

CITY OF
BRANTFORD



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1.0 User Guide

This section is intended to explain the purpose of the Zoning By-law and provide clear instruction on the use of the Zoning By-law to the reader. The user guide is not an operable part of the Zoning By-law and should only be relied upon for interpretation of this By-law.

1.1 Purpose of This Zoning By-law

The purpose of this Zoning By-law is to implement the policies of the City of Brantford Official Plan, including what specific land uses are permitted and where they are permitted on a **lot** and what regulations apply to the development of these uses including such matters as building height and parking.

The Official Plan is not intended to regulate specific uses and aspects of the built form on a private **lot**. That is the role of the Zoning By-law. For example, if lands are designated in the Official Plan as Residential, the Zoning By-law will specify the types of residential **dwelling**s permitted (e.g., **single detached**, **semi-detached**, etc.) and regulate performance standards (e.g., **building height**, **setbacks** from **lot lines**, etc.) for permitted **building** types and uses.

The statutory authority to **zone** land is granted by the *Planning Act, R.S.O. 1990*. The Planning Act specifies what a By-law can regulate. A Zoning By-law can:

- Prohibit the use of land or **buildings** for any use that is not specifically permitted by the By-law;
- Prohibit the erection or siting of **buildings** and **structures** on a **lot** except in locations permitted by the By-law;
- Regulate the type of construction and the height, bulk, location, size, **floor area** and use of **buildings** or **structures**;
- Regulate the minimum frontage, depth and area of a parcel of land;
- Regulate the proportion of a **lot** that any **building** or **structure** may occupy;
- Require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and
- Prohibit the use of lands and the erection of **buildings** or **structures** on lands that are:
 - Subject to flooding;

- The site of steep slopes;
- Rocky, low-lying, marshy or unstable;
- Contaminated;
- A sensitive groundwater recharge area or head water area;
- The location of a sensitive aquifer;
- A significant wildlife habitat area, **wetland**, woodland, ravine, valley or area of natural and scientific interest;
- A significant corridor or shoreline of a lake, river or stream; or
- The site of a significant archaeological resource.

The Zoning By-law contains a variety of **zones** with specific regulations for each, and these **zones** must be in conformity with the land use designations provided in the Official Plan. These **zone** categories include:

- Mixed Use;
- Residential;
- Institutional;
- Employment;
- Commercial;
- Agricultural;
- Core Natural;
- Open Space; and
- Development.

The Zoning By-law also contains general provisions and parking provisions, which typically apply to more than one **zone** and address matters that are consistent across the municipality.

Finally, the Zoning By-law contains a number of site-specific exceptions where a special set of rules or permissions apply to a specific area.

1.2 How to Use This Zoning By-law

a) Locate the Property on a Map

The maps in a Zoning By-law are referred to as ‘Schedules’. The first step to using this By-law is to look at the appropriate Schedule and locate your property. Schedules are found at the end of this By-law or online at:

<https://brantford.maps.arcgis.com/apps/webappviewer/index.html?id=7a4c6d48c9da4a03966a14db3277e9af>

The **zone** category will be indicated on the schedule by an abbreviation. For example, the letters SR would indicate that the property is within the ‘Suburban Residential Zone’. The **zone** abbreviations used in this By-law include:

- Mixed Use
 - HM – Historic Mainstreets Zone
 - LD – Lower Downtown Zone
 - UD – Upper Downtown Zone
 - MCC – Major Commercial Centre Zone
 - BHC – Brant Heritage Conservation District Zone
 - IC – Intensification Corridor Zone
- Residential
 - SR – Suburban Residential Zone
 - NLR – Existing Neighbourhood Low-Rise Zone
 - GNLR – Greenfield Neighbourhood Low-Rise Zone
 - NCR – Neighbourhood Corridor Zone
 - RMR – Residential Mid-Rise Zone
 - RHR – Residential High-Rise Zone
- Institutional
 - I1 – Minor Institutional Zone
 - I2 – Major Institutional Zone
- Commercial
 - AS – Automobile Service Zone

- CC – Convenience Commercial Zone
- NC – Neighbourhood Commercial Zone
- Employment
 - GE – General Employment Zone
 - PE – Prestige Employment Zone
- Agricultural
 - A – Agricultural Zone
- Core Natural
 - N – Core Natural Zone
- Open Space
 - OS – Open Space Zone
- Development
 - D - Development Zone

b) Determine the Permitted Uses for the **Zone**

Go to the section of the zoning by-law related to the **zone** category. For instance, the SR **zone** is in Section 7.0 – Residential Zones. A list of all permitted uses is provided in a table at the beginning of each **zone** category. Any uses not listed are prohibited in the **zone**. Uses permitted in all **zones** are detailed in the General Provisions section of this By-law, which is Section 3.

c) Check Definitions

Section 4.0 of this Zoning By-law provides definitions of key terms. These terms are **bolded** throughout this By-law to indicate that they have specific meanings. It is important to understand the exact meaning of certain words in this By-law when determining what is or is not permitted on your property. Illustrations in this section of the By-law help to describe different terms.

d) Check the Standards for the **Zone**

Specific standards for permitted uses are provided in a table in each section. For example, the SR provisions are set out in Table 26. Standards that typically apply include minimum **lot area**, minimum **lot frontage**, minimum yard **setbacks**, maximum **lot coverage**, maximum **building height** and landscaping requirements. There may be additional standards beyond these examples that apply in a particular **zone**.

e) Check for Site-Specific Exceptions

Certain properties have regulations which apply only to them. These are called site-specific exceptions. You can determine whether a site-specific exception applies to your property by looking at the schedules to this By-law. The site-specific exception text is found at the end of each **zone** section that is applicable to that **zone**. For example, if the schedule shows an SR.01 on your property, it means site-specific exception 01, found in the SR **zone** section, applies. It is important to check this sub-section to determine if your property is subject to a site-specific exception, and if it is, understand how it may affect permissions on your property.

f) Check the General Provisions

Section 3.0 provides a set of standards known as ‘General Provisions’ which apply in all **zones** unless otherwise specified or listed as exceptions in the By-law. Some examples of topics covered under General Provisions include **swimming pools**, accessory **structures** and **home occupations**). Illustrations in this section of the by-law help to describe different general provisions.

g) Check the Parking and Loading Provisions

Section 5.0 details parking and loading requirements for each permitted use. Specific parking rates for permitted uses are provided (e.g., **apartment buildings** require 1 **parking space** per unit plus 0.15 spaces per unit for visitors) along with details on minimum **parking space** dimensions and other parking regulations.

1.3 Ask for Help

Zoning standards can be difficult to understand and there may be additional rules and regulations which apply to your property (e.g., Heritage requirements). City of Brantford staff are happy to help. Questions should be directed to the Planning Department at the City of Brantford.

2.0 Administration

2.1 Title

This By-law, #####-#####, may be cited as the “Zoning By-Law” or “this By-law”.

2.2 Application

The provisions of this By-law apply to all lands within the City of Brantford.

2.3 Effective Date/Approval

- a) This By-law shall come into force on the date it is passed by the Council of the City of Brantford subject to the approval of the Ontario Land Tribunal, if applicable.
- b) This By-law was given its first, second and third readings and finally passed on the XX day (month), (year).

2.4 Repeal of Existing By-laws

Zoning By-law No. 160-90 and all amendments thereto, and County of Brant Zoning By-law 61-61 as it applies within the City of Brantford and all amendments thereto are hereby repealed.

2.5 Administrator

This By-law shall be administered by the Chief Building Official.

2.6 Building and Other Permits

- a) No person shall use or alter any lands, **buildings**, or **structures** unless the use is specifically permitted and built in accordance with the provisions of this By-law.
- b) The requirements of this By-law must be met before a Building Permit is issued for the use, erection, addition to or alteration of any **building** or **structure**.
- c) No person shall change the use or **erect a building** or **structure** except in conformity with this By-law.

2.7 Inspection

All persons appointed by the Council to administer this By-law may enter or inspect a property or premise at any reasonable hour for the purpose of carrying out their duties under the provisions of this By-law.

2.8 Violations and Penalties/Enforcement

- a) Any person or corporation who contravenes any provision of this By-law is guilty of an offense and upon conviction is liable to the fine(s) as provided for under the *Planning Act, R.S.O. 1990, c.P. 13*, as amended.
- b) If any **lot, building or structure**, or part thereof, is to be used, erected, altered, reconstructed or extended in violation of any requirements of this By-law, such violation may be stopped at the request of the City pursuant to the provisions of the Municipal Act.

2.9 Validity

If any section, clause or provision of this By-law, including anything contained in the schedules to this By-law, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid. Further, all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions of this By-law shall have been declared to be invalid.

2.10 Meaning of Certain Words

For the purposes of this By-law, words used in the present tense include the future; words in singular include the plural and words in the plural include the singular; the word “shall” is mandatory; the words “used” and “occupied” shall be interpreted to also capture “intended or arranged to be used or occupied” or “designed to be used or occupied.”

2.11 Other Laws and By-laws

- a) Compliance with this By-law shall not relieve obligations imposed by a government authority having jurisdiction to make such restrictions or obligations under other By-laws or laws in the City of Brantford, Province of Ontario or Canada.
- b) Reference to any Statute shall be interpreted to reference any subsequent amendments or successors to that Statute.

2.12 Legal Non-Conforming

- a) Nothing in this By-law shall apply to prevent the use of any land, **building** or **structure** for any purpose not permitted by, or prohibited by, the By-law if such land, **building** or **structure** was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose.
- b) Notwithstanding any provision in this By-law to the contrary, where a **building** or **structure** does not comply with a provision of this By-law, and the **building** or **structure** legally existed prior to the passing of this By-law, the **building** or **structure** may be repaired, including strengthening to safe condition, renovated or reconstructed provided that the repair, renovation or reconstruction does not further increase the extent of non-compliance. Any enlargement of a **legal non-conforming building** or **structure** shall comply with the provisions of this By-law.
- c) Where a **lot, building, structure** or required **parking space** is deemed to be deficient of any requirement of this By-law, and that deficiency is the result of acquisition or expropriation of land by a public authority, the **lot, building, structure** or required **parking space** shall be deemed to comply with the requirements of this By-law.

2.13 Accuracy

Any applicable minimum or maximum measurement required in this By-law shall be met to one decimal place.

2.14 Rounding

All measurements, including length, area or height used to determine compliance with the regulations of this By-law shall be rounded to two decimal places.

2.15 Definitions

Bolded terms in the text of this By-law, but not including any numbered headings, shall be interpreted as defined in Section 4.0 - Definitions. All other words have their normal meaning.

2.16 Illustrations

Illustrations or examples in this By-law are intended to provide additional clarity and convenience but do not form part of this By-law.

2.17 Permitted Use

If a use is defined but not specifically listed as a permitted use by a **zone** or site specific provision, it is not permitted and shall not be interpreted as being captured by a broader use.

2.18 Technical Changes

Provided the intent of the Zoning By-law is maintained, the following technical changes are permitted without an amendment to the Zoning By-law:

- a) Renumbering of sections or cross reference to sections;
- b) Correcting errors;
- c) Minor editorial changes;
- d) Formatting changes;
- e) Minor map changes; and
- f) Changes to the Core Natural Zone limits based on any approved technical studies required by the City and/or the Conservation Authority.

2.19 Transition

The provisions in this By-law shall be deemed to be modified to the extent necessary to give effect to such building permits, minor variance decisions, consents, letters of undertaking and site plan agreements which were approved, issued or entered into prior to approval of the Zoning By-law or that were submitted and under review prior to the approval of the Zoning By-law, for a time period no greater than 2 years after approval of the Zoning By-law.

2.20 Overlay Zones

Overlay **zones** are used in this By-law to apply an additional layer of standards to specific areas that apply on top of the standards of the underlying **zones**.

2.21 Holding Symbols

Holding symbols are denoted by an “H” prefix on Schedule A and are used to restrict development until a hold is lifted. A list of applicable holding provisions is contained in Section 15.

2.22 Interpretation of Site-Specific Exceptions

Site-specific exceptions to the Zoning By-law are illustrated on Schedule A using a hyphenated numerical suffix.

2.23 Zero Decimal Three (0.3) Metre Reserves

For the purposes of this By-law, a **0.3 m reserve** shall be considered to be part of the abutting public **street**.

2.24 Temporary Use “T” Prefix

Where a **zone** is preceded by the letter “T”, the lands may be developed for a use on a temporary basis.

2.25 Measuring Yard and Planting Strips

All yards required under this By-law shall be measured from the limit of the planned **street right-of-way** or the **existing right-of-way**, whichever is greater. Where the proposed **right-of-way** is greater than the **existing right-of-way**, then one-half the difference between the two rights-of-way shall be applied to each side of the **existing right-of-way** and the yards and planting strips shall be measured from that point. See Schedule E for planned **street right-of-ways**.

2.26 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 use permissions applying to that portion of the **lot**. The more restrictive **lot** and yard provisions shall apply to the entirety 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) Notwithstanding 2.26 b), where two or more **zones** apply to a **lot** and one of the **zones** is the NHS zone, the boundary between the NHS zone and the other **zone(s)** is considered a **lot line** for the purposes of calculating minimum lot size, **lot coverage**, floor space index and determining angular plane requirements.

2.27 Interpreting Zone Boundaries

When determining the boundary of any **zone** shown on Schedule A, the following provisions shall apply:

- a) Where a **zone boundary** is indicated as following a **street, lane**, unopened **road allowance**, railway **right-of-way**, utility corridor or watercourse, the boundary is the centre line of such **street, lane**, unopened **road allowance**, railway **right-of-way**, utility corridor or watercourse;
- b) Where a **zone boundary** is indicated as approximately following **lot lines**, the **zone boundary** shall be the **lot lines**.
- c) Where a **zone boundary** is indicated as following the corporate limits of the municipality, the corporate limits shall be the **zone boundary**.
- d) Where the boundary of a Core Natural Zone, as interpreted in the field to the satisfaction of the Conservation Authority having jurisdiction, varies from the limit shown on Schedule A, the refined limit shall be deemed to be the **Zone boundary**.
- e) Where a **zone boundary** appears to be parallel to a **street**, a **road allowance** or the **right-of-way** of a railway, hydro corridor or pipeline, such boundary shall be interpreted as being parallel to such feature at the distance determined by the scale of the applicable map on which it is shown.
- f) Where none of the above provisions apply, the **zone boundary** or overlay boundary is to be scaled from Schedule A or B.

3.0 General Provisions

3.1 Accessory Uses, Buildings and Structures

- a) **Accessory structures** are permitted on a **lot** where a **main building** housing a principal permitted use already exists or is under construction.
- b) **Accessory structures** are not permitted in the Core Natural and Hazard zones.
- c) Table 1 provides the requirements for **accessory structures** in Residential and Mixed Use Zones.

Table 1: Provisions for Accessory Structures in Residential and Mixed Use Zones

Provision	Requirement
1. Permitted yard	a. Rear yard
	b. Interior side yard
2. Minimum setback from street line	a. 3.0 metres, except no closer than 6.0 metres to the lot line abutting the street where the vehicular access to a garage or carport faces the lot line abutting the street , and
	b. 3.0 metres, except an accessory building or structure with a floor area of 15 square metres or less and a height of 2.5 metres or less within an exterior side yard shall be located no closer than 1.0 metre from a street line or 0.3 metre reserve .
3. Minimum setback from interior lot line or rear lot line	a. 0.6 metres where a building contains no doors or windows in the wall facing that interior lot line or rear lot line .
	b. 1.2 metres where a building contains doors or windows in the wall facing that interior lot line or rear lot line , or where there is a roofed structure without walls.
	c. Except, notwithstanding (a) and (b), where a mutual private garage is erected on a common lot line between two lots , no interior side yard is required.

Provision	Requirement
4. Minimum setback to a lane where a private detached garage door faces the lane	a. 1.75 metres where vehicular access to the lane is provided on both sides of the lane ; and b. 2.5 metres to a lane where a garage door faces the lane and vehicular access to the lane is provided only on one side of the lane
5. Minimum setback from a detached rear grage abutting a lane to the main building on the lot	a. 5.0 metres; and b. The parking of motor vehicles is not permitted between the detached garage and the main building .
6. Maximum height	a. Flat roof = 3.5 metres; b. Pitched roof = 4.5 metres.
7. Maximum lot coverage	The lesser of 10% of the lot area or 60 square metres of ground floor area . Decks with a maximum height of 1.2 metres above the mean elevation of the area below the deck shall not count towards lot coverage .
8. Prohibited accessory structures	Portable buildings and shipping containers .

- a) Table 2 provides the requirements for **accessory structures** for a **residential use** in Agricultural zones.

Table 2: Provisions for Accessory Buildings for a Residential Use in Agricultural Zones

Provision	Requirement
1. Permitted yard locations	a. Rear yard
	b. Interior side yard
	c. Exterior side yard
2. Minimum setbacks	a. Interior side yard – 4.5 metres
	b. Exterior side yard – 4.5 metres
	c. Rear yard – 4.5 metres
3. Maximum height	6.0 metres
4. Maximum total combined lot coverage of all accessory structures	The lesser of 10% of the lot area or 200 m ² of ground floor area .
5. Prohibited accessory structures	Portable buildings and shipping containers .

a) Table 3 provides the requirements for **accessory structures** in all other zones where permitted.

Table 3: Provisions for Accessory Structures in all Other Zones

Provision	Requirement
1. Types of permitted accessory structures	Portable buildings and shipping containers are permitted and subject to the provisions in this table where they are located in a rear yard of a commercial or industrial zone, or located in a yard that abuts only other commercially or industrially zoned rear yards .
2. Permitted yard locations	a. Rear yard
	b. Interior side yard
3. Minimum setbacks	Shall comply with the yard requirements of the zone in which the accessory structure is located
4. Maximum height	a. Institutional Zones = 4.5 metres
	b. All other zones = 6.0 metres

Provision	Requirement
5. Maximum total combined lot coverage of all accessory structures	5%

3.2 Additional Dwelling Units

Additional dwelling units shall be permitted in **single detached dwellings, semi-detached dwellings, street townhouses, block townhouses** or accessory **structures**, subject to the following regulations:

- a) **Additional dwelling units** within detached accessory structures shall be regulated by the applicable zoning provisions pertaining to the **principal use** and by the regulations of Section 3.1 – Accessory uses, Buildings and Structures.
- b) The maximum number of residential **dwelling units** permitted on a **lot** shall not exceed three (3).
- c) **Additional dwelling units** shall not be permitted in the **basement** of residential **dwellings** on lands zoned with the (F) prefix.
- d) A 1.2 metre interior side yard shall be required where a **building** contains doors or windows in the wall facing that **interior lot line** or **rear lot line**, or where there is a roofed **structure** without walls.

3.3 Bed and Breakfast Establishment

Where a **bed and breakfast establishment** is permitted in accordance with this By-law, the following provisions shall apply:

- a) A **bed and breakfast establishment** shall be permitted only in a **single detached dwelling**;
- b) A **bed and breakfast establishment** shall be clearly accessory to the main **residential use** and shall not change the **residential character** of the **lot**;
- c) A **bed and breakfast establishment** shall contain no more than 3 guest rooms;
- d) The operator of the **bed and breakfast establishment** shall reside on the premises and no person other than the person(s) residing in the **residence** containing the **bed and breakfast establishment** shall be employed except as is necessary for housekeeping and food preparation purposes;
- e) The guest rooms shall not contain kitchen facilities; and

- f) The **bed and breakfast establishment** may provide meals to guests of the **bed and breakfast establishment** only.
- g) Parking shall be provided in accordance with Section 5 of this Bylaw.

3.4 Buffering

- a) Notwithstanding any other provisions of this Bylaw, where a **lot** in an Institutional, Commercial or Industrial Zone abuts a **lot** in a Residential Zone or a **residential use** in an Institutional or Mixed Use Zone, a 3.0 metre **buffer** or a **buffer** approved pursuant to the Site Plan Control Agreement of the Planning Act shall be provided and maintained on the Institutional, Commercial, or Industrial Zoned **lot**.
- b) Notwithstanding any other provision of this Bylaw, where a **lot** in a non-residential Zone abuts a **lot** in a Residential Zone or a **residential use** in an Institutional or Mixed Use Zone, no **open storage** exceeding 1.5 metres in height and no **building** or **structure** (other than a fence) shall be permitted within 6 metres of a **lot** in a Residential Zone or a **residential use** in a non-residential zone.

3.5 Cannabis Production and Processing Facility

A cannabis production and processing facility shall be subject to the following provisions:

- a) All cannabis production and processing facilities shall be located within an enclosed **structure**, shall incorporate **air treatment control** and shall not include a **greenhouse**.
- b) Outdoor storage of waste soils, plant materials, organics or fertilizers shall be prohibited.
- c) Cannabis production and processing facilities shall only be located in General Employment (GE) Zones as identified in Schedule A.
- d) Cannabis production and processing facilities shall be prohibited on 'General Employment (GE)' Zoned properties within 400 metres of Residential Zones, measured from property lines.

3.6 Conservation Authority Regulated Areas

Notwithstanding any other provisions of this By-law, if lands are within an area regulated by a Conservation Authority, a permit from the Conservation Authority having jurisdiction shall be obtained and submitted with any building permit and

prior to the addition or removal of fill, whether originating on the side or elsewhere, for any lands located within the regulated areas.

3.7 Child Care Centre and Home Child Care

a) **Child care centres** shall be permitted subject to the following regulations:

- i. Access is required from an **arterial street** or a **collector street** as shown on Schedule D.
- ii. A **child care centre** located within a **dwelling** or stand-alone on a **lot** shall be on a **lot** with a minimum 15 metres of frontage and 420 m² **lot area** and meet all other provisions of the zone in which it is located.

b) **Home child cares** shall be subject to the following regulations:

- i. The **home child care** is operated only by the occupants of the **dwelling** and a maximum of one outside employee who is not an occupant of the **dwelling**;
- ii. The **home child care** shall clearly be secondary to the **residential use** of the **dwelling unit**;
- iii. There is no display of a **sign** advertising the existence of a **home child care** other than one exterior **sign** as regulated by the City Sign By-law (Municipal Code – Chapter 478);
- iv. The **home child care** shall not create an adverse effect or become obnoxious due to noise, traffic, parking, delivery or pick-up that interferes with the enjoyment of the residential properties in the neighbourhood; and
- v. No lodging shall be provided in the **dwelling** in connection with a **home child care**.

3.8 Daylight Triangle

Where a **corner lot** abuts a **daylight triangle**, the **setback** provisions and minimum **front yard landscaped open space** provisions shall be measured and/or calculated as if the **daylight triangle** had not been conveyed, provided all **buildings** are set back a minimum of 0.6 metres from the **daylight triangle** with the exception that window sills, belt courses, steps, cornices, eaves, and eave troughs may project to within 0.3 metres of the **lot line** of the **lot** that forms one of the sides of the **daylight triangle**.

3.9 Emergency Shelter

Emergency shelters shall be permitted in all publicly owned **buildings** with no additional parking requirements.

3.10 Flood Protection Overlay

Where land is located in an area shown on the flood protection overlay on Schedule B, the land shall be developed in accordance with the following regulations:

- a) A permit has been issued by the Grand River Conservation Authority.
- b) The uses permitted shall not include:
 - i. **Emergency services**;
 - ii. Uses that house **vulnerable populations**; or
 - iii. Uses associated with the disposal, manufacture, treatment or storage of chemical, **hazardous or toxic substances**.
- c) Extensions and enlargements of up to 50 percent of the **existing gross floor area** shall be permitted.
- d) Notwithstanding Section 3.10 a) (above), the following **buildings** and **structures** do not require the issuance of a permit by the Grand River Conservation Authority, unless located on a **lot** abutting a Core Natural (N) Zone:
 - i. Unenclosed porches, verandahs or decks
 - ii. **Accessory buildings** and **structures** less than 10 m² in size located within all Residential Zones.
- e) **Basements** are not permitted in new development, including additions to **existing buildings**. Non-habitable crawl spaces may be permitted.
- f) All additions to **existing** development in the floodplain will have a first floor elevation not less than that of the **existing building** to which the addition is being made.
- g) All mechanical and electrical service equipment shall be installed above the first floor elevation.

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- h) No new openings, windows or doors shall be located below the elevation of the first floor of any **residential use**.

3.11 Frontage on a Public Street

No person shall **erect** any **building** or **structure** in any zone unless the **lot** upon which the **building** or **structure** is to be **erected** has frontage on a public **street**.

3.12 Group Homes

- a) All **group homes** and **group correctional homes** shall be registered in accordance with By-law No. 12-88 of the City of Brantford as amended from time to time, passed pursuant to the Municipal Act.
- b) A maximum of one **group home** or **group correctional home** shall be permitted per **lot**.
- c) Notwithstanding 3.17 b., a maximum of 5% of the **block townhouse dwellings** or **apartment dwelling units** on a **lot** may be used for a **group home** or **group correctional home**, whichever is the greater.
- d) A **group correctional home** shall be located within a **dwelling unit** permitted in a Residential Zone in accordance with this Bylaw but shall not be located within an **additional dwelling unit**.
- e) A **group home** or **group correctional home** shall be located on a **lot** with a minimum frontage of 15 metres and minimum **lot area** of 420 m² and shall meet all other provisions of the zone in which it is located.
- f) A **dwelling** or **dwelling unit** used or constructed for the purposes of a **group home** or a **group correctional home** shall be designed, constructed or altered in a manner which would maintain the **residential character** of the **dwelling** and be compatible with the character of the neighbourhood in which it is located.

3.13 Hazardous Uses

Notwithstanding any other provision of this By-law, no land, **building** or **structure** may be used for any purpose, which from its nature or from the materials used, is determined to be a health hazard in accordance with the Health Protection and Promotions Act or its successor thereto, without the consent of the local medical health officer as provided for in the Act.

3.14 Heating, Ventilation and Air Conditioning (HVAC)

- a) Regulations for ground level HVAC equipment

- i. Ground level HVAC and emergency generators are permitted in the Residential, Agricultural or Mixed Use Zones for **single detached dwellings, semi-detached dwellings, townhouse dwellings, and back-to-back townhouse dwellings** housing in accordance with the following Table 4 and 5:

Table 4: Ground Level HVAC/Emergency Generators Permitted Locations

Location Permitted	Ground Level HVAC/Emergency Generators
Front yard	No
Interior side yard	No
Exterior side yard	No
Rear yard	Yes

Table 5: Ground Level HVAC/Emergency Generators Minimum Setbacks

Minimum Setbacks	Ground Level HVAC/Emergency Generators
Front lot line	N/A
Interior side lot line	N/A
Exterior side lot line	N/A
Rear lot line	0.6 metres

- b) Ground level HVAC equipment and emergency generators shall be permitted in a Commercial or Institutional Zone for **buildings** up to 2 **storeys** in height provided that such units are:
 - i. set back a minimum of 3.0 metres from any **lot line**;
 - ii. screened on all sides by an opaque fence and/or wall of a minimum height equal to the height of the **utility service equipment** or a **buffer** approved pursuant to the Site Plan Control provisions of the Planning Act; and
- c) Regulations for roof-mounted HVAC equipment
 - i. Roof-mounted HVAC equipment exceeding 2.0 metres in height shall be enclosed within a rooftop mechanical penthouse except where the roof-

mounted HVAC equipment is set back a minimum of 5.0 metres from all edges of a roof.

- ii. Rooftop mechanical penthouses shall not exceed 6.0 metres in height.
- iii. Rooftop mechanical penthouses shall not exceed 50% of the area of the roof.

3.15 Height Exceptions

Notwithstanding the height provisions herein contained, nothing in this By-law shall apply to prevent the erection and/or use of the following:

- antenna;
- spire or steeple;
- belfry;
- flagpole;
- clock tower;
- chimney;
- fire hose tower;
- water tank;
- windmill;
- air conditioner duct;
- roof-mounted HVAC equipment;
- grain elevators, agricultural barns and silos;
- hydro pole;
- light standard;
- transformer;
- cupolas, finials and weather vanes, or similar ornamental features;
- lightning rod; and
- skylights less than 0.6 metres in height.

Notwithstanding the above, in a Residential Zone, flags poles and light standards shall not exceed 10.0 metres in height.

3.16 Highway Corridor Setback

- a) The following shall be located a minimum distance of 14.0 metres from any **lot line** abutting Provincial Highways:
 - i. Any **building** or **structure**;
 - ii. Any part of a minimum required **parking area** or loading area, including any minimum required **parking space, loading space, stacking space, bicycle parking** space and any associated aisle or **driveway**;
 - iii. A minimum required amenity area; and
 - iv. A **stormwater management facility**.
- b) The 14.0 metre **setback** shall be **landscaped open space**.

3.17 Home Industries and On-Farm Diversified Uses

A **home industry** and **on-farm diversified uses** shall be permitted accessory to an **agricultural use** or a **single detached dwelling** on the same property in the Agricultural Zone subject to the following:

- a) The **accessory building** containing the **home industry/on-farm diversified use** shall be located within 50 metres of the **existing dwelling** or farm operation;
- b) A **home industry/on-farm diversified use** shall be limited to a maximum of 500 m² of **gross floor area**;
- c) The **structure** containing the **home industry/on-farm diversified use** shall comply with all **setbacks** required for **accessory buildings** and **structures** on the property;
- d) The operators of the **home industry/on-farm diversified use** shall reside on the property;
- e) No more than 3 non-resident employees are permitted in a **home industry/on-farm diversified use**;
- f) All machinery and equipment, with the exception of motor vehicles, required for the use, shall be located within enclosed **buildings**;
- g) Any permitted **open storage** associated with the use shall be screened from view and located within a fenced compound;

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- h) A retail use component of the **home industry/on-farm diversified use** is permitted and shall be clearly accessory to the **home industry, agricultural use or residential use** on the property; and
 - i) A **home industry/on-farm diversified use** shall not create noise, vibration, fumes, odour, dust, glare or radiation which is beyond the normal use of the **agricultural use or residential use**, or which becomes offensive or obnoxious or creates a nuisance.

