip shall be provided. 3-m buffer strip is required around the perimeter of surface parking lots.

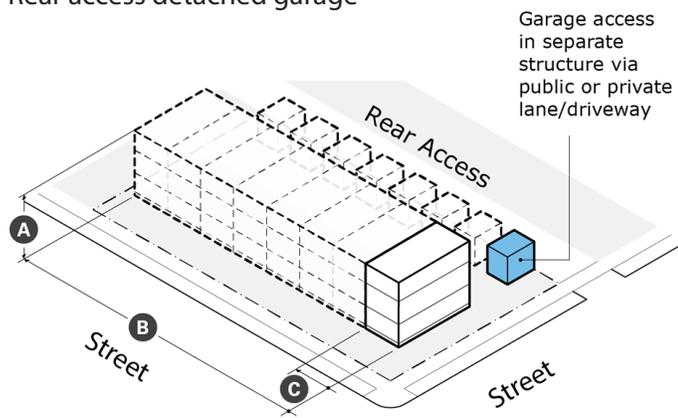


Part D: Land Use Zones

Low Density Residential 3 (RL.3) and Medium Density Residential 5 (RM.5) Zones

(c) Building regulations

Rear access detached garage



Rear access attached garage

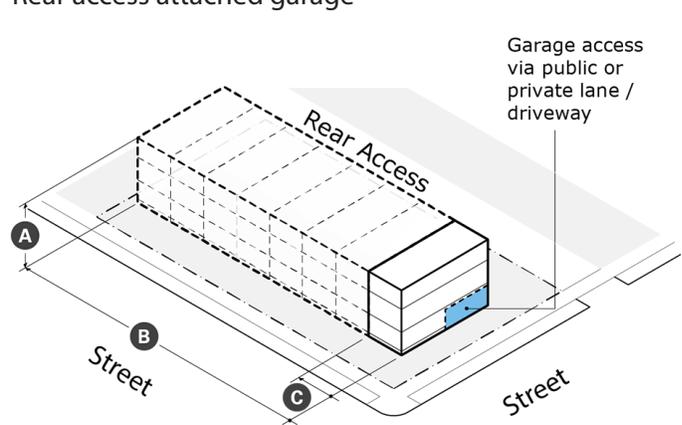


Table 6.16: RL.3 and RM.56 rear access on-street townhouse building regulations

A Building height (max)	3 storeys and in accordance with Section 4.14
B Number of dwelling units in a row (max)	8 ⁽²⁾
C Dwelling unit width (min)	5.5 m

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.
4. Maximum number of dwelling units in a row does not apply to back-to-back townhouses.
5. Maximum building length of townhouse building does not apply to on-street townhouses.



Part D: Land Use Zones

Low Density Residential 4 (RL.4) and Medium Density Residential 5 and 6 (RM.5, RM.6) Zones

6.3.5 Cluster townhouses, stacked townhouses, back-to-back townhouses, stacked back-to-back townhouses

(a) Lot regulations

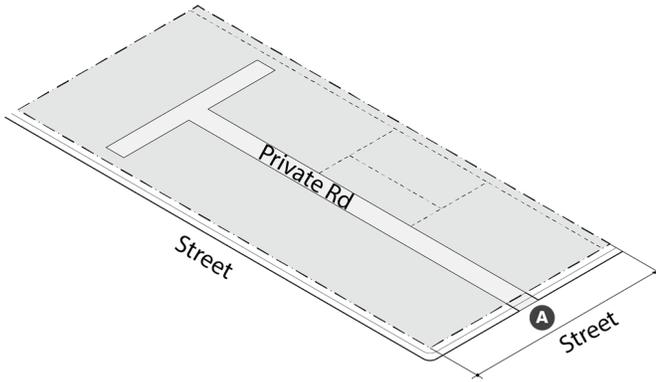


Table 6.17: RL.4, RM.5 and RM.6 townhouse lot regulations

A Lot frontage (min)		30 m
Density (max) - units per hectare (uph)	RL.4	35
	RM.5, RM.6	100



Part D: Land Use Zones

Low Density Residential 4 (RL.4) and Medium Density Residential 5 and 6 (RM.5, RM.6) Zones

(b) Building regulations

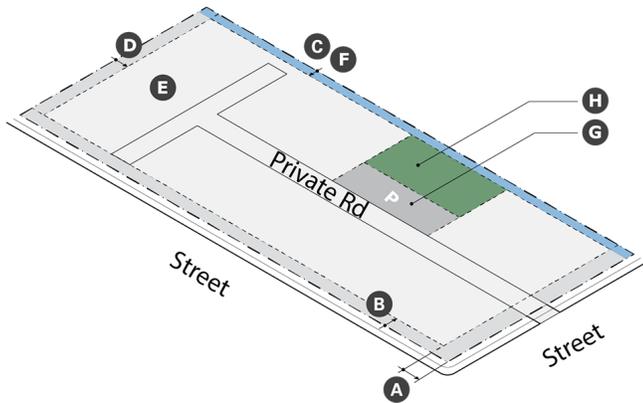


Table 6.18: RL.4, RM.5 and RM.6 townhouse lot setback regulations		
A	Front yard (min)	6 m ⁽¹⁾
B	Exterior side yard (min)	4.5 m
C	Interior side yard (min)	One-half the building height , and no less than 3 m
D	Rear yard (min)	One-half the building height , and no less than 4.5 m
E	Lot coverage (max) - % lot area	RL.4 30 %
		RM.5 30 %
		RM.6 40 %
H	Landscape open space (min)	40 % of lot area ^{(14) (15)}

Table 6.18: RL.4, RM.5 and RM.6 townhouse lot setback regulations

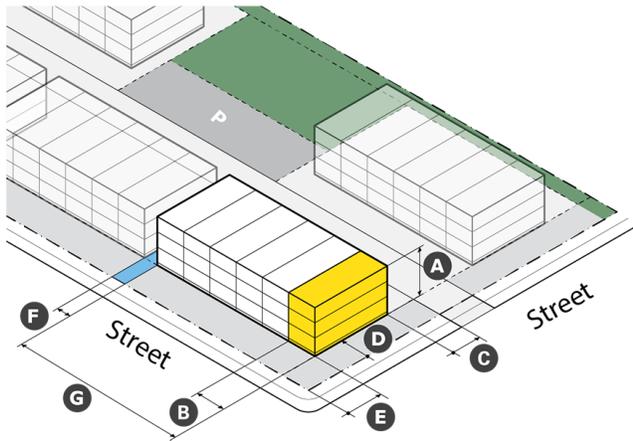
F	Buffer strip (min)	Where a townhouse (RL.4, RM.5, RM.6) zone abuts a residential, institutional, park, or natural heritage system zone, a 3 m buffer strip is required adjacent to interior side and rear lot lines shall be provided 3 m buffer strip is required around the perimeter of surface parking lots
G	Parking	In accordance with Section 5
	Common amenity area (min)	Cluster townhouses- 5 m ² per dwelling unit ⁽⁵⁾ (6)(7)(8)(9)(10) Stacked and back-to-back townhouses- 10 m ² per dwelling unit ⁽⁵⁾ (6)(7)(8)(9)(10)
	Private amenity area (min)	RL.4, RM.5 20 m ² per dwelling unit ⁽¹¹⁾ RM.6 20 m ² per dwelling unit ⁽¹¹⁾⁽¹²⁾⁽¹³⁾



Part D: Land Use Zones

Low Density Residential 4 (RL.4) and Medium Density Residential 5 and 6 (RM.5; RM.6) Zones

(c) Building regulations Cluster townhouses



Stacked townhouses

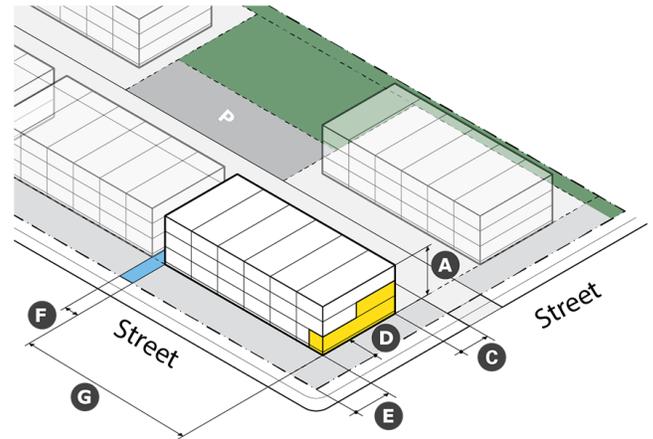


Table 6.19: RL.4, RM.5 and RM.6 townhouse unit building regulations

Lot area per dwelling unit (min)	RL.4 and RM.5	270 m ²
	RM.6	N/A
A Building height (max)	RL.4	3 storeys and in accordance with Section 4.14
	RM.5 and RM.6	4 storeys and in accordance with Section 4.14
B Dwelling unit width (min)		6 m ⁽²⁾ Back-to-back - 7 m ⁽³⁾ Stacked - N/A
C Front yard from private street back of curb or sidewalk road or property lot line (min)		6 m ⁽¹⁾ Stacked with no garage - 3 m
D Exterior side yard from private street back of curb or sidewalk road or property lot line (min)		4.5 m
E Rear yard from private street back of curb or sidewalk road or property lot line (min)		7.5 m 0 m from back-to-back townhouse dwelling units

Back-to-back townhouses

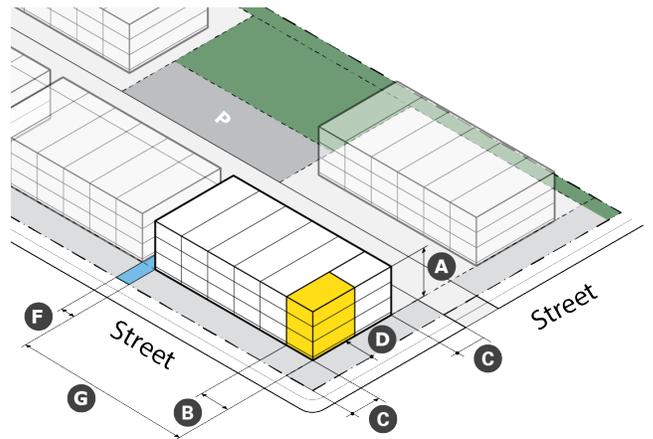


Table 6.19: RL.4, RM.5 and RM.6 townhouse unit building regulations

Interior side yard (min)	0 m
F Distance between buildings (min)	The minimum distance between any two buildings on the same lot shall be 3 m ⁽⁴⁾
G Overall building length of townhouse building (max)	48-49 m

SPACING WILL BE FIXED WHEN TRACK CHANGES ARE REMOVED

Part D: Land Use Zones

Low Density Residential 4 (RL.4) and Medium Density Residential 5 and 6 (RM.5, RM.6) Zones

Additional regulations for Tables 6.17 to 6.19:

1. Minimum 5 metre **front yard setback** where a ~~lot line~~ laneway **garage** is provided.
2. Minimum **dwelling unit** width of 5.5 m is ~~permitted~~ for a **townhouse** with a detached **garage** in the **rear yard**.
3. Minimum **dwelling unit** width of 6 m is ~~permitted~~ 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** and ~~ground level units in stacked 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**; and
 - 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 **back-to-back, stacked** 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



Part D: Land Use Zones

Low Density Residential 4 (RL.4) and Medium Density Residential 5 and 6 (RM.5, RM.6) Zones

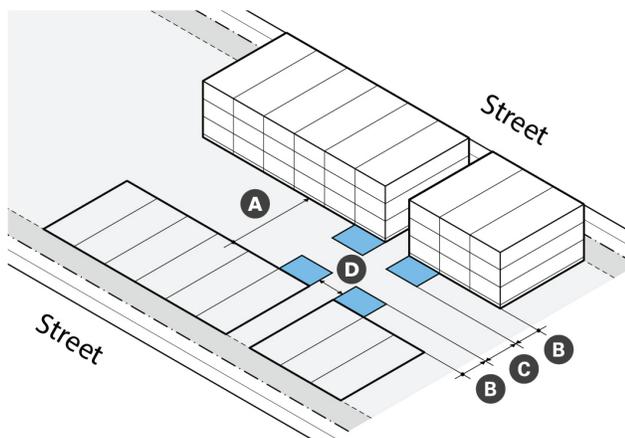
unenclosed porch or balcony with no privacy screen. Private amenity areas for units below finished grade shall be a minimum of 10 m² in area and have a maximum 50% first storey projection above the below grade patio.

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 10m² 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.

Add new graphic for #12

Private amenity areas

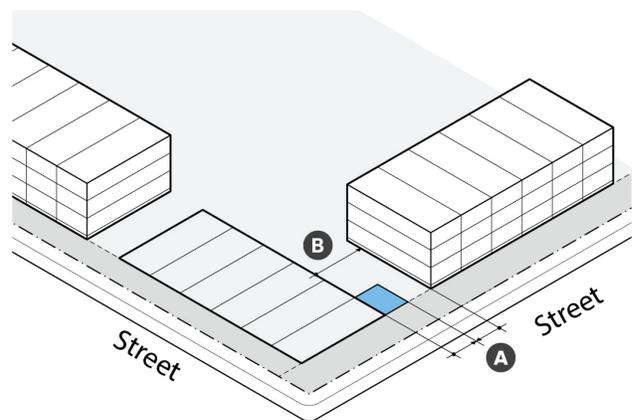
(a) Scenario 1



Private amenity area

- A 15m (min)
- B 4.5m (min)
- C 6m (min)
- D 3m (min)

(b) Scenario 2



Private amenity area

- A 4.5m (min)
- B 9m (min)

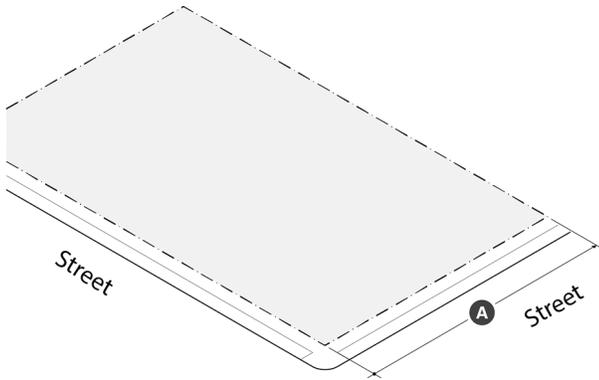


Part D: Land Use Zones

Low Density Residential 1, 2, 4 (RL.1, RL.2, RL.4) Zones

6.3.6 Apartment buildings

(a) Lot regulations



(b) Setback regulations

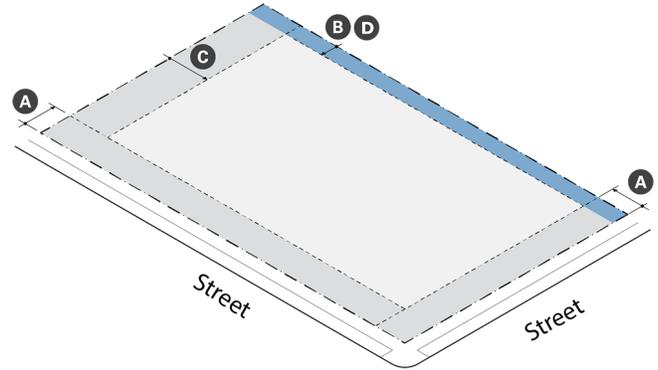


Table 6.20: RL.4 Apartment building lot regulations

A Lot frontage (min)	30 m ⁽⁹⁾
Density (max) - units per hectare (uph)	35

Table 6.21: RL.4 Apartment building setback regulations

A Front yard or exterior side yard (min)	6 m
B Interior side yard (min)	3 m ⁽¹⁾
C Rear yard (min)	7.5 m
D Buffer strip (min) 	Where an apartment building abuts a residential, institutional, park, or natural heritage system zone, a A 3 m buffer strip is required adjacent to interior side and rear lot lines shall be provided 3 m buffer strip is required around the perimeter of surface parking lots
Landscaped open space (min)	20 % of lot area ⁽⁶⁾⁽⁷⁾⁽⁸⁾



Part D: Land Use Zones

Low Density Residential 1, 2, 4 (RL.1, RL.2, RL.4) Zones

(c) Building regulations

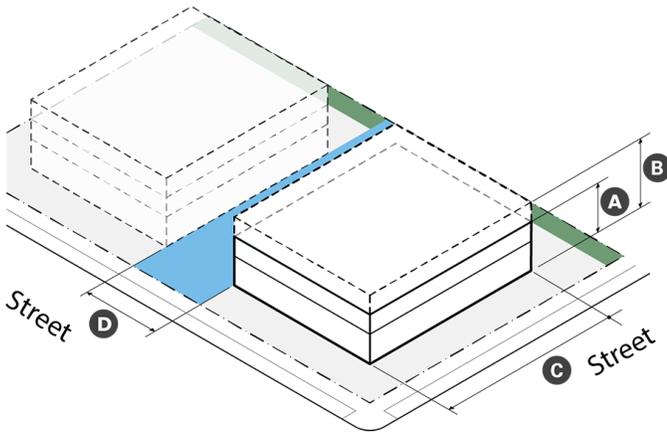


Table 6.22: RL.4 Apartment building - building regulations	
A Building height (min)	2 storeys
B Building height (max)	3 storeys and in accordance with Section 4.14
C Building length (max)	48 m for buildings located within 15 m of a street
D Distance between buildings (min)	Where two or more buildings 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)	30 m ² per dwelling unit up to 20 units: 20m ² per for each additional dwelling unit (3)(4)(5)
Angular plane	In accordance with Section 4.14.4



Part D: Land Use Zones

Low Density Residential 1, 2, 4 (RL.1, RL.2, RL.4) Zones

(d) Angular plane regulations

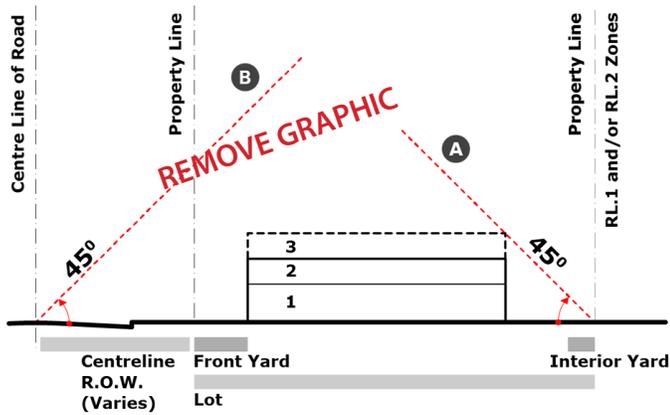


Table 6.23: RL.4 Apartment Building Angular Plane Regulations

<p>A Angular plane</p>	<p>Building height shall not exceed an angular plane of 45 degrees from the interior side yard and rear yard lot lines when adjacent to RL.1 and / or RL.2 zones</p>
<p>B Angular plane</p>	<p>In accordance with Section 4.14.4</p>

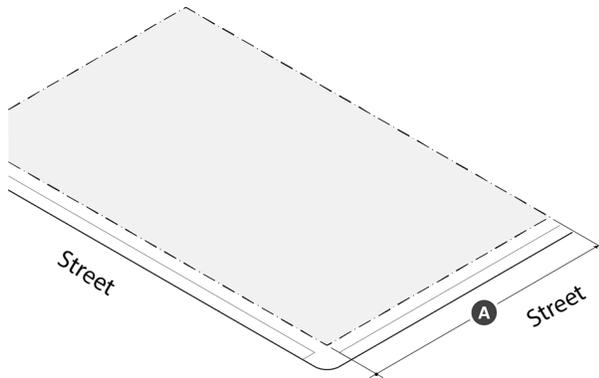


Part D: Land Use Zones

Medium Density Residential 5 (RM.5) Zone

6.3.7 Apartment buildings

(a) Lot regulations



(b) Setback regulations

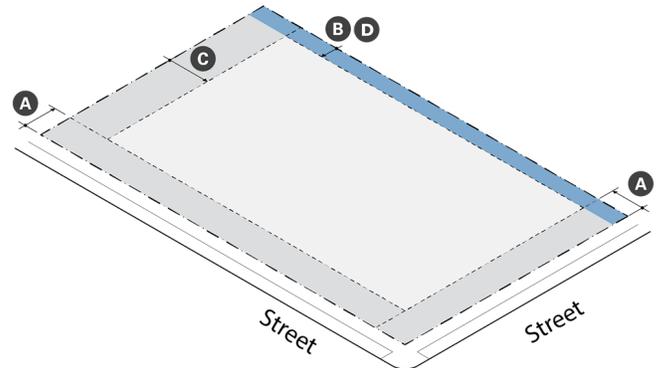


Table 6.24: RM.5 Apartment building lot regulations

A Lot frontage (min)	30 m
Density (max) - units per hectare (uph)	100

Table 6.25: RM.5 Apartment building setback regulations

A Front yard or Exterior side yard (min)	6 m
B Interior side yard (min)	3 m ⁽¹⁾
C Rear yard (min)	7.5 m
D Buffer strip (min) 	Where an apartment building abuts a residential, institutional, park, or natural heritage system zone, a A 3 m buffer strip is required adjacent to interior side and rear lot lines shall be provided 3 m buffer strip is required around the perimeter of surface parking lots
Landscaped open space (min)	40 20% of lot area ⁽⁶⁾⁽⁷⁾⁽⁸⁾

Part D: Land Use Zones

Medium Density Residential 5 (RM.5) Zone

(c) Building regulations

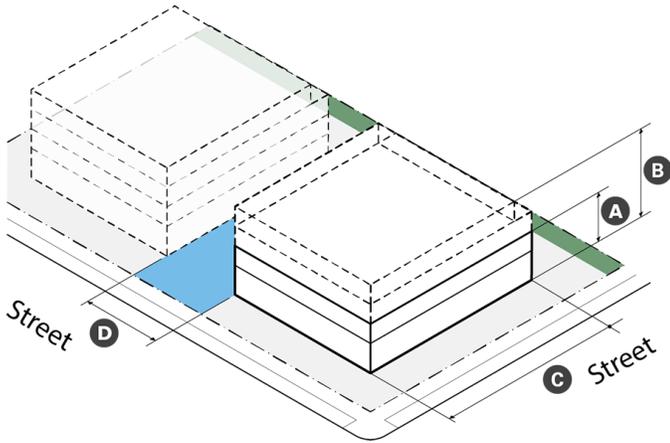


Table 6.26: RM.5 Apartment building - building regulations

A Building height (min)	2 storeys
B Building height (max)	4 storeys and in accordance with Section 4.14
C Building Length (max)	75 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 6.26: RM.5 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)	30 m ² per dwelling unit - up to 20 units 20 m ² per for each additional dwelling unit (3)(4)(5)
Angular plane	In accordance with Section 4.14.4



