



## **BY-LAW NO. Z-5**

# **A ZONING BY-LAW FOR THE CITY OF FREDERICTON**

Adopted: June 24, 2013

***Fredericton***



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**BY-LAW No. Z-5**  
**A ZONING BY-LAW FOR**  
**THE CITY OF FREDERICTON**

PASSED: June 24, 2013

**WHEREAS** Sections 34 and 74 of the Community Planning Act, the Council of the City of Fredericton has the authority to enact a Zoning By-law for the City of Fredericton;

**AND WHEREAS** the Council of the City of Fredericton deems it desirable to enact By-law No. Z-5, A Zoning By-law for the City of Fredericton, as hereinafter provided;

**AND WHEREAS** the purpose of this By-law is to regulate the use of land, buildings and structures and delegate certain discretionary powers.

**THEREFORE** the Council of the City of Fredericton enacts as follows:



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# 1 Title & Scope

This By-law may be cited as “The Zoning By-law for the City of Fredericton”

## 1.1 This By-law

- (a) divides the municipality into *zones*;
- (b) prescribes;
  - (i) the purposes for which land, *buildings*, and *structures* in any zone may be used as either main, secondary or accessory *uses*, and
  - (ii) standards to which land use and the placement, erection, alteration and use of *buildings* and *structures* shall conform; and,
- (c) prohibits the use of land, *building* or *structures* for any other purpose.

1.2 Any reference to “the City” refers to the City of Fredericton.

1.3 Any reference to “Council” refers to the Municipal Council of the City of Fredericton.

1.4 Any reference to “the Building By-law” refers to By-law No. R-1, A Building By-law for the City of Fredericton, and amendments thereto.

1.5 Any reference to “the Subdivision By-law” refers to By-law No. Z-4, A Subdivision By-law for the City of Fredericton, and amendments thereto.



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## 2 Operation, Interpretation & Zones

### 2.1 OPERATION

#### 2.1(1) POWERS OF THE DEVELOPMENT OFFICER

##### (a) Administration of Zoning By-law

The Development Officer appointed by Council, or his or her designate, for the City of Fredericton shall be charged with the general administration of this By-law.

##### (b) Complete Application

The Development Officer will ensure that an application is complete by requiring that:

- (i) requests for *variance*, *conditional use* or *temporary use* approval include the application fee of \$300.00; and Z-5.133
- (ii) supporting documentation and any necessary information to process the various types of development applications is provided as determined by the Development Officer and/or any information required for a proper review by the Planning Advisory Committee.

Despite Sections 2.1(1)(b)(i) and 2.1(1)(b)(ii), the Development Officer reserves the right not to proceed with any application deemed incomplete from the perspective that there is insufficient information provided to assess the overall impact of the *development* on the subject or adjacent properties.

##### (c) Development Officer Variance

The Development Officer may, subject to terms and conditions that he or she considers fit, permit a reasonable variance from the requirements of the Zoning By-law in accordance with Section 55(2) of the *Community Planning Act*. Z-5.143

If the Planning Advisory Committee has made a decision regarding an application for a variance, the Development Officer cannot use his or her powers to rule on the same application. If the Development Officer makes a decision on a variance application request, the same application cannot be forwarded to the Planning Advisory Committee for a decision.

##### (d) PAC-Rendered Decision

The Development Officer shall not issue a development approval on any application reviewed by the Planning Advisory Committee until the Planning Advisory Committee has rendered a decision, and any conditions required by the Planning Advisory Committee or this By-law have been satisfied.

##### (e) Zoning Letters and Fees

The Development Officer shall ensure that:

- (i) upon receipt of an application fee in the amount of \$100.00, the Development Officer shall issue a letter confirmation regarding the zone applied to the property requested; and, Z-5.87

- (ii) upon receipt of an application fee in the amount of \$100.00, the Development Officer shall issue a letter of confirmation regarding conformity of the *use* of the property with the zone and/or that a review of a survey certificate indicates that the property is in conformity with the standards of a zone. If such a letter is required in less than 5 business days, the application fee is \$200.00.

(f) **Requirement for Additional Information or Study**

If an application to rezone land will increase:

- (i) the allowable residential *density* by 50% or more from that allowed under the existing zone; or,
- (ii) the maximum allowable *gross floor area* of a *building* by 50% or more from that allowed under the existing zone, then additional studies may be required by the Development Officer to confirm that upgrades to the *street* network or other required components of municipal infrastructure (i.e. water, storm water, sanitary or fire flow capacity) are not required.

(g) **Design Review**

Z-5.197

An independent *design* review of a *development* proposal may be required by the Development Officer to ensure general compliance with any applicable built form *design* guideline policy/document in which case a *design* review fee of \$1250.00 shall apply.

(h) **Development Permits**

Z-5.233

(i) **Requirement for Development Permit**

No person shall undertake the following types of *development* without having obtained a *development* permit:

- (A) *Accessory buildings*;
- (B) *Garden apartment* or *garage apartment* less than 58.06 m<sup>2</sup> *gross floor area*. Z-5.328 Z-5.338

(ii) **Application Requirements**

(A) Application

No *development* permit shall be issued under this By-law unless:

- (I) an application has been submitted in the form prescribed by the Development Officer;
- (II) the appropriate fee as identified in this section has been paid;
- (III) a *site* plan has been provided to the satisfaction of the Development Officer consistent with the requirements of Section 2.1.(4)(b)(iii); and,
- (IV) when required by the Development Officer, elevation and perspective and cross section drawings of any *buildings* or *structures*.

## (B) Fees

No *development* permit shall be issued under this By-law except where the applicant has paid a fee of:

- (I) \$50.00 where the *development* proposed is an *accessory building* with a floor area of 20 square metres or less; or,
- (II) \$150.00 where the *development* proposed is an *accessory building* with a floor area of greater than 20 square metres.

## (C) Site Plan

Every application for *development* permit shall be accompanied by a *site plan* drawn to an appropriate scale in metric units. The Development Officer may require that the *site plan* provide the elements that are relevant from the list below:

- (I) the shape and dimensions of the *lot* hosting the *development*;
- (II) the size, shape, floor area, *height*, number of *storeys*, location and use of existing and proposed *buildings*, *structures*, access roads, easements, right of ways, and *utilities*;
- (III) the distance from the *lot* boundaries, size and limiting distance requirements of every *building* or *structure* proposed to be constructed, already constructed, or partly constructed on the *lot*;
- (IV) fire safety data of adjacent *buildings* including dimensions of adjacent walls, dimensions of all openings in the wall including window and doors, and construction details;
- (V) the proposed location and dimension of any *parking* space, loading space and driveway access;
- (VI) the location of any *signs* and buffers required by the By-law;
- (VII) the location of any natural features, *watercourse(s)*, *floodplain* and wetland areas and the location of any existing or proposed building or structure in relation to the natural features, *watercourse(s)*, *floodplain* or wetland;
- (VIII) Details of property dimensions and related *street* lines, including locational identifiers;
- (IX) the number of residential units in all existing and proposed main *buildings* and *accessory buildings*;
- (X) any *landscaped* area required by this By-law;
- (XI) where appropriate, provision for post construction drainage of the *site*; and,
- (XII) any other information the Development Officer deems necessary to determine whether or not the proposed *development* conforms to the requirements of this By-law or other requirements.

(iii) **General Provisions for Development Permits**

(A) One Lot

No *development* permit shall pertain to more than one *lot*.

(B) Issuance

Upon receipt of a complete application including payment of the required fee, the Development Officer shall issue a *development* permit if the proposed work complies with this By-law, does not create or intensify any structural, fire safety or life safety issues, and provided that any required approvals have been provided by the Planning Advisory Committee or City Council to permit the *development*.

(C) Terms and Conditions

The Development Officer may impose reasonable terms and conditions to regulate the *development* and shall attach any terms and conditions imposed by the Planning Advisory Committee or City Council for the *development* as conditions of approval of the *development* permit.

(D) Duration

A *development* permit issued under this By-law shall remain valid for a period of one year from the date of issue or until the *development* has been completed.

(E) Expiry

A *development* permit shall expire if:

- (I) the *development* has not been commenced within one year from the date of issuance; or,
- (II) construction of the *development* has been discontinued for a period of 6 consecutive months from the date of issuance.

(F) Revocation

A *development* permit may be revoked if:

- (I) the *development* undertaken does not conform or exceeds the scope of work authorized by the *development* permit; or,
- (II) the *development* permit was issued based on mistaken or false information.

**2.1(2) POWERS OF THE PLANNING ADVISORY COMMITTEE**

(a) **Conditional Uses**

- (i) Where *conditional uses* are permitted in this By-law, these *uses* shall be approved by the Planning Advisory Committee and subject to such terms and conditions that may be imposed by the Planning Advisory Committee. The Planning Advisory Committee may prohibit a *conditional use* if it is determined that the applicant cannot reasonably be expected to comply with the terms and conditions imposed.

- (ii) After the Development Officer receives the information required to process an application, a development approval will not be issued until the Planning Advisory Committee has approved the *conditional use* and all conditions or requirements established by the Planning Advisory Committee or this By-law have been satisfied.

(b) **Temporary Uses**

The Planning Advisory Committee, subject to terms and conditions as it considers fit:

- (i) may authorize, for a temporary period not exceeding one year, a *development* otherwise prohibited by this By-law;
- (ii) may authorize, for an additional temporary period not exceeding one year, a *development* otherwise prohibited by this By-law if
  - (A) the applicant holds an authorization under Section 2.1(2)(b)(i) that is to expire or has expired;
  - (B) an application with respect to the land has been made to amend this By-law; and,
  - (C) the Planning Advisory Committee has received a resolution from Council confirming that Council will consider the application referred to in Section 2.1(2)(b)(ii)(B); and, Z-5.357
- (iii) shall require the termination or removal of a *development* authorized under Section 2.1(2)(b)(i) or (ii) at the end of the authorized period. Z-5.357

(c) **Planning Advisory Committee Delegation of Power to Development Officer**

The Planning Advisory Committee:

- (i) may delegate its authority regarding one-year *temporary use* approvals as outlined in Section 2.1.2(b) to the Development Officer; and,
- (ii) may authorize a delegate under Section 2.1.2(c)(i) to further delegate his or her authority under Section 2.1.2(c)(i) to any person.

(d) **Making of land subject to terms and conditions**

In any zone, any *development* which is for the purpose of making land in a flood prone or environmentally sensitive area and involves the cutting or filling to a depth or height exceeding 1 metre except where it is directly related to an approved subdivision or *building* permit, shall be a *conditional use* for which the Planning Advisory Committee may provide terms and conditions or otherwise prohibit the *use* where compliance with terms and conditions cannot be reasonably expected. Z-5.16

(e) **Unsuitable Geology, Location or Topography** Z-5.59

The Planning Advisory Committee may prohibit the erection of any *building* or *structure* on any *site* where it would otherwise be permitted under this By-law when, in its opinion, the *site* is marshy, subject to flooding, excessively steep or otherwise unsuitable for a proposed purpose by virtue of its geology or topography.

**2.1(3) POWERS OF COUNCIL****(a) Zoning By-law Amendments**

A person who seeks to have this By-law amended:

- (i) shall submit a written and signed application;
- (ii) shall, where the application involves rezoning an area of land from one zone to another, include therewith;
  - (A) a statement as to the ownership thereof; and,
  - (B) the signature of at least one owner of each *parcel* of land therein;
- (iii) despite Section 2.1.3(a)(ii), Council may initiate a zoning by-law amendment without the signature of the owner(s) of the *parcel(s)* of land involved in the rezoning, provided that the amendment obtains the support of a majority of the whole Council; and,
- (iv) shall include such information as may be required by the Development Officer for the purpose of adequately assessing the desirability of the proposal. All applications shall be accompanied by an application fee of \$1,750.00 and Council may return all or part of the fee to the applicant if they choose to withdraw their application prematurely. The fee for a rezoning application that also requires a Municipal Plan amendment is \$2,500.00.

**(b) Same or Similar Application**

Unless the Council is of the opinion that there is valid new evidence or change in conditions, where an application under this section has been refused by the Council, no further application may be considered by Council for one year if such application:

- (i) in the case of rezoning, is in respect to the same area of land and is in all significant particulars intended to seek the same zone originally sought or is to obtain the same zoning changes as originally sought; or,
- (ii) not being in relation to rezoning is similar to the original application.

**(c) Dilapidated, Dangerous or Unsightly Buildings or Structure**

When, in the opinion of Council, a *building* or *structure* is dilapidated, dangerous or unsightly, the Council may;

- (i) require the improvement, removal or demolition of such *building* or *structure* at the expense of the owner thereof; or,
- (ii) acquire the *parcel* of land on which such *building* or *structure* is situated.

**(d) Utilities and Infrastructure**

No *building* may be erected unless arrangements, to the satisfaction of the Municipal Council, have been made for the supply of electrical power, water, storm water, sewage, *streets*, or other services or facilities.

**(e) Cash in lieu of parking in the Central Business District**

Council reserves the right to require a developer to pay the municipality a sum of money in lieu of providing such *off-street parking* as may be required in the Central Business District as outlined in Sections 5.2(12)(e) and 5.2(12)(f) of this By-law. Z-5.197

**(f) City Facilities and Sale of Alcohol**

The sale, distribution and consumption of alcohol may occur within or on property or facilities owned or operated by the City of Fredericton subject to such Council approved Policy in effect from time-to-time and the provisions of the *Liquor Control Act* of New Brunswick. Z-5.59

**(g) Density Bonus Provision**

This by-law provides density bonus provisions in lieu of an “incentive or bonus zoning agreement” as outlined in Section 96 of the *Community Planning Act*. Z-5.216

**2.2 INTERPRETATION****2.2(1) CLARIFICATION OF WORDS**

- (a) The word “used” shall include “intended to be used”, “arranged” and “designed”. All other words shall carry their customary meaning except for those defined hereinafter.

**2.2(2) OTHER BY-LAWS, PERMITS AND LICENSES**

- (a) Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of any By-law of the City of Fredericton in force from time to time, or the obligation to obtain any license, permit, authority, or approval required under any By-law of the City of Fredericton. In the event of conflict between this By-law and any other By-law (except *Imagine Fredericton: The Municipal Plan*), the most restrictive By-law shall prevail. Z-5.216

**2.2(3) CALCULATION OF NUMERICAL REQUIREMENTS**

- (a) All numerical requirements in this By-law are provided in metric units of measurement. Imperial units of measurement, where provided, are for user convenience only. Where a discrepancy between metric and imperial measurements occurs, the metric measurement shall prevail.

**2.2(4) MEASUREMENTS**

In this By-law, unless otherwise stated:

- (a) metric fractions of one-half (0.5) or greater must be rounded up to the nearest whole number and fractions of less than one-half (0.5) must be rounded down to the nearest whole number;
- (b) any fraction must be rounded down to the nearest whole number for the purposes of calculating the maximum number of units allowed on a *lot*;
- (c) regulations in this By-law provided to one decimal place must not be rounded to whole numbers;

- (d) when measuring a required distance between a *property line* and a *building* or *structure* or between 2 *buildings* or *structures*, the measurement is made at the least distance between the two;
- (e) all measurements and distances must be made along horizontal planes and not by following the topography or slope of the land; and,
- (f) the *parking* section identifies additional rules for *off-street parking* and *off-street* loading regulations, which prevail in that context.

## 2.3 ZONES

### 2.3(1) ZONING MAPS

- (a) The Zoning Maps are attached hereto as Schedule 11 in Part III of this By-law. These schedules divide the City of Fredericton into zones, for which the regulatory provisions of Parts I and II of this By-law apply.

### 2.3(2) PURPOSE STATEMENTS

- (a) The purpose statement in each zone indicates the general intent of the zone and all aspects of the purpose statement do not need to be satisfied to meet the intent of the zone.

### 2.3(3) BOUNDARIES OF ZONES

Where the boundary of any zone is uncertain, and:

- (a) the boundary, as shown on the zoning maps relating to this By-law, substantially follows a *street*, lane, railway right-of-way or trail, the centre line of such feature is the boundary;
- (b) the boundary, as shown on the zoning maps relating to this By-law, follows the shore line of a river or *watercourse*, the mean high water mark is the boundary;
- (c) the boundary, as shown on the zoning maps relating to this By-law, substantially follows a stream or creek, the centre line of such feature is the boundary;
- (d) the boundary, as shown on the zoning map relating to this By-law, substantially follows *property lines* shown on the registered plan of subdivision, such lines are the boundaries;
- (e) the boundary, as shown on the zoning maps relating to this By-law, runs substantially parallel to a *street line* and the difference from the *street line* is not indicated, the boundary shall be deemed to be parallel to such *street line* and the distance from the *street line* shall be determined according to the scale shown on the zoning maps; and,
- (f) the boundary, as shown on the zoning maps relating to this By-law, follows a street or lane and the *street* or lane is subsequently closed, the land in the closed *street* or lane is included in the zone of the abutting land, and if such *street* or lane forms the boundary between two or more different zones, the centre line of the closed *street* or lane is the boundary.

**2.3(4) GENERAL PROHIBITIONS**

- (a) No land, *building* or *structure* may be used or occupied, and no building or structure may be placed, constructed, erected, moved, sited, altered or enlarged, and no subdivision may be approved, except in conformity with this By-law.
- (b) No *building* or *structure* may be placed, constructed, erected, moved, sited, altered or enlarged, and no subdivision may be approved, so as to cause any existing *building* or *structure* on the same *lot* to violate the provisions of this By-law.

**2.3(5) PERMITTED AND PROHIBITED USES**

- (a) No land, *building* or *structure* may be used for a *use* that is not specifically listed under the heading “Permitted Uses” or “Conditional Uses” in the zone that the land, *building* or *structure* is located. Z-5.59
- (b) No *building* or *structure* may be placed, constructed, erected, moved, sited, altered or enlarged for any *use* other than a specifically permitted *use* in that zone.

**2.3(6) VARIANCES TO BY-LAW STANDARDS**

- (a) Only those regulations and requirements found under the Standards sections of this By-law may be varied through a variance application process.

**2.3(7) ABBREVIATIONS**

BR	bedroom
CBD	Central Business District
COF	City of Fredericton
estab.	establishment
GFA	gross floor area
ha.	hectares
incl.	including
lab.	laboratory
m	metres
m <sup>2</sup>	square metres
MIN	minimum
MAX	maximum
NFA	net floor area
N/A	not applicable
PID	Parcel ID (identification number)
req'd	required
req't's	requirements
ROW	right-of-way
sp	space (parking space)
<	less than
≥	greater than or equal to

After a modified clause: (Example)

Z-5.16	By-law that amended Zoning By-law Z-5
Z-5.59	By-law that amended Zoning By-law Z-5

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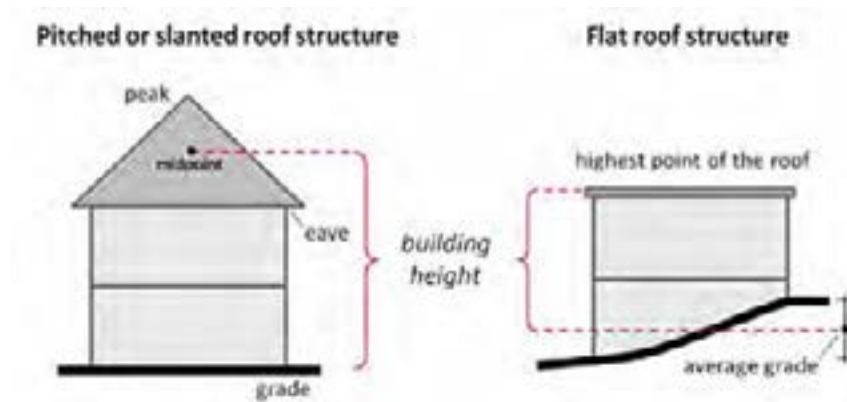


### 3 Definitions

- **Abattoir** means a *use* where animals are slaughtered and may include packing, treating, storing and sale of the product on the premises. (*abattoir*)
- **Accessory Building** means a *building* not used for human habitation, which is subordinate to and on the same *lot* as the main *building* or *use* and may include above or below ground storage tanks with a capacity less than 2000 litres. (*bâtiment accessoire*) Z-5.143
- **Adult Care Centre** means a *use* that provides care and activities for seniors, older adults and/or individuals with disabilities during daytime hours and provides activities to promote well-being through social and health related services. (*centre de soins pour adultes*)
- **Adult Entertainment Establishment** means a *use* which provides activities, facilities, performances, exhibitions, viewing and encounters, the principal characteristic of which is the nudity or partial nudity of any person. (*établissement de divertissement pour adultes*)
- **Affordable Housing** means *dwelling units* constructed under the Province of New Brunswick's Affordable Rental Housing Program, Canada Mortgage and Housing Corporation's Rental Construction Financing Initiative or other similar government program. (*logement abordable*) Z-5.216
- **Agriculture and Farming** means a *use* where land is used for raising field or forestry crops and or grazing livestock and includes any agricultural *buildings* required for operation, maintenance or storage and may include the sale of produce grown on site. *Intensive agriculture* is a separate use. (*agriculture*)
- **Amenity Space** means a space designed for active or passive recreational *use*. (*aire d'agrément*)
  - **Common Amenity Space** means a space designed for active or passive recreational *use* that is provided for the *use* of all of the occupants of a *development*. (*aire d'agrément commun*)
  - **Private Amenity Space** means amenity space provided for the *use* of the occupants of only 1 *dwelling unit*. (*aire d'agrément privé*)
- **Animal Shelter** means a *use* that provides for the care and veterinary service of lost, abandoned or neglected animals. (*abri pour animaux*)
- **Apartment Building** means a *building* containing 3 or more *dwelling units* which have shared outside access. (*immeuble d'habitation*)
- **Arcade** means an architectural feature that is an arched or covered passageway. (*arcade*)
- **Area of Natural, Scientific or Historic Interest** means areas or features of land and/or water representing a significant geological, biological and/or historical interest. (*zone d'intérêt naturel, scientifique ou historique*)
- **Asphalt, Aggregate, Concrete Plant** means a *use* where the production of asphalt, aggregate or concrete products take place and may include the stockpiling and storage of bulk materials and the storage and sale of finished products manufactured on the premises. (*usine de bitumen, d'agrégats ou centrale à béton*)
- **Assisted Living** means a residential establishment for persons who may or may not be fully able to care for themselves, yet do not require 24-hour supervisory, personal or nursing care. The *use*

includes shared or common space(s) for limited health care, social or recreational services and may include communal kitchen and dining room facilities and offer limited health, social and recreational services. *Nursing Home* is a separate use. (*résidences assistées*) Z-5.197

- **Auction Facility** means a use that provides for the auctioning and related temporary storage of large equipment, livestock and motor vehicles. (*établissement de vente aux enchères*)
- **Auction House** means a use conducted entirely indoors that provides for the auctioning and related temporary storage of goods, except large equipment, livestock and motor vehicles. (*maison de vente aux enchères*)
- **Balcony** means a horizontal platform that is attached to a *building* above the first storey floor level and is intended for use as an outdoor *private amenity space*. (*balcon*)
- **Basement** means the portion of a *building* between 2 floor levels which is partly below *grade* but which has at least 50% of its clear height from finished floor to finished ceiling, below the average adjacent finished *grade* level. (*sous-sol*)
- **Boating Facility** means a public or private docking facility and may include services and supplies for small pleasure craft, but does not include the dispensing of fuel or repair facilities. (*établissement marin*)
- **Building** means any *structure* used or intended for supporting or containing any use or occupancy. (*bâtiment*)
- **Building Height** means the vertical distance measured from average finished *grade* to the highest point of the roof surface in the case of flat roofs, or to a point midway between the peak and *eave line* in the case of pitched roofs, excepting equipment or features such as tanks, elevator penthouses, spires, skylights, cupolas and similar structures which occupy less than 10% of the volume of the *building*. (*hauteur d'un bâtiment*)
- **Building Line** means any line defining the position of a *building* or *structure* on a *lot*. (*alignement d'un bâtiment*)



- **Building Setback** - refer to **Setback**. (*retrait d'un bâtiment*)
- **Bulk Fuel Station** means a facility for the storage and distribution of petroleum or propane products in bulk quantities, but not including retail sales or processing and may include tanker vehicle storage and key-lock pumps. (*poste de carburant en vrac*)
- **Campground** means a use where seasonal occupancy is provided for holiday trailers, *recreational vehicles*, tents, and similar equipment. (*terrain de camping*)

- **Cannabis** means cannabis as defined by the Government of Canada, pursuant to the *Cannabis Act*.  
(*cannabis*) Z-5.143
- **Cannabis Production Facility** means a facility and premises authorized by a license issued by the Government of Canada, pursuant to the *Cannabis Act* for growing, producing, testing, destroying, storing, or distribution of *cannabis* but does not include the retail sale of *cannabis* or *cannabis* related products. (*installation de production de cannabis*) Z-5.143
- **Car Wash** means a *use* where vehicles are washed within a *building* or *structure* and which are either attended by staff, operated mechanically, or are self-serve. (*lave-auto*)
- **Carport** means a private *garage* of not more than 4 metres in *height*, having a roof supported by columns or piers and enclosures and open to the extent of 50% of the potential total wall area, not including any wall of a *building* to which a *carport* is attached, and is intended to be used for vehicle *parking*. (*abri d'auto*)
- **Catering Service** means a *use* where food and beverages are prepared in a facility for consumption off-site. (*service traiteur*)
- **Cemetery** means the *use* of land for the placement of grave sites and may include a chapel, crematoria, and related *secondary uses*. (*cimetière*)
- **Child Care Centre - Large** means a *use* where care and supervision is provided to a maximum of 60 children as regulated under the *Family Services Act*. (*garderie de grande taille*)
- **Child Care Centre - Medium** means a *use* where care and supervision is provided to 7 to 18 children during the day in a residential area as regulated under the *Family Services Act*. (*garderie de taille moyenne*)
- **Child Care Centre - Small** means a *use* where care and supervision is provided to a maximum of 6 children including the owner's children under the age of 12 during the day in a residential area as regulated under the *Family Services Act*. (*garderie de petite taille*)
- **Cinema** means a *use* where motion pictures are viewed by the public. (*cinéma*)
- **Cluster Housing** means a comprehensively designed grouping of residential *buildings* containing one, two or three *dwelling units* that surround a single contiguous open space and may include a *building(s)* for shared community services. (*groupes d'habitations*) Z-5.216
- **Commercial Recreation Establishment** means a *use* where leisure and recreational activities are operated as a business and open to the public for a fee, including but not limited to bowling alley, laser tag, mini-golf, computer games, video arcade, billiards, party rooms but does not include a casino. (*établissement commercial de loisirs*)
- **Commercial Vehicle** means a motor vehicle used for commercial purposes having permanently attached thereto a truck or delivery body and includes ambulances, hearses, motor buses, tractors and transport trucks. (*véhicule utilitaire*)
- **Commercial Zone** means the LC, NC, DC, RC, OC, RLF, COR-1, COR-2, HC, CC, CCI, CCIL, MX-1, MX- 2 and MX-3 zones, as further defined in this By-law. (*zone commerciale*)
- **Community Centre** means a *use* that provides for non-profit recreational, educational, social and cultural activities and events. (*centre communautaire*)
- **Community Planning Act** means the *Community Planning Act*, SNB 2017, C.19, as amended. (*loi*) Z-5.338

- **Conference & Event Facility** means a *use* that provides permanent facilities for conventions, seminars, workshops, fairs or other similar activities. (*établissement de conférences et d'événements*)
- **Contractor's Shop** means a *use* where construction or building trades or services conduct their business or operation for work off the premises. (*atelier de chantier*)
- **Convenience Store** means a *use* not exceeding 300 square metres where food and other household necessities are sold to the public and may include *food service - take-out* as a *secondary use*. (*dépanneur*)
- **Conversion** means the *interior* renovation of a residential *building* that was constructed prior to April 17, 1942 for the purpose of increasing the total number of residential *dwelling units* in a *building* to more than 1 unit. Conversion of existing *buildings* does not include additions to the *building* that result in an increase to the *gross floor area* or footprint of the *building*. (*transformation*)
  - **Conversion with Additions** means the *interior* renovation of, and addition to, a residential *building* that was constructed prior to April 17, 1942 for the purpose of increasing the total number of residential *dwelling units* in a building to more than 1 unit and/or the maximum number of units prescribed by the zone. (*transformation et ajout*)
- **Converted Dwelling** means an existing *building* originally constructed as a detached *dwelling unit*, which is used for more than 1 *dwelling unit*. (*habitation transformée*)
- **Counselling Service** means a *use* where people receive treatment, advice or guidance for emotional, psychological or life management issues. (*service de consultation*)
- **Coverage** - refer to **Lot Coverage**. (*occupation*)
- **Cultural Establishment** means a *use* that provides display, storage, restoration or events related to art, literature, music, history, performance or science and includes *uses* such as art galleries, theatres, *libraries*, auditoriums, museums, archives, performing arts and *interpretive centres*. (*établissement culturel*)
- **Curb Cut** means the cutting or lowering of a curb to provide for vehicular access to a *site*. (*bateau de trottoir*)
- **Deck** means an uncovered, horizontal *structure* where the surface is at least 0.6 metres above *grade* at any point and is meant to be used as outdoor *amenity space* but does not include a *balcony*. (*terrasse*)
- **Density** means the maximum number of *dwelling units* on a *lot* expressed in *dwelling units* per hectare or the minimum *lot area* per *dwelling unit*. (*densité*)
- **Design** means the organization or composition of a building or open space. (*design*)
- **Development** means *development* as defined in the *Community Planning Act*. (*aménagement*)
- **Dispatch Service** means a *use* where vehicles are dispatched to provide transport services to people or items and may include the maintenance or repair of fleet vehicles and administration functions relating to the service provided. Typical *uses* include taxi, limousine and courier services. (*service de répartition de véhicules*) Z-5.338
- **Distribution Facility** means a *use* where goods or items are stored inside a *building* for a short period of time for loading onto transport. *Warehouse - Storage* is a separate *use*. (*installation de distribution*)

- **Domestic Animals** means dogs, cats, budgies, parrots, parakeets, hamsters, gerbils, guinea pigs, fish, rabbit or other similar animal kept primarily indoors for the personal enjoyment or companionship of the resident. (*animaux domestiques*)
- **Dormitory or Residence** means a *building* containing sleeping units which are provided and/or rented for occupancy by students and/or staff members affiliated with a *college, hospital, private school, religious order, rest or nursing home, university* or similar institution, and which is regulated by such institution. A *dormitory* or *residence* unit may contain communal dining facilities but shall exclude the preparation of meals within the sleeping units. (*dortoir ou résidence*)
- **Drinking Establishment** means a *use* where alcohol is sold for consumption on the premises subject to provincial statutes or regulations and which prohibits minors to be on the premises at any time unless accompanied by a legal guardian and may include ancillary entertainment and the preparation and sale of food for consumption on the premises. *Restaurant - Licensed, Entertainment Establishment, Night Club* and *Adult Entertainment Establishment* are separate *uses*. (*débit de boissons*)
- **Drive-thru Facility** means a *use* where services are provided to customers while in their automobiles and will always be approved with another use such as a *restaurant* or *financial institution*. (*établissement au volant*)
- **Dry Cleaning Plant** means a facility designed for the large-scale cleaning of fabrics, rugs and clothes using solvents. (*installation de nettoyage à sec*)
- **Duplex Dwelling** means a *building* divided horizontally into upper and lower separate *dwelling units*, each of which has an independent entrance, either directly from the outside or through a common vestibule and where the common floor constitutes at least 60% of the horizontal plane between the *dwelling units*. (*duplex*)
- **Dwelling** means a *building* containing *dwelling unit(s)*. (*habitation*) Z-5.16
- **Dwelling Unit** means a room or a suite of 2 or more rooms for the *use*, or intended for the *use*, by 1 or more individuals that contains a kitchen, living, sleeping and sanitary facilities. (*logement*)
- **Dwelling Unit - Farm Help** means a *dwelling unit* for seasonal occupancy by persons who are engaged in the operation of an agricultural *use* on the same *parcel* of land. (*logement - aide Agricole*)
- **Easement** means a right to use land, most commonly for access to a property or as a right-of-way for a *utility service*. (*servitude*)
- **Eave Line** means the horizontal line formed by the intersection of the wall and roof of a *building*. (*ligne de l'avant-toit*)
- **Emergency Shelter** means a *use* that provides transitional housing for people in need of shelter and may include health, counseling and other programs and services as well as food preparation, kitchen and eating area. (*foyer d'accueil d'urgence*) Z-5.216
- **Entertainment Establishment** means a *use* where dramatic, musical, dancing or cabaret entertainment is provided to the public including food and beverage service and where a specific license issued by the Province of New Brunswick allows the sale of alcohol for consumption on the premises. *Cinema, Restaurant - Licensed, Drinking Establishment, Night Club* and *Adult Entertainment Establishment* are separate *uses*. (*établissement de divertissement*)
- **Equestrian Facility** means a *use* where land, *building* and *structures* are provided for the boarding and training of horses and their riders and for the staging of equestrian events. (*centre équestre*)

- **Equipment Sales & Rental - Heavy** means a *use* where large construction or industrial equipment and vehicles are rented and/or sold to the public including terraforming vehicles such as excavators, backhoes, and bulldozers, farm and forestry equipment and other apparatus of similar size and function and includes maintenance activities. (*établissement de vente et de location du matériel lourd*)
- **Equipment Sales & Rental - Light** means a *use* where light residential, commercial and industrial equipment is rented and/or sold to the public and includes portable and/or mobile tools and machines such as power tools, construction, trades, lawn and garden equipment and other goods of similar size and function. The *use* includes maintenance activities and all activities associated with the *use* taking place within a *building*. (*établissement de vente et de location du matériel léger*)
- **Façade** means the exterior wall of a *building* fronting on the *street*. (*façade*)
- **Feed Mill** means a *building* for the processing, blending, grinding and mixing of grains, seeds and concentrates for animals. (*fabrique d'aliments*)
- **Financial Institution** means a *use* where a bank, trust company, credit union, treasury branch, finance company, mortgage company, insurance company or investment company operates (*établissement financier*)
- **Fitness Centre** means a *use* where space, exercise equipment or instruction is provided for the pursuit of physical fitness and activities and may include child care as a *secondary use*. (*centre de conditionnement physique*)
- **Floodplain** means an area of land below the 2018 flood line as established by provincial statutes and regulations. (*plaine d'inondation*) Z-5.216
- **Food & Beverage Processing Facility** means a *use* where raw or partially processed ingredients are transformed into other forms for consumption by humans or animals not on *site* including breweries and distilleries and may include the sale of products produced on *site*. (*installation de transformation des aliments et des boissons*)
- **Food Service - Take-Out** means a *use* where prepared food is sold for consumption off the premises and may include a delivery service. (*restauration - mets à emporter*)
- **Forestry** means a *use* where timber resources are managed, developed or cultivated for the production of wood and wood products but does not include manufacturing or processing of such products. (*foresterie*)
- **Frontage** - refer to **Lot Frontage**. (*façade de terrain*)
- **Funeral Home** means an establishment for the preparation of the deceased for burial or cremation and for holding funeral services, and may include a crematorium and chapel as *secondary uses*. (*salon funéraire*)
- **Garage** means an *accessory building* or part of a main *building* designed and intended to be used for the storage of motor vehicles. (*garage*)
- **Garden Centre** means a *use* where plants, trees, shrubs and other gardening products are sold to the public and may include greenhouses or other *buildings* or *structures* for growing and storage. *Cannabis Production Facility* is a separate *use*. (*centre de jardinage*)
- **Gas Bar** means a *use* where automotive fuel or electrical charging is provided. (*poste d'essence*)

- **Golf Course** means a *use* where a public or private area is operated for the purpose of playing golf and may include accessory *office*, retail pro shop, restaurant, banquet facilities, lounge, and driving range but does not include mini-golf. (*terrain de golf*)
- **Grade** means the average elevation of the finished ground surface adjacent to a *building*, excluding localised depressions such as vehicle or pedestrian entrances and when used with reference to a *structure* shall mean the average elevation of the finished *grade* of the ground immediately surrounding such *structure*. (*niveau du sol*)
- **Grocery Store** means a *use* where fresh and packaged food and household items and necessities are sold and may include *secondary uses* provided that the total floor area of the *secondary uses* does not exceed 20% of the *gross floor area* of the *grocery store* and must have direct customer access inside of the *grocery store*. (*épicerie*)
- **Gross Floor Area** means the sum of the areas of all above *grade* floors of a *building* measured to the outside surface of the exterior walls, or where *buildings* are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a *building* that do not contain a floor including atriums, elevator shafts, stairwells and similar areas. (*aire de plancher brute*)
- **Group Home** means a residence that provides social, physical or mental care to 5 or more persons living on the premises full-time under the supervision of at least 1 staff person. (*foyer de groupe*)
- **Group Home - Limited** means a residence that provides social, physical or mental care to 4 or less persons living on the premises full-time under the supervision of at least 1 staff person. (*foyer de groupe limité*)
- **Habitable Space** means the space within a *dwelling unit* in which living functions are normally carried on, and includes living rooms, dining rooms, kitchens, bathrooms, dens and recreations rooms, storage rooms, workshops and recreational rooms located in a *basement* or cellar. (*espace habitable*)
- **Health Services Laboratory** means a *use* where bio-medical samples are tested, medical research is conducted or medical and dental aids, devices or prosthesis are serviced. (*laboratoire de services de santé*)
- **Height** - refer to **Building Height**. (*hauteur*)
- **Home Occupation** means the *use* of a *dwelling unit* by the resident for a business within the home that is limited in *scale* and intensity so that only a very limited impact from the operation of the business is observed or felt outside of the *dwelling unit*. (*activité professionnelle à domicile*)
- **Hospital** means a facility that provides long-term and short-term medical and health care, overnight stays, surgery, laboratory and diagnostic services for treating human illness, disease, and injury. (*hôpital*)
- **Hostel** means a *use* where temporary accommodation is provided primarily to transients or individual travellers for remuneration, and typically includes shared or *dormitory*-style rooms. (*auberge*)
- **Hotel/Motel** means a *use* where temporary accommodation is provided to visitors and travelers for remuneration on a year-round basis. (*hotel/motel*)
- **Industrial Zone** means the RT, BI, GI, HI and INF zones, as further defined in this By-law. (*zone industrielle*)

- **Institutional Zone** means the I-1, I-2 and IEX zones, as further defined in this By-law. (*zone de services collectifs*)
- **Instructional Facility** means a *use* where instruction or training in a specific skill or recreational activity, art or hobby is provided including dance, music, arts or crafts and martial arts. (*établissement éducatifs*)
- **Intensive Agriculture and Farming** means any concentrated method used to raise crops or to rear or keep animals or their products for market including such operations as poultry and hog farms, rabbit and fur farms, greenhouses, nurseries and similar specialty *uses*. (*agriculture ou élevage intensif*)
- **Interpretive Centre** means an establishment to communicate the significance or meaning of an area, feature, site or settlement and its social, natural, cultural or industrial heritage. (*centre d'interprétation*)
- **Keeping of Hens** means a *use* where a maximum of 3 hens are kept on a residential *lot*, and where a hen is defined as a female chicken of the subspecies *Gallus Gallus Domesticus*. (*poulaillers*)
- **Kennel** means a *use* where domestic animals are cared for during the day and/or boarded overnight and may include *pet care service* but does not include *veterinary services*. (*chenil*)
- **Laboratory** means a *use* where goods, items, equipment or substances are tested or analyzed. *Health Services Laboratory* and *Research & Advanced Technology* are separate *uses*. (*laboratoire*)
- **Landfill** means a *use* operated by the Province of New Brunswick where garbage and waste is collected, stored, and/or treated permanently in open or covered pits or temporarily indoors or outdoors for further processing or treatment off-*site* and may include administrative functions associated with the *use*. (*décharge*)
- **Landscaped Area** means that portion of a *lot* not used for *buildings, structures, parking lot* or driveways that is surfaced as *soft landscaped area* or *hard landscaped area*. (*aire paysagée*)
  - **Soft Landscaped Area** means an area with a surface consisting of materials that: are living or derived from living organisms; are not formed into a *structure*; and, may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees. (*aire paysagée vivante*)
  - **Hard Landscaped Area** means an area with a surface consisting of materials that are not living, such as brick, concrete, stone and wood but does not include asphalt. (*aire paysagée inerte*)
- **Landscape Material Supply** means a *use* conducted primarily outdoors where precast concrete products, pavers, stone, gravel and other aggregates are stored and sold and may include the ancillary sale or rental of related goods. (*approvisionnement en matériel paysager*)
- **Large Vehicle Sales and Service** means a *use* where motor vehicles exceeding 1.5-ton capacity are sold, rented, serviced or repaired and may include the dispensing of fuel and the ancillary sale of vehicle parts or accessories. (*centre de vente et d'entretien de grands véhicules*)
- **Library** means a *use* where a collection of materials are kept for reference or borrowing and may provide computer use, instructional facilities, meeting rooms and study areas. (*bibliothèque*)
- **Liquor Store** means a *use* where alcoholic beverages such as wine, spirits, beer, and liqueurs are sold for consumption off-*site* and requires a license issued by the Province of New Brunswick. (*magasin d'alcools*)