3.18 Home Occupations

A **home occupation** shall be permitted in all Residential, Mixed Use and Agricultural Zones, subject to the following regulations:

- a) The use including any associated storage, with the exception of a **child care centre and home child care**, shall be conducted entirely within a **dwelling unit, garage or accessory structure**;
- b) The **home occupation** is operated only by the occupants of the **dwelling** and a maximum of one outside employee who is not an occupant of the **dwelling**;
- c) The **home occupation** shall clearly be secondary to the **residential use** of the **dwelling unit**;
- d) The **home occupation** shall not be located in an **additional dwelling unit**.
- e) The **home occupation** including any required storage shall be confined to one area and does not exceed 28.0 m² of **gross floor area** of the **dwelling unit**;
- f) There is no outdoor use, outdoor storage or outside display of goods, merchandise, handicrafts, equipment or supplies related to the **home occupation**;
- g) No goods, merchandise or handicrafts shall be offered or displayed for sale or rent on the premises to the **home occupation**;
- h) There is no display of a **sign** advertising the existence of a **home occupation** other than one exterior **sign** as regulated by the City Sign By-law (Municipal Code – Chapter 478);
- i) The **home occupation** shall not create an adverse effect or become obnoxious due to noise, dust, fumes, odors, glare, traffic, parking, delivery or pick-up that interferes with the enjoyment of the residential properties in the neighbourhood;

- j) No lodging shall be provided in the **dwelling** in connection with a **home occupation**; and
- k) A **home occupation** shall not include the following uses:
 - i. manufacturing, assembly or repair processes except for those related to small appliances, electronics and the fabrication of handmade articles of clothing, arts or crafts;
 - ii. **adult live entertainment parlour**;
 - iii. **automobile sales establishment**;
 - iv. **automobile repair garage**;
 - v. **autobody repair shop**
 - vi. **body rub parlour**;
 - vii. **contractor's yard**;
 - viii. **escort service**;
 - ix. **kennel**;
 - x. **medical clinic**;
 - xi. premises used as a base of operations to assemble persons for transportation to work off-site or the pick-up of goods, materials or equipment for distribution or use off-site;
 - xii. **restaurant**;
 - xiii. **retail store**;
 - xiv. **salvage yard**; and
 - xv. **taxi establishment**.

3.19 Source Water Protection - Intake Protection Zone (IPZ) Overlay

- a) Source Water Protection - Intake Protection Zone (IPZ) overlay is delineated on Schedule C.
- b) No development within the Intake Protection Zone shall be permitted until the applicant submits a completed Restricted Land Use Declaration Form to the City in accordance with Sections 57, 58 and 59 of the Clean Water Act, 2006 and all Source Water Protection requirements under the Clean Water Act, 2006 are satisfied.

- c) The submission of a completed Restricted Land Use Declaration Form is required as part of a complete application under the Planning Act for development, redevelopment or site alteration within an IPZ overlay.

3.20 Live-Work Units

Live-work units are permitted in **street townhouses** and in mid-rise residential at-grade units subject to the following:

- a) The following uses are permitted as the non-residential component of a **live-work dwelling**:
- i. **Alternative health care**;
 - ii. **Art gallery**;
 - iii. **Catering service establishment**;
 - iv. **Neighbourhood convenience store**;
 - v. **Financial institution**;
 - vi. **Office, general**;
 - vii. **Office, medical**;
 - viii. **Personal service**;
 - ix. **Restaurant**;
 - x. **Retail store**; and
 - xi. **Studio**.
- b) The minimum **gross floor area** of the non-residential component of a **live-work dwelling unit** shall be 50 m² excluding any **floor area** used for a washroom, mechanical or electrical room or a storage room.
- c) The **basement** may be used for storage for the non-residential use.
- d) The maximum elevation of the ground floor of the **first storey** above **finished grade** level at the primary entrance door shall be 0.3 metres.
- e) The minimum height of the **first storey** for all non-residential uses shall be 3.5 metres.
- f) In no case shall a **parking area** be permitted between a **building** and the **front lot line**.

3.21 Minimum Distance Separation

- a) Notwithstanding any other **yard** or **setback** provisions of this By-Law to the contrary, no use shall be established and no **building** or **structure** shall be **erected** or altered unless it complies with the **Minimum Distance Separation (MDS)** Guidelines developed by Ontario Ministry of Agricultural, Food and Rural Affairs.
- b) MDS shall apply to **existing** lots of record located in an Agricultural (A) Zone, except in the cases of renovation, addition or **restoration** of an **existing dwelling unit**.
- c) For the purposes of MDS guidelines, inactive cemeteries shall be considered as Type A land use.

3.22 Model Homes

- a) Notwithstanding any other provisions of this By-law, where a subdivision agreement has been registered, a **single detached dwelling**, **semi-detached dwelling** or **street townhouse dwellings** may be constructed as a **model home** on a **lot** or block within a registered plan of subdivision subject to the following restrictions:
 - i. The use shall be permitted in the Zone in which the **dwelling** is to be located;
 - ii. Each **dwelling unit** shall be used for the purpose of a **model home** only and shall not be occupied as a **dwelling unit** until occupancy is issued by the Chief Building Official;
 - iii. A **model home** shall have direct access to a **street** constructed with a base course of asphalt; and,
 - iv. The number of **model homes** for any approved plan of subdivision shall not exceed the lesser of six (6) **dwelling units** or 10% of the total number of registered **lots**.
- b) Despite subsection A, a temporary sales trailer shall also be considered a **model home** and permitted in the zone prior to registration provided it meets all requirements of this Section.

3.23 Outdoor Display and Sales Area

Where the outdoor display and sale of goods and materials is permitted as an **accessory use**, the following provisions shall apply:

- a) The total area for outdoor display and sale is not to be more than 35% of the total **lot area**;
- b) The area used for outdoor display and sale is in addition to, and separated from, the areas required for parking;
- c) Outdoor display and sales areas shall not obstruct required works or infrastructure, such as ramps, fire routes, fire hydrants, water curb stops and drive aisles or disturb any **existing** vegetation;
- d) Access to **accessible parking spaces** and associated walkways shall be unobstructed at all times;
- e) The area used for outdoor display and sales shall provide minimum side and **rear yards** in accordance with the provisions for the zone in which the **lot** is situated;
- f) The area used for outdoor display and sale shall only be used for goods and materials available for purchase or rent at the primary use and shall not be used to display or sell cars requiring repairs; and
- g) Outdoor display and sales areas shall only be permitted seasonally from May 1st to October 31st in each calendar year.

3.24 Sight Triangle

In a **sight triangle**, no **building**, structure, fence, wall, **driveway**, hedge, tree, shrub or other vegetative planting or landscaping feature shall be **erected**, maintained or permitted that has a height of greater than 0.6 metres above **finished grade** level.

3.25 Temporary Commercial Patios

The following provisions shall apply to temporary **commercial patios**:

- a) Temporary **commercial patios** may occupy required **parking spaces**;
- b) **Commercial patios** shall not obstruct required works or infrastructure, such as ramps, fire routes, fire hydrants, water curb stops and drive aisles or disturb any **existing** vegetation.
- c) Any recreation and/or entertainment uses on temporary **commercial patios** shall not be amplified and shall not cause a nuisance to neighbouring residents by unreasonably disturbing the peace.

- d) Access to **accessible parking spaces** and associated walkways shall be unobstructed at all times.
- e) Temporary **commercial patios** must be adjacent to the **existing restaurant** or business.
- f) A temporary **commercial patio** must be set back a minimum of 5 metres from a Residential Zone.
- g) Notwithstanding any of the requirements above, the Police Chief, Fire Chief, Manager of Development Engineering or Chief Building Official may impose further conditions or requirements that they deem appropriate to safeguard public safety or mitigate nuisances.
- h) Temporary **commercial patios** shall only be permitted seasonally from May 1st to October 31st in each calendar year.

3.26 Permitted Encroachments in Required Yards

Every part of any **yard** required by this By-law shall be open and unobstructed by any **building** or **structure** above grade level, except as provided in Table 6.

Table 6: Permitted Encroachments in Required Yards

Structure	Yard in Which Projection is Permitted	Maximum Permitted Projection
1. Unenclosed porch, verandah or deck (with or without a roof)	All	2.5 metres, provided the projection is no closer than 1.5 metres to a lot line
2. Fire escapes and exterior staircases serving storeys above the first storey	Side and rear yards	3.0 metres, provided the projection is no closer than 0.6 metres to a lot line
3. Sills, belt courses, cornices, eaves, chimney breasts, pilasters, lintels and other ornamental structures	All	0.6 metres, provided the projection is no closer than 0.3 metres to a lot line
4. Bay windows (not constructed on foundations)	Front, rear and exterior side yards	0.6 metres, provided the projection is no closer than 0.3 metres to a lot line

Structure	Yard in Which Projection is Permitted	Maximum Permitted Projection
5. Unenclosed stairs (with or without a landing)	Front and exterior side yards	3.0 metres, provided the projection is no closer than 0.6 metres to a lot line
6. Balconies (not constructed on foundations)	All	1.5 metres, provided the projection is no closer than 3.0 metres to a lot line
7. Accessible ramps	All	Unlimited, provided the projection is no closer than 0.6 metres to a lot line
8. Canopy	Front and side yards	6.0 metres, provided the projection is no closer than 3.0 metres to a lot line
9. Heating/cooling equipment and utility meters	All	1.2 metres, provided the projection is no closer than 0.6 metres to a lot line

3.27 Public Services

- a) No land shall be used nor any **building** or **structure** shall be **erected** or occupied in any zone except in the Agricultural or Suburban Residential Zone unless:
- i. watermains, storm sewers, sanitary systems and electrical service are constructed and operational and all regulatory approvals have been received to the satisfaction of the City;
 - ii. adequate wastewater servicing capacity is confirmed and allocated by Council in accordance with the Wastewater Allocation Policy;
 - iii. stormwater management facilities, if required, are constructed and operational to the satisfaction of the City;
 - iv. adequate water supply is available for domestic use and fire protection; and

- v. access is provided to the satisfaction of the City.
- b) Notwithstanding Section 3.27 a., a **model home** may be **erected** without servicing in accordance with the provisions of Section 3.22 of this By-law and the registered subdivision agreement.
- c) Where adequate municipal servicing infrastructure does not exist, the City may not approve the application or may use Holding provisions to regulate the timing of development. Where adequate servicing does not exist to support a proposed development, the City will not be obligated to provide such servicing in advance of development, in accordance with the City's Municipal Wastewater Allocation Policy.
- d) The calculation of municipal water and wastewater collection/treatment system capacity and uncommitted reserve capacities shall be determined by the City's General Manager of Public Works or their designate, in accordance with the servicing allocation policies approved by Council from time to time and applicable legislation, regulations and guidelines issued by the Ministry of Environment and Climate Change.

3.28 Setbacks from Railways

- a) Notwithstanding any other provision of this By-law, any **building** or **structure**, which contains a **dwelling unit**, shall provide a minimum **yard** of:
 - i. 15.0 metres abutting a branch rail line as identified on Schedule F;
 - ii. 30.0 metres abutting a main rail line as identified on Schedule F.
- b) Section 3.28 a) shall not apply to the alteration of any **existing building** or **structure** which does not result in the creation of an **additional dwelling unit**.

3.29 Shipping Containers

- a) Unless otherwise specified by this By-Law **shipping containers** shall only be permitted in Commercial and Industrial Zones except as permitted in Section 3.29 b) and shall be provided in accordance with the following:
 - i. Shipping containers shall only be permitted as an accessory use to a permitted non-residential use on a lot where a principal building exists;
 - ii. Shipping containers are only permitted for accessory storage purposes;
 - iii. A maximum of four (4) shipping containers shall be permitted on a lot;

- iv. In no case shall a shipping container exceed a height of 3 metres;
- v. A shipping container shall only be located in the interior side or rear yard and shall be located no closer than 30 metres from any line;
- vi. A shipping container shall be screened from public **streets** and all Residential Zones by an opaque fence and/or wall of a minimum height equal to the height of the shipping container;
- vii. A shipping container shall not be located in a required parking area and in no case shall encroach into a required landscape buffer; and
- viii. A **shipping container** shall not be used for the sole purpose of display or advertising.

b) Temporary **Shipping Containers**

- i. Notwithstanding any other provision of this By-law, a **shipping container** is permitted in the **driveway** of a residential property for the purpose of the temporary loading or unloading of household items during the process of moving and for a period not exceeding five (5) days provided it does not exceed a maximum height of 3.0 metres and a maximum length of 6.1 metres.
- ii. However, in no case shall a **shipping container** encroach onto a public sidewalk; be located closer than 0.3 metres from the back of curb in situations where no sidewalk exists; or create a site line obstruction; and
- iii. Notwithstanding any other provision of this By-law, a **shipping container** is permitted on a construction site in any Zone being developed on a stand-alone basis or under a plan of subdivision for the purposes of temporary storage of equipment and materials incidental to construction only, and subject to the following restrictions:
 - a) shall not exceed a height of 3.0 metres and a length of 16.76 metres;
 - b) not to exceed six (6) in number; and
 - c) shall be removed from the site within 60 days of completing the work.

3.30 Short-Term Accommodations

Notwithstanding any other provision of this By-law, any **short term rental accommodation** shall be permitted within all zones where **residential uses** are permitted, subject to the following provisions:

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- a) A **short term rental accommodation** must be operated by the person or persons whose principal **residence** is the **dwelling** in which the **short term rental accommodation** is located. For the purposes of this Section, the entire accessory **dwelling unit** shall be included as part of a principal **residence**.
 - b) **Short term rental accommodations** shall not take place on the same **lot** as a **bed and breakfast establishment**.
 - c) For **short term rental accommodations** with up to three (3) bedrooms per unit, the primary **residential use** parking requirements shall apply. For four (4) or more bedrooms per unit, one additional **parking space** per bedroom will be required.
 - d) **Short term rental accommodations** shall be regulated by the applicable zoning provisions pertaining to the **principal use** and by the regulations of Section 3.1: Accessory uses, Buildings and Structures, and Section 3.2: Additional Dwelling units, where necessary.
 - e) **Short term rental accommodations** must be registered through the Short-Term Rental Accommodation Registry Program, as amended.

3.31 Snow Storage Areas

- a) Snow storage areas shall be required for **residential uses** with four or more **dwelling units** and in all non-residential zones except the Agricultural Zone.
- b) Snow storage areas shall be delineated on a site plan or building permit plans as applicable.
- c) Snow storage areas shall be located adjacent to **parking areas**.
- d) Snow storage areas shall not be located on, or obstruct access to, a required **parking space**, walkway or curb cut.
- e) Snow storage areas shall allow for effective drainage to catch basins.

3.32 Swimming Pools in Residential Zones

Private **swimming pools** in all Residential Zones and Mixed Use Zones shall:

- a) only be permitted in an **interior side yard**, **exterior side yard** or **rear yard**;
- b) not result in a change of grade that would increase off-site drainage;
- c) be located no closer than 1.5 metres to any side or **rear lot line**;

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- d) if located in an **interior side yard** or **exterior side yard**, shall be located behind the front wall of the **dwelling**;
 - e) when situated in the **rear yard** of a **through lot**, or, when the **rear lot line** abuts a public laneway, a minimum 1.5 metre **setback** to the **street** or public laneway shall be provided;
 - f) not exceed a height of 2.0 metres above ground elevation;
 - g) be excluded from the determination of the **lot coverage** where the height of the **swimming pool** is 1.2 metres or less;
 - h) be permitted to have a deck with a maximum height of 1.4 metres adjacent to an above ground **swimming pool**;
 - i) be enclosed as per the Pool Fence By-law.

3.33 Temporary Sales Events

Notwithstanding any other provisions of this By-law, the temporary sale and/or display of goods or commodities shall be permitted in any zone subject to the following provisions:

- a) Temporary sales and/or displays such as a **garage sale** shall be permitted provided:
 - i. They are accessory to a permitted **residential use**;
 - ii. There shall not be more than three such sales per calendar year;
 - iii. No such sale shall exceed three (3) consecutive days in duration; and
 - iv. The area for the temporary sales and/or display shall not impede pedestrian or vehicular circulation.
- b) Temporary sales and/or displays that are considered **special event sales** shall be permitted provided:
 - i. The **special event sales** are accessory to a permitted use; and
 - ii. An application made to the City of Brantford has been approved.
 - iii. Approval shall only apply to the specific event, occurring within the same calendar year, and any additional **special event sales** shall require a resubmission and review for a new approval upon the beginning of a new calendar year.

iv. All other provisions of this By-law shall apply.

3.34 Uses Permitted in All Zones

The provisions of this By-law shall not apply to prevent the use of, or to prevent the erection or use of any **building** or **structure** for the following purposes:

- a) A public **street** or highway;
- b) Rail lines, including tracks, spurs and other railway facilities;
- c) **Public services**, in accordance with Section 3.27 of this By-law;
- d) The erection or use of field **offices**, contractors' huts, construction trailers or other temporary **buildings** or of scaffolding or other temporary **structures**, the sole purpose of which is incidental to the erection, alteration, enlargement, or repair of **buildings** or **structures**, for only so long as the same are necessary for work in progress which has neither been finished or abandoned;
- e) The use of a **building** or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election or referendum;
- f) Public parks, in accordance with Section 13: Open Space Zones of this By-law;
- g) **Signs** subject to the prohibitions and regulations contained in the City Sign By-law;
- h) Retail sales accessory to permitted uses within **buildings** owned or controlled by the City of Brantford or the Province or agencies thereof; and
- i) **Emergency shelters** within **buildings** owned or operated by the City of Brantford or in **buildings** wherein the operator is under contract with the City of Brantford.

3.35 Uses Prohibited in all Zones

The following uses shall be prohibited in all zones:

- a) The manufacturing, refining, rendering or distilling of acid, ammonia, ammunitions, chlorine, coal, creosote, explosives, fireworks, petroleum and tar;
- b) The manufacture of fertilizers, oil or glue from human, fish or animal matter;

- c) A track for the racing or testing of automobiles, motorcycles, go-carts or snowmobiles
- d) Privately owned trailer camps);
- e) Storage of polychlorinated biphenyl (PCBs);
- f) Bulk **open storage** of coal or coke or other material which may be noxious by emission of dust or odours;
- g) Smelters;
- h) **Body rub parlour**;
- i) The use of any tent, trailer, **recreational vehicle** or motor vehicle for human habitation, except where such tent, trailer, **recreational vehicle** or motor vehicle is located in a **campground**, a trailer park or in a **mobile home park**, that is expressly permitted by this By-law;
- j) The use of a truck, bus, coach body or rail car for storage purposes;
- k) The storage of inoperable motor vehicles, not including motor vehicles which are intended to be repaired in association with an **automobile repair garage** or **autobody repair shop**;
- l) Large scale outside storage of road salt, road sand or other de-icing materials, except for public use; and
- m) A **noxious use** as defined by this By-law or other uses similar to those listed in this section.

3.36 Utilities

- a) Nothing in this By-law shall prevent the use of any land for the erection of **buildings** or **structures** by a regulated utility company or government agency provided such buildings and structures are
 - i. Set back minimum of 1.2m from any **lot line** in a residential or mixed use zone
 - ii. Set back a minimum of 2.5m from any **lot line** in a non-residential zone
- b) No maximum **floor area** shall apply to any utility **building** or **structure**.
- c) Notwithstanding the above noted provisions, all above ground **structures** that have an area of 10 m² or greater shall not be located in a Core Natural Zone.

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- d) **Buildings** or **structures** for the provision of utilities shall be exempt from the parking and loading requirements contained in this By-law. In no case shall **existing parking** or **loading spaces** be removed or otherwise occupied.

3.37 Waste and Recyclable Storage Areas

The following applies to Commercial, Employment, Mixed Use, High **Density** Residential and Institutional Zones.

- a) Waste and recyclable storage areas shall be located on the **lot** they are intended for;
- b) Waste and recyclable storage areas shall have unobstructed access for collection vehicles;
- c) Waste and recyclable storage areas shall be screened from the **street** by an opaque fence and/or wall of a minimum height equal to the height of the waste and recyclable storage area, or a **buffer** approved pursuant to the Site Plan Control provisions of the Planning Act;
- d) Waste and recyclable storage shall be located in a secured enclosure constructed of non-combustible and durable material;
- e) Waste and recyclable storage shall be consolidated into a central location or a location **accessible** to all tenants on a multi-tenant or multi-unit located on a **lot**;
- f) Protective bollards with shields and reflective bands are required at the corners of waste and recyclable storage areas where they abut vehicular traffic areas; and
- g) Truck access to waste and recyclable storage areas shall be designed such that truck movements will not disrupt other vehicular and pedestrian access, play areas and **parking areas**.
- h) Trucks accessing the waste and recyclable storage area shall be capable of entering and exiting the site in a forward manner.

3.38 Wayside Pits and Quarries, Portable Asphalt and Concrete Plants

- a) **Wayside pits** and quarries and **portable asphalt** and **concrete plants** shall be permitted on a temporary basis in all Zones except for the Residential and Core Natural Zones.

- b) **Wayside pits** and quarries may be opened, established or operated only under the authority of a permit issued pursuant to the Aggregate Resources Act.

4.0 Definitions

4.1 Abattoir

Shall mean a **building** or **structure** designed to accommodate the penning and slaughtering of animals and the processing of animal carcasses and may include packing, storing and sale of products on premises.

4.2 Access Aisle

Shall mean that portion of a **parking area** used to manoeuvre vehicular traffic between the required **driveway** and the **parking spaces**.

4.3 Accessible

Shall mean easily used or accessed by people with disabilities, adapted for use by people with disabilities and designed in accordance with current standards and policies including the Ontario Human Rights Code, the Accessibility for Ontarians with Disabilities Act, the Integrated Accessibility Standards Regulation, the Ontario Building Code and any others that may apply. As in the Ontario Human Rights Code, the legislation creating the highest level of accessibility in a particular situation shall be used.

4.4 Accessible Access Aisle

Shall mean the area between parking spaces that allows persons with disabilities to get in and out of vehicles and shall be provided for all parking spaces for the use of persons with disabilities in off-street parking facilities.

4.5 Accessory

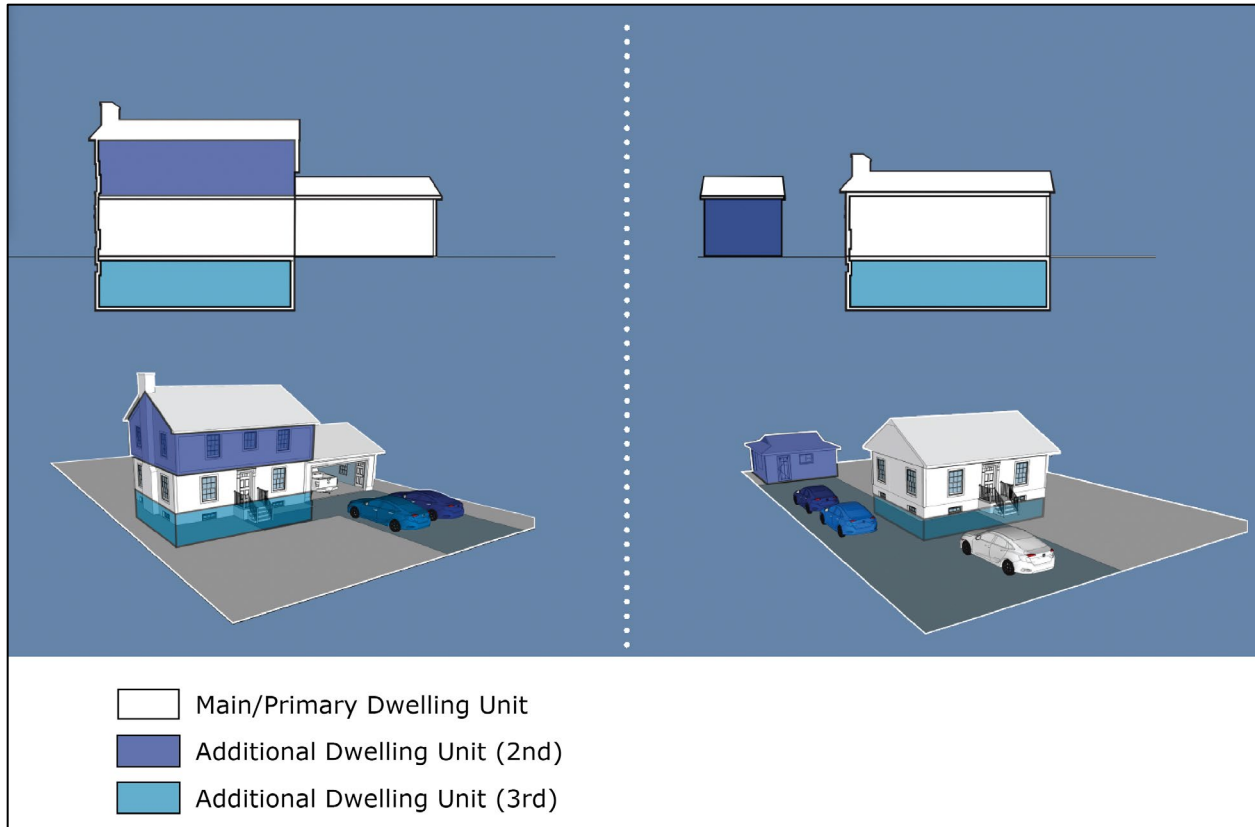
Shall mean any **building**, **structure** or use normally incidental to or subordinate to the main or **principal building**, **structure** or use located on the same **lot**.

4.6 Accessory Use

Shall mean a use of a **building**, **structure**, or **lot** which is normally incidental to, and subordinate to the **principal use** of the **building**, **structure**, or **lot**.

4.7 Additional Dwelling unit

Shall mean an additional residential self-contained **dwelling unit** that is either located within, or attached to the **primary dwelling unit**, or located within a detached accessory **structure**. An **additional dwelling unit** is subordinate to the **primary dwelling unit**.



4.8 Adult Live Entertainment Establishment

Shall mean any premises used for activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations of which a principal feature or characteristic is the nudity or partial nudity of any person. A **body rub parlour** shall not be considered an **adult live entertainment establishment**.

4.9 Affordable Housing

Shall mean:

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

4.10 Agricultural Related Use

Shall mean farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

4.11 Agricultural Use

Shall mean the growing of crops, including nursery, biomass, and horticultural crops; raising of **livestock**; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on farm **buildings** and **structures**, including, but not limited to **livestock** facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

4.12 Agri-Tourism

Shall mean the act of visiting a working farm or any agricultural, horticultural or agri-business operation for the purpose of enjoyment, education or active involvement in the activities of the farm, where the principal activity on the property remains as farming and where products used in the activity are produced on the property or related to farming. Such activities may include, but are not limited to: a hay or corn maze; farm machinery and equipment exhibitions, farm tours; petting zoos; hay rides and sleigh, buggy or carriage rides; processing demonstrations; pick-your-own-produce; farm theme playgrounds for children that are limited in area; education establishments that focus on farming instruction that are limited in area.

4.13 Air Treatment Control

Shall mean the functional uses of industrial grade multi-storage carbon filtration systems, or similar technology, to reduce and/or treat the emissions of pollen, dust and odours expelled from a facility.

4.14 Alternative Health Care

Shall mean a **lot** and a **building** or **structure**, where **alternative health care** is administered, offered, or solicited and includes acupuncture, massage, chiropractic, naturopathy, homeopathy, and similar **alternative health care** in which all of the practitioners are duly trained, qualified and registered and/or licenced to perform **alternative health care** services practices. This definition shall not include **body rub parlours**.

4.15 Amenity Space

Shall mean space within a **building** or outside of a **building** including on a rooftop which provides a contiguous common active and/or passive recreation areas for residents of a **residential use** and shall not include a balcony.

4.16 Amusement Park

Shall mean a **lot**, **building** or **structure** where commercial, recreational, entertainment or amusement activities occur including but not limited to miniature golf, driving range, go cart tracks, paintball, entertainment, exhibitions, amusement rides, or water slides or water sport and the sale of food, beverages and souvenirs as an **accessory use**.

4.17 Animal Shelter and Control Facility

Shall mean a **building** or **structure**, used or intended to be used for shelter, accommodation or enclosure of animals, and may include accessory retail, accessory **offices**, a **kenel**, and an accessory **veterinary clinic**.

4.18 Art Gallery

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the display and showing of works of art such as painting, sculpture, pottery, glass, weaving, or plastic art and may include accessory retail sales.

4.19 Asphalt Plant

Shall mean a **lot**, **building** or **structure** with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process.

4.20 Asphalt Plant, Portable

Shall mean an **asphalt plant** which is to be dismantled at the completion of a construction project.

4.21 Attic

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

4.22 Automobile Gas Bar

Shall mean a **lot** and a **building**, or **structure** or portion thereof, from which is offered for sale to the general public, gasoline and other fuels and accessories for motor vehicles, and may include a **gasoline pump island**, gasoline pump **canopy**, and **gasoline pump island kiosk** and convenience store.

4.23 Autobody Repair Shop

Shall mean a **lot**, **building** or **structure** or portion thereof, used for the painting or repairing of the exterior and/or undercarriage of vehicle bodies including rust proofing and may include as **accessory uses** towing services and vehicle rentals.

4.24 Automobile Repair Garage

Shall mean a **lot**, **building** or **structure**, or portion thereof, for the service, repair or replacement of parts of a vehicle, including oil changes and tire changes.

4.25 Automobile Sales Establishment

Shall mean a **lot** and a **building** or **structure**, or portion thereof, where new and/or used motor vehicles, watercraft, off-road vehicles, **recreational vehicles** and trailers are kept for display and sale, hire, rental or lease and may include as an **accessory use** the repair and service of motor vehicles and the sale of vehicle parts.

4.26 Automobile Washing Facility

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the manual or automatic washing or cleaning of motor vehicles.

4.27 Bakery

Shall mean a **retail store** where baked products are offered for sale, some or all of which may be prepared on the premises but shall not include a **restaurant**.

4.28 Banquet Hall

Shall mean a **building** or **structure** used for the purposes of catering to banquets, weddings, receptions and other similar functions for which food and beverages are prepared and served at the premises but shall not include a **catering service establishment**.

4.29 Bar

Shall mean an establishment that primarily provides alcoholic refreshments and may provide live music and shall include a nightclub, pub, tavern, dance hall or disco. Food may be offered for sale as an ancillary use.

4.30 Basement

Shall mean any story below the **first storey**.

4.31 Bed and Breakfast Establishment

Shall mean a **dwelling unit** occupied as the principal **residence** of a person or persons in which temporary accommodation, for a maximum of 28 consecutive days, is made available to the public, and in which meals may be served to those persons.

4.32 Berm

Shall mean a landscaped mound of earth, a ledged or step on a slope of an embankment, constructed for stability, aesthetics, or noise attenuation purposes.

4.33 Bicycle Parking – Long Term

Shall mean a bicycle locker or an enclosed, secure area with controlled access in which a bicycle may be parked and secured in a stable position.

4.34 Bicycle Parking – Short Term

Shall mean an area in which a bicycle may be parked and secured in a stable position.