Part D: Land Use Zones

Medium Density Residential 5 (RM.5) Zone

(d) Angular plane regulations

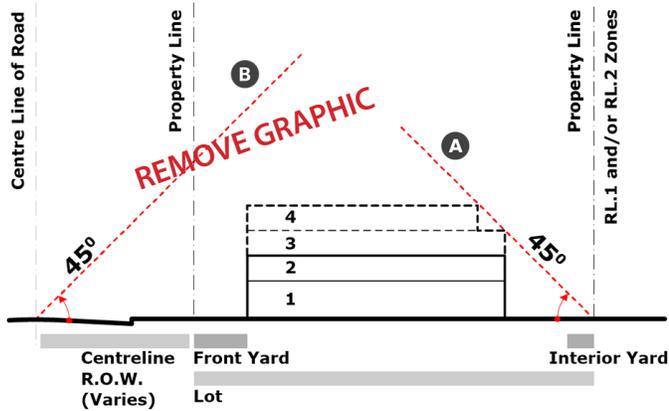


Table 6.27: RM.5 Apartment building angular plane regulations

<p>A Angular plane</p>	<p>Building heights shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to RL.1 and/or RL.2 zones</p>
<p>B Angular plane</p>	<p>In accordance with Section 4.14.4</p>

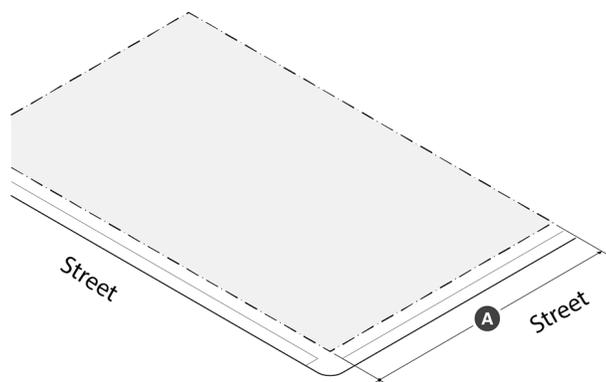


Part D: Land Use Zones

Medium Density Residential 6 (RM.6) Zone

6.3.8 Apartment buildings

(a) Lot regulations



(b) Setback regulations

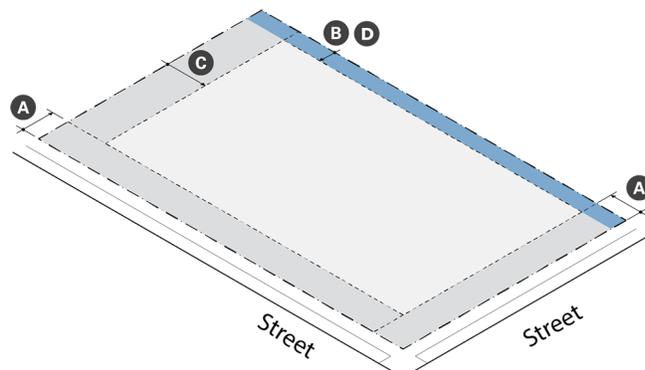


Table 6.28: RM.6 Apartment building lot regulations

A Lot frontage (min)	30 m
Density (max) - units per hectare (uph)	100

Table 6.29: RM.6 Apartment building setback regulations

A Front yard or exterior side yard (min)	6 m
B Interior side yard (min)	3 m ⁽¹⁾
C Rear yard (min)	7.5 m
D Buffer strip (min) 	Where an apartment building abuts a residential, institutional, park, or natural heritage system zone, a A 3 m buffer strip is required adjacent to interior side and rear lot lines shall be provided 3 m buffer strip is required around the perimeter of surface parking lots
Landscaped open space (min)	40 % of lot area ⁽⁶⁾⁽⁷⁾⁽⁸⁾



Part D: Land Use Zones

Medium Density Residential 6 (RM.6) Zone

(c) Building regulations

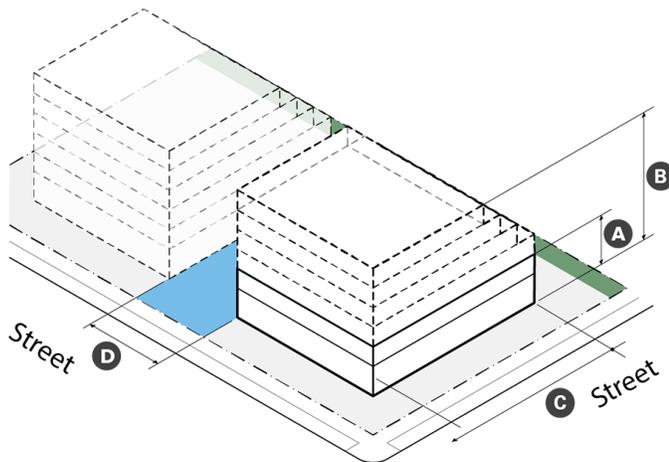


Table 6.30: RM.6 Apartment building - building regulations	
A Building height (min)	2 storeys
B Building height (max)	6 storeys and in accordance with Section 4.14
C Building length facing a street (max)	75 m for buildings located within 15 m of a street
D Distance between buildings (min)	Where two or 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 5 m

Table 6.30: RM.6 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)	30 m ² per dwelling unit up to 20 units 20 m ² per for each additional dwelling unit (3)(4)(5)
Building setbacks (min)	1.5 m between the 4th and 5th storeys facing a street



Part D: Land Use Zones

Medium Density Residential 6 (RM.6) Zone

(d) Angular plane regulations

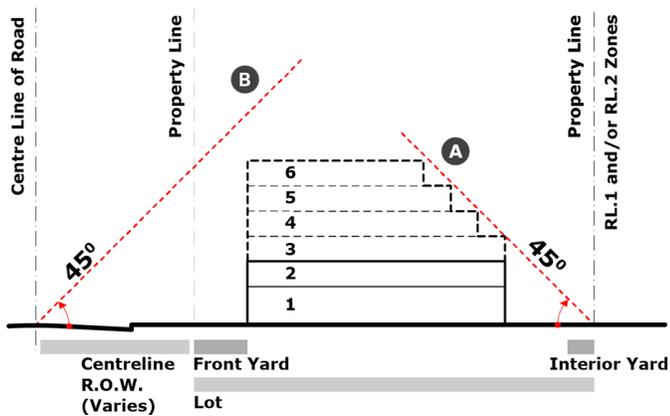


Table 6.31: RM.6 Apartment building angular plane regulations

<p>A Angular plane when adjacent to RL.1 or RL.2 zone</p>	<p>Building height shall not exceed an angular plane of 45 degrees from the interior side yard or rear yard lot lines when adjacent to RL.1 and/or RL.2 zones</p>
<p>B Angular plane</p>	<p>In accordance with Section 4.14.4</p>

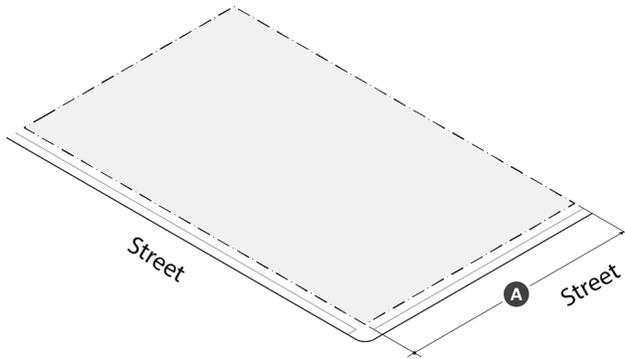


Part D: Land Use Zones

High Density Residential 7 (RH.7) Zone

6.3.9 Apartment buildings

(a) Lot regulations



(b) Setback regulations

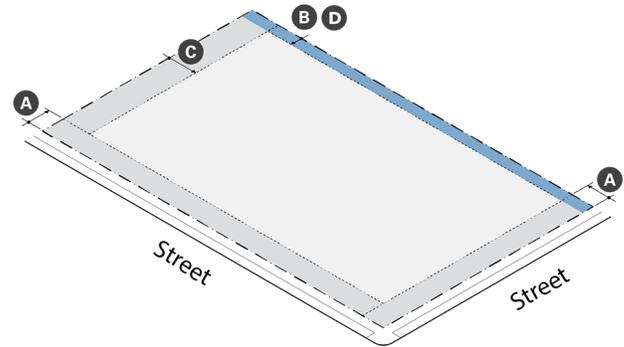


Table 6.32: RH.7 Apartment building lot regulations

A Lot frontage (min)	30 m
Density (max) - units per hectare (uph)	150

Table 6.33: RH.7 Apartment building setback regulations

A Front yard or exterior side yard (min)	6 m
B Interior side yard (min)	3 m ⁽¹⁾
C Rear yard (min)	7.5 m
D Buffer strip (min) 	Where an apartment building abuts a residential, institutional, park, or natural heritage-system zone, a A 3 m buffer strip is required adjacent to interior side and rear lot lines shall be provided 3 m buffer strip is required around the perimeter of surface parking lots
Landscaped open space (min)	40 % of lot area ⁽⁶⁾⁽⁷⁾⁽⁸⁾

Part D: Land Use Zones

High Density Residential 7 (RH.7) Zone

(c) Building regulations

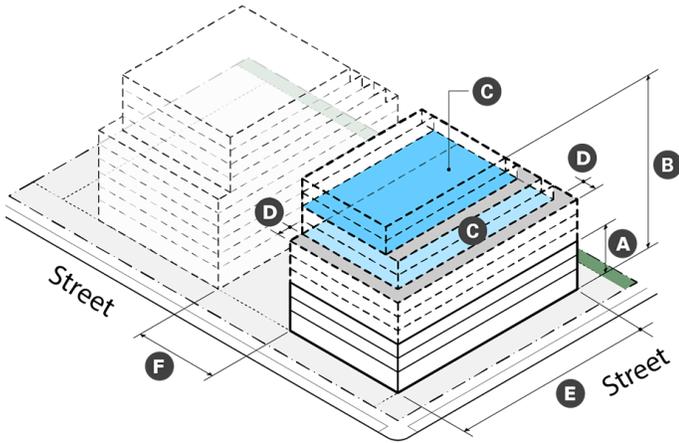


Table 6.34: RH.7 Apartment building - building regulations

A Building height (min)	3 storeys
B Building height (max)	10 storeys in accordance with Section 4.14
C Floorplate size (max)  7th and 8th storeys  9th and above storeys	7th and 8th storeys - 1,200 m ² Each storey above 9th storey - 1,000 m ²
D Building setbacks (min) 	3 m for all portions of the building above the 6th storey facing a street
E Building length facing a street (max)	60 m for buildings located within 15 m of a street ⁽²⁾

Table 6.34: RH.7 Apartment building - building regulations

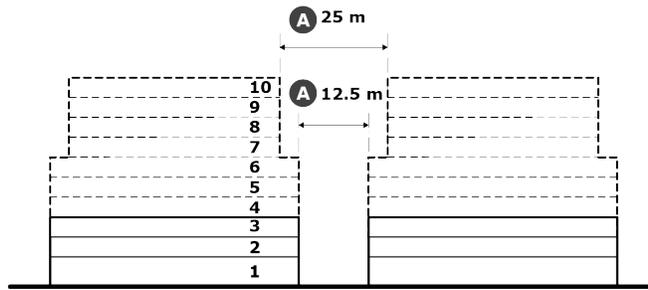
F Distance between buildings (min)	Where two or more buildings are located on a lot, the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms, shall be one-half of the building height to a maximum of 15 m and a minimum of 3 m The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 3 m
Maximum building length to width ratio above 8th storey (max)	1.5:1



Part D: Land Use Zones

High Density Residential (RH.7) Zone

(e) Tower separation regulations



(d) Angular plane regulations

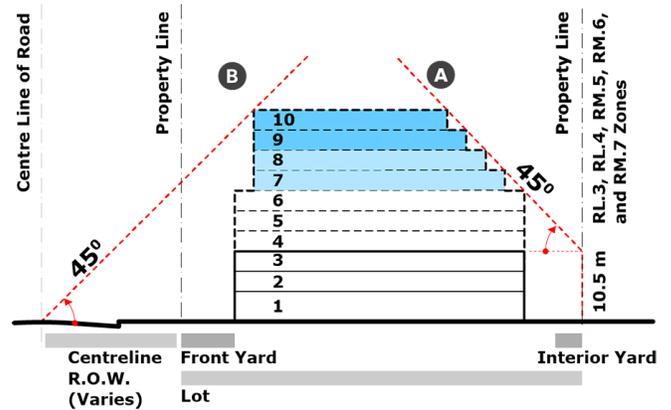


Table 6.34: RH.7 Apartment building - building regulations

<p>A Tower separation</p>	<p>The tower portion of the building, which is the portion of a building 6 7 storeys and above, shall be setback a minimum of 25 m from any portion of another tower measured perpendicular from the exterior wall of the 6th storey</p> <p>The tower portion of a building shall be setback a minimum of 12.5 m from an interior side lot line and a rear lot line measured perpendicular from the exterior wall of the 6th storey</p>
<p>Common amenity area (min)</p>	<p>30 m² per dwelling unit up to 20 units</p> <p>20 m² per for each additional dwelling unit ⁽³⁾⁽⁴⁾⁽⁵⁾</p>

Table 6.35: RH.7 Apartment building angular plane regulations

<p>A Angular plane when adjacent to RL.1 or RL.2 zone</p>	<p>Building heights shall not exceed an angular plane of 30 degrees measured from the property line for the interior side yard or rear yard lot lines when adjacent to RL.1 or RL.2 zone</p>
<p>A Angular plane when adjacent to RL.3, RL.4, RM.5 or RM.6 zone</p>	<p>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 or RM.6 zone</p>
<p>B Angular plane</p>	<p>In accordance with Section 4.14.4</p>



Part D: Land Use Zones

High Density Residential 7 (RH.7) Zone

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. The maximum **building** length shall apply to all sides of the **podium** portion of the **building**.
3. **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**.
4. No **common amenity area** is required for **buildings** on lots within the Older Built-up Area Overlay, Schedule B-1.
5. **Buildings** with less than 20 **dwelling units** are not required to provide **common amenity area**.
6. 50% of **landscaped open space** shall be covered by soft landscaping in the form of natural vegetation, such as grass, flowers, trees and shrubbery.
7. 30% of the required **landscaped open space** can be in the form of a **green roof** or **blue roof**.
8. **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**.
9. **The lot frontage for apartment buildings with 3 dwelling units or less shall be the minimum lot frontage** required for the parent **zone** of the property.



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.

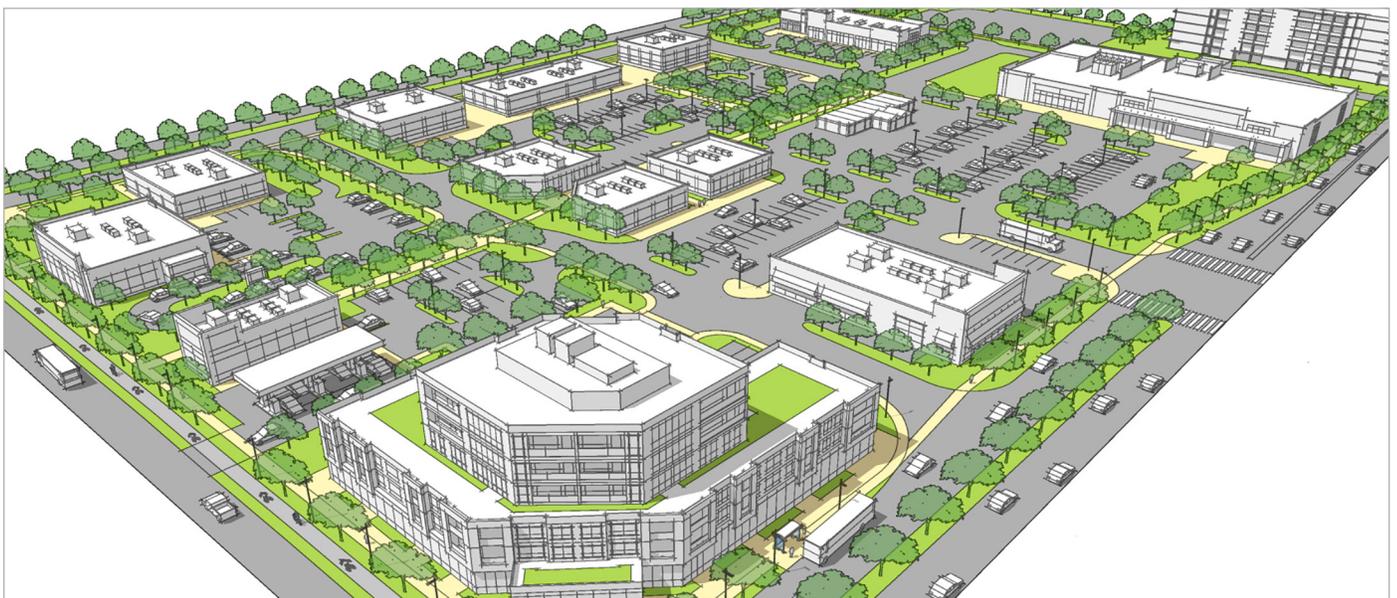
Neighbourhood Commercial Centre (NCC)

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 7.1 - Permitted uses in mixed-use zones

Permitted uses	CMUC	MUC	NCC	MOC
Residential uses				
Additional residential dwelling unit	--	--	--	P
Apartment building	P	P ⁽⁶⁾	--	P
Duplex dwelling	--	--	--	P
Group home	P ⁽⁹⁾	P ⁽⁹⁾	P ⁽⁹⁾	P ⁽⁹⁾
Home occupation	P ⁽¹⁰⁾	P ⁽¹⁰⁾	P ⁽¹⁰⁾	P ⁽¹⁰⁾
Live-work unit	P	P	P	P
Lodging house type 1	--	--	--	P ⁽¹³⁾
Long term care facility	P	P ⁽⁶⁾	P ⁽⁶⁾	P
Mixed-use building	P	P ⁽⁶⁾	P ⁽⁶⁾	P
Retirement residential facility	P	P ⁽⁶⁾	P ⁽⁶⁾	P
Single detached dwelling	--	--	--	P
Semi-detached dwelling	--	--	--	P
Townhouse, back-to-back	P ⁽¹⁶⁾	--	--	P ⁽¹⁶⁾
Townhouse, cluster	P ⁽¹⁶⁾	--	--	P ⁽¹⁶⁾
Townhouse, on-street	--	--	--	P ⁽¹⁵⁾
Townhouse, stacked	P ⁽¹⁶⁾	--	--	P ⁽¹⁶⁾
Townhouse, stacked back-to-back	P ⁽¹⁶⁾	--	--	P ⁽¹⁶⁾
Retail uses				
Convenience store	P	P	P	P ⁽¹⁾
Garden centre	P	P	--	--
Home improvement warehouse	P	--	--	--
Propane retail outlet	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	--
Retail establishment	P	P	P	P ⁽¹⁾
Office uses				
Medical clinic	--P	--P	--P	P ⁽¹⁾
Office	P ⁽³⁾	P ⁽³⁾	--P ⁽¹⁾	--P ⁽¹⁾
Hospitality uses				
Bed and breakfast	--	--	--	P



Part D: Land Use Zones

Mixed-use Zones

Permitted uses	CMUC	MUC	NCC	MOC
Hotel	P	P	--	--
Service uses				
Animal care establishment	P	P	P	--
Artisan studio	P	P	P	P ⁽¹⁾
Carwash	P ⁽²⁾⁽⁴⁾	--P ⁽⁵⁾	--	--
Commercial entertainment	P ⁽⁸⁾	P ⁽⁸⁾	--	--
Conference and convention facility	P	P	--	--
Day care centre	P	P	P	P ⁽¹⁾
Drive-through facility	P	P	--	--
Financial establishment	P	P	P	P ⁽¹⁾
Fitness centre	P	P	P	P ⁽¹⁾
Food vehicle	P	P	P	P
Funeral home	P	P	P	P ⁽¹⁾
Micro-brewery	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾
Micro-distillery	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾
Nightclub	P ⁽⁷⁾	P ⁽⁷⁾	--	--
Restaurant	P ⁽⁸⁾	P ⁽⁸⁾	P ⁽⁸⁾	--
Restaurant, take-out	P	P	P	P
School, commercial	P	P	P	P ⁽¹⁾
Service establishment	P	P	P	P
Vehicle rental establishment	P	P	P	--
Vehicle repair establishment	P ⁽²⁾	--	--	--
Vehicle service station	P ⁽²⁾⁽⁴⁾	--P ⁽⁵⁾	P ⁽⁵⁾	--
Veterinary service	P	P	P	P
Community uses				
Art gallery	P	P	--	P ⁽¹⁾
Community centre	P	P	P	--
Museum	P	--	--	--
Place of worship	P	P	P	--
Public hall	P	P	P	--
Recreation facility	P	P	P	--
School	P	--	--	--
Other				
Accessory use	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Occasional use	P ⁽¹²⁾	P ⁽¹²⁾	P ⁽¹²⁾	--
Outdoor sales and display and sales area	P ⁽¹⁴⁾	P ⁽¹⁴⁾	P ⁽¹⁴⁾	P ⁽¹⁴⁾



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**.
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 4.23.
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.
14. In accordance with Section 4.19.
15. In accordance with Section 6.3.3.
16. In accordance with Section 6.3.5.