- **Lot** means the aggregate of one or more areas of land depicted, outlined and/or designated on a plan of subdivision or an area of land described in a document filed or registered in a land registry office. (*lot*)
  - **Corner Lot** means a *lot* situated at the corner or intersection of two *streets*, of which two adjacent sides abut the intersecting *streets*, and contain an angle of not more than 135 degrees. (Schedules 8a & 8b.) (*lot de coin*)
  - **Interior Lot** means a *lot* other than a *corner lot*. (Schedules 8a & 8b.) (*lot intérieur*)
  - **Lot Area** means the total area within the *property lines* of a *lot*, excluding the horizontal area of such *lot* usually covered by water or marsh, or beyond the rim of a river bank or *watercourse*. (*superficie du lot*)
  - **Lot Coverage** means the percentage of *lot area* covered by *buildings* and *structures* above established *grade*, but does not include uncovered *swimming pools*, unenclosed *porches*, *patios*, *decks* and above-ground pool *decks*. (*coefficient d'occupation du lot*)
  - **Lot Depth** means the horizontal distance between the *front* and *rear property lines*. (Schedules 8a & 8b.) (*profondeur du lot*)
  - **Lot Frontage** means the continuous linear distance measured along a public *street*. Where a lot abuts 2 *streets*, the lesser *property line* shall be deemed the *lot frontage*. In the case of a curved *street* or where *side property lines* are not parallel, *lot frontage* means the distance between the *side property lines* of the *lot* at the required *front yard setback* measured as: (a) parallel to the *street*, or (b) parallel to the mid-point tangent in a curved *street* (Schedules 8a & 8b.) (*façade du lot*) Z-5.59
- **Low Rise Residential Zone** means the R-1, R-3, R-4, R-5, TP-2, TP-4, TP-6, RMH, RMHP and RR-CH zones, as further defined in this By-law. (*zone résidentielle à faible densité*) Z-5.216 Z-5.338
- **Manufacturing - Light** means a *use* engaged in the manufacturing of a finished product, predominantly from previously prepared materials and may include *secondary uses* such as storage, packaging and sales. (*industrie légère*)
- **Manufacturing - Heavy** means a *use* engaged in the basic processing and manufacturing of materials or products, predominantly from extracted or raw materials or manufacturing processes that potentially involve an obnoxious emission of odour, smoke, dust, soot, dirt, noise, gas fumes, vibration, water-carried waste, or other obnoxious emission or refuse and may include *secondary uses* such as storage, packaging and sales. (*industrie lourde*)
- **Market** means a *use* where individual vendors operating from defined areas offer goods for sale directly to the public such as food products, produce, craft articles, second-hand goods and antiques. (*marché*)
- **Massing** means the three-dimensional degree of bulk, *density*, and *height* of a *building* as expressed on its exterior. (*masse*)
- **Medical Clinic** means a *use* where human health services are provided through diagnostic, therapeutic, preventative or rehabilitative treatment without overnight stays for patients. This *use* includes surgical, dental, physiotherapy, chiropractic and similar *uses*. (*clinique médicale*)
- **Medical Practice** means a *use* where a maximum of 1 licensed practitioner provides human health services through diagnostic, therapeutic, preventative or rehabilitative treatment without overnight stays for patients. This *use* includes surgical, dental, physiotherapy, chiropractic and similar *uses*. (*pratique médicale*)

- **Micro-brewery/distillery** means a *use* where beer, cider, wine or spirits, or a combination thereof, are manufactured in the following quantities per calendar year:
  - No more than 800,000 litres of beer or cider; Z-5.216
  - No more than 100,000 litres of wine; and,
  - No more than 75,000 litres of spirits. (*microbrasserie*) Z-5.216
- **Mini-Home** means a prefabricated or “factory-built” moveable dwelling containing 1 *dwelling unit* designed to be transported on its own chassis or undercarriage, connected to *utilities* and designed for year-round living. (*maison préfabriquée mobile*)
- **Multiplex** means a *building* containing more than two *dwelling units* where only individual outside access is provided to all or a portion of the *dwelling units*. (*multiplex*) Z-5.352
- **Multi-Residential Zone** means the MR-1, MR-2, MR-3, MR-4 and MR-5 zones, as further defined in this By-law. (*zone multirésidentielle*)
- **Net Floor Area** means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single *use* in a *building*, and is measured from the exterior face of the exterior wall and the centreline of an *interior* partition wall that separates at least 2 *uses*, but does not include:
  - elevator shafts;
  - stairwells;
  - crawl spaces;
  - mechanical or electrical rooms;
  - indoor garbage or recycling storage;
  - areas used for *parking* and loading;
  - areas below *grade* used for storage and not accessible to the public; and, common corridors and halls available to more than 1 *use*. (*aire de plancher nette*)
- **Night Club** means a *use* where entertainment is provided in the form of a dance floor, stage, live performances or recorded music and includes the sale and consumption of alcohol subject to provincial statutes and regulations and which prohibits minors to be on the premises at any time unless accompanied by a legal guardian and may include sale and consumption of food on the premises. *Restaurant - Licensed, Drinking Establishment and Adult Entertainment Establishment* are separate *uses*. (*boîte de nuit*)
- **Nursing Home** means a *use* where care is provided to 4 or more individuals who live full time in the facility who by reason of age, infirmity, mental or physical disability are not fully able to care for themselves. *Assisted Living* is a separate *use*. (*foyer de soins*)
- **Office** means a *use* where professional, business, consulting, clerical, or administrative services are provided. (*bureau*)
- **Outdoor Storage** means a *use* where goods, products or equipment is stored outside but does not include vehicles or waste. (*entreposage extérieur*)
- **Parcel** - refer to **Lot**. (*parcelle*)
- **Park** means an area of land used for passive or active recreation, cultural or aesthetic purposes and may include improvements for *park* users such as playgrounds, sports fields, seating and washroom facilities. (*parc*)
- **Parking or Parking Lot** means an open area of land, other than a *street*, used for the *parking* and

manoeuvring of vehicles. (*stationnement ou parc de stationnement*)

Z-5.16

- **Parking - Structure** means a *use* where *parking* is provided in tiers of *floors* for vehicles for a short period of time and independent of any other *use*. (*parc de stationnement en élévation*)
- **Party Wall** means a wall erected at or upon a line separating 2 units, each of which is or is capable of being, held in separate legal ownership. (*mur mitoyen*)
- **Patio** means an uncovered horizontal structure where the surface *height* is less than 0.60 metres above *grade* at any point and is intended for *use* as an outdoor *amenity space*. (*patio*)
- **Personal Service - Apparel** means a *use* where clothes, footwear or personal effects are cleaned, altered, or repaired and may include the ancillary sale of products relating to the service provided. (*boutique de services de soins personnels - vêtements*)
- **Personal Service - Appearance** means a *use* where services are provided to alter the appearance of hair, skin and nails as well as for relaxation, massage, aromatherapy, and other similar non-medical therapies and may include the ancillary sale of products related to the service provided. (*boutique de services de soins personnels - esthétique*)
- **Pet Care Service** means a *use* where *domestic animals* are washed and groomed and may include the ancillary sale of products related to the service provided. (*service de soins aux animaux de compagnie*)
- **Place of Worship** means a *use* where people gather for religious or spiritual purposes and may include rooms for childcare, social, administrative or food preparation functions. (*lieu de culte*)
- **POPS** means a privately-owned public space provided as part of a *development* that is made accessible to the public through legal easements and/or agreements. Z-5.352
- **Porch** means a roofed, open *structure* attached to the exterior of a *building* with walls that are open and unenclosed to the extent of at least 50%, except by insect screening between floor and ceiling, and includes verandas. (*porche*)
- **Portable Garage** means a collapsible *structure* covered with plastic or fabric, used for the purpose of temporarily storing vehicles and/or the covering of driveways. (*abri d'auto temporaire*)
- **Portico** means a narrow *porch* leading to the entrance of a *building*, or extended as a colonnade, with a roof *structure* over a walkway, supported by columns or enclosed by walls. (*portique*)
- **Printing Centre** means a *use* where copies are made of graphic or printed material or where film and digital images are processed and may include the ancillary sale of products related to the service provided. (*centre d'impression*)
- **Private Road** means a road right-of-way which has not been vested in the City of Fredericton, and which provides access to a *lot(s)*. (*ruelle privée*)
- **Property Line** means any boundary of a *lot* or the vertical projection thereof. (*limite de propriété*)
  - **Front Property Line** means in the case of an *interior lot*, the line dividing the *lot* from the *street*. In the case of a *corner lot*, the shorter *property line* abutting a *street* shall be deemed the *front property line*. Where a *corner lot* has the same dimensions on the 2 *streets* upon which it abuts, the *property line* abutting the *street* upon which the *building* or *structure* erected or to be erected has its principal entrance shall be deemed the *front property line*. (Schedules 8a & 8b). (*limite avant de la propriété*)

- **Rear Property Line** means the *property line* farthest and opposite from the *front property line*. (Schedules 8a & 8b). (*limite arrière de la propriété*)
- **Side Property Line** means a *property line* other than a *front* or *rear property line*. (Schedules 8a & 8b). (*limite latérale de la propriété*)
- **Proportion** means the relationship of dimensions of elements to the whole and to each other. (*proportion*)
- **Public Exhibition Grounds** means the *use* of land or *building* on a seasonal or temporary basis for entertainment, display, performance, market, auction, fairs, or other similar community events. (*parc public d'exposition*) Z-5.312
- **Publishing Facility** means a *use* where copies of graphic, digital, or printed materials are made and bound and includes area for storage of supplies, packaging, and shipping. (*installation d'édition*)
- **Race Track** means a *use* where animals and non-motorized vehicles are in competition against each other or against time and includes seating for spectators and may involve gambling on the racing activity. (*hippodrome*)
- **Recreational Facility - Indoor** means a *use* within a *building* designed for athletic activities including facilities such as *swimming pools*, gymnasium, skating rinks and may have outdoor sports fields associated with the *building* and may include *secondary uses* such as *medical office*, food service, personal service, and child care within the *building*. (*installation récréative intérieure*)
- **Recreational Facility - Outdoor** means a *use* where land is used for non-motorized outdoor sports or athletic activities and may include change rooms, washrooms or shower facilities. (*installation récréative extérieure*)
- **Recreational Vehicle** means a unit intended for temporary accommodation for travel, recreational or vacation *use* and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers and tent trailers. (*véhicule récréatif*) Z-5.143
- **Recycling Depot** means a *use* where bottles, cans or other drink containers are taken for reimbursement of the containers deposit and/or where other recyclable materials are taken for salvage or processing off-site and where all activities associated with the use take place inside the *building*. (*centre de tri*)
- **Recycling Facility** means a *use* where discarded items are received, sorted and broken down into components for removal from the *site*. (*installation de recyclage*)
- **Rehabilitation Centre** means a *use* where people with alcohol, drug or similar addictions live under the care and supervision of professional health and counselling care providers. (*centre de readaptation*)
- **Research & Advanced Technology** means a *use* where scientific research, investigation, testing or experimentation takes place within *buildings* for the development of advanced or information technology, prototypes, or manufacturing of advanced technology products and includes a wide variety of *secondary uses* relating to the operation, including technical consulting, professional and legal services, laboratory, health & wellness, food services, printing services, meeting, conference, training, board rooms and other similar facilities. (*recherches et technologies avancées*)
- **Research Farm** means a *use* where scientific research, investigation, testing or experimentation takes place inside or outside of *buildings* by a level of government in the field of *agriculture and farming* and may include a variety of *secondary uses* relating to the operation including professional and legal services, laboratory, health & wellness, food services, printing services, meeting, conference, training, boardrooms and other similar facilities. (*ferme expérimentale*)
- **Residential Zone** means the R-1, R-3, R-4, R-5, TP-2, TP-4, TP-6, RMH, RMHP, RR-CH, MR-1,

MR-2, MR-3, MR-4 and MR-5 zones, as further defined in this By-law. (*zone résidentielle*) Z-5.338

- **Resource Extraction** means a *use* where earth, gravel, sand, stone or other forms of aggregate or materials are extracted. (*site d'extraction de ressources*)
- **Restaurant** means a *use* where food is prepared and sold for consumption on the premises and may include ancillary entertainment and the sale of food for consumption off the premises. (*restaurant*)
- **Restaurant - Licensed** means a *use* where food is prepared and sold for consumption on the premises where a specific license issued by the Province of New Brunswick allows the sale of alcohol for consumption on the premises and may include ancillary entertainment and the sale of food for consumption off the premises. *Entertainment Establishment* and *Drinking Establishment* are separate *uses*. (*restaurant avec permis d'alcool*)
- **Retail Warehouse** means a *use* where a limited range of large bulky goods requiring large floor areas for direct display are sold to the public and include such items as furniture, major appliances, building materials and floor coverings. (*entrepôt de détail*)
- **Retail Store** means a *use* where merchandise is sold or rented to the public and may include wholesale services and *secondary uses* such as personal service, financial, counselling, fitness, food service, vehicle service, photo, printing or copy services and other similar *secondary uses* provided that the total *net floor area* of the *secondary uses* does not exceed 20% of the *gross floor area* of the *retail store* and must have direct customer access from inside the *retail store*. *Convenience Store*, *Equipment Sales & Rental - Light/Heavy*, *Garden Centre*, *Retail Warehouse*, *Vehicle - Rental/Sales*, and *Vehicle Sales - Seasonal* are separate *uses*. (*magasin de détail*)
- **Roofline** means the slope and/or articulation of a roof. (*ligne de toiture*)
- **Safety and Emergency Services** means a *use* where police, fire and emergency medical services are provided. (*services de sécurité et d'urgence*)
- **Sales Centre - Model Home** means a *use* where model and show homes are displayed for sales purposes and construction off-site. (*centre de vente de maisons-témoins*)
- **Salvage Yard** means a *use* where land and *buildings* are used for the storage, wrecking, dismantling, refurbishing or handling of goods, machinery or motor vehicles including the retail sale of salvaged items and administrative functions associated with the *use*. (*parc de récupération*)
- **Scale** means the sense of *proportion* and size created by the placement of *buildings* on a *street*, as perceived by a pedestrian. (*échelle*)
- **School (K-12)** means a *use* where students from Kindergarten to Grade 12 are taught the education curriculum and may include before- and after-school programs and all necessary secondary services such as cafeteria, *library*, administration, theatre and gymnasium. (*école [de la maternelle à la douzième année]*)
- **Screen, Screened or Screening** means the total or partial concealment of a *building*, equipment, *structure* or activity by a berm, fence, vegetation or wall. (*masquage*)
- **Secondary Dwelling Unit** means a *dwelling unit* which is subordinate to the main residential *dwelling* on the *lot*. Z-5.328
  - **Accessory Apartment** means a *secondary dwelling unit* that is attached to the side or rear or within the main residential *dwelling*. (*appartement accessoire*) Z-5.59 Z-5.338

- **Basement Apartment** means a *secondary dwelling unit* contained in the *basement* of the main residential *dwelling*. (*appartement situé au sous-sol*) Z-5.338
- **Garden Apartment** means a *secondary dwelling unit* that is detached and located at *grade* to the rear of the main residential *dwelling*. (*pavillon-jardin*) Z-5.59
- **Garage Apartment** means a *secondary dwelling unit* located above a detached garage to the side or rear of the main residential *dwelling*. (*appartement au-dessus d'un garage*) Z-5.338
- **Self-Storage Facility** means a *use* where goods and personal items are stored inside separate compartments within a *building* of which each has a separate access. (*installation d'entreposage libre-service*)
- **Semi-Detached Dwelling** means a *building* containing 2 *dwelling units* arranged side by side and separated vertically by a common *party wall* extending from the foundation to the roof and where the common *party wall* constitutes at least 60% of the vertical plane between the *dwelling units*. (*habitation jumelée*)
- **Service & Repair - Household** means a *use* where household items such as furniture, electronic equipment or appliances are repaired or serviced and may include the ancillary sale of products associated with the service provided. (*entretien et réparation d'articles ménagers*)
- **Service & Repair - Industrial** means a *use* where equipment, machines, or goods not including motor vehicles are repaired and serviced or maintained either indoors or outdoors and may include the ancillary sale of products associated with the service provided. (*entretien et réparation de produits industriels*)
- **Service Centre** means a *use* where services or information is provided to the public without an appointment typically over a counter on a first-come-first-serve basis. (*centre de service*)
- **Setback** means the minimum horizontal distance between the *property line* and the nearest point of the foundation or exterior wall of the *building*, whichever is the lesser, or another part of the *building* if specified elsewhere in this By-law. (Schedule 9.) (*marge de retrait*) Z-5.59
  - **Front Yard Setback** means the minimum horizontal distance between the *front property line* and the nearest point of the foundation or exterior wall of the *building*, whichever is the lesser, or another part of the *building* if specified elsewhere in this By-law. (*marge de retrait de la cour avant*) Z-5.59
  - **Side Yard Setback** means the minimum horizontal distance between the *side property line* and the nearest point of the foundation or exterior wall of the *building*, whichever is the lesser, or another part of the *building* if specified elsewhere in this By-law. (*marge de retrait de la cour latérale*) Z-5.59
  - **Rear Yard Setback** means the minimum horizontal distance between the *rear property line* and the nearest point of the foundation or exterior wall of the *building*, whichever is the lesser, or another part of the *building* if specified elsewhere in this By-law. (*marge de retrait de la cour arrière*)
- **Sign** means any identification, description, illustration, information or advertising device, illuminated or non-illuminated, which provides information as to product, place, activity, person, institution, service or business and is displayed on the exterior of a *building* or on a *lot*. (*enseigne*)
- **Single Detached Dwelling** means a *building* containing only 1 *dwelling unit*. (*habitation unifamiliale isolée*)
- **Single Room Occupancy** means a residential *dwelling* where individual sleeping quarters are provided with a combination of individual and shared habitable space for compensation to 5 or more persons but does not include *Apartment Building, Assisted Living, Converted Dwelling, Group Home, Hotel/Motel, Hostel, Nursing Home* or *Tourist Home*. (*Logement pour personne seule*) Z-5.253

- **Site** means an area of land which is occupied or is to be occupied by 1 or more main *buildings, structures* or *uses*, and includes all *yards* and *landscaped areas* required by this By-law. (*site*)
- **Social Organization** means a *use* where members of a club, group or organization meet to participate in recreational, educational, social, or cultural activities and may include the preparation of food, seating areas and meeting rooms. *Drinking Establishment, Entertainment Establishment, Night Club* and *Adult Entertainment Establishment* are separate *uses*. (*organisation sociale*)
- **Special Function Tent** means a *use* where a temporary collapsible shelter is erected on a property for a social, cultural, recreational, educational, or entertainment event for a maximum of 14 days and may include the sale and consumption of alcohol on the premises. (*tente à fonctions particulières*)
- **Stacked Townhouse** means a *building* containing 3 or more *dwelling units* located wholly or partially above one another where each *dwelling unit* has a separate entrance with direct access to *grade*. (*logements superposes en bande*)
- **Storey** means that portion of a *building* which is situated between the top of any floor and the top of the floor above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it. (*étage*)
- **Street** means a dedicated public right-of-way, not normally less than 15 metres in overall width, or any public right-of-way existing at the date of the passing of this By-law. (*rue*)
- **Street Line** means the division line between a *street* and abutting property. (*alignement*)
- **Structure** means anything constructed or erected on or below the ground, or attached to something on the ground, and includes all *buildings*. (*construction*)
- **Studio - Artisan** means a *use* where art is created and may include instruction in art to one person at a time and the sale of art produced on the premises. (*atelier des artisans*)
- **Studio - Media** means a *use* where radio or television programs are broadcast and may include technical support. (*studio des médias*)
- **Studio - Photographic** means a *use* where portrait and professional photographic services are provided and where film or digital images are processed and may include the ancillary sale of products relating to the service provided. (*studio de photographie*)
- **Swimming Pool** means an artificial body of water which is used for swimming or wading purposes and which has a possible maximum depth of water greater than 0.6 metres. (*piscine*)
- **Telecommunication Tower** means all types of towers which are used to support one or more telecommunication antennae for the purpose of telecommunication. (*tour de télécommunications*)
- **Temporary Vending Facility** means a transient facility or *structure* such as a trailer that is used to display, store, transport or sell food, beverages, articles or goods to the public. (*kiosque temporaire*)
- **Tourist Home** means a *use* where temporary accommodation within a *single detached dwelling* is provided to visitors and travellers for remuneration. (*maison de chambres pour touristes*)
- **Towing Service** means a *use* where trucks are dispatched to transport disabled vehicles and includes the secure *outdoor storage* of towed vehicles. (*service de remorquage*)
- **Townhouse** means a *building* containing 3 or more side-by-side *dwelling units* joined in whole or in part by vertical *party walls* extending from the foundation to the roof where each *dwelling unit* has a

separate entrance with direct access to *grade*, and no *dwelling unit* is located wholly or partially above another. (*maison en rangée*)

- **Transit Service** means a *use* where people are transported by vehicle and may include the maintenance and repair of vehicles. *Dispatch Service* is a separate *use*. (*service de transport en commun*)
- **Transportation Depot** means the *use* of land and *buildings* or *structures* for storing, servicing or repairing equipment, trucks, buses or other vehicles and may include fuel storage and dispensing, training facilities. *Distribution Facility* is a separate *use*. (*terminus de transport*)
- **University and College** means a *use* where post-secondary education programs are provided for enrolled students by an educational institution authorized in accordance with the *Degree Granting Act* of New Brunswick (R.S.N.B. 2011, c. 140) and includes *dormitory*, food, athletic, recreation, and other commercial services for students and staff as well as research facilities. (*université et collège*)
- **Use** means the purpose for which land or a *building* or *structure* or any combination thereof, is designed, arranged, erected, occupied or maintained. (*usage*)
  - **Secondary Use** means a *use* that is naturally and normally incidental, subordinate and exclusively devoted to the *principal use*, or to the principal *building* or *structure*, and located on the same *lot* with such *principal use* or *building* or *structure*. (*usage secondaire*)
  - **Conditional Use** means a *use* of property, which is permitted within a zone subject to such terms and conditions as may be imposed by the Planning Advisory Committee pursuant to Section 34(4)(c) of the *Community Planning Act* of New Brunswick. Where compliance with such terms and conditions is not possible, the Planning Advisory Committee may prohibit the *use*. (*usage conditionnel*)
  - **Principal Use** means the primary purpose for which a *parcel* of land, *building*, or *dwelling* is used. (*usage principal*)
  - **Temporary Use** means a *use* and/or *structure* permitted to exist for a limited amount of time in accordance with the provisions of the *Community Planning Act* of New Brunswick and this By-law. (*usage temporaire*)
- **Utilities** means a *use* where energy and electricity, water, storm water or sanitary sewage systems, or cable, telephone and telecommunication services are provided for public consumption, benefit or use. (*services d'utilité publique*)
- **Utility Distribution - Structure** means any above-ground *building*, *structure* or equipment, the size and *scale* of which would typically include a *building* that can be occupied, used for the provision and operation of energy, water or sanitary sewage systems or telecommunication service for public consumption, benefit or use. (*édifice de distribution de services publics*)
- **Vehicle Body and Paint** means a *use* where motor vehicle bodies and frames are repaired or painted. (*débosselage et peinture d'automobiles*)
- **Vehicle Rental** means a *use* where motor vehicles not exceeding 1.5-ton capacity are rented to the public and may include the servicing, repair or cleaning of vehicles, and dispensing of fuel. (*location de véhicules*)
- **Vehicle Sales** means a *use* where motor vehicles are sold or leased to the public and may include the servicing, repair or cleaning of vehicles and dispensing of fuel. (*vente de véhicules*)
- **Vehicle Sales - Seasonal** means a *use* where recreational or seasonal motor vehicles such as motor homes and travel trailers, motorcycles, snowmobiles, ATVs or watercraft are sold or leased to the

public and may include the servicing, repair and ancillary sale of vehicle parts or accessories. (*vente de véhicules saisonniers*) Z-5.82

- **Vehicle Service - Major** means a *use* where motor vehicles are serviced or repaired in a *building* that contains 4 or more service bays. (*service d'entretien de véhicules principal*)
- **Vehicle Service - Minor** means a *use* where motor vehicles are serviced or repaired in a *building* that contains 3 or less service bays. (*service d'entretien de véhicules secondaire*)
- **Vehicle Storage** means a *use* where motor vehicles are stored outdoors and does not include the servicing, repair or cleaning of vehicles or storage of derelict or dilapidated vehicles or sale of vehicle parts but may include a *building* for administrative functions associated with the *use*. (*entreposage de véhicules*)
- **Veterinary Services** means a *use* where animals or pets receive medical treatment and/or boarding that is necessary for the treatment and includes the sale of products related to the service provided but does not include any outdoor facilities. (*services vétérinaires*)
- **Vocational/Technical School** means a *use* where training or certification in a specific trade, service or skill is provided. (*école technique/de formation professionnelle*)
- **Warehouse - Storage** means a *use* where goods or items are stored and packaged inside a *building* including the transport of goods to and from the *building* and may have administrative functions related to the *use* but does not include the manufacturing, display or sale of goods. *Distribution Facility* is a separate *use*. (*entrepôt*)
- **Warehouse - Wholesale** means a *use* where goods or items are stored for the purpose of wholesale distribution and sale to retailers or industrial, trades, commercial, institutional or professional business users where the warehouse component occupies at least 51% of the *gross floor area* and may include the sale of goods to the public. (*entrepôt de vente en gros*)
- **Waste Disposal Facility** means a *use* where land and *buildings* are used for the storage, handling, or disposal of waste including garbage container service and effluent tanker service. *Recycling Facility* is a separate *use*. (*installation d'élimination des déchets*)
- **Wastewater Treatment Facility** means a *use* where wastewater is collected, treated, and disposed of. (*installation de traitement des eaux usées*)
- **Watercourse** means the full width and length, including the bed, banks, sides and shorelines, or any part of a river, creek, stream, spring, brook, lake, pond, reservoir, canal, ditch or other natural or artificial open channel. (*course d'eau*)
- **Workforce Housing** means mixed-use and residential infill development within a commercial and/or industrial setting. (*logements de proximité destinés aux travailleurs*) Z-5.314
- **Yard** means the open, uncovered areas on a *lot* as they relate to a *building* (Schedule 9). (*cour*)
  - **Front Yard** means the area of a *lot* extending across the full width of the *lot* between the *front property line* and the nearest wall(s) of the *building* on the *lot*. (*cour avant*)
  - **Rear Yard** means the area of a *lot* extending across the full width of the *lot* between the *rear property line* and the nearest wall(s) of the *building* on the *lot*. (*cour arrière*)
  - **Side Yard** means the area of a *lot* extending from the front yard to the rear yard between the *side property line* of the *lot* and the nearest wall(s) of the main *building* on the *lot*. (*cour latérale*)

- **Zones** means those zones and their respective acronyms as identified in Schedule 10. (*zones*)

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## 4 Regulations Applying to All Uses

### 4.1 GENERAL PROVISIONS

#### 4.1(1) USES PERMITTED IN ALL ZONES

The following *uses* are permitted in any zone:

- (a) Public *Parks* and Playgrounds;
- (b) Public *Streets*;
- (c) *Utilities*;
- (d) *Safety and Emergency Services*; and,
- (e) *Secondary Uses*.

#### 4.1(2) STREET ACCESS

- (a) No person shall erect or use a *building* or *structure* or use any *lot* unless the *lot* abuts or fronts on a public *street* or otherwise achieves satisfactory access to a public *street*.
- (b) All access locations and curb crossings shall be approved by the Development Officer.
- (c) Vehicular access to any land in a *non-residential zone* or land used for non-residential purposes shall not be permitted within a *residential zone* or on land used for residential purposes. Z-5.59

#### 4.1(3) UNDERSIZED LOTS

##### (a) Zones where Single Detached Dwellings are permitted

- (i) In zones where a *single detached dwelling* is permitted, nothing in this by-law shall prevent the use of an undersized *lot* for a *single detached dwelling* with respect to *minimum lot area*, *frontage* and *depth*, provided that all other standards of the zone are met.

##### (b) All Other Zones

- (i) In all other zones, nothing in this by-law, shall prevent the use of an undersized *lot* with respect to *minimum lot area*, *frontage* and *depth*, provided that:
  - (A) the use of such *lot* is permitted in the zone in which such *lot* is located; and,
  - (B) all other standards of the zone are maintained except:
- (ii) Despite Section 4.1(3)(b)(i) vehicle-oriented *uses* shall comply with the minimum *lot area* requirement referenced in Sections 10.2(2)(b)(i) and 10.2(2)(c)(ii). Z-5.16

- (c) **Newly Created Lots** Z-5.59
- (i) A *lot* may be undersized with respect to *minimum lot area*, *frontage* and *depth* where it is created: Z-5.82
- (A) solely for the purposes of *utilities*;
- (B) as land for public purposes; or,
- (C) for a future *street*.

#### 4.1(4) STEEP SLOPED LOTS

- (a) Any part of a *lot* in which *grade* is sloped 15% or more shall not be considered as part of the *lot* for the purposes of calculating *minimum lot area*.

#### 4.1(5) MIXED USE

- (a) Where two or more *uses* are located in one *building* or on one *lot*, the most restrictive regulations shall be deemed to be in force for that *lot* or *building* unless otherwise specified.

#### 4.1(6) NON-CONFORMING USES

- (a) Where a zoning by-law makes a property *non-conforming*, the provisions of Section 60 of the *Community Planning Act* will apply. Z-5.312
- (b) The provisions of this section shall not exempt the owner of a *non-conforming use* from the obligation for proper maintenance and minimum occupancy standards of such *use*.

#### 4.1(7) NUMBER OF MAIN BUILDINGS ON A LOT

- (a) Only one main *building* shall be permitted on a *lot* unless otherwise specified in the purpose statement for each zone.

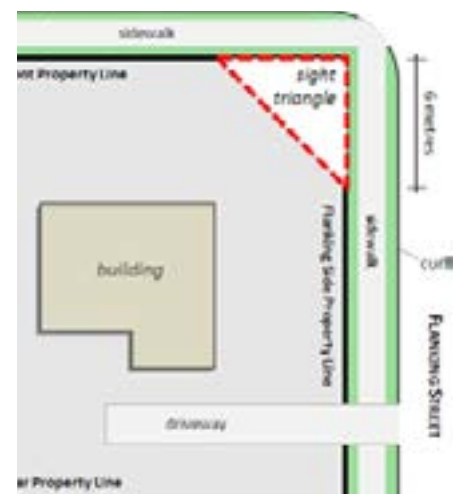
#### 4.1(8) MINIMUM FLOOR ELEVATION ABOVE FLOOD LEVEL

- (a) No *development* of any *habitable space* shall be permitted in any zone unless the minimum geodetic elevation of the top of any floor is at least nine (9) metres. Z-5.16

#### 4.1(9) SIGHT TRIANGLE ON CORNER LOTS

- (a) In any *zone* requiring a sight triangle: On any *corner lot* within the triangular space included between *property lines* abutting a public *street* of a distance of 6 metres from their point of intersection, no *building* or *structure* shall be erected and no shrubs or foliage shall be planted or maintained within 6 metres of the point of intersection of the *property lines* abutting a public *street*, which would obstruct the view of a driver of a vehicle approaching the intersection.

Z-5.312



**4.1(10) RESTRICTIONS ON USE OF ACCESSORY BUILDINGS**

- (a) *Accessory buildings* are permitted in each zone only where there is a permitted *principal use*, main *building* or *structure* on the *lot* subject to Section 4.2(3).
- (b) An *accessory building* shall not contain or be used as a *dwelling unit* or *single room occupancy* nor have a rooftop *deck* or *balcony*. Z-5.253
- (c) A shipping container, trailer or similar *structure* shall not be used as an *accessory building*.
- (d) Despite Section 4.1(10)(c), a shipping container may be used as an *accessory building* in the P Zone and CCI Zone. Z-5.143

**4.1(11) RESTRICTIONS ON USE OF VEHICLES**

- (a) A motor vehicle, *recreational vehicle*, tractor trailer, tractor engine, container designed for commercial transport, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, despite its wheels having been removed, shall not be used as a *dwelling unit*, a commercial main *building* or as an *accessory building* or *structure* in any *residential zone*, *institutional zone* or *commercial zone*.

**4.1(12) SCREENING OF MECHANICAL EQUIPMENT**

- (a) Any mechanical equipment located outside of a *building* shall be visually *screened* from a public *street* except for residential *development* of less than 4 *dwelling units* and *development* located in *industrial zones*.

**4.1(13) LIGHTING OF SITES**

- (a) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining *lot* or passing vehicular traffic or interfere with the effectiveness of any traffic control devices.

**4.1(14) CONSTRUCTION BELOW GROUND**

- (a) The requirements for the provision of *building setbacks* do not apply to construction wholly beneath the surface of the ground except for below *grade parking structures* within the MR-2, MR-4 and MR-5 zones which shall comply with Section 9.3(4)(h)(ii) (E), Section 9.5(4)(d)(vi), or Section 9.6(4)(d)(vi), respectively.

**4.1(15) TEMPORARY STRUCTURES**

- (a) Nothing in this By-law shall prevent the use of a temporary *building* or *structure* which is accessory to construction in progress such as a temporary work camp, *mini-home*, sales or rental office, tool or maintenance shed or scaffold provided that a *building* permit has been issued and that the temporary *building* or *structure* be removed within 14 days of the completion of work.

**4.1(16) TEMPORARY SALES OFFICE**

- (a) Temporary real estate sales *office* shall be permitted within new display or model show homes in new subdivision *developments* for a period of not more than 12 months.

**4.1(17) TELECOMMUNICATIONS TOWER**

- (a) Telecommunication Towers are regulated by the federal government through Industry Canada. The Zoning By-law does not regulate the placement of telecommunication towers within municipalities other than those aspects of tower construction involving an *accessory building*, affixing a tower to an existing *building*, or signage placed upon a tower. Notwithstanding, the City of Fredericton has a protocol that applicants must follow prior to erecting a telecommunication tower. All applicants seeking approval of a telecommunication tower from Industry Canada must seek the opinion of the municipality as a part of their federal approval process. Z-5.143

**4.1(18) BUILDING DESIGN IN THE CITY CENTRE PLAN AREA**

Z-5.197

- (a) *Development* proposals located within the City Centre Plan Area as shown on Schedule 1 shall generally comply with the City Centre Built Form Design Guidelines to the satisfaction of the Development Officer.
- (b) Where the Development Officer is of the opinion that the *development* proposal does not generally comply with the City Centre Built Form Design Guidelines, the Development Officer may:
- (i) require that a *design* review of the *development* proposal be undertaken by an independent *design* professional(s) to determine if the *development* proposal generally complies with the City Centre Built Form Design Guidelines; and,/or
  - (ii) refer the *development* proposal to City Council for decision subject to a Development Agreement as required by Section 59 of the *Community Planning Act*.

**4.1(19) UNSERVICED LOTS**

- (a) Any proposed subdivision of land which does not connect to municipal water and sanitary sewer services shall be limited to a minimum *lot area* of 4 hectares except subdivision for residential purposes located outside of the Growth Boundary which shall be limited to a maximum of 4 *lots* with a minimum individual *lot area* of 1.6 hectares each. Z-5.216

## 4.2 STANDARDS

### 4.2(1) PROJECTIONS INTO YARDS

#### (a) Architectural Features

- (i) The following architectural features may extend or project into a required *side yard setback* not more than 0.6 metres and may extend or project into a required *front or rear yard setback* not more than 0.75 metres: cornices, eaves, belt courses, sills, canopies, bay windows or other similar architectural features.
- (ii) Chimneys may project into a required *front, side or rear yard setback* not more than 0.6 metres.

#### (b) Steps and Stairways

- (i) Exterior steps, stairways or stair balconies may extend or project into a required *front or rear yard setback* not more than 2.5 metres. Z-5.59
- (ii) Wheelchair ramps may project without limits into a required *front, side or rear yard setback*. Z-5.59

#### (c) Decks, Platforms, and Landings

- (i) Required *Front Yard Setback* None Permitted. Z-5.59
- (ii) Required *Side Yard Setback* Not permitted except the *structure* may extend or project to within 1.8 metres of the *side property line* when it is located on the driveway side and is at least 12 metres back from the *front property line*. Z-5.16 Z-5.59
- (iii) Required *Rear Yard Setback*
  - (A) Within 2 metres of the *rear property line* where the mean *height* of the *structure* measured from the adjacent *grade* to the bottom of the *structure* does not exceed 0.5 metres in height. Z-5.59
  - (B) Within 4 metres of the *rear property line* where the mean *height* of the *structure* measured from the adjacent *grade* to the bottom of the *structure* exceeds 0.5 metres in height.

#### (d) Balconies

- (i) Balconies may extend or project into a required *front, side or rear yard* not more than 0.6 metres. Z-5.197

**4.2(2) LANDSCAPED AREA**

- (a) **For single detached dwellings, duplexes, semi-detached dwellings, converted dwellings and mini-homes:**
- (i) the *front yard* shall be *soft landscaped area* except for driveways, walkways, steps, *patios* or *decks*; and Z-5.59
  - (ii) the required *rear yard setback* and non-driveway *side yard setback* shall be *soft landscaped area*. Z-5.59
- (b) **For all other uses in zones that require landscaped area:**
- (i) all areas of a *site* not covered by *buildings*, driveways, *parking*, or walkways shall be *soft landscaped area*; Z-5.16 Z-5.59
  - (ii) where a *private outdoor amenity space* is provided within a required minimum *landscaped area*, it shall be considered as satisfying both requirements;
  - (iii) existing *soft landscaped area* retained on a *site* may be considered in fulfilment of the total *landscaped area* requirement;
  - (iv) except for City boulevards, trees shall be planted in the overall minimum ratio of one tree per 45 square metres of *landscaped area* located within all *required yard setbacks*; Z-5.59
  - (v) the quality and extent of the *landscaped area* established on a *site* shall be the minimum standard to be maintained on the *site* for the life of the *development*. Adequate means of irrigating and maintaining the *landscaped area* shall be provided; and,
  - (vi) *soft landscaped area* shall be provided as follows:
    - (A) all plant materials shall be of a species capable of healthy growth in New Brunswick and shall conform to the standards of the International Society of Arboriculture;
    - (B) the mixture of tree sizes at the time of planting shall be equivalent to a minimum of 50 percent larger trees;
    - (C) the minimum size for deciduous trees shall be:
      - (I) 45 millimetres calliper for smaller deciduous trees, and 45 millimetres calliper for flowering ornamental trees; and,
      - (II) 50 millimetres calliper for larger deciduous trees.
    - (D) the minimum size for smaller coniferous trees shall be a height of 1.5 metres, and for larger coniferous trees, a height of 2 metres;
    - (E) coniferous trees shall comprise a minimum of 25% of all trees planted and shall not encroach into City boulevards;
    - (F) wherever space permits, trees shall be planted in groups; and,
    - (G) shrubs shall be a minimum height or spread of 600 millimetres at the time of planting.

### 4.2(3) ACCESSORY BUILDINGS

- |       |   |  |                   |
|-------|---|--|-------------------|
| (a)   | <b>Number of Building (MAX)</b>   | 2 per <i>lot</i> except in <i>industrial zones</i> , P zone, CCI zone and the I-2 Zone | Z-5.16<br>Z-5.143 |
| (b)   | <b>Size (MAX)</b>   |  | Z-5.82            |
| (i)   | In all zones except <i>commercial</i> and <i>industrial zones</i> and the I-2 Zone, the total <i>lot coverage</i> of all <i>accessory buildings</i> shall be:   | 10% of the <i>lot area</i> or 90 m <sup>2</sup> , whichever is less                    | Z-5.16 Z-5.312    |
| (ii)  | In <i>commercial zones</i> , the total <i>lot coverage</i> of all <i>accessory buildings</i> shall be:  | 15% of the <i>lot area</i> or 100 m <sup>2</sup> , whichever is less                   |                   |
| (iii) | If used for covered <i>parking</i> or for resident self-storage accessory to an <i>apartment building</i> , the total <i>lot coverage</i> of all <i>accessory buildings</i> shall be:                                 | 18 m <sup>2</sup> per <i>dwelling unit</i>   |                   |
| (c)   | <b>Location</b>   |  |                   |
| (i)   | In all zones except <i>commercial</i> and <i>industrial zones</i> , the minimum <i>building setback</i> from any <i>property line</i> that does not abut a public <i>street</i> shall be:                             | 1.2 metres   |                   |
| (ii)  | In <i>commercial</i> and <i>industrial zones</i> , the minimum <i>building setback</i> from any <i>property line</i> that does not abut a public <i>street</i> shall be:  | 3 metres   |                   |
| (iii) | An <i>accessory building</i> shall not be located in the <i>front yard</i> .  |  |                   |
| (iv)  | On a <i>corner lot</i> an <i>accessory building</i> or <i>structure</i> shall provide the same <i>front yard setback</i> and <i>side yard setback</i> abutting a flanking <i>street</i> as the main <i>building</i> . |  |                   |
| (v)   | In any <i>residential zone</i> an <i>accessory building</i> shall be separated from the main residential <i>building</i> by at least 1 metre.   |  |                   |
| (d)   | <b>Height</b>   |  |                   |
| (i)   | The <i>height</i> of an <i>accessory building</i> or <i>structure</i> shall not exceed the <i>height</i> of the main <i>building</i> on the <i>lot</i> and in no case shall it exceed:                                |  |                   |
| (A)   | 4.9 metres measured from <i>grade</i> to the highest point of any portion of the roof, and  |  | Z-5.357           |
| (B)   | 3 metres measured from the finished floor to the required <i>eave line</i> .  |  | Z-5.59            |
| (ii)  | except in <i>industrial zones</i> where the <i>building height</i> shall not exceed the <i>height</i> of the main industrial <i>building</i> on the <i>lot</i> .  |  |                   |

**4.2(4) SWIMMING POOLS****(a) Residential Zones (MIN)**

- (i) *Setback* from any *street line*: 7.5 metres
- (ii) *Setback* from any other *property line*: 2 metres
- (iii) Any outdoor *swimming pool* shall be fully enclosed by a fence, wall or other *structure* at least 1.5 metres in height. Such enclosure shall include doors and gates with a self-latching device to restrict access. Such enclosure shall be *set back* a minimum of 1 metre from the edge of the water contained in the *swimming pool*.
- (iv) No *swimming pool* or any portion thereof shall be located directly under any electrical service wires.