4.35 Body Rub Parlour

Shall mean a **lot** and a **building** or **structure** or portion thereof, where the kneading, manipulating, rubbing, massaging, touching, or stimulating by any means of a person's body is performed, offered or solicited in pursuance of a trade, calling, business or occupation by people otherwise duly qualified, licensed or registered under the laws of the Province of Ontario.

4.36 Brewing on Premises Establishment

Shall mean an establishment where individuals produce beer, wine, cider and/or other spirits for personal use and consumption off the premises; and where beer, wine, cider and/or other spirit ingredients and materials are purchased, and equipment and storage area is used for a fee by the same individuals.

4.37 Buffer

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

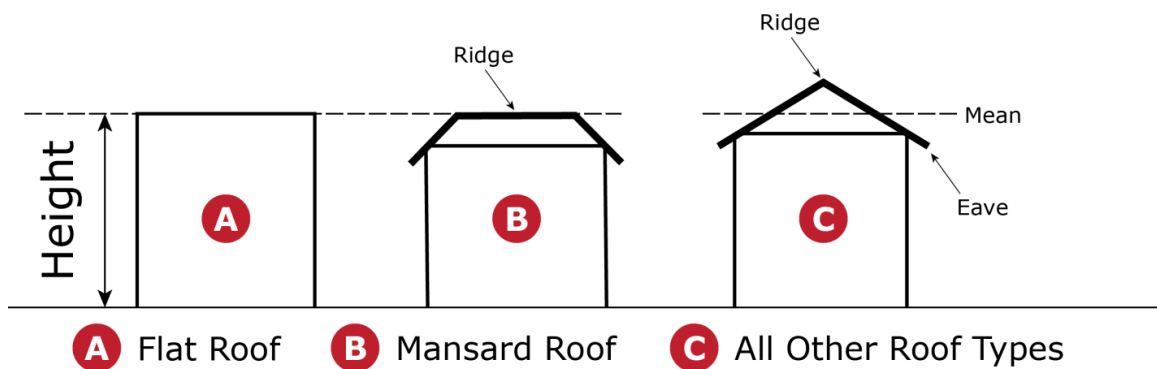
4.38 Building

Shall mean a **structure** consisting of a wall, roof and floor and includes all plumbing, works, fixtures and service systems appurtenant thereto.

4.39 Building Height

Shall mean the vertical distance from the **finished grade** at the base of the **building**:

- a) In the case of a flat roof, the highest point of the roof surface or the parapet, whichever is higher.
- b) In the case of a mansard roof, to the roof ridge.
- c) In the case of any other roof, to the mean height between the eaves and the ridge.

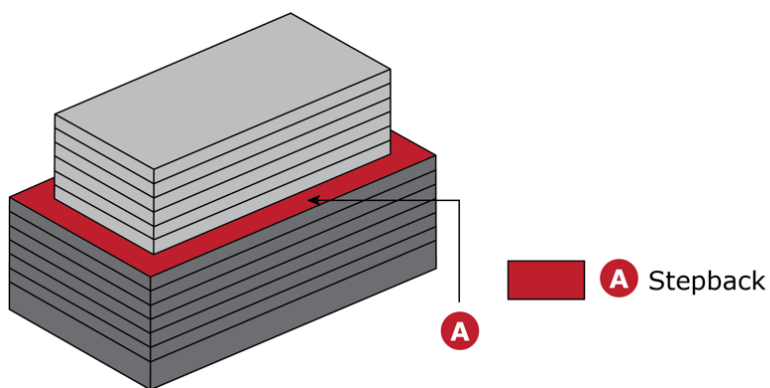


4.40 Building, Main or Principal

Shall mean a **building** in which the main use is conducted on the **lot** on which it is located. In the case of any Residential Zone, the **dwelling** is the main or **principal building**.

4.41 Building, Step back

Shall mean the portion of a **building** or **structure** that is recessed from the front **building** line or **structure** at a defined height.



4.42 Building Supply Centre

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the purpose of retail and/or **wholesale** sale of **building** construction materials and related supplies.

4.43 Built Heritage Resource

Shall mean a geographical area or one or more significant **buildings, structures**, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation **easement** under the Ontario Heritage Act or listed by local, provincial or federal jurisdictions.

4.44 Bulk Sales Establishment

Shall mean the use of a **lot, building or structure** for the purposes of buying and selling lumber, wood, landscaping materials, feed, fertilizer, beverages, ice or other small goods in bulk form but does not include any manufacturing, assembling or processing of such items.

4.45 Campground

Shall mean a parcel of land used for camping intended only for temporary seasonal use by the vacationing or travelling public. A **campground** may include cabins, tents, trailers, **recreational vehicles** or motor homes but shall not include a mobile home. A **campground** shall not be used or occupied on a year-round basis.

4.46 Cannabis Production/Processing Facility

Shall mean a **lot** and a **building or structure**, or portion thereof, used for growing, producing, processing, testing, destroying, packaging or shipping of cannabis, cannabis products, or both, and shall include any combination of the foregoing uses.

4.47 Canopy

Shall mean an unenclosed roof-like **structure** projecting more than 0.3 metres from the face of a **building**, having a rigid frame, and may be attached to said **building** in such manner as not to become an integral part thereof but does not include awnings or balconies.

4.48 Carport

Shall mean roofed **building or structure** which is not wholly enclosed, designed to be used for the storage of motor vehicles. The roof of said **structure** shall be supported by piers or columns so that less than 60 percent of its wall area is enclosed.

4.49 Catering Service Establishment

Shall mean a **building** or **structure** or portion thereof in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out and does not include a **restaurant**.

4.50 Child Care Centre

Shall mean a premises operated by a person licensed under the Child Care and Early Years Act, 2014 as amended, to operate a **child care centre** at the premises.

4.51 Columbarium

Shall mean a **columbarium** as defined by the Cemeteries Act.

4.52 Commercial Parking Lot

Shall mean a **lot** used for the temporary parking of two or more vehicles for profit or gain.

4.53 Commercial Vehicle

Shall mean a motor vehicle used primarily for commercial purposes, with or without an attached delivery body, and includes vehicles such as food trucks, catering or canteen trucks, buses, box/cube vans, tow trucks, tilt and load vehicles, dump trucks, tractor trailers, semi-trailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials or supplies for commercial purposes.

4.54 Common Elements Condominium

Shall mean a **condominium** with freehold units and common areas, also known as a **parcel of tied land**, in which owners have a common interest and are responsible for costs incurred by the **common elements condominium** corporation for maintenance and repair of said elements.

4.55 Common Wall

Shall mean a wall above the **finished grade** level which is constructed for the purposes of separating two or more **dwelling units** within a **dwelling**.

4.56 Community Centre or Community Hall

Shall mean a **building** or **structure** in which facilities are provided by a service agency, a club, church or non-profit organization for cultural, religious, welfare, athletic, recreational or community service purposes and may include a day care accessory to the main use.

4.57 Computer, Electronic, or Data Processing Establishment

Shall mean the use of a **building** for software development and testing or for the collection, analysis, processing, storage or distribution of electronic data.

4.58 Concrete Batching Plant

Shall mean a **lot, building** or **structure** used for the mixing of cementing materials, aggregate, water and mixtures to produce concrete. A **concrete batching plant** may include facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process, or a finished product manufactured on the premises and the storage and maintenance of required equipment but shall not include the retail sales of finished product. This does not include a dry plant used for the dry mixing of aggregate or concrete materials on site to produce or manufacture packaged products which are sold as ready mix offsite.

4.59 Concrete Plant, Portable

Shall mean a **lot, building** or **structure** with equipment designed to mix cementing materials, aggregate, water and mixtures to produce concrete and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction but is designed to be dismantled at the completion of the construction project.

4.60 Condominium

Shall mean lands described in a registered description and declaration as described in the Condominium Act

4.61 Construction Equipment

Shall mean equipment having wheels or tracks which are used in a business engaged in construction or maintenance activities.

4.62 Contractor's Yard

Shall mean a **lot, building or structure** used as a depot for the storage and maintenance of equipment, and may include the **offices** of general **building** contractors, general contractors, specialized trades and **building** maintenance services such as landscaping services, window cleaning and animal or pest extermination services and also includes assembly work and the stockpiling or storage of supplies used in the business.

4.63 Crematorium

Shall mean a **crematorium** as defined by the Cemeteries Act

4.64 Crisis Residence

Shall mean a **dwelling unit** that is licensed and/or approved for funding under provincial or federal statute for the temporary accommodation of three (3) or more persons (exclusive of staff) living under supervision in a single housekeeping unit who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement on an immediate emergency basis for their well-being, and in which counselling or support services are provided.

4.65 Density

Shall mean the ratio of **dwelling units** to the net **lot area**.

4.66 Dormitory

Shall mean a **building** or a part of a **building**, operated by an institution as an **accessory use**, used or intended to be used for sleeping accommodations only and does not include individual kitchen facilities, except a group kitchen facility may be provided to serve residents.

4.67 Drive Through

Shall mean a **building or structure** where goods and/or services are offered to the public while the customers may or may not remain in their motor vehicles.

4.68 Driveway

Shall mean a defined area providing access for motor vehicles from a public or **private street** or a **lane** to **parking area**, parking lot, **loading space**, private **garage** or a **carport**.

4.69 Dry Cleaning Establishment

Shall mean a **building** where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried out.

4.70 Dwelling Unit

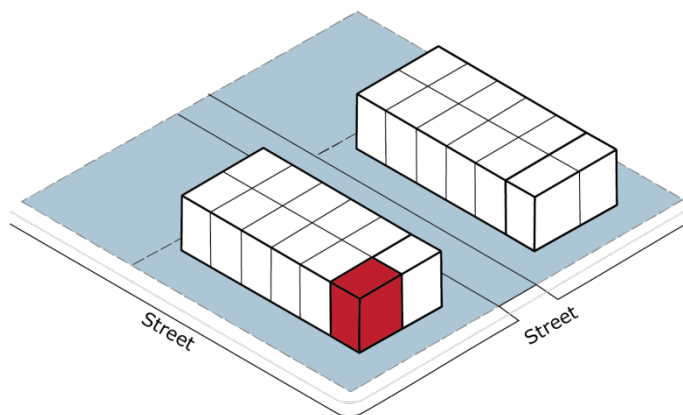
Shall mean a suite of one or more habitable rooms in which cooking, eating, living, sleeping and sanitary facilities are provided, which has a private entrance directly from outside the **building** from a common **hallway** or from a common stairway.

4.71 Dwelling, Apartment

Shall mean a **building** consisting of four or more **dwelling units** in which each of the units obtain access through a common entrance from the **street** level and where the occupants have the right to use common halls, stairs, **yards** and **accessory buildings**.

4.72 Dwelling, Back-to-Back Townhouse

Shall mean a **building** consisting of four or more **dwelling units** divided by vertical **common walls** and a common rear wall accessed by an independent entrance.



4.73 Dwelling, Block Townhouse

Shall mean a **building** on one **lot** containing three or more **dwelling units**, divided by a vertical **common wall**, and each **dwelling unit** has:

- a) A private entrance from outside;
- b) A **driveway**, **garage**, or common parking lot; and
- c) Common access to a public **street**.

4.74 Dwelling, Fourplex

Shall mean a **building** that is divided horizontally and/or vertically into four (4) separate **dwelling units**, each of which has an independent entrance either

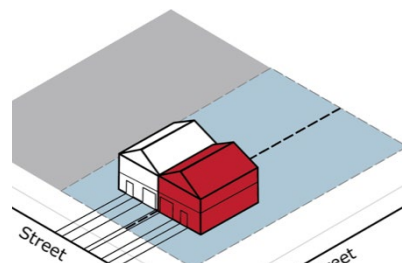
directly from the outside or through a common entrance but does not include a townhouse **dwelling**.

4.75 Dwelling, Live-Work

Shall mean a **street townhouse dwelling** where the ground floor only, or part thereof, may be used for commercial purposes as permitted by this By-law, except that the **basement** may be used for storage for the commercial use.

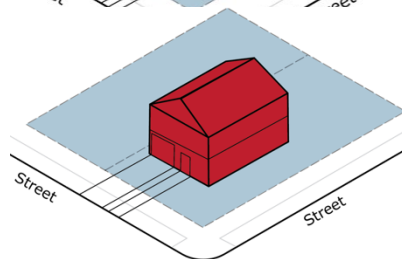
4.76 Dwelling, Semi-Detached

Shall mean a **building** on a **lot** or **lots** divided vertically by a party or **common wall** to contain two **primary dwelling units**.



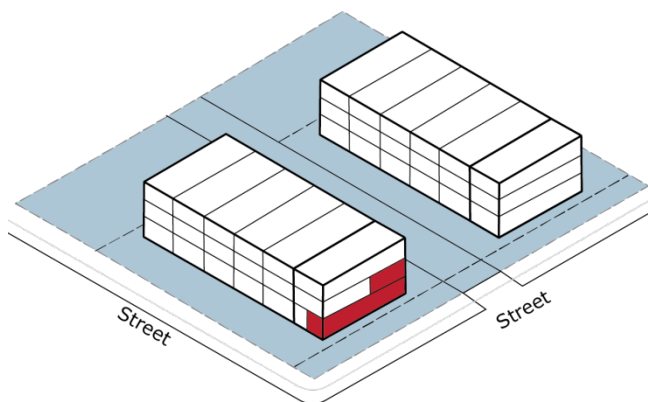
4.77 Dwelling, Single Detached

Shall mean a **building** that is freestanding, separate and detached from other **buildings** and contains only one **primary dwelling unit**.



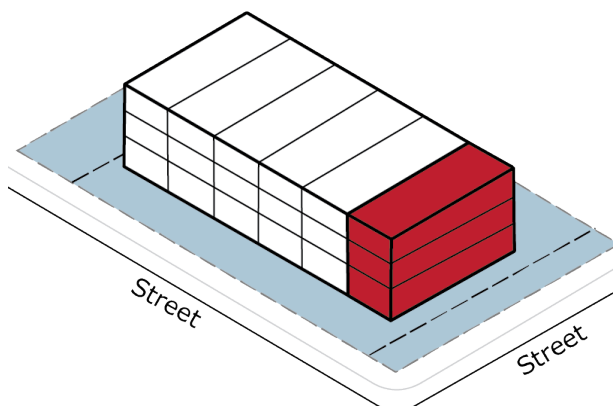
4.78 Dwelling, Stacked Townhouse

Shall mean a **building** or group of **buildings** on a **lot**, each containing six or more **dwelling units**, wherein each **dwelling unit** is divided both vertically (by a **common wall**) and horizontally from another **dwelling unit** and in which each **dwelling unit** has an independent access from outside at grade level, having frontage on a **street** or a common access to a **street**.



4.79 Dwelling, Street Townhouse

Shall mean a **building** containing three or more **primary dwelling units** each on a **lot** or **lots** or **parcel of tied land**, and each **primary dwelling unit** having frontage on a public or **private street**, and each separated from the adjacent unit by vertical **common walls**, and with each **primary dwelling unit** having its own private entrance from outside, **driveway** from the public or **private street** or **lane** and a private **garage**, **carport** or **parking area**.



4.80 Dwelling Unit, Primary

Shall mean a principal **dwelling unit** on a property where a subordinate **dwelling unit** may also be provided, such as an additional residential unit.

4.81 Electricity Generation Facility

Shall mean a **lot**, **building** or **structure** used for the production of electrical power using wind, water, solar, biomass, coal, or other forms of energy.

4.82 Emergency Services

Shall mean police, fire and ambulance.

4.83 Emergency Shelter

Shall mean a facility used for accommodations of short duration for persons in a crisis situation requiring shelter, protection, assistance and counselling or support. An **emergency shelter** may include an “out of the cold” program but shall not include a residential facility which is licensed, approved or regulated under any general or special Act.

4.84 Energy from Waste

Shall mean conversion of non-recyclable waste materials into usable heat, electricity, or fuel through a variety of processes, including combustion, gasification, pyritization, anaerobic digestion and landfill gas recovery. **Energy from waste** is also called waste-to-energy.

4.85 Equipment Rental Establishment

Shall mean premises where machinery and equipment are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other use defined in this By-law.

4.86 Erect

Shall mean to build, construct, reconstruct, locate, relocate or alter a **building** or **structure** and shall include any preliminary site preparation including excavating, filling, grading, or draining of land in connection therewith and without limiting the generality of the foregoing any work for which a **building** permit is required under the Ontario Building Code.

4.87 Established Front Building Line

Shall mean the average of the **front yard** of the two **lots** which abut the property on the same side of the **street**. In the case of a **corner lot**, or where one or both of the abutting **lots** on the same side of the **street** are vacant, the next adjacent non-vacant **lot** with a **front lot line** on the same side of the **street** shall be used in calculating the **established front building line**.

4.88 Existing

Shall mean legally **existing** on the effective date of this By-law.

4.89 Farm Production Outlet

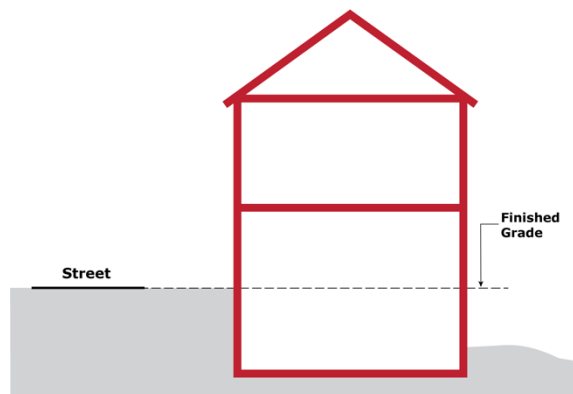
Shall mean a **building**, **structure** or use accessory to an **agricultural use** and engaged in the storage, handling and sale of farm produce or agricultural products that are produced or grown on the **lot** or on a neighbouring farming operation. This definition does not include landscaping and garden supply businesses.

4.90 Financial Institution

Shall mean a **building**, or part thereof, which is used to provide financial services directly to the public and includes uses such as a bank, trust company, credit union, securities dealer, finance companies and stockbrokers.

4.91 Finished Grade

Shall mean the mean elevation of the finished surface of the ground abutting the external wall of a **building** nearest to a **street** but shall not include any embankment in lieu of steps.



4.92 Flood, One-Hundred-Year

Shall mean the flood level, for river, stream and small inland intake systems, based on an analysis of precipitation, snow melt, or combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

4.93 Flooding Hazard

Shall mean the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system or small inland lake systems, and not ordinarily covered by water:

- a) the **flooding hazard** limit is the greater of:
 - b) the flood resulting from the rainfall actually experienced during the major storm such as Hurricane Hazel storm (1954) transposed over a specific watershed and combined with the local conditions, where the evidence suggests that the storm could have potentially occurred over watersheds in the general area;

OR

- c) the **One-Hundred-Year Flood**

4.94 Floor Area

Shall mean the total area of the floor in a **building** measured to the outside of all exterior walls or the centre of **common walls**, excluding any **basement, garage, carport** and unenclosed porch. For **accessory buildings** or **structures, floor area** means the total area of all floors measured to the outside of all exterior walls.

4.95 Floor Plate

Shall mean the gross horizontal **floor area** or a single floor measured from the exterior walls of a **building** or **structure** not including balconies.

4.96 Food Processing Plant

Shall mean a **building** used for the processing and packaging of meat and poultry products, fish products, fruit and vegetable products, dairy products, flour, vegetable oil mills, sugar products, beverages and tobacco products for human consumption but does not include an **abattoir**, a **cannabis production/processing facility** or any premises used for the slaughtering of animals or the boiling of blood, tripe, or bones.

4.97 Food Service Vehicles

Shall mean a vehicle not permanently affixed to the ground and capable of being moved on a daily basis from which food intended for consumption is provided for sale or is prepared, and includes a motorized, self-propelled vehicle (i.e., food truck), a vehicle that is not self-propelled but can be towed (i.e., food trailer) and a vehicle moved by human effort (i.e., food cart). **Food service vehicles** include but are not limited to such uses as catering vehicles, chip huts, food trucks, ice cream vending vehicles and refreshment carts.

4.98 Forestry Use

Shall mean the practice, as defined by the Forestry Act, 1990 as amended, of planting, managing, and caring for forests in accordance with good forestry practice as defined in the Forestry Act. Good forestry practices shall mean the proper implementation of harvest renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied. Good forestry practices minimize detriments to forest values including significant ecosystems, important fish and wildlife habitats, soils and water quality and quantity, forest productivity and health and the aesthetics and recreational opportunities of the landscape. A **forestry use** does not include a lumber mill.

4.99 Funeral Home

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the preparation of the dead for burial or cremation and for the viewing of the body, and may include accessory meeting rooms, a chapel, or retail sales of related items.

4.100 Gaming Establishment

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the purposes of operating games of chance, or of mixed chance and skill, and shall include slot machines and table games, and may include any casino style game, device or lottery scheme, as approved by the Government of Province of Ontario or such person or authority in the Province as may have been specified by the Lieutenant Governor in Council, and may also include as **accessory uses** the sale of food and beverages, entertainment and associated **offices**.

4.101 Garage

Shall mean a wholly enclosed **accessory building** or **structure** designed to be used for the storage of motor vehicles by the occupant of the **dwelling** on the **lot** and wherein storage or servicing of said motor vehicles is not conducted for profit.

4.102 Garage, Integral

Shall mean a **garage** which shall have one or more walls common with the **main building** on the **lot** and is not an **accessory building** or **accessory structure** as herein defined.

4.103 Garage Sale

Shall mean any general sale to the public of personal property from any residential premises in any Residential Zone and includes, but is not limited to, all sales entitled "**garage**", "lawn", "**yard**", "**attic**", "porch", "**driveway**", "room", "backyard", "patio", "flea market", "rummage", "boot", "estate", or "moving" sales.

4.104 Gasoline Pump Island

Shall mean a portion of an **automobile gas bar** that includes the fuel pumps, concrete base and may include a **gasoline pump island kiosk**.

4.105 Gasoline Pump Island Canopy

Shall mean a pole-supported roof, free of enclosing walls, located over a **gasoline pump island**. Required **setbacks** shall be measured from the edge of the roof.

4.106 Gasoline Pump Island Kiosk

Shall mean a **building** or **structure** located on a **gasoline pump island** used for shelter for the operator of a pump for dispensing gasoline or other fuels for motor vehicles.

4.107 Golf Course

Shall mean a public or private area used and operated for the purpose of playing golf and may include **accessory uses** such as a clubhouse, **office**, pro shop, **restaurant**, **banquet hall** and lounge, **golf driving range**, pitch and putt, putting green and maintenance **buildings**.

4.108 Golf Driving Range

Shall mean a public or private area operated for the purpose of developing golfing techniques, including miniature **golf courses** but excluding **golf courses**.

4.109 Greenhouse

Shall mean a **structure** that may be predominantly constructed of transparent or translucent material and is used or intended to be used for growing plants or crops in regulated climactic conditions. This definition shall include **greenhouse structures** that are temporary in nature or are intended to extend a growing season for plants that are germinated indoors to be subsequently transplanted outdoors. Where plants or crops are grown in a **greenhouse structure** for personal use or consumption, or where a **greenhouse** is not related to a permitted farming operation, the **structure** may be considered accessory to a permitted **residential use** and subject to the requirements applicable thereto. This definition shall not include a **cannabis production/processing facility**.

4.110 Grocery Store

Shall mean a **lot** and a **building** or **structure**, or portion thereof, in which primarily food produce as well as day-to-day household merchandise and pharmaceuticals are stored, offered, and kept for retail sale.

4.111 Gross Floor Area (GFA)

Shall mean the total area of all floors in a **building**, measured from the outside faces of the exterior walls, or from the centre line of any **common walls** but exclusive of any part of the **building** which is used for the following:

1. storage or parking of motor vehicles;

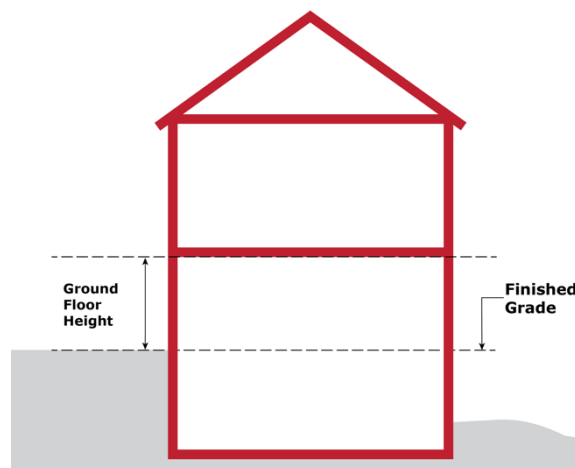
2. communal storage lockers in residential **apartment buildings**;
3. mechanical or electrical equipment rooms providing service to the entire **building**;
4. common areas, such as common internal stairways and internal corridors, which serve two or more **dwelling units**, or two or more units;
5. a **basement** or **attic** within a **single detached, semi-detached, block townhouse, or street townhouse dwelling**; and
6. cart corrals located within a **building**.

4.112 Ground Floor Area

Shall mean the total horizontal area of the first floor of a **building** measured from the outside face of the exterior walls but excluding any part of the **building** which is used for steps, ramps, automobile parking, terraces, cornices, porches, stoops, verandahs or breezeways.

4.113 Ground Floor Height

Shall mean the vertical distance of the ground floor of the **first storey** above the **finished grade** level at the base of the **building**.



4.114 Group Correctional Home

Shall mean a single housekeeping unit supervised by staff on a daily basis for people who have been placed on probation, released on parole or admitted for correctional purposes. A correctional **group home** shall be funded, licensed, approved or supervised by the Province of Ontario.

A correctional **group home** may contain an **office** provided that the **office** is used only for the operation of the correctional **group home** in which it is located. A correctional **group home** shall not include any detention or correctional facility operated by any **public agency**.

4.115 Group Home

Shall mean a single housekeeping unit supervised by staff on a daily basis which provides special care and treatment to people for physical or mental disability or other such cause. A **group home** shall be funded, licensed, approved, or supervised by the Province of Ontario under a general or specific Act. A **group home** may contain an **office** provided that the **office** is used only for the administration of the **group home** in which it is located.

4.116 Hallway

Shall mean an internal portion of a **building** or **structure** providing passage or access to other rooms or units within a **building**.

4.117 Hazardous or Toxic Substances

Shall mean substances which individually or in combination with other substances are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of material that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

4.118 Home Child Care

Shall mean child care that meets the description set out in paragraph 1 of subsection 6 (3) of the Child Care and Early Years Act, 2014 as amended.

4.119 Home Improvement Centre

Shall mean the use of a **lot**, **building** or **structure** in which goods, wares and articles related to home improvements and furnishings are displayed and offered for sale or rental. A **home improvement centre** may include, but is not limited to lumber, tools, appliances, drapes, carpet, paint supplies, home entertainment equipment, interior and exterior decorating supplies, plants and flowers, garden tools and supplies and other similar products.

4.120 Home Industry

Shall mean a small-scale use providing a service which is secondary to an agricultural operation, performed by one or more residents of the household on the same property. A **home industry** may be conducted in whole or in part in **accessory buildings** and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc., but does not include an auto repair or paint shop or furniture stripping.

4.121 Home Occupation

Shall mean an occupation, business, trade or craft conducted for gain or profit within a **structure** on a residential **lot**, which is clearly carried on as incidental and secondary to the principal **residence** and the property is the principal **residence** of the person carrying on the **home occupation** use.

4.122 Hospital

Shall mean a **hospital** as defined in the Private Hospitals Act, Public Hospitals Act or any other associated Act as amended but shall not include a **veterinary clinic**.

4.123 Hotel

Shall mean a licensed **building** or **structure**, or portion thereof, catering to the needs of the travelling public by providing rooms for rent on a temporary or transient basis and may contain a **restaurant**, convention centre, meeting rooms, public halls, fitness, pool and spa facilities and may also include, as an **accessory use**, retail, **restaurant** and **personal service** facilities, but a **hotel** shall not include an **apartment dwelling**, **lodging house**, **retirement home** or **crisis residence**.

4.124 Impounding Yard

Shall mean a **lot**, **building** or **structure**, or portion thereof, to which motor vehicles or other equipment impounded for a breach of the law may be taken or towed and stored temporarily until reclaimed, but does not include an **automobile gas bar**, **autobody repair shop**, **automobile repair garage** or **recycling operation**.

4.125 Industrial Mall

Shall mean a **lot**, **building** or **structure**, or portion thereof, or group of **buildings** designed, developed and managed as a unit, in which each **building** contains two or more suites or spaces each for separate occupancy by a permitted use for which common loading, parking facilities and other common services may be provided, and which is held in single or multiple ownership. Where an **industrial mall** is held in multiple ownership of more than one **lot**, the total area of the properties shall be deemed to be a **lot** for the regulations of this By-law.

4.126 Kennel

Shall mean a **lot** and a **building** or **structure**, or portion thereof, where dogs and other domesticated animals, other than **livestock** as defined in the **Minimum**

Distance Separation guidelines, are bred and raised, or kept for sale or boarded.

4.127 Landscaped Open Space

Shall mean space which is unoccupied by **buildings** and **structures** open to the sky, including on the podium or rooftop of a **building**, and which shall be comprised of softscaping elements such as lawn, ornamental shrubs, flowers, trees, the planting of fruits and vegetables, and may additionally include paths, sidewalks, courts, **patios**, fences, free-standing walls, retaining walls, decks 1.2 m or less in height and outdoor **amenity space** accessory to the **principal use** on the **lot**, but shall not include any **parking area**, traffic aisles, **driveways**, ramps, sidewalks adjacent to **buildings** or **open storage**.

4.128 Lane

Shall mean a walkway, emergency access or any other passageway or **right-of-way**, open from ground to sky, not constituting a **street** but dedicated to public use, as a **right-of-way** for use by common adjacent landowners.

4.129 Laundromat

Shall mean a **building** or part thereof used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to such processes, and shall include a self-service laundry and/or self-service dry cleaning. This definition does not include a **dry cleaning establishment** as defined herein.

4.130 Limousine

Shall mean a passenger motor vehicle having a seating capacity of three or more persons in the rear compartment located behind the driver's seat and having a length of more than 6.0 metres.

4.131 Livestock

Shall mean beef cattle, birds, dairy cattle, deer and elk, fur-bearing animals, game animals, goats, horses, poultry, ratites, sheep, swine and other animals as defined in the **Minimum Distance Separation guidelines**.

4.132 Liquid Industrial Waste

Shall mean **liquid industrial waste** as defined and regulated by the Environmental Protection Act or a predecessor Act.