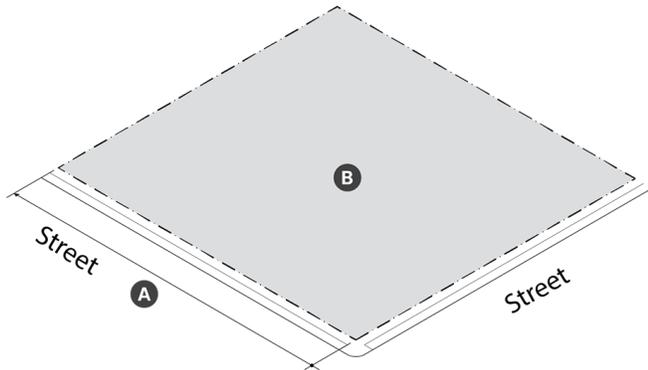
Part D: Land Use Zones

Commercial Mixed-use Centre (CMUC) Zone

7.3 Lot and building regulations

7.3.1 Commercial mixed-use centre (CMUC) zone

(a) Lot regulations



(b) Setback regulations

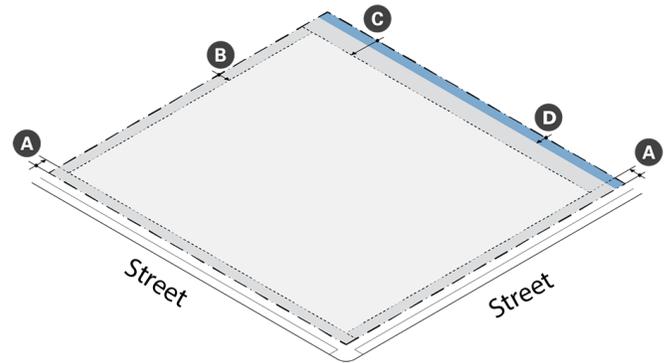


Table 7.2: CMUC zone lot regulations		
A Lot frontage (min)		50 m
B Lot area	min	7,500 m ²
	max	50,000 m ²
Residential density - units per hectare (uph)	min	100 ⁽⁵⁾
	max	150

Table 7.3: CMUC zone setback regulations	
A Front yard and exterior side yard (min)	3 m ⁽¹⁾
B Interior side yard (min)	3 m ⁽⁶⁾
C Rear yard (min)	7.5 m
D Buffer strip (min)	Where a mixed-use zone abuts any residential, institutional, park or natural heritage system zone, a 3 m wide buffer strip is required adjacent to the interior side and rear lot line abutting such zone.
Landscaped open space (min)	25-20% of lot area ⁽²⁾

Part D: Land Use Zones

Commercial Mixed-use Centre (CMUC) Zone

(c) Building regulations

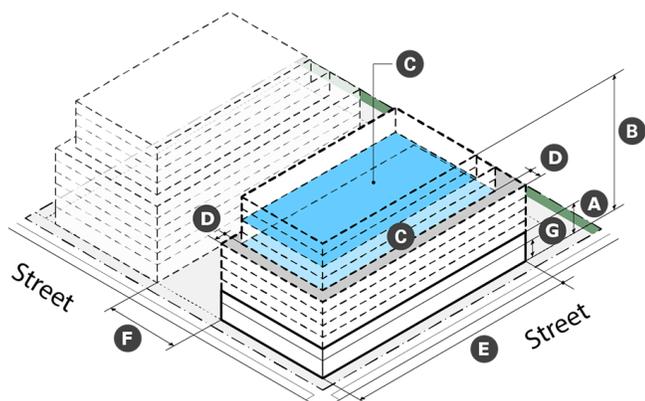


Table 7.4: CMUC zone building regulations

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)	10 storeys and in accordance with Section 4.14
C Floorplate size (max)	7th and 8th storeys - 1,200 m ² Above 8th storey - 1,000 m ²
D Building stepbacks (min)	3 m for all portions of the building above the 6th storey facing a street

Table 7.4: CMUC zone building regulations

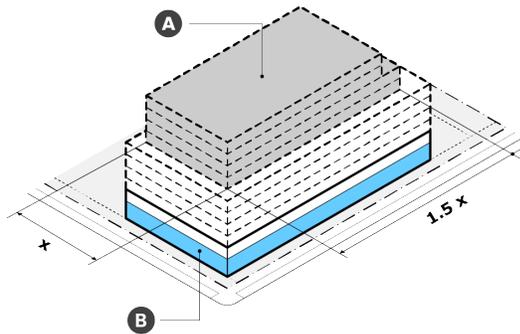
E Building length (max)	75 m for buildings located within 15 m of a street
F Distance between buildings (min)	Where two or more buildings are located on a lot , the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms , shall be 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 building height (min)	4.5 m



Part D: Land Use Zones

Commercial Mixed-use Centre (CMUC) Zone

(d) Building regulations



Add missing graphic for RH7 Tower Separation (see below from pg. D-33)

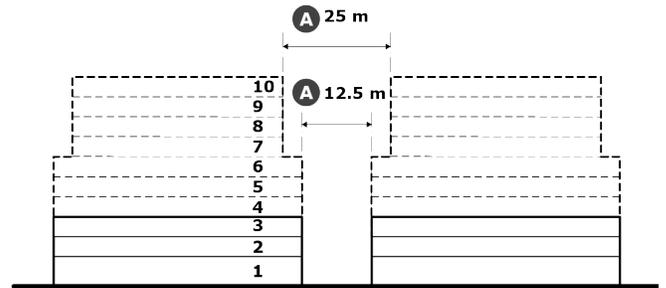


Table 7.4: CMUC zone building regulations	
A Building length to width ratio above 86th storey (max)	1.5:1
B First storey transparency (min)	40 % of the surface area of the first storey of a building facing a street , up to 4.5 m from the ground, shall be comprised of transparent windows and/or active 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 .

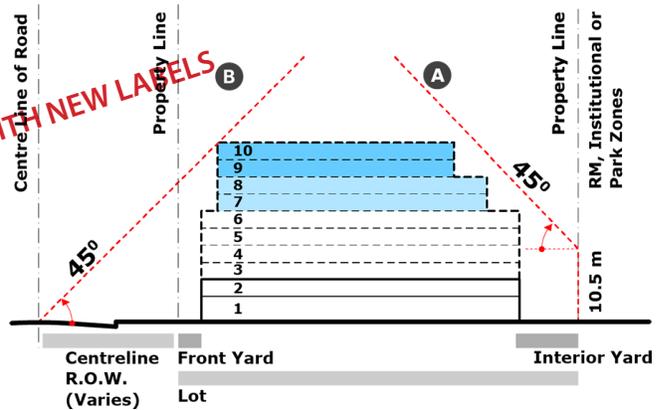
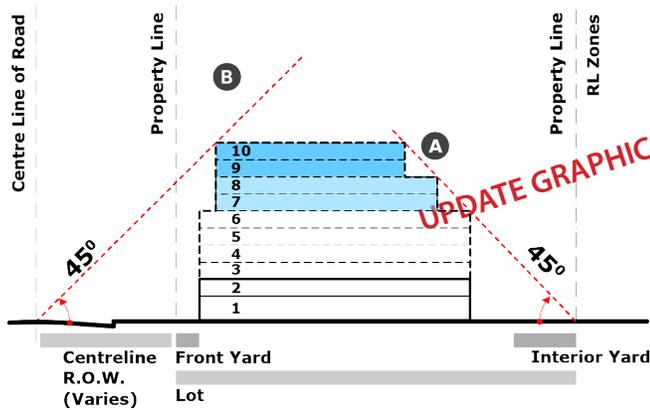
Table 7.4: CMUC zone building regulations	
C Tower separation (min)	The tower portion of the building which is the portion of a building above the 6th storey 6-storeys and above shall be setback a minimum of 25 m from any portion of another tower measured perpedicularly from the exterior wall of the 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 perpedicularly from the exterior wall of the 6th storey
Common amenity area (min)	30 m ² per dwelling unit up to 20 units 20 m ² per for each additional dwelling unit (4)



Part D: Land Use Zones

Commercial Mixed-use Centre (CMUC) Zone

(e) Angular plane regulations



UPDATE GRAPHICS WITH NEW LABELS

Table 7.5: CMUC angular plane regulations

<p>A Angular plane</p>	<p>Building heights shall not exceed an angular plane of 45 degrees from any interior side yard or rear yard lot line when adjacent to a residential low density (RL.1, RL.2, RL.3, RL.4) zone.</p>
<p>B Angular plane</p>	<p>Building heights shall not exceed an angular plane of 45 degrees from any interior side yard or rear yard lot line when adjacent to a residential medium density (RM.5, RM.6), institutional or park zone, as measured from 10.5 m above the average elevation of the grade at the required setback from the property line</p>
<p>C Angular plane</p>	<p>In accordance with Section 4.14.4</p>



Part D: Land Use Zones

Commercial Mixed-use Centre (CMUC) Zone

7.3.2 Commercial regulations for CMUC zone

- (a) Maximum commercial **gross floor area (GFA)**
 - 0.33 **floor space index (FSI)**
- (b) 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, as of the date of the passing of this **by-law**, the minimum commercial **gross floor area (GFA)** shall be 0.15 **floor space index (FSI)**.

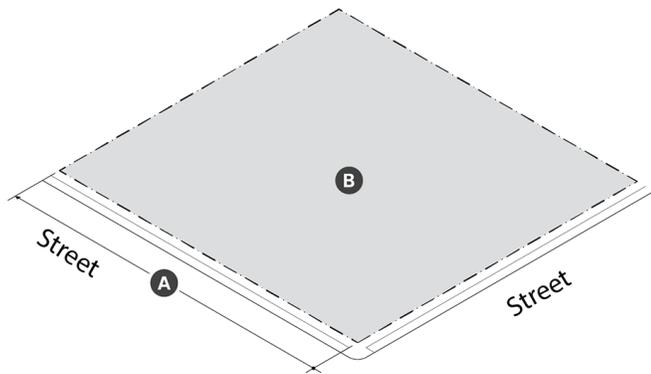


Part D: Land Use Zones

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

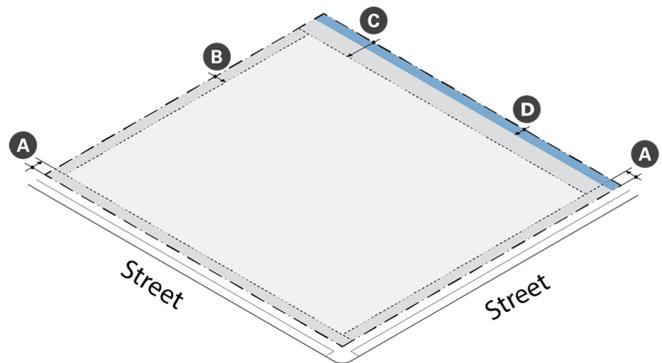


Table 7.6: MUC and NCC zone lot regulations

A Lot frontage (min)	MUC		50 m
	NCC		30 m
B Lot area	MUC	min	7,500 m ²
	NCC		2,000 m ²
	MUC	max	N/A
	NCC		7,500 m ²
Residential density- units per hectare (uph)	MUC	min	100 ⁽⁵⁾
	NCC		N/A
	MUC	max	150
	NCC		100

Table 7.7: MUC and NCC zone setback regulations

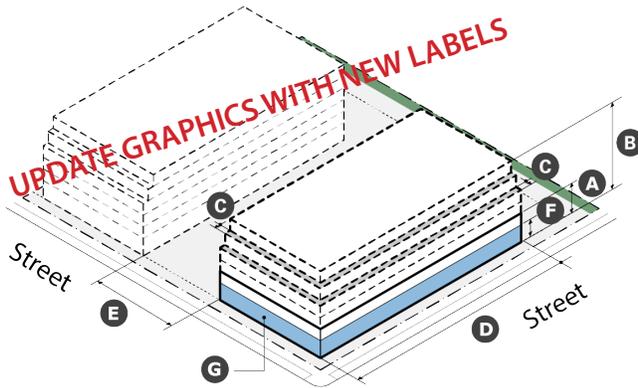
A Front yard and exterior side yard (min)	3 m ⁽¹⁾
B Interior side yard (min)	3 m ⁽⁶⁾
C Rear yard (min)	7.5 m
D Buffer strip (min)	Where a mixed-use zone abuts any residential, institutional, park or natural heritage system zone, a A 3 m wide buffer strip is required adjacent to the interior side and rear lot lines abutting such zones
Landscaped open space (min)	≥ 20% of lot area ⁽²⁾



Part D: Land Use Zones

Mixed-use Corridor (MUC) and Neighbourhood Commercial Centre (NCC) Zones

(c) 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 setbacks (min)	1.5 m between 4th and 5th storeys facing a street
C Building length (max)	75 m for buildings located within 15 m of a street

Table 7.8: MUC and NCC zone building regulations

E 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
F First storey building height (min)	4.5 m
G First storey transparency (min)	40 % of the surface area of the first storey of a building facing a street , 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 roads, as identified in the City's Official Plan in force and effect on the effective date .
Common amenity area (min)	30 m ² per dwelling unit up to 20 units 20 m ² per for each additional dwelling unit (4)



Part D: Land Use Zones

Mixed-use Corridor (MUC) and Neighbourhood Commercial Centre (NCC) Zones

(d) Angular plane regulations

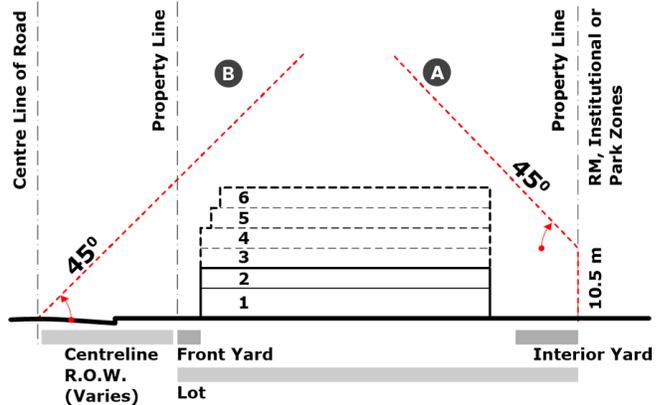
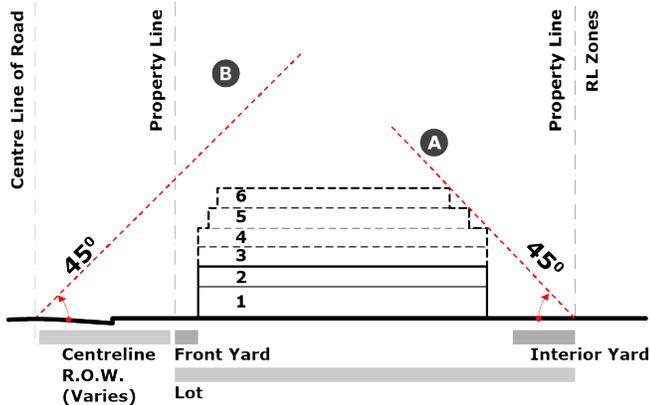


Table 7.9: MUC and NCC angular plane regulations

<p>A Angular plane</p>	<p>Building heights shall not exceed an angular plane of 45 degrees from the rear yard or side yard of a mixed-use zone that abuts a lot line of a residential low density (RL.1, RL.2, RL.3, RL.4) zone, as measured from the lot line</p>
<p>B Angular Plane</p>	<p>Building heights shall not exceed an angular plane of 45 degrees from the rear yard or side yard of a mixed-use zone that abuts a lot line of a residential medium density (RM.5, RM.6), institutional, park or natural heritage system zone, as measured from 10.5 m above the average elevation of the grade at the required setback from the property line</p>
<p>C Angular plane</p>	<p>In accordance with Section 4.14.4</p>



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 Commercial gross floor area (GFA) in an NCC zone:**
 - (i) **Maximum commercial gross floor area (GFA)**
6,500 m²
 - (ii) 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 date of the passing 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)**.

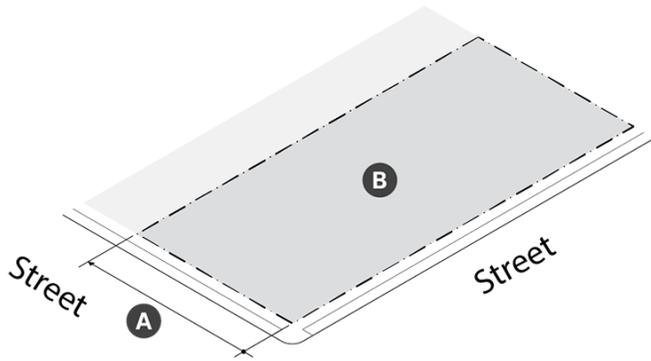


Part D: Land Use Zones

Mixed Office / Commercial (MOC) Zone

7.3.5 Mixed office/commercial (MOC) zone

(a) Lot regulations



(b) Setback regulations

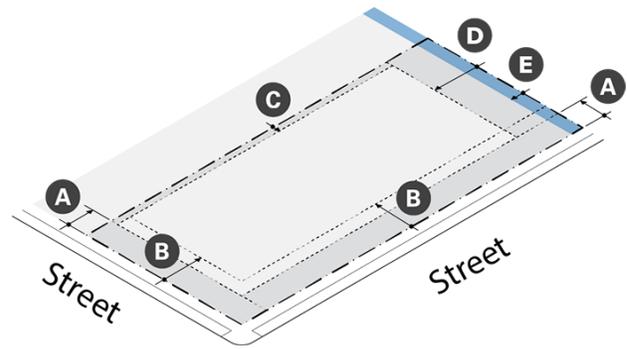


Table 7.10: MOC zone lot regulations

A	Lot frontage (min)	12 m
B	Lot area (min)	370 m ²
	Residential density - units per hectare (uph)	min
		max
		N/A
		100

Table 7.11: MOC zone setback regulations

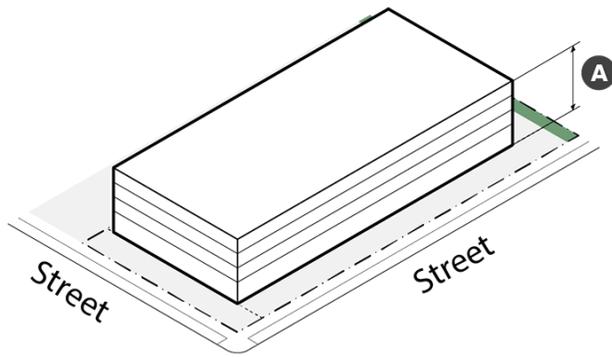
A	Front yard and exterior side yard (min)	6 m
B	Front yard and exterior side yard (max)	7.5 m
C	Interior side yard (min)	1.5 m ⁽³⁾
D	Rear yard (min)	10 m
E	Buffer strip (min)	Where a mixed-use MOC zone abuts any residential, institutional, park or natural heritage system zone , a 3 m wide buffer strip is required adjacent to the lot line abutting such zone .



Part D: Land Use Zones

Mixed Office / Commercial (MOC) Zone

(c) Building regulations



(d) Angular plane regulations

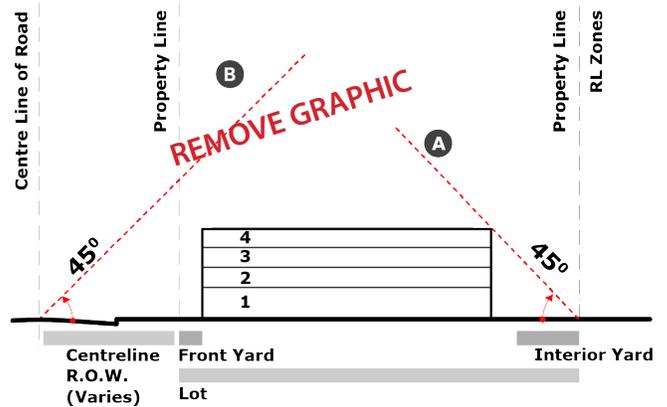


Table 7.12: MOC zone building regulations

A Building height (max)	4 storeys and in accordance Section 4.14
Common amenity area (min)	30 m ² per dwelling unit up to 20 units 20 m ² per for each additional dwelling unit (4)
Angular plane	In accordance with Section 4.14.4

Table 7.13: MOC angular plane

A Angular plane	Building heights shall not exceed an angular plane of 45 degrees from the rear yard or side yard of a mixed-use zone that abuts a lot line of a residential low density (RL.1, RL.2, RL.3, RL.4) zone, as measured from the lot line Building heights shall not exceed an angular plane of 45 degrees from the rear yard or side yard of a mixed-use zone that abuts a lot line of a residential medium density (RM.5, RM.6), institutional, park or natural heritage system zone, as measured from 10.5 m above the average elevation of the grade at the required setback from the property line
B Angular plane	In accordance with Section 4.14.4



Part D: Land Use Zones

Mixed Office / Commercial (MOC) Zone

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



Part D: Land Use Zones

Commercial Zones

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



Part D: Land Use Zones

Commercial Zones

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

Permitted uses	CC	SC
Residential uses		
Additional residential dwelling unit	P	--
Live-work unit	P	--
Mixed-use building	P	--
Single detached dwelling	P	--
Retail uses		
Auction centre	--	P
Building supply	--	P
Convenience store	P	P
Garden centre	--	P
Home improvement warehouse	--	P
Major equipment supply and service	--	P
Propane retail outlet	--	P ⁽¹⁾
Vehicle sales establishment	--	P
Hospitality uses		
Hotel	--	P
Service uses		
Animal boarding establishment	--	P
Carwash	--	P
Catering service	--	P
Cleaning establishment	--	P
Commercial entertainment	--	--
Commercial school	--	P
Contractor's yard	--	P
Day care centre	P	--
Drive-through facility	--	P
Financial establishment	--	P
Food vehicle	P	P
Micro-brewery	--	P ⁽²⁾
Micro-distillery	--	P ⁽²⁾
Rental outlet	--	P
Restaurant	--	P ⁽³⁾



Part D: Land Use Zones

Commercial Zones

Permitted uses	CC	SC
Restaurant, take-out	P	P
School, commercial	--	P
Service establishment	P	P
Storage facility	--	P
Taxi establishment	--	P
Tradesperson's shop	--	P
Transportation depot	--	P
Vehicle body shop	--	P
Vehicle parts establishment	--	P
Vehicle rental establishment	--	P
Vehicle repair establishment	--	P
Vehicle service station	--	P ⁽⁴⁾
Community uses		
Art gallery	--	P
Place of worship	--	P
Public hall	--	P
Other		
Accessory use	P ⁽⁵⁾	P ⁽⁵⁾
Occasional use	--	P ⁽⁶⁾
Outdoor sales and display and sales area	P ⁽⁷⁾	P ⁽⁸⁾
Outdoor storage area	--	P ⁽⁹⁾
Complementary uses in accordance with Section 4.20		
Commercial entertainment	--	P ⁽³⁾
Community centre	--	P
Day care centre	--	P
Fitness centre	--	P
Medical clinic	--	P
Nightclub	--	P ⁽²⁾
Office	--	P
Recreation facility	--	P
Service establishment	--	P
Veterinary service	--	P



Part D: Land Use Zones

Commercial Zones

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 sales and 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.