**(b) All Other Zones (MIN)**

- (i) No *swimming pool* shall be placed in any required *front, side* or *rear yard setback*.
- (ii) *Setback* from any *street line* if the adjacent land is in a *residential zone*: 6 metres
- (iii) *Setback* from any other *property line* if the adjacent land is in a *residential zone*: 12 metres
- (iv) Any outdoor *swimming pool* shall be fully enclosed by a fence, wall or other *structure* at least 1.5 metres in height. Such enclosure shall include doors and gates with a self-latching device to restrict access. Such enclosure shall be *set back* a minimum of 1 metre from the edge of the water contained in the *swimming pool*.

**4.2(5) GARBAGE**

Z-5.16

- (a) Garbage containers shall be stored inside a *building* or within a *screened* enclosure to the satisfaction of the Development Officer except for residential *development* of less than 4 *dwelling units*.
- (b) A garbage container enclosure shall not be located within the *front yard* in a *residential zone* and shall not be located within the required *front yard setback* in all other zones. Z-5.59
- (c) A garbage container shall be accessible and unencumbered for collection at all times.

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## 5 Parking, Access & Loading

### 5.1 GENERAL PROVISIONS

#### 5.1(1) PARKING TO BE PROVIDED ON SITE

All required *parking* spaces shall be provided on the same *site* as the *building* or *structure*.

#### 5.1(2) ACCESS TO PUBLIC STREETS

Z-5.16 Z-5.338

- (a) There shall be adequate provision for access to a public *street* for each motor vehicle *parking* space.
- (b) Unless otherwise permitted, each motor vehicle *parking* space shall be readily accessible and maintained at all times for the *parking* and maneuvering of a motor vehicle without the necessity of moving another motor vehicle.

## 5.2 STANDARDS

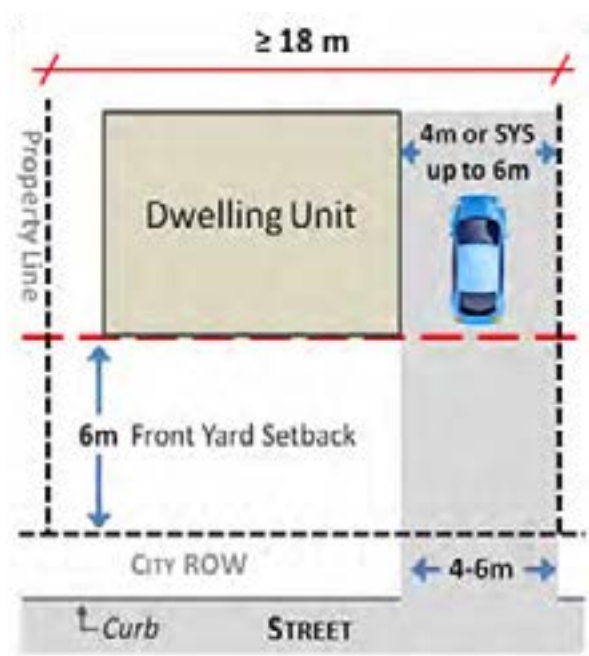
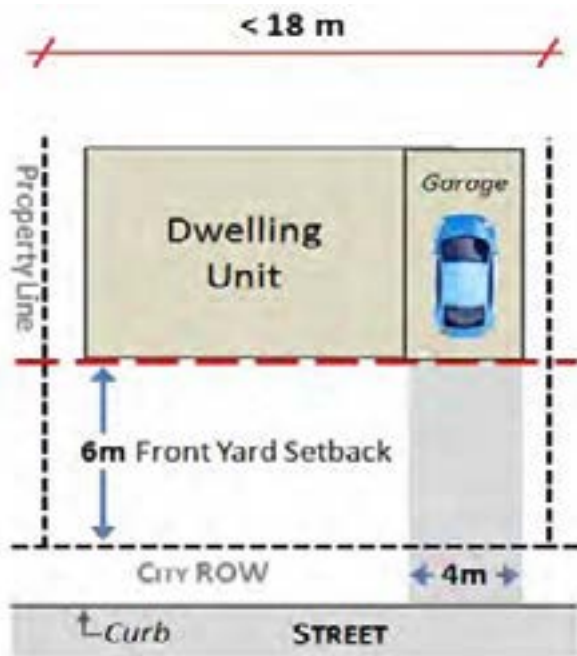
### 5.2(1) PARKING LOCATION AND DRIVEWAYS

- (a) In all *low rise residential zones*, required *parking* shall not be permitted within the required *front yard setback*, required *rear yard setback*, and required *flanking side yard setback* on a *corner lot*. Z-5.16 Z-5.59 Z-5.328 Z-5.338
- (b) In all other zones, *parking* shall not be permitted within 6 metres of a *property line* abutting a public *street*, except in the Central Business District where *parking* is permitted in all required *setback* areas subject to fire accessibility requirements. Z-5.59
- (c) **Driveway widths for *single detached dwellings* (MAX)** Z-5.16
- (i) On *lots* with *frontage* of less than 18 metres: 4 metres Z-5.16
- (ii) On *lots* with *frontage* of 18 metres or greater: 4 metres or equal to the *side yard setback* on the driveway side up to 6 metres, except: Z-5.16
- (A) where there is an attached *garage* 6 metres provided no portion is located in front of *habitable space* Z-5.16
- (d) **Driveway widths for *semi-detached dwellings* (MAX)** Z-5.16
- (i) Individual driveways for each *dwelling unit*: 4 metres Z-5.16
- (ii) Shared driveways: 8 metres
- (iii) Where each *dwelling unit* has a double attached *garage*, and where: Z-5.16
- (A) the *garage* width is less than 55% of the *dwelling unit* width; and, 5 metres individual or
- (B) the *garage* projects no greater than 2 metres beyond the front wall of *habitable space*: 10 metres shared Z-5.16
- (e) **Driveway widths for *townhouse dwellings* (MAX)** Z-5.16
- (i) Individual driveways for each *dwelling unit*: 4 metres
- (ii) Shared driveways 8 metres
- (f) Widening of driveways shall not be permitted within the first 3 metres of the *front property line* after which the driveway may be widened by a maximum of 2 metres. Z-5.16
- (g) No portion of a driveway with direct access from a *public street* shall be located in front of *habitable space* unless there is an attached *garage* which does not face the *street*, or where the driveway is located directly in front of a *secondary dwelling unit*. Z-5.16 Z-5.312 Z-5.328

- (h) A driveway connecting a public *street* to a private *garage*, whether as an *accessory building* or attached to the main residential *building*, shall be a minimum length of 6 metres measured to the *property line* abutting the *street*. Z-5.59
- (i) Vehicles may only be parked within the *front yard* and *side yard* when the vehicle is located on a driveway and shall not be parked on *landscaped area*.
- (j) A walkway that abuts a driveway shall have a different surface treatment and colour than the driveway. Z-5.59
- (k) *Parking* and driveways for *single detached dwellings* shall be in accordance with the following examples: Z-5.16

**Example A1** - where an attached *garage* is provided

**Example A2** - where no *garage* is provided Z-5.59

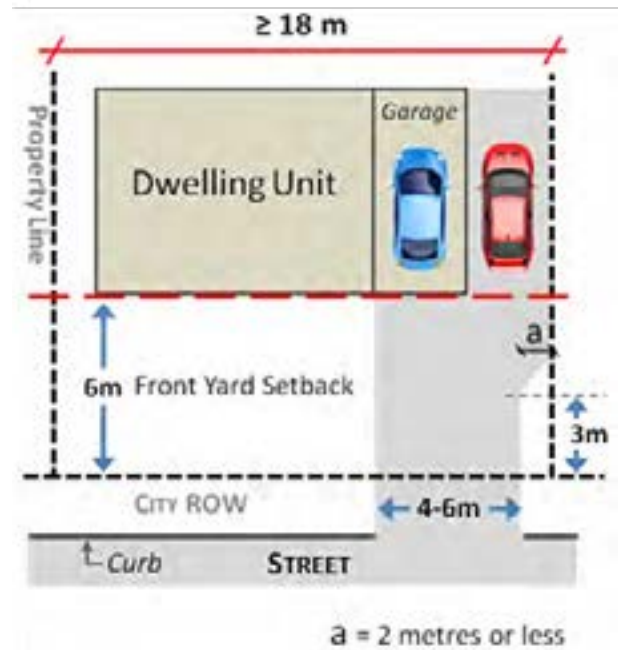


SYS Side Yard Setback

**Example A3** - where a double attached *garage* is provided

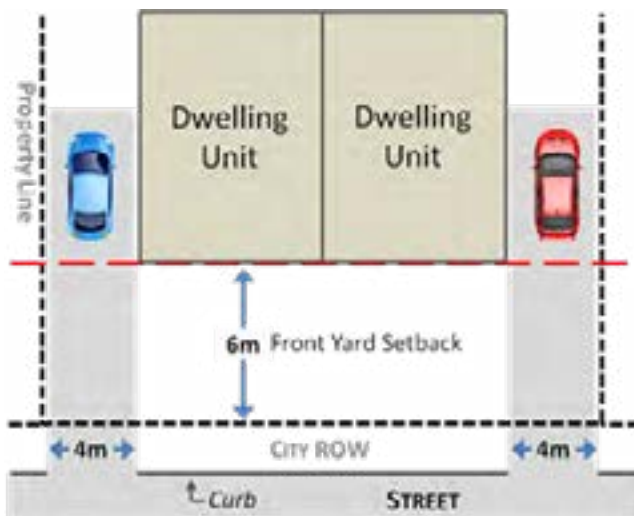


**Example A4** - widening of a driveway



- (l) *Parking and driveways for semi-detached dwellings shall be in accordance with the following examples:* Z-5.16

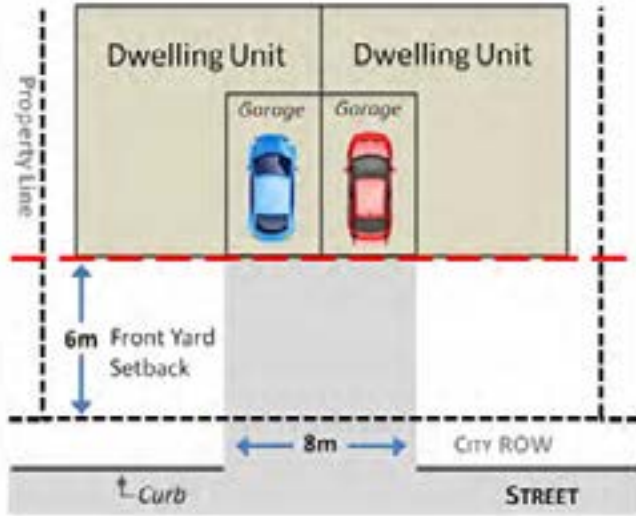
**Example B1** - where no attached *garage* is provided



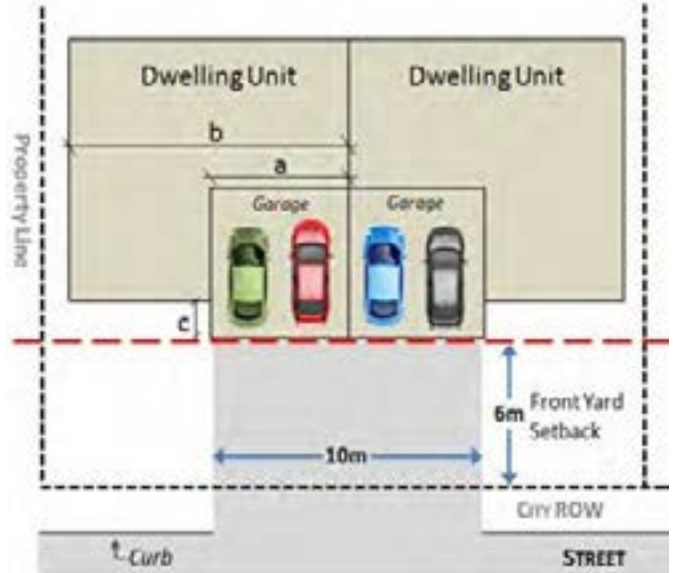
**Example B2** - where an attached *garage* is provided (individual driveways)



**Example B3** - where an attached *garage* is provided (shared driveways)

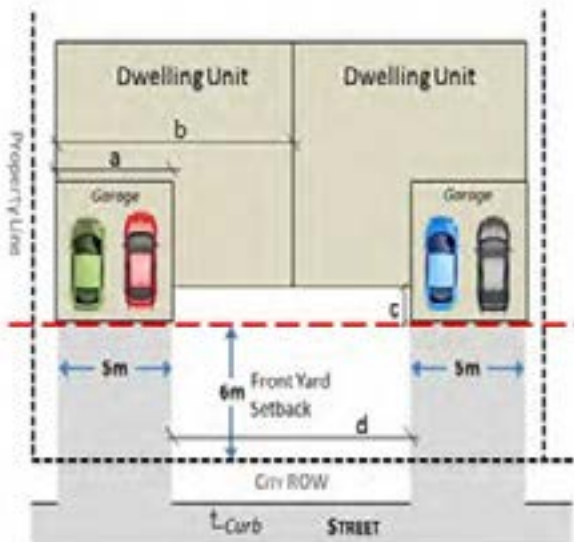


**Example B4** - where a double attached *garage* is provided (shared driveways) Z-5.59



- a Width of the garage                      a = MAX 55% of b
- b Width of the dwelling unit
- c Front projection of the garage        c = 2 metres or less

**Example B5** - where a double attached *garage* is provided (individual driveways) Z-5.59

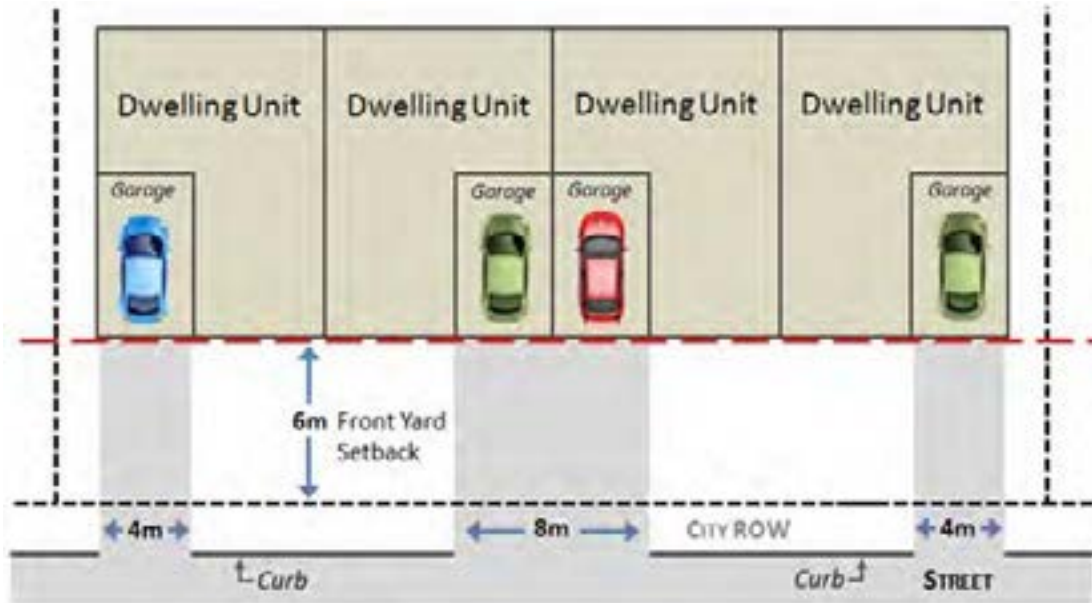


- a Width of the garage                      a = MAX 55% of b
- b Width of the dwelling unit            c = 2 metres or less
- c Front projection of the garage        d = min 1.8 metres of soft landscaped area

- (m) *Parking and driveways for townhouse dwellings shall be in accordance with the following example:*

**Example C1 - Townhouse driveways**

Z-5.16



- (n) Notwithstanding any other General Provisions or Standards in Section 5 of this by-law, parking and driveways for *secondary dwelling units* shall comply with the following:
- Z-5.338
- (i) parking spaces may be provided in tandem;
  - (ii) no more than two parking spaces shall be located within the required *front yard setback* and must be located on the *driveway*; and
  - (iii) one parking space for a *garage apartment* or *garden apartment* may encroach into the required *rear yard setback* up to 2m from the *rear property line*.

## 5.2(2) COMMERCIAL VEHICLES IN RESIDENTIAL ZONES

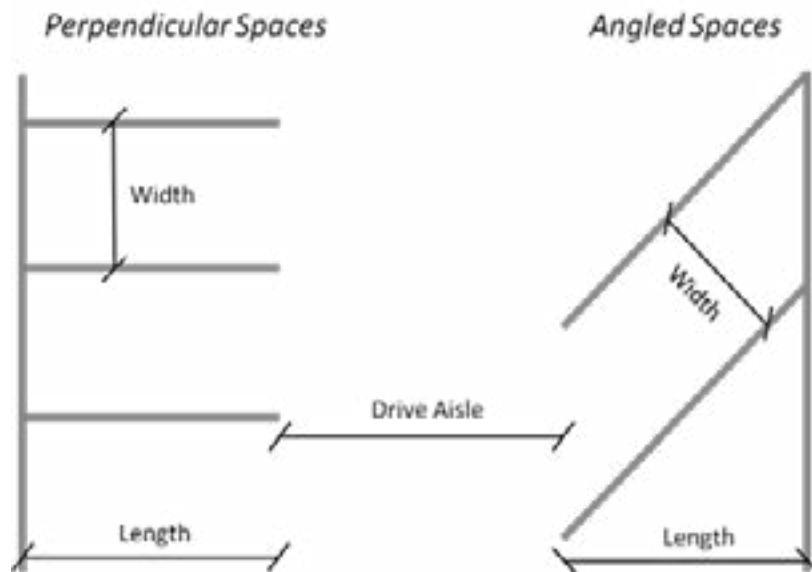
- (a) Only one *commercial vehicle* per *dwelling unit* may be parked overnight on any one *lot* in any *residential zone*, provided however, that the one *commercial vehicle* permitted is not more than 1.5-ton capacity and is operated by a resident of the *dwelling unit*.

**5.2(3) PARKING SPACE AND DRIVE AISLE DIMENSIONS**

- (a) Each vehicle *parking* space and drive aisle shall comply with the following minimum requirements:

Size of Parking Spaces and Aisles, in metres (MIN)			
	Parallel	Perpendicular (90 degrees)	Angled (45 degrees)
<b>Parking Space Width</b>	2.75	2.75	2.75
<b>Parking Space Length</b>	6.0	5.50	5.20
<b>Aisle Width</b>	6.0	6.0 *4.0	4.0 (one-way only)
<b>Height Clearance</b>	2.20	2.20	2.20

\*Applies only to residential development comprising 4 dwelling units or less (single loaded aisles only).



**5.2(4) BARRIER FREE PARKING SPACES**

Z-5.82

- (a) The number of barrier free *parking* spaces for development where 2 or more spaces are required shall be in accordance with the following:

Number of Required Parking Spaces	Number of Required Barrier Free Parking Spaces*
2 - 15	1
16 - 45	2
46 - 100	3
101 - 200	4
201 - 300	5
301 - 400	6
401 - 500	7
501 - 900	8
901 - 1300	9
1301 - 1700	10
For each additional increment of 400 spaces or part thereof	1 additional space
*Does not apply to buildings that are not subject to the <i>Barrier Free Design Building Code</i> regulation of the <i>Community Planning Act</i>	

Z-5.113

- (b) Barrier free *parking* spaces shall be:
- (i) Provided and considered as part of the number of required *parking* stalls;
  - (ii) Located closest to the entrance of the *building* for which they are intended;
  - (iii) Identified by a *sign* and, if the surface is paved, by pavement markings to the satisfaction of the Development Officer; and,
  - (iv) A minimum of 2.6 metres in width with an access aisle on one side that is a minimum of 2 metres in width. A single access aisle can serve two adjacent barrier free *parking* spaces.

Z-5.82

**5.2(5) ACCESS TO PARKING LOTS AND PARKING SPACES**

Z-5.59

- (a) Driveways shall have a minimum width of 6 metres and a maximum width of 9 metres except for:
- (i) that portion of the *driveway* located within 12 metres of the curb line of any *street* other than a local roadway in which case the minimum width for that portion of the *driveway* shall be 8 metres; or

Z-5.338

- (ii) a residential *development* consisting of 4 *dwelling units* or less, in which case the minimum width shall be 3.6 metres.
- (b) Driveways shall have a minimum width of 4 metres and a maximum width of 7 metres for one-way operation except in the Central Business District where the minimum width shall be 3.6 metres
- (c) Driveway widths may be increased to a maximum of 11 metres for two-way operation and a maximum of 9 metres for one-way operation where a substantial portion of the vehicular traffic consists of tractor trailers.
- (d) Where more than 4 *parking* spaces are required, provision shall be made for turning and maneuvering of vehicles to allow egress from the *site* in a forward direction and shall be considered part of the *parking lot*.
- (e) Where residential *development* of less than 4 *dwelling units* has vehicle access to a collector or arterial *street*, a turn-around area abutting the driveway may be provided in the *front yard* with a maximum dimension of 3 metres by 4 metres to enable vehicle egress in a forward direction.
- (f) *Private roads* shall be designed in accordance with the General Specifications for Municipal Services (current edition).

#### 5.2(6) ACCESS TO COMMERCIAL AND INDUSTRIAL ZONES

- (a) The number of two-way driveways shall be limited to 1 per *lot frontage* except when the *lot* has a *frontage* of over 75 metres where 2 driveway accesses are permitted if a minimum of 20 metres is provided between the centre line of each driveway. No more than 2 driveways shall be permitted per *lot*.
- (b) Two driveways may be located on a *lot* in place of 1 two-way driveway if the driveways are designed and signed for one-way use and if a minimum of 20 metres is provided between the centre lines of each driveway, measured at the *street line*.
- (c) On *corner lots* all driveways shall be located no closer than 11 metres from the intersection of the *property lines* abutting the *streets* with the exception that no driveway may be located within 30 metres of:
  - (i) an intersection of 2 or more streets if traffic at such intersection is controlled by traffic signals;
  - (ii) an *at-grade* intersection in the form of several legs or a roundabout, or with island channelization or other similar traffic control devices;
  - (iii) an interchange; or,
  - (iv) a railway *grade* crossing.
- (d) If access is provided to *parcels* zoned District Commercial (DC) or Regional Commercial (RC), all driveways on a *corner lot* shall be located no closer than 60 metres from the intersection of the *property lines* abutting the *streets*.
- (e) No driveway shall meet the travelled portion of the fronting *street* at an angle of less than 70 degrees.

- (f) Driveways shall be located at least 3 metres from a *side property line*.
- (g) Every driveway shall be maintained with an all-weather, dust-free surfacing sufficient to carry imposed loads.
- (h) Despite the provisions of this section, access to major collector and arterial *streets* shall be regulated by the provisions of Section 5.2(8) and Section 5.2(9) of this By-law.

#### 5.2(7) ACCESS TO ALL OTHER ZONES

- (a) The number of driveways permitted on a *lot* shall be as follows:
  - (i) where the *lot* has less than 36 metres of *frontage*: MAX 1 driveway
  - (ii) where the *lot* has 36 metres of *frontage* or more: MAX 2 driveways Z-5.16
- (b) Where 2 driveways are permitted:
  - (i) driveways may connect within the required *front yard* only where the *lot* gains access from a collector or arterial *street* as defined in the City Transportation Network Road Classifications;
  - (ii) the minimum distance between driveways shall be 12 metres measured from the *curb cut* edge.
- (c) On *corner lots*:
  - (i) the maximum number of driveways shall be limited to 2 and in no instance shall driveways on the two *streets* be connected; and,
  - (ii) driveways shall be located at least 11 metres from the intersection of the *property lines* abutting the two *streets*.
- (d) Unless otherwise prescribed in this By-law, all driveways shall be surfaced in crushed rock, gravel, or pavement.
- (e) Despite the provisions of this section, access to major collector and arterial *streets* shall be regulated by the provisions of Section 5.2(8) and Section 5.2(9) of this By-law.

#### 5.2(8) ACCESS TO MAJOR ARTERIAL STREETS

Z-5.59

- (a) Access to major arterial *streets* shall be permitted in accordance with the following criteria:
  - (i) access shall not be permitted for residential *development* with 12 or fewer *dwelling units*;
  - (ii) where a property has *frontage* on an arterial *street* not referenced in sub-section (b), a collector *street*, or a local *street*, full access shall be provided only to the subordinate *streets*; and Z-5.82
  - (iii) despite Section 5.28(a)(i), access may be permitted if an access management plan or study is prepared outlining how safe access can be achieved without negatively impacting the function of the *street* to the satisfaction of the Development Officer.

- (b) Access to Cliffe Street, Prospect Street (between Hanwell Road and Woodstock Road) and Hanwell Road (from Valcour Drive to the City Limits):
  - (i) despite Section 5.2(8)(a)(i), access may be permitted at a minimum distance of 200 metres from an adjacent all-directional intersection or access point; and,
  - (ii) despite Section 5.2(8)(a)(i), a single right-in, right-out access point may be permitted at a minimum distance of 100 metres from an adjacent all-directional intersection or access point.

### 5.2(9) ACCESS TO MAJOR COLLECTOR STREETS

Z-5.59

- (a) Access to major collector *streets* shall be permitted in accordance with the following criteria:
  - (i) access shall not be permitted for residential *development* with 4 or fewer *dwelling units*;
  - (ii) where a property has *frontage* on a collector *street* not referenced in sub-section (b) or (c), or a local *street*, full access shall be provided only to the subordinate *streets*; and Z-5.82
  - (iii) despite Section 5.2(9)(a)(i), access may be permitted if an access management plan or study is prepared outlining how safe access can be achieved without negatively impacting the function of the *street* to the satisfaction of the Development Officer.
- (b) Access to Alison Boulevard and Two Nations Crossing:
  - (i) despite Section 5.2(9)(a)(i), access may be permitted at a minimum distance of 60 metres from an adjacent all-directional intersection or access point.
- (c) Access to Bishop Drive and Knowledge Park Drive:
  - (i) As the construction and development of Bishop Drive and Knowledge Park Drive are subject to Development Agreements, notwithstanding and despite Section 5.2(9)(a) and (b), access to Bishop Drive and Knowledge Park Drive is:
    - (A) restricted and subject to the terms and conditions of the applicable Development Agreements;
    - (B) to be completed in consultation with and subject to the approval of the Director of Engineering & Operations; and,
    - (C) to the satisfaction of the Development Officer.

### 5.2(10) DESIGN OF PARKING LOTS

- (a) All *parking lots* except for residential *development* comprising 3 *dwelling units* or less and *development* within the Heavy Industrial Zone (HI) shall be designed to the satisfaction of the Development Officer and shall comply with the following: Z-5.16
  - (i) be surfaced with hot-mix asphalt, portland cement, concrete, or asphalt stone chip seal coat;
  - (ii) be graded or drained in such a manner as to ensure that surface water will not

escape to neighbouring lands, and wherever the surface of the *parking lot* is more than 10 centimetres higher or lower than any adjoining land, a suitable retaining wall shall be installed along the edge of the *parking lot* or along the *property line*;

- (iii) be curbed with permanent continuous high curbing where *parking* and manoeuvring areas and driveways abut *landscaped areas*;
- (iv) provide a bumper guard of a minimum height of 50 centimetres at a minimum distance of 0.3 metres from any *interior, side or rear property line* and pedestrian walkway. Where there is a landscaped strip of less than 1.5 metres in depth, the bumper guard shall prevent any part of a motor vehicle from projecting over any *property line*;
- (v) ensure no *parking* space is located any closer than 1 metre to any wall of residential *development* of 3 *dwelling units* or greater; Z-5.197
- (vi) all existing mature trees located within a required *landscaped area* shall be preserved where feasible;
- (vii) *parking lots* shall be *screened* and separated as follows:
  - (A) *parking lots* for non-residential *uses* abutting a *residential zone*: by a minimum 3 metre wide landscaped strip, a 2 metre high opaque fence, and high-branching deciduous trees;
  - (B) *parking lots* for residential *uses* abutting a *residential zone*: by a minimum 2 metre wide landscaped strip consisting of coniferous and deciduous trees, shrubs, hedges, opaque fence or combination thereof; Z-5.113
  - (C) *parking lots* abutting land used for residential purposes: by a 2 metre high opaque fence;
  - (D) *parking lots* adjacent to a public *street*: by a *landscaped area* consisting of trees, flowering shrubs and perennials, landscaped berms, decorative masonry walls or fences, or a combination thereof;
  - (E) along the *rear property line* of parking lots in the Neighbourhood Area (Schedule 13): by a minimum 4 metre wide landscaped strip consisting of coniferous and deciduous trees, shrubs, hedges, 2 metre high opaque fence or a combination thereof; and,
  - (F) along the *side property line* adjacent to a *parking lot* in the Neighbourhood Area (Schedule 13): by a 2 metre high opaque fence.

### 5.2(11) DESIGN OF LARGE PARKING LOTS

- (a) In addition to the requirements of Section 5.2(10), all *parking lots* with more than 60 *parking* spaces shall be designed to the satisfaction of the Development Officer in accordance with the following standards:
  - (i) entryway landscaping shall be provided where driveways intersect with public *streets*;
  - (ii) landscaping shall consist of planting of native species in the form of trees,

- flowering shrubs and perennials that do not interfere with visibility at the intersection;
- (iii) the first 6 metres of all *yards* abutting a public *street* or *private road* shall be landscaped consisting primarily of trees, flowering shrubs and perennials, landscaped berms, decorative masonry walls or fences, or a combination of these methods;
  - (iv) in City Centre Zones (CC, CCI and CCIL), the first 1.2 metres of all *yards* abutting a public or private *street* shall be landscaped consisting primarily of tree, flowering shrubs and perennials, landscaped berms, flower boxes, benches, decorative masonry walls or fences, or a combination of these methods;
  - (v) landscaped islands comprising a minimum area of 12 square metres with at least one side being a minimum length of 2 metres and consisting of at least one tree and two flowering shrubs surrounded by a concrete curb shall be provided:
    - (A) on both sides adjacent to all main driveways;
    - (B) at the end of all rows of *parking*;
    - (C) after every 20 *parking* stalls in a row; and,
    - (D) between all *parking* blocks.
  - (vi) main driveway aisles shall be continuous and connect to the main entrance of the *development site*;
  - (vii) the provision of *parking* spaces along main circulation driveways shall be avoided where feasible;
  - (viii) blocks of *parking* spaces shall contain no more than 120 spaces;
  - (ix) *parking* blocks shall be oriented to facilitate pedestrian movement down and not across rows;
  - (x) if required, shopping cart return stations shall be evenly distributed within and between separate *parking* blocks;
  - (xi) bicycle *parking* shall be provided on the *site* in a secure location in proximity to the main entrance of each *building* in accordance with Section 5.2(13);
  - (xii) pedestrian walkways shall be provided as follows:
    - (A) a system of pedestrian walkways shall be provided on the *site* to provide access between the primary entrance or entrances to each *building* and:
      - (I) all other *buildings* on the *site*;
      - (II) public sidewalks, walkways, and trails;
      - (III) *parking lots* that serve the *building*; and,
      - (IV) where appropriate, *buildings* on adjacent properties.
    - (B) on-*site* pedestrian walkways shall be located within a 4.5 metre wide corridor and have a *hard landscaped* surface width of at least 1.5 metres with a *soft landscaped area* of at least 1 metre on each side of the walkway;
    - (C) on-*site* pedestrian walkways that cross a *parking lot* or driveway shall be

clearly marked through the use of paint or a change in paving materials, distinguished by their colour, texture, or height; and,

- (D) a continuous pedestrian walkway with a minimum width of 1.5 metres shall be provided along the full length of all *building façades* featuring a customer entrance and/or customer *parking lot*.
- (xiii) storm water management shall include surface run-off from paved *parking lots* directed to *soft landscaped areas* through curb inlets where feasible.

### 5.2(12) REQUIRED PARKING

- (a) The number of *parking* spaces required for any *development* shall be determined in accordance with this section. Where required *parking* calculations result in a fraction the number of required *parking* spaces shall be rounded to the next highest number.
- (b) Required parking shall be calculated as follows:
  - (i) required *parking* for non-residential *uses* shall be calculated based on *net floor area* (NFA).
  - (ii) where using *net floor area* is impractical, the *gross floor area* may be used and the following deductions may apply:
 

(A) industrial/warehouse <i>uses</i>	2% deduction
(B) <i>office</i>	10% deduction
(C) all other non-residential <i>uses</i> , excluding <i>medical clinic, medical practice</i> , and any use in which the <i>parking</i> requirement is based on the number of seats	5% deduction
- (c) **Multiple Use of a Site**
  - (i) Where there is more than one *use* on a *site*, the Development Officer shall calculate the *parking* required for each individual *use* and the total shall be deemed to be the required *parking* for the *site* subject to Section 5.2(12)(g).
- (d) **Change of Use**
  - (i) When a *building* or part of a *building* outside the Central Business District (CBD) is converted from one *use* to another *use*, *parking* spaces shall be provided in the amount the required *parking* for the proposed *use* exceeds that required for the previous *use*. Z-5.216
- (e) **The number of parking spaces for any development shall be in accordance with the following requirements:**
  - Table (i) Residential Parking Requirements
  - Table (ii) Commercial Parking Requirements
  - Table (iii) Institutional Parking Requirements
  - Table (iv) Industrial Parking Requirements

For the purposes of this section the boundary of the Central Business District is shown on Schedule 1 and the boundaries of Area 1 and Area 2 are shown on Schedule 5. Z-5.216

Table (i) Residential Parking Requirements			
Development	CBD	Area 1 Z-5.352	Area 2
Z-5.312 <i>Apartment Building or Stacked Townhouse</i> and <i>Dwelling Unit</i>	MIN 0.5 sp / unit MAX 1 sp / unit	Inside the Corridor Area (Schedule 14): <ul style="list-style-type: none"> <li>Per 2 or less BR unit: 0.5 sp</li> <li>Per 3 or more BR unit: 1 sp</li> </ul> Inside the Neighbourhood Area (Schedule 13): <ul style="list-style-type: none"> <li>Per bachelor or 1-BR unit: 0.5 sp</li> <li>Per 2 or more BR unit: 1 sp</li> </ul> Outside the above areas: <ul style="list-style-type: none"> <li>Per bachelor or 1-BR unit: 0.75 sp</li> <li>Per 2 or more BR unit: 1.25 sp</li> </ul>	<ul style="list-style-type: none"> <li>Per bachelor or 1-BR unit: 1 sp</li> <li>Per 2-BR unit: 1.5 sp</li> <li>Per 3 or more BR unit: 1.75 sp</li> </ul>
<i>Assisted Living</i>	0.25 / unit	0.5 sp / unit	
<i>Child Care Centre - Medium</i>	1 sp / employee <b>AND</b> 1 sp / 10 children		
<i>Duplex and Cluster Housing</i>	1 sp / unit	Z-5.216	
<i>Group Home</i>	1 sp / 4 <b>AND</b> 1 sp / 2 employees on a maximum shift		
<i>Mini-home</i>	1 sp / unit		
<i>Secondary Dwelling Units</i>	None required	None required	1 sp / unit Z-5.328
<i>Semi-Detached Dwelling</i>	1 sp / unit		
<i>Single Detached Dwelling</i>			
<i>Single Room Occupancy</i>	None Required	1 sp	1 sp / first 4 beds Z-5.253 1 sp / 2 beds thereafter

Table (i) Residential Parking Requirements			
Development	CBD	Area 1 Z-5.352	Area 2
<i>Multiplex</i>	MIN 0.5 sp / unit MAX 1 sp / unit	<ul style="list-style-type: none"> <li>Per bachelor or 1-BR unit: 0.5 sp</li> <li>Per 2 or more BR unit: 1 sp</li> </ul>	<ul style="list-style-type: none"> <li>Per bachelor or 1-BR unit: 1 sp</li> <li>Per 2 or more BR unit: 1.5 sp Z-5.338</li> </ul>
<i>Tourist Home</i>	1 sp / guestroom in addition to the requirements for the main <i>dwelling</i>		
<i>Townhouses with individual driveways accessed directly from a public street</i>	1 sp / unit		
<i>All other townhouses</i> Z-5.59 Z-5.338	1 sp / unit	<ul style="list-style-type: none"> <li>With attached <i>garage</i>: 1 sp / unit</li> <li>Without attached <i>garage</i>: 1.25 sp / unit</li> </ul>	<ul style="list-style-type: none"> <li>With attached <i>garage</i>: 1 sp / unit</li> <li>Without attached <i>garage</i>: 1.5 sp / unit</li> </ul>
<i>Workforce Housing</i>	MIN 0.25 sp / unit, MAX 1 sp / unit		Z-5.314

Table (ii) Commercial Parking Requirements		
Development	CBD and Corridor Area	Outside CBD and Corridor Area
<i>Animal Shelter</i>	N/A - use not permitted	3 sp / practitioner
<i>Child Care Centre - Large</i>	0.75 sp / employee, 1 sp / 10 children	1 sp / employee, 1 sp / 10 children
<i>Cinema</i>	None required	1 sp / 10 seats Z-5.16
<i>Commercial Recreation Estab.</i>	None required	1 sp / 10 seats <b>OR</b> 5 sp / 100 m <sup>2</sup> NFA
<i>Convenience Store</i>	As per <i>Retail Store</i> Z-5.357	4 sp / 100 m <sup>2</sup> NFA
<i>Counselling Service</i>	2 sp / practitioner	3 sp / practitioner
<i>Drinking Establishment</i>	None required	1 sp / 5 seats
<i>Entertainment Establishment</i>	None required	1 sp / 10 seats <b>OR</b> 5 sp / 100 m <sup>2</sup> NFA
<i>Financial Institution</i>	First 450 m <sup>2</sup> NFA: none required, 1 sp / 100 m <sup>2</sup> NFA thereafter	3.5 sp / 100 m <sup>2</sup> NFA

<b>Table (ii) Commercial Parking Requirements</b>		
		Z-5.352 Z-5.59
<b>Development</b>	<b>CBD and Corridor Area</b>	<b>Outside CBD and Corridor Area</b>
<i>Fitness Centre</i> (including tennis, squash or racquetball court)	None required	5 sp / 100 m <sup>2</sup> NFA, 2 sp / court
<i>Food Service - Take-out</i>	None required	3.5 sp / 100 m <sup>2</sup> NFA
<i>Garden Centre</i>	N/A - use not permitted	Retail display, sales and office: 4 sp / 100 m <sup>2</sup> NFA, Warehouse: 1 sp / 100 m <sup>2</sup> NFA
<i>Hotel/Motel</i>	0.5 sp / sleeping unit or guestroom, Banquet or conference room: 5 sp / 100 m <sup>2</sup> NFA	1 sp / sleeping unit or guestroom, Banquet or conference room: 5 sp / 100 m <sup>2</sup> NFA, <i>Restaurant</i> requirements
<i>Instructional Facility</i>	None required	4 sp / 100 m <sup>2</sup> NFA
<i>Medical Clinic</i>	3 sp / practitioner	5 sp / practitioner
<i>Medical Practice</i>	3 sp / practitioner	5 sp / practitioner
<i>Office</i>	First 450 m <sup>2</sup> NFA: none required, 1 sp / 100 m <sup>2</sup> NFA thereafter	2 sp / 100 m <sup>2</sup> NFA
<i>Personal Service - Appearance</i>	As per <i>Retail Store</i> Z-5.357	2 sp / chair, MIN 3 spaces
<i>Restaurant</i>	None required	1 sp / 5 seats
<i>Retail Store</i> or other commercial uses not listed separately:		
(I) <i>single use</i>	First 280 m <sup>2</sup> NFA: none required, 2 sp / 100 m <sup>2</sup> NFA thereafter	< 5,000 m <sup>2</sup> NFA: 3.5 sp / 100 m <sup>2</sup> NFA ≥ 5,000 m <sup>2</sup> NFA: 4 sp / 100 m <sup>2</sup> NFA
(II) <i>2 or more uses</i> Except <i>cinema, drinking establishment, restaurant, food service - take-out, medical clinic</i> or <i>medical practice</i> which must provide <i>parking</i> requirements as required for individual uses in this table.	First 280 m <sup>2</sup> NFA: none required, 2 sp / 100 m <sup>2</sup> NFA thereafter	<1000 m <sup>2</sup> NFA: as per requirements for individual uses as listed in this Section or 2.75 sp / 100 m <sup>2</sup> NFA Z-5.16 1000 to 24,999 m <sup>2</sup> NFA: 3.5 sp / 100 m <sup>2</sup> NFA ≥ 25,000 m <sup>2</sup> NFA: 4.5 sp / 100 m <sup>2</sup> NFA
<i>Vehicle Rental</i>	1 sp / inventory vehicle, 1 sp / 100 m <sup>2</sup> NFA	1 sp / inventory vehicle, 2 sp / 100 m <sup>2</sup> NFA