4.133 Liquid Waste Transfer Station

Shall mean a transfer station used for the purpose of transferring **liquid industrial waste** from one vehicle to another, for transfer to another waste disposal site, and issued a certificate of approval pursuant to the Environmental Protection Act.

4.134 Loading Space

Shall mean an off-street space or berth located on the same **lot** as a permitted use and used for the parking of a **commercial vehicle** while loading or unloading merchandise or materials pertinent to such permitted use.

4.135 Lodging House

Shall mean a **lot** and a **building or structure**, or portion thereof, licenced by the City wherein the owner or lessee supplies, for compensation, with or without meals, lodging to a boarder or boarders as the **principal use** and may include an accessory **dwelling unit** for the owner or caretaker but shall not include a **hotel**, a **bed and breakfast establishment**, short term accommodation or any other **residential use**.

4.136 Long Term Care Home

Shall mean a place that is licensed as a **long term care home** under the Long Term Care Act, as amended.

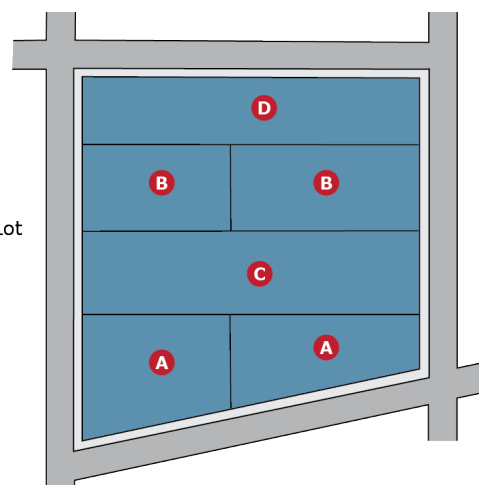
4.137 Lot

Shall mean a parcel of land which is capable of being conveyed, separate and apart of any other lands.

4.138 Lot, Corner

Shall mean a **lot** situated at the intersection of, and abutting upon, two or more **streets** or two parts of the same **street**, where the adjacent sides of each **street** or **streets** contain at least one angle of not more than one hundred and thirty-five (135) degrees.

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



4.139 Lot, Corner Through

Shall mean a **lot** abutting three or more separate **streets**.

4.140 Lot, Interior

Shall mean a **lot** other than a **corner lot** or a **through lot**.

4.141 Lot, Through

Shall mean a **lot** other than a **corner lot** bounded on two or more sides by a **street**.

4.142 Lot Area

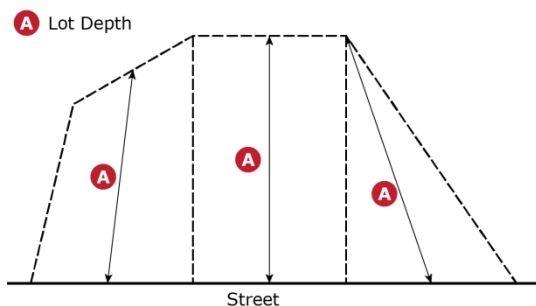
Shall mean the total horizontal area within the **lot lines** of a **lot** but does not include any portion of a **lot** that is covered by water or below the **top of bank**.

4.143 Lot Coverage

Shall mean that percentage of the **lot area** covered by all **buildings** at **finished grade** level excluding all **accessory buildings** and **structures, swimming pools, carport, underground parking garage, unenclosed porch, verandah, deck, unenclosed steps** or a ramp for physically disabled persons.

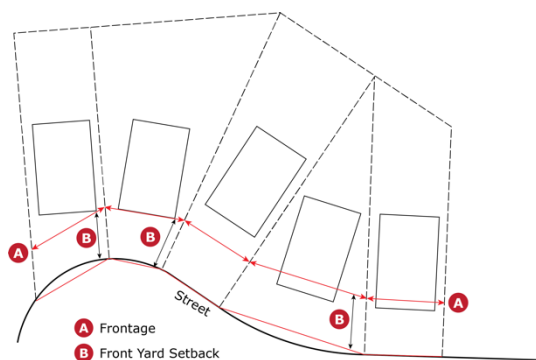
4.144 Lot Depth

Shall mean the horizontal distance between the midpoint of the front and rear lot line.



4.145 Lot Frontage

Shall mean the horizontal distance between the **side lot lines**, measured parallel to the **front lot line**, except where the **front lot line** is not straight, the distance measured from a point on each **side lot line** that is located at the required **front yard setback**.



4.146 Lot Line

Shall mean any boundary of a lot.

4.147 Lot Line, Exterior Side

Shall mean a **side lot line** that abuts a **street**.

4.148 Lot Line, Front

Shall mean the **lot line** dividing the **lot** from the **street**, and:

- a) In the case of a **corner lot** bound by two **streets**, shall mean the shorter of the two **lot lines** abutting a **street**;
- b) In the case of a **corner lot** abutting three or more **streets**, the **front lot line** shall be the **lot line** used for the **principal use** to the **building**; and
- c) In the case of a **corner lot** where the **lot line** forms a curve, the **front lot line** is determined by projecting the two **lot lines** on the curve and bisecting the angle created therein

4.149 Lot Line, Interior Side

Shall mean a **side lot line** other than a **front lot line**, **exterior side lot line** or **rear lot line**.

4.150 Lot Line, Rear

Shall mean the **lot line** or lines opposite the **front lot line** or, in the case of a **lot** that has only three **lot lines**, the point of intersection of the two **side lot lines** shall be deemed to be the **rear lot line**.

4.151 Lot Line, Side

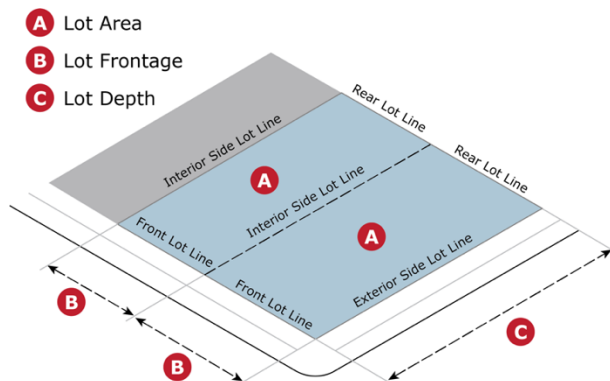
Shall mean a **lot line** other than a **front** or **rear lot line**.

4.152 Lot of Record

Shall mean a **lot** that legally existed at the date of passing of this By-law.

4.153 Manufacturing Use

Shall mean a **lot**, **building** and/or a **structure** whose primary activity consists of production, compounding, processing, packaging, crating, bottling, packing, or



assembling of semi-processed or fully processed goods and materials but shall not include a **recycling operation**.

4.154 Mausoleum

Shall mean a **mausoleum** as defined by the Cemeteries Act.

4.155 Medical Clinic

Shall mean a **lot, building and/or structure**, or portion thereof, in which two or more medical practitioners provide consultation, diagnosis and/or treatment of patients and which shall include joint usage of facilities such as accessory administrative **offices**, waiting rooms, treatment rooms, laboratories, pharmacies or other similar functions, but shall not include accommodation for inpatient care or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.

4.156 Microbrewery

Shall mean a **lot, building and/or structure** which retails beer brewed on the premises as an **accessory use** to a **restaurant**.

4.157 Minimum Distance Separation (MDS) Guidelines

Shall mean formulae and guidelines developed by the Province, as amended from time to time, to separate **livestock** operations from other land uses so as to reduce incompatibility concerns about odour from **livestock** facilities and manure storage.

4.158 Mixed Use Building

Shall mean a **building** which contains a mixture of two or more **principal uses**, which must include **dwelling units** and one or more non-**residential uses**.

4.159 Mobile Home Dwelling

Shall mean a prefabricated **building** designed to be made mobile, whether the running gear is removed or not, and manufactured to provide cooking, eating, living, sleeping and sanitary facilities constructed according to the Canadian Standards Association (CSA), and which is designed to be used as a place of **residence** and shall only be located in a **mobile home park** as herein defined.

4.160 Mobile Home Park

Shall mean a parcel of land which is capable of accommodating two or more **mobile home dwellings** together with communal private internal roads and other services.

4.161 Model Home

Shall mean a **dwelling** which is not occupied for human habitation but is used for the purpose of display to the public and where a portion of this **dwelling** may be used as a sales **office** for the **dwelling units** to be constructed on **lots** within a registered plan of subdivision.

4.162 Museum

Shall mean a **lot**, **building** and/or **structure** used for the preservation and presentation of works of art, or cultural, historical or scientific objects and information including the outdoor display of interpretative exhibits and open to the recreational and educational use of the public.

4.163 Neighbourhood Convenience Store

Shall mean a **retail store** that provides a variety of household necessities, groceries and other convenience items primarily to the immediate neighbourhood but shall not include appliances, electronics, apparel, luggage, jewelry, sporting goods, hardware, paint and other similar products, provided the **gross floor area** does not exceed 300 square metres. A convenience store may also include sale of prepared foods.

4.164 Non-Conforming Use

Shall mean an **existing** use, **building** or **structure** that does not meet the standards, provisions and regulations of this By-law, but was legally established, **erected** or altered in accordance with the By-law in force at the time.

4.165 Noxious Use

Shall mean a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material.

4.166 Nursery Garden Centre

Shall mean a **lot, building and/or structure**, or portion thereof, used for growing and/or sale of vegetables, fruit, trees, shrubs, flowers, bulbs and related items and may include the use of commercial **greenhouses**, potting sheds and other **accessory buildings and structures**. A nursery and garden centre may include the sale of soil, planting materials, fertilizers, garden equipment, ornaments and similar materials as an **accessory use**.

4.167 Office, General

Shall mean a **lot, building and/or structure**, or portion thereof, used for administration, management or professional functions for a profession, occupation, craft, non-profit organization or business but shall not include a **medical office or medical clinic**.

4.168 Office, Medical

Shall mean a **lot, building and/or structure**, or portion thereof, in which medical practitioners provide consultation, diagnosis, and/or treatment of patients and which shall include accessory administrative **offices**, waiting rooms and treatment rooms, but shall not include accommodation for inpatient care or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.

4.169 On-Farm Diversified Use

Shall mean use or uses that are secondary to the principal **agricultural use** of the property and are limited in area.

4.170 Open Storage

Shall mean the leaving, placing, or parking of goods, materials, machinery, equipment or motor vehicles on a **lot** and not covered by a **structure**.

4.171 Parcel of Tied Land

Shall mean a shared piece of land which forms part of a **common elements condominium** property.

4.172 Park

Shall mean a public or private area of land consisting of open space used primarily for active or passive recreational purposes or as a conservation area, which may include recreational **buildings, structures**, indoor and outdoor

recreational facilities, picnic areas and other similar uses but shall not include an **amusement park**.

4.173 Parking Area

Shall mean that portion of a **lot** or **building** designed to be used for the parking of five or more motor vehicles and shall include the **parking spaces**, traffic aisles and **driveways**, but does not include the storing of impounded, wrecked and/or otherwise inoperable vehicles.

4.174 Parking Structure

Shall mean a **structure** used for the parking of motor vehicles but does not include a **garage** or a **carport**.

4.175 Parking Space

Shall mean a portion of a **building** or **lot** designed and used for the parking of a motor vehicle.

4.176 Parking Space, Tandem

Shall mean two **parking spaces**, one behind the other, which are accessed by the same **driveway** or traffic aisle.

4.177 Passive Recreational Use

Shall mean outdoor recreational facilities including, but not limited to bicycle paths, walking or hiking trails, interpretative or educational signage, lookouts, boardwalks, benches and shade **structures**. A **passive recreational use** shall not include **buildings** or trails for use by motorized vehicles.

4.178 Patio

Shall mean an uncovered, surfaced parcel of land, accessory to a **building**, having a height of up to 0.6 metres measured from the lowest point of grade, which is intended for use as an outdoor recreation area but shall not include pathways or walkways.

4.179 Patio, Commercial

Shall mean an open area of land accessory to a **restaurant** where meals or refreshments are served to the public for consumption.

4.180 Personal Service

Shall mean a **building** in which services are provided and administered to the individual and personal needs of persons and, without limiting the generality of the foregoing, includes a barber shop, beautician, hair salon, shoe repair, tailor shop, pet grooming and laundromat.

4.181 Pharmacy

Shall mean a **retail store** which dispenses prescription drugs, and which sells non-prescription medicine, health, beauty products and associated sundry products.

4.182 Pit

Shall mean a **pit** as defined in the Aggregate Resources Act.

4.183 Place of Assembly

Shall mean a **building** or part of a **building** in which facilities are provided for meetings for civic, educational, political, social activities, conferences, rallies or special events and may include a lodge, service club, fraternity, sorority house or labour union hall.

4.184 Place of Entertainment/Recreation

Shall mean the use of a **lot, building** and/or **structure** designed and intended to accommodate various forms of indoor or outdoor sports, recreation, exercise and entertainment activities.

4.185 Place of Worship

Shall mean a **building** owned or occupied by a religious congregation or religious organization and dedicated to worship and related religious social and charitable activities, and may include as **accessory uses** a public hall, auditorium, meeting rooms, convent, monastery, **office** of a clergyman, church school, manse, parish hall, day care or a parsonage.

4.186 Portable Building

Shall mean a **building** that is designed to be movable.

4.187 Principal Use

Shall mean the primary purpose for which a **lot, building or structure** is used or is designed to be used.

4.188 Printing Establishment

Shall mean a **building** used for blueprinting, lithographing, publishing, engraving, stereotyping or printing and may also include photocopying, computer graphics and reproduction of tapes, films or records.

4.189 Propane Filling Plant/Transfer Facility

Shall mean a facility licenced under the Ontario Energy Board Act or any successor Act which shall not have an aggregate propane storage capacity in excess of 155,000 litres and shall not permit retail sale of propane fuel to the public.

4.190 Public Agency

Shall mean:

- i) the Government of Canada;
- ii) the Government of Ontario;
- iii) the Corporation of the City of Brantford,
- iv) the Corporation of the County of Brant;
- v) any company providing a **public utility**;
- vi) any railway company authorized by the Railway Act; or
- vii) the Grand River Conservation Authority.

4.191 Public Service

Shall mean any **buildings, structures**, roadworks, **utility service equipment**, water supply, sanitary sewer, storm sewer, natural gas, electrical power or energy electrical transmission equipment, pipeline, telephone, television, sidewalk, street light, telecommunications network or other similar services provided by a **public agency** but shall not include an **office building, a works yard, public transit facility** or bus **garage**, postal station or sanitary landfill site.

4.192 Public Storage

Shall mean a **building**, or part thereof, where individual storage areas are made available to the public for rental for storage of personal goods.

4.193 Public Transit Facility

Shall mean a **lot, building or structure**, or portion thereof, used for the provision of a service to transport people by bus or train, and may include as an **accessory use** the transportation of goods within such bus or train.

4.194 Public Utility

Shall mean a **public utility** as defined by the Public Utilities Corporation Act.

4.195 Quarry

Shall mean a **lot** where consolidated rock has been or is being removed by means of an open excavation and includes the processing thereof including screening, sorting, washing, crushing and other similar required operations and related **buildings** and **structures**.

4.196 Recreational Vehicle

Shall mean a vehicle designed to be used primarily for accommodation during travel, recreation or vacationing and designed to be driven, towed, transported or relocated from time to time, whether or not the vehicle is jacked up or its running gear is removed. A **recreational vehicle** shall not be used as a principal **residence** and includes such vehicles commonly known as travel trailers, camper trailers, truck camper, tent trailer, motor homes and park mobile trailers.

4.197 Recycling Operation

Shall mean a **lot, building and/or structure**, or portion thereof, used for an industrial operation which collects, dismantles, sorts and/or stores material for sale or shipping and may include facilities for the administration and management of the operation and for the storage and maintenance of equipment used in the operation and shall include a **salvage yard**.

4.198 Research Use

Shall mean a **lot, building or structure**, or portion thereof, used for systematic research, data collection and manipulation and/or technical development of information, devices or products and may include a laboratory.

4.199 Reserve or Access Reserve

Shall mean a narrow strip of land, owned in fee simple by the City, reserved for the purposes of restricting access.

4.200 Residence or Residential Use

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the purpose of a **dwelling**, a **lodging house**, a **mobile home dwelling**, **group home**, mini-group home, **group correctional home**, group correctional **residence**, group **residence**, **crisis residence**, nursing home, home for the aged, **retirement home** or monastery.

4.201 Residential Character

Shall mean the design and maintenance of **buildings** so that no evidence is apparent from the exterior that any use not of a residential nature is being conducted therein. This definition shall not be construed to exclude the erection of **signs** as allowed by the Sign By-law.

4.202 Restaurant

Shall mean a **building** where food is offered for sale or sold to the public for consumption or take-out and includes such uses as a **restaurant**, café, cafeteria, ice cream parlour, tea or lunch room, coffee shop, or snack bar, but does not include a **lodging house** or a food service vehicle.

4.203 Restoration

Shall mean the reconstruction of a **building** or **structure** that has been destroyed by fire or vandalism or by flood or a natural occurrence or an act of nature. **Restoration** does not include the rebuilding and/or replacement of a **building** intentionally removed or demolished.

4.204 Retail Store

Shall mean a **building** where goods, wares, merchandise, articles or things are offered for sale or for rental.

4.205 Retirement Home

Shall mean a **residence** providing accommodation primarily for retired persons or couples where each private bedroom or **dwelling unit** may have a separate kitchen and shall have a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided. A **retirement home** shall not include a **long term care home**.

4.206 Riding Stable or Arena

Shall mean a **building** which offers horses for hire, boarding or instruction in horsemanship.

4.207 Right-of-Way/Easement

Shall mean any right, liberty or privilege in, over, along or under a defined area of land which the owner of the land has granted to another party for a specific use, right or purpose, while retaining ownership of the said land. Such area of land is legally described in a registered deed for the provision of private use.

4.208 Road Allowance

Shall mean land held under public ownership for the purpose of providing a **street** and/or public infrastructure.

4.209 Salvage Yard

Shall mean an area of land outside of an enclosed **building** where scrap metal and motor vehicles are disassembled and dismantled, or where motor vehicles in an inoperable condition or used motor vehicle parts are stored and resold.

4.210 School, Commercial

Shall mean a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided.

4.211 School, Elementary

Shall mean a school under the jurisdiction of an educational Board in the Province or private board of trustees or governors used primarily for the instruction of students receiving primary education.

4.212 School, Post-Secondary

Shall mean a University or a College of Applied Arts and Technology established pursuant to the Ministry of Colleges and Universities Act.

4.213 School, Secondary

Shall mean a school under the jurisdiction of an educational Board in the Province, or private board of trustees or governors used primarily for the instruction of students receiving a secondary education.

4.214 School, Trade

Shall mean a public or private school where the courses of instruction related primarily to industrial arts and vocational and technical subjects are offered and may include the accessory retailing of articles manufactured on the premises or the accessory supplying of repair services to the public provided such articles or services are directly related to a course of instructions conducted by the school.

4.215 Service Industry

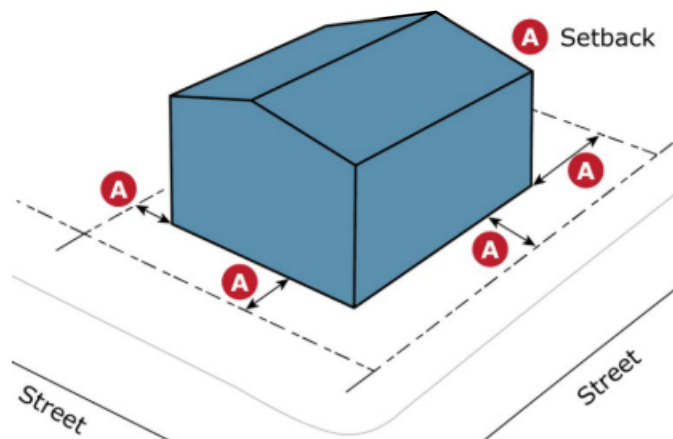
Shall mean a **lot, building and/or structure**, or portion thereof, other than an automotive use, associated with the provision of a service or trade including a plumber's shop, a painter's shop, a courier service, a carpenter's shop, a **contractor's yard**, an electrician's shop, a machine shop, telecommunications services or other similar uses.

4.216 Service or Repair Shop

Shall mean **lot, building and/or structure**, or portion thereof, used for a business which provides installation, repair or service of goods and equipment, and may include an accessory **retail store** but shall not include the manufacturing of such goods

4.217 Setback

Shall mean the horizontal distance between the boundary of a lot and the nearest point of any **building** or **structure**, measured perpendicular to the boundary.



4.218 Shipping Container

Shall mean a standardized storage **structure** or similar **structure**, which is typically used for intermodal freight transport.

4.219 Shopping Centre

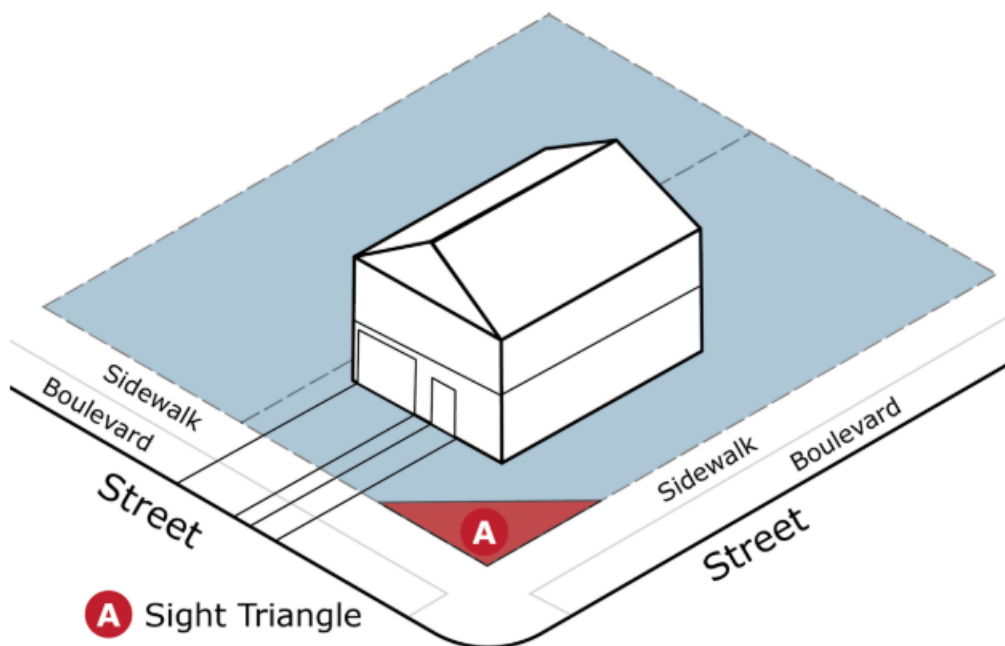
Shall mean a group of commercial uses designed, developed and managed as a comprehensive development for which common **loading spaces, parking areas**, landscaping areas and other common facilities may be provided, and which is held under one ownership or by participants of the **condominium** or commercial cooperative and where the predominant use is **retail stores**.

4.220 Short Term Rental Accommodation

Shall mean a **dwelling unit** or portion thereof in which temporary accommodation is made available to members of the travelling public for a maximum of 28 consecutive days per stay and does not include a **bed and breakfast establishment, group home, or lodging house**.

4.221 Sight Triangle

Shall mean a triangular area of land on a **corner lot** that is determined by measuring from the point of intersection of **street lines**, the distance required along each such **street line** and joining such points with a straight line. The triangular shaped area of land between the intersecting lines and the straight line joining the points and the required distance along the **street lines** is the **sight triangle**.



4.222 Sign

Shall mean a **sign** as defined in the Sign By-law.

4.223 Special Event Sales

Shall mean the use of land, **buildings** or **structures** for the purpose of a show or event, the principal intent of which is the retail sale of goods, wares, merchandise, substances, articles or things to the public for not longer than 3 consecutive days.

4.224 Stacking Lane

Shall mean a continuous on-site queuing **lane** that includes **stacking spaces** associated with a **drive through**.

4.225 Stacking Space

Shall mean a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a **stacking lane**.

4.226 Storey

Shall mean that portion of a **building** situated between the top of any floor and the top of the floor next above it or, if there is no floor above it, that portion between the top of the floor and the ceiling above it.

4.227 Storey, First

Shall mean the floor closest to the **finished grade** level and having its ceiling more than 1.8 m above the **finished grade** level.

4.228 Storey, Half

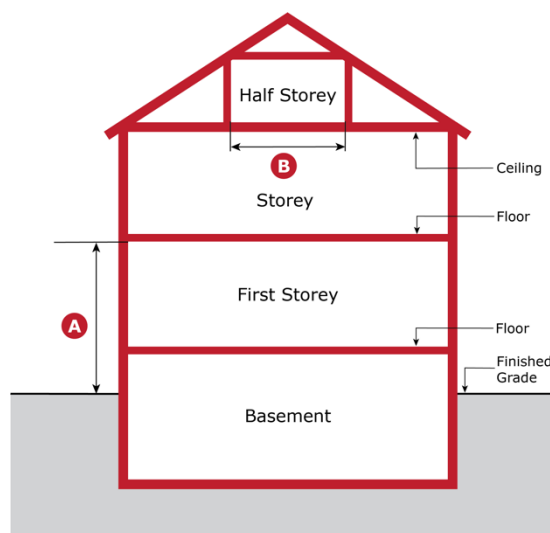
Shall mean that portion of a **building** located wholly or partly within a sloped roof, having a **floor area** not less than one-third ($1/3$) or more than two-thirds ($2/3$) of the next **floor area** of the **storey** next below.

4.229 Stormwater Management Facility

Shall mean an end-of-pipe, managed detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.

4.230 Street

Shall mean the **right-of-way** of a public highway as defined in the Highway Traffic Act R.S.O. 1980.



- A** First Storey: More than 1.8 m above finished grade
- B** Half Storey: Not exceeding two-thirds of the floor area below and greater than one-third of the floor area below

4.231 Street, Arterial

Shall mean a **street** that is a major corridor for traffic movement, as shown on Schedule D.

4.232 Street, Collector

Shall mean a **street** that serves to collect and distribute traffic between **local streets** and **arterial streets**, as shown on Schedule D.

4.233 Street, Local

Shall mean a **street** that provides direct access to properties generally with lower traffic volumes and speeds.

4.234 Street, Private

Shall mean a **right-of-way** for vehicular access that is owned or maintained privately or by a **condominium** corporation.

4.235 Street Line

Shall mean a **lot line** of a **lot** adjoining a **street**.

4.236 Structure

Shall mean anything that is **erected**, built or constructed of parts joined together that is anchored to the ground.

4.237 Studio

Shall mean a **lot** and a **building** or **structure**, or portion thereof, which is the workplace of an artisan involved in the creation of works of art such as paintings, sculpture, pottery, glass, weaving, music recording, or plastic art; and may include such **accessory uses** as a **dwelling unit** occupied by the artisan and retail sales of works of art.

4.238 Swimming Pool

Shall mean a **structure** that is designed and capable of holding water, located outdoors either above or below the ground, or partly above or below ground, that is, or is designed to be, used or maintained for the purpose of swimming, wading, diving or bathing. This definition also includes hot tubs.

4.239 Taxi Establishment

Shall mean a **lot, building** and/or **structure**, or portion thereof, used for the dispatching and parking of taxis and **limousines** when not in service.

4.240 Telecommunication Services

Shall mean a **service industry** other than a **public service** for the provision of telephone and other **telecommunication services** to the public and may include satellite communication services, telephone communication services, telephoto services, teletype services, broadband services, television stations or **studios** and similar communication services.

4.241 Temporary Farm Employee Accommodation

Shall mean a temporary **dwelling** used for the housing of seasonal farm workers which is intended not to be used year-round and not used as the permanent **residence** and includes a communal kitchen, bathrooms and sleeping facilities and may be located in a mobile home.

4.242 Temporary Sales Office

Shall mean an uninhabited **building** constructed for the purpose of the advertising, sale and/or lease of units within a development to the general public and may contain an **office** for the builder and/or developer of the related development.

4.243 Theatre

Shall mean a **building** or **structure**, or portion thereof, used for the presentation of musical, theatrical or film performances and shall include **accessory uses** such as serving of food and beverages, lounges, dressing rooms, workshops and storage areas but shall not include a drive-in **theatre**.

4.244 Top of Bank

Shall mean, when used with reference to a watercourse, the highest elevation of land which ordinarily confines the waters of such watercourses when they rise out of the stream bed and/or the highest point of a stable slope associated with valley corridors containing a river or stream channel as determined by the Conservation Authority.

4.245 Transportation Terminal

Shall mean a **lot, building** and/or **structure**, or portion thereof, where railcars, trucks, trailers or containers are loaded and unloaded, kept for hire, stored, parked or dispatched, or where goods are stored temporarily for further shipment and includes a moving and storage operation.

4.246 Use

Shall mean:

- a) when used as a noun, the purpose for which a **lot, building** or **structure**, is designed, arranged, occupied or maintained; or
- b) when used as a verb, the doing or permitting of anything by the owner or occupant of any **lot, building** or **structure** or by or through any trustee, tenant, servant or agent acting for such owner or occupant, for the purpose of making use of the **lot, building** or **structure**.

4.247 Utility Service Equipment

Shall mean any pump, generator, battery energy storage system, transformer, gas regulator, switching equipment or any other similar equipment or **structures**, except ground level or elevated water storage reservoirs which are located on a **lot** but shall not include a water booster and sanitary pumpstations.

4.248 Veterinary Clinic

Shall mean a **lot, building** and/or **structure**, or portion thereof, wherein a licensed veterinarian practices veterinary medicine and may supply ancillary services such as boarding, grooming and sale of foods, supplies and other goods and services used by or with animals, but shall not include outdoor facilities for the boarding or keeping of animals.

4.249 Vulnerable Populations

Shall mean any elderly persons, persons with disabilities and those who are sick or young.

4.250 Wall, Main

Shall mean the walls of a **building** or **structure** that face the **front lot line** excluding the wall of a **garage** facing the **front lot line**.

4.251 Warehouse

Shall mean a **building** or **structure** used for the storage and distribution of goods, merchandise, substances or materials which will be sold elsewhere or, subsequently, transported to another location for sale or consumption.

4.252 Waste Transfer Station

Means a facility operated under the Environmental Protection Act where the primary purpose is the collection and storage of waste or hazardous waste for shipment, and which may include limited sorting or preparation of that waste to facilitate its shipment for final disposal or transfer to a waste processing station, but does not include a facility generating **energy from waste** or **salvage yards**.

4.253 Wayside Pit

Shall mean a **pit** which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act and operates on a temporary basis.