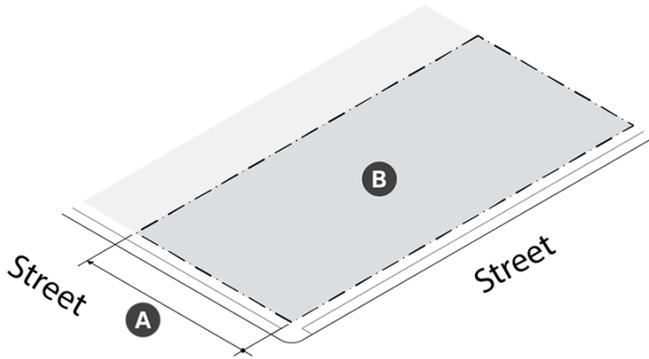
Part D: Land Use Zones

Convenience Commercial (CC) Zone

8.3 Lot and building regulations

8.3.1 Convenience commercial (CC) zone

(a) Lot regulations



(b) Setback regulations

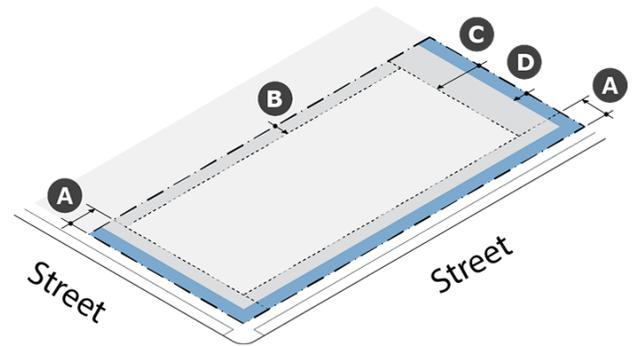


Table 8.2: CC zone lot regulations	
A Lot frontage (min)	18 m
B Lot area (min)	370 m ²

Table 8.3: CC zone setback regulations	
A Front yard and exterior side yard (min)	6 m
B Interior side yard (min)	3 m
C Rear yard (min)	20 % of the lot depth to a maximum of 7.5 m
D Buffer strip (min)	Where a commercial-zone abuts any residential, institutional, park or natural heritage system zone, a 3 m wide buffer strip is required adjacent to the interior side and rear lot line abutting such zone. A 3 m wide buffer strip shall be maintained adjacent to the street line , except for those areas required for entry ramps

(c) Building regulations

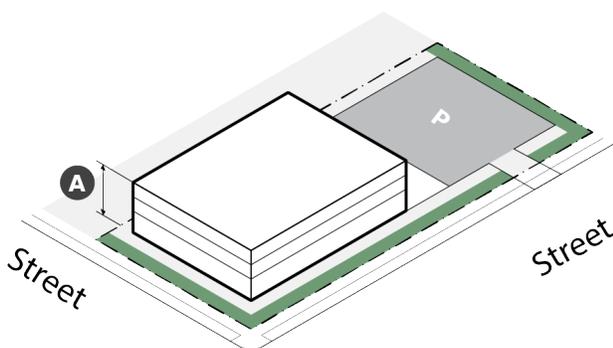


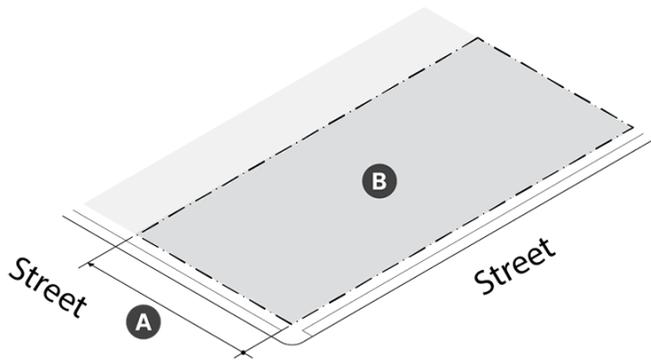
Table 8.4: CC zone building regulations	
A Building height (max)	3 storeys
Gross floor area (GFA) (max)	400 m ²

Part D: Land Use Zones

Service Commercial (SC) Zone

8.3.1 Service commercial (SC) zone

(a) Lot regulations



(b) Setback regulations

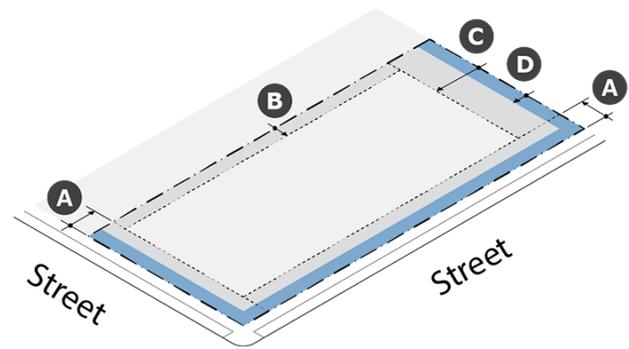


Table 8.5: SC zone lot regulations

A Lot frontage (min)	30 m
B Lot area (min)	N/A

Table 8.6: SC zone setback regulations

A Front yard and exterior side yard (min)	6 m
B Interior side yard (min)	3 m ⁽¹⁾
C Rear yard (min)	One-half the building height and not less than 6 m
D Buffer strip (min) 	Where a commercial-zone abuts any residential, institutional, park or natural heritage system zone, a 3 m wide buffer strip is required adjacent to the interior side and rear lot line abutting such zone. A 3 m wide buffer strip shall be maintained adjacent to the street line , except for those areas required for entry ramps
Landscaped open space (min)	10% of lot area ⁽²⁾



Part D: Land Use Zones

Service Commercial (SC) Zone

(c) Building regulations

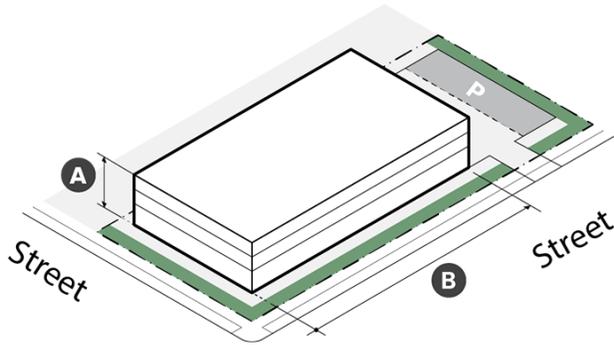


Table 8.7: SC Zone Building Regulations

A Building Height (max)	3 Storeys and in accordance with Section 4.14
B Building Length (max)	75 m for Buildings located within 15 m of a 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**.



Part D: Land Use Zones

Downtown Zones

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.

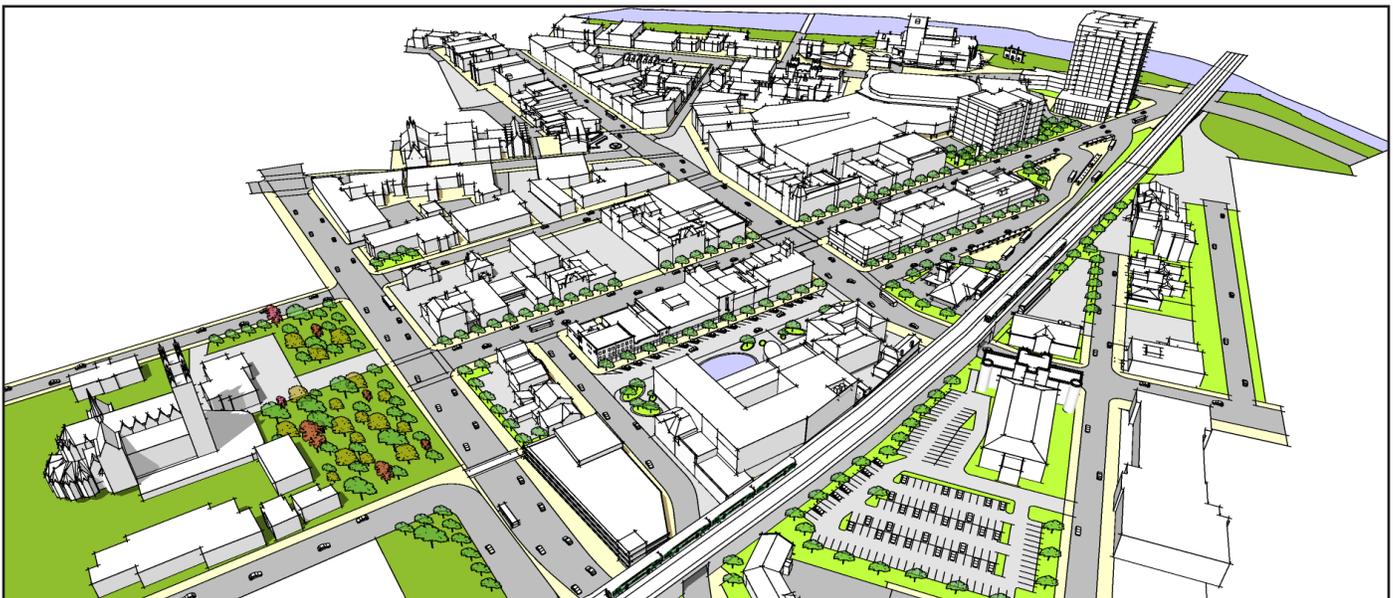
Downtown 3 (D.3)

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.

Illustrative example



Part D: Land Use Zones

Downtown Zones

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** (9.3 (d)).

Table 9.1 - Permitted uses in downtown zones

Permitted uses	D.1	D.2	D.3	D.3a	Active uses
Residential uses					
Additional residential dwelling unit	--	P ⁽¹⁾	--	--	--
Apartment building	P ⁽²⁾	P	--	--	--
Day care, private home	P ⁽²⁾	P	--	--	--
Duplex dwelling	--	P	--	--	--
Group home	P ⁽³⁾	P ⁽³⁾	--	--	--
Home occupation	P ⁽⁴⁾	P ⁽⁴⁾	--	--	--
Hospice	P ⁽²⁾	P	--	--	--
Live-work unit	P ⁽⁵⁾	P	--	--	--
Lodging house type 1	P ⁽³⁾	P ⁽³⁾	--	--	--
Long term care facility	P ⁽²⁾	P	--	--	--
Mixed-use building	P ⁽⁵⁾⁽⁶⁾	P	--	--	--
Retirement residential facility	P ⁽²⁾	P	--	--	--
Semi-detached dwelling	--	P	--	--	--
Single detached dwelling	--	P	--	--	--
Townhouse, on-street	P ⁽²⁾⁽¹⁵⁾	P ⁽¹⁵⁾	--	--	--
Townhouse, rear access on-street	P ⁽²⁾⁽¹⁶⁾	P ⁽¹⁶⁾	--	--	--
Retail uses					
Agricultural produce market	P	P	P	P	P
Retail establishment	P	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P
Service uses					
Artisan studio	P	P	P	--	--
Auction centre	P	--	--	--	P
Catering service	P	--	P	--	P
Commercial entertainment	P ⁽⁸⁾	--	P	--	P
Day care centre	P	P	P	--	--
Financial establishment	P	P ⁽⁷⁾	P	--	P
Food vehicle	P ⁽¹³⁾	P ⁽¹³⁾	P ⁽¹³⁾	P ⁽¹³⁾	--
Micro-brewery	P ⁽⁹⁾	--	--	--	P



Part D: Land Use Zones

Downtown Zones

Permitted uses	D.1	D.2	D.3	D.3a	Active uses
Micro-distillery	P ⁽⁹⁾	--	--	--	P
Nightclub	P ⁽⁹⁾	--	--	--	P
Restaurant	P ⁽⁸⁾	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P
School, commercial	P	P	P	--	--
Service establishment	P	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P
Taxi establishment	P	--	P	--	--
Tradesperson's shop	P	--	P	--	--
Veterinary service	P	P	--	--	--
Office uses					
Medical clinic	P	P	P	--	--
Office	P	P	P	--	--
Research establishment	P	--	P	--	--
Community uses					
Art gallery	P	P	P	--	P
Community centre	P	P	P	--	P
Conference and convention facility	P	--	P	--	--
Emergency shelter	P ⁽¹⁰⁾	--	--	--	--
Museum	P	P	P	--	P
Place of worship	P	P	P	--	--
Public hall	P ⁽⁸⁾	--	P	--	--
Recreation facility	P	--	P	--	P
School	P	P	P	--	--
School, post secondary	P	P	P	--	--
Transit terminal	P	--	P	P	--
Hospitality uses					
Bed and breakfast	P ⁽¹¹⁾	P ⁽¹¹⁾	--	--	--
Hotel	P	--	P	--	P
Other					
Accessory use	P	P	P	P	--
Occasional use	P ⁽¹²⁾	P ⁽¹²⁾	P ⁽¹²⁾	P ⁽¹²⁾	--
Outdoor sales and display and sales area	P ⁽¹⁴⁾	P ⁽¹⁴⁾	P ⁽¹⁴⁾	P ⁽¹⁴⁾	--

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.



Part D: Land Use Zones

Downtown Zones

4. In accordance with Section 4.15.
5. In accordance with Section 9.4 (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 m².
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 m² **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 4.26.
11. In accordance with Section 4.15.3
12. In accordance with Section 4.17.
13. In accordance with Section 4.27.
14. In accordance with Section 4.19.
15. In accordance with Section 6.3.3.
16. In accordance with Section 6.3.4.



Part D: Land Use Zones

Downtown Zones

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**.

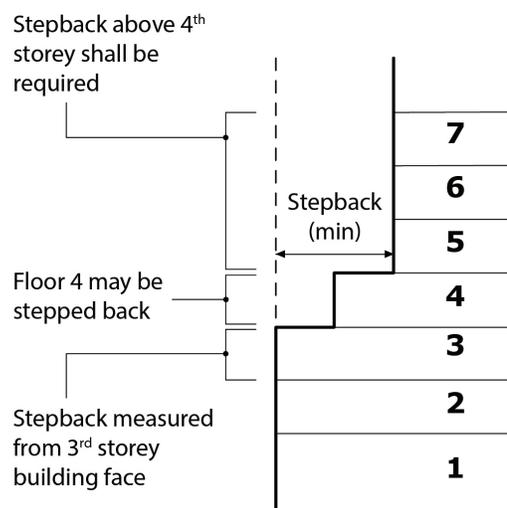
- (iv) Despite Section 9.3 (a) (iii), where a **lot** abuts Gordon Street or Wellington Street the minimum **stepback** shall be 3 metres and shall be required for all portions of a **building** above the 6th **storey**. **Stepbacks** shall be measured from the **building** face of the 3rd **storey** facing a **street**.

(b) Building tower separation

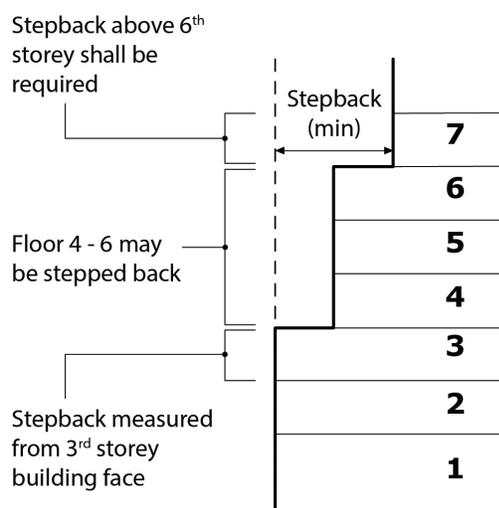
- (i) Any portion of a **tower** above the 12th **storey** of a **building** shall be separated by a minimum of 25 metres from any portion of another **tower** above the 12th **storey** of any **building**, measured perpendicularly from the exterior wall at the 13th **storey**.
- (ii) For any portion 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



Stepbacks abutting Gordon Street or Wellington Street



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 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.

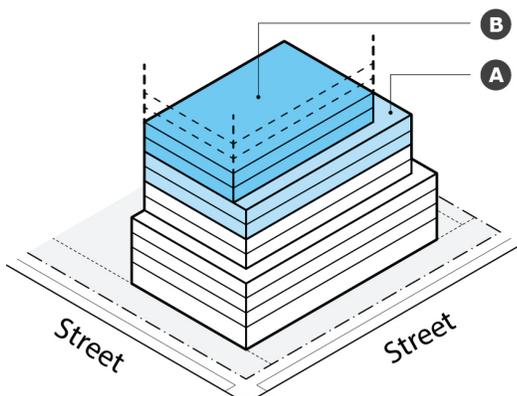
(iv) In addition to the Downtown Height Overlay, Schedule B-4, an **angular plane** establishes the maximum **building height** as follows:

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 Active Frontage Area Overlay, as shown on Schedule B-5. If the **active frontage area**

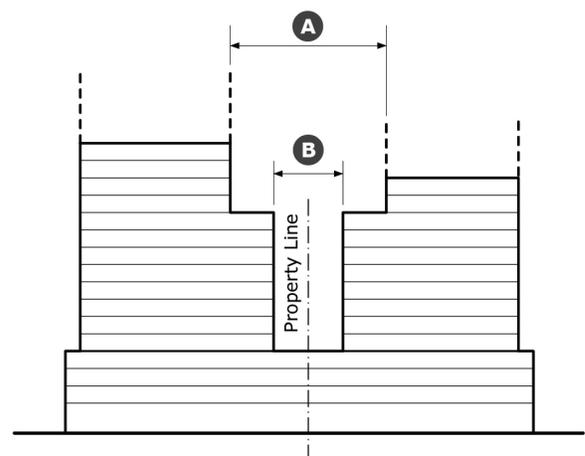
Maximum floorplate regulation



Maximum floorplate

- 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)



Part D: Land Use Zones

Downtown Zones

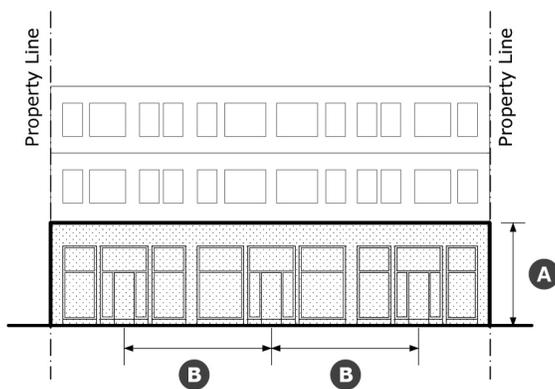
only applies to a portion of the **street line**, the regulations of Section 9.4 (d) shall only apply to that portion identified.

- (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** height of the **first storey height** shall be a minimum of 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

Active frontage area regulation



- A** Min first storey height
- B** Min number of active entrances and location of active entrance at grade
-  Min 560% of surface area transparent window or active entrances



Part D: Land Use Zones

Downtown Zones

within 0.2 metres above or below **finished grade**.

- (vi) A minimum of ~~60~~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.



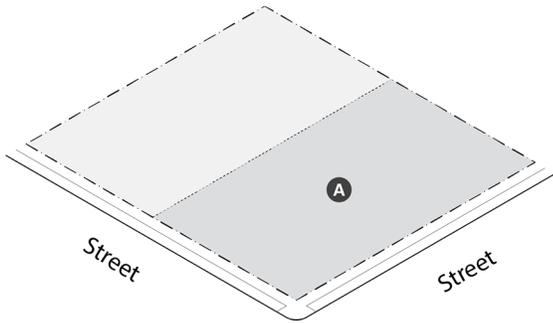
Part D: Land Use Zones

Downtown 1 (D.1) Zone

9.4 Lot and building regulations

9.4.1 Downtown 1 (D.1) zone

(a) Lot regulations



(b) Setback regulations

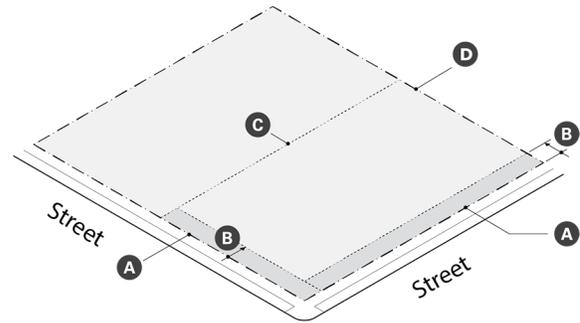


Table 9.2: D.1 zone lot regulations

A Lot area (min)	N/A
-------------------------	-----

Table 9.3: D.1 zone setback regulations

A Front yard or exterior side yard (min)	0 m ⁽¹⁾ Section 4.6 is not applicable
B Front yard or exterior side yard (max)	4 m ⁽²⁾
C Interior side yard (min)	0 m ⁽³⁾
D Rear yard (min)	0 m ⁽⁴⁾
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

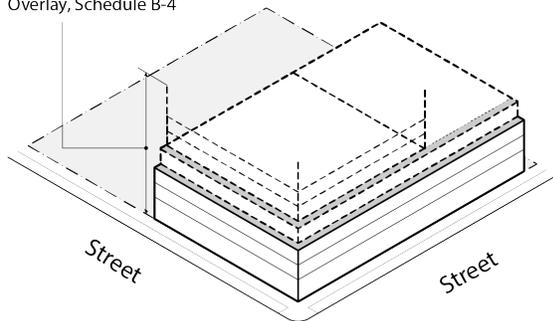


Table 9.4: D.1 zone building regulations

Building height (min & max)	In accordance with Section 9.3(c)
Building setbacks (min)	In accordance with Sections 9.3(a)(iii) and 9.3(a)(iv)
Floor space index (FSI) (min)	1.5, except on properties fronting onto Elizabeth Street where the minimum FSI is 1.0



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**
- (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.

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**.

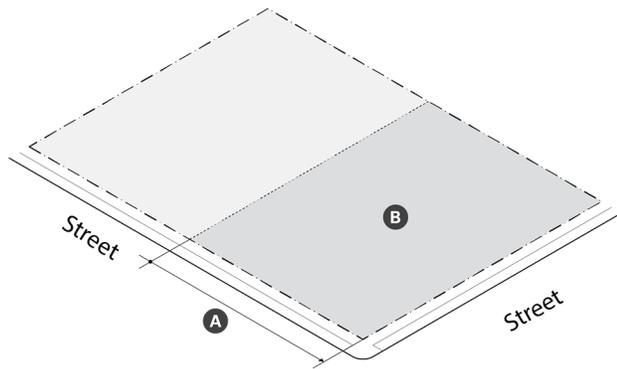


Part D: Land Use Zones

Downtown 2 (D.2) Zone

9.4.3 Downtown 2 (D.2) zone

(a) Lot regulations



(b) Setback regulations

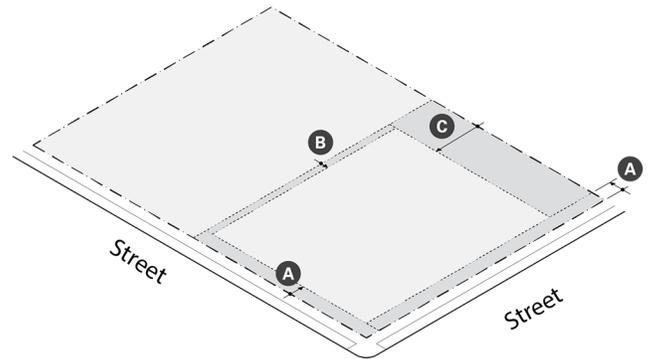


Table 9.5: D.2 zone lot regulations

A Lot frontage (min)	12 m
B Lot area (min)	370 m ²

Table 9.6: D.2 zone setback regulations

A Front yard or exterior side yard (min)	The minimum front yard or exterior side yard shall be the average of the setbacks of the adjacent property or where the average of the setbacks of the adjacent properties cannot be determined, the minimum setback shall be 3 meters ⁽¹⁾⁽²⁾
B Interior side yard (min)	1.5 m ⁽³⁾
C Rear yard (min)	10 m ⁽¹⁾
Buffer strip (min)	Where a D.2 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 2 (D.2) Zone

(c) Building regulations

Building height in accordance with the Downtown Height Overlay, Schedule B-4

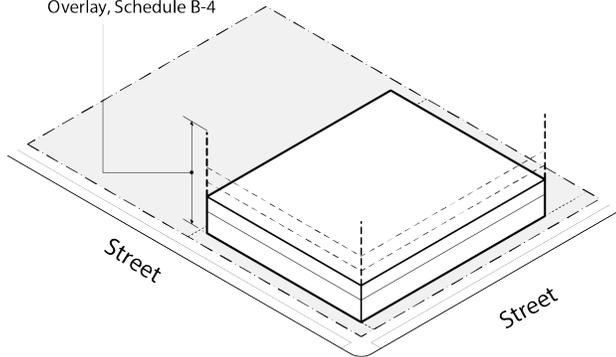


Table 9.7: D.2 zone building regulations

Building height (min & max)	In accordance with Section 9.3(c)
Floor space index (FSI) (min)	1.5, except on properties fronting onto Elizabeth Street where the minimum FSI is 1.0

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.