<b>Table (ii) Commercial Parking Requirements</b>		
<b>Development</b>	<b>CBD and Corridor Area</b>	<b>Outside CBD and Corridor Area</b>
<i>Vehicle Sales</i>	N/A - use not permitted	3.5 sp / 100 m <sup>2</sup> NFA for exclusive use of customers and employees and must be <i>signed</i> as such 1 sp / inventory vehicle
<i>Vehicle Service</i> (for <i>Vehicle Body &amp; Paint</i> refer to Table (iv) item (E))	N/A - use not permitted	3 sp / service bay, 2 sp / 100 m <sup>2</sup> of additional GFA
<i>Veterinary Clinic</i>	N/A - use not permitted	3 sp / practitioner

<b>Table (iii) Institutional Parking Requirements</b>		
<b>Development</b>	<b>CBD</b>	<b>Outside CBD</b>
<i>Auditorium, Public Exhibition Grounds, Recreation Facility - Indoor/Outdoor, or other forms of spectator entertainment</i>	None required	1 sp / 10 seats <b>OR</b> 5 sp / 100 m <sup>2</sup> NFA, whichever is greater
<i>Community Centre, Cultural Establishment, Library</i>	None required	1 sp / 10 seats <b>OR</b> 5 sp / 100 m <sup>2</sup> NFA, whichever is greater
<i>Conference and Event Facility</i>	5 sp / 100 m <sup>2</sup> NFA	5 sp / 100 m <sup>2</sup> NFA
<i>Elementary or Middle School</i>	N/A	1 sp / employee Auditorium: Table (iii) item (A)
<i>Funeral Home</i>	10 sp <b>AND</b> 2 sp / 100 m <sup>2</sup> NFA	10 sp <b>AND</b> 5 sp / 100 m <sup>2</sup> NFA
<i>Golf Course</i>	N/A	Course: 5 sp / hole, Driving Range: 1.5 sp / tee, Clubhouse: 1 sp / 3 seats
<i>High School</i>	N/A	1 sp / employee, 1 sp / 33 students at MAX enrollment, Auditorium: Table (iii) item (A)
<i>Hospital</i>	N/A	1 sp / 100 m <sup>2</sup> NFA <b>OR</b> 1 sp / 4 beds, whichever is greater, <b>AND</b> 1 sp / 2 employees on MAX shift

<b>Table (iii) Institutional Parking Requirements</b>		
<b>Development</b>	<b>CBD</b>	<b>Outside CBD</b>
<i>Interpretive Centre, Museum</i>	None required	2 sp / 100 m <sup>2</sup> NFA
<i>Nursing Home</i>	1 sp / 100 m <sup>2</sup> NFA <b>OR</b> 1 sp / 4 beds, whichever is greater, <b>AND</b> 1 sp / 2 employees on MAX shift	
<i>Place of Worship</i>	None required	1 sp / 4 seats <b>OR</b> 1 sp / 4 persons at MAX capacity
<i>Rehabilitation Centre</i>	1 sp / 100 m <sup>2</sup> NFA <b>OR</b> 1 sp / 4 beds, whichever is greater, <b>AND</b> 1 sp / 2 employees on MAX shift	
<i>Social Organization</i>	None required	1 sp / 10 seats <b>OR</b> 1 sp / 100 m <sup>2</sup> NFA, whichever is greater
<i>University &amp; College, Vocational/ Technical School</i>	None required	2.5 sp / 100 m <sup>2</sup> NFA, Auditorium: Table (iii) item (A), None required for UNB and STU campuses as shown on <b>Schedule 5: Parking Districts</b> <span style="float: right;">Z-5.197</span>
All other institutional uses not listed separately in this table	First 280 m <sup>2</sup> NFA: none required, 2 sp / 100 m <sup>2</sup> NFA thereafter	3.5 sp / 100 m <sup>2</sup> NFA

<b>Table (iv) Industrial Parking Requirements</b>	
<b>Development</b>	<b>Outside CBD</b>
<i>Distribution Facility</i>	1 sp / 200 m <sup>2</sup> NFA for the first 2000 m <sup>2</sup> <b>AND</b> 1 sp / 500 m <sup>2</sup> NFA thereafter, <b>OR</b>
<i>Manufacturing - Light/Heavy</i>	1 sp / 3 employees on MAX shift, whichever is greater
<i>Self-Storage Facility</i>	2 sp / 100 m <sup>2</sup> NFA for <i>office</i> portion of use
<i>Transit Service</i>	1 sp / 200 m <sup>2</sup> NFA for the first 2000 m <sup>2</sup> <b>AND</b> 1 sp / 500 m <sup>2</sup> NFA thereafter, <b>OR</b> 1 sp / 3 employees on MAX shift, whichever is greater <b>AND</b> 3.5 sp / 100m <sup>2</sup> NFA for customer service area <span style="float: right;">Z-5.16</span>
<i>Vehicle Body &amp; Paint</i>	5 sp / service bay

<b>Table (iv) Industrial Parking Requirements</b>	
<b>Development</b>	<b>Outside CBD</b>
<i>Warehouse - Storage</i>	1 sp / 200 m <sup>2</sup> NFA for the first 2000 m <sup>2</sup> <b>AND</b> 1 sp / 500 m <sup>2</sup> NFA thereafter, <b>OR</b> 1 sp / 3 employees on MAX shift, whichever is greater
All other industrial <i>uses</i> not listed in this table	2 sp / 100 m <sup>2</sup> NFA, <b>OR</b> 1 sp / 4 employees on MAX shift, whichever is greater

(f) **Additional parking requirements applicable to the Central Business District**

- (i) For the purpose of this section, the Central Business District is defined as the area as shown on Schedule 1. Z-5.216
- (ii) In the Central Business District the number of *parking* spaces required for any *development* shall be in accordance with the Parking Requirement table referenced in Section 5.2(12)(e).
- (iii) No *parking* shall be required for the replacement of a *building* destroyed or demolished after January 1, 1987 as long as the *gross floor area* of the replacement *building* does not exceed that, which existed prior to the destruction or the demolition of the *building* standing on January 1, 1987.
- (iv) The *parking* requirements of this By-law shall not apply to 8 or fewer *dwelling units* when they are part of a *building* that contains a non-residential *use* located in the Central Business District, as defined in Section 5.2(12)(f)(i).
- (v) Despite the Parking Requirement table referenced in Section 5.2(12)(e), no additional *parking* will be required when a *building* or part of a *building* is converted from one use to another *use*, provided the *building* was in existence on July 1, 1994 and provided the subject *building* is not being enlarged. Z-5.82
- (vi) Within the blocks bounded by Northumberland Street, Queen Street, Regent Street and Brunswick Street, a maximum of four surface *parking* spaces may be provided for a *development* and shall be *screened* from a public *street* to the satisfaction of the Development Officer. Z-5.113 Z-5.182
- (vii) A developer, in lieu of providing required *parking* spaces, shall pay to the City a sum of money calculated at the rate of \$7,000.00 per *parking* space. Such payment shall be in the form of cash or secured in accordance with the terms of an agreement between the Developer and the City and must be made or secured prior to the issuance of a *building* permit. Z-5.143
- (viii) *Sites* where, for any reason, demolition or *buildings* have been removed after July 1, 1994, shall not be used for surface *parking* in the Central Business District.

(g) **Parking reductions for development outside the Central Business District**

Only one of the following *parking* reductions may be applied to a *site*:

- (i) the required *parking* for a *building* containing a residential *use* and a non-

residential *use* may be reduced by 15% of the required *parking* for the non-residential *use*; **OR**

- (ii) the required *parking* for a residential *use* located within 150 metres of a *street* where transit service operates measured to the nearest *property line* may be reduced by 10%; **OR** Z-5.216
- (iii) the required parking for a *building* containing *affordable housing dwelling units* may be reduced by 30% of the required *parking* for those *affordable housing dwelling units*; **OR** Z-5.216
- (iv) the required parking for a *building* containing *affordable housing dwelling units* may be reduced by 60% of the required *parking* for those *affordable housing dwelling units* subject to the following: Z-5.216
  - (A) an area of land shall be provided on the *site* equal to the area required for the *parking lot* containing the reduced amount of *parking* stalls;
  - (B) the area of land provided shall be *landscaped area* in addition to the minimum *landscaped area* requirement of the zone; and,
  - (C) the area of land provided shall be located in a manner contiguous to the *parking lot* being provided or in a location suitable to provide the required *parking* in compliance with the requirements of Section 5.2(12).

(h) **Granting required parking variances**

The Development Officer may consider varying from the minimum or maximum number of required *parking*, loading or queuing stalls when an applicant submits a *parking* study that demonstrates that the number of required *parking*, loading or queuing stalls for a *development* should be less than the minimum requirement or greater than the maximum requirement of the By-law due to unique *site*, location or *use* characteristics and the conclusions of the study are found to be acceptable to the Development Officer.

### 5.2(13) REQUIRED BICYCLE PARKING

- (a) Bicycle *parking* is required for all non-residential *development* and residential *development* comprising 6 or more *dwelling units* or 4 or more beds (in the case of *single room occupancy*) with shared entrance facilities as follows: Z-5.59 Z-5.253
  - (i) **Number of Required Bicycle Parking Spaces**
    - (A) Residential: A minimum of 0.3 bicycle *parking* spaces per *dwelling unit* shall be provided. A minimum of 0.5 bicycle *parking* spaces per bed shall be provided for *single room occupancy*.
    - (B) Non-residential: Bicycle *parking* spaces shall be provided at a rate of 7% of the number of vehicular *parking* spaces required outside the CBD with a minimum of 2 bicycle *parking* spaces provided. Z-5.59
    - (C) No bicycle *parking* spaces are required for a change of *use* within existing *buildings* in the Central Business District as shown on Schedule 1.
    - (D) Where a fraction of a bicycle space is required in accordance with this By-law, such fraction shall be considered 1 *parking* space for the

purpose of calculating the total number of bicycle *parking* spaces.

(ii) **Design and Location of Bicycle Parking Spaces**

Bicycle *parking* may be provided as racks or storage lockers in accordance with the following requirements:

- (A) bicycle racks or storage lockers shall be securely anchored to a hard ground surface or fixed *structure* and allow the bicycle frame to be locked;
- (B) bicycle *parking* shall have a minimum depth of 3 metres and shall be clearly marked or delineated on the pavement or ground surface;
- (C) bicycle *parking* racks and lockers shall be clear of snow in winter;
- (D) required bicycle *parking* spaces shall be provided within 15 metres of a *building* entrance;
- (E) a minimum 2 metre wide unobstructed walkway shall be provided between required bicycle *parking* spaces and the exterior *building* wall; and,
- (F) bicycle *parking* spaces shall be provided on the *lot* for which it is required and shall not be provided within a *dwelling unit*, on a *balcony* or within a commercial space.

**5.2(14) LOADING SPACE**

- (a) In addition to the *parking* requirements of this By-law, wherever a *building* or *structure* is erected, converted or altered to be used for manufacturing, storage or commercial purposes or for any purpose involving the *use* of vehicles for the receipt or distribution of materials or merchandise, the occupants shall provide and maintain on the *parcel*, exclusive of the required *parking*, loading spaces in accordance with the following standards:

Floor Area of Building	Number of Loading Spaces
Up to and including 1800 m <sup>2</sup>	1
Up to and including 4500 m <sup>2</sup>	2
For each additional 4500 m <sup>2</sup>	1 additional space

- (b) Each loading space shall be a minimum of 8 metres in length and 3 metres in width and have a vertical clearance of not less than 4 metres.





P = Permitted DA = Subject to Development Agreement SD = Sign Districts	<b>COMMERCIAL ZONES</b>														
										Mixed Use			City Centre		
	LC	NC	DC	RC	OC	RLF	COR-1	COR-2	HC	MX-1	MX-2	MX-3	CC	CCI	CCIL
<b>CANOPY</b>															
6.4(1)	P	P	P	P	P	P	P	P	P	P	P	P	SD	SD	SD
<b>DIRECTORY</b>															
6.4(2)(a)					P					P	P	P	SD		SD
6.4(2)(b)														SD	
6.4(2)(c)	P	P					P		P						
6.4(2)(d)			P	P		P		P							
<b>FREESTANDING</b>															
6.4(3)(a)															
6.4(3)(b)															
6.4(3)(c)					P					P	P	P	SD		SD
6.4(3)(d)														SD	
6.4(3)(e)	P	P					P		P						
6.4(3)(f)			P	P		P		P							
<b>FASCIA</b>															
6.4(4)(a)															
6.4(4)(b)															
6.4(4)(c)														SD	
6.4(4)(d) Z-5.82	P	P	P	P	P	P	P	P	P	P	P	P	SD		SD
6.4(4)(e)			P	P		P	P	P	P						
<b>PROJECTING</b>															
6.4(5)(a)													SD	SD	
6.4(5)(b)													SD		SD
6.4(5)(c)	P	P	P	P	P	P	P	P	P						
<b>SANDWICH BOARD</b>															
6.4(6)			SD			SD	SD						SD	SD	SD
<b>REAL ESTATE &amp; CONSTRUCTION</b>															
6.4(7)(a) Freestanding	P	P	P	P	P	P	P	P	P	P	P	P	SD	SD	SD
6.4(7)(a) Fascia	P	P	P	P	P	P	P	P	P	P	P	P	SD	SD	SD

P = Permitted DA = Subject to Development Agreement SD = Sign Districts	INSTIT. ZONES			INDUSTRIAL ZONES					LIMITED DEVELOPMENT ZONES								
	I-2	I-2	IEX	RT	BI	GI	HI	INF	EOS	P	FD	AG	AGX	EC	ED	CDD	-H
<b>CANOPY</b>																	
6.4(1)	P	P	P	P	P	P	P	P							DA	DA	
<b>DIRECTORY</b>																	
6.4(2)(a)	P	P													DA	DA	
6.4(2)(b)															DA	DA	
6.4(2)(c)															DA	DA	
6.4(2)(d)				P	P	P	P	P							DA	DA	
<b>FREESTANDING</b>																	
6.4(3)(a)															DA	DA	
6.4(3)(b)															DA	DA	
6.4(3)(c)	P	P	P						P	P	P	P	P	P	DA	DA	P
6.4(3)(d)															DA	DA	
6.4(3)(e)															DA	DA	
6.4(3)(f)				P	P	P	P	P							DA	DA	
<b>FASCIA</b>																	
6.4(4)(a)															DA	DA	
6.4(4)(b)															DA	DA	
6.4(4)(c)															DA	DA	
6.4(4)(d) Z-5.82	P	P	P	P	P	P	P	P	P	P	P	P	P	P	DA	DA	P
6.4(4)(e)				P	P	P	P	P							DA	DA	
<b>PROJECTING</b>																	
6.4(5)(a)															DA	DA	
6.4(5)(b)															DA	DA	
6.4(5)(c)				P	P	P	P	P							DA	DA	
<b>SANDWICH BOARD</b>																	
6.4(6)	SD				SD										DA	DA	
<b>REAL ESTATE &amp; CONSTRUCTION</b>																	
6.4(7)(a) Freestanding	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.4(7)(a) Fascia	P	P	P	P	P	P	P	P							P	P	

P = Permitted DA = Subject to Development Agreement SD = Sign Districts	<b>RESIDENTIAL ZONES</b>																	
	Low Rise Residential										Multi-Residential							
	R-1	R-1N	R-2	R-3	R-4	R-5	TP-2	TP-3	TP-4	TP-6	RMH	RMHP	RR-CH	MR-1	MR-2	MR-3	MR-4	MR-5
<b>FREESTANDING</b>																		
6.4(3)(a)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.4(3)(b)						P								P	P	P	P	P
<b>FASCIA</b>																		
6.4(4)(a)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.4(4)(b)						P								P	P	P	P	P
<b>REAL ESTATE &amp; CONSTRUCTION</b>																		
6.4(7)(a) Freestanding	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.4(7)(a) Fascia						P								P	P	P	P	P



## 6 Sign Regulations

### 6.1 PURPOSE

- (a) The purpose of the *sign* regulations within this By-law are as follows:
- (i) to permit the proper identification of businesses within the City while protecting the appearance of the City from the effect of *signs* which may be inappropriate with respect to number, size or location;
  - (ii) to protect *signs* and lights *erected* for the direction of traffic from the effects of all conflicting *signs*;
  - (iii) to ensure *signs* are designed in terms of *scale*, *proportion* and composition so as to respect the character of the *building* or *development* they serve;
  - (iv) to protect residential areas and Character Areas from inappropriate *signs*; and,
  - (v) to discourage excessive visual competition and clutter of *signs* in all non-residential areas.

## 6.2 DEFINITIONS

- **Back-lit construction** means any *sign* that is enclosed and has the capability to be illuminated from within or behind the enclosure. “Internal illumination” and “internally lit” signs have a corresponding meaning. (*enseigne lumineuse par translucidité*)
- **Banner sign** means a *temporary sign* constructed from a non-rigid fabric in a *banner* style which is attached to a pole or other *structure*. (*enseigne lumineuse par translucidité*) (Illustration 1)
- **Billboard** means a *sign* which displays third party advertising upon which advertising copy can be displayed as *tri-vision sign copy*, or is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted *structures*. (*panneau d'affichage*) (Illustration 2)
- **Box-style sign** means a *sign* constructed of rigid translucent and not transparent materials which has the capability to be internally lit so as to illuminate the *sign copy*. (*enseigne type boîte*) (Illustration 3)
- **Building frontage** means the maximum horizontal width of a *building* that approximately parallels and faces the public *street* or right-of-way along which the *lot frontage* is calculated. (*façade d'un bâtiment*) (Illustration 24)
- **Canopy sign** means a *sign* attached to or forming part of a permanent *building* projection, projecting or fixed structural framework which extends outward from the exterior wall of a *building*. “Awnings” and “marquees” have a corresponding meaning. (*enseigne sur marquise*) (Illustrations 4A and 4B)
- **Channel letter form** means a series of single solid *structures*, each resembling a letter, number or other symbol, which may be internally or externally lit, that when affixed horizontally parallel to the exterior *façade* of a *building* display a message. (*suite de lettres*) (Illustration 5)
- **Charity** means a registered *charity*, as defined in subsection 248(1) of the *Federal Income Tax Act*, R.S.C. 1985, c. 1 (5th Supp.), or successor legislation, that has a registration number issued by the Canada Revenue Agency, or successor agency. “charitable” has a corresponding meaning. (*organisme de bienfaisance*)
- **Community organization** means a non-profit group of persons organized for the advancement of activities of a civic, cultural or recreational nature. (*organisme communautaire*)
- **Community events sign** means a *temporary sign* where the purpose of the *sign* is to direct attention to an event sponsored or held by the municipality, a *charity* or *community organization* including educational and religious organizations. (*enseigne annonçant un événement communautaire*)
- **Construction sign** means a *sign* indicating that a *building* project on the same *lot* on which the *sign* is located is about to be undertaken, or is currently in progress and may display the name and contact information of the project, owner, contractor, consultant, and/or architect affiliated with the construction. (*enseigne de construction*) (Illustration 6)
- **Directional sign** means a *sign* directing pedestrian or vehicular traffic to a *lot's* ingress and egress locations. (*enseigne directionnelle*) (Illustration 7)

- **Directory sign** means a *sign* supported independently of a *building* which is permanently fixed to the ground and is located on a *lot* with more than one establishment which displays only a listing of the names of these businesses or organisations without advertising copy, except a business logogram. (*tableau répertoire*) (Illustration 8)
- **Entrance identification sign** means a *sign* that identifies an entrance or service area (examples include “service entrance”, “sales entrance” or “loading dock”) that are located over a doorway or *building* entrance and which may include the logo or name of the business to which the entrance provides access. (*panneau d’entrée*) (Illustration 10)
- **Erect** means to attach, affix, paint, post, project, construct, place, locate, letter, or install. (*installer*)
- **Fascia or fascia sign** means a *sign* attached to, painted, placed or *erected* upon or against a wall or other surface of a *building* with the face of the *sign* parallel to such wall or other surface. (*enseigne de façade*) (Illustration 12)
- **First party sign** means a *sign* which identifies, advertises, promotes or directs attention to a business, service or activity available on the premises where the *sign* is located. (*enseigne de la partie concernée*)
- **Freestanding sign** means any *sign* supported independently of a *building* and permanently fixed to the ground by posts or a monument style base. (*enseigne autostable*) (Illustration 9)
- **Garage sale sign** means a *sign* advertising the temporary sale of merchandise in a private sale held, typically, on a lot in a residential zone. “Yard sale sign” and “moving sale sign” have a corresponding meaning. (*enseigne de vente de débarras*)
- **Illumination** means the act of lighting up a *sign* by way of an artificial light source located within, or external to, the *sign* and does not include flashing or intermittent lighting. (*éclairage*)
- **Maintenance** means anything done to preserve a *sign* or to prevent its deterioration but does not include the modification or restoration of a *sign*. (*entretien*)
- **Message duration** means the period of time that *sign copy* is displayed on a *sign* face. (*durée du message*)
- **Message transition** means the period of time involved for each change of *sign copy* displayed on a *sign* face. (*transition du message*)
- **Modification** means any change to a *sign* and shall include a change in the manner in which *sign copy* is displayed, a change to the *sign* type, and/or a change to the *sign* face. (modification)
- **Monument-style sign** means a low profile *directory* or *freestanding sign* constructed of solid material and *erected* on a base that has no vertical clearance between the ground and bottom of the *sign*. (*enseigne monument*) (Illustration 11)
- **Municipal sign** means a *sign erected* or placed by or in partnership with the City. (*enseigne municipale*)
- **Neighbourhood identification sign** means a *freestanding sign* forming the entrance display for the identification of a residential neighbourhood or subdivision. (*enseigne désignant un quartier*) (Illustration 13)

- **Permanent sign** means a *sign* that cannot be readily relocated because of its attachment to the *site*. (*enseigne permanente*)
- **Point-of-purchase sign** means advertising that is not visible from a public right-of-way and is intended to advertise goods available for sale on-*site* such as a drive-thru menu. (*enseigne de points de vente*) (Illustration 14)
- **Pole-style sign** means a *directory* or *freestanding sign* that is supported in a fixed location by a *structure* of poles, uprights or braces from the ground and not supported by a *building* or *base structure*. (*enseigne sur poteau*) (Illustration 15)
- **Portable sign** means a *sign* which is designed in such a manner that the *sign* can readily be relocated to provide advertising at another location and which is not a *sandwich board sign*. “Mobile sign” has a corresponding meaning. (*enseigne mobile*) (Illustration 16)
- **Projecting sign** means a *sign* which projects from, and is supported by a wall. A *canopy sign* is not considered a *projecting sign*. (*enseigne en saillie*) (Illustration 17)
- **Public transit shelter sign** means a *sign* affixed to a public transit shelter. (*enseigne d’abribus*)
- **Readerboard** means a *sign* on which copy comprised of alphanumeric characters can be changed for the purpose of advertising sales, products, or activities of 1 or more business on the *lot* where the *sign* is located. “Message board” has a corresponding meaning. (*panneau de lecture*) (See “sign copy” for “readerboard” illustrations.)
- **Real estate sign** means a *sign* advertising the sale, rent or lease of the premises on which the *sign* is located. (*enseigne immobilière*) (Illustration 18)
- **Restoration** means the partial repair of *sign* but shall not include the removal or replacement of the *sign*. (*restauration*)
- **Roof sign** means any *sign* located partially or entirely on or above the *roofline* of a *building* and/or *structure* or located partially or entirely on the top of or above the parapet wall of a *building* and/or *structure*. In the case of a mansard-style roof, a *sign* is permitted on the mansard provided the *sign* does not project partially or entirely above the top of the *roofline* of the *building* and/or *structure*. (*enseigne sur toit*) (Illustration 19A and 19B)
- **Rotating sign** means any *sign* or portion of a *sign* which moves in a revolving or similar manner. (*enseigne rotative*)
- **Sandwich board sign** means a *sign* which is constructed of 2 boards connected at one end and which can be readily taken on and off a *site*. (*affiche-sandwich*) (Illustration 20)
- **Sign** means any identification, description, illustration, information, or advertising device, illuminated or non-illuminated, which provides information as to product, place, activity, person, institution, service, or business and is displayed on the exterior of a *building* or on a *lot*. (*enseigne*)
- **Sign copy** means any colour, graphic, logo, symbol, word, numeral, text, image, message, picture, or combination thereof displayed on a *sign* face. (*message d’une enseigne*) Types of *sign copy* include but are not limited to the following:
  - **Manual changeable copy** means *sign copy* which displays alphanumeric characters and which is changed manually. (*message changé manuellement*) (Illustration 21A)

- **Electronic static copy** means *sign copy* that is fixed for a set period of time and where the alphanumeric characters are changed electronically. *Electronic static copy* may include time and temperature displays or non-moving images but may not display animated copy. (*message électronique figé*) (Illustration 21B)
- **Animated copy** means a *sign* that displays moving images and uses movement or a change of lighting to depict action or create a special effect or scene on any portion of the *sign*. Animated copy shall include video clips. (*message électronique mobile*) (Illustration 21C)
- **Tri-vision sign copy** means *sign copy* which rotates electronically in 3 successive stages. (*message à triple rotation*)
- **Sign face** means the surface of a *sign* upon, against or through which the *sign face area* is displayed including any frame or border and any writing, emblem, logo or other display representative of the name of the *development* or identifying the *site* owner or manager. (*face visible d'une enseigne*) (Illustration 22A and 22B)
- **Sign face area** means the area, per side, upon which the *sign copy* is located. The *sign face area* is calculated as the smallest triangle, square, rectangle, circle or semi-circle which can wholly enclose the outer edge of the *sign copy* inclusive of any writing, emblem, logo or other display representative of any business located on the *lot* where the *sign* is to be located. (*superficie de l'enseigne*) (Illustration 22A and 22B)
- **Sign height** in the case of a *freestanding* or *directory sign* means the vertical distance from *grade* to the top of the highest component of the *sign*, including any supporting framework or bracing. In the case of a *fascia sign*, *sign height* means the vertical distance from the bottom of the *sign* to the top of the *sign* inclusive of any frame or border. (*hauteur de l'enseigne*) (Illustration 23A, 23B & 23C)
- **Sign owner** means a company or individual who is in lawful control of the *lot* on which the *sign* is located. (*propriétaire de l'enseigne*)
- **Sign permit** means a permit issued in accordance with this By-law for the legal placement of a *sign*. (*permis d'affichage*)
- **Swinging sign** means a *sign* installed on an arm or span that is not, in addition, permanently fastened to an adjacent wall or upright pole. *Projecting signs* are not considered *swinging signs*. (*enseigne suspendue*)
- **Temporary sign** means a *sign* that is not permanently installed or affixed to any structure or building. (*enseigne temporaire*)
- **Third party sign** means a *sign* which identifies, advertises, promotes, or directs attention to businesses, goods, services, matters, or activities that are not available on the *lot* where the *sign* is located. "Off-site sign" and "off-premises sign" have a corresponding meaning. (*enseigne d'un tiers*)
- **Window sign** means a *sign erected*, painted, attached, etched, inscribed, or projected onto the inside or outside of any part of a window in a wall, a *sign* located within or in place of the glass of a window, or any other *sign erected* or displayed in a manner so as to be visible through the window from the exterior of the *building* but does not include a *sign* that forms part of a window display. (*enseigne pour fenêtre*)

### 6.3 GENERAL SIGN PROVISIONS

#### 6.3(1) SIGN PERMIT REQUIRED

- (a) No person shall *erect*, display, alter or relocate a *sign* and no person being the owner or lessee of the *lot* shall permit, suffer or allow the construction, *erection*, display, alteration or relocation of a *sign* on such *lot* without a *Sign Permit* first having been obtained in accordance with the provisions of this By-law.

#### 6.3(2) ADDITIONAL PERMITS REQUIRED

- (a) No permits shall be issued for a *sign* constructed on a permanent foundation without a *building* permit having first been issued or waived by the Manager of Building Inspections in accordance with the Building By-law.
- (b) No permits shall be issued for a *canopy sign* constructed of fabric, in whole or in part, without a *building* permit having first been issued or waived by the Manager of Building Inspections in accordance with the Building By-law.

#### 6.3(3) SIGNS NOT REQUIRING A PERMIT

- (a) Despite the provisions of Section 6.3(1), no *sign* permit is required for: Z-5.16
- (i) *real estate signs* provided the *sign* complies with applicable provisions of Section 6.4(7) of this By-law;
- (ii) *construction signs* provided the *sign* complies with applicable provisions of Section 6.4(7) of this By-law;
- (iii) *community event signs* provided that:
- (A) on a private *lot* with a maximum *sign area* in accordance with the *freestanding sign* provisions for the respective zone, provided that the event will occur on a *lot* where the *sign* is located;
- (B) on *lots* located at 299 Queen Street and 694 Regent Street, provided that the *signs* are *erected* in the designated *sign* box in each respective location; and,
- (C) where permitted, *community events signs* may contain third party sponsorship information provided the third party portion of the *sign* does not comprise more than 20 % of the *total sign face* area permitted.
- (iv) *signs* required for the public welfare and safety authorized by the City, including but not limited to traffic and *directional signs* located along municipal rights-of-way or walkways, and Provincial highways;
- (v) *signs* less than 0.09 m<sup>2</sup> (1 ft<sup>2</sup>) in area, including but not limited to *garage sale signs*;
- (vi) *municipal signs* that are posted, placed or *erected* in accordance with a contractual arrangement between the City and another party;
- (vii) election *signs* involving federal, provincial and municipal elections;

- (viii) *signs* posted or exhibited in a *building*, including *signs* inside the window, excepting neon, flashing, or *electronic static copy signs*; or *animated copy signs*;
- (ix) *public transit shelter signs*, except within a preservation area established and regulated under a by-law enacted in accordance with the *Heritage Conservation Act*, S.N.B. 2010, c. H-4.05, where a Certificate of Appropriateness shall be issued prior to *erection* of a *public transit shelter sign*;
- (x) flags, *banners* or emblems representing a country, province, municipality or *community organization*;
- (xi) *signs* located on public transit vehicles or taxi cabs;
- (xii) *signs* identifying hazardous or dangerous areas or machinery;
- (xiii) *directional signs* provided that:
  - (A) the *sign* is a *freestanding sign*;
  - (B) the *sign* face area does not exceed 0.5 m<sup>2</sup> and that the *sign height* does not exceed 1.5 metres;
  - (C) the *sign* is set back a minimum of 2 metres from *front* and *side property lines* and 1 metre from the edge of pavement for any driveway access to the *site*;
  - (D) only 1 *directional sign* is permitted for each entrance, exit and drive-thru location, provided the *sign* is appropriately located adjacent to the entrance, exit or *drive-thru*; and,
  - (E) the *sign* does not include advertising copy, with the exception of a logo representative of the business located on the *lot* for which the *signs* are directing traffic.
- (xiv) *entrance identification signs* (examples include “service entrance”, “sales entrance” or “loading dock”) that are located over a doorway or *building* entrance;
- (xv) *point-of-purchase signs* not visible from a public right-of-way, such as *drive-thru* menus and *car wash* menus. Such *signs* shall not be counted in the maximum aggregate *sign area* for the business or *lot*; and,
- (xvi) *directional signs* for new residential subdivisions pending permission of Council as outlined in Section 12.01 of By-law T-4, A By-law Respecting Streets and Sidewalks.

#### 6.3(4) PROHIBITED SIGNS

- (a) No *sign* shall be *erected*, operated, used or maintained and no *sign permit* shall be issued for a *sign* that:
  - (i) due to its position, shape, colour, format or *illumination* obstructs the view of, or may be confused with, an official traffic *sign*, signal or device, or may create a hazard to the safe and efficient movement of vehicular or pedestrian traffic, as determined by the Development Officer;

- (ii) displays lights resembling the flashing, intermittent or scintillating motion of lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles;
- (iii) obstructs the use of a fire escape, fire exit, door, flue, air intake, exhaust, window, or interferes with any electrical or telephone wires or associated supports, but shall not include a *window sign* permitted by this By-law. Notwithstanding, *signs* shall not be located such that they interfere with any opening required for ventilation or natural light;
- (iv) projects over or rests upon any part of a public right-of-way, walkway or public sidewalk, except a *fascia sign*, *public transit shelter sign* or *canopy sign* unless otherwise permitted in this By-law;
- (v) occupies a required *parking* or loading space pursuant to this By-law or in accordance with an approved *site plan*;
- (vi) is attached to or painted upon a tree, fence, or utility pole;
- (vii) despite Sections 6.3(3)(a)(vi), 6.3(3)(a)(ix) or 6.3(3)(a)(xi), is attached to or *erected* on municipal infrastructure;
- (viii) is a *roof sign*;
- (ix) is a *portable sign*, excluding *sandwich board signs*;
- (x) is a *third party sign*, including *billboards*, except a *sign* giving general warning or direction to the public and *signs* located on City facilities, City transit buses and public transit shelters as approved in accordance with applicable municipal advertising contracts and/or agreements;
- (xi) is attached to or located on any parked vehicle or trailer not normally used in the daily activity of the business and that is visible from the road so as to act as a *sign* for the advertisement of products, or to direct people to a business or activity;
- (xii) despite Section 6.3(14) and Section 6.4(2)(d)(i)(D) contains *animated copy* displaying video, flashing, fluttering, blinking, or chasing borders or movement of any kind with the exception of *signs* used for emergency services; Z-5.59  
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- (xiii) emits sound or odour or discharges any gas, liquid or solid;
- (xiv) moves or assumes any motion constituting a non-stationary or non-fixed condition including *rotating signs*, *swinging signs* and *tri-vision signs*. *Signs* having moving parts, whether caused by mechanical apparatus, electrical pulsation or normal wind current are also prohibited; or,
- (xv) projects *sign copy* onto a *building* or any other surface from or by a source external to the *sign* or *sign copy*.

**6.3(5) SIGNS IN A HERITAGE CONSERVATION AREA**

- (a) No *Sign Permit* shall be issued for the construction, *erection*, display, alteration or relocation of a *sign* on a *lot* located within a heritage conservation area established and regulated under a by-law enacted in accordance with the *Heritage Conservation Act*, unless a Municipal Heritage Permit has first been issued in accordance with By-law No. L-4, City of Fredericton Heritage Preservation By-law.

**6.3(6) NON-CONFORMING SIGNS**

- (a) In accordance with Section 40 of the *Community Planning Act*, the provisions of this By-law with respect to existing *signs* that do not conform to the By-law at the time of its effective date shall not be construed to have a retroactive effect, except that relocation, alteration, *restoration*, or removal of any such *non-conforming signs* shall render such *signs* subject to the provisions of this By-law. The provisions of this section shall not exempt the owner of a *non-conforming sign* from the obligation for proper *maintenance* of such *sign*.

**6.3(7) ENFORCEMENT AND ABANDONED AND UNLAWFUL SIGNS**

- (a) Every *sign permit* issued by the Development Officer for the *erection*, display, *modification* or *restoration* of a *first party sign* expires and is null and void where the business, product, activity or service to which the *first party sign* relates ceases to operate or is no longer available at the premises where the *sign* is located. Any such *sign* shall be removed within 60 days of termination of such business or service.
- (b) No person being the owner or lessee of a *lot* upon which a *sign* is located shall permit, suffer or allow such *sign*, its faces, supports, electrical system or anchorage to become dilapidated or unsafe.
- (c) The Development Officer may require the removal or repair of any *sign* or its supporting *structure* which, in his or her opinion, is or has become, dilapidated or unsafe, or is in such a state of disrepair as to constitute a hazard or which has been *erected* or maintained contrary to the provisions of this By-law.
- (d) Where a *sign* has been *erected* without a *Sign Permit* and where a variance is required for the proposed *sign*, the *sign* must be removed prior to the submission of an Application for Development for the required variance; and,
- (e) The Development Officer may revoke any *Sign Permit* where a *sign* for which a *Sign Permit* was issued violates the conditions of the Permit or any of the provisions of this By-law.

**6.3(8) APPLICATIONS AND PLANS**

- (a) An applicant for a *Sign Permit* shall:
  - (i) complete a City *Sign Permit* Application;
  - (ii) submit detailed renderings and specifications of the proposed *sign* and any supporting framework and anchoring devices;

- (iii) submit a *site* plan to scale showing all of the following:
    - (A) the proposed location of the *sign* in relation to the legal boundaries of the *lot* upon which it is to be located;
    - (B) public and private right-of-way and easement boundaries;
    - (C) the location of *buildings* on the subject *lot*;
    - (D) the location of existing *signs* on the subject *lot*; and,
    - (E) *site* plans must include a detailed drawing showing the location of the *sign* in relation to the nearest *street line*, sidewalk, driveway, trees and *street* furnishings.
  - (iv) provide a list of the materials proposed to be used in the construction of the *sign*;
  - (v) provide such additional information as the Development Officer or Building Inspector may require as to the stress-bearing capacities of the *sign* and its supporting *structure*, and the equipment used in its placement;
  - (vi) pay the applicable fee as set out in Section 6.3(9) of this By-law; and,
  - (vii) provide written authorization from the *lot* owner to erect the proposed *sign* if the applicant is not the owner of the *lot*.
- (b) When a proposed *sign* does not comply with Section 6 of this By-law all provisions require a zone amendment, excepting *standards* for each *sign* type as outlined under Section 6.4 in which case a variance is required.

### 6.3(9) SIGN PERMIT FEE

- (a) For each *sign* for which a permit is required under the provisions of this By-law, a \$125.00 *Sign Permit* fee shall be submitted to the Development Officer, excepting in the case of replacement panels on *directory signs* and *sandwich board signs* for which a *Sign Permit* fee of \$100.00 must be submitted. Z-5.87
- (b) Where a Development Officer or By-law Enforcement Officer has been made aware that a *sign* has been *erected* prior to the issuance of a *Sign Permit*, the *Sign Permit* fee shall be doubled.
- (c) Where a *Sign Permit* has not been obtained within 30 days of written notification by a Development Officer or By-law Enforcement Officer to the *lot* owner that a *sign* was *erected* prior to the issuance of a *Sign Permit*, the *Sign Permit* fee shall be tripled.

### 6.3(10) ABANDONED SIGN PERMIT APPLICATIONS

- (a) Where an application for a *Sign Permit* remains inactive or incomplete for 6 months after it has been submitted, the Development Officer, without further notice, may deem the application to have been abandoned and cancel the application.
- (b) Where an application for a *Sign Permit* is abandoned, the application fee shall be forfeited in full to the City.

**6.3(11) SIGN DISTRICTS**

- (a) Despite the provisions of this By-law, properties located within the following Special *Sign* Districts are subject to the provisions of the District:
- District A: Downtown Commercial Core (Schedule 4)
  - District B: Greater Downtown (Schedule 4)
  - District C: Institutional Core (Schedule 4)
  - District D: Main Street Commercial Area (Schedule 7)

**6.3(12) SIGN DESIGN AND CONSTRUCTION**

- (a) All *signs* shall be designed and maintained in a manner compatible with the surrounding area.

**6.3(13) ELECTRONIC STATIC COPY**

- (a) Where permitted, a *sign* displaying *electronic static copy* shall be designed so as to cease operating in the case of a malfunction.
- (b) Where this By-law permits a *sign* to display *electronic static copy*, the following requirements shall be met:
- (i) The *message duration* shall not be less than 10 seconds;
  - (ii) The *message transition* shall not be less than 1 second; and,
  - (iii) *Message transition* shall be limited to scrolling or fading in or out, but shall not involve any visible effects including but not limited to action, motion, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.

**6.3(14) ANIMATED COPY**

- (a) Despite Sections 6.4(2) to Section 6.4(4), a *fascia sign* is permitted to have a *readerboard* of *animated copy* only for a *Conference and Event Facility, Cultural Establishment* or *University or College* provided that the readerboard complies with all general provisions and standards for *fascia signs*. Z-5.312

**6.3(15) ILLUMINATION**

- (a) *Signs* that are externally illuminated shall not shine or reflect light directly onto neighbouring properties or in the direction of oncoming traffic.

**6.3(16) TREES AND SHRUBS**

- (a) Trees and shrubs located on City right-of-way shall not be removed or damaged to prepare a *site* for a *sign*, to make a sign more visible, to maintain a *sign*, or to change copy on a *sign* without prior written approval of the Director of Growth and Community Services.

**6.4 SPECIFIC SIGN PROVISIONS****6.4(1) CANOPY SIGNS**

- (a) **Canopy Signs within all Commercial, Institutional, and Industrial Zones; and, within Special Sign Districts A, B and D**

- (i) **General Provisions**

*Canopy signs* are permitted provided that the *sign* shall:

- (A) be attached to, painted or placed upon a marquee, canopy or awning;
- (B) when projecting over a sidewalk, have a minimum clearance of 2.5 metres above the sidewalk;
- (C) be permitted along 2 sides of a *building* below the level of the second floor windows;
- (D) project a maximum of 1 metre over a sidewalk; and,
- (E) when located in Special Sign District A and Special Sign District B:
  - (I) be constructed of, or appear to be constructed of, natural material such as fabric. Rigid plastic canopy construction is not permitted in Special Sign Districts A or B; and,
  - (II) in the case of rounded design *canopy signs*, project a minimum of 0.61 metres from the wall of the *building* upon which the *sign* is located.