4.254 Wayside Quarry

Shall mean a **quarry** which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act and operates on a temporary basis.

4.255 Wetland

Shall mean lands that are seasonably or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of **wetlands** are swamps, marches, bogs and fens. Periodically, soaked or **wetlands** used for agricultural purposes that no longer exhibit **wetland** characteristics shall not be considered **wetlands** for the purpose of the definitions.

4.256 Wholesale

Shall mean an industry whose primary activity consists of the storage of quantities of goods and materials intended for sale to industrial and commercial users and does not include retail use.

4.257 Works Yard

Shall mean the use of a **lot**, **building** and/or **structure** for the storage of municipal or provincial road maintenance equipment and the equipment used to

maintain other public facilities and includes facilities for the stockpiling of sand, sand salt mixtures or materials used in the maintenance of roads and lands owned by the municipality or Province.

4.258 Yard

Shall mean the space on a **lot**, uncovered by **buildings** and **structures**, open from the ground to the sky.

4.259 Yard, Exterior Side

Shall mean a **side yard** immediately adjoining a **street** or abutting a 0.3 metre reserve on the opposite side of which a **street** is located.

4.260 Yard, Front

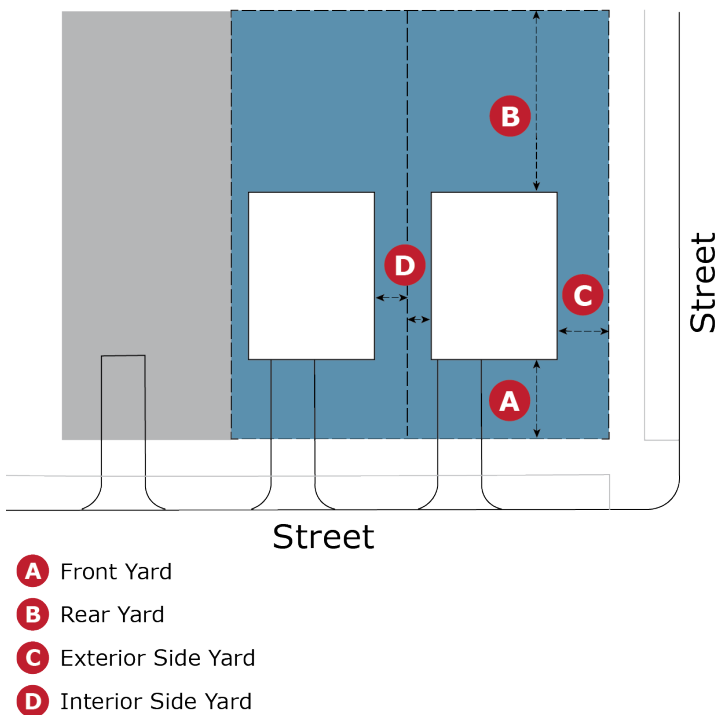
Shall mean a **yard** extending across the full width of a **lot** between the **front lot line** and the nearest part of the **main building** on the **lot**. The **front yard** of a **through lot** shall be the **yard** facing the **street** having the greater **right-of-way** width. Where the two **streets** have the same right of way, the **front yard** shall be the **yard** to which the main front door of the **building** faces. Notwithstanding this determination of **front yard**, the minimum **front yard** requirement in a zone shall apply to all **street** frontages of **through lots**.

4.261 Yard, Interior Side

Shall mean a **side yard** other than an **exterior side yard**.

4.262 Yard, Rear

Shall mean a **yard** extending across the full width of a **lot** between the **rear lot line** or, where there is no **rear lot line**, the junction point of the **side lot lines** and the nearest part of any **building** or **structure** on such **lot**. On a **corner lot**, a **rear yard** shall mean a **yard** extending from the **interior side lot line** to the minimum **exterior side**



yard, between the **rear lot line** and the nearest part of any wall of the **main building** on the **lot**.

4.263 Yard, Side

Shall mean a **yard** extending from the **front yard** between the **side lot lines** and the nearest part of any **building** or **structure** on such **lot**.

4.264 Zone

Shall mean any area of land on which specific uses and development standards are prescribed by this By-law.

4.265 Zone Boundary

Shall mean a line dividing two or more different **zones** as herein defined.

5.0 Parking and Loading Regulations

5.1 Parking Standards

- a) Except as otherwise provided herein, the minimum number of **parking spaces** to be provided and maintained shall be determined in accordance with Table 7 and 8.

Where more than one use specified in Table 7 and 8 is provided on the same **lot** or in the same **building** or **structure**, the **parking spaces** required shall be in respect of each use.

5.2 Off-Street Parking Requirements

Table 7: Off-Street Parking Requirements for Non-Residential Uses

Permitted Use	Parking Standard
1. Accessory retail sales	1.0 space per 30.0 m ² GFA
2. Adult live entertainment establishment	1.0 space per 10.0 m ² GFA
3. Agricultural equipment sales and service establishment	1.0 space per 30.0 m ² GFA
4. Agricultural processing facility	a. Retail/office : 1.0 space per 30.0 m ² GFA
	b. Warehouse : 1.0 space per 200.0 m ² GFA
5. Art gallery	1.0 space per 30.0 m ² GFA
6. Arena	1.0 space per 50.0 m ² GFA
7. Autobody repair shop	1.0 space per 20.0 m ² GFA
8. Automobile gas bar	1.0 space per 30.0 m ² GFA
9. Automobile sales/automobile rental	1.0 space per 30.0 m ² GFA excluding service area which shall be 4.0 spaces per service bay
10. Automobile service	4.0 spaces per service bay
11. Bar	1.0 space per 30.0 m ² GFA
12. Bed and breakfast establishment	1.0 space per guestroom in addition to the parking required for the dwelling .
13. Cannabis production/processing facility	a. 1.0 space per 200.0 m ² GFA b. 1.0 space per 30.0 m ² GFA for office component and any retail component.

Permitted Use	Parking Standard
14. Catering service	1.0 space per 30.0 m ² GFA
15. Community centre	1.0 space per 25.0 m ² GFA
16. Contractor's yard	1.0 space per 100.0 m ² GFA
17. Crisis residence	2.0 spaces plus 1.0 space per 3 residents
18. Child care centre	1.0 space per 28.0 m ²
19. Emergency services	1.0 space per 30.0 m ² GFA excluding any garage
20. Equipment rental establishment	1.0 space per 30.0 m ² GFA
21. Farm production outlet	1.0 space per 30.0 m ² GFA
22. Financial institution	1.0 space per 20.0 m ² GFA
23. Funeral home	1.0 space per 20.0 m ² GFA or 20.0 spaces, whichever is the greater
24. Golf course	2.0 spaces per hole plus 1.0 space per 20.0 m ² GFA for the club house
25. Golf driving range	1.0 space per tee-off pad
26. Grocery store	1.0 space per 25.0 m ² GFA
27. Group correctional home	1.0 space per 100.0 m ² GFA or a minimum of 3.0 spaces
28. Home occupation	1.0 space per home occupation plus 1.0 additional space for home occupations providing education or training
29. Hospital	1.0 space per 40.0 m ² GFA
30. Hotel	1.0 space per guest room plus 1.0 space per 10.0 m ² GFA for any accessory restaurant and 1.0 space per 20.0 m ² GFA for accessory place of assembly .
31. Impound yard	6.0 spaces plus 1.0 space per 1,000.0 m ² of GFA and of open storage
32. Industrial mall	1.0 space per 40.0 m ² for the first 1,200.0 m ² of GFA, plus 1.0 space per 100.0 m ² for the remainder of the GFA in excess of 1,200.0 m ² . Only the parking prescribed for an industrial mall need be provided for all uses located therein.

Permitted Use	Parking Standard
33. Laundromat	1.0 space per 30.0 m ² GFA
34. Liquid waste transfer station	6.0 spaces, plus 1.0 space per 1,000.0 m ² GFA
35. Lodging house	1.0 space per 3 licenced lodgers
36. Long term care home , assisted living	1.0 space per 3 beds or units
37. Manufacturing use	1.0 space per 100.0 m ² GFA
38. Mixed use building	a. Residential: 1.0 space per unit plus 0.15 spaces per unit for visitors
	b. Retail, personal service and/or office : 1.0 space per 30.0 m ² GFA
39. Museum	1.0 space per 25.0 m ² GFA
40. Neighbourhood convenience store	1.0 space per 30.0 m ² GFA
41. Nursery garden centre	a. 1.0 space per 100.0 m ² GFA
	b. Indoor retail component: 1.0 space per 30.0 m ² GFA outdoor sales and display area
42. Office, general	1.0 space per 30.0 m ² GFA
43. Office, medical	1.0 space per 20.0 m ² GFA
44. On-farm diversified use	1.0 space per 100.0 m ² GFA
45. Personal service	1.0 space per 30.0 m ² GFA
46. Pharmacy	1.0 space per 30.0 m ² GFA
47. Place of assembly	1.0 space per 20.0 m ² GFA
48. Place of entertainment/recreation	1.0 space per 18.0 m ² GFA
49. Place of worship	1.0 space per 20.0 m ² GFA
50. Recycling operation	6.0 spaces, plus 1.0 space per 1,000.0 m ² of GFA and of open storage
51. Research use	1.0 space per 30.0 m ² GFA
52. Restaurant	1.0 space per 10.0 m ² GFA
53. Retail store	1.0 space per 30.0 m ² GFA
54. Retirement home	1.0 space per room or suite

Permitted Use	Parking Standard
55. Salvage yard	6.0 spaces, plus 1.0 space per 1,000.0 m ² of GFA and of open storage
56. School, elementary (K – Grade 8)	2.0 spaces per classroom
57. School, post-secondary	1.0 space per 70.0 m ² GFA
58. School, secondary (Grade 9-12)	4.0 spaces per classroom
59. School, trade/commercial	2.0 spaces plus 1.0 space per 20.0 m ² GFA
60. Service industry	1.0 space per 40.0 m ² GFA
61. Service or repair shop	1.0 space per 30.0 m ² GFA
62. Shopping centre	1.0 space per 20.0 m ² GFA. Only the parking prescribed for a shopping centre need be provided for all uses located therein.
63. Short term rental accommodation	Up to 3 bedrooms per unit, the primary residential use parking requirements shall apply. For 4 or more bedrooms per unit, 1.0 additional space per bedroom.
64. Studio	1.0 space per 30.0 m ² GFA
65. Transportation terminal	6.0 spaces plus 1.0 space per 1000.0 m ² GFA
66. Veterinary clinic	1.0 space per 20.0 m ² GFA
67. Warehouse	1.0 space per 200.0 m ² GFA
68. Warehouse , public self-storage	1.0 space per 200.0 m ² GFA
69. Wholesale	1.0 space per 100.0 m ² GFA
70. All other uses not herein specified	1.0 space per 30.0 m ² GFA

Table 8: Off-Street Parking Requirements for Residential Uses

Permitted Use	Parking Standard
1. Additional dwelling unit	1.0 space per unit except where two spaces are required for the first unit and then it shall be 1.0 space per unit after the first two units in a dwelling
2. Apartment that qualifies as affordable housing	0.5 space per unit plus 0.15 spaces per unit for visitors
3. Apartment	1.0 space per unit plus 0.15 spaces per unit for visitors
4. Apartments in the Upper Downtown (UD) Zone, Lower Downtown (LD) Zone and Historic Mainstreets (HM) Zone	0.7 spaces per unit plus 0.15 spaces per unit for visitors
5. Fourplex or double duplex	1.0 space per unit plus 0.25 spaces per unit for visitors
6. Live-work	2.0 spaces per dwelling unit .
7. Semi-detached	2.0 spaces per unit except on lots with less than 12 metres frontage and without a garage or an interior side yard 3 metres or wider: 1.0 space per unit
8. Single detached	2.0 spaces per unit except on lots with less than 12 metres frontage and without a garage or an interior side yard 3 metres or wider: 1.0 space per unit
9. Stacked townhouse	1.0 space per unit plus 0.25 spaces per unit for visitors
10. Street townhouse	2.0 spaces per unit
11. Block townhouse	1.0 space per unit plus 0.25 spaces per unit for visitors
12. Back-to-back townhouse	2.0 spaces per unit

5.3 Parking Exemptions

- a) Within the Parking Exemption Area 1 defined on Schedule G, the minimum number of **parking spaces** to be provided and maintained for commercial uses

shall be fifty percent (50%) of the required **parking spaces** determined in accordance with Table 7.

- b) Within the Parking Exemption Area 2 as defined on Schedule G, the minimum number of **parking spaces** to be provided and maintained for commercial uses shall be seventy-five percent 75% of the required **parking spaces** determined in accordance with Table 7.
- c) Within the Parking Exemption Area 3 as defined on Schedule G, commercial uses shall be exempt from the parking requirements of Table 7.

5.4 Accessible Parking

- a) All required **accessible parking spaces** shall be designed in compliance with the Accessibility for Ontarians with Disabilities Act’s Design of Public Spaces Standard (found within the Integrated Accessibility Standards Regulation).
- b) A minimum proportion of the total required **parking spaces** within all **zones** where visitor/public parking is required shall be provided as **accessible parking spaces** for the use of persons with disabilities as set out in Table 9.

Table 9: Minimum Accessible Parking Spaces Required

Number of Parking Spaces Required	Minimum Accessible Parking Spaces Required
1. 1-12	1
2. 13-100	4%
3. 101-200	3% + 1
4. 201-1000	2% + 2
5. 1001+	1% + 11

- a) The required **accessible parking spaces** shall be provided according to the dimensions provided in Table 10.

Table 10. Accessible Parking Space Dimensions and Access

Accessible Parking Space Type	Length	Width	Accessible Access Aisle Width
1. Type A	5.6 metres	3.4 metres	1.5 metres
2. Type B	5.6 metres	2.75 metres	1.5 metres

- i. Where two **accessible parking spaces** are adjacent (Type A and/or Type B), a common 1.5 metres wide x 5.6 metres long **accessible access aisle** shall be provided for both spaces.
 - ii. Where an even number of **accessible parking spaces** is required, an equal number of (Type A) spaces and (Type B) spaces must be provided.
 - iii. Where an odd number of **accessible parking spaces** are required, the number of Type A spaces and Type B spaces must be divided equally, but the additional odd numbered space may be a Type B space.
 - iv. All **accessible** parking requirements are to be rounded up to the nearest whole number.
- b) **Accessible parking spaces** shall be designated with a painted accessibility insignia and signage provided in accordance Section 11 of Ontario Regulation 581 made under the Highway Traffic Act.
 - c) In addition to the requirements of provision 5.4.d, Type A **accessible parking spaces** shall be marked with “van **accessible**” signage in accordance with the Access for Ontarians with Disabilities Act’s policy guidelines for the Design of Public Spaces.
 - d) **Accessible parking spaces** shall be the closest **parking spaces** to the **building** entrance that are **accessible** from the **parking area**.
 - e) **Accessible parking spaces** and paths between the **accessible parking spaces** and the **building** entrance(s) shall be **accessible** to persons with disabilities and be designed as per the Design of Public Spaces Standard.
 - f) **Accessible parking spaces** shall not be parallel or **tandem parking spaces**.

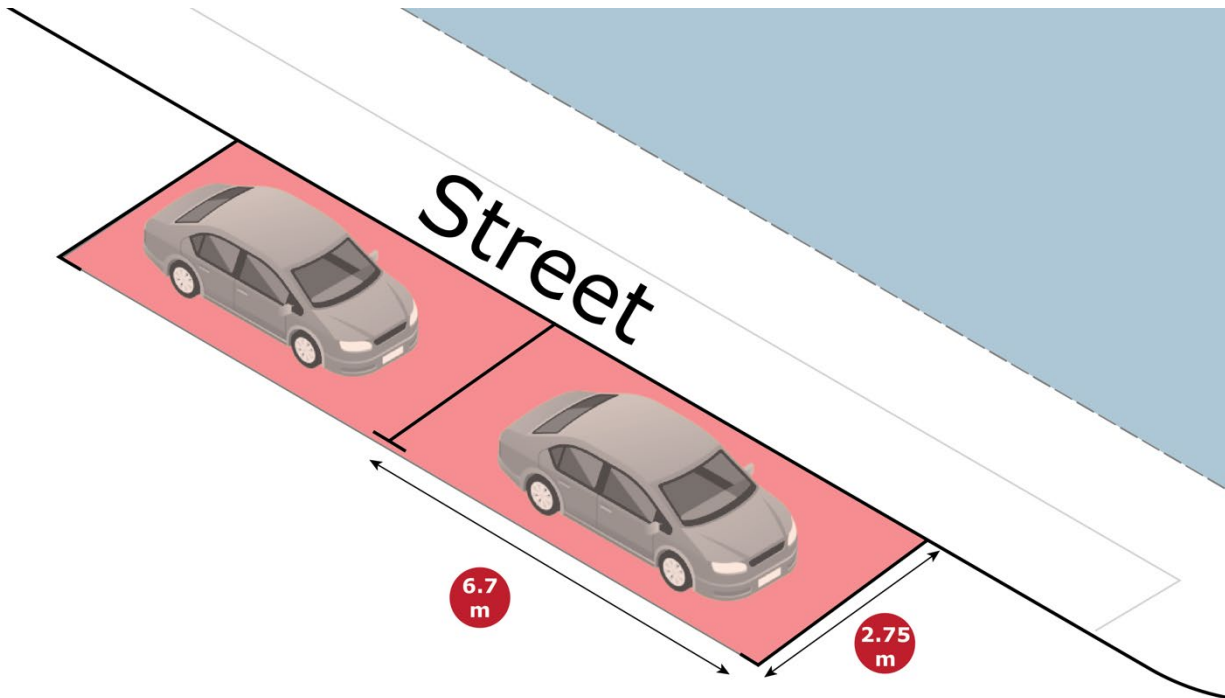
5.5 Parking Space Dimensions

- a) Required **parking spaces** shall have minimum length and width as shown in Table 11.

Table 11. Parking Space Dimensions

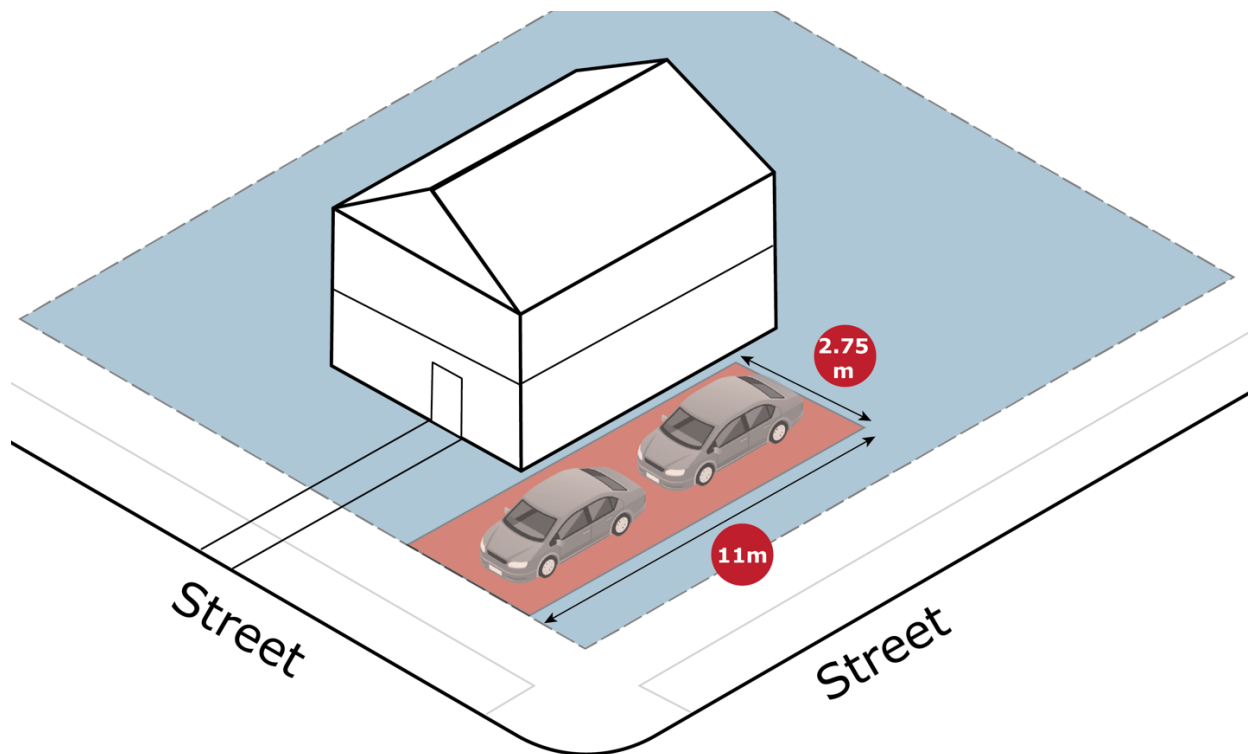
Parking Space Type	Length	Width
1. Parallel parking space	6.7 metres	2.75 metres
2. Tandem parking space	11.0 metres	2.75 metres

3. Parking spaces with direct access to an access aisle	5.6 metres	2.75 metres
4. Parking spaces with direct access to a street	6.0 metres	2.75 metres



Parallel Parking Space Dimensions

Tandem Parking Space Dimensions



- b) Where more than 10 **parking spaces** are required on a **lot**, the minimum **parking space** size of not more than 10% of such required **parking spaces** shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such **parking space** is clearly identified as being reserved for the parking of small cars only.
- c) The required width of a **parking space**, other than in a private **garage** or **carport**, shall be increased by 0.25 metres when one side of the **parking space** abuts a wall or column.
- d) Notwithstanding Section 5.5 c), pillars, columns and other ceiling support elements may project a maximum of 0.15 metres into a required **parking space** if they are located a maximum of 1.0 metres from the front or rear of a **parking space**.
- e) Stairs may encroach into a required **parking space** within a private **garage** or **carport** by a maximum of 0.6 metres.

5.6 Parking Deficiencies

- a) Where a use **existing** at the date of adoption of this By-law provides fewer than the minimum number of **parking spaces** required herein, the **existing** number of **parking spaces** shall be deemed to be the minimum number of **parking spaces** required for the said use.

- b) An **existing** permitted use may be enlarged or changed to another permitted use in accordance with the following:
 - i) The minimum number of **parking spaces existing** at the date of adoption of this By-law shall continue to be provided.
 - ii) Additional **parking spaces** for the enlarged or changed use shall be calculated as follows:
 - a. The total minimum number of **parking spaces** for the enlarged or changed use as required by Table 7 of this By-law,
 - b. minus the total minimum number of **parking spaces** the previous use would have required pursuant to Table 7.
- c) Where a changed use requires less than the number of **existing parking spaces**, then the minimum number of **parking spaces** required shall be in accordance with Table 7, notwithstanding the provisions of Section 5.6 b.

5.7 Parking Location

The location of a **parking space** shall be subject to the following regulations:

- a) The required **parking space** shall be located on the same **lot** as the use, **building**, or **structure** for which it is required.
- b) Notwithstanding the provisions of Section 5.7 a) within any Mixed Use Zone or any development which provides for more than 10 new units within the built-boundary, required **parking spaces** may be provided on an abutting **lot**, or on another **lot**, provided:
 - i) the parking is located within the same **zone** as the subject property;
 - ii) the parking is located within a maximum of 150.0 metres of the nearest **lot line** of the subject property; and
 - iii) an agreement providing for the continuation of the required **parking spaces** is entered into with the City and is registered against both parcels of land.
- c) The required **parking space** shall be located a minimum of 1.0 metres from any **lot line** abutting a **street** except for a **parking space** located in a **driveway** on a **lot** containing up to three **dwelling units**.
- d) In an Employment Zone, Commercial Zone, or a Downtown Mixed Use Zone, **parking spaces** shall be located a minimum of 3.0 metres from any **lot line**

- abutting a **street** or a Residential Zone. This provision shall not apply to an underground **parking structure**.
- e) In a Commercial Zone, or Downtown Mixed Use Zone, parking spaces shall not be located in a **front yard**. This provision shall not apply to an underground **parking structure**.
 - f) All **parking spaces** shall have access to a **street** by means of a **driveway**.
 - g) A **driveway** shall have a minimum width of 2.4 metres on **lots** in all Residential Zones.
 - h) Where a minimum of two **parking spaces** are required, a **tandem parking space** shall be permitted for any **lot** containing up to three **dwelling units, bed and breakfast establishments, short term rental accommodations and home occupations**.
 - i) Where required **parking spaces** are provided in a **parking structure**, the **parking structure** shall be subject to the following regulations:
 - i) The **parking structure** shall be located on the same **lot** as the use, **building** or **structure** for which it is required except as provided for in Section 5.7 b.
 - ii) That portion of a **parking structure** at or above the **finished grade** level shall conform to all the provisions for the **main buildings** or **structures** therein, and that portion of a **parking structure** located below the **finished grade** level shall be located no closer than 0.3 metres to any **lot line**.
 - iii) **Parking structures** shall incorporate active permitted uses at-grade where the **structure** is facing onto any **arterial street** or **collector street**.
 - j) Parking lots in the Historic Mainstreets Zone shall not have direct frontage on Colborne Street, Dalhousie Street or Market Street.
 - k) Parking lots in the Brant Avenue Heritage Conservation District Zone shall not have direct frontage on Brant Avenue.

5.8 Access to Parking

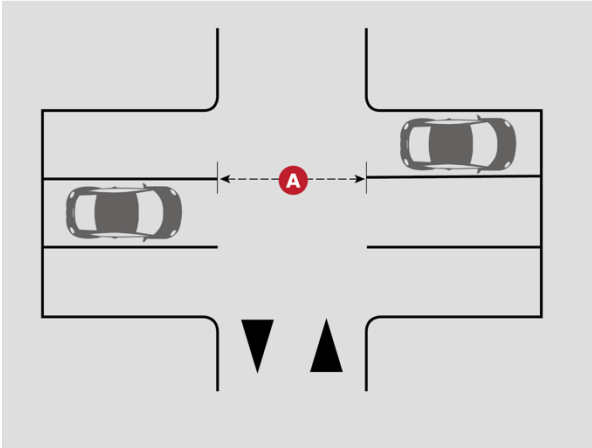
- a) Where five or more **parking spaces** are required on a **lot**, such spaces shall be located in a **parking area** and access thereto shall be provided in accordance with the following regulations:

- i) All **parking areas** shall have access to a **street** by means of a driveway. Any driveway not accessing a **parking area** and providing access to a road classified as a Minor or Major Arterial shall require a hammerhead design to allow vehicles to reverse or reposition the vehicle within the site.
- ii) Any **garage** door or gate that provides access to a **parking area** shall be **setback** a minimum of 6.0 metres from the property line.
- iii) **Parking areas** shall provide access to each **parking space** by means of an **access aisle** with a minimum width as shown in Table 12.

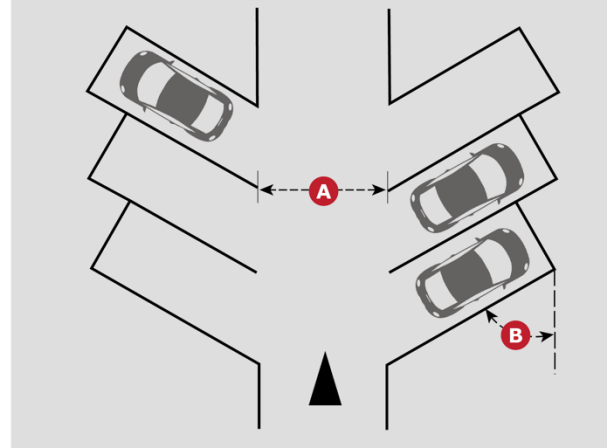
Table 12. Required Access Aisle Widths

Type of Access Aisle	Parking Space Angle	Minimum Access Aisle Width
1. Two-Way	90 degrees	6.0 metres
2. One-Way	Between 75 and 89 degrees	5.8 metres
3. One-Way	Between 60 and 74 degrees	4.9 metres
4. One-Way	Between 45 and 59 degrees	3.7 metres
5. One-Way	Less than 45 degrees	3.4 metres
6. One-Way	Parallel parking space	3.0 metres
7. Two-Way	Parallel parking space	6.0 metres

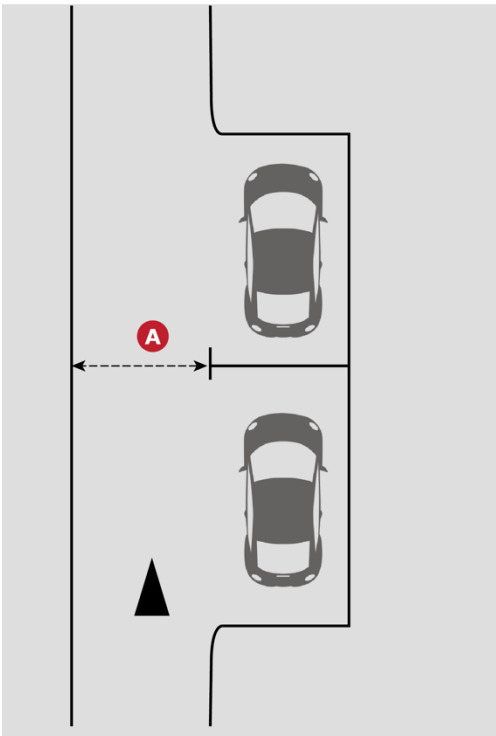
b) No parking shall be permitted in **access aisles** or driveways within or leading to a **parking area**.