Part D: Land Use Zones

Downtown 3 (D.3) and Downtown 3a (D.3a) Zones

9.4.4 Downtown 3 (D.3) and downtown 3a (D.3a) zones

(a) Lot regulations

(b) Setback regulations

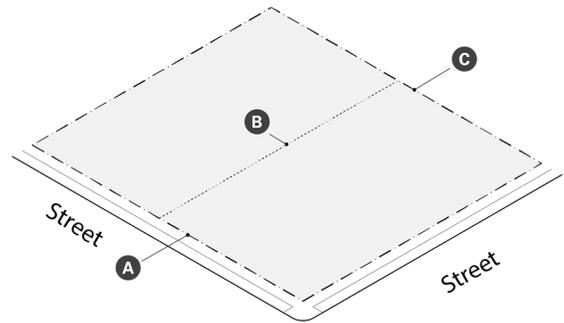
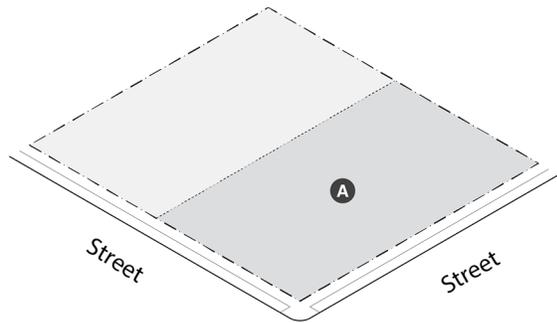


Table 9.8: D.3 and D.3a zone lot regulations

A Lot area (min)	N/A
-------------------------	-----

Table 9.9: D.3 and D.3a zone setback regulations

A Front yard or exterior side yard (min)	0 m Section 4.6 is not applicable
B Interior side yard (min)	0 m
C Rear yard (min)	0 m



Part D: Land Use Zones

Downtown 3 (D.3) and Downtown 3a (D.3a) Zones

(c) Building regulations

Building height in accordance with the Downtown Height Overlay, Schedule B-4

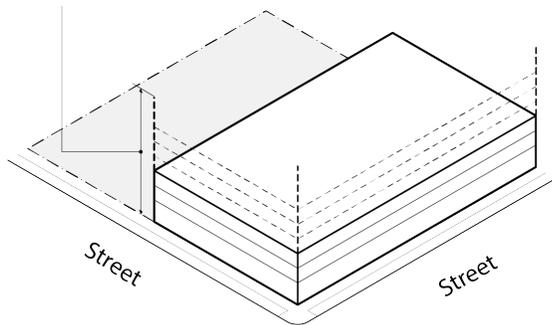


Table 9.10: D.3 and D.3a zone building regulations

Building height (min & max)	In accordance with Section 9.3(c)
Floor space index (FSI) (min)	1.5, except on properties fronting onto Elizabeth Street where the minimum FSI is 1.0



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.



Part D: Land Use Zones

Employment Zones

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

Permitted uses	B	BP	IRP	MB	EMU.1	EMU.2
Cleaning establishment	P	--	--	P	--	--
Computer establishment	P	--	P	P	P	P
Conference and convention facility	--	P	--	--	P	--
Contractor’s yard	P	--	--	--	--	--
Convenience store	--	--	--	P	--	--
Financial establishment	--	--	P	--	--	--
Fitness centre	--	--	--	--	--	P
Food vehicle	P	P	P	P	P	P
Hotel	--	P	--	--	P	--
Major equipment supply and service	P	--	--	P	--	--
Manufacturing	P	p ⁽³⁾⁽⁴⁾	--	p ⁽⁴⁾⁽⁵⁾	--	--
Medical clinic	--	--	P	--	--	--
Museum	--	--	--	--	--	P
Office	--	P	P	P	P	P
Print or publishing establishment	P	--	--	P	P	P
Recreation facility	--	--	--	--	--	P
Repair service	P	--	--	P	--	--
Research and development establishment	P	P	P	P	P	P
School, commercial	--	p ⁽²⁾	--	--	--	P
School, post-secondary	--	--	P	--	--	P
Tradesperson’s shop	P	--	--	P	--	--
Trucking operation	P	--	--	--	--	--
University of Guelph	--	--	P	--	--	P
Warehouse	P	p ⁽³⁾	--	P	--	--
Other						
Accessory use	p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾
Outdoor display and sales area	p ⁽⁷⁾	--	--	p ⁽⁷⁾	--	--



Part D: Land Use Zones

Employment Zones

Permitted uses	B	BP	IRP	MB	EMU.1	EMU.2
Outdoor storage area	p ⁽⁶⁾	--	--	p ⁽⁶⁾	--	--
Complementary uses in accordance with Section 4.20						
Community centre	P	p ⁽²⁾	P	--	P	P
Convenience store	--	--	P	--	--	P
Day care centre	--	p ⁽²⁾	P	--	P	P
Drive-through facility	P	P	P	P	--	--
Financial establishment	P	P	--	P	P	--
Fitness centre	--	p ⁽²⁾	--	--	P	--
Medical clinic	--	p ⁽²⁾	--	--	P	P
Office	P	--	--	--	--	--
Restaurant	P	P	P	P	P	P
Service establishment	--	--	P	--	--	P

Additional Regulations for Table 10.1:

1. In accordance with Section 4.21 and Section 10.3.2.
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 and Section 10.3.5. An **outdoor storage area** is not permitted on a lot adjacent to a residential **zone**.
7. In accordance with Section 4.19.



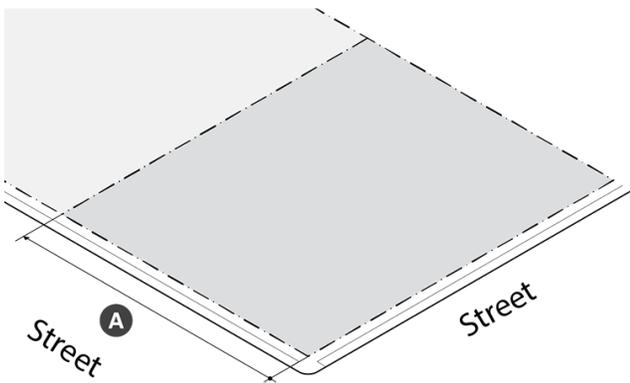
Part D: Land Use Zones

Industrial (B), Corporate Business Park (BP), Institutional / Research Park (IRP) and Mixed Business (MB) Zones

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

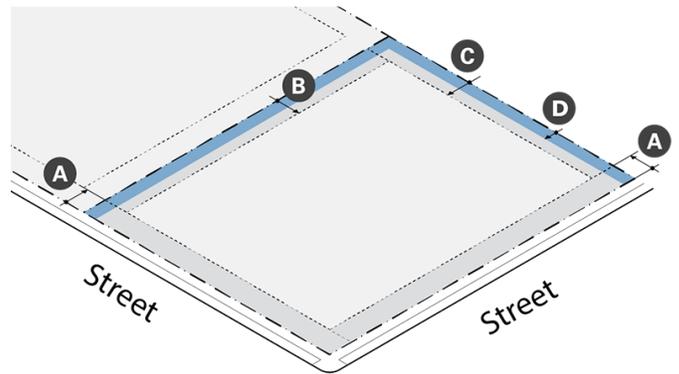


Table 10.2: B, BP, IRP and MB zone lot regulations

A Lot frontage (min)	30 m
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Table 10.3: B, BP, IRP and MB 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 3m in width is required adjacent to the lot line in the interior side yard and rear lot lines yard ⁽²⁾
Landscaped open space (min)	15% The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped ⁽²⁾

Part D: Land Use Zones

Industrial (B), Corporate Business Park (BP), Institutional / Research Park (IRP) and Mixed Business (MB) Zones

(c) Building regulations

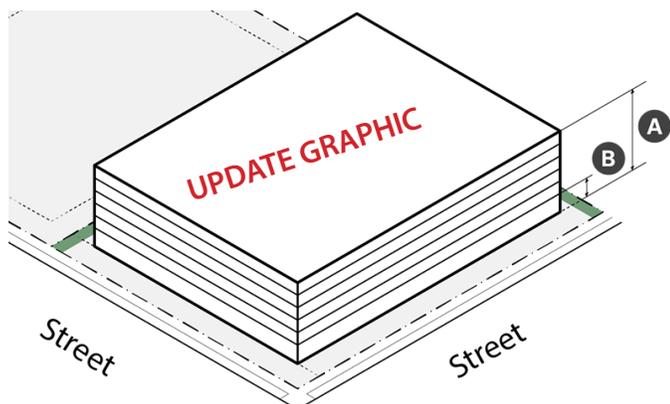


Table 10.4: B, BP, IRP and MB zone building regulations

A Building height (max)	20 m and in accordance with Section 4.14
B First storey height (min)	4.5 m

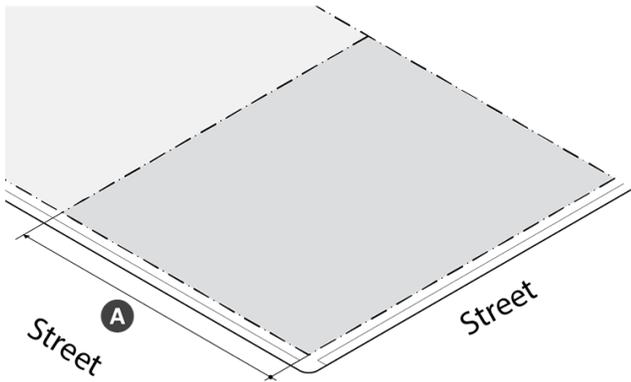


Part D: Land Use Zones

Employment Mixed-use (EMU) Zones

10.3.1 Employment mixed-use (EMU) zones

(a) Lot regulations



(b) Setback regulations

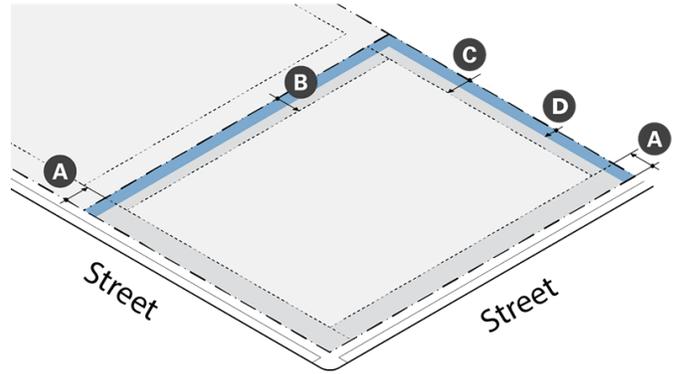


Table 10.5: EMU zone lot regulations

A Lot Frontage (min)	30 m
-----------------------------	------

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 3m in width is required adjacent to the lot line in the interior side yard and rear lot lines yard
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

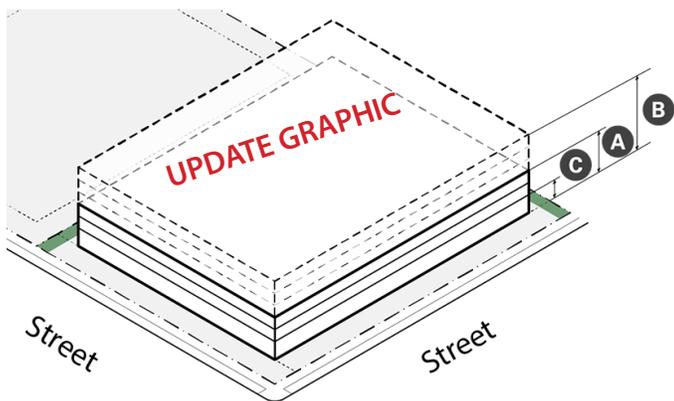


Table 10.7: EMU zone building regulations

A Building height (min)	9 m and in accordance with Section 4.14
B Building height (max)	6 storeys
C First storey height (min)	4.5 m

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 landscaped area 9 metres in width **wide buffer strip** shall be provided along any **lot line** directly facing the Hanlon Expressway.



Part D: Land Use Zones

Employment Zones

- 10.3.2 **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**.
- 10.3.3 **Minimum building requirement for employment zones**
- All permitted **uses** must be associated with a **building** on the **lot**.
- 10.3.4 **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.
- 10.3.5 **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.
- 10.3.6 **Outdoor storage areas in accordance with Section 4.11 shall be used only for the storage of:**
- (a) Goods or products **manufactured**, processed or assembled on site;
 - (b) Raw materials or parts **used** in the **manufacturing** of products produced on site; and/or
 - (c) Equipment **used** in operation on or from the site.



Part D: Land Use Zones

Institutional Zones

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



Part D: Land Use Zones

Institutional Zones

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 11.1 - Permitted uses in institutional zones

Permitted uses	NI	I1	I2
Accessory use	p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾
Art gallery	--	P	--
Community centre	P	P	--
Day care centre	P	--	--
Food vehicle	P	P	--
Group home	--	P	P
Hospice	--	P	--
Hospital	--	P	--
Long term care facility	--	P	--
Medical clinic	--	P	--
Medical treatment facility	--	P	--
Museum	--	P	--
Place of worship	P	P	--
Recreation facility	--	P	--
Retirement residential facility	--	P	--
School	P	--	--
School, post-secondary	--	P	--
Social service establishment	--	P	--
University of Guelph	--	--	P
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.



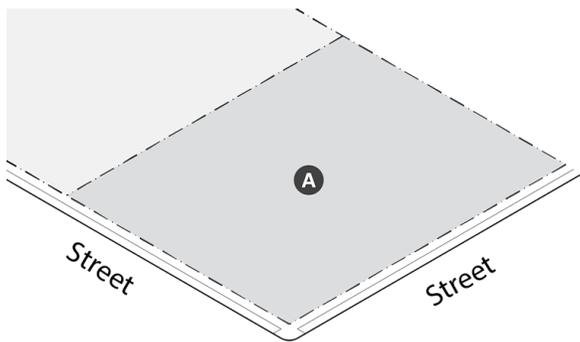
Part D: Land Use Zones

Neighbourhood Institutional (NI) Zone

11.3 Lot and building regulations

11.3.1 Neighbourhood institutional (NI) zone

(a) Lot regulations



(b) Setback regulations

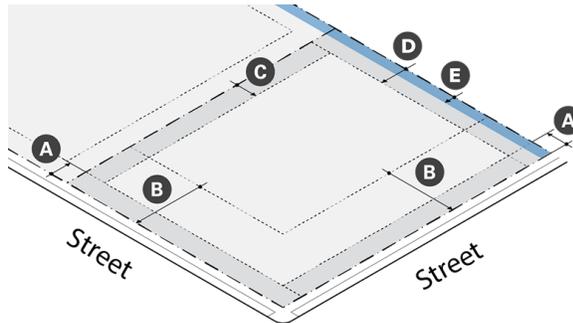


Table 11.2: NI zone lot regulations	
A Lot area (min)	700 m ²
B Lot frontage (min)	30 m

Table 11.3: NI zone setback regulations	
A Front yard and exterior side yard (min)	6 m ⁽¹⁾
B Front yard and exterior side yard (max)	20 m
C Interior side yard (min)	6 m or one-half the building height , whichever is greater
D Rear yard (min)	7.5 m or one-half the building height , whichever is greater
E Buffer strip (min)	Where an institutional zone abuts a residential, park, natural heritage system or urban reserve zone, a A 3m wide buffer strip is required abutting such zone 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

Neighbourhood Institutional (NI) Zone

(c) Building regulations

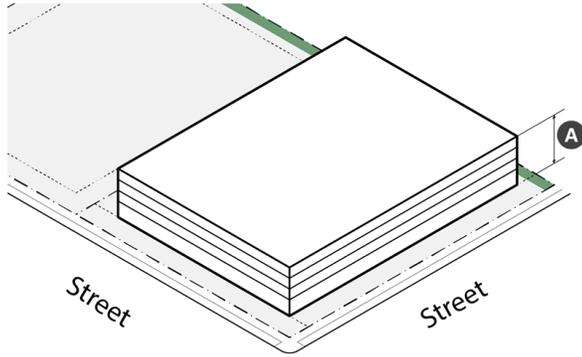


Table 11.4: NI zone building regulations

A Building height (max)	4 storeys and in accordance with Section 4.14
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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

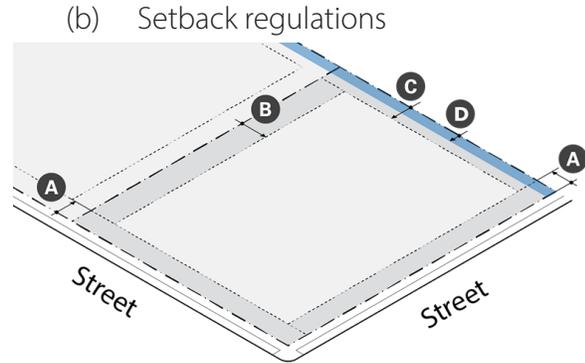
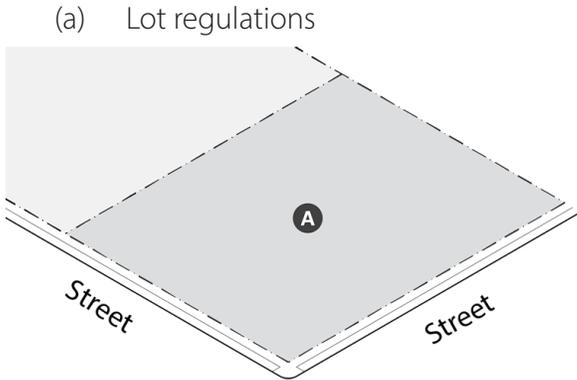


Table 11.5: I.1 and I.2 zone lot regulations

A Lot area (min)	700 m ²
-------------------------	--------------------

Table 11.6: I.1 and I.2 zone setback regulations

A Front yard and exterior side yard (min)	6 m ⁽¹⁾
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) 	Where an institutional zone abuts a residential, park, natural heritage system or urban reserve zone, a A 3m wide buffer strip is required abutting such zone 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

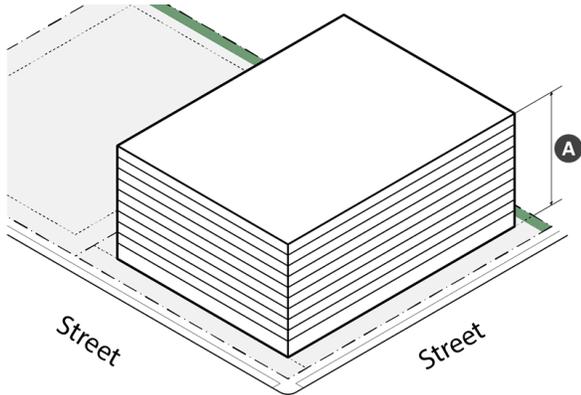


Table 11.7: I.1 and I.2 zone building regulations

A Building height (max)	10 storeys and in accordance with Section 4.14
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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.



Part D: Land Use Zones

Institutional Zones

11.3.3 NI and I.1 off-street parking

- (a) In accordance with Section 5:
- (b) Table 5.2 is not applicable to a **hospital use**.

11.3.4 ~~NI and I.1 off-street loading~~

In accordance with Section 5:

11.3.5 I.2 off-street parking and loading **space requirements**

- (a) No off-street parking or **loading space** off-street loading shall be located within 3 m of any **street, public**.
- (b) Table 5.2, Table 5.6 and Section 5.9 are not applicable in the University of Guelph I.2 **zone**.



Part D: Land Use Zones

Open Space, Golf Course and Park Zones

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



Part D: Land Use Zones

Open Space, Golf Course and Park Zones

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

Permitted uses	OS	GC	US	NP	CP	RP
Accessory use	--	p ⁽¹⁾	--	--	--	--
Community centre	--	--	--	--	P	P
Conservation use	P	P	P	P	P	P
Food vehicle	--	p ⁽²⁾				
Golf course	--	P	--	--	--	--
Occasional use	--	p ⁽³⁾				
Park	--	--	P	P	P	P
Public hall	--	P	--	--	--	--
Recreation facility	--	P	--	--	P	P
Stormwater management facility	P	--	--	--	--	--
Trail	P	P	P	P	P	P

Additional Regulations for Table 12.1:

1. In accordance with Section 4.21.
2. In accordance with Section 4.27.
3. In accordance with Section 4.17.



Part D: Land Use Zones

Open Space, Golf Course and Park Zones

12.3 Regulations for open space, golf course and park zones

Table 12.2 - Regulations for open space, golf course and park zones

		OS	GC	US	NP	CP	RP
Lot and building requirements							
a.	Lot area (min)	--					
b.	Lot frontage (min)	--	--	1 m of lot frontage is required for every 100-m ² of park space, and shall be no less than 50 m. 50 metres. Despite this minimum, a lot frontage calculation formula of 1 metre of frontage for every 100 m ² of park space is required.			
c.	Front yard and exterior side yard (min)	--	6 m In accordance with Section 4.22	--			
d.	Interior side yard and rear yard (min)	--	7.5 m	--			
e.	Building height (max)	--	10 m	--			
Other							
f.	Off-street parking	--	In accordance with Section 5.5.	--			
g.	Off-street loading Loading spaces	--	In accordance with Section 5.4.	--			
h.	Accessory buildings or structures	--	In accordance with Section 4.5.	--			
i.	Fences	--	In accordance with Section 4.16.	--			



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, and prohibit new development in the floodway.