**6.4(2) DIRECTORY SIGNS****(a) Directory Signs within Special Sign Districts A and B, and within the OC, MX-1, MX-2, MX-3, I-1 and I-2 Zones****(i) General Provisions**

*Directory signs* are permitted provided that the *sign* shall:

- (A) be located on a *lot* where more than 1 business exists and display only a listing of the names and/or logograms of those businesses;
- (B) have a maximum of 2 parallel *sign faces*;
- (C) when located in Special Sign Districts A or B, not exceed 1 *directory* or *freestanding sign* per *lot*;
- (D) not employ *back-lit construction*, excepting on properties located in the Institutional Zone Two (I-2); and,
- (E) be permitted to have a readerboard as part of the total *sign face area* permitted in Section 6.4(2)(a)(ii)(B) of either *manual changeable copy* or *electronic static copy design*, provided that the *readerboard* portion of the *sign* does not exceed 75% of the *sign face area* in the *institutional zones* or 50% of the total *sign face area* in all other zones.

**(ii) Standards**

- (A) Maximum *sign height*: 2.5 metres
- (B) Maximum *sign face area*: 2 m<sup>2</sup>
- (C) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the sign and in no case shall any portion of the *sign* project over a *property line*.
- (D) Despite Section 6.4(2)(a)(i)(C), a maximum of 1 *sign* is permitted excepting properties with more than 30 metres of *frontage* in which case a maximum of 2 *directory* or *freestanding* signs are permitted.
- (E) Minimum of 15 metres of separation between *signs* where more than 1 *directory* or *freestanding sign* is permitted on a *lot*.
- (F) In the case of a *corner lot*, be located a minimum of 11 metres from the intersection of the *property lines* (Illustration 25).

**(b) Directory Signs within Special Sign District C****(i) General Provisions**

*Directory signs* shall comply with the following:

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- (A) have a maximum of 2 parallel *sign faces*;
- (B) not exceed 1 *freestanding* or *directory sign* per *lot*;
- (C) be located on a *lot* where more than 1 business exists and display only a listing of the names of those businesses;

- (D) not employ *back-lit construction*; and,
- (E) be constructed of sandblasted or routed wood with a painted finish, and supported by a wrought iron frame.

(ii) **Standards**

- (A) Maximum *sign height*: 2.5 metres
- (B) Maximum *sign face area*: 2 m<sup>2</sup>
- (C) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall the *sign* project over a *property line*.
- (D) In the case of a *corner lot*, be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)

(c) **Directory Signs within Special Sign District D (except in Institutional Zones) and within the LC, NC, COR-1 and HC Zones**

(i) **General Provisions**

*Directory signs* are permitted provided that the *sign* shall:

- (A) have a maximum of 2 parallel *sign faces*;
- (B) be permitted to have a *readerboard* as part of the total *sign area* permitted in Section 6.4(2)(c)(ii)(A) of either *manual changeable copy* or *electronic static copy design*, provided that the area of the *readerboard* does not exceed:
  - for *manual changeable copy*: 50% of the actual *sign face area* up to a MAX of 4 m<sup>2</sup>; **OR**
  - for *electronic static copy*: 20% of the *actual sign area* up to a MAX of 2 m<sup>2</sup>.

(ii) **Standards**

- (A) Maximum combined *sign face* and *sign face area* as follows:
  - (I) for *lots* with less than 24 metres of *lot frontage*: 1 *sign* of up to 10 m<sup>2</sup> is permitted;
  - (II) for *lots* with more than 24 metres of *lot frontage*, the larger of the following is permitted:
    - 1 *sign* measuring up to 10 m<sup>2</sup>; **OR**
    - 1 *sign* measuring 0.20 m<sup>2</sup> per linear metre of *lot frontage* to a maximum of 15 m<sup>2</sup>. (Illustration 26)
  - (III) where a *lot* has more than 100 metres of *lot frontage*, a second *sign* is permitted provided that the second *sign* has a maximum *sign area* not exceeding 50% of the size of the primary *sign* permitted in accordance with Section 6.4(2)(c)(ii)(A);

- (IV) on *corner lots*, 1 *sign* is permitted per *frontage* provided that the second *sign* has a maximum *sign area* not exceeding 50% of the size of the primary *sign* permitted in accordance with Section 6.4(2)(c)(ii)(A). The larger *sign* may be located on either *street frontage*. Where a *corner lot* has more than 100 metres of *lot frontage*, the *signs* may be located on the same *street frontage* or 1 on each *street frontage*; (Illustration 27)
- (V) where more than 1 *sign* is permitted on a *lot*, *signs* must be separated:
- by a minimum of 50 metres when located on the same *street frontage*; and,
  - by a minimum of 30 metres, measured along the *property lines*, when located on separate *street frontages* in the case of a *corner lot*; and, (Illustration 28)
- (VI) where more than 1 *sign* is permitted, the *signs* may be a combination of *directory* and/or *freestanding* provided that *freestanding signs* have a maximum *sign area* not exceeding 10 m<sup>2</sup>.
- (B) Maximum *sign height*: 11 metres above *grade*
- (C) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
- (D) In the case of a *corner lot*, the *sign* be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)
- (d) **Directory Signs within the DC, IEX, RC, RLF and COR-2 Zones and in all Industrial Zones** Z-5.312

(i) **General Provisions**

Despite Section 6.4(2)(c), *directory signs* are permitted provided that the *sign* shall:

- (A) be located on a *lot* where more than one business exists and display only a listing of the names of those businesses;
- (B) have a maximum of 2 parallel *sign faces*;
- (C) be permitted to have a *readerboard* as part of the total *sign area* permitted in Section 6.4(2)(d)(ii)(A) of either *manual changeable copy* or *electronic static copy design*, provided that the area of the *readerboard* does not exceed 50% of the actual *sign face* area up to a maximum of 5.0 m<sup>2</sup> for *manual changeable copy* or 20% of the actual *sign area* up to a maximum of 3.0 m<sup>2</sup> for *electronic static copy*; and,

- (D) despite Section 6.4(2)(d)(i)(C), regional commercial centres as identified under Section 6.4(2)(d)(ii)(A)(VI) ) and *public exhibition grounds* may display *electronic static copy* or *animated copy* provided that the *readerboard* on which the copy is displayed does not exceed 15% of the actual *sign area* up to a maximum of 5.0 m<sup>2</sup> and provided that the *sign* maintains a minimum *setback* of 50 metres from the intersection of the *property lines* when the *sign* is located at an intersection where either *street* is an arterial or a collector. *Signs* displaying *animated copy* are not permitted on frontages abutting freeways. Z-5.312

(ii) **Standards**

- (A) Maximum combined *sign face* and *sign face area* as follows:
- (I) one *sign* of up to 12 m<sup>2</sup> for *lots* with a *lot frontage* of 24 metres or less;
  - (II) *lots* with more than 24 metres of *lot frontage* are permitted the larger of either one *sign* measuring up to 12 m<sup>2</sup>; or, one *sign* measuring 0.25 m<sup>2</sup> per linear metre of *lot frontage* to a maximum of 20 m<sup>2</sup>; (Illustration 26)
  - (III) where a *lot* has more than 100 metres of *lot frontage*, a second *sign* is permitted provided that the second *sign* has a maximum *sign area* not exceeding 50% of the size of the primary *sign* permitted in accordance with Section 6.4(2)(d)(ii)(A)(I) and 6.4(2)(d)(ii)(A)(II);
  - (IV) on *corner lots*, one *sign* is permitted per *street frontage* provided that the second *sign* has a maximum *sign area* not exceeding 50% of the size of the primary *sign* permitted in accordance with Section 6.4(2)(d)(ii)(A)(I) and 6.4(2)(d)(ii)(A)(II). The larger *sign* may be located on either *street frontage*. Where a *corner lot* has more than 100 metres of *lot frontage*, the signs may be located on the same *street frontage* or one on each *street frontage*; (Illustration 27).
  - (V) where more than one *sign* is permitted, the *signs* may be a combination of *directory* and/or *freestanding* provided that *freestanding signs* have a maximum *sign area* not exceeding 10 m<sup>2</sup>; and,
  - (VI) Regional commercial centres with a *gross floor area* greater than 20,000 m<sup>2</sup> including only the Corbett Centre, Uptown Centre, Regent Mall, Smart Centres, and Brookside Mall are permitted:
    - (01) one *sign* with a maximum combined *sign face* and *sign face area* not to exceed 35 m<sup>2</sup> where the *lot frontage* is 200 metres or less;
    - (02) where the *lot frontage* is greater than 200 metres, 2 *signs* are permitted with a total combined *sign face* and *sign face area* not to exceed 50 m<sup>2</sup>, provided that the total *sign area* of any one *sign* does not exceed 35 m<sup>2</sup>;

- (03) on *corner lots* where both the *lot frontage* and the second *street frontage* have *frontages* of less than 200 metres, 2 *signs* are permitted with a maximum combined *sign area* of 50 m<sup>2</sup> and provided that the total *sign area* and *sign face area* of any one *sign* does not exceed 35 m<sup>2</sup>;
  - (04) on *corner lots* where either the *lot frontage* or the second *street frontage* has a frontage greater than 200 metres, 3 *signs* are permitted with a maximum combined *sign area* of 65 m<sup>2</sup> and provided that the total combined *sign face* and *sign face area* of any one *sign* does not exceed 35 m<sup>2</sup>;
  - (05) where more than one *sign* is permitted, the largest of the *signs* must be located at the primary entrance to the shopping centre; and,
  - (06) where more than one *sign* is permitted, the *signs* may be a combination of *directory* and *freestanding* provided that *freestanding signs* have a *sign area* not exceeding 10 m<sup>2</sup>.
- (B) Where more than 1 *sign* is permitted on a *lot*:
- (I) *signs* must be separated by a minimum of 50 metres when located on the same *street frontage*; and, by a minimum of 30 metres, measured along the *property line*, when located on separate *street frontages* in the case of a *corner lot*; (Illustration 28)
- (C) Maximum *sign height*: 11 metres above *grade*
- (D) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
- (E) In the case of a *corner lot*, the *sign* be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)

**6.4(3) FREESTANDING SIGNS****(a) Freestanding Neighbourhood Identification Signs within all Residential Zones****(i) General Provisions**

*Freestanding neighbourhood identification signs* are permitted provided that the *sign* shall:

- (A) be a *monument-style sign*;
- (B) be located on a private *lot* at the entrance to a neighbourhood or subdivision;
- (C) be limited to a maximum of 2 *signs* per *street* entrance to the neighbourhood or subdivision;
- (D) be limited to *sign copy* that identifies the name of the neighbourhood or subdivision;
- (E) not employ *back-lit construction*; and,
- (F) be designed so as to compliment the architecture and theme of the neighbourhood or subdivision the *sign* is identifying and be constructed of maintenance-free material including one or more of the following: brick, stone, architectural reinforced concrete, stucco, colour coated metal, ceramic or glazed tile, or colour coated block.

**(ii) Standards**

- (A) Maximum *sign face*: 6 m<sup>2</sup>
- (B) Maximum *sign face area*: 3 m<sup>2</sup>
- (C) Maximum *sign height*: 2.4 metres
- (D) Minimum 1 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
- (E) In the case of *corner lot*, be located a minimum of 6 metres from the intersection of the *property lines*. (Illustration 25)

**(b) Freestanding Signs within all Residential Zones on properties containing 12 or more dwelling units****(i) General Provisions**

Where a *development* lawfully contains 12 or more *dwelling units* or where a commercial *use* is permitted in accordance with the Multi-Residential Zone Three (MR-3), Multi-Residential Zone Four (MR-4) or Multi-Residential Zone Five (MR-5) provisions, *freestanding signs* are permitted provided that the *sign* shall:

- (A) have a maximum of 2 parallel *sign faces*;
- (B) not exceed 1 *freestanding sign* per *lot*;
- (C) be non-illuminated and shall not employ *back-lit construction*; and,

- (D) have *sign copy* that consists only of the *development* or *building* name; the address of such; the name and telephone number of the developer, lessor, owner, management company; indication that *dwelling units* within the *development* or *building* are available for sale or lease, and advertising for any permitted commercial *uses* which are located within the *development* or *building*.
- (ii) **Standards**
- (A) Maximum *sign face area*: 1.5 m<sup>2</sup>
- (B) Maximum *sign height*: 2.5 metres
- (C) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
- (D) In the case of *corner lot*, be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)
- (c) **Freestanding Signs within Special Sign Districts A and B and within the OC, MX-1, MX-2, MX-3, all the Institutional Zones and all the Limited Development Zones**
- (i) **General Provisions**
- Freestanding signs* are permitted provided that the *sign* shall:
- (A) have a maximum of 2 parallel *sign faces*;
- (B) not employ *back-lit construction*, excepting on properties located in the Institutional Zone Two Zone (I-2) and Institutional Exhibition Zone (IEX); and,
- (C) be permitted to have a *readerboard* as part of the total *sign face area* permitted in Section 6.4(3)(c)(ii)(A), of either *manual changeable copy* or *electronic static copy* design, provided that the *readerboard* portion of the *sign* does not exceed 75% of the *sign face area* in all Institutional zones or 50% of the total *sign face area* in all other zones listed in Section 6.4(3)(c).
- (ii) **Standards**
- (A) Maximum *sign face area*: 2 m<sup>2</sup>
- (B) Maximum *sign height*: 2.5 metres
- (C) Minimum of 15 metres separation between *signs* where more than one *freestanding sign* is permitted on a *lot*.
- (D) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
- (E) Maximum of 1 *sign* is permitted excepting properties with more than 30 metres of *frontage* in which case a maximum of 2 *freestanding* or *directory signs* are permitted.
- (F) In the case of *corner lot*, be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)

(d) **Freestanding Signs within Special Sign District C**

(i) **General Provisions**

*Freestanding signs* shall comply with the following: Z-5.16

- (A) have a maximum of 2 parallel *sign faces*;
- (B) not exceed 1 *freestanding sign* or 1 *directory sign* per *lot*;
- (C) not employ *back-lit construction*; and,
- (D) be constructed of sandblasted or routed wood with a painted finish, and supported by a wrought iron frame.

(ii) **Standards**

- (A) Maximum *sign face area*: 2 m<sup>2</sup>
- (B) Maximum *sign height*: 2.5 metres
- (C) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the sign and in no case shall any portion of the *sign* project over a *property line*.
- (D) In the case of *corner lot*, be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)

(e) **Freestanding Signs within Special Sign District D (except in Institutional Zones) and within the LC, NC, COR-1 and HC Zones**

(i) **General Provisions**

*Freestanding signs* are permitted provided that the *sign* shall:

- (A) have a maximum of 2 parallel *sign faces*; and,
- (B) be permitted to have a *readerboard* as part of the total *sign face area* permitted in Section 6.4(3)(c)(ii)(A), of either *manual changeable copy* or *electronic static copy* design, provided that the area of the *readerboard* does not exceed 50% of the actual *sign face area* up to a maximum of 3 square metres for *manual changeable copy* or 20% of the actual *sign face area* up to a maximum of 2 m<sup>2</sup> for *electronic static copy*.

(ii) **Standards**

- (A) Maximum *sign face area* as follows:
  - (I) one *sign* measuring up to 8 m<sup>2</sup>;
  - (II) where a *lot* has more than 100 metres of *lot frontage*, a second *freestanding sign* is permitted provided that the second *sign* has a *sign face area* not exceeding 50% of the *sign face area* of the primary *sign*;

- (III) on *corner lots*, 1 *sign* is permitted per street *frontage* provided that the second *sign* has a *sign face area* not exceeding 50% of the *sign face area* of the primary *sign*. The larger *sign* may be located on either street *frontage*. Where a *corner lot* has more than 100 metres of *lot frontage*, the *signs* may be located on the same street *frontage* or one on each street *frontage*; and, (Illustration 27)
  - (IV) where more than 1 *sign* is permitted on a *lot*:
    - (01) *signs* must be separated by a minimum of 50 metres when located on the same street *frontage*; and, by a minimum of 30 metres, measured along the *property line*, when located on separate street *frontages* in the case of a *corner lot*; (Illustration 28)
    - (02) the *signs* may be a combination of *directory* and/or *freestanding* provided that *freestanding signs* have a *sign face area* not exceeding 8 m<sup>2</sup> excepting properties in the Local Commercial Zone (LC) containing a gas bar, in which case 1 *sign* measuring up to 10 m<sup>2</sup> is permitted; and,
    - (03) the larger *sign* must be located adjacent to the primary entrance to the *lot*.
  - (B) Maximum *sign height*: 11 metres
  - (C) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
  - (D) In the case of *corner lot*, be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)
- (f) **Freestanding Signs within the DC, RC, RLF, COR-2 Zones and in all Industrial Zones**
- (i) **General Provisions**

Despite Sections 6.4(3)(c) and 6.4(3)(e), *Freestanding signs* are permitted provided that the *sign* shall:

    - (A) have a maximum of 2 parallel *sign faces*; and,
    - (B) be permitted to have a *readerboard* as part of the total *sign face area* permitted in Section 6.4(3)(c)(ii)(A), of either *manual changeable copy* or *electronic static copy* design, provided that the area of the *readerboard* does not exceed 50% of the actual *sign face area* up to a maximum of 4 m<sup>2</sup> for *manual changeable copy* or 20% of the actual *sign face area* up to a maximum of 2.5 m<sup>2</sup> for *electronic static copy*.
  - (ii) **Standards**
    - (A) Maximum *sign face area* as follows:
      - (I) one *sign* measuring up to 10 m<sup>2</sup>;

- (II) where a *lot* has more than 100 metres of *lot frontage*, a second *freestanding sign* is permitted provided that the second *sign* has a *sign face area* not exceeding 50% of the *sign face area* of the primary *sign*;
- (III) on *corner lots*, 1 *sign* is permitted per street *frontage* provided that the second *sign* has a *sign face area* not exceeding 50% of the *sign face area* of the primary *sign*. The larger *sign* may be located on either *street frontage*. Where a *corner lot* has more than 100 metres of *lot frontage*, the *signs* may be located on the same street *frontage* or one on each *street frontage*; and, (Illustration 27)
- (IV) where more than 1 *sign* is permitted on a *lot*:
  - (01) *signs* must be separated by a minimum of 50 metres when located on the same street *frontage*; and, by a minimum of 30 metres, measured along the *property line*, when located on separate street *frontages* in the case of a *corner lot*; (Illustration 28)
  - (02) the *signs* may be a combination of *directory* and/or *freestanding* provided that *freestanding signs* have a *sign face area* not exceeding 10 m<sup>2</sup>; and,
  - (03) the larger *sign* must be located adjacent to the primary entrance to the *lot*.
- (B) Maximum *sign height*: 11 metres
- (C) Minimum 2 metre *setback* from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
- (D) In the case of *corner lot*, be located a minimum of 11 metres from the intersection of the *property lines*. (Illustration 25)

**6.4(4) FASCIA SIGNS****(a) Fascia Signs within all Residential Zones****(i) General Provisions**

*Fascia signs* are permitted provided that the *sign* shall:

- (A) be located at or below the level of the second floor windows;
- (B) be non-illuminated and shall not employ *back-lit construction* or be a *box-style sign*; and,
- (C) consist of *sign copy* limited to the identification of the residents, civic address, no trespassing, or a *home occupation*.

**(ii) Standards**

- (A) Maximum *sign face area*: 0.4 m<sup>2</sup>
- (B) Maximum 1 *fascia sign* per *lot*.

**(b) Fascia Signs within all Residential Zones on properties containing 12 or more dwelling units****(i) General Provisions**

On properties containing 12 or more *dwelling units*, *Fascia signs* are permitted provided that the *sign* shall: Z-5.16

- (A) be non-illuminated and shall not employ *back-lit construction* or be a *box-style sign*; and,
- (B) be limited to *sign copy* that consists only of the *development* or *building* name, the address of such, the name and telephone number of the developer, lessor, owner, or management company, indication that *dwelling units* within the *development* or *building* are available for sale or lease, and advertising for any commercial *uses* which are located within the *development* or *building*.

**(ii) Standards**

- (A) Maximum *sign height*: 1.52 metres
- (B) Width not to exceed the length of the wall of the *building* upon which the *sign* is displayed.
- (C) Maximum projection of 23 centimetres from the wall on which the *sign* is located.
- (D) Be permitted along 2 sides of a *building* and located at or below the level of the second floor windows. Z-5.16

(c) **Fascia Signs within Special District C**(i) **General Provisions**

*Fascia signs* shall comply with the following: Z-5.16

- (A) be constructed of sandblasted or routed wood with a painted finish, and any visible bracing be constructed of wrought iron; and,
- (B) employ *back-lit construction* or be a *box-style sign*.

(ii) **Standards**

- (A) Maximum *sign height*: 1.52 metres
- (B) Width not to exceed the length of the wall of the *building* upon which the *sign* is displayed.
- (C) Maximum projection of 10 centimetres from the wall on which the *sign* is located.
- (D) Be permitted along 2 sides of a *building* and located at or below the level of the second floor windows. Z-5.16

(d) **Fascia Signs within all Zones, except Residential Zones, and in Special Sign Districts A, B and D** Z-5.16(i) **General Provisions**

*Fascia signs* are permitted provided that the *sign* shall:

- (A) not employ *back-lit construction* or be a *box-style sign* when located in Special Sign District A. When located in Special Sign District B, *back-lit construction* is permitted provided the *sign* is designed of *channel letter form* and is not a *box-style sign*.
- (B) Despite Section 6.4(4)(d)(i)(A) above, a *readerboard* of *animated* or *electronic static copy* is permitted only for a *Conference and Event Facility*, *Cultural Establishment* or *University or College*. Z-5.312

(ii) **Standards**

- (A) Maximum *sign height* of 1.52 metres in Special Sign Districts A, B and D and all zones, except the Mixed Use Zone One (MX-1) where the maximum permitted *sign height* is 1 metre.
- (B) Width not to exceed the length of the wall of the *building* upon which the *sign* is displayed.
- (C) In the case of a *building* that is 4 or more storeys in *height*, additional *fascia signs* may be located at or above the top floor windows provided the *sign face area*: Z-5.16
  - (I) does not exceed 1.52 metres in *sign height*; and,
  - (II) is limited to 10% of the width of the side of the *building* upon which the *sign* is located.
- (D) Be permitted along 2 sides of a *building* and located at or below the level of the second floor windows. Z-5.16

- (E) Maximum projection of 10 centimetres from the wall on which the *sign* is located, excepting *channel letter form signs* where permitted, in which case the maximum projection shall not exceed 30 centimetres.
  - (F) Where a *readerboard* is permitted it shall not exceed 0.9 metres in height and its width shall not exceed 15% of the length of the wall of the *building* upon which the sign is displayed. Z-5.312
- (e) **Fascia Signs within the DC, RC, RLF, COR-1, COR-2, HC, all Industrial Zones, and Special Sign District D (except Institutional Zones)**
- (i) **Standards**
    - (A) Maximum *sign face area*: 0.6 m<sup>2</sup> per linear metre of *building frontage*
    - (B) Width not to exceed the length of the wall of the *building* upon which the *sign* is displayed.
    - (C) Maximum *sign height* not to exceed 70% of the *building height* of the *building* upon which the *sign* is located.
    - (D) Be permitted along 2 sides of a *building* and located at or below the level of the second floor windows.
    - (E) Maximum projection of 30 centimetres from the wall on which the *sign* is located.

**6.4(5) PROJECTING SIGNS****(a) Projecting Signs within Special Sign Districts A and C****(i) General Provisions**

*Projecting signs* shall comply with the following:

Z-5.16

- (A) be located at or below the level of the second floor windows;
- (B) be located at a right angle to the *building façade*;
- (C) have a maximum of 2 parallel *sign faces*;
- (D) have a minimum clearance of 2.5 metres above *grade* level;
- (E) project a maximum of 1 metre over a sidewalk;
- (F) be supported by a decorative, wrought iron bracket;
- (G) when located in Special Sign District C, the *sign* be constructed of routed or sandblasted wood with a painted finish, and any visible bracing be constructed of wrought iron;
- (H) not employ *back-lit construction* or be encircled with flashing or neon lights; and,
- (I) be limited to 1 per business.

**(ii) Standards**

- (A) Maximum *sign face area*: 0.5 m<sup>2</sup> per side

**(b) Projecting Signs within Special Sign Districts B****(i) General Provisions**

*Projecting signs* shall comply with the following:

- (A) be located at or below the level of the second floor windows;
- (B) be located at a right angle to the *building façade*;
- (C) have a maximum of two parallel *sign faces*;
- (D) have a minimum clearance of 2.5 metres above grade level;
- (E) project a maximum of 1 metre over a sidewalk;
- (F) be supported by a decorative, wrought iron or metal bracket;
- (G) not employ *backlit construction* or be encircled with flashing or neon lights; and,
- (H) be limited to 1 per business.

**(ii) Standards**

- (A) Maximum *sign face area*: 0.5 m<sup>2</sup> per side

(c) **Projecting Signs within Special Sign District D (except Institutional Zones) and within all Commercial Zones (except the Mixed Use Zones) and all Industrial Zones**

(i) **General Provisions**

Despite Sections 6.4(5)(a) and 6.4(5)(b), *projecting signs* shall comply with the following:

- (A) be located at or below the level of the second floor windows;
- (B) be located at a right angle to the *building façade*;
- (C) have a maximum of 2 parallel *sign faces*;
- (D) not project over *property lines*; and,
- (E) be limited to 1 per business.

(ii) **Standards**

- (A) Maximum *sign face area*: 6 m<sup>2</sup>
- (B) Maximum projection of 2.5 metres from the wall of the *building* upon which the *sign* is located.
- (C) Minimum clearance of 3 metres above *grade* level.

**6.4(6) SANDWICH BOARD SIGNS****(a) Sandwich Board Signs within Special Sign Districts A, B, C and D (except Institutional Zones)****(i) General Provisions**

*Sandwich board signs* are permitted provided that the *sign* shall:

- (A) have a maximum of 2 parallel *sign faces*;
- (B) be the only *sandwich board sign* on the *lot*;
- (C) not be affixed to the ground or mounted on wheels; and,
- (D) be displayed only during hours that the business to which the *sign* relates is open and operating.

**(ii) Standards**

- (A) Maximum *sign face area*: 0.56 m<sup>2</sup>
- (B) Maximum *sign height*: 0.92 metres
- (C) Maximum *sign width*: 0.61 metres
- (D) When located in Special Sign District A, Special Sign District B or Special Sign District C be located immediately abutting the curb in the service/brick area. Notwithstanding, wherever *sandwich board signs* are located on a private *lot* in Special Sign District B a minimum *setback* of 1 metre shall be maintained from all *front* and *side property lines*. In either case, *sign* placement must permit a minimum width of 2 metres of unobstructed sidewalk space for pedestrian traffic along any publicly owned sidewalk and in a manner that does not obstruct vehicular traffic along any privately or publicly owned land such as an alley or a *street* right-of-way.
- (E) In the case of *corner lots*, *sandwich board signs* shall not be located within 6 metres of the intersection of the 2 *property lines* adjacent to the corner to a point extended out across the sidewalk to the service area (bricked area).
- (F) All *sandwich board signs* are to be located adjacent to the curb (brick service area) and within the perpendicular projection of the *frontage* of the business for which the *sign* provides advertising.
- (G) When located in Special Sign District D, be located on the *lot* where the business reflected on the *sign* is located with a minimum *setback* from all *front* and *side property lines* of 1 metre.
- (H) *Sandwich board signs* are located on the public right-of-way at the City's discretion. The City reserves the right to remove any *sandwich board sign* without notice that does not comply with the *sign* regulations.
- (I) All *sandwich board signs* be equipped with an anti-closing latch or device.

**6.4(7) REAL ESTATE & CONSTRUCTION SIGNS****(a) Freestanding Real Estate and Construction Signs within All Zones****(i) General Provisions**

One temporary *freestanding real estate sign* or *construction sign* is permitted provided that the *sign* shall:

- (A) have a maximum of 2 parallel *sign faces*;
- (B) be non-illuminated and shall not employ *back-lit construction*;
- (C) not have attachments adding to its overall dimensions; and,
- (D) be removed from the *lot* within 5 business days of the execution of the sale or lease of the *lot* or completion of construction.

**(ii) Standards**

- (A) Maximum *sign face area* of 1 m<sup>2</sup>, except in all Commercial, Industrial, Institutional and Future Development Zones, as well as in Special Sign Districts A, B, and D, and in a residential zone where a development lawfully contains 12 or more *dwelling units* in which case a maximum *sign face area* of 3 m<sup>2</sup> is permitted.
- (B) Maximum *sign height* of 1.5 metres, except in all Commercial, Industrial, Institutional, and Future Development Zones, in Special Sign Districts A, B, and D, and in a residential zone where a development contains 12 or more *dwelling units* in which case a maximum *sign height* of 2.5 metres is permitted.
- (C) Minimum 2 metre setback from *front* and *side property lines* for the entire perimeter of the *sign* and in no case shall any portion of the *sign* project over a *property line*.
- (D) In the case of a *corner lot*, be located at least 11 metres from the intersection of the *property lines*. (Illustration 25)

**(b) Fascia Real Estate and Construction Signs within all Commercial, Industrial and Institutional Zones, in Special Sign Districts A, B, C and D, and in Residential Zones where a development lawfully contains 12 or more dwelling units****(i) General Provisions**

One temporary *freestanding real estate sign* or *construction sign* is permitted in accordance with the relevant provisions of Section 6.4(4) of this By-law.

6.5 ILLUSTRATIONS



Illustration 1. Banner Sign



Illustration 2. Billboard



Illustration 3. Box-style Sign



Illustration 4a. Canopy Sign, Traditional Form



Illustration 4. Canopy Sign, Rounded Form



Illustration 5. Channel Letter Form



Illustration 6. Construction Sign

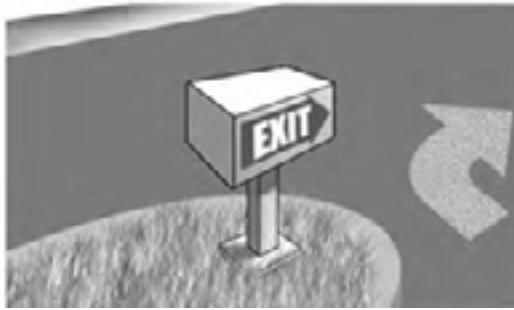


Illustration 7. Directional Sign



Illustration 8. Directory Sign



Illustration 9. Freestanding Sign

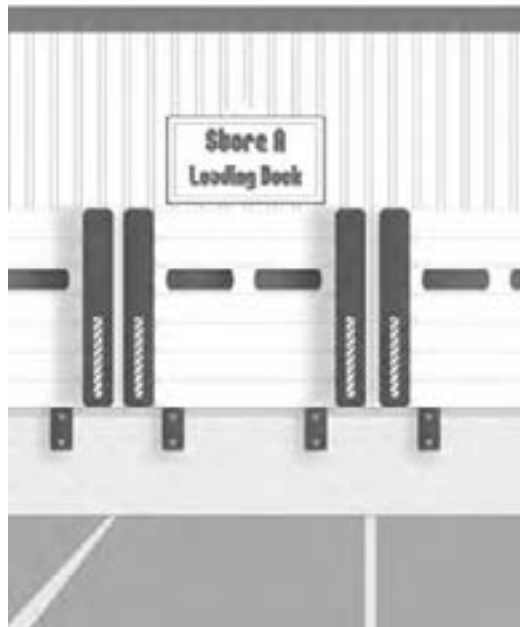


Illustration 10. Entrance Identification Sign



Illustration 11. Monument-style Sign



Illustration 12. Fascia Sign



**Illustration 13.** Neighbourhood Identification Sign



**Illustration 14.** Point-of-Purchase Sign



**Illustration 15.** Pole-style Sign



**Illustration 16.** Portable Sign



**Illustration 17.** Projecting Sign

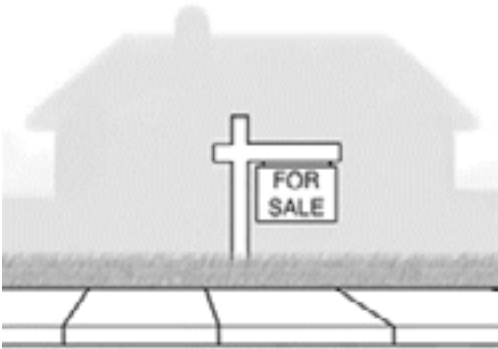


Illustration 18. Real Estate Sign



Illustration 19A and 19B. Roof Sign



Illustration 20. Sandwich Board Sign



Illustration 21a.  
Manual Changeable Copy



Illustration 21b.  
Electronic Static Copy



Illustration 21c.  
Electronic Moving Copy

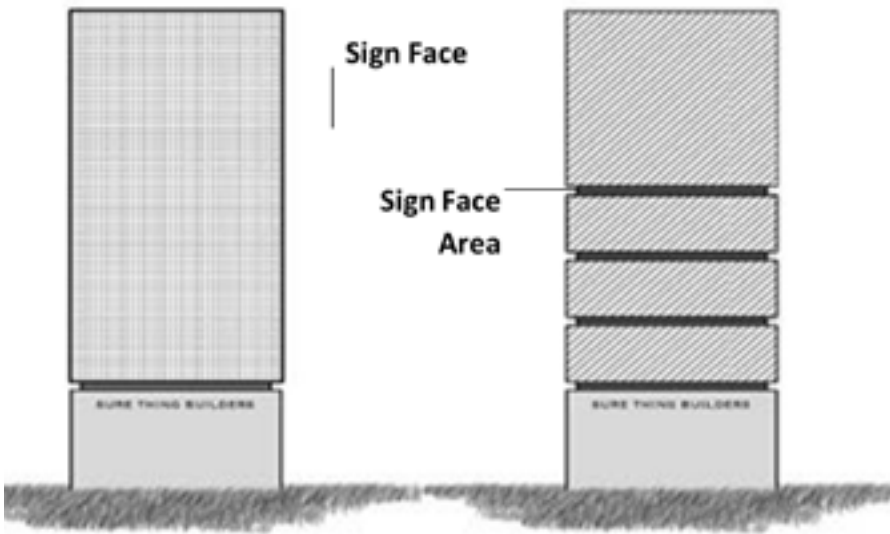


Illustration 22A. Sign Face & Sign Face Area - Monument-style Sign



Illustration 23A. Sign Height - Monument-style Sign

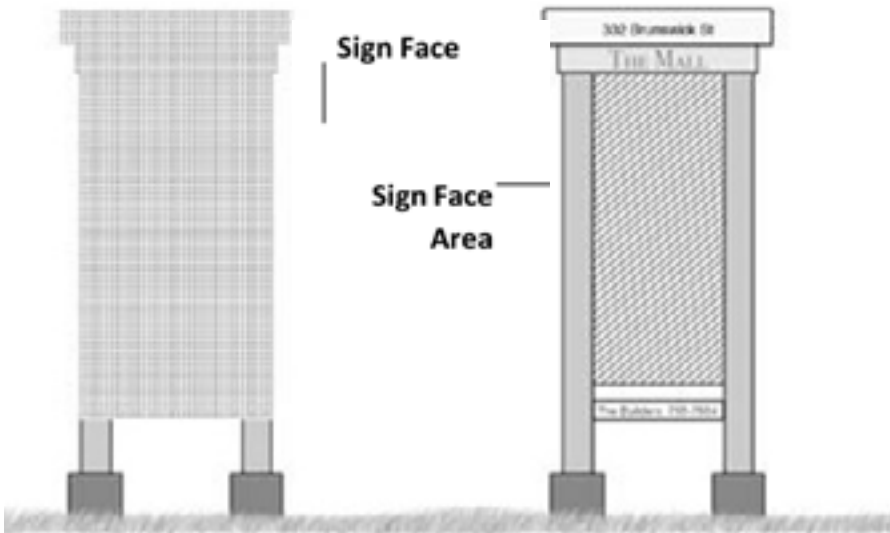


Illustration 22B. Sign Face & Sign Face Area - Pole-style Sign

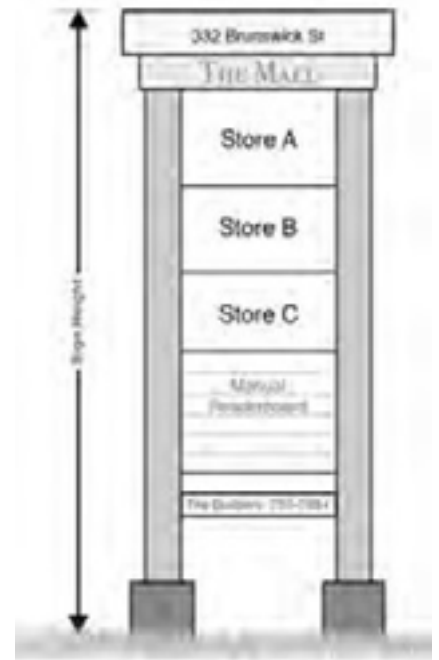


Illustration 23B. Sign Height - Pole-style Sign



Illustration 23C. Sign Height - Fascia Sign

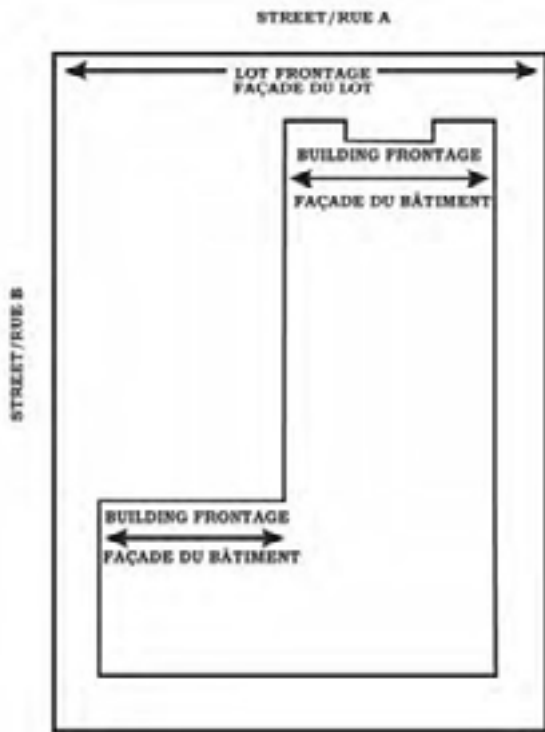


Illustration 24. Calculation of Building Frontage

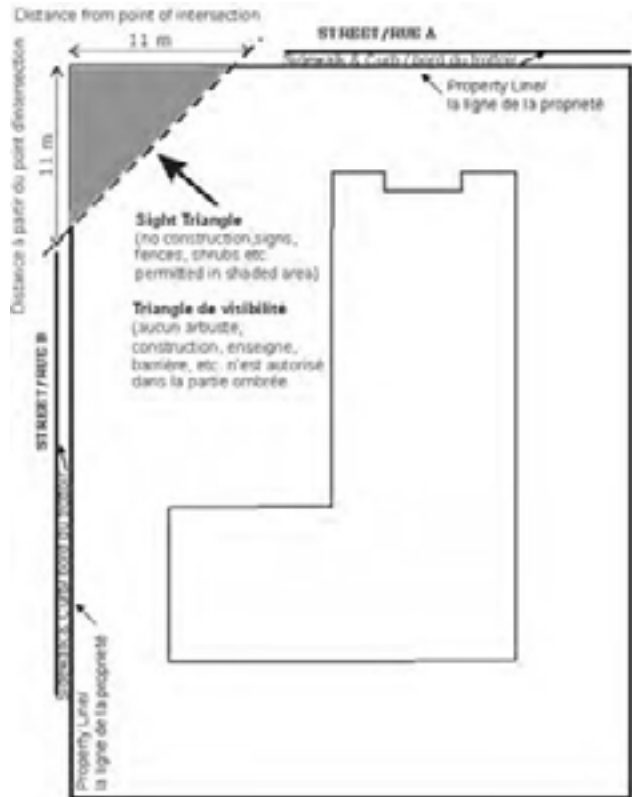


Illustration 25. Sight Triangle for Signs on Corner Lots

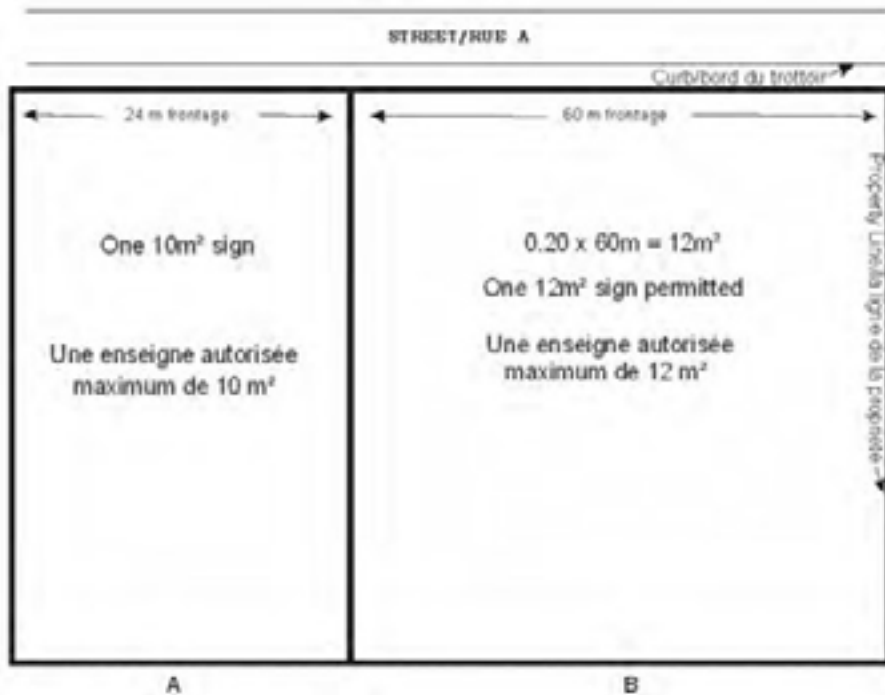
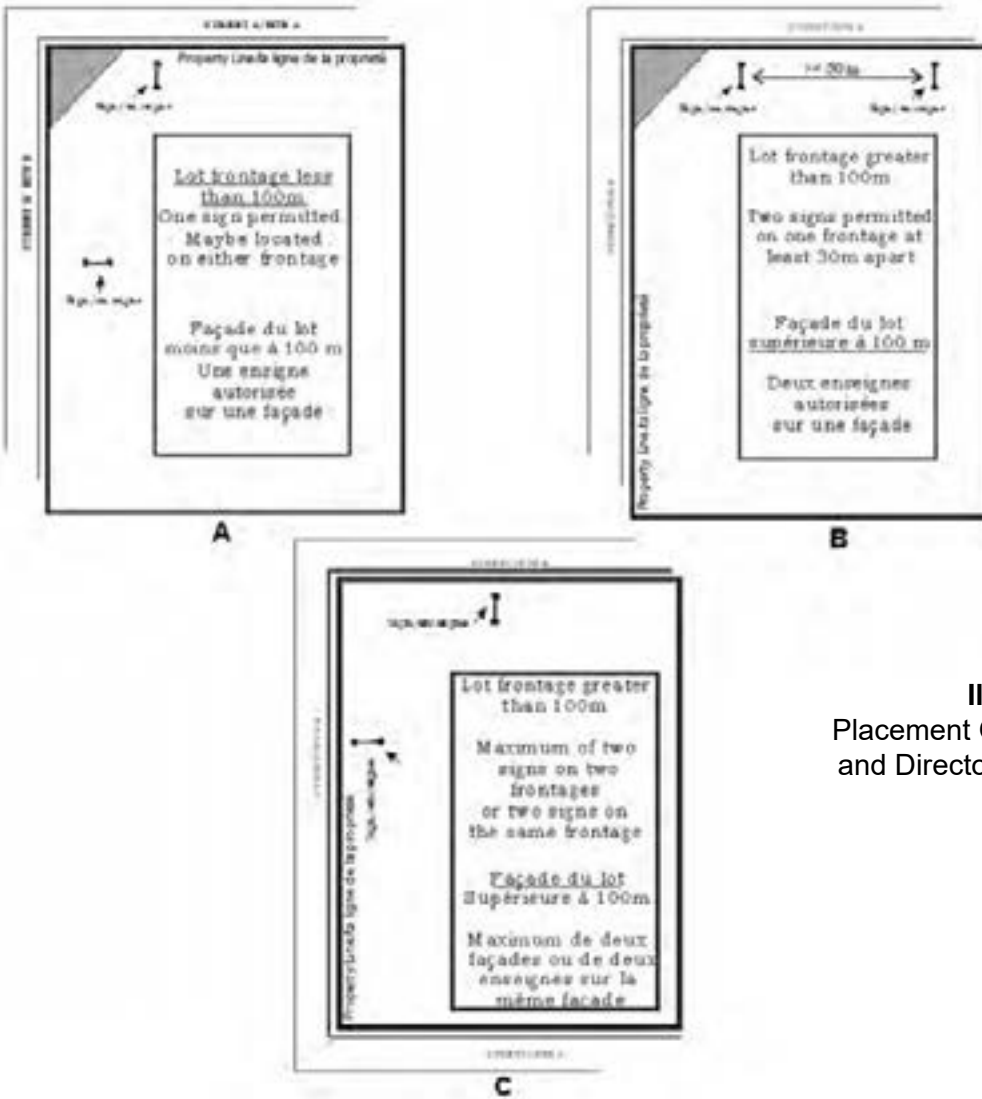
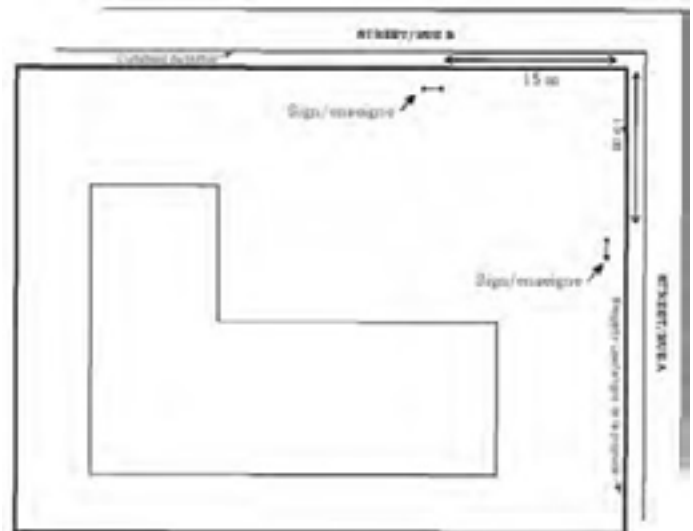