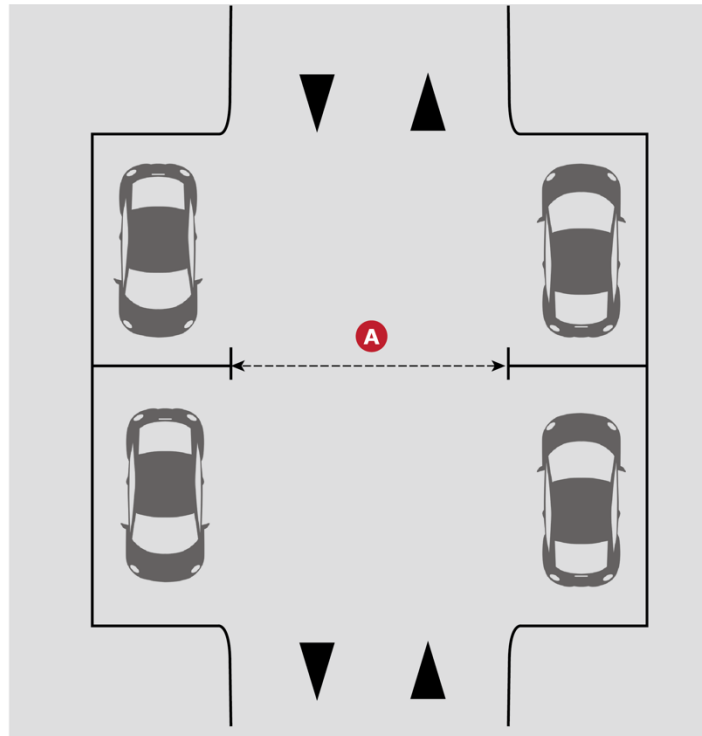
A Minimum Access Aisle Width where parking is at 90 degrees



A Minimum Access Aisle Width where parking is less than 90 degrees
B Parking Space Angle



A Minimum Access Aisle Width when there is parallel parking with one-way access



A Minimum Access Aisle Width when there is parallel parking with two-way access

5.9 Parking Surface Treatment

All **parking areas**, which include **driveways**, **access aisles**, and **parking spaces** and all loading areas shall be established and maintained with a stable hard surface treatment to prevent the raising of dust, mud, stones or loose particles and consist of commercially acceptable and available products, including hot mix laid asphalt, asphalt surface treatments, concrete and precast concrete paving stones, or a surface treatment approved pursuant to the Site Plan Control provisions of the Planning Act.

5.10 Parking of Recreational Vehicles and Trailers in Residential Zones

The parking or storing of a **recreational vehicle** or trailer on a **lot** in a Residential Zone is only permitted in accordance with the following provisions:

- a) The number of **recreational vehicles** or trailers parked or stored in the open shall be a maximum of one.
- b) The **recreational vehicle** or trailer shall not occupy a required **parking space** on the **lot**.
- c) Where a **recreational vehicle** such as a boat, all-terrain vehicle, or snowmobile is kept on a trailer, the **recreational vehicle** and trailer together shall be counted as one **recreational vehicle** or trailer.
- d) The number of **recreational vehicles** or trailers parked or stored within a private **garage** or wholly enclosed **building** associated with a **dwelling unit** shall be unrestricted.
- e) Parking or storing of a **recreational vehicle** or trailer shall only be permitted on a **lot** where a **main building** exists.
- f) A **recreational vehicle** or trailer parked or stored in the **front yard** or **exterior side yard** shall only be parked on a **driveway**.
- g) A **recreational vehicle** or trailer may be parked in an **interior side yard** or **rear yard** provided it shall be set back a minimum of 1.0 metres from any **side lot line** or **rear lot line** and is parked on a stable hard surface treatment.
- h) A **recreational vehicle** or trailer parked or stored in the open shall be entirely within the legal boundaries of the **lot**.
- i) A **recreational vehicle** or trailer parked or stored in the **front yard** or **exterior side yard** shall not exceed a maximum length of 7.0 metres exclusive of any

trailer hitch or tongue or exceed a maximum height of 2.0 metres measured from the ground to the highest point of the **recreational vehicle** or trailer.

- j) A rack or apparatus on the top of a **recreational vehicle** or trailer shall not be included in the calculation of maximum height provided the rack or apparatus does not exceed 0.4 metres in height.
- k) A **recreational vehicle** or trailer that exceeds a maximum length of 7.0 metres exclusive of any trailer hitch or tongue or exceeds a maximum height of 2.0 metres shall only be parked or stored in the **interior side yard** or **rear yard** and shall be set back a minimum of 1.0 metres from any **interior side lot line** or **rear lot line**.
- l) A **recreational vehicle** or trailer parked or stored in the **interior side yard** or **rear yard** shall not exceed a maximum length of 11 metres or a maximum height of 4.0 metres.
- m) A **recreational vehicle** or trailer that exceeds a maximum length of 7.0 metres exclusive of any trailer hitch or tongue or a maximum height of 2.0 metres may be temporarily parked or stored on a **driveway** in the **front yard** or **exterior side yard** between May 1st and October 31st.
- n) A trailer owned by the occupant of a **dwelling** on a **lot** where such trailer is used by the occupant on a daily basis for employment and to earn a living may be parked in the **front yard** or **exterior side yard** provided such trailer does not exceed a maximum length of 4.0 metres exclusive of any trailer hitch or tongue and a maximum height of 2.6 metres.

5.11 Storage or Parking of Commercial vehicles, Limousines, Construction Equipment, Buses, and School Buses in Residential Zones

- a) Storage or parking of **commercial vehicles, limousines, construction equipment**, buses, and school buses shall be prohibited in all **yards** of a **lot** in any Residential Zone, except within a **garage**.
- b) Notwithstanding Section 5.11 a) a **commercial vehicle** or **construction equipment** may be stored or parked in any **yard** of a **lot** in a Residential Zone while being used in conjunction with construction, maintenance or demolition activities on said **lot**.

5.12 Stacking Lane Regulations

- a) A **stacking lane** associated with certain uses shall be provided in accordance with Table 13:

Table 13: Stacking Lane Regulations

Permitted Use	Minimum Number of Stacking Spaces Required
1. All other uses	3
2. Automobile washing facility – automated	12
3. Automobile washing facility – manual	3
4. Financial institution	5
5. Restaurant	13

- b) A **stacking lane** associated with an **automobile washing facility** – (automated and manual) shall be measured from the entrance to the wash bay.
- c) A **stacking lane** associated with a **financial institution** shall be measured from a point located 2.0 metres beyond the middle of the drive-through bank machine.
- d) A **stacking lane** associated with a **restaurant** shall locate three of the required **stacking spaces** between the order menu station and pick-up window.
- e) The minimum length of each **stacking space** shall be 6.5 metres.
- f) Drive-through aisles shall be located so that stacked vehicles do not impede adjacent on or off-site vehicular or pedestrian traffic.
- g) No part of a **stacking lane** shall be located such that any motor vehicle which uses it will block, impede or interfere with the use of required **parking spaces** or drive aisles on the **lot** on which the drive-through facility is located.
- h) No part of **stacking lane** shall be located between the **building** and the **front lot line**.

5.13 Bicycle Parking

- a) General Provisions for **bicycle parking** spaces
 - i) The minimum **bicycle parking** space requirements of this by-law are shown in Table 14. The minimum **bicycle parking** requirements shall not apply to **existing buildings** or **structures**, or any additions thereto, with the exception of additions to **hospitals**.

- ii) A minimum **bicycle parking** space requirement shall apply to **apartment dwellings** containing 25 or more **dwelling units** as well as the non-**residential uses** specified in Table 14.
- iii) A minimum **bicycle parking** space requirement shall not apply if the total **gross floor area** of all non-**residential uses** on a single **lot** is less than 2,000.0 m².
- iv) Where a required **bicycle parking** space is wholly located within a **building** or **structure**, it shall be subject to the following requirements:
 - a. A required **bicycle parking** space shall have direct access from an interior communal area of a **building** or **structure**; and
 - b. A required **bicycle parking** space located within the **ground floor area** of a **building** or **structure** shall have direct access to the exterior of that **building** or **structure**.
- v) The minimum width of an aisle providing access to a **bicycle parking** space shall be 1.75 metres.

Table 14: Bicycle Parking Space Rates

Use	Long-term	Short-term
1. Apartment dwelling containing 25 or more dwelling units	0.5 per dwelling unit	0.1 per dwelling unit or 3 spaces, whichever is greater.
2. Any commercial use, including retail, office , restaurant and shopping centre	n/a	0.1 per 100.0 m ² of Gross Floor area or 3.0 spaces, whichever is greater.
3. Community facility	n/a	0.2 per 100.0 m ² of Gross Floor area or 3.0 spaces, whichever is greater.

Use	Long-term	Short-term
4. Hospital	Bicycle parking spaces for any hospital expansion or a new hospital shall be based on a parking study detailing the basis for the parking requirements to the satisfaction of Council.	Bicycle parking spaces for any hospital expansion or a new hospital shall be based on a parking study detailing the basis for the parking requirements to the satisfaction of Council.
5. Industrial	n/a	0.1 per 100.0 m ² of Gross Floor area or 2.0 spaces, whichever is greater.
6. Park	n/a	0.1 per 100.0 m ² of lot area or 3.0 spaces, whichever is greater.
7. Recreation facility	n/a	0.1 per 100.0 m ² of Gross Floor area or 3.0 spaces, whichever is greater.
8. School including post-secondary institution	n/a	0.2 per 100.0 m ² of Gross Floor area or 3.0 spaces, whichever is greater.

b) **Bicycle Parking** Space Dimensions

The minimum dimensions of a horizontal **bicycle parking** space shall be provided in accordance with Table 15 and Figure 5.4.

Table 15: Minimum Bicycle Parking Space Dimensions

Dimension	Minimum Requirement (metres)
1. Length	1.8
2. Width	0.6
3. Vertical clearance from the floor	1.9

The minimum dimensions of a vertical **bicycle parking** space shall be provided in accordance with Table 16 and Figure 5.4.

Table 16: Minimum Dimensions of a Vertical Bicycle Parking Space

Dimension	Minimum Requirement (metres)
1. Length	1.2
2. Width	0.6
3. Vertical clearance from the floor	1.9

The minimum dimensions for stacked **bicycle parking** spaces shall be provided in accordance with Table 17 and Figure 5.5.

Table 17: Minimum Dimensions of Stacked Bicycle Parking Spaces

Dimension	Minimum Requirement (metres)
1. Length	1.9
2. Width	0.6
3. Vertical clearance from the floor	2.4
4. Minimum vertical dimension for each bicycle parking space	1.2

Figure 5.4. Required Bicycle Parking Dimensions – Horizontal and Vertical

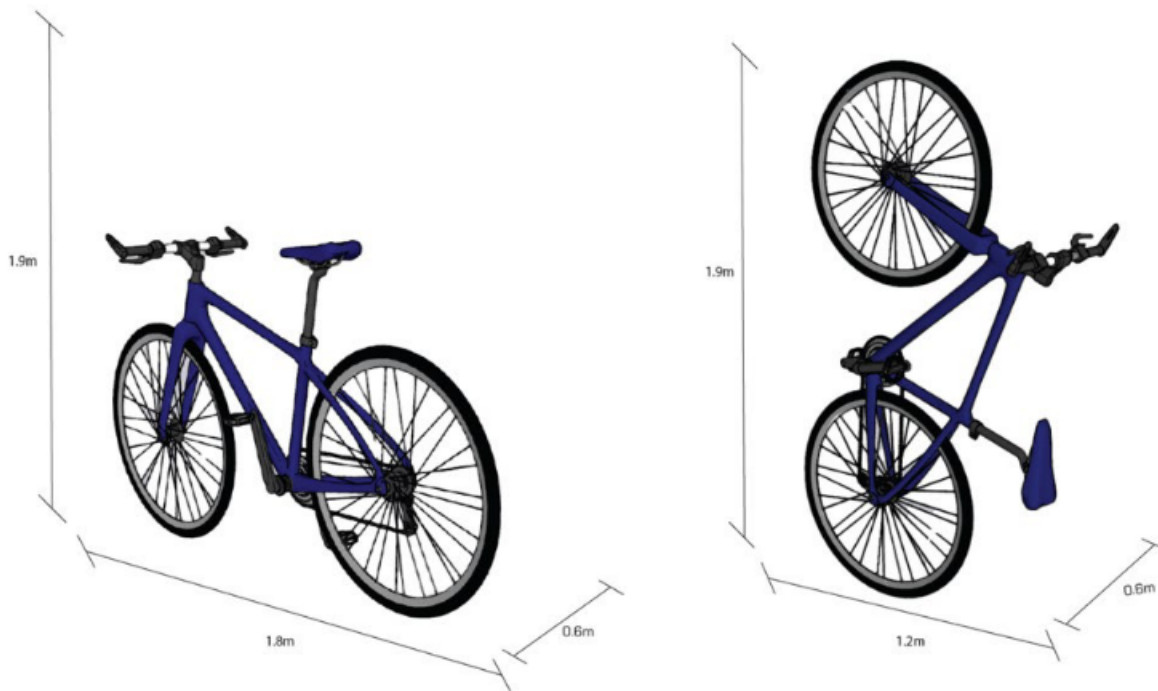
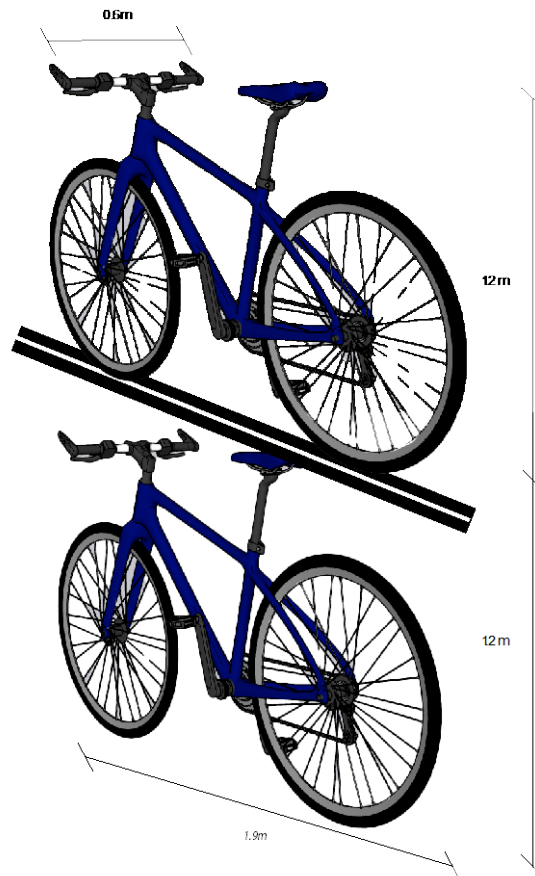


Figure 5.5. Required Bicycle Parking Dimensions – Stacked

d) General Provisions for Short-term **Bicycle Parking Spaces**

A **short-term bicycle parking** space shall be required to be located in the following areas:

- i. Wholly within a **building** in which the **principal use** is located and for which the **short-term bicycle parking** space is required; or
- ii. In any **yard**, provided the **short-term bicycle parking** space is wholly open and unenclosed and **setback** a minimum distance of 0.6 metres from the nearest **street line** or **lot line**.

e) General Provisions for **Long-term Bicycle Parking Spaces**

- i. A **long-term bicycle parking** space shall be located wholly within the **building** where the **principal use** is located and for which the **bicycle parking** space is required.
- ii. A **long-term bicycle parking** space required for a **dwelling unit** shall be located within the following areas of a **building**:
 - a. Within the **ground floor area**;
 - b. On the **storey** above the **ground floor area**; or
 - c. On the first or second **storey** located below grade.
- iii. A required **long-term bicycle parking** space shall have direct access from the exterior of a **building**, and that access shall be located on the ground floor.

5.14 Electric Vehicle Parking/Charging

- a) A minimum of 1% of the required number of **parking spaces** in the Mixed Use Zones, Residential Mid-Rise Zone, Residential High-Rise Zone, Institutional Zones, Commercial Zones and Employment Zones shall provide level 2 or 3 charging facilities for electric vehicles.
- b) At least one of the electric vehicle **parking spaces** required in 5.14.a shall be an **accessible parking space**.

5.15 Shared Parking Rates in Mixed Use Zones

- a) Where a property is located in a Mixed Use Zone, and it contains residential units and non-residential **floor area**, required **parking spaces** shall be calculated in accordance with the following:
 - i. Calculate the required number of **parking spaces** for each individual use in the mixed use development in accordance with Table 7.
 - ii. Multiply the required **parking spaces** for each use by the parking demand for each time period in accordance with Table 18.
 - iii. For each time period, calculate the total **parking spaces**, based on the percent reduction, required for all uses to determine the cumulative total. For clarity, the total required number of **parking spaces** for each use shall be calculated separately for each time period.
 - iv. The greatest cumulative total for all uses in any time period shall be the total number of **parking spaces** required for the mixed use development.

- b) The identified time periods in Table 18 shall be interpreted as:
- i. Morning shall be between 6:00AM and 11:00AM;
 - ii. Midday shall be between 11:00AM and 4:00PM;
 - iii. Evening shall be between 4:00PM and 11:00PM; and
 - iv. Overnight shall be between 11:00PM and 6:00AM.
 - v. With the exception of residential visitor parking, shared parking reductions shall not be applied to a **residential use**.

Table 18: Shared Parking Percentage of Peak Period

Use	Morning	Midday	Evening	Overnight
1. Community facility, place of assembly, theatre	10%	40%	80%	0%
2. Hotel	70%	70%	100%	100%
3. Office	100%	95%	10%	0%
4. Restaurant	20%	100%	100%	0%
5. Residential visitor parking	20%	60%	100%	25%
6. Retail, personal service	65%	90%	100%	0%

5.16 Number of Loading Spaces

- a) The minimum number of **loading spaces** to be provided and maintained for an **apartment dwelling** or the residential component of a **mixed use building** shall be one **loading space** for each **apartment dwelling** containing 25 or more **dwelling units**.
- b) The minimum number of **loading spaces** to be provided and maintained for an industrial or commercial use shall be determined in accordance with Table 19 based on the total **gross floor area** of all uses on the **lot**, and
- c) The **loading space** requirements for more than one use on a single **lot** or for a **building** containing more than one use, shall be the sum total of the **loading space** requirements for each of the uses, unless otherwise specified by this By-law.

Table 19: Non-Residential Loading Space Requirements

Non-Residential Gross Floor area	Minimum Number of Loading Spaces Required
1. 0 to 500 m ²	0
2. 501 to 2,000 m ²	1
3. 2,001 to 5,000 m ²	2
4. 5,001 to 10,000 m ²	3
5. Over 10,000 m ²	3 plus 1 additional for every additional 10,000 m ² or portion thereof

5.17 Loading Spaces

A required **loading space** shall have minimum dimensions, exclusive of any land used for access, **driveways** or manoeuvring, as follows:

- a) **Loading space** – type A: 3.5 metres x 20.0 metres, with 4.5 metres in clear unobstructed height.
- b) **Loading space** – type B: 3.5 metres x 9.0 metres, with 4.5 metres in clear unobstructed height.

If a required **loading space** abuts a wall or column, the **loading space** width shall be increased by 0.3 metres on each obstructed side.

5.18 Loading Space Deficiencies

- a) Where a use **existing** at the date of adoption of this By-law provides fewer than the minimum number of required **loading spaces**, the **existing** number of **loading spaces** shall be deemed to be the minimum number of **loading spaces** required for the use.
- b) An **existing** permitted use may be enlarged or changed to another permitted use in accordance with the following:
 - i. The minimum number of **loading spaces existing** at the date of adoption of this Bylaw shall continue to be provided.
 - ii. Additional **loading spaces** for the enlarged or changed use shall be calculated as follows:
 - a. The total minimum number of **loading spaces** for the enlarged or changed use as required by Section 5.16 of this By-law,

- b. minus the total minimum number of **loading spaces** the previous use would have required notwithstanding Section 5.16.
- c) Where a changed use requires less than the number of **existing loading spaces**, then the minimum number of **loading spaces** required shall be in accordance with Section 5.16.

5.19 Loading Space Location

- a) The **loading space** shall be located on the same **lot** as the use, **building**, or **structure** for which it is required.
- b) A **loading space** shall not be located in any **front yard**.

5.20 Access to Loading

- a) All **loading spaces** shall have adequate access on the **lot** to permit ingress, egress, and manoeuvring by means of a **driveway**, no part of which shall be used for the parking or storage of any motor vehicle.
- b) The **driveway** providing access to a **loading space** shall have a minimum width of 3.5 metres for one-way traffic and 7.0 metres for two-way traffic.

5.21 Type of Loading Space

- a) Any required **loading space** for an **apartment dwelling** or **mixed use building** shall be **Loading Space – Type B**, as defined in Section 5.17 b).
- b) Any required **loading space** for the following uses shall be **Loading Space – Type A**, as defined in Section 5.17 a):
 - i. Industrial uses; and
 - ii. **Retail stores** and other commercial uses with greater than 1,000.0 m² total **gross floor area**.
- c) The required **loading spaces** for all other uses shall be **Loading Space – Type B**, as defined in Section 5.17 b).

6.0 Mixed Use Zones

6.1 Applicable Mixed Use Zones

The Mixed Use Zones established by this By-law apply to lands zoned:

- Historic Mainstreets (HM) Zone;
- Lower Downtown (LD) Zone;
- Upper Downtown (UD) Zone;
- Major Commercial Centre (MCC) Zone;
- Brant Heritage Conservation District (BHC) Zone; and
- Intensification Corridor (IC) Zone.

6.2 Permitted Uses

The following Table 20 establishes the uses permitted in the Mixed Use Zones outlined in Section 6.1. The uses permitted in a **zone** are identified by a “P” in the column related to each **zone**. If a use is not permitted, a dash “-” is shown in the column related to each **zone**. Where a number appears in superscript beside a “P” in the column related to each **zone**, a qualification applies to the permitted use and is detailed in the notes after Table 20.

Table 20: Permitted Residential Uses in the Mixed Use Zones

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
1. Additional residential unit	-	-	P	-	P	P
2. Apartment dwelling	P	P	P	P	P	P
3. Back-to-back townhouse dwelling	-	-	-	-	-	Q1
4. Block townhouse dwelling	-	-	-	-	-	Q1
5. Child care centre	P	P	P	P	P	P
6. Group correctional home	P	P	P	P	P	P
7. Group home	P	P	P	P	P	P

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
8. Fourplex	-	-	P	-	P	P
9. Home child care	P	P	P	P	P	P
10. Live-work	P	P	P	P	P	P
11. Lodging house	P	P	P	P	P	P
12. Mixed use building	P	P	P	P	P	P
13. Retirement home	P	P	P	P	P	P
14. Semi-detached dwelling	-	-	-	-	P	-
15. Short term rental accommodation	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)
16. Single detached dwelling	-	-	-	-	P	-
17. Stacked townhouse dwelling	-	-	-	-	-	Q1
18. Street townhouse dwelling	-	-	-	-	-	Q1

Qualifications

Q1 – Townhouse built forms shall not be permitted within 50 metres of an arterial road except where the **lot depth** is less than 35 metres

Table 21 Permitted Non-Residential Uses in the Mixed Use Zones

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	GHC Zone	IC Zone
1. Alternative health care	P	P	P	P	P	P
2. Art gallery	P	P	P	P	P	P
3. Automobile repair garage	-	-	-	P	-	P
4. Automobile sales establishment	-	-	-	P	-	P
5. Automobile supply store	-	-	-	P	-	P
6. Banquet hall	P	P	P	P	P	P
7. Bar	P	P	-	P	P	P

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	GHC Zone	IC Zone
8. Bed and breakfast establishment	Q1	Q1	Q1	Q1	Q1	Q1
9. Brewing on premises establishment	P	P	P	P	P	P
10. Building supply centre	-	P	P	P	-	P
11. Catering service establishment	-	-	-	P	-	P
12. Child care centre	P	P	P	P	P	P
13. Commercial parking area	-	P	P	P	P	P
14. Commercial school	P	P	P	P	P	P
15. Crisis residence	P	P	P	P	P	P
16. Drive through	-	-	-	P ⁽¹⁾	-	P ⁽¹⁾
17. Elementary school	P	P	P	P	P	P
18. Financial institution	P	P	P	P	P	P
19. Funeral homes	P	P	P	P	P	P
20. Gaming establishment	-	P	-	-	-	-
21. Grocery store	P	P	P	P	P	P
22. Home improvement centre	P	P	P	P	P	P
23. Home occupation	Q1	Q1	Q1	Q1	Q1	Q1
24. Hotel	P	P	P	P	P	P
25. Medical clinic	P	P	P	P	P	P
26. Microbrewery	-	-	-	-	-	P
27. Museum	P	P	P	P	P	P
28. Neighbourhood convenience store	P	P	P	P	P	P
29. Nursery garden centre	-	P	P	P	-	P
30. Office, general	P	P	P	P	P	P
31. Office, medical	P	P	P	P	P	P
32. Personal service	P	P	P	P	P	P

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	GHC Zone	IC Zone
33. Pharmacy	P	P	P	P	P	P
34. Place of assembly	P	P	P	P	P	P
35. Place of entertainment/recreation	P	P	P	P	P	P
37. Place of worship	P	P	P	P	P	P
38. Post-secondary school	P	P	P	P	P	P
39. Public transit facility	P	P	P	P	P	P
40. Research use	-	-	-	P	-	-
41. Restaurant	P	P	P	P	P	P
42. Retail store	P	P	P	P	P	P
43. Service or repair shop	P	P	P	P	P	P
44. Studio	P	P	P	P	P	P
45. Taxi establishment	P	P	P	P	P	P
46. Theatre	P	P	P	P	P	P
47. Veterinary clinic	P	P	P	P	P	P

Qualifications

Q1 – Permitted as a secondary use.

6.3 Provisions for the Historic Mainstreets Zone

6.3.1 Lot and Building Requirements by Building Type

The following Table 22 and additional provisions establish the **zone** standards that apply to the Historic Mainstreets Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 22: Provisions for the Historic Mainstreets Zone

Provision	Mixed Use building/ Residential uses	Non-residential uses
1. Minimum lot area	NR	NR
2. Minimum lot frontage	NR	NR
3. Minimum building height	3 storeys	3 storeys

4. Maximum building height	8 storeys	8 storeys
5. Minimum building step back	1.5 m above 3 storeys ⁽¹⁾	1.5 m above 3 storeys ⁽¹⁾
6. Minimum ground floor height	4.5 m	4.5 m
7. Minimum front yard	0 m	0 m
8. Minimum rear yard abutting a Residential or Mixed Use Zone	7.5 m	7.5 m
9. Minimum rear yard abutting a non-residential zone	7.5 m	0 m
10. Minimum interior side yard where the mixed use building contains windows or similar openings facing the interior side yard	5.5 m	NR
11. Minimum interior side yard abutting any other building	1.0 m ⁽³⁾	1.0 m ⁽³⁾
12. Minimum exterior side yard	0 m	0 m
13. Minimum amenity space	5 m ² / unit ⁽²⁾	NR
14. Minimum landscaped open space	15%	10%

Notes:

- (1) Applies to mid-rise **buildings** of 5 to 8 **storeys** in height.
- (2) A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor.
- (3) Unless **buildings** are touching, then a 0 m **interior side yard setback** is permitted.

6.3.2 Additional Provisions

The following provisions apply to a **mixed use building** or **residential uses** in the Historic Mainstreets Zone:

- a) Permitted **residential uses** shall not be located at grade except for lobby entrances and associated parking, loading and garbage collection.
- b) The maximum **building** length of a **mixed use building** or **retirement home** facing the **front lot line** shall be 60 metres.
- c) The minimum separation distance between a mixed use and residential **building** on the same **lot** shall be 11 metres.
- d) Where the **rear yard** of a **lot** containing a **mixed use building**, or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above

10.0 metres shall be limited by a 45-degree angular plane measured from a height of 10.0 metres at the 7.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

- e) Where the **side yard** of a **lot** containing a **mixed use building, apartment dwelling** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.
- f) The minimum depth of a balcony shall be 1.2 m.
- g) Surface parking lots shall not have direct frontage on Colborne Street, Dalhousie Street or Market Street.
- h) Access into a **parking area** shall be from **local streets** and laneways, avoiding Colborne Street, Dalhousie Street and Market Street.

6.4 Provisions for the Lower Downtown Zone

6.4.1 Lot and Building Requirements by Building Type

The following Table 23 and additional provisions establish the **zone** standards that apply to the Lower Downtown Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 23: Provisions for the Lower Downtown Zone

Provision	Mixed Use Building/ Residential use	Non-residential uses
1. Minimum lot area	NR	NR
2. Minimum lot frontage	NR	NR
3. Minimum building height	3 storeys	3 storeys
4. Maximum building height	24 storeys	8 storeys
5. Minimum ground floor height	4.5 m ⁽¹⁾	4.5 m
6. Minimum front yard	3 m	3 m
7. Minimum rear yard abutting a Residential or Mixed Use Zone	7.5 m	7.5 m
8. Minimum rear yard abutting a non-residential zone	7.5 m	0 m
9. Minimum interior side yard abutting a building with windows on the facing wall	5.5 m	5.5 m
10. Minimum interior side yard where the mixed use building has windows facing the interior side yard	5.5 m	NR
11. Minimum interior side yard abutting any other building	0 m	0 m
12. Minimum exterior side yard	3 m	3 m
13. Minimum amenity space	5 m ² / unit ⁽²⁾	NR
14. Minimum landscaped open space	15%	10%

Notes:

⁽¹⁾ Where ground floor commercial uses are proposed.

⁽²⁾ A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor.

6.4.2 Additional Provisions

The following provisions apply to an **apartment building**, **mixed use building** or other **residential use** in the Lower Downtown Zone:

-
- a) Where **buildings** are 8 **storeys** or more in height, a 2 to 3 **storey** podium shall be provided and the tower portion of the **building** shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the podium.
 - b) The minimum separation between the tower component of an **apartment building** or **mixed use building** above 8 **storeys** on the same lot shall be 25 metres.
 - c) The minimum **setback** of the tower component of an **apartment building** or **mixed use building** above 8 **storeys** shall be 12.5 metres to a property line that is not the **street**.
 - d) The maximum size of the **floor plate** of a tower component of an **apartment building** or **mixed use building** above a podium shall be 750 m².
 - e) The maximum **building** length of an **apartment building**, **mixed use building** or **retirement home** facing the **front lot line** shall be 60 metres.
 - f) Where the **rear yard** of a **lot** containing a **mixed use building**, **apartment dwelling**, or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 7.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.
 - g) Where the **side yard** of a **lot** containing a **mixed use building**, **apartment dwelling** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.
 - h) The minimum depth of a balcony shall be 1.2 m.