Illustrative example



Part D: Land Use Zones

Natural Heritage System (NHS) Zone

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

Permitted uses	Natural heritage system
Conservation use	P
Legally existing uses, buildings and structures	P

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

Major Utility (U) Zone

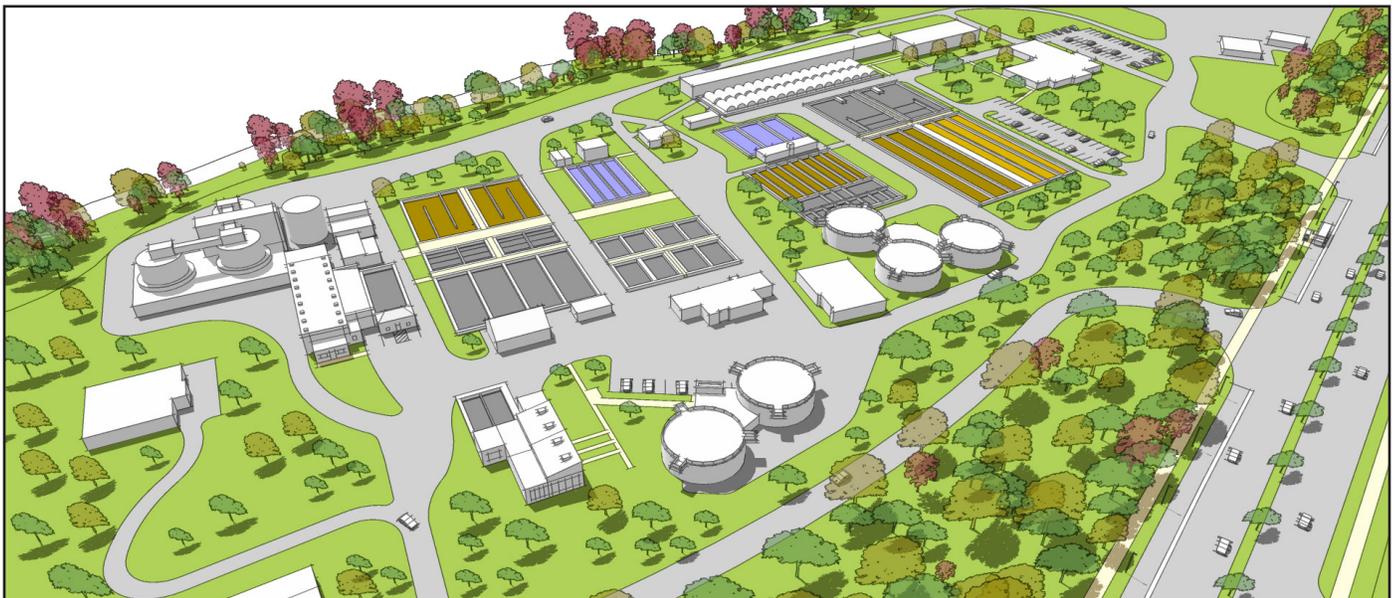
14. Major Utility Zone

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.

Illustrative example



Part D: Land Use Zones

Major Utility Zone

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 14.1 - Permitted uses in the major utility zone

Permitted uses	U
Electrical transformer station	P
Municipal works yard	P
Waste management facility	P
Water and wastewater treatment facility	P

14.3 Regulations for major utility zone

Table 14.2 - Regulations for major utility zone

		U
Lot and building requirements		
a.	Front yard (min)	6 m
b.	Interior side yard (min)	6 m
c.	Exterior side yard (min)	6 m
d.	Rear yard (min)	6 m
e.	Front yard, side yard, and rear yard setback abutting a residential zone (min)	10 m or one-half the building height , whichever is greater.
Other		
f.	Visual barrier	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.
g.	Outdoor storage area	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 .



Part D: Land Use Zones

Urban Reserve Zones

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

Permitted uses	UR.1	UR.2
Conservation use	P	P
Legally existing uses, buildings and structures	P	P

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

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16. Overlays

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 (9.3c) 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 (9.3d) 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 (9.3e) 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



Part E: Site-specific Provisions and Zones

Overlays

(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 in the version of the City of Guelph Official Plan in force and effect on the **effective date**, 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**. See Section 16, Section 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.



Part E: Site-specific Provisions and Zones

Overlays

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 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:

16.1.1 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**, 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**, 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 that there will be no negative



Part E: Site-specific Provisions and Zones

Overlays

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 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 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;
 - (ii) basements will only be permitted in instances where the elevation of



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the basement floor is greater than the elevation of 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;

- (iii) mechanical, electrical and heating equipment will be located no lower than 1 metre below the **regulatory flood** level; and
 - (iv) access is available to an elevation no lower than 1 metre below the **safe access** level.
- (c) **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
- (i) 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;
 - (ii) mechanical, electrical and heating equipment will be located no lower than 1 metre below the **regulatory flood** level; and
 - (iii) access is available to the site at an elevation no lower than 1 metre below the **safe access** level.
- (d) **Development** and **redevelopment** of new residential units shall be permitted provided that the new **building** and related **structures** are **floodproofed** to the **regulatory flood** level; and,
- (i) the **habitable floor space** of any new residential unit is constructed to an elevation equal to or greater than the **regulatory flood** level;

- (ii) windows, doors and other **building** openings for any new residential unit will be located above the **regulatory flood** level;
- (iii) mechanical, electrical and heating equipment for any new residential unit will be located above the **regulatory flood** level;
- (iv) access is available to the site at an elevation no lower than 1 metre below the **safe access** level; and
- (v) 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:

- (a) the **building** or **structure** is **floodproofed** to a minimum elevation no lower than 1 metre below the **regulatory flood** level; and
- (b) the minimum elevation of any floor area is at or above the **100 year flood level**.

16.3 Natural Areas (NA) Overlay

- (a) **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



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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**. 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 Act are prohibited within a **WHPA - A**.



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 X 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



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Agreement with the **City**, registered 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 X 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 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



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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 X 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 X 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 X 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):



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Manufacturing, tradesperson's shop, repair service and warehousing.

- (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**; 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



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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 X 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 X 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.
 - (ii) The owner shall obtain approval for



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the necessary severances and the endorsement of the deeds.

17.1.8 (H8) 138 College Avenue West – southerly portion

As shown on Map X 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) 5 Arthur Street

As shown on Map X and Map X Detail A 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) That prior to the removal of this holding provision (H) on any 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.

(ii) That prior to the 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 that phase of the **development**.

(iii) 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



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cost of the **municipal services** determined by the **City** Engineer for all remaining frontage.

17.1.10 (H10) 5 Arthur Street

As shown on Map X and Map X Detail A 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** 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.



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17.1.11 (H11) 72 Watson Road North

As shown on Map X 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 form, elevations and exterior building materials, site circulation, accessibility, the creation of pedestrian areas establishes a "Gateway Entrance to Eastview District" theme.

17.1.12 (H12) 78 Starwood Drive – southerly portion

As shown on Map X 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.



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17.1.13 (H13) Municipal Services

As shown on Maps X 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 construction of new **buildings** and/or additional residential development intensification of the lands.

(b) Interim **Uses** Subject 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** except residential **uses** as set out in Table 7.1. The **use** of these lands for new residential **uses** is subject to the interim regulations set out in (c) as follows:

~~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.~~

(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 constructed to the satisfaction of the **City**.

17.1.14 (H14) Baker Street

As shown on Map X of Schedule A of this **by-law**.



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- (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):
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), 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**; 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



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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 provided to the **City** in a manner satisfactory to the **City**; and,
- 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**.

17.1.15 (H15) 290 Woolwich Street

As shown on Map 24 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.

17.1.16 (H16) 63-65 Woodlawn Road West

As shown on Defined Area Map Number X 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**.



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17.1.17 (H17) Hanlon Creek Business Park

As shown on Map X 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**.

17.1.18 (H18) Hanlon Creek Business Park

As shown on Map X 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**.

17.1.19 (H19) Hanlon Creek Business Park

As shown on Maps X and X 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) 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



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costs associated with the Hanlon Creek Business Park Development, to the satisfaction of the **City**.

17.1.20 (H20) 788, 881 and 902 Laird Road West

As shown on Maps X and X of Schedule A of this **by-law**.

(a) Purpose:

To ensure that BP **zone** corporate business park redevelopment on the lands at 788, 881 and 902 Laird Road West does not occur until the **development** potential of the lands are identified through the approval of an Environmental Impact Study approved by the **City** and the Grand River Conservation Authority, full **municipal services** are provided and all applicable costs associated with **development** are paid to the **City**, all 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 the title of the lands, agreeing to all **City** conditions related to the **development** of the lands including the payment of all costs associated with the provision of full **municipal services** to the lands.

17.1.21 (H21) 180 Clair Road West

As shown Map X 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.

17.1.22 (H22) 132 Clair Road West

As shown Map X of Schedule A of this **by-law**

(a) Purpose:

To ensure that all required Environmental Site Assessment(s) are completed.

- (b) Prior to the removal of the Holding ('H') Symbol, the Developer shall complete the following condition to the satisfaction of



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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.

17.1.23 (H23) 361 Whitelaw Road

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 Strategy Report that shows how the proposed development addresses the City's Community Energy Initiative, to the satisfaction of the General Manager of Planning and Building Services.

17.1.24 (H24) Downtown Municipal Services

As shown on Maps X 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,



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- (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**.

17.1.25 (H25) Silver Creek Junction

As shown on Map X 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.

17.1.26 (H26) 200-234 Victoria Road South and 540 York Road

(a) Purpose:

To ensure that **municipal services** are **adequate** and **available**, to the satisfaction of the **City**, prior to the construction of new buildings and/or additional residential development, and to ensure the study requirements of the York Road/ Elizabeth Street Land Use Study have been completed prior to development of the site.

(b) Conditions:

Prior to the lifting of the H, submission of required studies made under the Provincial Guideline D-6 must be provided to the satisfaction of the **City**.



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Site-specific Low Density Residential 1 (RL.1) Zones

18. Site-specific zones

18.1 Site-specific low density residential 1 (RL.1) zones

18.1.1 RL.1-1

533, 549, 565, 581 Watson Parkway Road South, 15, 16, 31, 32, 45, 46, 57, 58 Glenholm Drive, 795, 821, 835, 847 Stone Road East.

As shown on Map Number X59 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 6.1.3 (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**.

18.1.2 RL.1-2

755, 757 Stone Road East

As shown on Map Number X59 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 5.8, **garage width** shall be permitted to exceed 55% of the **lot** width.



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Site-specific Low Density Residential 1 (RL.1) Zones

18.1.3 RL.1-3

65, 71, 80 Glenholm Drive

As shown on Map Number X59 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 5.8, **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**.

18.1.4 RL.1-4

87 Silvercreek Parkway North

As shown on Map X of Schedule A of this **by-law**.

(a) Permitted **uses**

The following **uses** shall be permitted in the RL.1-4 **zone**:

- **Office**
- A life skills training centre
- **Group home**

(b) Regulations

The RL.1-4 **zone** shall be subject to the regulations of Section 4 and Section 7.3.5 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 1 (RL.1) Zones

18.1.5 RL.1-54

72-80 Goldenview Drive

As shown on Map X71 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**.

18.1.6 RL.1-65

As shown on Map X42 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.7 RL.1-76

6, 8, 14, 16 Ridgeway Avenue

As shown on Map X42 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**.

18.1.8 RL.1-87 (H4)

78 Eastview Road

As shown on Map X50 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.9 RL.1-98

52-115 McCann Street, 21-29 Kirvan Drive,
275-289 MacAlister Boulevard

As shown on Map X68 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.

18.1.10 RL.1-109

1-28 Owens Way

As shown on Map X48 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.11 RL.1-1110

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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.12 RL.1-1211

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

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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.13 RL.1-1312

28 Landsdown Drive

As shown on Map X41 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.

(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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.14 RL.1-1413

7 Eden Street and Part of 9 Eden Street
As shown on Map X10 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.

18.1.15 RL.1-1514

3-47, 270-278 Ambrous Crescent, 81-100
Kirvan Drive

As shown on Map X68 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 5.9, the maximum **driveway, residential** width shall be 50% of the **front yard**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.16 RL.1-1615

1159 Victoria Road South

As shown on Map X68 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 5.9, **driveways, residential** for every two units shall not exceed 53% of the **front yard** to

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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.17 RL.1-1716

635 Woodlawn Road East

As shown on Map X⁴⁹ 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**.

18.1.18 RL.1-18

53, 59, 65, 71, 77 John Brabson Crescent

As shown on Map X 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 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**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.19 RL.1-19

~~3-48, 80-125 John Brabson Crescent~~

~~As shown on Map X 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.1-2017

44-50 Lovett Lane

As shown on Map ~~X~~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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.21 RL.1-2118

221 Stone Road East – Retirement Residential

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.1-21 **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 18.1.21.

(ii) The following are permitted **uses** within the RL.1-21 **zone**:

- **Single detached dwelling**
- **Semi-detached dwelling**
- **Duplex dwelling**
- **Townhouse**

(b) Regulations

Within RL.1-2118 **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



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

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 18.1.21 (ix) and (x). (m) and (n).
- (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



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

- 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.1-21 **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.
- 18.1.22 RL.1-2219**
- 260-283 Riverview Place
- As shown on Map X33 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 .



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.23 RL.1-2320

38-66 Ingram Drive, 6-24 Hilltop Road, 75-91 Norma Crescent

As shown on Map X43 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**.

18.1.24 RL.1-2421

59 Duke Street

As shown on Map X38 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



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones

18.1.25 RL.1-2522

91 Duke Street

As shown on Map X 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:

- Metal fabricating industry



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 1 (RL.1) Zones



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2 Site-specific low density residential 2 (RL.2) zones

18.2.1 RL.2-1

172-196 Deerpath Drive

As shown on Map X10 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.

18.2.2 RL.2-2

As shown on Map X12 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

18.2.3 RL.2-3

1159 Victoria Road South

As shown on Map X68 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, 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.

18.2.4 RL.2-4

47, 49 Keating Street, 3-43, 18-28 Everton Drive, 11-15 Harrington Road

As shown on Map X57 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**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.5 RL.2-5

635 Woodlawn Road East

As shown on Map X49 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.

18.2.6 RL.2-6

635 Woodlawn Road East

As shown on Map X49 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**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.7 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**, **neighbourhood club** is defined as a place 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 **use** of the not-for-profit organization. The **use** does not include **uses** that are normally carried out as a commercial enterprise and does not include an amusement park, arena or public hall, **gaming establishment** or **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 **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) **Development** regulations for **neighbourhood club**

(A) The **neighbourhood club use** shall only be permitted within the existing heritage **building**.

(B) Minimum of 2 off-street **parking spaces** shall be required.

(C) The **neighbourhood club use** shall not be permitted in association with any other permitted **use**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.8 RL.2-8

Kirvan Drive, MacAlister Boulevard,
Ambrous Crescent

As shown on Map X68 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**.

18.2.9 RL.2-9

1159 Victoria Road South

As shown on Map X68 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 5.9, 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.10 RL.2-10

170 to 178 Elizabeth Street

As shown on Map X46 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**.

18.2.11 RL.2-11

51-69 Macaulay Street, 50-70 Keating Street, 2-16 Harrington Road

As shown on Map X57 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.12 RL.2-12

635 Woodlawn Road East

As shown on Map X49 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.

18.2.13 RL.2-13

635 Woodlawn Road East

As shown on Map X49 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.14 RL.2-14

1 and 15 Stevenson Street North, 8 William Street

As shown on Map X45 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**.

18.2.15 RL.2-15

~~19-59 Lowes Road~~ 49-51 Lowes Road, 3-53 Ferris Circle

As shown on Map X30 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 the **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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.16 RL.2-16

As shown on Map ~~61~~ 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**.

(ii) Minimum exterior side yard

Despite Table 6.7, B, the minimum **exterior side yard** shall be 4.5 metres

18.2.17 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

18.2.18 RL.2-18

53, 59, 65, 71, 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 **lot 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**.

18.2.19 RL.2-19

3-48, 80-125 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**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 2 (RL.2) Zones

18.2.20 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 5.9, 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**.

18.2.21 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 5.9, 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;
~~10-28 Spencer Crescent, 108-118 Beaver
Meadow Drive~~

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**)



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 3 (RL.3) Zones

18.3.3 RL.3-3

1159 Victoria Road South

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**



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 3 (RL.3) Zones

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

119 Ingram Drive, 35 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 3 (RL.3) Zones

18.3.6 RL.3-6

300 Water Street

As shown on Map X16 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 X16 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4 Site-specific low density residential 4 (RL.4) zones

18.4.1 RL.4-1

520 Victoria Road North

As shown on Map X43 of Schedule A of this **by-law**.

(a) Permitted **uses**

In addition to the permitted **uses** listed in Table 6.1 (RL.4 **zone**), the following additional **Uses** shall be permitted:

- **Long term care facility**

18.4.2 RL.4-2

171 Kortright Road West

As shown on Map X28 of Schedule A of this **by-law**.

(a) Definitions

The following definitions shall apply in the RL.4-2 **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**
Despite Table 6.22, 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%.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL4) Zones

(iv) **Minimum buffer strip**

In addition to the requirements in Table 6.21, D, the minimum buffer strip width from the interior side lot line shall be 3 metres.

(v) **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**.

(vi) **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 ~~(h)~~ (i) **(b) (vi) (A)** below.

(A) Further to the maximum **building height** in Section 18.4.2 ~~(h)~~ **(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**.

(vii) **Angular plane from a lot line**

In addition to the provisions of Section 4.14.4, and despite Section 18.4.2 ~~(h)~~ **(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 18.4.2 ~~(h)~~ **(b) (vii)**, the

building height shall not exceed a 30 degree **angular plane** from the **rear lot line**.

(viii) **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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.3 RL.4-3

120 Huron Street

As shown on Map X46 of Schedule A of this **by-law**.

(a) Permitted **uses**

In accordance with the **uses** permitted in 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) 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 6.21, A, the minimum **exterior side yard** (on Alice Street) shall be 2 metres.

(iv) Maximum **building height**

Despite Table 6.22, B, the maximum **building height** shall be 5 **storeys**, and in accordance with Sections 4.14.

(v) Minimum **common amenity area**

(A) Despite Table 6.22, the minimum **common amenity area** shall be 2330 square metres.

(B) A portion of the **common amenity area** may be permitted in the **front yard**.

(vi) Minimum **landscaped open space**

Despite Table 6.21, the minimum **landscaped open space** shall be 39% of the **lot area**.

(vii) Off-street parking

Despite Table 5.2:

- 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 6.21, D, 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.4 RL.4-4

185-187 Bristol Street

As shown on Map X25 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.5 RL.4-5

55 and 75 Cityview Drive North

As shown on Map X57 of Schedule A of this **by-law**.

(a) Permitted **uses**

- **Apartment building**
- **Long term care facility**
- **Retirement residential facility**
- **Stacked townhouse**
- **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 and 6.3.6 of this **by-law**, with the following exceptions:

(i) Maximum **building height**

Despite Table 6.19, B 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.6 RL.4-6 (H8)

511 Woolwich Street

As shown on Map X34 of Schedule A of this **by-law**.

(a) Permitted **uses**

- 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.

See Section 17 for Holding Provisions.

18.4.7 RL.4-7

5, 7, 9 Cityview Drive South

As shown on Map X57 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

(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.

18.4.8 RL.4-8

1159 Victoria Road South

As shown on Map X68 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) Maximum building height
Despite Table 6.12, A, 6.16, A, 6.19, A and Sections 4.14.1 and 4.14.4, the maximum building height shall be 3 storeys.
- (iii) Minimum **common amenity area**
Despite Table 6.18, H, the minimum **common amenity area** shall be 410 square metres for the block.
- (iv) Minimum **landscaped open space**
Despite Table 6.11F and 6.15, F, the minimum **landscaped open space** shall be 25%.
- (v) **Buffer strip**
Despite Table 6.18, F, a **Buffer strip** is not required.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL4) Zones

- (vi) Off-street parking
Despite Table 5.2, Row 15, 16, 17 and Table 5.4, Row 2, 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**.
 - (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
Despite Table 6.17, the maximum **density** of site shall be 63 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 RL4-8, despite any future severance, partition or division for any purpose.
- (c) In addition to the regulations outlined in Section 18.4.8 (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** (abutting a **street, public**)
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**.
 - (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 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 5.7 metres.
 - (vii) Maximum **lot coverage** (% of **lot area**)
Despite Table 6.11, E, the maximum **lot coverage** shall be 55%.
 - (viii) 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.
 - (ix) Minimum **private amenity area**
Despite Table 6.18, the minimum **private amenity area** shall be 35 square metres.
 - (x) 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



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

in Section 18.4.8 (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

Despite Table 6.18, E (RL.4), 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.

(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 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



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

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**
Despite Table 6.18, 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.

18.4.9 RL.4-9

55 and 75 Cityview Drive North

As shown on Map 57 of Schedule A of this **by-law**.

- (a) Permitted **uses**
 - **Stacked townhouse**
 - **Cluster townhouse**
 - **On-street townhouse**
 - **Multiple attached dwelling unit**
 - **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 unit** 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 interior hall or corridor and which share common facilities such as **common amenity area**, parking and **driveways**.

- (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**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

(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.

18.4.10 RL.4-10

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 6.1.8, A, the minimum **front yard** shall be 4.5 metres.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.11 RL.4-11

140 Huron Street

As shown on Map ~~46~~ 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

(i) **Private amenity area**

(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**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL4) Zones

18.4.12 RL4-12

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**.

(B) 1 **parking space** shall be provided for every 4 units for the **support care bachelor unit** component.

(C) Outdoor **parking spaces** shall be permitted no closer than 1 metre from any **lot line** or **street line**.

(D) **Parking spaces** shall be permitted within the required York Road **setback** area.

(vi) Minimum distance between **buildings**

Despite Table 6.19, F, the minimum distance between any two **buildings** shall be 4 metres.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.13 RL.4-13

25 Manor Park Crescent

As shown on Map X16 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.4-13 **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

square metres.

- (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**.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.14 RL.4-14

158 Fife Road

As shown on Map X5 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:

(i) 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 5.2, 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.

(vii) Maximum **building height**

2 **storeys** and a maximum of 7.8 metres.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.15 RL.4-15

146 Downey Road

As shown on Map ~~7~~ of Schedule A of this **by-law**.

(a) Permitted **uses**

Despite the 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) ~~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 of this **by-law**, the minimum **rear yard** for a **multiple attached dwelling** adjacent to a park **zone** shall be 7.5 metres.