Illustration 26. Frontage-based Calculation for Freestanding and Directory Signs



**Illustration 27.**  
Placement Options for Freestanding and Directory Signs on Corner Lots

**Illustration 28.**  
Corner Setback Requirements where more than one sign is permitted



	Title & Scope	1
	Operation, Interpretation & Zones	2
	Definitions	3
	Regulations Applying to All Uses	4
	Parking, Access & Loading	5
	Sign Regulations	6
<b>Regulations Applying to Residential Uses</b>	<b>7</b>	
	Low Rise Residential Zones	8
	Multi-Residential Zones	9
	Regulations for Commercial Uses	10
	Commercial Zones (incl. Mixed Use & City Centre)	11
	Institutional Zones	12
Regulations Applying to Industrial Uses	13	
	Industrial Zones	14
	Limited Development Zones	15
	Repeal of By-law Z-2	16
Repeal of Zoning By-law Z-2 Amendments	17	
	Enforcement	18
	Exceptions	19
	Schedules	20



## 7 Regulations Applying to Residential Uses

### 7.1 GENERAL PROVISIONS

#### 7.1(1) FLOODPLAIN

- (a) Residential *buildings* located within the *floodplain* as shown on the zoning maps (Schedule 11) shall be designed:
- (i) to prevent structural damage by flood waters;
  - (ii) with the top of any floor at a geodetic elevation above 9 metres; and,
  - (iii) so that all electrical and mechanical equipment are located at a geodetic elevation above 9 metres. Z-5.216

#### 7.1(2) RESIDENTIAL DWELLINGS FRONTING ON A PRIVATE ROAD

- (a) Residential *dwellings* may be permitted to front a *private road* except for *single detached dwellings* which must front only on a public *street*.

#### 7.1(3) OCCUPANCY

- (a) A *dwelling unit* shall only be occupied as follows: Z-5.312
- (i) not more than 4 unrelated persons occupying the principal *dwelling unit* and not more than 3 unrelated persons occupying a *secondary dwelling unit*. Z-5.328
- (b) For the purposes of this By-law, occupancy is deemed to include: Z-5.312
- (i) not more than 4 foster children placed in the residence under the *Family Services Act*; or,
  - (ii) not more than 3 related or unrelated persons whose status is that of paying boarders where the *dwelling unit* is owner occupied.
- (c) but does not include a group of children or adults living together under the direct supervision of a government or private agency.

#### 7.1(4) LOT CONSOLIDATION IN THE SOUTH CORE

- (a) Increasing *lot area* and *lot frontage* to obtain additional *density* rights through consolidation of land is not permitted within the Neighbourhood Area (Schedule 13).

**7.1(5) CONVERTED DWELLINGS****(a) Converted Dwellings in the R-4 Zone**

- (i) *Conversions* are only permitted in *buildings* erected prior to April 17, 1942.
- (ii) Any new *dwelling unit* created by *conversion* must be self-contained within the existing *building*.
- (iii) No addition to the *building* shall be permitted which increases either the *lot coverage* or *building height*.

**(b) Converted Dwellings in the South Core and Central Business District**

- (i) *Conversions* are only permitted in *buildings* erected prior to April 17, 1942.
- (ii) Any new *dwelling unit* created by *conversion* must be self-contained within the existing *building*.
- (iii) No addition to a *building* shall be permitted which increases either the *lot coverage* or *building height*. Z-5.16
- (iv) The architectural integrity of the front two-thirds of the existing *building* shall be maintained and not substantially altered. The *proportions of building façades, rooflines, façade materials, textures, window openings, and doorways* of existing *buildings* in the area shall be respected and/or complimented.

**(c) Converted Dwellings with Additions in the South Core**

- (i) *Conversions with additions* are only permitted in *buildings* erected prior to April 17, 1942.
- (ii) Any new *dwelling unit* created by *conversion* must be self-contained.
- (iii) No addition to a *building* shall be permitted which increases the *building height*. Z-5.16
- (iv) The architectural integrity of the front two-thirds of the existing *building* shall be maintained and not substantially altered. The *proportions of building façades, rooflines, façade materials, textures, window openings, and doorways* of existing *buildings* in the area shall be respected and/or complimented.
- (v) Any addition shall respect and/or complement the *proportions of building façades, roof lines, façade materials, textures, window openings, and doorways* of existing *buildings* in the area.

**7.1(6) DWELLINGS WITH COMMON PARTY WALLS**

- (a) *Dwellings* with common *party walls* and occupying more than 1 *lot* shall be considered as 1 *building* occupying 1 *lot* for the purposes of calculating *side yard, lot frontage, lot area* and occupancy regulations. This includes *semi-detached, duplex, townhouse* and

*apartment building dwelling units.*

Z-5.59

### 7.1(7) DOMESTIC ANIMALS

- (a) Only *domestic animals* as defined in Section 3 may be kept in a *building* used for residential purposes.

### 7.1(8) AFFORDABLE HOUSING

- (a) No more than 50% of the number of *dwelling units* in a *building* shall be considered as *affordable housing dwelling units.*

Z-5.216

### 7.1(9) SHORT TERM RENTAL ACCOMMODATION

- (a) A *dwelling unit* in a *residential zone* may be used in whole or in part to provide sleeping accommodation for a period of less than 28 days for payment provided that:

- (i) the owner resides in the *dwelling*;
- (ii) the *dwelling unit* is not a *secondary dwelling unit*;
- (iii) there is no *group home, home occupation, or child care centre – medium* operating within the same *dwelling*; and,
- (iv) no more than 3 rooms in a *single detached dwelling* are used for short term rental accommodation.

Z-5.338

- (b) A *dwelling unit* in a *commercial zone* that permits a *hotel/motel* may be used in whole or in part to provide sleeping accommodation for a period of less than 28 days for payment provided that:

- (i) there is no *group home, home occupation, or child care centre – medium* operating within the same *dwelling*.

Z-5.216

### 7.1(10) SECONDARY DWELLING UNITS

Z-5.338

- (a) More than one *secondary dwelling unit* on a *lot* shall only be permitted:
- (i) where the owner resides on that *lot* consistent with the provisions of the *New Brunswick Assessment Act* and *Residential Property Tax Relief Act* in effect at the time application is made for a building permit or development permit to initially create those *secondary dwelling unit(s)*; and
  - (ii) where the owner has resided on that *lot* no less than 12 consecutive months prior to applying for the application referred to in (i) above.

## 7.2 STANDARDS

### 7.2(1) MINIMUM GROUND FLOOR AREA AND DIMENSIONS

#### (a) Single Detached Dwellings (MIN)

- (i) Unless otherwise specified in this By-law, the ground floor area for a *single detached dwelling* shall be: 70 m<sup>2</sup>
- (ii) *Street* wall width: 6.7 metres
- (iii) *Side* wall depth: 7 metres

#### (b) Multi-Residential Uses

- (i) *Dwelling units* shall have a minimum total floor area in relation to the number of bedrooms as follows:

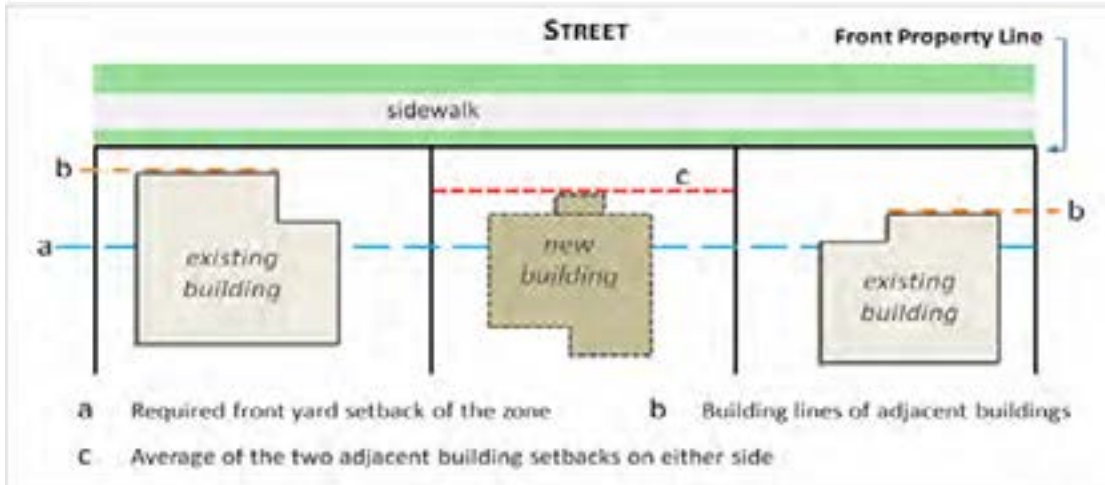
Number of Bedrooms in a Dwelling Unit	Minimum Floor Area (in m <sup>2</sup> )
Bachelor Apartment	28
1	35
2	53
3	63
4	82
5	82 m <sup>2</sup> plus 9 m <sup>2</sup> for each bedroom in addition to the first 4 bedrooms

- (c) The minimum floor area and dimension standards outlined in (a) and (b) above do not apply to *cluster housing, secondary dwelling units, and workforce housing*.

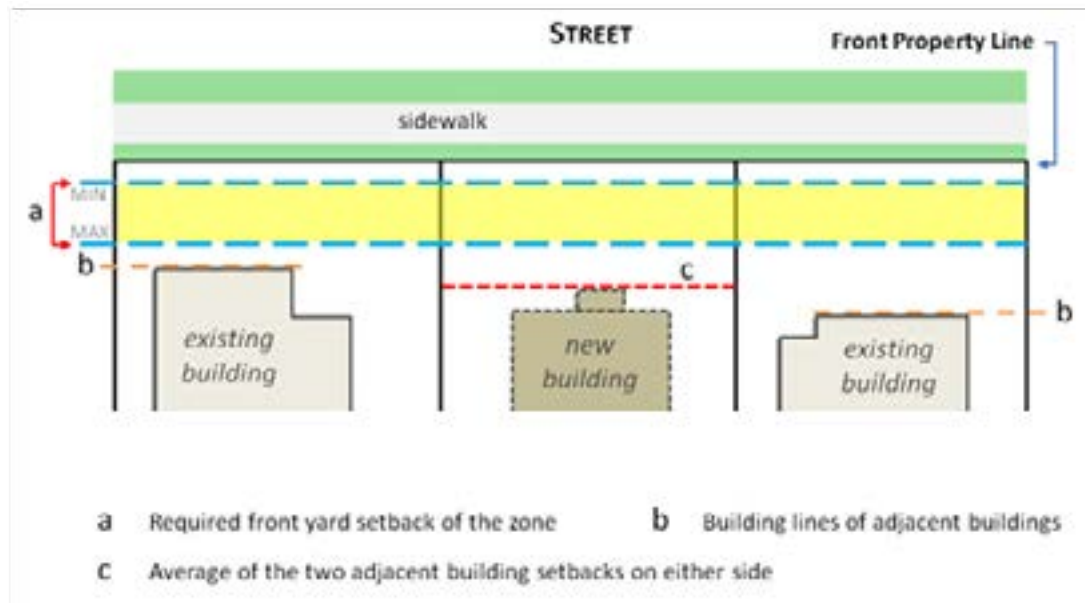
Z-5.216 Z-5.314 Z-5.328

**7.2(2) EXCEPTION TO FRONT YARD SETBACK REQUIREMENT**

- (a) On an *interior lot* where the *building line*, including *porches*, established by existing *buildings* or *structures* is less than the required *front yard setback*, the *front yard setback* shall be equal in distance to the average *front yard setback* of the two adjacent *buildings* on either side. Z-5.82



- (b) On an *interior lot* zoned TP-2, TP-4 or TP-6 where the *building line*, including *porches*, established by existing *buildings* or *structures* is greater than the required maximum *front yard setback*, the *front yard setback* shall be equal in distance to the average *front yard setback* of the two adjacent *buildings* on either side. Z-5.82



**7.2(3) AMENITY SPACE**

- (a) *Amenity space* may be provided as *private amenity space*, *common amenity space* or a combination of both.
- (b) **Private Amenity Space (MIN)**
- (i) Where an *apartment building* provides *private amenity space*, it shall be in the form of a *deck*, *balcony* or *patio* and be provided as follows:
- (A) minimum area: 5 m<sup>2</sup> for each *dwelling unit*;
- (B) minimum dimension: 2 metres; and,
- (C) *private amenity space* shall be located immediately adjacent to and accessible from the *dwelling unit*.
- (c) **Common Amenity Space (MIN)**
- (i) Where an *apartment building* provides *common amenity space*, it shall be provided as follows:
- (A) *common amenity space* may be provided indoors and outdoors;
- (B) minimum contiguous area for indoor *common amenity space*: 42 m<sup>2</sup>;
- (C) minimum dimensions for indoor *common amenity space*: 6 metres;
- (D) *common amenity space* shall be accessible from all *dwelling units*; and,
- (E) *outdoor common amenity space* shall provide seating and either a *deck*, *balcony*, *patio* or children's play space/equipment which shall be visually screened from any abutting *low rise residential zone*.

**7.2(4) ATTACHED CARPORTS & GARAGES**

- (a) A *carport* or attached *garage* may be permitted over a driveway in a *side yard* area if such *structure* is not more than one *storey* in *height* and provided that no part of the *carport* or *garage* is located less than 1.2 metres from the *side property line*. Z-5.143
- (b) Residential occupancy in or above an attached *garage* shall not be located closer to an abutting *side property line* than the *habitable space* requirements for that zone.
- (c) The maximum floor area shall be: 70 m<sup>2</sup> or 10% of the *lot area*, whichever is less, except:
- (i) where the house has a habitable floor area of at least 280 m<sup>2</sup> not including the *basement*, in which case it is: 95 m<sup>2</sup> or 10% of the *lot area*, whichever is less. Z-5.59
- (d) Attached *garages* for *semi-detached dwellings* may be centered on the mutual *property line* if erected simultaneously on both *lots* as one *structure*.

**7.2(5) CONVERSION OF ATTACHED CARPORTS & GARAGES TO HABITABLE SPACE**

- (a) No portion of a *carport* or attached *garage* shall be converted to *habitable space* unless:
- (i) the remaining area of the *carport* or *garage* has a minimum depth of 6 metres and a minimum width of 3 metres, and is of functional design to accommodate an automobile; or,
  - (ii) the required *parking* is located beyond the required *front yard setback* of a *single detached dwelling, converted dwelling, semi-detached dwelling* or *duplex dwelling*.
- Z-5.59

**7.2(6) PORTABLE GARAGES**

- (a) A portable *garage* may be located within the required *front yard setback* between October 15 and April 15 inclusive, provided that the *structure* is set back a minimum of 1 metre from the *front* and *side property lines* despite Section 4.2(3)(c).

**7.2(7) FENCES**

- (a) The height of a fence above grade to any point along the fence shall not exceed:
- (i) 2.5m where the fence is located within a side or rear yard, and
  - (ii) 1.6m where the fence is located within a front yard.
- (b) Fence construction shall not incorporate barbed/razor wire, broken glass, spikes or other similar material, and shall not be electrified except for *agriculture and farming* purposes.
- Z-5.357

### 7.3 SPECIAL LAND USE REQUIREMENTS

#### 7.3(1) HOME OCCUPATIONS

Z-5.82

##### (a) General Provisions

A *home occupation* is permitted in any zone that permits a *single detached dwelling* or *mini-home* and shall comply with the following requirements:

- (i) **Location:** Only within a single detached dwelling or mini-home;
- (ii) **Number of Home Occupations:** A maximum of 1 per residence;
- (iii) **Number of Employees:** A maximum of 1 non-resident employee;
- (iv) **Number of Clients:** A maximum of 1 client at any one time;
- (v) **Prohibited Uses:**
  - *Counselling service* operated by more than 1 practitioner;
  - *Dispatch service*;
  - *Dry-cleaning*;
  - Food production for sale *off-site* that includes the use of a second kitchen;
  - *Kennel*;
  - *Medical practice, medical clinic or hospital*;
  - *Personal service - appearance* (i.e., barber, aesthetician, hair stylist), excepting those businesses operating with a maximum of 1 chair;
  - *Restaurant or drinking establishment*;
  - Retail sale of goods not produced or manufactured on the premises;
  - *Tourist home*;
  - *Vehicle sales/rental, vehicle service, vehicle body and paint* (i.e., automobile repair, autobody and paint shops);
  - *Veterinary services*;
  - Welding and metal fabrication; and,
  - Woodworking shop.
- (vi) the business owner/operator must reside in the *dwelling unit* in which the *home occupation* operates;
- (vii) a *home occupation* shall have no visible indication from outside that the *home occupation* is being carried out in the *dwelling unit* except for a *fascia sign*;
- (viii) required *parking* for *home occupations* may be provided in tandem with *parking* required for the main residence;
- (ix) not permit a *group home, child care centre - medium, tourist home, or secondary dwelling unit* on a lot with a *home occupation*;

Z-5.338

- (x) a *home occupation* shall not generate any noise, vibrations, heat, glare, dust, smoke or off-site electrical interference or traffic;
- (xi) no external storage of materials or containers shall be permitted to indicate to persons outside that any part of the premises is being used for a *home occupation*;
- (xii) no outside animal enclosures related to the *home occupation* shall be permitted;
- (xiii) no toxic, explosive, flammable, radioactive, or other restricted or hazardous material shall be permitted as it relates to a *home occupation*; and,
- (xiv) events or gatherings including but not limited to gallery openings and craft shows shall not be permitted as it relates to a *home occupation*.

(b) **Standards**

A *home occupation* shall comply with the following requirements:

- (i) **Floor Area:** A maximum of 30 m<sup>2</sup> or 15% of the *gross floor area*, whichever is less;
- (ii) **Parking:** A minimum of 1 space plus 1 additional space for any non-resident employee, in addition to the requirements of the zone; and,
- (iii) **Signage:** 1 *fascia sign* not exceeding 0.4 m<sup>2</sup> in area.

**7.3(2) CHILD CARE CENTRE - SMALL**

Z-5.82

(a) **General Provisions**

Where permitted, a *child care centre - small* shall:

- (i) be permitted in all types of residential *buildings* except *apartment buildings*;
- (ii) require that the owner/operator of the *child care centre - small* reside on the subject *lot*;
- (iii) comply with all provincial statutes or regulations; and,
- (iv) not be permitted where there is a *group home*, *tourist home*, *home occupation* or *secondary dwelling unit* on the same *lot*.

Z-5.338

(b) **Standards**

Where permitted, a *child care centre - small* shall:

- (i) be restricted to a maximum of 6 full-time children including the owner/operator's children;
- (ii) require that signage comply with the *sign* regulations of this By-law.

**7.3(3) CHILD CARE CENTRE - MEDIUM**

Z-5.82

**(a) General Provisions**

Where permitted, a *child care centre - medium* shall:

- (i) be permitted only in *single detached dwellings*;
- (ii) require that the owner/operator of the *child care centre - medium* reside on the subject *lot*;
- (iii) be located on a *street* which permits *on-street parking*;
- (iv) comply with all provincial statutes or regulations; and,
- (v) not be permitted where there is a *group home, tourist home, home occupation or secondary dwelling unit* on the same *lot*. Z-5.338

**(b) Standards**

Where permitted, a *child care centre - medium* shall:

- (i) be restricted to a maximum of 18 children; Z-5.16
- (ii) maintain a minimum distance of 200 metres from another *child care centre - medium*;
- (iii) provide a minimum 1.8 metre high opaque fence between an abutting *residential zone* and an outdoor play area;
- (iv) require that signage comply with the *sign* regulations of this By-law; and,
- (v) employee *parking* may be provided in tandem

**7.3(4) GROUP HOMES**

Z-5.82

**(a) General Provisions**

Where permitted, *group homes* shall:

- (i) be limited to *single detached dwellings*;
- (ii) be limited within the downtown area to 1 per city block, bounded by Smythe Street, George Street, the former Canadian National Railway right-of-way and the St. John River, as defined on Schedule 3 of this By-law, and shall maintain a radius of 150 metres to another *group home*;
- (iii) be inspected by the City Building Inspector and, prior to being occupied, shall satisfy all applicable *building* and fire code requirements; and,
- (iv) not permit a *tourist home, home occupation, child care centre - small, child care centre - medium or secondary dwelling unit* on the same *lot*. Z-5.338

(b) **Standards**

Where permitted, *group homes* shall:

- (i) maintain a minimum radius of 300 metres to another *group home* for those areas not within the downtown area as identified in Section 7.3(4)(a)(ii); and,
- (ii) require 1 *on-site parking* space per 4 beds, plus 1 *on-site parking* space per 2 employees on a maximum shift.

**7.3(5) TOURIST HOMES**

Z-5.82

(a) **General Provisions**

Where permitted, *tourist homes* shall:

- (i) only be located in *single detached dwellings* built prior to April 17, 1942; Z-5.16
- (ii) require that the owner/operator of the *tourist home* reside on the *lot*;
- (iii) not permit cooking equipment in a room used for sleeping accommodation;
- (iv) permit only breakfast solely for lodgers on the premises; and,
- (v) not permit a *group home, home occupation, child care centre - medium or secondary dwelling unit* on the same *lot*. Z-5.338

(b) **Standards**

Where permitted, *tourist homes* shall:

- (i) be limited to no more than 10 sleeping units in the *building*;
- (ii) require that any room (exclusive of bathroom, closets and foyers) that may be used for sleeping accommodation have a minimum area of:
  - (A) 10 m<sup>2</sup> for 1 occupant;
  - (B) 12 m<sup>2</sup> for 2 occupants;
  - (C) 14.5 m<sup>2</sup> for 3 occupants
- (iii) provide and maintain an easily accessible water toilet, a wash basin and a bath tub or shower served with hot and cold water for every 8 occupants of the *tourist home*; and,
- (iv) not permit any *sign*, visible from the outside of the house, advertising the existence of the *tourist home* or the availability of a room, except:
  - (A) in a *residential zone*, 1 non-illuminated *sign* attached to the *building* not exceeding 0.4 m<sup>2</sup> in area is permitted; or,
  - (B) in a zone other than a *residential zone*, 1 non-illuminated *fascia sign* not exceeding the provisions in this By-law for a *fascia sign*.

**7.3(6) ACCESSORY APARTMENTS**

Z-5.82 Z-5.328 Z-5.338

**(a) General Provisions**

Where permitted, *accessory apartments* shall:

- (i) be permitted only within or as an addition to the main residential *dwelling*;
- (ii) utilize the existing driveway access;
- (iii) be constructed in such a manner so as to maintain the appearance of the main residential *dwelling*;
- (iv) not permit a *group home, tourist home, home occupation, child care centre - small or child care centre - medium* on the same *lot*.

**(b) Standards**

Where permitted, *accessory apartments* shall:

- (i) not exceed 60% of the *gross floor area* of the main residential *dwelling* or 75 m<sup>2</sup>, whichever is less;
- (ii) not exceed the height of the main residential *dwelling*;
- (iii) locate any upper level entrance or *balcony* on an addition at least 6 metres from a *property line* that it faces.

**7.3(7) GARDEN APARTMENTS**

Z-5.82 Z-5.328 Z-5.338

**(a) General Provisions**

Where permitted, *garden apartments* shall:

- (i) utilize the existing driveway access;
- (ii) be connected to full municipal services from the main residential *dwelling*;
- (iii) be constructed using quality exterior finish materials;
- (iv) not be in the form of a *mini-home*.

**(b) Standards**

Where permitted, *garden apartments* shall:

- (i) be located in the *rear yard*;
- (ii) not exceed a maximum floor area of 75 m<sup>2</sup> including any *garage* or *carport*;
- (iii) not exceed a maximum wall length of 9.1 metres;
- (iv) maintain a minimum 3 metre *setback* where there are openings in the wall and a minimum 1.2 metre *setback* where there are no openings in the wall;
- (v) not exceed: 4.9 metres in height measured from *grade* to the highest point of any portion of the roof, and 3.0 metres from the finished floor to the required *eave line*;

Z-5.357

- (vi) maintain a minimum 3 metre separation from the main residential *dwelling*;
- (vii) provide a 2 metre high opaque *screening* fence along the nearest side and/or rear *property line* that is within 6 metres of the *garden apartment* where there are openings in the wall, or the equivalent to the satisfaction of the Development Officer;
- (viii) provide a hard surfaced walkway connecting the entrance to the driveway or sidewalk.

**7.3(8) BASEMENT APARTMENTS**

Z-5.82 Z-5.328 Z-5.338

**(a) General Provisions**

Where permitted, *basement apartments* shall:

- (i) be permitted only within the basement of the main residential *dwelling*;
- (ii) utilize the existing driveway access;
- (iii) not permit a *group home, tourist home, home occupation, child care centre - small or child care centre - medium* on the same lot.

**7.3(9) GARAGE APARTMENTS**

Z-5.338

**(a) General Provisions**

Where permitted, *garage apartments* shall:

- (i) utilize the existing driveway access;
- (ii) be connected to full municipal services from the main residential *dwelling*;
- (iii) be constructed using quality exterior finish materials.

**(b) Standards**

Where permitted, *garage apartments* shall:

- (i) be located in the *rear* or *side yard*;
- (ii) comply with the lot coverage standards outlined in Section 4.2(3)b);
- (iii) be limited to a maximum floor area of 75 m<sup>2</sup> or 85% of ground level footprint where the slope of the roof or a portion thereof does not exceed 30%, whichever is less;
- (iv) maintain a minimum 1.8 metre *setback* for the apartment portion and a minimum 1.2 metre *setback* for the garage portion;
- (v) not exceed 6.2 metres in height measured from *grade* to the highest point of any portion of the roof;
- (vi) maintain a minimum 3 metre separation from the main residential *dwelling*;
- (vii) locate any upper level entrance or *balcony* at least 6 metres from a *property line* that it faces;

- (viii) provide upper level window location and configuration that minimizes overlooking into the nearest abutting *rear yards*;
- (ix) provide a hard surfaced walkway connecting the entrance to the driveway or sidewalk.

**7.3(10) KEEPING OF HENS**

Z-5.82

**(a) General Provisions**

Where permitted, the *keeping of hens* shall comply with the following:

- (i) be restricted only to *lots* where there is an existing *single detached dwelling*;
- (ii) a maximum of 3 hens can be kept; roosters are prohibited;
- (iii) the sale of eggs or meat and the slaughter of animals on the *lot* is prohibited;
- (iv) any manure or waste material shall be removed from the *site* (or composted) on a regular basis; and,
- (v) the *keeping of hens* shall not take place in Zones A1 or A2 of the City of Fredericton's Wellfield Protection Area.

**(b) Standards**

Where permitted, the *keeping of hens* shall comply with the following:

- (i) a roofed enclosure consisting of a chicken coop connected to a chicken run is required and shall be fully enclosed by wired fencing and impermeable to predators;
- (ii) the enclosure shall be visually *screened* from a public *street* and neighbouring properties; and,
- (iii) the enclosure shall be set back a minimum of 10 metres from any *dwelling* on an adjacent *lot*.

**7.3(11) CLUSTER HOUSING**

Z-5.216

**(a) General Provisions**

Where permitted, *cluster housing* shall:

- (i) not have any *dwelling unit* located wholly or partially above another *dwelling unit*.

**(b) Standards**

Where permitted, *cluster housing* shall:

- (i) comprise a minimum of 4 and a maximum of 12 residential *buildings*;
- (ii) not exceed a minimum ground floor area of 70m<sup>2</sup> for each *dwelling unit*;
- (iii) provide direct exposure to the common open space on at least one *façade* for each *dwelling unit*; and,

- (iv) provide a common open space that:
  - (A) has a minimum area of 20m<sup>2</sup> per *dwelling unit*;
  - (B) has no dimension less than 6m;
  - (C) is centrally located in a single contiguous area; and,
  - (D) is *landscaped area*.

**7.3(12) EMERGENCY SHELTER**

Z-5.216

**(a) General Provisions**

Where permitted, an *emergency shelter* shall:

- (i) have staff providing supervision of the people being accommodated at all times the *use* operates.

**7.3(13) SINGLE ROOM OCCUPANCY**

Z-5.216

**(a) Standards**

Where permitted, *single room occupancy* shall:

- (i) not exceed 6 beds in the R-4, R-5, TP-6 and MR-1 zones;
- (ii) not exceed 16 beds in the MR-2, MX-1, MX-2, CCI and CCIL zones;
- (iii) not exceed 24 beds in the MR-3, MR-4, MR-5, MX-3, DC, RC, COR-1 and CC zones;
- (iv) provide a bathroom containing shower facilities for every 4 beds or part thereof;
- (v) provide a kitchen containing a refrigerator, stove, and sink for every 8 residents or part thereof; and,
- (vi) provide common outdoor *amenity space* on a *site* where there are more than 4 beds.



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# 8 Low Rise Residential Zones

## 8.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary	R-1	R-3	R-4	R-5	TP-2	TP-4	TP-6	RMH	RMHP	RR-CH
<b>RESIDENTIAL GROUP</b>										
Cluster Housing Z-5.216				C						
Converted Dwelling			P		P	P	P			
Duplex Dwelling		P	P	P	P	P	P			
Home Occupation	P	P	P	P	P	P	P	P	P	P
Keeping of Hens Z-5.197	P	P	P	P	P	P	P			P
Mini Home								P	P	
Multiplex Z-5.352			P			P	P			
Secondary Dwelling Unit Z-5.328 Z-5.338	P	P	P	P	P	P	P	P		
Semi-Detached Dwelling		P	P	P	P	P	P			
Single Detached Dwelling	P	P	P	P	P	P	P			P
Single Room Occupancy Z-5.253			C	C			C			
Tourist Home	C	C	C	C	C	C	C			
Townhouse				P		P	P			
<b>SUPERVISED LIVING GROUP</b>										
Group Home	C	C	C	C	C	C	C			
Group Home - Limited	P	P	P	P	P	P	P			
<b>INSTITUTIONAL GROUP</b>										
Community Centre									C	
<b>EDUCATIONAL GROUP</b>										
Child Care Centre - Small	P	P	P	P	P	P	P	P	P	P
Child Care Centre - Medium	C	C	C	C	C	C	C		C	
Child Care Centre - Large									C	
<b>RECREATION GROUP</b>										
Park	P	P	P	P	P	P	P	P	P	P
<b>SERVICES GROUP</b>										
Personal Service - Apparel									C	
Personal Service - Appearance									C	
Safety and Emergency Services	P	P	P	P	P	P	P	P	P	P

P = Permitted C = Conditional S = Secondary	R-1	R-3	R-4	R-5	TP-2	TP-4	TP-6	RMH	RMHP	RR-CH
<b>SALES GROUP</b>										
Convenience Store									C	
<b>AGRICULTURAL &amp; ANIMAL GROUP</b>										
Agriculture and Farming Z-5.312										P
Kennel										C
<b>PRODUCTION GROUP</b>										
Studio - Artisan										C
<b>INFRASTRUCTURE GROUP</b>										
Utilities	P	P	P	P	P	P	P	P	P	P

**8.2 RESIDENTIAL ZONE ONE**

**R-1**

**8.2(1) PURPOSE**

The R-1 Zone:

- accommodates residential *development* in the form of *single detached dwellings*.
- allows up to a maximum of 3 *secondary dwelling units* on a *lot*. Z-5.338



**8.2(2) USES**

<p>(a) <b>Permitted Uses</b></p> <p><i>Child Care Centre - Small</i></p> <p><i>Group Home – Limited</i> Z-5.338</p> <p><i>Home Occupation</i></p> <p><i>Secondary Dwelling Unit</i> Z-5.328</p> <p><i>Single Detached Dwelling</i></p> <p><i>Keeping of Hens</i> Z-5.197</p>	<p>(b) <b>Conditional Uses</b> Z-5.338</p> <p><i>Child Care Centre- Medium</i></p> <p><i>Group Home</i></p> <p><i>Tourist Home</i></p>
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**8.2(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.338

- (a) *secondary dwelling units* shall not result in more than four *dwelling units* on a *lot*; and, Z-5.328
- (b) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*.

**8.2(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	Z-5.338
(i) <i>Interior Lot:</i>	450 m <sup>2</sup>
(ii) <i>Corner Lot:</i>	540 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	Z-5.338
(i) <i>Interior Lot:</i>	15 metres
(ii) <i>Corner Lot:</i>	18 metres

<b>(c) Lot Depth (MIN)</b>	
(i)	30 metres
<b>(d) Lot Coverage (MAX)</b> <span style="float: right;">Z-5.338</span>	
(i)	40% of the <i>lot area</i> for the main residential <i>building</i> .
(ii)	45% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit</i> .
<b>(e) Building Height (MAX)</b>	
(i)	9 metres
<b>(f) Building Setbacks (MIN)</b> <span style="float: right;">Z-5.338</span>	
(i)	From a <i>front property line</i> : 6 metres
(ii)	From a <i>side property line</i> : 1.8 metres, except:
(A)	where there is an attached <i>garage</i> or <i>carport</i> : 1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i> <b>AND</b> 1.8 metres to any <i>habitable space</i> Z-5.59
(B)	where there is no attached <i>garage</i> or <i>carport</i> : 3.6 metres on the driveway side, <b>AND</b> 1.8 metres on the opposite side
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 6 metres
(iv)	From a <i>rear property line</i> : 6 metres
<b>(g) Narrow Lot Option (this section applies where lot frontage is less than 15m)</b> <span style="float: right;">Z-5.338</span>	
<b>(i) Lot Area (MIN)</b>	
(A)	<i>Interior Lot</i> : 345 m <sup>2</sup>
(B)	<i>Corner Lot</i> : 480 m <sup>2</sup>

<b>(ii) Lot Frontage (MIN)</b>	
(A) <i>Interior Lot:</i>	11.5 metres
(B) <i>Corner Lot:</i>	16 metres
<b>(iii) Lot Coverage (MAX)</b>	
(A)	50% of the <i>lot area</i> for the main residential <i>building</i> .
(B)	55% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit</i> .
<b>(iv) Side Yard Setbacks (MIN)</b>	
<b>(A) On lots with a side yard setback on <u>both sides</u></b>	
(I) From a side property line:	1.2 metres, except:
(01) where there is no attached garage or carport:	3.6 metres on the driveway side, <b>AND</b> 1.2 metres on the opposite side
(02) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres <b>AND</b> 1.2 metres on the opposite side, <b>OR</b> 3.6 metres on the opposite side if there is a driveway.
<b>(B) On lots with a side yard setback on <u>one side only</u> (zero side yard option)</b>	
(I) From a side property line:	1.8 metres on one side <b>AND</b> 0 metres on the other side, except:
(01) where there is no attached garage or carport:	3.6 metres on the driveway side, <b>AND</b> 0 metres on the opposite side
(II) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres on flanking side <b>AND</b> 0 metres on the opposite side.
(III)	Where a <i>lot</i> in which the main <i>building</i> is permitted to have a zero <i>side yard setback</i> abuts another land use zone, the zero <i>side yard setback</i> shall not be permitted from the boundary abutting the adjacent zone.

(IV) A 3.6 metre separation shall be maintained between the side walls of <i>habitable space</i> .		
(V) A 1.2 metre private maintenance easement shall be required adjacent to the zero <i>setback</i> side of the adjoining <i>lot</i> extending from the required <i>rear yard setback</i> of the adjoining <i>lot</i> to the <i>front property line</i> .		
<b>(h) Secondary Dwelling Units</b>		Z-5.338
<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
1 unit	345 m <sup>2</sup>	11.5 m
2 units	450 m <sup>2</sup>	15 m
3 units	540 m <sup>2</sup>	18 m
<b>(i) Landscaped Area</b>		
(i) In accordance with Section 4.2(2)		
<b>(j) Parking</b>		
(i) In accordance with Section 5		

**8.3 RESIDENTIAL ZONE THREE**

**R-3**

**8.3(1) PURPOSE**

The R-3 Zone:

- accommodates residential *development* in the form of *semi-detached dwellings, duplex dwellings, and single detached dwellings*; and,
- allows up to a maximum of 3 *secondary dwelling units on a lot.*

Z-5.338



**8.3(2) USES**

(a) **Permitted Uses**

- Child Care Centre - Small*
- Duplex Dwelling*
- Group Home - Limited*
- Home Occupation*
- Secondary Dwelling Unit*                      Z-5.328
- Semi-detached Dwelling*
- Single Detached Dwelling*
- Keeping of Hens*                                      Z-5.197

(b) **Conditional Uses**

- Child Care Centre - Medium*
- Group Home*
- Tourist Home*

**8.3(3) USE RULES**

All uses shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82 Z-5.338

- (a) *single detached dwellings* shall comply with the R-1 zone standards (Section 8.2(4));
- (b) *secondary dwelling units* shall not result in more than 4 *dwelling units* on a *lot*; and, Z-5.328
- (c) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*.