6.5 Provisions for the Upper Downtown Zone

6.5.1 Lot and Building Requirements by Building Type

The following Table 24 and additional provisions establish the **zone** standards that apply to the Upper Downtown Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 24: Provisions for the Upper Downtown Zone

Provision	Mixed Use Building/ Residential use	Non-residential Uses
1. Minimum lot frontage	NR	NR
2. Minimum lot area	NR	NR
3. Minimum building height	2 storeys	2 storeys
4. Maximum building height	8 storeys	12 m
5. Minimum building step back	1.5 m above 3 storeys ⁽¹⁾	NR
6. Minimum ground floor height	4.5 m ⁽²⁾	4.5 m ⁽²⁾
7. Minimum front yard	3 m ⁽³⁾	3 m ⁽³⁾
8. Minimum rear yard abutting a Residential or Mixed Use Zone	7.5 m	7.5 m
9. Minimum rear yard abutting a non-residential zone	7.5 m	0 m
10. Minimum interior side yard abutting a building with windows on the facing wall	5.5 m	5.5 m
11. Minimum interior side yard where the apartment building or mixed use building contains windows facing the interior side yard	5.5 m	NR
12. Minimum interior side yard abutting any other building	0 m	0 m
13. Minimum exterior side yard	3 m ⁽³⁾	3 m ⁽³⁾
14. Minimum amenity space	5 m ² / unit ⁽⁴⁾	NR
15. Minimum landscaped open space	15%	10%

Notes:

- (1) Applies to mid-rise **buildings** of 5 to 8 **storeys** in height.
- (2) Required on **buildings** fronting or flanking Market Street and elsewhere in the **zone** where ground floor commercial is proposed.
- (3) Except along Market Street the minimum **front yard** and minimum **exterior side yard** shall be 0 m.
- (4) A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

6.5.2 Additional Provisions

The following provisions apply to an **apartment building, mixed use building** or other **residential use** in the Upper Downtown Zone:

- a) Permitted **residential uses** shall not be located at grade for **buildings** facing or flanking Market Street except for lobby entrances and associated parking, loading and garbage collection.
- b) The maximum **building** length of a **mixed use building** or **retirement home** facing the **front lot line** shall be 60 metres.
- c) Where the **rear yard** of a **lot** containing a **mixed use building**, or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45-degree angular plane measured from a height of 10.0 metres at the 7.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.
- d) Where the **side yard** of a **lot** containing a **mixed use building, apartment dwelling** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.
- e) The minimum depth of a balcony shall be 1.2 m.

6.6 Provisions for the Major Commercial Centre Zone

6.6.1 Lot and Building Requirements by Building Type

The following Table 25 and additional provisions establish the **zone** standards that apply to the Major Commercial Centre Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 25: Provisions for the Major Commercial Centre Zone

Provision	Mixed Use / Residential Use	Non-residential uses
1. Minimum lot frontage	NR	NR
2. Minimum lot area	NR	NR
3. Minimum building height	3 storeys	3 storeys
4. Maximum building height	18 storeys	15 m
5. Minimum building step back	NR	NR
6. Minimum ground floor height	4.5 m ⁽¹⁾	NR
7. Minimum front yard	NR	3 m
8. Minimum rear yard	7.5m	7.5m
9. Minimum interior side yard abutting a building with windows on the facing wall	5.5m	4.5 m
10. Minimum interior side yard abutting any other zone	1.5 m/ storey to a maximum of 12m	3 m
11. Minimum exterior side yard	3 m	3 m
12. Minimum amenity space	5 m ² /unit ⁽²⁾	10%
13. Minimum landscaped open space	30%	10%

Notes

⁽¹⁾ Where ground floor commercial uses are proposed.

⁽²⁾ A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

6.6.2 Additional Provisions

- a) The additional provisions of Section 6.4.2 shall apply to **apartment buildings, mixed use buildings** or other **residential use** in the Major Commercial Centre Zone.
- b) The following provisions apply to a **mixed use building** or non-residential **building** in the Major Commercial Zone:
 - i. New **offices** shall not exceed 4,000 square metres of **gross floor area**.

6.7 Provisions for the Brant Heritage Conservation District Zone

The following Table 26 and additional provisions establish the **zone** standards that apply to the Brant Heritage Conservation District Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 26: Provisions for the Brant Heritage Conservation District Zone

Provision	Requirement
1. Minimum lot area for single detached dwellings	278.5 m ²
2. Minimum lot area for semi-detached dwellings	230.0 m ²
3. Minimum lot area for all other uses	360 m ²
4. Minimum lot frontage for single detached dwelling	12.0m
5. Minimum lot frontage for semi-detached dwelling	7.0 m
6. Minimum lot frontage for all other uses	12.0 m
7. Maximum building height	3 storeys
8. Maximum lot coverage	40%
9. Minimum front yard	6.0m ⁽³⁾
10. Minimum rear yard	20% of lot depth up to a maximum of 9.0 m
11. Minimum interior side yard	0.6 m ⁽¹⁾
12. Minimum exterior side yard	2.5 m ⁽²⁾
13. Minimum landscaped open space	25%

Notes:

- (1) For **semi-detached dwellings**, the minimum **interior side yard** shall be 0.6m on the side with an **integral garage** or **integral carport** and 2.5m on the side without.
- (2) Applies to **single detached dwellings** and **semi-detached dwellings**. For all other uses, the minimum **exterior side yard** shall be 0.6m.
- (3) Or the **established front building line**.

6.7.1 Additional Provisions

The following provisions apply in the Brant Heritage Conservation District Zone:

- a) Parking shall not be located in a **front yard** adjacent to Brant Avenue.
- b) **Dwelling units** shall only be located in a **building** containing one or more permitted non-residential uses.
- c) **Open storage** is not permitted.

Where there is a conflict between the requirements of the Brant Avenue Heritage Conservation District Plan and any provisions of this By-law, the requirements articulated in the Brant Avenue Heritage Conservation District Plan shall prevail.

6.8 Provisions for the Intensification Corridor Zone

The following Table 27 and additional provisions establish the **zone** standards that apply to the Intensification Corridor Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 27: Provisions for the Intensification Corridor Zone

Provision	Apartment Building / Mixed Use	Block townhouse Dwelling	Stacked townhouse Dwelling	Street townhouse Dwelling with Detached Rear Garage	Street townhouse with Integral Rear Garage	Non-residential uses
1. Minimum lot frontage	NR	30 m	NR	5.5 m	5.5 m	NR
2. Minimum lot area	NR	135 m ² /unit	100m ² /unit	165 m ² /unit	110m ² /unit	NR
3. Maximum lot coverage	NR	40%	50%	60%	75%	40%
4. Minimum height	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys
5. Maximum height	12 storeys (1)	15 m	15 m	15 m	15 m	12 m
6. Minimum building step back	1.5 m above 3 storeys (2)	NR	NR	NR	NR	NR

Provision	Apartment Building / Mixed Use	Block townhouse Dwelling	Stacked townhouse Dwelling	Street townhouse Dwelling with Detached Rear Garage	Street townhouse with Integral Rear Garage	Non-residential uses
7. Minimum ground floor height for mixed use buildings	4.5 m	NR	NR	NR	NR	4.5 m
8. Minimum front yard	3 m	4.5 m	4.5 m	4.5m	4.5 m	3 m
9. Minimum rear yard abutting a Residential or Mixed Use Zone	7.5 m	7.5 m	7.5 m	2.5m ⁽³⁾	2.5m ⁽³⁾	7.5 m
10. Minimum rear yard abutting a non-residential zone	7.5 m	7.5 m	7.5 m	2.5m ⁽³⁾	2.5m ⁽³⁾	0 m
11. Minimum interior side yard abutting a building with windows on the facing wall	5.5 m	1.2 m	1.2 m	1.2 m ⁽⁴⁾	1.2 m ⁽⁴⁾	5.5 m
12. Minimum interior side yard where the mixed use building has windows facing the interior side yard	5.5 m	NR	NR	NR	NR	NR
13. Minimum interior side yard abutting any other zone	0 m	1.2 m	1.2 m	1.2 m	1.2 m	0 m

Provision	Apartment Building / Mixed Use	Block townhouse Dwelling	Stacked townhouse Dwelling	Street townhouse Dwelling with Detached Rear Garage	Street townhouse with Integral Rear Garage	Non-residential uses
14. Minimum exterior side yard	3 m	3 m	3 m	3 m	3 m	3 m
15. Minimum amenity space	5 m ² /unit ⁽⁶⁾	15 m ² /unit ⁽⁵⁾	8 m ² /unit ⁽⁵⁾	25 m ² /unit ⁽⁵⁾	15 m ² /unit ⁽⁵⁾	NR
16. Minimum landscaped open space	30%	30%	50%	75% ⁽⁷⁾	75% ⁽⁷⁾	10%

Notes:

- (1) Except along Erie Avenue where the maximum **building height** shall be 6 **storeys**.
- (2) Applies to mid-rise **buildings** of 5 to 8 **storeys** in height within a pedestrian prominent area and elsewhere where ground floor commercial uses are proposed.
- (3) To a **garage** or **carport**.
- (4) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.
- (5) Must be provided outdoor.
- (6) A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a long-term care home.
- (7) Applies only to the **front yard**.

6.8.1 Additional Provisions

- a) The following provisions apply to a **mixed use building** or non-residential **building** in the Intensification Corridor Zone:
 - i. Ground floor commercial uses shall be required in pedestrian prominent areas delineated with a “-PP” after the **zone** symbol on Schedule A and **residential uses**, except for a lobby and associated loading and garbage collection facilities, shall not be permitted on the ground floor.
 - ii. Retail, and service uses shall be capped at 8,000 square metres of **gross floor area** per commercial tenant.
 - iii. **Office** uses shall be capped at 4,000 square metres of **gross floor area**.
- b) The additional provisions of Section 6.4.2 shall apply to **apartment buildings**, **mixed use buildings** or **retirement homes** in the Intensification Corridor Zone.

- c) The following provisions apply to **block townhouse dwellings** in the Intensification Corridor Zone:
- i. The minimum width of each **dwelling unit** shall be 5.5 metres.
 - ii. The minimum separation distance between **block townhouse dwellings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.
 - iii. The minimum distance from an end wall to a **private street** shall be 1.8 m.
 - iv. The minimum distance from a wall other than an end wall to a **private street** shall be 3.0 m.
 - v. The minimum distance from an **integral garage** of a **block townhouse dwelling unit** to a **private street** shall be 5.8 m.
- d) The following provisions apply to **stacked townhouse dwellings** in the Intensification Corridor Zone:
- i. The minimum distance from an end wall to an internal roadway shall be 1.5 metres.
 - ii. The minimum distance from a wall other than an end wall to an internal **driveway** shall be 3.0 metres.
 - iii. The minimum distance from an **integral garage** of a **stacked townhouse dwelling unit** to an internal roadway shall be 5.8 metres.
 - iv. The minimum separation distance between **buildings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition and 15 metres for a front wall to front wall conditions.

7.0 Residential Zones

7.1 Applicable Residential Zones

The Residential Zones established by this By-law apply to lands Zoned:

- Suburban Residential (SR) Zone
- **Existing** Neighbourhood Low-Rise (NLR) Zone
- Greenfield Neighbourhood Low-Rise (GNLR) Zone
- Neighbourhood Corridor (NCR) Zone
- Residential Mid-Rise (RMR) Zone
- Residential High-Rise (RHR) Zone

7.2 Permitted Uses

The following Table 28 and 29 establishes the uses permitted in the Residential Zones outlined in Section 7.1. The uses permitted in a **zone** are identified by a “P” under the column related to each **Zone**. If a use is not permitted, a dash “-” is shown in the column related to each **zone**. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted use as described following Table 28 and 29.

Table 28: Permitted Dwelling Types

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
1. Additional residential unit	P	P	P	P	Q1	-

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
2. Apartment dwellings	-	-	-	P	P	P
3. Back-to-back townhouses	-	-	P	P	P	-
4. Bed and breakfast establishment	P	P	P	P	P	P
5. Block townhouse dwelling	-	-	P	P	P	-
6. Child care centre	P	P	P	P	P	P
7. Crisis residence	P	P	P	P	P	P
8. Fourplex dwelling	-	-	-	P	P	-
9. Group home	-	P	P	P	P	P
10. Group correctional home	-	P	P	P	P	P
11. Home child care	P	P	P	P	P	P
12. Live-work dwelling	-	-	-	P	P	-
13. Lodging house	-	P	P	P	-	-
14. Retirement home/ Long term care home	-	-	P	P	P	P
15. Semi-detached dwelling	-	P	P	-	-	-

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
16. Short term rental accommodation	P	P	P	P	P	P
17. Single detached dwelling	P	P	P	-	-	-
18. Stacked townhouses	-	-	-	P	P	-
19. Street townhouse dwelling	-	-	P	P	P	-

Qualifications

Q1 Not permitted in an **apartment dwelling**.

Table 29: Permitted Non-Residential Uses

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
1. Child care centre	P	P	P	P	P	Q1
2. Financial institution	-	-	-	P	Q1	Q1
3. Home child care	P	P	P	-	-	-
4. Home occupation	P	P	P	P	P	P
5. Office, general	-	-	-	P	-	-
6. Office, medical	-	-	-	P	-	Q1
7. Personal service	-	-	-	P	Q1	Q1

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
8. Place of entertainment/recreation	-	-	-	-	-	Q1
9. Places of worship	P	P	P	P	Q1	Q1
10. Convenience store	-	-	-	P	Q1	Q1
11. Restaurant	-	-	-	P	Q1	Q1
12. Studio	-	-	-	P	Q1	Q1
13. Temporary sales office	P	P	P	P	P	P

Qualifications:

Q1 Permitted in combination with a permitted **residential use** in the same **building** to a maximum **gross floor area** of 300m² per use.

7.3 Suburban Residential (SR) Zone Provisions

7.3.1 Lot and Building Requirements by Building Type

The following Table 30 and additional provisions establish the **zone** standards that apply to the Suburban Residential Zone.

Table 30: Suburban Residential Zone Lot and Building Requirements

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Max. Height	Min. Front Landscape Open Space
1. Single detached dwelling	24 m	4,000 m ²	10%	10 m	10 m	4 m	8 m	10 m	60%
2. Non-residential building	24 m	4,000 m ²	10%	10 m	10m	4 m ⁽¹⁾	8 m	10 m	10% ⁽²⁾

Notes

NR = No Requirement

⁽¹⁾ Non-residential **building** adjacent to a **residential use** shall be **setback** 7.5 metres from the property line of a residential **lot**.

⁽²⁾ Landscape requirement applies to the entire **lot**

7.4 Existing Neighbourhood Low-Rise (NLR) Zone Provisions

7.4.1 Lot and Building Requirements by Building Type

The following Table 31 and additional provisions establish the **zone** standards that apply to the **Existing** Neighbourhood Low-Rise Zone.

Table 31 - Existing Neighbourhood Low Rise Zone Lot and Building Requirements

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Max. Height	Min. Front Landscape Open Space
1. Single detached dwelling	(1)	(1)	(1)	6 m ⁽²⁾	7.5 m	0.6 and 1.2 m ⁽⁷⁾	4.5 m	10 m	40%
2. Semi-detached dwelling	(1)	(1)	(1)	6 m ⁽²⁾	7.5 m	1.2 m ⁽⁴⁾	4.5 m	10 m	40%
3. Non-residential building	20 m	600 m ²	40%	6 m	7.5 m	4.5 m ⁽⁵⁾	4.5	10 m	10% ⁽⁶⁾

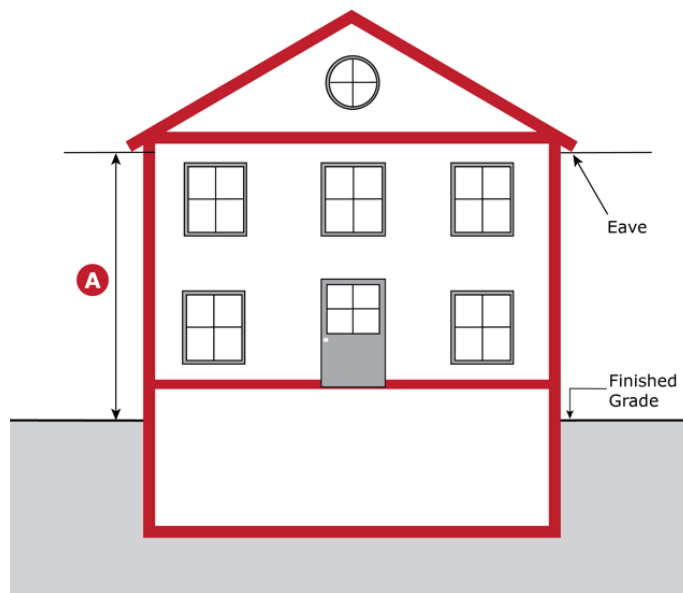
Notes

NR = No Requirement

- (1) The letters following the Zone Label shown on Schedule A have the following meanings:
 - The letter “F” followed by a number indicates the required minimum **Lot Frontage** in metres;
 - The letter “A” followed by a number indicates the required minimum **Lot Area** in square metres;
 - The letter “C” followed by a number indicates the maximum **Lot Coverage** in percent.
- (2) Or the **established front building line** whichever is less, except where the **street** is to be widened.
- (3) Except that for the front wall of a private **garage** containing the opening for a vehicle, the minimum **yard** shall be 6 metres.
- (4) Except that where **dwelling**s on abutting **lots** share a **common wall**, no **interior side yard** shall be required.
- (5) Non-residential **building** adjacent to a **single detached** or **semi-detached lot** shall be **setback** 7.5 metres.
- (6) Landscape requirement applies to the entire **lot**.
- (7) 0.6 metre **side yard** must be adjacent to a 1.2 metre **side yard**.

7.4.2 Additional Provisions

- a) The maximum **building** depth of a **single detached** and **semi-detached building** shall be 20 metres.
- b) The maximum height of an exterior wall shall be 7.5 metres, measured from **finished grade** to the underside of the eaves.



A Maximum height of an exterior wall - 7.5m

7.5 Greenfield Neighbourhood (GNLR) Zone Provisions

7.5.1 Lot and Building Requirements by Building Type

The following Table 32 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Greenfield Neighbourhood Zone.

Table 32: Greenfield Neighbourhood Low-rise Zone Lot and Building Requirements

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Outdoor Amenity Space	Max. Height	Min. Front Landscape Open Space
1. Single detached dwelling	9 m	270 m ²	40%	4.5 m ⁽¹⁾⁽²⁾	7.5 m	0.6 m and 1.2 m	3 m	NR	10 m	50%
2. Semi-detached dwelling	7.5 m	225 m ²	40%	4.5 m ⁽¹⁾⁽²⁾	7.5 m	1.2 m ⁽⁴⁾	3 m	NR	10 m	50%
3. Street townhouse dwelling	6 m	160 m ² /unit	60%	6 m	7.5 m	1.5 m ⁽⁴⁾	3 m	NR	12 m	50%
4. Street townhouse dwelling with a detached rear garage	5.5 m	165 m ² / unit	60%	4.5 m	2.5 m ⁽³⁾	1.5 m ⁽⁴⁾	3 m	25 m ² / unit ⁽⁶⁾	12 m	75%

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Outdoor Amenity Space	Max. Height	Min. Front Landscape Open Space
5. Street townhouse dwelling with an integral rear garage	5.5 m	110 m ² / unit	75%	4.5 m	2.5 m ⁽³⁾	1.5 m ⁽⁴⁾	3 m	15 m ² / unit ⁽⁶⁾	12 m	75%
6. Back-to-back townhouses	6 m	80 m ² /unit	75%	6 m	0 m	1.5 m ⁽⁴⁾	3 m	8 m ² / Unit ⁽⁶⁾	12 m	50%
7. Block townhouse dwelling	30 m	135 m ² / unit	40%	4.5 m	7.5 m	1.5 m ⁽⁴⁾	3 m	15 m ² / unit ⁽⁶⁾	12 m	30% ⁽⁷⁾
8. Non-residential building	NR	NR	40%	4.5 m	7.5 m	4.5 ⁽⁵⁾	4.5	NR	12 m	10% ⁽⁷⁾

Notes

NR = No Requirement

(1) Or **established front building line**, whichever is less.

(2) Except that for the front wall of a private **garage** containing the opening for a vehicle, the minimum **front yard** shall be 6 metres.

(3) To a **garage, carport** or unenclosed **parking space**.

(4) Except that where **dwelling** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.

(5) Non-residential **building** adjacent to a **residential use** shall be **setback** 7.5 metres.

(6) Must be provided outdoor.

(7) Landscape requirement applies to the entire **lot**.

7.5.2 Additional Provisions

- a) The minimum **lot depth** of a **back-to-back townhouse dwelling unit** shall be 13.5 metres.
- b) The following provisions apply to **block townhouse dwellings**:
 - i. The minimum width of each **dwelling unit** shall be 5.5 metres.
 - ii. The minimum separation distance between **block townhouse dwellings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.
 - iii. The minimum distance from an end wall to a **private street** shall be 1.8 m.
 - iv. The minimum distance from a wall other than an end wall to a **private street** shall be 3.0 m.
 - v. The minimum distance from an **integral garage** of a **block townhouse dwelling unit** to a **private street** shall be 5.8 m.

7.6 Neighbourhood Corridor Zone Provisions

7.6.1 Lot and Building Requirements by Building Type

The following Table 33 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Neighbourhood Corridor Zone.

Table 33: Neighbourhood Corridor Zone Lot and **Building** Requirements

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Amenity Space	Min. Height	Max. Height	Min. Front Landscape Open Space
1. Fourplex dwelling	15 m	450 m ²	40%	4.5 m	7.5 m	1.5 m	3 m	NR	3 storeys ⁽¹⁾	4 storeys	50%
2. Street townhouse dwelling	6 m	160 m ² /unit	60%	6 m	7.5 m	1.5 m ⁽²⁾	3 m	NR	3 storeys ⁽¹⁾	4 storeys	50%
3. Street townhouse dwelling with a detached rear garage	5.5 m	165 m ² / unit	60%	4.5 m	2.5 m ⁽³⁾	1.5 m ⁽²⁾	3 m	25 m ² / Unit ⁽⁶⁾	3 storeys ⁽¹⁾	4 storeys	75%
4. Street townhouse dwelling with an integral rear garage	5.5 m	110 m ² / unit	75%	4.5 m	2.5 m ⁽³⁾	1.5 m ⁽²⁾	3 m	15 m ² / Unit ⁽⁶⁾	3 storeys ⁽¹⁾	4 storeys	75%
5. Back-to-back townhouses	6 m	80 m ² /unit	75%	6 m	0 m	1.5 m ⁽²⁾	3 m	8 m ² / Unit ⁽⁶⁾	3 storeys ⁽¹⁾	4 storeys	50%

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Amenity Space	Min. Height	Max. Height	Min. Front Landscape Open Space
6. Block townhouse dwelling	30 m	135 m ² /unit	40%	4.5 m	7.5 m	1.5 m ⁽²⁾	3 m	15 m ² /unit ⁽⁶⁾	3 storeys ⁽¹⁾	4 storeys	30% ⁽⁸⁾
7. Stacked townhouse	NR	100 m ² /unit	50%	4.5 m	7.5 m	1.5 m	3 m	8 m ² /Unit ⁽⁶⁾	3 storeys ⁽¹⁾	4 storeys	50%
8. Apartment dwellings/ long term care home, retirement home	NR	NR	50%	3 m	7.5 m ⁽⁴⁾	3 m ⁽⁴⁾⁽⁷⁾	3 m ⁽⁴⁾	5 m ² /unit ⁽⁹⁾	3 storeys ⁽¹⁾	6 storeys ⁽¹⁰⁾	30% ⁽⁸⁾
9. Non-residential building	NR	NR	40%	3 m	7.5 m	4.5 m ⁽⁵⁾	3 m	NR	3 storeys ⁽¹⁾	3 storeys	10% ⁽⁸⁾
10. Live-work dwellings	5.5 m	135 m ² /unit	60%	3 m	2.5 m ⁽³⁾	1.5 m ⁽²⁾	3 m	15 m ² /Unit ⁽⁶⁾	3 storeys ⁽¹⁾	4 storeys	NR

Notes

NR = No Requirement

(1) Except for the for the lands zoned NCR along the north side of Mt. Pleasant Road from Gilkison Street to Pleasant Crescent, and the north, east and west corners of Mt. Pleasant Road and Conklin Road, the minimum height is 2 **storeys**.

(2) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.

- (3) To a **garage, carport** or unenclosed **parking space**. Detached rear garages shall have a 5 metre separation between the dwelling on the detached rear garage.
- (4) Except that for an underground **parking area** the minimum **setback** shall be 0 metres.
- (5) Non-residential **buildings** adjacent to a **single detached, semi-detached** or townhouse **dwelling** shall be **setback** 7.5 metres.

- (6) Must be provided outdoor.
- (7) Except 5.5 metres where the **building** contains windows or similar openings facing the **interior side yard**.
- (8) Landscape requirement applies to the entire **lot**.
- (9) A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.
- (10) Except for the for the lands zoned NCR along the north side of Mt. Pleasant Road from Gilkison Street to Pleasant Crescent, and the north, east and west corners of Mt. Pleasant Road and Conklin Road, the maximum height is 4 **storeys**.

7.6.2 Additional Provisions

- a) The additional provision of Section 7.5.2 apply where applicable.
- b) The following provisions apply to **stacked townhouse dwellings**:
 - i. The minimum distance from an end wall to an internal roadway shall be 1.5 metres.
 - ii. The minimum distance from a wall other than an end wall to an internal **driveway** shall be 3.0 metres.
 - iii. The minimum distance from an **integral garage** of a **stacked townhouse dwelling unit** to an internal roadway shall be 5.8 metres.
 - iv. The minimum separation distance between **buildings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition and 15 metres for a front wall to front wall conditions.

- c) The following provisions apply to an **apartment building, long term care home or retirement home**:
 - i. The minimum separation distance between **buildings** on the same **lot** shall be 15 metres.
 - ii. The minimum separation distance between a **building** and a **driveway** shall be 3.0 metres.
 - iii. The maximum width of a **building** abutting the **front lot line** shall be 60 metres.
 - iv. Permitted non-**residential uses** within an **apartment dwelling** shall be located at the ground floor level.

7.7 Residential Mid-Rise Zone Provisions

7.7.1 Lot and Building Requirements by Building Type

The following Table 34 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Residential Mid-Rise Zone.

Table 34: Residential Mid-rise Zone Lot and Building Requirements

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Amenity Space	Min. Height	Max. Height	Min. Front Landscaped Open Space
1. Fourplex dwelling	15 m	450 m ²	40%	4.5 m	7.5 m	1.5 m	3 m	NR	3 storeys	4 storeys	50%
2. Street townhouse dwelling	6 m ⁽¹⁾	160 m ² /unit	60%	6 m	7.5 m	1.5 m ⁽¹⁾	3 m	NR	3 storeys	4 storeys	50%

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Amenity Space	Min. Height	Max. Height	Min. Front Landscaped Open Space
3. Street townhouse dwelling with a detached rear garage	5.5 m	165 m ² /unit	60%	4.5 m ⁽³⁾	2.5 m ⁽²⁾	1.5 m ⁽¹⁾	3 m	25 m ² /Unit ⁽⁵⁾	3 storeys	4 storeys	75%
4. Street townhouse dwelling with an integral rear garage	5.5 m	110 m ² /unit	75%	4.5 m	2.5 m ⁽²⁾	1.5 m ⁽¹⁾	3 m	15 m ² /Unit ⁽⁵⁾	3 storeys	4 storeys	75%
5. Back-to-back townhouses	6 m	80 m ² /unit	75%	6 m	0 m	1.5 m ⁽¹⁾	3 m	8 m ² /Unit ⁽⁵⁾	3 storeys	4 storeys	75%
6. Block townhouse dwelling	30 m	135 m ² /unit	40%	4.5 m	7.5 m	1.5 m ⁽¹⁾	3 m	15 m ² /unit ⁽⁵⁾	3 storeys	4 storeys	30% ⁽⁶⁾
7. Stacked townhouse	NR	100 m ² /unit	50%	4.5 m	7.5 m	1.5 m	3 m	8 m ² /Unit ⁽⁵⁾	3 storeys	4 storeys	50%

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Amenity Space	Min. Height	Max. Height	Min. Front Landscaped Open Space
8. Apartment dwellings/ long term care home, retirement home	NR	NR	50%	3 m	7.5 m ⁽³⁾	3 m ⁽³⁾	4m ⁽³⁾⁽⁸⁾	5 m ² /unit ⁽⁷⁾	3 storeys	6 storeys	30% ⁽⁶⁾
9. Live-work dwellings	5.5 m	135 m ² /unit	60%	0 m	2.5 m ⁽²⁾	1.2 ⁽¹⁾	3 m	15 m ² /Unit ⁽⁵⁾	3 storeys	4 storeys	NR

Notes

NR = No Requirement

- (1) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.
- (2) To a **garage, carport** or unenclosed **parking space**.
- (3) Except that for an underground **parking area** the minimum **setback** shall be 0 metres.
- (4) Non-residential **building** adjacent to a **single detached, semi-detached** or townhouse **dwelling** shall be **setback** 7.5 metres.
- (5) Must be provided outdoor.
- (6) Landscape requirement applies to the entire **lot**.
- (7) A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.
- (8) Except 5.5 metres where the **building** contains windows or similar openings facing the **interior side yard**.

7.7.2 Additional Provisions

a) The additional provision of Sections 7.5.2 and 7.6.2 apply where applicable.

7.8 Residential High-Rise Zone Provisions

7.8.1 Lot and Building Requirements by Building Type

The following Table 35 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Residential High-Rise Zone.

Table 35: Residential High-Rise Zone Lot and Building Requirements

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Height	Max. Height	Min. Landscaped Open Space	Min. Amenity Area
1. Apartment dwellings/ long term care home, retirement home	NR	NR	50%	3 m ⁽¹⁾	7.5 m ⁽¹⁾	3 m ⁽¹⁾⁽²⁾	3 m ⁽¹⁾	6 storeys	38 m	25%	5 m ² per dwelling ⁽³⁾

Notes

NR = No Requirement

(1) Except that for an underground **parking area** the minimum **setback** shall be 0 metres.

(2) Except 5.5 metres where the **building** contains windows or similar openings facing the **interior side yard**.