(iv) Maximum **building height**

Despite Table 6.19 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**



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

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**.

18.4.16 RL.4-16

410 Clair Road East

As shown on Map X69 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 6.2.2, 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) Maximum **building height**

Despite Table 6.22, B, the maximum **building height** shall be 3 storeys.

(C) Minimum **common amenity area**



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

Despite Table 6.22, the minimum **common amenity area** provided shall be 3,500 square metres.

(D) **Accessory buildings or structures**

The maximum height of a garbage **structure** shall be 5.5 metres.

18.4.17 RL.4-17

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



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL4) Zones

building height shall be 4 **storeys** and in accordance with Section 4.14.

(viii) **Angular plane**

Despite Table 6.23, A, 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 5.2, 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 5.6, 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**.

18.4.18 RL4-18

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 (RL4 **zone**) of this **by-law**, with the following addition:

- **Townhouse, stacked**

(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, the maximum **density** shall be 58 units per hectare (uph).

(ii) **Lot area per dwelling unit**

Despite Table 6.19, 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.



Part E: Site-specific Provisions and Zones

Site-specific Low Density Residential 4 (RL.4) Zones

18.4.19 RL.4-19

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.4-19 **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 Medium Density Residential 5 (RM.5) Zones

18.4.20 RL.4-20

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, 34 and 35 of Schedule A of this **by-law**.

(a) Regulations

In accordance with Table 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).



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 5 (RM.5) Zones

18.5 Site-specific medium density residential 5 (RM.5) zones

18.5.1 RM.5-6

36 Lovett Lane

As shown on Map X of Schedule A of this **by-law**:

(a) Permitted **uses**

In accordance with Table 6.1 (RM.5 **zone**) of this **by-law**:

(b) Regulations

In accordance with Section 6.3.5 (RM.5 **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.

18.5.2 RM.5-7

1131 Gordon Street

As shown on Map X of Schedule A of this **by-law**:

(a) Regulations

In accordance with Section 6.3.5 (RM.5 **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.5 **zone**), the maximum **density** of **cluster townhouse development** shall be 44 units per hectare.

(iii) Minimum **lot area** per **dwelling unit**

Despite Table 6.17, A, 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 5 (RM.5) Zones

18.5.3 RM.5-8

89 Beechwood Avenue

As shown on Map X of Schedule A of this **by-law**:

(a) Permitted **uses**

In addition to the permitted **uses** in Table 6.1 (RM.5 **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 RM.5-8 **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 (RM.5 **zone**), **on-street townhouses** are limited to a maximum **building height** of 2 **storeys** in this **zone**.

(iv) Maximum **building height stacked townhouses**

Despite Table 6.19, A (RM.5 **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**.



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

18.5.4 RM.5-9

1657 and 1665 Gordon Street

As shown on Map X of Schedule A of this **by-law**.

(a) Permitted **uses**

In accordance with Table 6.1 (RM.5 **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) Minimum **lot area** per **dwelling unit**

Despite Table 6.17, A, the minimum **lot area** per **dwelling unit** shall be 137 square metres.

(ii) Maximum **density**

Despite Table 6.17 (RM.5), 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.

18.5.5 RM.5-71

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.



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

18.6 Site-specific medium density residential 6 (RM.6) zones

18.6.1 RM.6-1

1291 Gordon Street

As shown on Map X42 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**

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 X69 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.



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

18.6.5 RM.6-5

278 College Avenue West

As shown on Map X17 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 X40 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**



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

- **Office**
 - **Restaurant**
 - **Restaurant (take-out)**
 - **Service establishment**
 - **Accessory uses** in accordance with Section 4.21
- (iv) Non-residential **uses** – Group B
- **Art gallery**
 - **Commercial entertainment**
 - **Museum**
 - **Place of worship**
 - **Recreation facility**
 - **School, commercial**
 - **School**
 - **Accessory uses** in accordance with Section 4.21
- (b) Regulations
- Within the RM.6-6 **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 of the General Provisions and in conformity with the following additional regulations:
- (i) Maximum **dwelling units**
552 **dwelling units** of which 120 may be utilized for a **long term care facility** comprising 120 beds.
- (ii) **Semi-detached dwellings, duplex dwelling, townhouse**
All the regulations of the RL.1-21 **zone** specified by Section 18.1.21 (c), with the exception of Section 18.1.21 (c)(ii), shall apply.
- (iii) **Apartment building, long term care facility, retirement residential facility**
- 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 5.2, 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**



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

- None required.
- (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 public **street line** 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 classroom, based on the ultimate number of classrooms or, where an auditorium or hall is included, 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



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

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
- (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 X42 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.



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 5 (RM.5) Zones

18.6.8 RM.6-8

95 Woodlawn Road East

As shown on Map X33 of Schedule A of this **by-law**.

(a) Permitted **uses**

Apartment building or **buildings** containing a maximum of 90 bedrooms.

(b) Regulations

(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

1159 Victoria Road South

12 Poole Street

As shown on Map X68 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 **use**:

- **Cluster townhouse**

(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**.



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

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**:

- **Cluster townhouse**
- **On-street townhouse**
- **Back-to-back 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 6.33, 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



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

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 18.7.10 (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.



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Site-specific Medium Density Residential 6 (RM.6) Zones

- (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**.



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- (v) Minimum **interior side yard**
The minimum **interior side yard** shall be 1.5 metres.
- (vi) 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.
- (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, 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**.



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Site-specific Medium Density Residential 6 (RM.6) Zones

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 41 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**

Despite Table 6.17, A, 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.



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Site-specific Medium Density Residential 6 (RM.6) Zones

18.6.14 RM.6-14

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 (RM.6 **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 RM.5-8 **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 (RM.6 **zone**), **on-street townhouses** are limited to a maximum **building height** of 2 **storeys** in this **zone**.

(iv) Maximum **building height stacked townhouses**

Despite Table 6.19, A (RM.6 **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**.



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Site-specific Medium Density Residential 6 (RM.6) Zones

18.6.15 RM.6-15

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 of this **by-law**, with the following exceptions and additions:

(i) Minimum **lot area per dwelling unit**

Despite Table 6.17, A, 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.

18.6.16 RM.6-16

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

(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 5.2, 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 5.2, 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**.



Part E: Site-specific Provisions and Zones

Site-specific Medium Density Residential 6 (RM.6) Zones

(iv) **Minimum parking space dimensions**

Despite Table 6.19, 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.

18.6.17 RM.6-17

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**

(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**



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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.

18.6.18 RM.5-16-18

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.5-16-18 **zone**, the definition of **lodging unit** as defined by this **by-law** does not apply.

Commercial component:

- **Artisan studio**
- **Convenience store**
- **Day care centre**
- **Service establishment**
- **Office**
- **Financial establishment**
- **Medical clinic**

(ii) For the purposes of the RM.5-16-18 **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 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.



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- (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.5), 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 and Table 4.23 of this **by-law** do not apply in the RM.5-16-18 **zone**.
- (viii) **Balconies**

No **balconies** shall be permitted in the rear yard.



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Site-specific Medium Density Residential 6 (RM.6) Zones

18.6.19 RM.5-26-19

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.56) of this **by-law**, with the following exceptions and additions:

(i) **Lot area per dwelling unit**

Despite Table 6.17, A, 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.56), the maximum **lot coverage** shall be 46% of the **lot area**.

(v) Maximum **building height**

Despite 6.19, A (RM.56), 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, F, 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**



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of all **accessory buildings or structures** shall not exceed 173 square metres.

(x) **Density**

Despite Table 6.17 (RM.56), the maximum **density** shall be 59 units per hectare.

18.6.20 RM.5-36-20

168-299 Law Drive, 126-174, 308 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.56 **zone**) of this **by-law**.

(b) Regulations

In accordance with Section 6.3.5 (RM.56 **zone**), 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.



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- (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%
- (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.



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Site-specific Medium Density Residential 6 (RM.6) Zones

18.6.21 RM.5-46-21

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.56 **zone**) of this **by-law**.

(b) Regulations

In accordance with Section 6.3.5 (RM.56 **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.



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Site-specific Medium Density Residential 6 (RM.6) Zones

(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.

18.6.22 RM.5-56-22

60 Arkell Road

As shown on Map 42 of Schedule A of this **by-law**.

(a) Permitted **uses**

In accordance with Table 6.1 (RM.56 **zone**) of this **by-law**.

(b) Regulations

In accordance with Section 6.3.5 (RM.5 **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.56), 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



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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.

18.6.23 RM.5-66-23

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

(i) Minimum **front yard**

Despite Table 6.25, A, the minimum **front yard** shall be 1.5 metres.

(ii) Minimum **exterior side yard**

Despite Table 6.25, A, the minimum **exterior side yard** shall be 4.9 metres.

(iii) Minimum **rear yard**

Despite Table 6.25, C, the minimum **rear yard** shall be 6.3 metres.

(iv) Maximum **building height**

Despite Table 6.26, B, the maximum **building height** shall be 1 **storey**, and in accordance with 4.14.

(v) Minimum **building height**

Table 6.26, A, shall not apply

(vi) Maximum **building length**

Table 6.26, 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.



Part E: Site-specific Provisions and Zones

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 X30 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 X49 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.



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Site-specific High Density Residential 7 (RH.7) Zones

18.7.3 RH.7-3

1077 Gordon Street

As shown on Map X32 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:

- Off-street parking
1.25 spaces per apartment unit
- Maximum **building height**
4 **storeys**
- Regulations for non-residential **uses**
 - 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.
 - 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 X40 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:

- Maximum **density**
Despite Table 6.32, the maximum **density** shall be 156 units per hectare.
- 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



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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.

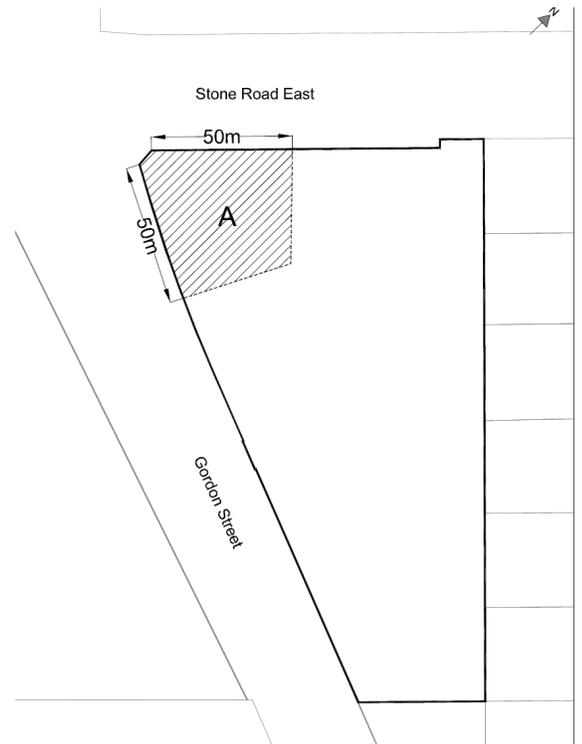
(v) Maximum **building height**

(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**.

Illustration 1:



(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.



Part E: Site-specific Provisions and Zones

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- (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 18.8.4 (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 18.8.4 (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 18.8.4 (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.



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(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 **landscape 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



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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 5.2, 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.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.6 RH.7-5.1

5⁵³ Arthur Street South

As shown on Map X³⁸ 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**



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.7 RH.7-5.2

5 63 Arthur Street South

As shown on Map X38 of Schedule A of this **by-law**

(a) Regulations

In addition to the regulations in Section 6.3.9 and Section 18.8.5 (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**



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Site-specific High Density Residential 7 (RH.7) Zones

18.7.8 RH.7-5.3

573 Arthur Street South

As shown on Map X38 of Schedule A of this **by-law**

(a) Regulations

In addition to the regulations in Section 6.3.9 and Section 18.8.5 (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**



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Site-specific High Density Residential 7 (RH.7) Zones

18.7.9 RH.7-5.4 (H9)

5 93 Arthur Street South

As shown on Map X38 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 18.8.5 (b), the following regulations shall apply to the RH.7-5.4 **zone**:

- (i) Additional permitted commercial **uses**
- (A) Commercial **uses** permitted in Section 18.8.9 (a) shall be limited to a **gross floor area (GFA)** of 500 square metres in size.
- (B) Despite the permitted **uses** in 18.8.5 (a) and 18.8.9 (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.

(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**- 1200 square metres
- Above the 8th **storey**- 1000 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;



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- 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.

See Section 17 for Holding Provisions.

18.7.10 RH.7-5.5 (H10)

5 **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 18.8.5 (b) the following regulations shall apply to the RH.7-5.5 **zone**:

(i) **Ground floor commercial uses**

Despite the permitted **uses** in Section 18.8.5 (a) and 18.8.6 (a), the ground floor of this **building** shall contain at least one commercial **use** fronting



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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.
- (vi) 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
- (xi) **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.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.11 RH.7-5.6

5 Arthur Street South

As shown on Map **38** of Schedule A of this **by-law**

(a) Permitted **uses**

The **uses** listed in Section 18.8.5 (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 18.8.5 (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**.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

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.

(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.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.13 RH.7-7

1888 Gordon Street

As shown on Map ~~67~~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.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

(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 5.1 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 5.2 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.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.14 RH.7-8

233 and 237 Janefield Avenue

As shown on Map X17 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**.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.15 RH.7-9

166-178 College Avenue West

As shown on Map X17 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.

(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 5.2 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.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.16 RH.7-10

1440-1448 Gordon Street

As shown on Map X32 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 X33 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



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

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 X27 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 and Table 4.2 do 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 –



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- 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 5 (a) for Table 6.3.4 shall not apply in the RH.7-12 **zone**.
- (vi) **Density**
Despite Table 6.32, the maximum **density** for 400 Edinburgh Road South shall be 105 units per hectare.
- (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 5.2, 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**.



Part E: Site-specific Provisions and Zones

Site-specific High Density Residential 7 (RH.7) Zones

18.7.19 RH.7-13

333 Gosling Gardens

As shown on Map X30 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) Minimum residential density
120 units per hectare
- (ii) Maximum residential density
150 units per hectare
- (iii) Minimum setback from Gordon Street
6 metres
- (iv) Maximum **setback** from Gordon Street
7.5 metres
- (v) Maximum **building height**
4 **storeys**
- (vi) Minimum **interior side yard**
5 metres

18.7.20 RH.7-14

681-685 Woolwich Street

As shown on Map X33 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 the RH.7 regulations of this **by-law**, only the following regulations shall apply to the RH.7-13 **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**.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

- (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

361 Whitelaw Road

As shown on Map 5 of Schedule A of this **by-law**.

(a) Permitted **uses**

Despite Table 6.2, 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 6.3.3, 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.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

(iii) **Minimum rear yard**

Despite Table 6.3.3, 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 setback of upper storeys of the apartment buildings**

The upper **storeys** of an **apartment building** shall have additional minimum **setbacks** 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 **setback** 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 **setback** 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 **setback** of an additional 1.5

metres above the fourth **storey**, and a further 3 metres above the seventh **storey**.

(vii) **Minimum off-street parking**

Despite Table 5.2, 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**.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

18.8 Site-specific commercial mixed-use centre (CMUC) zones

18.8.1 CMUC-1

1750 Gordon Street

As shown on Map **42** of Schedule A of this **by-law**

(a) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 12,430 square metres.

18.8.2 CMUC-2

1820 Gordon Street South

As shown on Map **67** of Schedule A of this **by-law**

(a) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 15,290 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

18.8.3 CMUC-3

31-33 Farley Drive

As shown on Map X42 of Schedule A of this **by-law**

(a) Permitted **uses**

Despite Table 7.1 (CMUC **zone**), a **drive-through facility** shall not be permitted.

(b) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 4,450 square metres.

18.8.4 CMUC-4

1839 Gordon Street

As shown on Map X30 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 commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 8,710 square metres.

(ii) 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**.

(iii) 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**.

(iv) Off-street parking

The minimum off-street parking required shall be 1 space per 23 square metres of **gross floor area (GFA)**.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

(v) 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.

(vi) 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.

18.8.5 CMUC-5

3, 5, 7, 9, 11, 15, 43, 45, 47, 49 Woodlawn Road West

As shown on Map X22 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-18 **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



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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)**
34,390 square metres
- (ii) 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
- (iii) 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
- (iv) 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
- (v) Maximum **lot area**
12.54 hectares
- (vi) ~~Minimum off-street parking~~
The minimum off-street parking required shall be 1 space per 23 square metres of **gross floor area (GFA)**.

(vii) 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.

(viii) Maximum size of an **office** or a **medical clinic**

465 square metres **gross floor area (GFA)**

(ix) 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.
- (x) **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-5 **zone**.
 - (B) A **drive-through facility** in the CMUC-5 **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



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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**.

(xi) 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.

(xii) 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**.

(xiii) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 34,390 square metres.

18.8.6 CMUC-6

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.

(b) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 6,810 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

18.8.7 CMUC-7

63 Woodlawn Road West

As shown on Map X22 of Schedule “A” of this **by-law**.

- (a) Regulations
- (i) **Maximum commercial gross floor area (GFA)**
Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 8,730 square metres.

18.8.8 CMUC-8

816 Woolwich Street

As shown on Map X22 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-8 **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-8 **zone** shall be a maximum of 150 units per hectare.
- (iii) ~~Minimum off-street parking~~



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

The minimum off-street parking required shall be 1 space per 23 square metres of **gross floor area (GFA)** for all non-residential **uses** in this **zone**.

(iv) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 5,920 square metres.

(v) Ministry of transportation **setback**

All **buildings** and **structures** shall be **setback** a minimum of 14 metres from the Ministry of Transportation highway property limit.

(vi) Severability provision

The **uses** and regulations of the CMUC-8 **zone** shall continue to apply collectively to the whole of the lands **zoned** as CMUC-8, despite any future severance or condo registration.

(d) Regulations for **stacked townhouses**

In addition to the regulations outlined in Section 18.8.8 (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**

Despite Table 7.4, 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 18.8.8 (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**.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

18.8.9 CMUC-9

763-787 Woolwich Street

As shown on Map X33 of Schedule A of this **by-law**

- (a) Regulations
 - (i) Maximum commercial **gross floor area (GFA)**
Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 1,490 square metres.

18.8.10 CMUC-10

59 Woodlawn Road West

As shown on Map X22 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

18.8.11 CMUC-11

963-1045 Paisley Road

As shown on Map X4 of Schedule A of this **by-law**

- (a) Regulations
 - (i) Maximum commercial **gross floor area (GFA)**
Despite Section 7.3.2 (a), the maximum commercial **gross floor area** shall be 27,780 square metres.

18.8.12 CMUC-12

19 Elmira Road South

As shown on Map X4 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.
 - (ii) Maximum commercial **gross floor area (GFA)**
Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 15,890 square metres.
 - (iii) Off-street parking
The minimum off-street parking required shall be 1 space per 23 square metres of **gross floor area (GFA)**.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

18.8.13 CMUC-13

129 Elmira Road South

As shown on Map X4 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 commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the

maximum commercial **gross floor area (GFA)** shall be 15,950 square metres.

(v) Maximum **retail establishment** size

The maximum **gross floor area (GFA)** of any individual **retail establishment** in this **zone** shall be 10,000 square metres.

(vi) Off-street parking

The minimum off-street parking required shall be 1 space per 23 square metres of **gross floor area (GFA)** except for a **home improvement warehouse**, which shall have a minimum of 356 **parking spaces**.

(vii) **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.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

- Provides a minimum of 5 vehicular **stacking spaces** with a maximum of 3 **stacking spaces** parallel to the **street line**.

(viii) 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-13, despite any future severance, partition or division for any purpose.

(ix) 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.

(x) Maximum **building height**

Despite Table 7.4, B, the maximum **building height** for the **home improvement warehouse** shall be 14 metres.

18.8.14 CMUC-14 (H12)

72 Watson Road North

As shown on Map X62 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

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 11,800 square metres comprised of:

(A) 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.

(B)) The specialty retail (DSTM) floor area shall be limited to a maximum gross leasable floor area of 3,717 square metres.

See Section 17 for Holding Provisions.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

18.8.15 CMUC-15

85 Starwood Drive

As shown on Map X62 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**

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**

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.

18.8.16 CMUC-16

1 Starwood Drive

As shown on Map X62 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.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

18.8.17 CMUC-17

11 Starwood Drive 105-119 Starwood Drive

As shown on Map X62 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 principle 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.



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

18.8.18 CMUC-18

78 Starwood Drive

As shown on Map X62 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-18 **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



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Centre (CMUC) Zones

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 below (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**.
- (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



Part E: Site-specific Provisions and Zones

Site-specific Commercial Mixed-use Corridor (CMUC) Zones

(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-18 **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 18.9.18 (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.

- (g) Despite Table 7.3, D, the requirement for a **buffer strip** shall be satisfied by the provision of a permanent **fence**.

See Section 17 for Holding Provisions.



Part E: Site-specific Provisions and Zones

Site-specific Mixed-use Corridor (MUC) Zones

18.8.19 CMUC-19

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.

(b) **Angular plane**

(A) Despite Section 4.14.4(a)(ii), the **angular plane from a river or park** shall be 75 degrees.

(B) Despite Section 4.14.4(a)(i), the

angular plane from the **street** shall be 50 degrees to Farley Drive



Part E: Site-specific Provisions and Zones

Site-specific Mixed-use Corridor (MUC) Zones

18.8.20 CMUC-20

144 Watson Road North

As shown on Map X62 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**.

18.8.21 CMUC-21 (H23)

132 Clair Road West

As shown on Map X30 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-though 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 the appearance of a minimum 2 **storey building height** and shall have a minimum height of 8.5 metres.
- (ii) Maximum commercial **gross floor area (GFA)**
Despite Section 7.3.2 (a), the maximum commercial **gross floor area (GFA)** shall be 4,910 square metres.
- (iii) ~~Off-street parking~~
~~Despite Table 5.2, the minimum off-street parking required shall be 1 space per 23 square metres of **gross floor area (GFA)** for all non-residential **uses** in this **zone**.~~

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 X14 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 X17 of Schedule A of this **by-law**.

(a) Regulations

(i) Maximum **building height**

Despite Table 7.8, B, the maximum **building height** shall be 8 **storeys**.

(b) Permitted **uses**

- **Apartment 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.

(c) Regulations

(i) Maximum **building height** (see above)

(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.



Part E: Site-specific Provisions and Zones

Site-specific Mixed-use Corridor (MUC) Zones

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 18.21.3 (IRP-3)

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 areas**

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-3 **zone** as specified in Section



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Commercial Centre (NCC) Zones

18.21.3 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 X 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 ~~X~~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 5.2, the following off-street parking ratio shall apply:

- 1 space per 25.9 square metres

- (ii) **Buffer strips**

Despite Row 8 of Table 6.4.2, a **buffer strip** shall not be required.