**8.3(4) STANDARDS**

<b>(a) Building Height (MAX)</b>
(i) 9 metres

<b>(b) Secondary Dwelling Units</b>			Z-5.338
<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>	
1 unit	345 m <sup>2</sup>	11.5 m	
2 units	450 m <sup>2</sup>	15 m	
3 units	540 m <sup>2</sup>	18 m	
<b>(c) Landscaped Area</b>			
(i) In accordance with Section 4.2(2)			
<b>(d) Parking</b>			
(i) In accordance with Section 5			
<b>(1) Semi-detached &amp; Duplex Dwellings</b>			
<b>(a) Lot Area (MIN)</b>			
		(A) <i>Interior Lot</i>	(B) <i>Corner Lot</i>
(i) <i>Semi-detached</i>		720 m <sup>2</sup>	840 m <sup>2</sup>
(ii) <i>Duplex</i>		690 m <sup>2</sup>	780 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>			
(i) <i>Semi-detached</i>		24 metres	28 metres
(ii) <i>Duplex</i>		23 metres	26 metres
<b>(c) Lot Depth (MIN)</b>			
(i) 30 metres			
<b>(d) Lot Coverage (MAX)</b>			
(i) 40 % of the <i>lot area</i> for the main residential <i>building</i>			
(ii) 45% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit(s)</i> .			
Z-5.338			
<b>(e) Building Setbacks (MIN)</b>			
(i) From a <i>front property line</i> :		6 metres	

(ii) From a <i>side property line</i> :	1.8 metres, except:
(A) where there is an attached <i>garage</i> or <i>carport</i> :	1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i> <b>AND</b> 1.8 metres to any <i>habitable space</i> Z-5.59
(B) where there is no attached <i>garage</i> or <i>carport</i> :	3.6 metres on the driveway side, <b>AND</b> 1.8 metres on the opposite side
(iii) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(iv) From a <i>rear property line</i> :	7.5 metres
<b>(2) Semi-detached Dwellings - Divided Ownership</b>	
<b>(a) Lot Area (MIN)</b>	
(i) <i>Interior Lot</i> :	360 m <sup>2</sup>
(ii) <i>Corner Lot</i>	420 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	
(i) <i>Interior Lot</i> :	12 metres
(ii) <i>Corner Lot</i>	14 metres
<b>(c) Lot Depth (MIN)</b>	
(i)	30 metres
<b>(d) Lot Coverage (MAX)</b>	
(i)	40 % of the <i>lot area</i> for the main residential <i>building</i>
<b>(e) Building Setbacks (MIN)</b>	
(i) From a <i>front property line</i> :	6 metres
(ii) From a <i>side property line</i> on the common wall side:	0 metres

(iii) From a <i>side property line</i> on the side opposite the common <i>party wall</i> side:	1.8 metres, except:
(A) where there is an attached <i>garage</i> or <i>carport</i> :	1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i> <b>AND</b> 1.8 metres to any <i>habitable space</i> <small>Z-5.59</small>
(B) where there is no attached <i>garage</i> or <i>carport</i> :	3.6 metres
(iv) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(v) From a <i>rear property line</i> :	7.5 metres

## 8.4 RESIDENTIAL ZONE FOUR

**R-4**

### 8.4(1) PURPOSE

The R-4 Zone:

- accommodates residential *development* in established neighbourhoods with a variety of low *height*, low rise *building forms*;
- allows for the *conversion* of older housing stock for additional *dwelling units* up to a maximum of 6 *dwelling units*;
- allows up to a maximum of 3 *secondary dwelling units* on a *lot*; and, Z-5.338
- is generally located in peripheral areas to the city centre and in close proximity to low rise residential *development*.



### 8.4(2) USES

#### (a) Permitted Uses

*Child Care Centre - Small*  
*Converted Dwelling*  
*Duplex Dwelling*  
*Group Home - Limited*  
*Home Occupation*  
*Multiplex* Z-5.352  
*Secondary Dwelling Unit* Z-5.328  
*Semi-detached Dwelling*  
*Single Detached Dwelling*  
*Keeping of Hens* Z-5.197

#### (b) Conditional Uses

*Child Care Centre - Medium*  
*Group Home*  
*Tourist Home*  
*Single Room Occupancy* Z-5.253

### 8.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82 Z-5.338

- (a) *single detached dwellings* shall comply with the R-1 zone standards (Section 8.2(4));
- (b) *duplex & semi-detached dwellings* shall comply with the R-3 zone standards (Section 8.3(4)); and,
- (c) *secondary dwelling units* shall not result in more than 4 *dwelling units* on a *lot*; and, Z-5.328
- (d) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*.
- (e) *multiplex buildings* shall contain a maximum of 4 *dwelling units*.

## 8.4(4) STANDARDS

Z-5.352

<b>(a) Lot Area (MIN)</b>			
(i) <i>Multiplex</i>	630 m <sup>2</sup> (3 unit) 690 m <sup>2</sup> (4 unit)		Z-5.352
<b>(b) Lot Frontage (MIN)</b>			Z-5.338
(i) <i>Multiplex</i>	21 m (3 unit) 23 m (4 unit)		Z-5.352
<b>(c) Lot Depth (MIN)</b>			
(i)	30 metres		
<b>(d) Lot Coverage (MAX)</b>			Z-5.338
(i)	40 % of the <i>lot area</i> for the main residential <i>building</i>		
(ii)	45% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit(s)</i>		
<b>(e) Building Setbacks (MIN)</b>			
(i)	From a <i>front property line</i> :	6 metres	
(ii)	From a <i>side property line</i> :	1.8 metres, except:	
	(A) where there is an attached <i>garage</i> or <i>carport</i> :	1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i>	
	(B) where there is no attached <i>garage</i> or <i>carport</i> :	3.6 metres on the driveway side, <b>AND</b> 1.8 metres on the opposite side	
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres	
(iv)	From a <i>rear property line</i> :	7.5 metres	Z-5.59

<b>(f) Building Height (MAX)</b>		
(i)	9 metres, except 12 metres where the <i>lot</i> abuts Brunswick Street	Z-5.197
<b>(g) Landscaped Area</b>		
(i)	45 m <sup>2</sup> per <i>dwelling unit</i> required at <i>grade</i>	
(ii)	In accordance with Section 4.2(2)	
<b>(h) Parking</b>		
(i)	In accordance with Section 5	Z-5.352
<b>(i) Converted Dwellings</b>		
<b>Number of Units</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
2 units	420 m <sup>2</sup>	14 metres
3 units	480 m <sup>2</sup>	16 metres
4 units	540 m <sup>2</sup>	18 metres
5 units	600 m <sup>2</sup>	20 metres
6 units	660 m <sup>2</sup>	22 metres
<b>(j) Secondary Dwelling Units</b>		
<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
1 unit	345 m <sup>2</sup>	11.5 m
2 units	450 m <sup>2</sup>	15 m
3 units	540 m <sup>2</sup>	18 m

**8.5 RESIDENTIAL ZONE FIVE**



**8.5(1) PURPOSE**

The R-5 Zone:

- accommodates residential *development* that provides a comprehensive mix of low *height*, low *rise building* forms including *townhouses*;
- allows up to a maximum of 3 *secondary dwelling units* on a *lot*; and, Z-5.338
- is generally located in suburban “greenfield” areas on large *parcels* of land.



**8.5(2) USES**

(a) **Permitted Uses**

- Child Care Centre - Small*
- Duplex Dwelling*
- Group Home - Limited*
- Home Occupation*
- Secondary Dwelling Unit* Z-5.328
- Semi-detached Dwelling*
- Single Detached Dwelling*
- Townhouse*
- Keeping of Hens* Z-5.197

(b) **Conditional Uses**

- Child Care Centre - Medium*
- Cluster Housing* Z-5.216
- Group Home*
- Tourist Home*
- Single Room Occupancy* Z-5.253

**8.5(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82 Z-5.338

- (a) *single detached dwellings* shall comply with the R-1 zone standards (Section 8.2(4)); Z-5.16
- (b) *duplex & semi-detached dwellings* shall comply with the R-3 zone standards (Section 8.3(4)); and,
- (c) *cluster housing* and *townhouses* shall comply with the MR-1 zone standards (Section 9.2(4)). Z-5.216

**8.5(4) STANDARDS**

<b>(a) Low Rise Residential Component</b>
(i) <i>Single detached dwellings</i> shall comprise a maximum of 80 % of the total number of <i>dwelling units</i> . <span style="float: right;">Z-5.59</span>

**8.6 RESIDENTIAL TOWN PLAT ZONE TWO**

Z-5.338

**TP-2****8.6(1) PURPOSE**

The TP-2 Zone:

- accommodates residential *development* primarily in the form of *converted dwellings* containing up to 3 *dwelling units* and new buildings containing up to 2 *dwelling units*;
- allows up to a maximum of 3 *secondary dwelling units* on a *lot*;
- allows for the rehabilitation and *conversion* of existing *building* stock in order to help maintain the unique character of the area; and,
- integrates compatible *building design* features into new construction.



Z-5.338

**8.6(2) USES****(a) Permitted Uses**

*Child Care Centre - Small*  
*Converted Dwelling*  
*Duplex Dwelling*  
*Group Home - Limited*  
*Home Occupation*  
*Secondary Dwelling Unit*  
*Semi-detached Dwelling*  
*Single Detached Dwelling*  
*Keeping of Hens*

Z-5.328

Z-5.197

**(b) Conditional Uses**

*Child Care Centre - Medium*  
*Group Home*  
*Tourist Home*

**8.6(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82 Z-5.338

- (a) *converted dwellings* shall contain a maximum of 3 *dwelling units*;
- (b) *secondary dwelling units* shall not result in more than 4 *dwelling units* on a *lot*; and, Z-5.328
- (c) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*.

## 8.6(4) STANDARDS

<b>(a) Subdivision &amp; Divided Ownership</b>		Z-5.338
(i)	Newly created <i>lots</i> for <i>single detached dwellings</i> shall comply with the R-1 zone standards for <i>lot area</i> , <i>lot frontage</i> and <i>lot depth</i> in Sections 8.2(4)(a), 8.2(4)(b) and 8.2(4)(c).	
(ii)	Newly created <i>lots</i> for <i>duplex</i> or <i>semi-detached dwelling</i> shall comply with the R-3 zone standards for <i>lot area</i> , <i>lot frontage</i> and <i>lot depth</i> in Sections 8.3(4)(1)(a), 8.3(4)(1)(b) and 8.3(4)(1)(c).	
(iii)	Subdivision of an existing <i>semi-detached dwelling</i> along a shared <i>party wall</i> for divided ownership shall comply with the R-3 zone standards in Sections 8.3(4)(2)(a), 8.3(4)(2)(b) and 8.3(4)(2)(c).	
<b>(b) Lot Coverage (MAX)</b>		Z-5.338
(i)	35 % of the <i>lot area</i> for the main residential <i>building</i>	
(ii)	45% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit(s)</i> .	
<b>(c) Building Height (MAX)</b>		
(i)	9 metres	
<b>(d) Building Setbacks</b>		
(i)	From a <i>front property line</i> :	MIN 1.2 metres <b>AND</b> MAX 3 metres
(ii)	From a <i>side property line</i> :	MIN 1.2 metres, except:
(A)	where there is no attached <i>garage</i> or <i>carport</i> :	MIN 3.6 metres on the driveway side, <b>AND</b> MIN 1.2 metres on the opposite side
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	MIN 1.2 metres <b>AND</b> MAX 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))
(iv)	From a <i>rear property line</i> :	MIN 7.5 metres

<b>(e) Design of New Buildings</b>			
(i)	At least 1 main entrance shall face the public <i>street</i> ;		
(ii)	Front attached <i>garages</i> facing a public <i>street</i> are not permitted on <i>lots</i> that have less than 18 metres of <i>lot frontage</i> ;		
(iii)	The <i>building's massing</i> and <i>proportion</i> shall be vertically-oriented;		
(iv)	The pattern of window/door openings and solid wall in a <i>façade</i> facing a public <i>street</i> shall be similar to adjacent <i>buildings</i> in the area;		
(v)	Incorporate finish materials found on existing <i>buildings</i> in the area.		
<b>(f) Landscaped Area</b>			
(i)	In accordance with Section 4.2(2)		
(ii)	Despite Section 5.2(10)(vii)(E), a contiguous <i>soft landscaped area</i> comprising at least 10% of the <i>lot area</i> shall be provided abutting the <i>rear property line</i> or portion thereof. <span style="float: right;">Z-5.352</span>		
<b>(g) Parking</b>			
(i)	In accordance with Section 5		
<b>(h) Converted Dwellings</b> <span style="float: right;">Z-5.352</span>			
	<b>Number of Units</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
	2 units	400 m <sup>2</sup>	8 metres
	3 units	500 m <sup>2</sup>	10 metres
<b>(i) Converted Dwellings with Additions</b> <span style="float: right;">Z-5.352</span>			
	<b>Number of Units</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
	2 units	500 m <sup>2</sup>	10 metres
	3 units	600 m <sup>2</sup>	12 metres

<b>(j) Lot Coverage for Converted Dwellings with Additions (MAX)</b>			Z-5.338
(i) The addition shall be limited to 40 % of the existing main residential <i>building</i>			
(ii) 35 % of the <i>lot</i> area for the entire <i>building</i>			
<b>(k) Secondary Dwelling Units</b>			Z-5.338
<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>	
1 unit	345 m <sup>2</sup>	9 m	
2 units	450 m <sup>2</sup>	12 m	
3 units	540 m <sup>2</sup>	15 m	
<b>(l) Location of Additions</b>			
(i) The location of additions is restricted to the rear or the rear sides of the existing main <i>building</i> while maintaining the existing main <i>building</i> .			

## 8.7 RESIDENTIAL TOWN PLAT ZONE FOUR

**TP-4**

### 8.7(1) PURPOSE

The TP-4 Zone:

- accommodates residential development primarily in the form of converted *dwelling units* containing up to 6 *dwelling units* and new *buildings* containing up to 4 *dwelling units*; Z-5.352
- allows for the rehabilitation and *conversion* of existing *building* stock in order to help maintain the unique character of the area;
- allows up to a maximum of 3 *secondary dwelling units* on a *lot*; and,
- integrates compatible *building design* features into new construction. Z-5.338



### 8.7(2) USES

#### (a) Permitted Uses

- Basement Apartment*
- Child Care Centre - Small*
- Converted Dwelling*
- Duplex Dwelling*
- Group Home - Limited*
- Home Occupation*
- Multiplex* Z-5.352
- Secondary Dwelling Unit* Z-5.328
- Semi-detached Dwelling*
- Single Detached Dwelling*
- Townhouse*
- Keeping of Hens* Z-5.197

#### (b) Conditional Uses

- Child Care Centre - Medium*
- Group Home*
- Tourist Home*

### 8.7(3) USE RULES

All uses shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.338

- (a) *converted dwellings* shall contain a maximum of 6 *dwelling units*; Z-5.352
- (b) *multiplex* and *townhouse buildings* shall contain a maximum of 4 *dwelling units*; Z-5.352
- (c) *secondary dwelling units* shall not result in more than 4 *dwelling units* on a *lot*; and, Z-5.328
- (d) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*.

## 8.7(4) STANDARDS

<b>(a) Density (Lot Area per Dwelling Unit) &amp; Lot Area</b>		Z-5.59 Z-5.338
(i) <i>Townhouse:</i>	MAX 55 <i>dwelling units</i> per hectare (MIN 180 m <sup>2</sup> per dwelling unit)	Z-5.16
(ii) <i>Multiplex:</i>	MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per dwelling unit)	Z-5.352 Z-5.59 Z-5.113
<b>(b) Lot Frontage (MIN)</b>		Z-5.352 Z-5.143 Z-5.338
(i) <i>Multiplex:</i>	21 m	
<b>(c) Lot Coverage (MAX)</b>		Z-5.338
(i)	35 % of the <i>lot area</i> for the main residential <i>building</i> .	
(ii)	45% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit(s)</i> .	
<b>(d) Subdivision &amp; Divided Ownership</b>		Z-5.338
(i)	Newly created <i>lots</i> for <i>single detached dwellings</i> shall comply with the R-1 zone standards for <i>lot area</i> , <i>lot frontage</i> and <i>lot depth</i> in Sections 8.2(4)(a), 8.2(4)(b) and 8.2(4)(c).	
(ii)	Newly created <i>lots</i> for <i>duplex</i> or <i>semi-detached dwelling</i> shall comply with the R-3 zone standards for <i>lot area</i> , <i>lot frontage</i> and <i>lot depth</i> in Sections 8.3(4)(1)(a), 8.3(4)(1)(b) and 8.3(4)(1)(c).	
(iii)	Subdivision of an existing <i>semi-detached dwelling</i> along a shared <i>party wall</i> for divided ownership shall comply with the R-3 zone standards in Sections 8.3(4)(2)(a), 8.3(4)(2)(b) and 8.3(4)(2)(c).	
(iv)	Subdivision of an existing <i>townhouse building</i> along a shared <i>party wall</i> for divided ownership shall comply with the MR-1 zone standards in Section 9.2(4)(1) and Section 9.2(4)(2).	

<b>(e) Building Setbacks</b>	
(i)	From a <i>front property line</i> : MIN 1.2 metres <b>AND</b> MAX 3 metres
(ii)	From a <i>side property line</i> : MIN 1.2 metres, except:
(A)	where there is no attached <i>garage</i> or <i>carport</i> : MIN 3.6 metres on the driveway side, <b>AND</b> MIN 1.2 metres on the opposite side
(B)	for a <i>townhouse building</i> that does not face the public <i>street</i> : MIN 3 metres <span style="float: right;">Z-5.59</span>
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : MIN 1.2 metres <b>AND</b> MAX 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))
(iv)	From a <i>rear property line</i> : MIN 7.5 metres
<b>(f) Building Height (MAX)</b>	
(i)	9 metres
<b>(g) Design of New Buildings</b>	
(i)	At least 1 main entrance shall face the public <i>street</i> ;
(ii)	Front attached <i>garages</i> facing a public <i>street</i> are not permitted on <i>lots</i> that have less than 18 metres of <i>lot frontage</i> ;
(iii)	The <i>building's massing</i> and <i>proportion</i> shall be vertically-oriented;
(iv)	The pattern of window/door openings and solid wall in a <i>façade</i> facing a public <i>street</i> shall be similar to adjacent <i>buildings</i> in the area;
(v)	Incorporate finish materials found on existing <i>buildings</i> in the area.
(vi)	Upper <i>storey</i> window location and configuration shall minimize overlooking into adjacent <i>rear yards</i> . <span style="float: right;">Z-5.59</span>
<b>(h) Landscaped Area</b>	
(i)	The minimum <i>landscaped area</i> required at <i>grade</i> is 35% of the <i>lot area</i> . <span style="float: right;">Z-5.352</span>
(ii)	In accordance with Section 4.2(2)

(iii) Despite Section 5.2(10)(vii)(E), a contiguous soft <i>landscaped area</i> comprising at least 10% of the <i>lot area</i> shall be provided abutting the <i>rear property line</i> or portion thereof. Z-5.352		
<b>(i) Parking</b>		
(i) In accordance with Section 5		
<b>(j) Converted Dwellings</b> Z-5.352		
<b>Number of Units</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
2 units	400 m <sup>2</sup>	8 metres
3 units	500 m <sup>2</sup>	10 metres
4 units	600 m <sup>2</sup>	12 metres
5 units	700 m <sup>2</sup>	14 metres
6 units	800 m <sup>2</sup>	16 metres
<b>(k) Converted Dwellings with Additions</b> Z-5.352		
<b>Number of Units</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
2 units	500 m <sup>2</sup>	10 metres
3 units	600 m <sup>2</sup>	12 metres
4 units	700 m <sup>2</sup>	14 metres
5 units	800 m <sup>2</sup>	16 metres
6 units	900 m <sup>2</sup>	18 metres
<b>(l) Lot Coverage for Converted Dwellings with Additions (MAX)</b>		
(i) The addition shall be limited to 40 % of the existing main residential <i>building</i>		
(ii) 35 % of the <i>lot area</i> for the entire <i>building</i>		
<b>(m) Location of Additions</b>		
(i) The location of additions is restricted to the rear or the rear sides of the existing main <i>building</i> while maintaining the existing main <i>building</i> .		
<b>(n) Secondary Dwelling Units</b> Z-5.338		
<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
1 unit	345 m <sup>2</sup>	9 m
2 units	450 m <sup>2</sup>	12 m
3 units	540 m <sup>2</sup>	15 m

## 8.8 RESIDENTIAL TOWN PLAT ZONE SIX

**TP-6**

### 8.8(1) PURPOSE

The TP-6 Zone:

- accommodates residential *development* primarily in the form of *converted dwellings* containing up to 8 *dwelling units* and new *buildings* containing up to 6 *dwelling units*; Z-5.352
- allows for the rehabilitation and *conversion* of existing *building* stock in order to help maintain the unique character of the area;
- allows up to a maximum of 3 *secondary dwelling units* on a *lot*; and, Z-5.338
- integrates compatible *building design* features into new construction.



### 8.8(2) USES

#### (a) Permitted Uses

- Child Care Centre - Small*
- Converted Dwelling*
- Duplex Dwelling*
- Group Home - Limited*
- Home Occupation*
- Multiplex* Z-5.352
- Secondary Dwelling Unit* Z-5.328
- Semi-detached Dwelling*
- Single Detached Dwelling*
- Townhouse*
- Keeping of Hens* Z-5.197

#### (b) Conditional Uses

- Child Care Centre - Medium*
- Group Home*
- Tourist Home*
- Single Room Occupancy* Z-5.253

### 8.8(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.338

- (a) *converted dwellings* shall contain a maximum of 8 *dwelling units*; Z-5.352 Z-5.82
- (b) *multiplex* and *townhouse buildings* shall contain a maximum of 6 *dwelling units*; Z-5.352
- (c) *secondary dwelling units* shall not result in more than 4 *dwellings unit* on a *lot*; and, Z-5.328
- (d) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*.

## 8.8(4) STANDARDS

<b>(a) Density (Lot Area per Dwelling Unit) &amp; Lot Area</b>		Z-5.59
(i) <i>Townhouse:</i>	MAX 55 <i>dwelling units</i> per hectare (MIN 180 m <sup>2</sup> per dwelling unit)	Z-5.16
(ii) <i>Multiplex</i>	MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per dwelling unit)	Z-5.352 Z-5.559 Z-5.113
<b>(b) Lot Frontage (MIN)</b>		Z-5.352
(i) <i>Multiplex</i>	21 m (3 or 4 unit) 23 m (5 or 6 unit)	
<b>(c) Lot Coverage (MAX)</b>		
(i)	35 % of the <i>lot area</i> for the main residential <i>building</i> including additions	
(ii)	45% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit(s)</i> .	
<b>(d) Subdivision &amp; Divided Ownership</b>		
(i)	Newly created <i>lots</i> for <i>single detached dwellings</i> shall comply with the R-1 zone standards for <i>lot area</i> , <i>lot frontage</i> and <i>lot depth</i> in Sections 8.2(4)(a), 8.2(4)(b) and 8.2(4)(c).	
(ii)	Newly created <i>lots</i> for <i>duplex</i> or <i>semi-detached dwelling</i> shall comply with the R-3 zone standards for <i>lot area</i> , <i>lot frontage</i> and <i>lot depth</i> in Sections 8.3(4)(1)(a), 8.3(4)(1)(b) and 8.3(4)(1)(c).	
(iii)	Subdivision of an existing <i>semi-detached dwelling</i> along a shared <i>party wall</i> for divided ownership shall comply with the R-3 zone standards in Sections 8.3(4)(2)(a), 8.3(4)(2)(b) and 8.3(4)(2)(c).	
(iv)	Subdivision of an existing <i>townhouse building</i> along a shared <i>party wall</i> for divided ownership shall comply with the MR-1 zone standards in Section 9.2(4)(1) and Section 9.2(4)(2).	
<b>(e) Building Setbacks</b>		
(i) From a <i>front property line</i> :	MIN 1.2 metres <b>AND</b> MAX 3 metres	
(ii) From a <i>side property line</i> :	MIN 1.2 metres, except:	

(A) where there is no attached <i>garage</i> or <i>carport</i> :	MIN 3.6 metres on the driveway side, <b>AND</b> MIN 1.2 metres on the opposite side
(B) for a townhouse building that does not face the public street:	3 metres <span style="float: right;">Z-5.59</span>
(iii) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	MIN 1.2 metres <b>AND</b> MAX 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))
(iv) From a <i>rear property line</i> :	MIN 7.5 metres
<b>(f) Building Height (MAX)</b>	
(i) 9 metres	
<b>(g) Design of New Buildings</b>	
(i) At least 1 main entrance shall face the public <i>street</i> ;	
(ii) Front attached <i>garages</i> facing a public <i>street</i> are not permitted on <i>lots</i> that have less than 18 metres of <i>lot frontage</i> ;	
(iii) The <i>building's massing</i> and <i>proportion</i> shall be vertically-oriented;	
(iv) The pattern of window/door openings and solid wall in a <i>façade</i> facing a public <i>street</i> shall be similar to adjacent <i>buildings</i> in the area;	
(v) Incorporate finish materials found on existing <i>buildings</i> in the area.	
(vi) Upper storey window location and configuration shall minimize overlooking into adjacent <i>rear yards</i> . <span style="float: right;">Z-5.59</span>	
<b>(h) Landscaped Area</b>	
(i) The minimum <i>landscaped</i> area required at grade is 35% of the <i>lot area</i> .	
(ii) In accordance with Section 4.2(2)	
(iii) Despite Section 5.2(10)(vii)(E), a contiguous <i>soft landscaped area</i> comprising at least 10% of the <i>lot area</i> shall be provided abutting the <i>rear property line</i> or portion thereof.	
<b>(i) Parking</b>	
(i) In accordance with Section 5	

<b>(j) Converted Dwellings</b>			Z-5.352
<b>Number of Units</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>	
2 units	400 m <sup>2</sup>	8 metres	
3 units	500 m <sup>2</sup>	10 metres	
4 units	600 m <sup>2</sup>	12 metres	Z-5.352
5 units	700 m <sup>2</sup>	14 metres	
6 units	800 m <sup>2</sup>	16 metres	
7 units	900 m <sup>2</sup>	18 metres	
8 units	1000 m <sup>2</sup>	20 metres	Z-5.352
<b>(k) Converted Dwellings with Additions</b>			
<b>Number of Units</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>	
2 units	500 m <sup>2</sup>	10 metres	
3 units	600 m <sup>2</sup>	12 metres	
4 units	700 m <sup>2</sup>	14 metres	
5 units	800 m <sup>2</sup>	16 metres	
6 units	900 m <sup>2</sup>	18 metres	
7 units	1,000 m <sup>2</sup>	20 metres	
8 units	1,100 m <sup>2</sup>	22 metres	Z-5.352
<b>(l) Lot Coverage for Converted Dwellings with Additions (MAX)</b>			
(i) 35 % of the <i>lot area</i> for the main residential <i>building</i> including additions			
(ii) Any addition shall be limited to 40 % of the existing main residential <i>building</i>			
<b>(m) Location of Additions</b>			
(i) The location of additions is restricted to the rear or the rear sides of the existing main <i>building</i> while maintaining the existing main <i>building</i> .			
<b>(n) Secondary Dwelling Units</b>			Z-5.338
<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>	
1 unit	345 m <sup>2</sup>	9 m	
2 units	450 m <sup>2</sup>	12 m	
3 units	540 m <sup>2</sup>	15 m	

**8.9 RESIDENTIAL MINI-HOME ZONE**

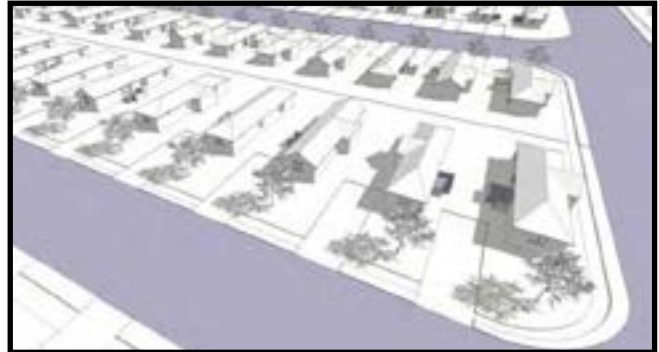


**8.9(1) PURPOSE**

The RMH Zone:

- accommodates residential *development* in the form of *mini-homes* on individual *lots* fronting on public *streets*; and
- allows up to a maximum of 2 *secondary dwelling units* on a *lot*.

Z-5.338



**8.9(2) USES**

(a) **Permitted Uses**

*Child Care Centre - Small*

*Home Occupation*

*Mini-home*

*Secondary Dwelling Unit*      Z-5.338

**8.9(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:      Z-5.338

- (a) *secondary dwelling units* shall not result in more than 3 *dwelling units* on a *lot*;
- (b) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*; and,
- (c) a maximum of one *accessory apartment* shall be permitted on a *lot* and shall be contained entirely within the *mini-home*.

**8.9(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>		
	(i) <i>Interior Lot:</i>	465 m <sup>2</sup>
	(ii) <i>Corner Lot</i>	550 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>		
	(i) <i>Interior Lot:</i>	15 metres
	(ii) <i>Corner Lot</i>	18 metres

<b>(c) Lot Depth (MIN)</b>		
(i) 30 metres		
<b>(d) Lot Coverage (MAX)</b>		
(i) 35 % of the <i>lot area</i> for the main residential <i>building</i>		
<b>(e) Building Height (MAX)</b>		
(i) 5 metres		
<b>(f) Building Setbacks (MIN)</b>		
(i) From a <i>front property line</i> :		3.5 metres
(ii) From a <i>side property line</i> :		
(A) where there is an attached <i>garage</i> or <i>carport</i> :	2.4 metres to the attached <i>garage</i> or <i>carport</i> <b>AND</b> 3 metres on the opposite side	
(B) where there is no attached <i>garage</i> or <i>carport</i> :	5 metres on the driveway side, <b>AND</b> 3 metres on the opposite side	
(iii) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :		6 metres
(iv) From a <i>rear property line</i> :		6 metres
<b>(g) Secondary Dwelling Units</b> <span style="float: right;">Z-5.338</span>		
<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>	<b>(B) Lot Frontage (MIN)</b>
1 unit	345 m <sup>2</sup>	11.5 m
2 units	450 m <sup>2</sup>	15 m
<b>(h) Landscaped Area</b>		
(i) In accordance with Section 4.2(2)		
<b>(i) Parking</b>		
(i) In accordance with Section 5		

## 8.10 RESIDENTIAL MINI-HOME PARK ZONE

**RMHP**

### 8.10(1) PURPOSE

The RMHP Zone:

- accommodates residential *development* in the form of *mini-homes* within a *mini-home* park or community with private *streets*;
- provides for *community centre* and/or small personal service or convenience *uses* serving the residents of the *mini-home* park; and,
- allows more than 1 main *building* on a *lot*.



### 8.10(2) USES

#### (a) Permitted Uses

*Child Care Centre - Small*  
*Home Occupation*  
*Mini-home*

#### (b) Conditional Uses

*Child Care Centre-Large*  
*Child Care Centre - Medium*  
*Community Centre*  
*Convenience Store*  
*Personal Service - Apparel*  
*Personal Service - Appearance*

### 8.10(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *mini-homes* must be located on a *mini-home site* approved by the City of Fredericton and subject to the issuance of a *building* permit;
- (b) *child care centre - large* shall be restricted to a separate *building* within the *mini-home* park and is intended for the use of *mini-home* park residents;
- (c) *community centre* is intended for the use of the residents of the *mini-home* park and shall comply with the standards of the I-1 zone (Section 12.2(4)); and,
- (d) *convenience store*, *personal service - apparel*, and *personal service - appearance* are intended for the use of the *mini-home* park residents and shall be:
  - (i) restricted to a maximum floor area of 90 m<sup>2</sup> for each commercial establishment; and,
  - (ii) centrally located at a minimum distance of 25 metres from any *property line*.

**8.10(4) STANDARDS**

<b>(a) Building Height (MAX)</b>
(i) 5 metres
<b>(b) Landscaped Area</b>
(i) A minimum of 8% of the gross land area of a <i>mini-home</i> park <i>development</i> or expansion shall be provided as parks, playgrounds or landscaped open space and shall be provided in accordance with Section 4.2(2).
(ii) Where a public land dedication is required pursuant to the Subdivision By-law Z-4, 8% of the gross area of the <i>development</i> shall be conveyed to the municipality as public open space or cash-in-lieu.
(iii) In addition to the above landscaped open space requirements, a minimum 6 metre wide landscaped strip shall be maintained along all <i>property lines</i> , planted with deciduous and coniferous trees and shrubs; such vegetation shall be a minimum 1.5 metres in height at the time of planting and shall be spaced no greater than 5 metres apart, to the satisfaction of the Development Officer.
<b>(c) Street Widths</b>
(i) <i>Streets</i> shall have a minimum surface width of 7.3 metres and be surfaced with asphalt or chipseal.
<b>(d) Servicing</b>
(i) All <i>sites</i> shall be connected to municipal water & sewer services to the satisfaction of the City Engineer.
<b>(e) Skirting</b>
(i) The entire undercarriage of a <i>mini-home</i> shall be skirted with an opaque material.
<b>(f) Lot Grading (Drainage)</b>
(i) Storm water in a <i>mini-home development</i> shall be managed through the use of a storm sewer system, ditching, or other method, subject to a site drainage plan, to the satisfaction of the City Engineer.
<b>(g) Parking</b>
(i) In accordance with Section 5

<b>(1) For Front-on Sites</b>	
(Where the longer dimension of the mini-home is parallel to the street)	
<b>(a) Density (MAX)</b>	
(i)	20 <i>mini-homes</i> per gross hectare
(ii)	1 <i>mini-home</i> per <i>site</i>
<b>(b) Site Area (MIN)</b>	
(i)	406.5 m <sup>2</sup>
<b>(c) Site Frontage (MIN)</b>	
(i)	27.1 metres
<b>(d) Site Depth (MIN)</b>	
(i)	15 metres
<b>(e) Building Setbacks (MIN)</b>	
(i)	From the front of the <i>site</i> : 4.5 metres
(ii)	From the side of a <i>site</i> : 3.6 metres on the driveway side <b>AND</b> 1.5 metres on the opposite side
(iii)	From the side of a <i>site</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 4.5 metres <b>AND</b> 1.5 metres on the opposite side
(iv)	From the rear of a <i>site</i> : 4.5 metres

<b>(2) For End-on Sites</b> (Where the shorter dimension of the mini-home is parallel to the street)	
<b>(a) Density (MAX)</b>	
(i)	17 <i>mini-homes</i> per gross hectare
(ii)	1 <i>mini-home</i> per <i>site</i>
<b>(b) Site Area (MIN)</b>	
(i)	465 m <sup>2</sup>
<b>(c) Site Frontage (MIN)</b>	
(i)	15 metres
<b>(d) Site Depth (MIN)</b>	
(i)	31 metres
<b>(e) Building Setbacks (MIN)</b>	
(i)	From the front of the <i>site</i> : 6 metres
(ii)	From the side of a <i>site</i> : 3.6 metres on the driveway side <b>AND</b> 1.5 metres on the opposite side
(iii)	From the side of a <i>site</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 6 metres <b>AND</b> 1.5 metres on the opposite side
(iv)	From the rear of a <i>site</i> : 3 metres

**8.11 RURAL RESIDENTIAL - CHATEAU HEIGHTS ZONE**



**8.11(1) PURPOSE**

The RR-CH Zone:

- accommodates rural residential *development* in the form of *single detached dwellings* on larger lots.



**8.11(2) USES**

(a) **Permitted Uses**

- Agriculture and Farming*
- Child Care Centre - Small*
- Home Occupation*
- Single Detached Dwelling*
- Keeping of Hens*

(b) **Conditional Uses**

- Z-5.312 *Kennel*
- Studio - Artisan*
- Z-5.197

**8.11(3) USE RULES**

All uses shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). *Agriculture and Farming* shall be limited to raising field or forestry crops only. Z-5.312

**8.11(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) The <i>lot area</i> existing as of August 1, 2018 shall be the minimum <i>lot area</i> .
<b>(b) Lot Frontage (MIN)</b>
(i) The <i>lot frontage</i> existing as of August 1, 2018 shall be the minimum <i>lot frontage</i> .
<b>(c) Lot Depth (MIN)</b>
(i) The <i>lot depth</i> existing as of August 1, 2018 shall be the minimum <i>lot depth</i> .
<b>(d) Lot Coverage (MAX)</b>
(i) 35 % of the <i>lot area</i> for the main residential <i>building</i>

<b>(e) Building Setbacks (MIN)</b>	
(i) From a <i>front property line</i> :	7.5 metres
(ii) From a <i>side property line</i> :	3 metres
(iii) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	7.5 metres
(iv) From a <i>rear property line</i> :	7.5 metres
<b>(f) Building Height (MAX)</b>	
(i)	9 metres
<b>(g) Landscaped Area</b>	
(i)	In accordance with Section 4.2(2)
<b>(h) Parking</b>	
(i)	In accordance with Section 5

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## 9 Multi-Residential Zones

### 9.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary		MR-1	MR-2	MR-3	MR-4	MR-5
<b>RESIDENTIAL GROUP</b>						
Apartment Building			P	P	P	P
Assisted Living			P	P	P	P
Cluster Housing	Z-5.216	P				
Duplex Dwelling				P		
Semi-Detached Dwelling				P		
Stacked Townhouse			P	P		
Single Room Occupancy	Z-5.253	C	C	C	C	C
Townhouse		P	P	P		
<b>INSTITUTIONAL GROUP</b>						
Community Centre				C		
<b>EDUCATIONAL GROUP</b>						
Child Care Centre - Small		P	P	P		
Child Care Centre - Large				C	C	C
<b>RECREATION GROUP</b>						
Park		P	P	P	P	P
<b>FOOD, DRINK &amp; ENTERTAINMENT GROUP</b>						
Food Service - Take-out						C
<b>SALES GROUP</b>						
Convenience Store						C
<b>SERVICE GROUP</b>						
Personal Service - Apparel						C
Personal Service - Appearance						C
Safety and Emergency Services		P	P	P	P	P

**9.2 MULTI-RESIDENTIAL ZONE ONE**

**MR-1**

**9.2(1) PURPOSE**

The MR-1 Zone:

- accommodates multi-residential *development* in the form of *townhouses* where all units have direct access to *grade*;
- is generally located adjacent to or in close proximity to low *rise* residential *development*;
- provides for street-oriented *building design*; and,
- allows more than 1 main residential *building* on a *lot*.



**9.2(2) USES**

(a) **Permitted Uses**

- Child Care Centre - Small*
- Cluster Housing*
- Townhouse*

(b) **Conditional Uses**

- Single Room Occupancy* Z-5.253
- Z-5.216

**9.2(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

**9.2(4) STANDARDS**

<b>(a) Density (Lot Area per Dwelling Unit)</b>	Z-5.59
(i) MAX 55 <i>dwelling units</i> per hectare (MIN 180 m <sup>2</sup> per <i>dwelling unit</i> )	Z-5.16
<b>(b) Building Height (MAX)</b>	
(i) 10 metres	
<b>(c) Landscaped Area</b>	
(i) The minimum <i>landscaped area</i> required at <i>grade</i> is 45 m <sup>2</sup> per <i>dwelling unit</i> .	
(ii) In accordance with Section 4.2(2)	
<b>(d) Parking</b>	
(i) In accordance with Section 5	

<b>(e) Design of New Buildings</b>	
(i)	A <i>townhouse building</i> shall not contain more than 6 <i>dwelling units</i> without at least one jog or offset in the wall and <i>roofline</i> to a minimum depth of 0.6 metres to a maximum of 10 <i>dwelling units</i> within the <i>townhouse building</i> .
(ii)	Where a <i>townhouse building</i> is located less than 6 metres from a public <i>street</i> the main entrances on the <i>building wall</i> facing the public <i>street</i> shall be connected to a public sidewalk by individual walkway(s).
(iii)	Where there are multiple <i>townhouse buildings</i> on a <i>lot</i> , no more than 4 <i>townhouse buildings</i> shall appear the same with regard to overall <i>design</i> , architectural features, exterior <i>building</i> finish materials and colours.
(iv)	Where the end wall of a <i>townhouse building</i> faces a public <i>street</i> , the <i>design</i> and finish of that wall shall be similar to the wall containing the main entrances.
<b>(1) Townhouse building(s) with driveways accessed directly from a public street</b>	
<b>(a) Lot Frontage (MIN)</b>	
(i)	6 metres per <i>dwelling unit</i>
(ii)	12 metres for a <i>corner lot</i>
<b>(b) Lot Depth (MIN)</b>	
(i)	30 metres
<b>(c) Lot Coverage (MAX)</b>	
(i)	55 % of the <i>lot area</i>
<b>(d) Building Setbacks (MIN)</b>	
(i)	<i>Townhouse buildings</i> shall be set back as follows:
(A)	from a <i>front property line</i> : 6 metres
(B)	from a <i>side property line</i> : 1.8 metres
(C)	from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 6 metres
(D)	from a <i>rear property line</i> : 6 metres
(E)	from a <i>party wall</i> for divided ownership: 0 metres

(ii)	On a <i>corner lot</i> where the <i>townhouse building</i> faces a flanking <i>street</i> :	
(A)	from a <i>front property line</i> :	6 metres
(B)	from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(C)	from the <i>side property line</i> on the side opposite the flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(D)	from a rear property line:	1.8 metres
<b>(2) Cluster housing or townhouse building(s) with driveways or required parking spaces accessed directly from a private road</b>		
<b>(a) Lot Frontage (MIN)</b>		
(i)	34 metres	
(ii)	No minimum <i>lot frontage</i> is required where a subdivision along the shared <i>party wall</i> creates an individual <i>lot</i> and/or PID for each <i>townhouse dwelling unit</i>	
<b>(b) Lot Depth (MIN)</b>		
(i)	30 metres	
<b>(c) Lot Coverage (MAX)</b>		
(i)	35 % of the <i>lot area</i>	
<b>(d) Building Setbacks (MIN)</b>		
(i)	From a <i>property line</i> abutting a public <i>street</i> :	6 metres, except:
(A)	where the public <i>street</i> has a sidewalk on the same side:	3 metres
(ii)	From any other <i>property line</i> :	6 metres
(iii)	Where a <i>townhouse building</i> is located within 10 metres of a <i>property line</i> abutting a public <i>street</i> and faces that public <i>street</i> , the minimum <i>building setback</i> from the end wall of that <i>townhouse building</i> to a <i>side property line</i> is:	1.8 metres
(iv)	From a common <i>party wall</i> for divided ownership:	0 metres

**9.3 MULTI-RESIDENTIAL ZONE TWO**

**MR-2**

**9.3(1) PURPOSE**

The MR-2 Zone:

- accommodates multi-residential *development* in a variety of *building forms* including *apartment buildings, townhouses* and *stacked townhouses*;
- provides a transition in residential *building forms* and *densities*;
- provides for low rise and mid rise *building height*;
- allows more than 1 main residential *building* on a *lot*.