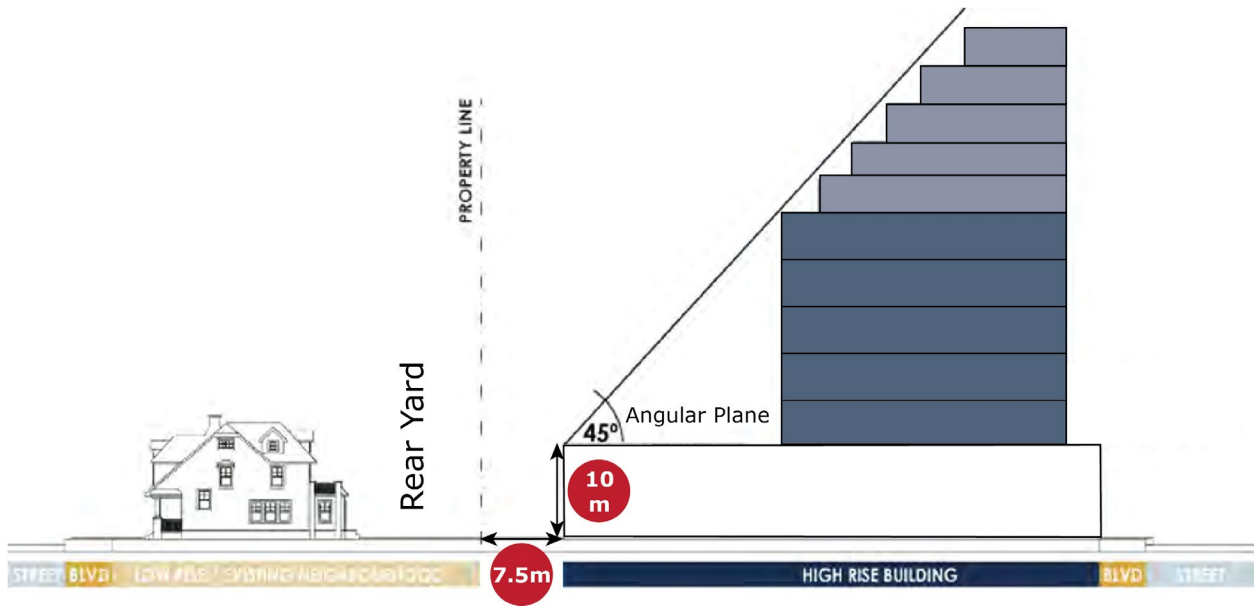
(3) A minimum of 50% of **amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

7.8.2 Additional Provisions

The following provisions apply to an **apartment dwelling, long term care home or retirement home**:

- a) Where **buildings** are 8 **storeys** or more in height, a 2 to 3 **storey** podium shall be provided and the tower portion of the **building** shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the podium.
- b) Permitted non-**residential uses** within an **apartment dwelling** shall be located at grade.
- c) The minimum separation between the tower component of **apartment buildings** above 8 **storeys** on the same **lot** shall be 25 metres.
- d) The minimum **setback** of the tower component of a high-rise shall be 12.5 metres to a property line that is not the **street**.
- e) Where the **rear yard** of a **lot** containing an **apartment dwelling, long term care home or retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 7.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.
- f) Where the **side yard** of a **lot** containing an **apartment dwelling, long term care home or retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.
- g) The maximum **building** width of an **apartment dwelling, long term care home or retirement home** facing the **front lot line** shall be 60 metres.

Angular Plane Abutting Residential Use



8.0 Institutional Zones

8.1 Applicable Institutional Zones

The Institutional Zones established by this By-law apply to lands zoned Minor Institutional Zone (I1) and Major Institutional Zone (I2).

8.2 Permitted Uses

The following Table 36 establishes the uses permitted in the Institutional Zones outlined in Section 8.1. The uses permitted in a **zone** are identified by a “P” in the column related to each **zone**. If a use is not permitted, a dash “-” is shown in the column related to each **zone**. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted use as described following Table 36.

Table 36: Permitted Uses in Institutional Zones

Permitted Use	Minor Institutional Zone	Major Institutional Zone
1. Art Gallery	P	P
2. Community centre	P	P
3. Child care centre	P	P
4. Crisis residence	-	P
5. Dormitory	-	Q1
6. Emergency medical services	P	P
7. Group correctional home	P	P
8. Group home	P	P
9. Hospital	-	P
10. Long term care home	-	P
11. Medical clinic	-	P
12. Museum	-	P
13. Neighbourhood convenience store	Q1	Q1
14. Office, medical	-	P
15. Personal service	-	Q1
16. Place of worship	P	P

Permitted Use	Minor Institutional Zone	Major Institutional Zone
17. Retirement home	-	P
18. School, elementary	P	P
19. School, post-secondary	-	P
20. School, secondary	-	P

Qualifications:

Q1 Permitted in conjunction with an institutional use.

8.3 Institutional Zone Provisions

The following Table 37 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the I1 and I2 Zones.

Table 37: Institutional Zone Provisions

Provision	School, Elementary	School, Secondary	Hospital /Long Term Care Home / Retirement Home	Place of Worship	Emergency Medical Services	Other Institutional Uses
1. Minimum lot area	NR	NR	NR	NR	NR	NR
2. Minimum lot frontage	30.0 m	50.0m	30.0 m	20.0 m	20.0 m	20.0 m
3. Maximum lot coverage	40% ⁽¹⁾	40% ⁽¹⁾	75%	40%	60%	40%
4. Maximum height	15.0 m	15.0 m	40.0 m	15.0 m	15.0 m	15.0 m
5. Minimum front yard	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m
6. Minimum rear yard	12.0 m	15.0 m	7.5 m	7.5 m	7.5 m	7.5 m
7. Minimum interior side yard	4.0 m ⁽²⁾	4.0 m ⁽²⁾	4.0 m ⁽²⁾	2.4m	4.0m	2.4m

Provision	School, Elementary	School, Secondary	Hospital /Long Term Care Home / Retirement Home	Place of Worship	Emergency Medical Services	Other Institutional Uses
8. Minimum exterior side yard	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m
9. Minimum landscaped open space	15%	15%	15%	15%	15%	15%

Notes:

NR = No Requirement

(1) Includes all portable classrooms

(2) Except abutting a Residential Zone where the minimum interior side yard shall be 7.5 metres.

9.0 Commercial Zones

9.1 Applicable Commercial Zones

The Commercial Zones established by this By-law apply to lands zoned:

- Automobile Service (AS) Zone
- Convenience Commercial (CC) Zone; and
- Neighbourhood Commercial (NC) Zone.

9.2 Permitted Uses

The following Table 38 establishes the uses permitted in the Commercial Zones outlined in Section 9.1. The uses permitted in a **zone** are identified in Table 38 by a “P” in the column related to each **Zone**. If a use is not permitted, a dash “-” is shown in the column related to each **zone**. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted uses as described following Table 38.

Table 38: Permitted Commercial Zone Uses

Permitted Uses	Automobile Service Zone (AS)	Convenience Commercial Zone (CC)	Neighbourhood Commercial Zone (NC)
1. Alternative health care	-	P	P
2. Apartment dwelling	-	P	Q1
3. Art Gallery	-	-	P
4. Automobile gas bars	P	-	-
5. Automobile repair garage	P	-	-
6. Automobile washing facility	P	-	-
7. Bakery	-	P	P
8. Banquet hall	-	-	P
9. Bar	-	-	P
10. Brewing on premises establishment	-	-	P
11. Building supply centre	-	-	P
12. Child care centre	-	P	P

Permitted Uses	Automobile Service Zone (AS)	Convenience Commercial Zone (CC)	Neighbourhood Commercial Zone (NC)
13. Commercial school	-	-	P
14. Financial institution	-	-	P
15. Funeral homes	-	-	P
16. Grocery store	-	-	P
17. Library	-	P	P
18. Live-work dwelling	-	P	P
19. Medical clinic	-	P	P
20. Neighbourhood convenience store	P	P	P
21. Nursery garden centre	-	-	P
22. Office, general	-	-	P
23. Office, medical	-	-	P
24. Personal Service	-	P	P
25. Pharmacy	-	P	P
26. Place of assembly	-	-	P
27. Place of entertainment/recreation	-	-	P
28. Place of worship	-	-	P
29. Restaurant	P	-	P
30. Retail store	-	P	P
31. Service industry	-	-	P
32. Shopping centre	-	-	P
33. Studio	-	P	P
34. Veterinary clinic	-	-	P

Qualifications:

Q1 An **apartment dwelling** is permitted above the ground floor provided that non-residential uses are located on the ground floor.

9.3 Commercial Zone Provisions

9.3.1 Lot and Building Requirements by Zone

The following Table 39 and additional provisions establish the **zone** standards that apply to **lots** and **building** types within the AS/GS, CC and NC Zones.

Table 39: Commercial Lot and Building Requirements

	AS Zone	CC Zone	NC Zone Non-Residential	NC Zone Mixed Residential and Non-Residential
1. Minimum lot frontage	30 m	15 m	30 m	30 m
2. Minimum lot area	750 m ²	450 m ²	4,000 m ²	4,000 m ²
3. Minimum front yard setback for buildings	3 m	3 m	3 m	3 m
4. Minimum front yard setback for a gasoline pump island	6m	N/R	N/R	N/R
5. Minimum front yard setback for a gasoline pump island canopy	1 m	N/R	N/R	N/R
6. Minimum rear yard setback abutting a Residential Zone	7.5 m	7.5 m	7.5 m	7.5 m
7. Minimum rear yard setback abutting any other zone	3 m	0 m	0 m	7.5 m
8. Minimum interior side yard setback abutting a Residential Zone	7.5 m	4 m	7.5 m	4 m or 5.5 m ⁽²⁾
9. Minimum interior side yard setback abutting any other zone	3 m	0 m	0 m	0 m or 5.5 m ⁽²⁾
10. Minimum interior side yard setback for a gasoline pump island canopy	1 m ⁽¹⁾	N/R	N/R	N/R

	AS Zone	CC Zone	NC Zone Non-Residential	NC Zone Mixed Residential and Non-Residential
11. Minimum exterior side yard setback for buildings	3 m	3 m	3 m	3 m
12. Minimum exterior side yard setback for a gasoline pump island	6 m	N/R	N/R	N/R
13. Minimum exterior side yard setback for a gasoline pump island canopy	1 m	N/R	N/R	N/R
14. Maximum building height	12 m	12 m	12 m	14 m
15. Minimum ground floor height	3.5 m	3.5 m	4 m	4 m
16. Minimum landscape open space	10%	10%	10%	10%

Notes:

N/R = No Requirement

(1) Except when abutting a Residential Zone it shall be 7.5 m.

(2) Where the **building** has windows for a **dwelling unit** facing the **interior side lot line**.**9.3.2 Additional Provisions**

- a) Where **apartment dwellings** are proposed in the NC Zone, a minimum amenity area of 5 m² per **dwelling unit** shall be provided on the **lot**.
- b) A minimum of 50% of the **amenity space** required in 9.3.1.a must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

10.0 Employment Zones

10.1 Applicable Employment Zones

The Employment Zones established by this By-law apply to lands zoned:

- General Employment (GE) Zone
- Prestige Employment (PE) Zone

10.2 Permitted Uses

The following Table 40 establishes the uses permitted in the Employment Zones outlined in Section 10.1. Uses permitted in a **zone** are identified by a “P” in the column related to each **zone**. If a use is not permitted, a dash “-” is shown in the column related to each **zone**. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted uses as described following Table 40.

Table 40: Permitted Employment Zone Uses

Permitted Uses	General Employment (GE) Zone	Prestige Employment (PE) Zone
1. Animal shelter and control facility	P	P
2. Asphalt plant	P	-
3. Autobody repair garage	P	-
4. Automobile supply store	P	P
5. Brewing on premises establishment	-	P
6. Brewery	P	P
7. Bulk sales establishment	P	-
8. Cannabis production/processing	P	-
9. Catering service	P	P
10. Child care centre	-	Q4
11. Computer, electronic or data processing establishment	P	P
12. Concrete batching plant	-	P

Permitted Uses	General Employment (GE) Zone	Prestige Employment (PE) Zone
13. Contractor's yard	P	-
14. Dry cleaning establishment	P	-
15. Electricity generation facility	P	-
16. Energy from waste	P	-
17. Equipment rental establishment	P	P
18. Financial institution	-	P
19. Food processing plant	P	P
20. Hotel	-	Q4
21. Impounding yard	P	-
22. Industrial mall	P	P
23. Industrial rental establishment	P	P
24. Liquid waste transfer station	P	-
25. Manufacturing	P	P
26. Neighbourhood convenience store	-	P
27. Office, general	Q1	Q2
28. Open storage	P	-
29. Personal service	-	P
30. Place of entertainment/recreation	-	P
31. Printing establishment	P	P
32. Propane filling plant/transfer station	P	-
33. Recycling operation	P	-
34. Research use	P	P
35. Restaurant	-	P

Permitted Uses	General Employment (GE) Zone	Prestige Employment (PE) Zone
36. Retail sale of items manufactured on the property	Q3	Q3
37. Salvage yard	P	-
38. School, trade	P	P
39. Service industry	P	P
40. Service or repair shop	P	P
41. Studio	-	P
42. Transportation terminal	P	P
43. Warehouse, public storage	P	P
44. Warehouse uses	P	P
45. Wholesale uses	P	P
46. Works yard	P	-

Qualifications

- Q1 Only an ancillary **office** shall be permitted up to 50% of the **gross floor area** of the **principal use**.
- Q2 **Office uses** will be limited to a **gross floor area** of 4,000 m².
- Q3 Retail sales shall be ancillary to the primary **use** of the **building** or unit. Sales shall be limited to goods that are manufactured, packaged or warehoused on the premises and the retail outlet shall occupy no more than 10% of the **gross floor area**.
- Q4 **Uses** permitted provided that a compatibility study confirms that provincial requirements and guidelines are met.

10.3 Employment Zone Provisions

The following Table 41 and additional provisions establish the **zone** standards that apply to **lots** and **building** types within the GE and PE Zones. Except as otherwise noted, the provisions in Table 41 apply to the Employment Zones.

Table 41: Employment Lot and Building Requirements

	General Employment (GE) Zone	Prestige Employment (PE) Zone
1. Minimum lot frontage	30 m	30 m
2. Minimum lot area	1,800 m ²	1,800 m ²
3. Minimum front yard setback	6 m	4.5 m
4. Minimum rear yard setback abutting a Residential Zone	20 m	15 m
5. Minimum rear yard setback abutting any other zone	7.5 m	7.5 m
6. Minimum interior side yard setback abutting a Residential Zone	15 m	7.5 m
7. Minimum interior side yard setback abutting any other zone	3 m	3 m
8. Minimum exterior side yard setback	6 m	4.5 m
9. Maximum building height	20 m	20 m
10. Minimum landscape open space	15%	15%
11. Minimum landscape buffer abutting a Residential Zone	5 m	5 m

10.3.1 Additional Provisions

- a) **Loading spaces** shall not be permitted on the **interior side yard** adjacent to a Residential Zone.
- b) Notwithstanding the minimum **setbacks** in Table 41, additional **setbacks** may be required through a compatibility study that addresses provincial regulations and guidelines.

11.0 Agricultural Zone

11.1 Permitted Uses

The following Table 42 establishes the **uses** permitted in the Agricultural (A) Zone. The **uses** permitted in the **zone** are identified by a “P”. Where a “Q” is shown in the column under the **zone**, a qualification applies to a permitted **use** as described following Table 42.

Table 42: Permitted Residential Uses in the Agricultural Zone

Permitted Uses	Agricultural (A) Zone
1. Accessory dwelling unit	P
2. Accessory farm employee accommodation	Q1
3. Agricultural use	P
4. Agri-tourism use	Q1
5. Agriculture-related use	P
6. Bed and breakfast establishment	Q3
7. Cannabis production/processing facility	P
8. Child care centre	P
9. Farm production outlet	P
10. Forestry uses	P
11. Greenhouse	P
12. Home child care	P
13. Home occupation	Q4
14. Home industry	Q6
15. Kennel	Q1
16. On-farm diversified use	Q1
17. Riding stable or arena	Q1
18. Single detached dwelling	Q2

Qualifications:

Q1 Permitted as a secondary **use**.

Q2 Permitted as an **accessory use** to a farm operation or as a primary **use** on an **existing lot of record**.

- Q3 Permitted as an **accessory use** to a **single detached dwelling**.
- Q4 Permitted in accordance with the provisions of Section 3.23 (General Provisions - **Home Occupations**)
- Q5 Permitted in accordance with the provisions of Section 3.22 (General Provisions – **Home Industries** and **On-Farm Diversified Uses**)

11.2 Agricultural Zone Provisions

11.2.1 Lot and Building Requirements by Zone

The following Table 43 and additional provisions establish the **zone** standards that apply in the Agricultural Zone.

Table 43: Agricultural Zone Provisions

Provision	All Other Uses	Single Detached Dwelling on an existing lot of record	Agricultural related use	Greenhouse
1. Minimum lot area	40 ha	N/R	1 ha	40 ha
2. Minimum lot frontage	150 m	30 m	30 m	150 m
3. Maximum lot coverage	10%	10%	30%	70%
4. Maximum building height	15 m	10 m	15 m	6 m
5. Minimum front yard	10 m	10 m	10 m	15 m
6. Minimum rear yard	15 m ⁽¹⁾	10 m	15 m	6 m ^{(1) (2) (3)}
7. Minimum interior side yard	6 m ⁽¹⁾	4 m	6 m	6 m ^{(1) (2) (3)}
8. Minimum exterior side yard	8 m	8 m	8 m	15 m

Notes:

N/R = No Requirement

⁽¹⁾ Except it shall be 15 metres where the **yard** abuts a **residential use**.

- (2) Except where artificial lighting is used for growing purposes, 150 metres shall be required.
- (3) Except for where ventilating fans exhaust into the **yard** facing the **residential use**, 25 metres shall be required.

11.2.2 Additional Provisions

- a) Additional provisions for **kennels**:
 - i. The maximum **gross floor area** of a **kennel** exclusive of outdoor exercise areas and outdoor pens shall be 100 m².
 - ii. Notwithstanding the provisions in Table 43, the minimum **setback** from any **lot line** for all **kennel** related facilities shall be 60 metres.
 - iii. The minimum separation distance between **kennel structures** on separate **lots** shall be 500 metres.
- b) Additional provisions for **farm production outlets**:
 - i. The maximum **floor area** devoted to a **farm production outlet** shall be 60 square metres.
 - ii. The minimum **front yard setback** shall be 15 metres.
 - iii. The maximum **building height** shall be 6 metres.
- c) Additional provisions for **on farm diversified uses, agri-tourism uses and home industry** uses:
 - i. The maximum gross floor shall not exceed 500 m².
 - ii. Machinery and equipment other than vehicles shall be located within enclosed **buildings**.
 - iii. All **open storage** shall be screened from view of the **street** within a fenced compound.
- d) Addition provisions for **agricultural related uses**:
 - i. All **open storage** shall be screened from view of the **street** within a fenced compound.
- e) Additional provisions for **greenhouses**:

- i. A 3 metre **buffer** shall be provided and maintained adjacent to any **lot line** that abuts a Residential Zone or **residential use** on an adjacent **lot**.
 - ii. **Open storage** of goods, materials or supplies is permitted in the **rear yard** or **interior side yard**, provided it is screened from any **street** or a **residential use**.
 - iii. No manure or compost shall be stored within 30 metres of a **road allowance**, a watercourse, or a **residential use** on an adjacent **lot**.
 - iv. A **greenhouse** having a **gross floor area** greater than 500 m² shall not be permitted unless a Site Plan Agreement has been entered into with the City.
- f) All new **single detached dwellings, agricultural related uses** and new or expanding **livestock** operations shall meet the **Minimum Distance Separation (MDS) guidelines**.
 - g) All **temporary farm employee accommodation, home industry** and **on-farm diversified uses** shall be located within 50 metres of the primary **single detached dwelling** on the **lot** and shall be subject to the requirements for **accessory buildings** and **structures**.

12.0 Core Natural Zone

12.1 Permitted Uses

The following Table 44 establishes the **uses** permitted in the Core Natural (N) Zone. The **uses** permitted in the **zone** are identified by a “P”. Where a “Q” is shown in the column under the **zone**, a qualification applies to a permitted **use** as described following Table 44.

Table 44: Permitted Uses in Core Natural (N) Zone

Permitted Uses	Core Natural (N) Zone
1. Agricultural uses	Q1
2. Existing campgrounds	P
3. Existing cemeteries, mausolea, columbaria	P
4. Park	Q1
5. Existing golf courses and golf driving ranges	P
6. Forestry uses	P
7. Wildlife management	P

Qualifications:

Q1 – New **buildings** and **structures** shall not be permitted.

12.2 Core Natural Zone Provisions

- a) For **lot** and **building** requirements for **golf courses**, cemeteries, mausolea and columbaria shall be subject to the Open Space Zone provisions in Section 13.2.
- b) Any other **building** or **structure** shall be subject to the **accessory building** or **structure** requirements in General Provisions Section 3.3: Accessory Uses, Buildings and Structures.

13.0 Open Space Zone

13.1 Permitted Uses

The following Table 45 establishes the **uses** permitted in the Open Space (OS) Zone. The **uses** permitted in the **zone** are identified by a “P”. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted **use** as described following Table 45.

Table 45: Permitted Uses in the Open Space (OS) Zone

Permitted Uses	Open Space (OS) Zone
1. Art gallery	P
2. Campground	P
3. Cemeteries and accessory mausolea, crematoria, columbaria	P
4. Accessory food service vehicles	P
5. Golf courses and golf driving ranges	P
6. Park	P
7. Place of assembly	P
8. Place of recreation	P
9. Accessory retail store	P
10. Accessory restaurant	P

Qualifications:

Q1 - Permitted as an **accessory use**.

13.2 Open Space Zone Provisions

13.2.1 Lot and Building Requirements by Zone

The following Table 46 and additional provisions establish the **zone** standards that apply in the Open Space Zone.

Table 46: Provisions for Uses in the Open Space Zone

Provision	Cemetery	Golf Course	Other Open Space Uses
1. Minimum lot area	NR	NR	NR
2. Minimum lot frontage	NR	NR	NR
3. Maximum lot coverage	NR	NR	NR
4. Maximum building height	11 m	11 m	11 m
5. Minimum front yard	7.5 m	15.0 m	7.5 m
6. Minimum rear yard abutting a Residential Zone	15.0 m	15.0 m	15.0 m
7. Minimum rear yard abutting any other zone	7.5 m	12.0 m	7.5 m
8. Minimum interior side yard abutting a Residential Zone	7.5 m	15.0 m	7.5 m
9. Minimum interior side yard abutting any other zone	5.0 m	12.0 m	3.0 m
10. Minimum exterior side yard	7.5 m	15.0 m	7.5 m

Notes:

N/R = No Requirement

13.2.2 Additional Provisions

- a) **Open storage** shall be prohibited.
- b) Crematoria shall be set back a minimum of 30.0 m from all **lot lines**.
- c) Mausolea greater than 2.0 m in height and 15.0 m² in area shall be set back a minimum of 30.0 m from a Residential Zone.
- d) Mausolea not greater than 2.0 m in height and 15.0 m² in area and columbaria shall be set back a minimum of 7.5 m from a Residential Zone.

- e) Memorial stones or monuments shall be set back a minimum of 0.9 m from a Residential Zone.

14.0 Development Zone

14.1 Permitted Uses

The following Table 47 establishes the **uses** permitted in the Development (D) Zone. The uses permitted in the **zone** are identified by a “P”. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted **use** as described following Table 47.

Table 47: Permitted Uses in the Development (D) Zone

Permitted Uses	Development (D) Zone
1. Agricultural uses excluding livestock operations	P
2. Conservation uses	P
3. Existing single detached dwelling	P
4. Existing uses	P
5. Fish, wildlife and forestry management	P

14.2 Development Zone Provisions

- a) Additions to **existing buildings** and **structures** shall be constructed in accordance with the provisions of the Agricultural Zone

15.0 Holding Zone

15.1 Requirements

The following Table 48 provides a list of holding provisions and the requirements to lift the hold.

Table 48: Holding Provisions

Holding Number	Removal of the "H" may occur once the following provisions have been satisfied:
H1	<p>a. An engineering analysis has been provided to establish the feasibility of providing private sanitary sewage disposal systems to the satisfaction of the City and all other appropriate approval authorities.</p>
	<p>b. Land owners in have entered into agreements and posted securities in order to ensure the private systems servicing uses are properly discontinued and the said uses are connected to the municipal services, once available.</p>
	<p>c. All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.</p>
H2	<p>a. The developable area has been defined in accordance with detailed planning, archaeological, servicing and environmental studies, including an Environmental Impact Study to ensure significant natural heritage features are protected to the satisfaction of the City and the Conservation Authority.</p>
H3	<p>a. The Owner has entered into a subdivision or development agreement to the satisfaction of the City and the Grand River Conservation Authority.</p>
H4	<p>a. The developable area has be defined in accordance with detailed planning, archaeological, servicing and environmental studies, including but not limited to an Environmental Impact Study, hydrogeological study, and geotechnical study addressing slope stability to the satisfaction of the City and the Conservation Authority.</p>

H5	<p>a. The completion of an Environmental Impact Study, a hydrogeological study and any other studies considered appropriate to ensure that significant natural heritage features and cultural heritage landscapes, including wooded areas, watercourses and wetlands, are maintained in their natural state, to the satisfaction of the Conservation Authority and/or the City of Brantford.</p>
H6	<p>a. The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;</p> <p>b. A Record of Site Condition (RSC) has been filed on the Environmental Registry;</p> <p>c. The Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.</p>
H7	<p>a. The lands are no longer required for the use of an interim Stormwater management Pond, to the satisfaction of the City’s Development Engineering Department</p>
H8	<p>a. Detailed planning, engineering and environmental studies are undertaken and approved and;</p> <p>b. Full services are in place to the satisfaction of the City of Brantford.</p>
H9	<p>a. That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities; and,</p> <p>b. That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford; and</p> <p>c. That a Conservation Plan in regard to 477 West Street has been completed to the satisfaction of the City of Brantford.</p>
H10	<p>a. The applicant has entered into a Site Plan Agreement with the City to address all servicing and financial matters associated with the development;</p> <p>b. That a scoped Environmental Impact Study (EIS) be submitted, to the satisfaction of the City of Brantford.</p>

H11	a. That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
	b. That the applicant has satisfied the requirements of the City of Brantford relating to the Transportation Impact Study (TIS); and
	c. That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
H12	a. A Subdivision Agreement has been entered into between the applicant and the City, and all necessary securities have been received,
	b. An Area Wide Transportation Study for the Wayne Gretzky Parkway corridor from Lynden Road to Henry Street is completed by the City of Brantford to the satisfaction of the Ministry of Transportation; and
	c. An addendum to the Transportation Impact Study is submitted for each Block, to the satisfaction of the City of Brantford.
H13	a. All servicing issues have been addressed to the satisfaction of the City of Brantford.
	b. The applicant has entered into a signed Site Plan Agreement and all necessary securities have been received to the satisfaction of the City of Brantford.
H14	<p>a. Removal of the ‘Holding’ (H) provision is not required for the following:</p> <ol style="list-style-type: none"> I. Additions and alterations to any existing building as of the date of this Bylaw are permitted provided they do not increase the gross floor area or gross leasable area of the building by 10% or more and provided they do not generate the need for additional parking, or require the alteration of the existing parking areas or loading spaces. For reference, the gross floor area of the mall is currently 40,199 m² and the gross leasable floor area of the mall is currently 34,978 m².

	<p>b. Removal of the ‘Holding (H)’ provision in whole or in part, may occur once the following has been satisfied:</p> <ul style="list-style-type: none"> I. Prior to the establishment of any residential use, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City. II. The Owner has entered into a site plan agreement to the satisfaction of the City and the Grand River Conservation Authority and any other agencies if applicable.
<p>H15</p>	<p>a. That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities;</p>
	<p>b. That the applicant has submitted a Stage 2 Archaeological Assessment and any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries’ Standards and Guidelines for Consultant Archaeologists, as amended from time to time, as well as copies of all letters from the Ministry of Heritage, Sport, Tourism and Culture Industries verifying that archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, to the satisfaction of the General Manager of Community Development;</p>
	<p>c. That the applicant has submitted an Addendum to the Heritage Impact Study addressing the relevant matters outlined in Staff Report 2020-221, to the satisfaction of the General Manager of Community Development;</p>
	<p>d. That approval under Section 34 of the Ontario Heritage Act to remove the Crystal Cottage from 35 Chatham Street is received, and that the Crystal Cottage is successfully relocated to a new property, to the satisfaction of the General Manager of Community Development; and</p>
	<p>e. That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford</p>

H16	a. Notwithstanding the requirements of Section 6.18, required parking spaces for the lands located at 415-417 Colborne Street may be provided on the lands located at 423 Colborne Street on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land to the satisfaction of the City;
	b. That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities;
	c. That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford; and,
	d. Prior to the establishment of any residential use, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.
H17	a. A Record of Site Condition (RSC) has been filed on the Environmental Registry.
H18	a. A new Stormwater management Pond is established and functioning to the satisfaction of the City of Brantford.
H19	a. The subject lands are no longer required for a storm sewer and the easement has been extinguished from title of the lands and the infrastructure has been removed.
H20	a. A comprehensive Stormwater Management Plan has been established for the whole of Special Policy Area 2 to the satisfaction of the City and the Conservation Authority.
	b. That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities;
	c. All required approvals have been received to the satisfaction of the Conservation Authority.
H21	a. All servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;

	<p>b. A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;</p> <p>c. Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;</p> <p>d. A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations; and,</p> <p>e. That the applicant provide clearance from the Survivors Secretariat that the lands have been evaluated, to the satisfaction of the Commissioner of Community Development for the Corporation of the City of Brantford.</p>
H22	<p>a. The results of geotechnical investigations, including soil and groundwater quality investigations, and methane gas investigations in the subsurface and otherwise, have been completed and all of the required remediation measures have been put in place, to the satisfaction of the City and all other agencies having jurisdiction.</p>
H23	<p>a. Both the Grand Erie District School Board and the Brant Haldimand Norfolk Catholic District School Board provide letters advising that they do not require the lands for school purposes; and</p> <p>b. Approval of a block development plan by the City of Brantford; or</p> <p>c. A period of seven years has elapsed from the date of the Registration of the plan of subdivision in which the lands are registered.</p> <p>d. Upon the removal of the “Holding (H)” provision, the following uses may be permitted:</p> <ol style="list-style-type: none"> I. Single detached dwellings; II. Street townhouse dwellings;
H24	<p>Removal of the “H” may occur once the following has been satisfied:</p> <ul style="list-style-type: none"> • applicant has an approved Draft Plan of Subdivision, a signed Subdivision Agreement; and • the necessary securities have been provided for the completion of the development to the satisfaction of the City of Brantford

<p>Potential Holdings Under Review</p>	<ul style="list-style-type: none">a. 100 Nightingale & 125 Nightingale Driveb. 26 Donegal Drivec. 319 King George Roadd. 99 James Ste. 53 Henry Stf. 308 Lynden Rdg. Roll # 2906020990012000000h. 599 Shellard Lane
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Schedules

- **Schedule A – Zone Maps**
- **Schedule B – Flood Protection Overlay**
- **Schedule C – Source Water Protection Overlay**
- **Schedule D – Arterial and Collector Streets**
- **Schedule E – Planning Street Right-of-Ways**
- **Schedule F – Railways**
- **Schedule G – Parking Exemptions**