- (iii) Minimum **front yard** and **exterior side yard**

Despite Row 4 of Table 6.4.2, 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**.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Commercial Centre (NCC) Zones

(vi) Mobile barbecue facility

Despite Sections 4.19 and 4.21, a mobile barbecue facility with table will be permitted.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Commercial Centre (NCC) Zones

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 **use** shall be permitted:

- **Hotel**
- **Maximum 1 drive-through facility is permitted.**

(b) Regulations

- (i) **Maximum commercial gross floor area (GFA)**

Despite Section 7.3.4 (a), the maximum commercial **gross floor area (GFA)** shall be 1,888 square metres.



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, ~~160-170 Kortright Road West,~~
~~35 Harvard 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**.

(b) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.4 (a), the maximum commercial **gross floor area (GFA)** shall be 10,000 square metres.

18.10.4 NCC-4

987 Gordon Street

As shown on Map Number ~~32~~ of Schedule A of this **by-law**.

(a) Permitted **uses**

Maximum ~~1~~ 2 **drive-through facilities** ~~is~~ **are** permitted.

(b) Regulations

(c) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.4 (a), the maximum commercial **gross floor area (GFA)** shall be ~~2,570~~ 4,400 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Commercial Centre (NCC) Zones

18.10.5 NCC-5

1007 Gordon Street

As shown on Map Number ~~32~~ of Schedule A of this **by-law**.

(d) **Permitted uses**

- Maximum 1 **drive-through facility** is permitted.
- **Carwash**

(a) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.4 (a), the maximum commercial **gross floor area (GFA)** shall be ~~2,000~~ 1,095 square metres.

18.10.6 NCC-6

1027 Gordon Street

As shown on Map Number ~~32~~ of Schedule A of this **by-law**.

(a) **Permitted uses**

Maximum 1 **drive-through facility** is permitted.

(b) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.4 (a), the maximum commercial **gross floor area (GFA)** shall be ~~3,600~~ 2,015 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Commercial Centre (NCC) Zones

18.10.7 NCC-7

47-79 Dawson Road

As shown on Map Number X of Schedule A of this **by-law**.

(a) Regulations

(i) Maximum residential density

Despite Table 7.6, the maximum residential density shall be 150 units per hectare.

18.10.8 NCC-8

138 College Avenue West

As shown on Map Number X¹⁷ of Schedule A of this **by-law**.

(a) Permitted **uses**

- **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 set back 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**.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Commercial Centre (NCC) Zones

18.10.9 NCC-9

~~1211~~ 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**

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**.

18.10.10 NCC-10

951 Gordon Street

As shown on Map Number 31 of Schedule A of this **by-law**.

(a) Permitted **uses**

Maximum 1 **drive-through facility** is permitted.

(b) Regulations

(i) Maximum commercial **gross floor area (GFA)**

Despite Section 7.3.4 (a), the maximum commercial **gross floor area (GFA)** shall be 1,500 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Commercial Centre (NCC) Zones

18.10.11 NCC-11

160-170 Kortright Road West

As shown on Map Number 29 of Schedule A of this **by-law**.

(a) Permitted **uses**

Maximum 1 **drive-through facility** is permitted.

(b) Regulations

(i) Maximum commercial **gross floor area** (GFA)

Despite Section 7.3.4 (a), the maximum commercial **gross floor area** (GFA) shall be 7,929 square metres.

18.10.12 NCC-12

200-210 Kortright Road West

As shown on Map Number 29 of Schedule A of this **by-law**.

(a) Permitted **uses**

Maximum 1 **drive-through facility** is permitted.

(b) Regulations

(i) Maximum commercial **gross floor area** (GFA)

Despite Section 7.3.4 (a), the maximum commercial **gross floor area** (GFA) shall be 2,164 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Mixed Office/Commercial (MOC) Zones

18.10.13 NCC-13

34 Harvard Road

As shown on Map Number 31 of Schedule A of this **by-law**.

(a) Permitted **uses**

Maximum 1 **drive-through facility** is permitted.

(b) Regulations

(i) Maximum commercial **gross floor area** (GFA)

Despite Section 7.3.4 (a), the maximum commercial **gross floor area** (GFA) shall be 640 square metres.

18.10.14 NCC-14

35 Harvard Road

As shown on Map Number 31 of Schedule A of this **by-law**.

(a) Permitted **uses**

Maximum 1 **drive-through facility** is permitted.

(b) Regulations

(i) Maximum commercial **gross floor area** (GFA)

Despite Section 7.3.4 (a), the maximum commercial **gross floor area** (GFA) shall be 7,688 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Mixed Office/Commercial (MOC) Zones

18.10.15 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, where an NCC **zone** abuts any residential, institutional, park or natural heritage system **zone**, a **buffer strip** shall be provided.

(iv) **Building setbacks**

Table 7.8, C, is not applicable.

(v) Minimum **common amenity area**

Despite Table 7.8, the minimum **common amenity area** shall be 18 metres per **dwelling unit**.

(vi) **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.

(vii) Minimum commercial **gross floor**

area

The minimum commercial **gross floor area** shall be 1700 square metres.



Part E: Site-specific Provisions and Zones

Site-specific Mixed Office/Commercial (MOC) Zones

18.11 Site-specific mixed office/ commercial (MOC) zones

18.11.1 MOC-1

806 Gordon Street

As shown on Map Number ~~40~~ of
Schedule A of this **by-law**.

- (a) Regulations
 - (i) Maximum **gross floor area (GFA)** for
non-Residential **uses**
2,500 square metres

18.11.2 MOC-2

824-854 Gordon Street

As shown on Map Number ~~40~~ of
Schedule A of this **by-law**.

- (a) Regulations
 - (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

18.11.3 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**

18.11.4 MOC-4

1499 Gordon Street

As shown on Map Number ~~42~~ of Schedule A of this **by-law**.

(a) Regulations

- (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.



Part E: Site-specific Provisions and Zones

Site-specific Mixed Office/Commercial (MOC) Zones

18.11.5 MOC-5

1515 Gordon Street

As shown on Map Number ~~42~~ of Schedule A of this **by-law**.

(a) Regulations

(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** in accordance with Table 5.2 of this **by-law**.

(C) In addition, 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 in accordance with Table 5.2 of this **by-law**.

(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

18.11.6 MOC-6

1467 Gordon Street

As shown on Map Number ~~42~~ of Schedule A of this **by-law**.

- (a) Regulations
 - (i) Maximum **gross floor area (GFA)** for non-Residential **uses**
975 square metres

18.11.7 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



Part E: Site-specific Provisions and Zones

Site-specific Mixed Office/Commercial (MOC) Zones

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.

18.11.8 MOC-8

803 and 807 Gordon Street

As shown on Map Number X31 of Schedule A of this **by-law**.

- (a) **Permitted uses**
All uses outlined 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) **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 building height**
Despite Table 7.12, A, the maximum building height shall be 4 storeys.
 - (iii) **Maximum density**
Despite Table 7.10, the maximum **density** of development shall be 65.4 units per hectare.



Part E: Site-specific Provisions and Zones

Site-specific Convenience Commercial (CC) Zones

18.11.9 MOC-9

139 Morris Street

As shown on Map Number ~~46~~ 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.

18.11.10 MOC-10

143-185 Morris Street

As shown on Map Number ~~23~~ 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 Convenience Commercial (CC) Zones

18.11.11 MOC-11

1475-1483 Gordon Street

As shown on Map Number 23 32 of Schedule A of this **by-law**.

(a) Permitted **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 Zoning **by-law** and be in accordance with Sections 4 and 7.3.5.

18.11.12 MOC-12

635 Woodlawn Road East

As shown on Map Number 23 49 of Schedule A of this **by-law**.

(a) Permitted **uses**

In accordance with the permitted **uses** outlined in Table 8.1 (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 building height

Despite Table 7.12, A, the maximum building height shall be 4 storeys.

(D) Maximum commercial **gross floor area (GFA)**

Despite Table 6.6.2, Row 8, the maximum **gross floor area (GFA)** shall be 450 square metres or 10% of the total building area, whichever is greater.



Part E: Site-specific Provisions and Zones

Site-specific Convenience Commercial (CC) Zones

- (E) Minimum commercial off-street parking

Despite Table 5.2, the minimum commercial off-street parking shall be 1 parking space per 23 square metres of commercial **gross floor area (GFA)**.

- (F) 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.



Part E: Site-specific Provisions and Zones

Site-specific Convenience Commercial (CC) Zones

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, 12 Waterloo Avenue, 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.



Part E: Site-specific Provisions and Zones

Site-specific Convenience Commercial (CC) Zones

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, 589, 595 Woolwich Street, 30, 200-210 Edinburgh Road North

As shown on Map Number X14, 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, 248-252 Dublin Street North

As shown on Map Number X24 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**



Part E: Site-specific Provisions and Zones

Site-specific Convenience Commercial (CC) Zones

18.12.5 CC-5

309-317, 319 Speedvale Avenue East

As shown on Map Number X44 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-7

200-210 Edinburgh Road North

As shown on Map Number X of Schedule A of this **by-law**.

(a) Permitted **uses**

In addition to the **uses** listed in Table 8.1 (CC **zone**), the following are also permitted:

- **Service establishment** attached to the existing **dwelling unit**
- **Office** attached to the existing **dwelling unit**

(b) Regulations

(i) Maximum **gross floor area (GFA)**

- (A) **Service establishment**—56.5 square metres
- (B) **Office**—53 square metres



Part E: Site-specific Provisions and Zones

Site-specific Service Commercial (SC) Zones

18.12.7 CC-87

64 Frederick Drive

As shown on Map Number X69 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**

18.12.8 CC-98

300 Elizabeth Street

As shown on Map Number X46 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**
- ~~Service establishment~~



Part E: Site-specific Provisions and Zones

Site-specific Service Commercial (SC) Zones

18.12.9 CC-109

546 Woolwich Street, 29 Victoria Road North

As shown on Map Number X34 and 52 of Schedule A of this **by-law**.

(a) Permitted **uses**

- **Vehicle service station**

(b) Regulations

Buildings or **structures** in the CC-10 **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 ~~Zoning B~~ **by-law** and be in accordance with Sections 4 and 8.3.1.

18.12.10 CC-1110

268 Victoria Road North

As shown on Map Number X44 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 lot line**.



Part E: Site-specific Provisions and Zones

Site-specific Service Commercial (SC) Zones

18.13 Site-specific service commercial (SC) zones

Section 4.21

- **Occasional uses** in accordance with Section 4.17

18.13.1 SC-1

23 Wellington Street East, 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 4.27
 - **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



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.13.2 SC-2

83, 89 Dawson Road

As shown on Map Number X14 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 X8 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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

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 5.3, 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 5.3, 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 5.3.

18.14.2 D.1-1 (H1324)

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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.3 D.1-2 (H1324)

65 Gordon Street, 20, 28, 36, 50 Wellington Street East

As shown on Map Number X37 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 X38 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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

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 5.3, 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 5.3, 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 5.3, 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**.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

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 5.3, 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 5.3.

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 9.4(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 5.3, Rows 4, 5, 6, 7, 8 and non-residential **uses** in Row 2, no off-street parking shall be required.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

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 5.3, 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 5.1, 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**



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.10 D.1-9

35, 87 Gordon Street, 33 Elizabeth Street,
73 Gordon Street

As shown on Map Number ~~25~~ and 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:

- **Vehicle service station**
- **Vehicle repair establishment**

18.14.11 D.1-9 (H1324)

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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.12 D.1-110

10 Wilson Street

As shown on Map Number X24 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.1-11 **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 9.3.1, Row 2, 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.1-12

16-22 Essex Street

As shown on Map Number X 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:

- Car wash, manual

18.14.14 D.1-131 (H1324)

75 Wyndham Street South

As shown on Map Number X³⁸ 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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.15 D.1-142

5 Gordon Street

As shown on Map Number X 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 5.3, minimum off-street parking shall be:
 - (A) **Apartment buildings** – 1 **parking space** per **dwelling unit**.
 - (B) Retail, service, **office**, community **uses** – 0 **parking spaces**.

18.14.16 D.1-153

8-10 Paisley Street, 18 Paisley Street

As shown on Map Number X 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 5.3, Rows 4, 5, 6, 7, 8 and non-residential **uses** in Row 2, no off-street parking shall be required in the D.1-15 **zone**.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.17 D.1-164

21 Surrey Street West

As shown on Map Number X25 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**.

18.14.18 D.1-175

22 Surrey Street West

As shown on Map Number X25 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:
 - (ii) 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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.19 D.1-186

42 and 56 Gordon Street

As shown on Map Number X37 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 5.3 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).

18.14.20 D.1-197

49 Gordon Street

As shown on Map Number X25 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**



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.21 D.1-2018

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.

18.14.22 D.1-2119

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)(i), 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 5.3, Rows 4, 5, 6, 7, 8 and non-residential **uses** in Row 2, no off-street parking shall be required in the D.1-21 **zone**.
 - (ii) Despite Table 5.7, Rows 1 and 2, the minimum number of **bicycle parking spaces** shall be 18.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.23 D.1-220

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 5.3, Row 6, the minimum number of **parking spaces** for **office uses** shall be 1 per 100 m² **gross floor area (GFA)**.

(ii) Despite Table 5.7, Rows 1 and 2, the minimum number of **bicycle parking spaces** shall be 30.

18.14.24 D.1-231

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 metres 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 5.3, Rows 1 and 2, the minimum number of **parking spaces** per residential **dwelling unit** shall be 0.80.

(iii) Despite Table 5.3, Rows 4, 5, 6, 7, 8 and non-residential **uses** in Row 2, no off-street parking shall be required.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.25 D.1-242 (H14)

152, 160 Wyndham Street North, 55 Baker Street

As shown on Map Number X36 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 5.3, Rows 4, 5, 6, 7, 8 and non-residential **uses** in Row 2, no off-street parking shall be required in the D.1-292 **zone**.

See Section 17 for Holding Provisions.

18.14.26 D.1-253 (H1324)

As shown on Map Number X37 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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

18.14.27 D.1-264

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**

18.14.28 D.1-275

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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 1 (D.1) Zones

(iv) Front **building setbacks**

(A) The minimum **setback** shall be 2 metres and shall be required for all portions of the **building** above the **first storey**. **Setbacks** shall be measured from the **building** face of the **first storey** facing Wyndham Street South.

(B) The minimum **setback** shall be 4 metres, required for all portions of the **building** above the 4th **storey**. **Setbacks** shall be measured from the **building** face of the **first storey** facing Wyndham Street South.

(v) Rear **building setbacks**

(A) The minimum **setback** shall be 2 metres and shall be required for a portion of the **building** above the **first storey**. **Setbacks** shall be measured from the rear **building** face of the **first storey**.

(B) The minimum **setback** shall be 4 metres and shall be required for a portion of the **building** above the 6th **storey**. **Setbacks** shall be measured from the rear **building** face of the **first storey**.

(vi) Front façade treatment

A minimum of 50% of the surface area of the first storey façade facing Wyndham Street must be comprised of a transparent window and/or active entrances.

(vii) **Bicycle parking spaces**

Despite Table 5.7, Row 1, a total of 75 **bicycle parking spaces, long term** and 11 **bicycle parking spaces, short term** are required.

18.14.29 D.1-286

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



Part E: Site-specific Provisions and Zones

Site-specific Downtown 2 (D.2) Zones

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 5.3 of the **by-law**, a minimum of 150 **parking spaces** shall be provided.

18.14.30 D.1-27

70 Fountain Street East

As shown on Map Number 37 of Schedule A of this by-law.

Subject to Ontario Land Tribunal decision (PL200367)



Part E: Site-specific Provisions and Zones

Site-specific Downtown 2 (D.2) Zones

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 **36** of Schedule A of this **by-law**.

(a) Regulations

Despite Table 5.3, 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 5.3, **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**



Part E: Site-specific Provisions and Zones

Site-specific Downtown 2 (D.2) Zones

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



Part E: Site-specific Provisions and Zones

Site-specific Downtown 2 (D.2) Zones

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 5.1, 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



Part E: Site-specific Provisions and Zones

Site-specific Downtown 2 (D.2) Zones

18.15.7 D.2-7 (H165)

290 Woolwich Street

As shown on Map Number X36 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 9.4.4, 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 X36 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**, in accordance with Section 4.26

(b) Regulations

In accordance with the provisions of Section 9.4.4, with the following exceptions and additions:

(i) Off-street parking

Despite the provisions of Table 5.3, no off-street parking shall be required for an **emergency shelter**.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 2 (D.2) Zones

18.15.9 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**

18.15.10 D.2-11

128 Norfolk Street

As shown on Map Number ~~36~~ 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 5.3, a minimum of 12 **parking spaces** shall be provided for a 90 resident **long term care facility**.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 3 (D.3) Zones

18.15.11 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 5.3, 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 5.3, 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 5.3.



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 X37 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 X36 of Schedule A of this **by-law**.

(a) Regulations

(i) Off-street parking

Despite Table 5.3, 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.



Part E: Site-specific Provisions and Zones

Site-specific Downtown 3 (D.3) Zones

18.16.3 D.3-3

81, 91, 95, 97 Farquhar Street, 90, 94 Fountain Street East

As shown on Map Number X37 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 X37 of Schedule A of this **by-law**.

(a) Regulations

(i) Off-street parking

Despite Table 5.3, 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).



Part E: Site-specific Provisions and Zones

Site-specific Downtown 3a (D.3a) Zones

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 5.3, 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 Industrial (B) Zones

18.17 Site-specific downtown 3.a (D.3a) zones

18.17.1 D.3a-1 (H124)

As shown on Map X36 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.



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 X58 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 X20 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**



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

18.18.4 B-4

351 Speedvale Avenue West East, 15 Lewis Road

As shown on Map X8 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 X3 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**.



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

18.18.6 B-6

165 Dunlop Drive

As shown on Map X58 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 X13 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**



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

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 (H17)

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:



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

- (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 set back 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 set back 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.



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

18.18.10 B-10

Portion of 233-341 Forestell Road

As shown on Map X64 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**



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

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 (H18)

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:



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

- (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 ~~18.19.11~~ **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 4.27
- **Major equipment supply and service**
- **Office**
- **Service establishment**
- **Recreation facility**
- **Restaurant**
- **Restaurant, take-out**
- **Nightclub**

(b) Regulations

In accordance with Section 18.19.11 (c) of this **by-law**, with the following exceptions:

(i) Off-Street Parking

Despite Sections 5 and 18.19.11 (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)**.



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

18.18.13 B-13

30 Hanlon Creek Boulevard

As shown on Map X64 of Schedule A of this **by-law**.

(a) Permitted **uses**

In accordance with the **uses** permitted by Sections 18.19.11 (a) and (b) of this **by-law**, with the following additional permitted **use**:

- **Office**

(b) Regulations

In accordance with Section 18.19.11 (c) of this **by-law**.

18.18.14 B-14

(Blocks 1&2 of the Southgate Industrial Business Park)

As shown on Map X65 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



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

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**.

from any **street, public** by a **fence, wall or berm**.

(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 set back a minimum of 14 metres from Maltby Road.

(v) Off-street loading

Off-street loading shall be set back 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 set back 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 set back a minimum of 14 metres from Maltby Road and must be visually screened



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

18.18.15 B-15

(Block 3 of the Southgate Industrial Business Park)

As shown on Map X65 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:



Part E: Site-specific Provisions and Zones

Site-specific Industrial (B) Zones

- 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 set back a minimum of 14 metres from Maltby Road.
- (v) Off-street loading
- Off-street loading shall be set back 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 set back 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**.



Part E: Site-specific Provisions and Zones

Site-specific Corporate Business Park (BP) Zones

18.18.16 B-16

355 Elmira Road North

As shown on Map X3 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**



Part E: Site-specific Provisions and Zones

Site-specific Corporate Business Park (BP) Zones

18.19 Site-specific corporate business park (BP) zones

18.19.1 BP-1 (H21)

788, 881 and 902 Laird Road West

As shown on Map X63 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 X63 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**



Part E: Site-specific Provisions and Zones

Site-specific Corporate Business Park (BP) Zones

- 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 X63 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.



Part E: Site-specific Provisions and Zones

Site-specific Corporate Business Park (BP) Zones

(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 X63 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



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
- (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, 50 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 Institutional Research Park (IRP) Zones

18.19.7 BP-7 (H221)

180 Clair Road West

As shown on Map X30 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 **Use**:

- **Place of worship**

See Section 17 for Holding Provisions.

18.19.8 BP-8 (H232)

132 Clair Road West

As shown on Map X30 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 (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.



Part E: Site-specific Provisions and Zones

Site-specific Institutional Research Park (IRP) Zones

18.20 Site-specific institutional research park (IRP) zones

18.20.1 IRP-1

50 Stone Road West

As shown on Map X31 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 X31 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 I.2-1 **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



Part E: Site-specific Provisions and Zones

Site-specific Institutional Research Park (IRP) Zones

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 X27 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 or 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.



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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,



Part E: Site-specific Provisions and Zones

Site-specific Institutional Research Park (IRP) Zones

R.S.O. 1990, or any successor thereof.

(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 5.2, **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**.



Part E: Site-specific Provisions and Zones

Site-specific Mixed Business (MB) Zones

18.21 Site-specific mixed business (MB) zones

18.21.1 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**



Part E: Site-specific Provisions and Zones

Site-specific Employment Mixed-use 2 (EMU.2) Zones

18.22 Site-specific employment mixed use 2 (EMU.2) zones

18.22.1 EMU.2-1

745, 755, 757 Stone Road East

As shown on Map X59 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.1-24 **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.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Institutional (NI) Zones

18.23 Site-specific neighbourhood institutional (NI) zones

18.23.1 NI-1

271 Metcalfe Street

As shown on Map X44 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**

18.23.2 NI-2

95 Willow Road

As shown on Map X14 of Schedule A of this **by-law**.

(a) Permitted **uses**

(i) Despite Table 11.1 (NI **zone**), within the Specialized 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**.



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Institutional (NI) Zones

18.23.3 NI-3

80 Waterloo Avenue and 20-28
Birmingham Street

As shown on Map Number X25 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**

18.23.4 NI-4

60 Westwood Road

As shown on Map X9 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**



Part E: Site-specific Provisions and Zones

Site-specific Neighbourhood Institutional (NI) Zones

18.23.5 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 **Use** 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**.



Part E: Site-specific Provisions and Zones

Site-specific Institutional (I) Zones

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.3-3 **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** Site-specific mixed business (MB) zones



Part F: Zoning Schedules

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Part F: Zoning Schedules