Z-5.216

**9.3(2) USES**

**(a) Permitted Uses**

- Apartment Building*
- Assisted Living*
- Child Care Centre - Small*
- Stacked Townhouse*
- Townhouse*

**(b) Conditional Uses**

- Single Room Occupancy* Z-5.253

**9.3(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82

- (a) *townhouses* shall comply with the MR-1 zone standards (Section 9.2(4)); and,
- (b) *child care centre - small* shall only be permitted in a *townhouse* or *stacked townhouse*.

**9.3(4) STANDARDS**

<b>(a) Density (Lot Area per Dwelling Unit)</b>	Z-5.59
(i) MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per <i>dwelling unit</i> )	Z-5.16

<b>(b) Density Bonus</b>	
Only one of the following <i>density</i> bonuses may be applied to a <i>development</i> :	
(i) where at least 50% of the required <i>parking</i> is provided underground:	MAX 71 <i>dwelling units</i> per hectare (MIN 140 m <sup>2</sup> per <i>dwelling unit</i> )
(ii) for any <i>affordable housing dwelling unit</i> :	MAX 224 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> ) Z-5.143 Z-5.216
(iii) for any <i>apartment building</i> that provides both <i>private</i> and <i>common amenity space</i> :	MAX 68 <i>dwelling units</i> per hectare (MIN 147 m <sup>2</sup> per <i>dwelling unit</i> )
<b>(c) Lot Frontage (MIN)</b>	
(i)	34 metres
<b>(d) Lot Depth (MIN)</b>	
(i)	30 metres
<b>(e) Building Height (MAX)</b>	
(i)	14 metres
(ii)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> , <i>building height</i> is measured beginning at a point 7.5 metres above <i>grade</i> at the shared <i>property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height</i> allowed.
Z-5.352 Z-5.216	

<b>(f) Building Location and Design</b>		Z-5.216
(i)	An <i>apartment building</i> wall shall not exceed 40 metres in length unless that wall is segmented into portions no greater than 18 metres in length and offset by a minimum depth of 0.6 metres.	
(ii)	The main public entrance to an <i>apartment building</i> shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , arches, awnings, pitched or raised roof forms, recesses or porticoes or similar <i>design</i> features.	
(iii)	A <i>building façade</i> that faces a public <i>street</i> shall incorporate at least two different exterior <i>building</i> finish materials.	Z-5.16
(iv)	Where there are multiple <i>buildings</i> on a <i>lot</i> , no more than two <i>buildings</i> shall appear the same with regard to overall <i>design</i> , architectural features, exterior <i>building</i> finish materials and colours.	Z-5.16
(v)	Where the end wall of a <i>building</i> faces a public <i>street</i> , the <i>design</i> and finish of that wall shall be similar to the wall containing the main entrance(s).	
(vi)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> along a shared <i>side property line</i> , the <i>building</i> footprint shall not extend past 65% of the <i>lot depth</i> .	Z-5.216 Z-5.312
(vii)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> along a shared <i>side property line</i> , upper <i>storey</i> window on the side <i>façade</i> shall minimize overlooking into adjacent rear yards.	Z-5.216 Z-5.312
(viii)	Where the <i>side property line</i> abuts a <i>low rise residential zone</i> , any <i>balcony</i> on the side <i>façade</i> shall provide visual privacy <i>screening</i> along its full length when the <i>balcony</i> is located beyond the rear <i>façade</i> of any adjacent <i>dwelling unit</i> .	Z-5.216
<b>(g) Landscaped Area</b>		
(i)	The minimum <i>landscaped area</i> required at <i>grade</i> is 35% of the <i>lot area</i>	Z-5.216
(ii)	In accordance with Section 4.2(2)	
<b>(h) Parking</b>		
(i)	In accordance with Section 5	

<b>(1) For one residential building on a lot</b>		
<b>(i) Lot Coverage (MAX)</b>		
(i)	45 % of the <i>lot area</i>	
<b>(j) Building Setbacks (MIN)</b>		
(i)	From a <i>front property line</i> :	6 metres
(ii)	From a <i>side property line</i> :	3 metres
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(iv)	From a <i>rear property line</i> :	6 metres, except:
	(A) where the <i>rear property line</i> abuts a <i>low rise residential zone</i> :	7.5 metres
		Z-5.216
(v)	From a <i>side or rear property line</i> for an underground <i>parking structure</i> completely below <i>grade</i> :	1.2 metres
<b>(2) For more than one residential building on a lot</b>		
<b>(k) Lot Coverage (MAX)</b>		
(i)	35 % of the <i>lot area</i>	
<b>(l) Building Setbacks (MIN)</b>		
(i)	From a <i>property line</i> abutting a public <i>street</i> :	6 metres
(ii)	From any other <i>property line</i> :	4 metres, except:
	(A) where the <i>property line</i> abuts a <i>low rise residential zone</i> :	7.5 metres
		Z-5.16 Z-5.216

## 9.4 MULTI-RESIDENTIAL ZONE THREE

**MR-3**

### 9.4(1) PURPOSE

The MR-3 Zone:

- accommodates comprehensively designed residential *development* in a variety of *building* forms on large *parcels* of land;
- provides for the community and lifestyle needs of the residential *development*; and,
- allows more than 1 main residential *building* on a *lot*.



### 9.4(2) USES

#### (a) Permitted Uses

*Apartment Building*  
*Assisted Living*  
*Child Care Centre - Small*  
*Duplex Dwelling*  
*Semi-detached Dwelling*  
*Stacked Townhouse*  
*Townhouse*

#### (b) Conditional Uses

*Child Care Centre - Large*  
*Community Centre*  
*Single Room Occupancy*      Z-5.253

### 9.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:      Z-5.82

- apartment buildings, assisted living, and stacked townhouses* shall comply with the MR-2 zone standards (Section 9.3(4));
- child care centre - small* shall only be permitted in a *townhouse* or *stacked townhouse*;
- community centre* shall comply with the I-1 zone standards (Section 12.2(4)) and shall only be permitted in conjunction with a multi-residential *use*;
- duplex & semi-detached dwellings* shall comply with the R-3 zone standards (Section 8.5(4)); and,
- townhouses* shall comply with the MR-1 zone standards (Section 9.2(4)).

## 9.4(4) STANDARDS

<b>(a) Building Mix and Transition</b>	
(i)	All <i>development</i> shall be comprised of a combination of different residential <i>permitted uses</i> . Z-5.216
(ii)	<i>Townhouses</i> or <i>stacked townhouses</i> shall comprise a minimum of 35% of the total number of <i>dwelling units</i> on a <i>site</i> . Z-5.216
(iii)	<i>Semi-detached</i> and <i>duplex dwellings</i> shall comprise a maximum of 25% of the total number of <i>dwelling units</i> on a <i>site</i> . Z-5.216
(iv)	<i>Duplex, semi-detached dwellings</i> or <i>townhouses</i> shall be located adjacent to any abutting <i>low rise residential zone</i> . Z-5.216
<b>(b) Lot Area (MIN)</b>	
(i)	8,000 m <sup>2</sup>
(ii)	133 m <sup>2</sup> per <i>dwelling unit</i> where there is an existing residential <i>building</i>
<b>(c) Lot Frontage (MIN)</b>	
(i)	34 metres
(ii)	No <i>lot frontage</i> is required for <i>semi-detached</i> and <i>duplex dwellings</i> where there is direct driveway access from a <i>private road</i>
<b>(d) Lot Coverage (MAX)</b>	
(i)	35 % of the <i>lot area</i> for the main residential <i>building</i>
<b>(e) Building Height (MAX)</b>	
(i)	Despite the maximum required <i>building height</i> , the maximum <i>height</i> for <i>apartment buildings</i> located more than 30 metres from any <i>property line</i> is 18 metres.
<b>(f) Landscaped Area</b>	
(i)	In accordance with Section 4.2(2)
<b>(g) Parking</b>	
(i)	In accordance with Section 5

**9.5 MULTI-RESIDENTIAL ZONE FOUR**



**9.5(1) PURPOSE**

The MR-4 Zone:

- accommodates multi-residential infill *development* in the form of *apartment buildings*;
- is generally located along public transit corridors and may be located in proximity to low *rise* residential *development*;
- provides for mid- and high- rise *building height*; and
- allows more than 1 main residential *building* on a *lot*.



Z-5.216  
Z-5.312  
Z-5.357

**9.5(2) USES**

**(a) Permitted Uses**

- Apartment Building*
- Assisted Living*

**(b) Conditional Uses**

- Child Care Centre - Large*
- Single Room Occupancy* Z-5.253

**9.5(3) USE RULES**

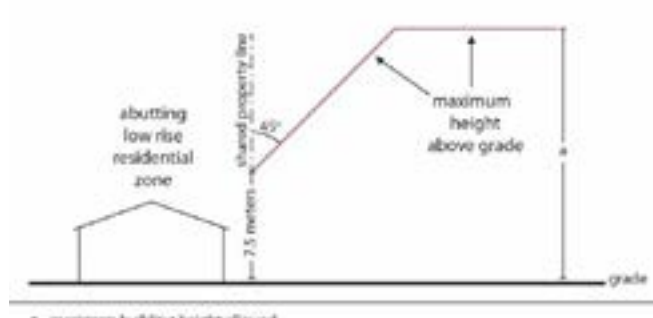
All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82

- (a) *child care centre - large* shall be located only on the ground floor of an *apartment building* and shall comply with Section 10.3(3).

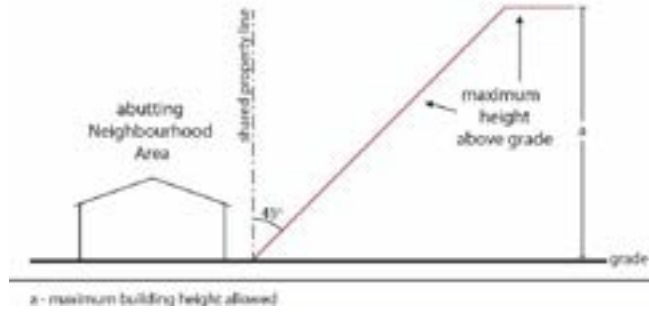
**9.5(4) STANDARDS**

<b>(a) Density (Lot Area per Dwelling Unit)</b>		Z-5.59
(i)	MAX 100 <i>dwelling units</i> per hectare (MIN 100 m <sup>2</sup> per <i>dwelling unit</i> ) ) except	Z-5.16
(ii)	<i>Buildings</i> located within the Corridor Area as shown on Schedule 14: MAX 222 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> )	Z-5.352 Z-5.357
<b>(b) Density Bonus</b>		
Only one of the following <i>density</i> bonuses may be applied to a <i>development</i> :		Z-5.352
(i)	where at least 50% of the required <i>parking</i> is provided underground:	MAX 120 <i>dwelling units</i> per hectare (MIN 83 m <sup>2</sup> per <i>dwelling unit</i> )

(ii)	for any <i>affordable housing dwelling unit</i> :	MAX 333 <i>dwelling units</i> per hectare (MIN 30 m <sup>2</sup> per <i>dwelling unit</i> ) Z-5.143 Z-5.357
(iii)	for any <i>apartment building</i> that provides both <i>private</i> and <i>common amenity space</i> :	MAX 110 <i>dwelling units</i> per hectare (MIN 91 m <sup>2</sup> per <i>dwelling unit</i> )
<b>(c) Lot Frontage (MIN)</b>		
(i)	30 metres	
<b>(d) Lot Coverage (MAX)</b>		
(i)	45 % of the <i>lot area</i> for the main residential <i>building</i>	
<b>(e) Building Location and Design</b>		
(i)	Within the South Core (Schedule 6) the <i>building</i> shall be located on the <i>lot</i> such that a minimum of 60% of the <i>façade</i> length facing a public <i>street</i> is located within the minimum and maximum <i>building setback</i> from a <i>front property line</i> . Z-5.352	
(ii)	A <i>building</i> entrance must face the public <i>street</i> and shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , arches, awnings, pitched or raised roof forms, recesses or <i>porticoes</i> or similar <i>design</i> features.	
(iii)	A <i>building façade</i> that faces a public <i>street</i> shall incorporate at least two different exterior <i>building</i> finish materials. Z-5.16	
(iv)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> along a shared <i>side property line</i> , the <i>building</i> footprint shall not extend past 65% of the <i>lot depth</i> . Z-5.216 Z-5.312	
(v)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> along a shared <i>side property line</i> , upper <i>storey</i> window on the side <i>façade</i> shall minimize overlooking into adjacent rear yards. Z-5.216 Z-5.312	
(vi)	Where the <i>side property line</i> abuts a <i>low rise residential zone</i> , any <i>balcony</i> on the side <i>façade</i> shall provide visual privacy <i>screening</i> along its full length when the <i>balcony</i> is located beyond the rear <i>façade</i> of any adjacent <i>dwelling unit</i> . Z-5.216	
(vii)	<i>Buildings</i> located within the Corridor Area as shown on Schedule 14 that are more than four (4) storeys in <i>height</i> shall incorporate a continuous step back at the 3rd, 4th or 5th storey level to a minimum depth of 2 metres on any <i>façade</i> that faces a public street. Z-5.352	
<b>(f) Building Setbacks (MIN)</b>		
(i)	From a <i>front property line</i> :	3 metres, except:
(A)	within the South Core (Schedule 6):	MIN 2 metres <b>AND</b> MAX 4 metres Z-5.352
(ii)	From a <i>side property line</i> :	2 metres, except

(A) where the <i>side property line</i> abuts a <i>low rise residential zone</i> :	4 metres <span style="float: right;">Z-5.216</span>
(iii) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))
(iv) From a <i>rear property line</i> :	7.5 metres
(v) From a <i>side</i> or <i>rear property line</i> for an underground <i>parking structure</i> completely below <i>grade</i> :	1.2 metres
<b>(g) Building Height (MAX)</b>	
(i) 18 metres , except:	
(A) Buildings located within the Corridor Area as shown on Schedule 14 shall comply with the following:	<span style="float: right;">Z-5.352</span>
(I) Minimum <i>building height</i> : 8 metres;	
(II) Maximum <i>building height</i> : 22.5 metres, except:	
(III) Maximum <i>building height</i> on a <i>corner lot</i> : 25.5 metres	
(ii) Where the lot abuts a <i>low rise residential zone</i> , <i>building height</i> is measured beginning at a point 7.5 metres above <i>grade</i> at the shared <i>property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height</i> allowed.	<span style="float: right;">Z-5.352 Z-5.216</span>
	
(iii) Despite Section (ii) above, where the <i>lot</i> is located within the Corridor Area as shown on Schedule 14, the 45 degree angle <i>height</i> limit does not apply where the abutting <i>lot</i> is also located within the Corridor Area.	<span style="float: right;">Z-5.352</span>

- (iv) Where the *lot* is located within the Corridor Area as shown on Schedule 14 and abuts a *lot* located within the Neighbourhood Area as shown on Schedule 13 with its *rear property line*, *building height* is measured beginning at a point at grade at the shared *property line* and increases proportionally at a 45 degree angle to the maximum *building height* allowed.



Z-5.352

**(h) Landscaped Area**

- (i) The minimum *landscaped area* required at *grade* is 35% of the *lot area*
- (ii) In accordance with Section 4.2(2)

**(i) Parking**

- (i) In accordance with Section 5

## 9.6 MULTI-RESIDENTIAL ZONE FIVE

**MR-5**

### 9.6(1) PURPOSE

The MR-5 Zone:

- accommodates multi-residential infill *development* in the form of *apartment buildings* with allowance for limited convenience commercial *uses*;
- is generally located along public transit corridors;
- provides for high rise *building height*; and,
- allows more than 1 main residential building on a lot.



### 9.6(2) USES

#### (a) Permitted Uses

*Apartment Building*  
*Assisted Living*

#### (b) Conditional Uses

*Child Care Centre - Large*  
*Convenience Store*  
*Food Service - Take-out*  
*Personal Service - Apparel*  
*Personal Service – Appearance*  
*Single Room Occupancy*      Z-5.253

### 9.6(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *convenience store, food service take-out, personal service - apparel, and personal service - appearance shall:*
- (i) be contained entirely within the *apartment building*;
  - (ii) be restricted to a maximum *net floor area* of 90 m<sup>2</sup> for each commercial establishment, and *food service - take-out* may include a limited seating area of not more than 15 m<sup>2</sup>;
  - (iii) be restricted to a combined maximum floor area of 15% of the ground floor of the *building*;
  - (iv) be located only on the ground floor closest to *grade*; and,
  - (v) not be located above any *dwelling unit* or share an internal hallway with a *dwelling unit*.
- (b) *child care centre - large* shall be located only on the ground floor of an *apartment building* and shall comply with Section 10.3(3).

## 9.6(4) STANDARDS

<b>(a) Density (Lot Area per Dwelling Unit)</b>		Z-5.59
(i)	MAX 160 <i>dwelling units</i> per hectare (MIN 62 m <sup>2</sup> per <i>dwelling unit</i> )	Z-5.16
(ii)	<i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15: MAX 285 <i>dwelling units</i> per hectare (MIN 35 m <sup>2</sup> per <i>dwelling unit</i> )	Z-5.357
<b>(b) Density Bonus</b>		
Only one of the following <i>density</i> bonuses may be applied to a <i>development</i> :		
(i)	where at least 50% of the required <i>parking</i> is provided underground:	MAX 180 <i>dwelling units</i> per hectare (MIN 55 m <sup>2</sup> per <i>dwelling unit</i> )
(ii)	for any <i>affordable housing dwelling unit</i> :	MAX 333 <i>dwelling units</i> per hectare (MIN 30 m <sup>2</sup> per <i>dwelling unit</i> ) Z-5.216 Z-5.357
(iii)	for any <i>apartment building</i> that provides both <i>private</i> and <i>common amenity space</i> :	MAX 176 <i>dwelling units</i> per hectare (MIN 59 m <sup>2</sup> per <i>dwelling unit</i> )
<b>(c) Lot Frontage (MIN)</b>		
(i)	30 metres	
<b>(d) Lot Coverage (MAX)</b>		
(i)	45 % of the <i>lot area</i> for the main residential <i>building</i>	
<b>(e) Building Location and Design</b>		
(i)	Within the South Core (Schedule 6) the <i>building</i> shall be located on the <i>lot</i> such that a minimum of 60% of the <i>façade</i> length facing a public <i>street</i> is located within the minimum and maximum <i>building setback</i> from a <i>front property line</i> .	
(ii)	A <i>building</i> entrance must face the public <i>street</i> and shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , <i>arches</i> , <i>awnings</i> , <i>pitched</i> or <i>raised roof forms</i> , <i>recesses</i> or <i>porticoes</i> or similar <i>design</i> features.	
(iii)	Any <i>façade</i> that faces a public <i>street</i> shall incorporate at least two different exterior <i>building</i> finish materials.	
(iv)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> along a shared <i>side property line</i> ,	the <i>building</i> footprint shall not extend past 65% of the <i>lot depth</i> . Z-5.216 Z-5.312
(v)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> along a shared <i>side property line</i> ,	upper <i>storey</i> window on the side <i>façade</i> shall minimize overlooking into adjacent rear yards. Z-5.216 Z-5.312

(vi)	Where the <i>side property line</i> abuts a <i>low rise residential zone</i> , any <i>balcony</i> on the side <i>façade</i> shall provide visual privacy <i>screening</i> along its full length when the <i>balcony</i> is located beyond the rear <i>façade</i> of any adjacent <i>dwelling unit</i> .	Z-5.216	
(vii)	<i>Buildings</i> that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step-back at the fourth or fifth <i>storey</i> level to a minimum depth of 0.6 metres on any public <i>street</i> facing <i>façade</i> located within 6 metres of that public <i>street</i> .	Z-5.312 Z-5.338 Z-5.352	
(viii)	Despite Section (vii) above, <i>buildings</i> located within the Mid-Town Area as shown on Schedule 15 that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step back at the 3rd, 4th or 5th <i>storey</i> level to a minimum depth of 2 metres on any <i>façade</i> that faces a public <i>street</i> .	Z-5.352	
(ix)	<i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15 between Hanwell Road and Rookwood Avenue, shall provide ground floor entrances that face the Cross Town Trail where the <i>building</i> or portion thereof is located within 15 metres of the <i>property line</i> abutting the Cross Town Trail.		
<b>(f) Building Setbacks (MIN)</b>		Z-5.352	
(i)	From a <i>front property line</i> :	3 metres, except:	
(A)	within the South Core (Schedule 6):	MIN 2 metres <b>AND</b> MAX 4 metres	
(ii)	From a <i>side property line</i> :	2 metres, except:	
(A)	where the <i>side property line</i> abuts a <i>low rise residential zone</i> :	3 metres	Z-5.216
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))	
(iv)	From a <i>rear property line</i> :	7.5 metres	
(v)	From a <i>side or rear property line</i> for an underground <i>parking structure</i> completely below <i>grade</i> :	1.2 metres	
<b>(g) Building Height (MAX)</b>		Z-5.352	
(i)	24 metres 18 metres , except:	Z-5.352	
(A)	<i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15 shall comply with the following:	Z-5.352	
(II)	Minimum <i>building height</i> : 9 metres;	Z-5.352	
(III)	Maximum <i>building height</i> : 37.5 metres, except:		

(IV) Maximum <i>building height</i> on a <i>corner lot</i> : 46.5 metres	
(B)	Despite (A) above, <i>buildings</i> located within the Mid-Town Area as shown on Schedule 15 between Hanwell Road and Rookwood Avenue, shall be limited to a maximum <i>building height</i> of 14 metres where the <i>building</i> or portion thereof is located within 15 metres of the <i>property line</i> abutting the Cross Town Trail. <span style="float: right;">Z-5.352</span>
(ii)	Where the lot abuts a <i>low rise residential zone</i> , <i>building height</i> is measured beginning at a point 7.5 metres above <i>grade</i> at the shared <i>property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height</i> allowed. <span style="float: right;">Z-5.216</span>
(iii)	Where the <i>lot</i> is located within the Mid-Town Area as shown on Schedule 15 and abuts a lot located within the Neighbourhood Area as shown on Schedule 13 with its <i>rear property line</i> , <i>building height</i> is measured beginning at a point at <i>grade</i> at the shared <i>property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height</i> allowed.
<b>(a) Landscaped Area</b>	
(i)	The minimum <i>landscaped area</i> required at <i>grade</i> is 35% of the <i>lot area</i>
(ii)	In accordance with Section 4.2(2)
<b>(b) Parking</b>	
(i)	In accordance with Section 5



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## 10 Regulations Applying to Commercial Uses

Z-5.59

### 10.1 GENERAL PROVISIONS

#### 10.1(1) OUTDOOR STORAGE

- (a) No *outdoor storage* of goods and materials shall be permitted and all *uses* shall be conducted within a *building*.

#### 10.1(2) OUTDOOR SEASONAL SALES AREA

- (a) An outdoor area for the temporary sale of seasonal products such as outdoor garden supplies shall be permitted in *commercial zones* as a *secondary use* to *retail store* despite Section 10.1(2).

## 10.2 STANDARDS

### 10.2(1) SCREENING

- (a) Where the *site* abuts:
- (i) a *residential zone*, an opaque fence with a height of 2 metres and high branching deciduous trees and coniferous trees planted within a minimum 2 metre wide landscaped strip shall be required along the shared *property line*; and,
  - (ii) land used for residential purposes, an opaque fence with a height of 2 metres shall be required along the shared *property line*.
- (b) All existing mature trees located within a required *landscaped area* shall be preserved where feasible.

### 10.2(2) VEHICLE-ORIENTED USES

- (a) The following *uses* shall comply with the specific regulations of this section:
- (i) *drive-thru facility* (10.2(2)(b));
  - (ii) *car wash*;
  - (iii) *gas bar* (10.2(2)(c)); and,
  - (iv) *vehicle service - minor* and *vehicle service - major*
- (b) **Drive-thru Facilities**

<b>(i) Lot Area (MIN)</b>
(A) 3000 m <sup>2</sup>
<b>(ii) Screening</b>
(A) Drive-thru aisles shall be separated from any abutting <i>residential zone</i> by a minimum 3 metre wide landscaped strip consisting of a 2 metre high opaque fence and a combination of high branching deciduous trees and coniferous trees.
(B) Drive-thru aisles shall be visually <i>screened</i> from any abutting land used for residential purposes by a 2 metre high opaque fence.
<b>(iii) Outdoor Speakers</b>
(A) Any outdoor speakers used for a <i>drive-thru facility</i> shall be separated from a <i>property line</i> abutting a <i>residential zone</i> by a minimum distance of 20 metres unless otherwise separated by a <i>building</i> .

<b>(iv) Queuing Space</b>
<p>(A) A minimum of 12 in-bound spaces and 1 out-bound space are required except for a <i>financial institution</i> in which case a minimum of 4 in-bound spaces are required.</p> <p>(B) A queuing/traffic study shall be required where:</p> <p style="padding-left: 20px;">(I) less than the minimum required queuing spaces are provided; or,</p> <p style="padding-left: 20px;">(II) the expected number of drive-thru vehicle trips will exceed 40 vehicles per hour during peak hour periods.</p> <p>(C) The minimum length of a queuing space is 6 metres.</p>
<b>(v) Drive-thru Aisle</b>
<p>(A) The minimum unobstructed width of a drive-thru aisle is 3 metres.</p> <p>(B) The drive-thru aisle shall be located so that queued vehicles do not block or obstruct general vehicle circulation throughout the <i>site, building</i> entrances, access to loading areas or required <i>parking</i>.</p> <p>(C) Drive-thru aisles shall be separated from any <i>property line</i> abutting a street by a minimum of 3 metres.</p> <p style="text-align: right;">Z-5.16</p>
<b>(vi) Pedestrian Access</b>
<p>(A) At least 1 <i>building</i> entrance shall be located so that pedestrian access to that entrance either:</p> <p style="padding-left: 20px;">(I) does not cross a drive-thru aisle; or,</p> <p style="padding-left: 20px;">(II) crosses a drive-thru aisle only in a location behind the required queuing spaces.</p> <p>(B) Any building entrance location that requires pedestrians to cross a drive-thru aisle shall incorporate signage and a change in surface material, height or use of paint to distinguish the pedestrian crossing from the drive-thru aisle surface</p>
<b>(vii) Lighting</b>
<p>(A) Any outdoor lighting for a <i>drive-thru facility</i> shall be located and arranged so that no direct rays of light are directed at any lot used for residential purposes.</p>

(c) **Gas Bar, Car Wash, Vehicle Service - Minor and Vehicle Service - Major**

<b>(i) Lot Area (MIN)</b>	
(A)	2500 m <sup>2</sup>
<b>(ii) Lot Frontage (MIN)</b>	
(A)	For an <i>interior lot</i> : 34 metres
(B)	For a <i>corner lot</i> : 38 metres
<b>(iii) Lot Depth (MIN)</b>	
(A)	38 metres
<b>(iv) Pump Islands</b>	
(A)	All pump islands shall be located at least 9 metres from any boundary of the site, parking lot on the <i>site</i> , or laneways intended to control traffic circulation on the <i>site</i> .
(B)	A canopy over a pump island may extend to within 6 metres of the boundary of the <i>site</i> .
<b>(v) Setback for Underground Storage Tanks</b>	
(A)	Despite the required <i>front yard setback</i> of the zone, the minimum <i>setback</i> from a <i>front property line</i> for underground storage tanks (2000 litres & more) is 6 metres. <span style="float: right;">Z-5.59</span>
<b>(vi) Landscaping</b>	
(A)	A minimum depth of 6 metres from any <i>property line</i> abutting a public <i>street</i> shall be <i>soft landscaped area</i> except for driveways.
<b>(vii) Queuing Space</b>	
(A)	<i>Car Wash</i> (single bay) 5 in-bound, 1 out-bound
(B)	<i>Car Wash</i> (multi bay) 2 in-bound, 1 out-bound
(C)	<i>Gas Bar</i> (per pump) 2 in-bound, 1 out-bound
(D)	<i>Vehicle Service - Minor</i> (drive-thru only) 5 in-bound, 1 out-bound

<b>(viii) Service Bay Doors</b>
(A) Service bay doors shall be oriented away from a <i>residential zone</i> or land used for residential purposes and shall be kept closed when facing a <i>residential zone</i> except when vehicles are entering or exiting the service bay.
<b>(ix) Vehicle Storage</b>
(A) No part of a <i>lot</i> used for the purpose of a <i>gas bar, vehicle service - minor</i> or <i>vehicle service - major</i> shall be used for parking a vehicle for a period exceeding one week.

### 10.3 SPECIAL LAND USE REQUIREMENTS

#### 10.3(1) DRINKING ESTABLISHMENT

Z-5.82

(a) **General Provisions**

*Drinking establishments*, excluding those located in the Central Business District (Schedule 1), the Main Street Area (Schedule 5) or when located within the Regional Commercial (RC) Zone, shall not be located:

- (i) within 300 metres of a *lot* containing a *place of worship* or *school*, measured to the *property line*; and,
- (ii) in a *building* also used for residential purposes, other than 1 *dwelling unit* used for a caretaker, watchman, owner or operator of the *drinking establishment*.

**10.3(2) TEMPORARY VENDING FACILITIES**

Z-5.82

(a) **General Provisions**

Where permitted (excluding public right-of-way), *temporary vending facilities* shall comply with the following:

- (i) be limited to one per *site* except in a P Zone and be readily moveable; and,
- (ii) be designed to the satisfaction of the Development Officer.

(b) **Standards**

Where permitted (excluding public right-of-way), *temporary vending facilities* shall comply with the following:

- (i) not exceed 2 metres in width and 3 metres in length in the case of a non-motorized vehicle;
- (ii) be set back a minimum of 1 metre from a *front* or *side property line*;
- (iii) obtain approval, if required, from the Province of New Brunswick, and the Fredericton Fire Department; Z-5.59
- (iv) require that all waste receptacles be located along the side of the *temporary vending facility* and be to the satisfaction of the Development Officer; and,
- (v) the operator be responsible for the clean-up of litter within a 6 metre radius of the facility.

**10.3(3) CHILD CARE CENTRE - LARGE**

Z-5.82

(a) **General Provisions**

Where permitted, a *child care centre - large* shall:

- (i) Comply with all provincial statutes and regulations.

(b) **Standards**

Where permitted, a *child care centre - large* shall:

- (i) be restricted to a maximum of 60 children;
- (ii) be *screened* with a minimum 1.8 metre high opaque fence between an abutting *residential zone* and an outdoor play area; and,
- (iii) require that signage comply with the *sign* regulations of this By-law.

**10.3(4) RETAIL SALE OF CANNABIS**

Z-5.143

**(a) General Provisions**

Where permitted, a *retail store* which includes the retail sale of *cannabis* or *cannabis*-related products in whole or in part, shall not be located within:

- (i) 300 metres of a *lot* containing a school (K-12), measured to the *property line*; and,
- (ii) the area defined in Schedule 10 of this by-law.

**10.3(5) WORKFORCE HOUSING**

Z-5.314

**(a) General Provisions**

Where permitted, *workforce housing* shall:

- (i) Only be in the form of *dwelling units*, *apartment building*, *stacked townhouse* or *townhouse* on a *lot* where there is an existing or proposed non-residential use;
- (ii) Not be permitted on a *lot* where there is a vehicle-oriented use as defined in Section 10.2(2);
- (iii) Allow more than 1 main *building* on a *lot*;
- (iv) Comply with Building Setbacks and Building Location and Design standards in Section 9.6(4); and,
- (v) Comply with Building Height standards as indicated in Section 9.6(4)(g)(ii) and Section 9.6(4)(g)(iii).

**(b) Standards**

Where permitted, *workforce housing* shall comply with the following requirements:

- (i) Building Height
 

despite the maximum height permitted in a *zone*, *workforce housing* shall comply with the following *building height* standards:

  - (A) Area 1:
    - (I) Corner lots: Maximum 12 *storeys*, Minimum 4 *storeys*
    - (II) All other lots: Maximum 10 *storeys*, Minimum 3 *storeys*
  - (B) Area 2: Maximum 6 *storeys*
- (ii) Unit Size
  - (A) *Dwelling units* shall have a maximum total *floor area* in relation to the number of bedrooms as follows:

- (B) A minimum 20% of *dwelling units* shall be bachelor apartment or 1 bedroom units.

(iii) Required Bicycle Parking

Number of Bedrooms in a Dwelling Unit	Maximum Floor Area (in m <sup>2</sup> )
Bachelor Apartment	45
1	65
2	85

Despite Section 5.2(13)(i)(A) and Section 5.2(13)(i)(B),

- (A) Residential: A minimum of 0.5 bicycle parking spaces per *dwelling unit* shall be provided.
- (B) A minimum of 60% of required bicycle parking spaces for residential uses shall be provided in a secured *building*.

(iv) Site Design

- (A) The main public entrance to each *building* shall be connected with a walkway to the public sidewalk, or to a *street* where a future public sidewalk is to be constructed.
- (B) The connecting walkway:
- (I) shall be hard *landscaped* surface;
  - (II) shall be accessible; and,
  - (III) where it crosses a *parking lot* or driveway, shall incorporate a change in surface material, height or use of paint to distinguish the walkway from the *parking lot* or driveway surface.

(v) Common Amenity Space

- (A) A minimum 15% of the *lot area* shall be provided as an outdoor *common amenity space*.
- (B) Buildings containing 20 or more *dwelling units* which have shared outside access shall provide a minimum of 150 m<sup>2</sup> or 15% of the residential *building lot coverage*, whichever is less, as indoor *common amenity space* in a prominent area.

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# 11 Commercial Zones (incl. Mixed Use & City Centre)

## 11.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary		LC	NC	DC	RC	OC	RLF	COR-1	COR-2	HC	MX-1	MX-2	MX-3	CC	CGI	CGIL
<b>RESIDENTIAL GROUP</b>																
Apartment Building	Z-5.197							P			P			P		
Assisted Living	Z-5.197							P					P		P	P
Converted Dwelling											P					P
Duplex Dwelling											P					P
Dwelling Unit		P	P	C	C	P		P			P	P	P	P	P	C
Home Occupation											P					P
Hostel								C						C		
Hotel/Motel					P		P	C	P	P				P		
Multiplex											P					P
Secondary Dwelling Unit	Z-5.328										P					P
Semi-Detached Dwelling											P					P
Single Detached Dwelling											P					P
Single Room Occupancy	Z-5.253			C	C			C			C	C	C	C	C	C
Stacked Townhouse	Z-5.197							P								
Tourist Home											C				C	C
Townhouse	Z-5.197							P			P					P
Workforce Housing	Z-5.314	P	P	P	P	P	P		P	P			P			
<b>SUPERVISED LIVING GROUP</b>																
Adult Care Centre				P	P			P					P	P	P	
Group Home								P							C	
Group Home - Limited											C					
Emergency Shelter	Z-5.216													P		
<b>HEALTH CARE GROUP</b>																
Health Services Laboratory				P	P	P		P	P				P	P		
Medical Clinic				P	P	P		P	P	C			C	P		
Medical Practice		P	P	P	P	P		P	P	P	C	P	P	P	C	
Nursing Home															P	
Rehabilitation Centre															P	
<b>INSTITUTIONAL GROUP</b>																
Cemetery															P	
Community Centre				P	P			P						P	P	
Conference & Event Facility														P	P	
Cultural Establishment				P	P			P			P	P	P	P	P	C

P = Permitted C = Conditional S = Secondary	LC	NC	DC	RC	OC	RLF	COR-1	COR-2	HC	MX-1	MX-2	MX-3	CC	CCI	CCIL
Place of Worship							P			P			P	P	
Social Organization			P	P	P	P	P	P			P	P	P	P	
<b>EDUCATIONAL GROUP</b>															
Child Care Centre - Small															P
Child Care Centre - Medium															C
Child Care Centre - Large Z-5.82	P	P	P	P			P					C	P	P	
School (K-12)													P	P	
University & College													P	P	
Vocational/Technical School			P	P			P	P					P	P	
<b>RECREATION GROUP</b>															
Parc	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility - Indoor Z-5.113			P			P							P		
<b>AGRICULTURAL &amp; ANIMAL GROUP</b>															
Veterinary Services		P	P	P			P	P	P						
<b>TEMPORARY USE GROUP</b>															
Special Function Tent		P	P	P		P	P	P	P				P	P	
Temporary Vending Facility				P		P	P	P	P				P	P	
<b>PRODUCTION GROUP</b>															
Contractor's Shop								P							
Research & Advanced Technology Z-5.143													P		
Studio - Artisan		P	P	P			P					P	P		
Studio - Media			P	P	P		P	P				P	P		
<b>INFRASTRUCTURE GROUP</b>															
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>FOOD, DRINK &amp; ENTERTAINMENT GROUP</b>															
Catering Service		P	P	P			P	P					P		
Cinema Z-5.113				P		P	P						P		
Commercial Recreation Establishment			P	P		P	P	P	P			P	P		
Drinking Establishment				P		P	P	P					P		
Entertainment Establishment				P			P						P		
Food Service - Take Out Z-5.59	P	P	P	P			P	P	P		P	P	P		
Night Club							C	P					P		
Restaurant	P	P	P	P	P	P	P	P	P		P	P	P	P	C
Restaurant - Licensed		P	P	P		P	P	P	P		P	P	P	P	
<b>SALES GROUP</b>															
Auction House						P									
Convenience Store	P	P	P	P	P		P	P	P		P	P	P		
Drive-thru Facility			C	C		C	C	C	C						

<b>P = Permitted C = Conditional S = Secondary</b>	LC	NC	DC	RC	OC	RLF	COR-1	COR-2	HC	MX-1	MX-2	MX-3	CC	CCI	CCIL
Equipment Sales & Rental - Light								P							
Market													C	P	
Garden Centre						P									
Grocery Store		P	P	P		P	P	P				P	P		
Liquor Store			P	P		P	P	P					P		
Micro-brewery/distillery							P	P					P		
Retail Store		P	P	P	P	P	P	P	P	P	P	P	P	P	
Retail Warehouse				P		P									
Sales Centre - Model Home						P		P							
Warehouse - Wholesale						P	P	P							
<b>█ SERVICES GROUP</b>															
Financial Institution		P	P	P	P	P	P	P	P			P	P		
Fitness Centre		P	P	P		P	P	P				P	P		
Funeral Home							P	P					P		
Instructional Facility	Z-5.197 Z-5.59	P	P	P	P	P	P	P				P	P		
Laboratory								P							
Personal Service - Apparel		P	P	P	P	P	P	P	P	P	P	P	P		
Personal Service - Appearance	Z-5.113	P	P	P	P	P	P	P	P	P	P	P	P		
Pet Care Service		P	P	P	P		P	P	P				P		
Printing Centre			P	P	P		P	P					P		
Safety and Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Services & Repair - Household				P	P		P	P				P	P		
Service Centre							P						P	P	
Studio - Photographic		P	P	P	P		P	P			P	P	P	P	
<b>█ OFFICE GROUP</b>															
Counselling Service	Z-5.113 Z-5.143		P	P	P	P	P	P		P	P	P	P	P	P
Office	Z-5.82 Z-5.113				P	P	P	P		P	P	P	P	P	P
<b>█ VEHICLE SERVICES GROUP</b>															
Car Wash				C	P			P	C						
Dispatch Service	Z-5.82						C	P					C		
Gas Bar		C	C	C	C		C	C							
Parking Structure	Z-5.16												C		
Transit Service	Z-5.82							P					C		
Vehicle Rental	Z-5.82			C	C			C					C		
Vehicle Sales	Z-5.16							C							
Vehicle Sales - Seasonal								P							
Vehicle Service - Minor					C		C	P	C						
Vehicle Service - Major								P							

**11.2 LOCAL COMMERCIAL ZONE**



**11.2(1) PURPOSE**

The LC Zone:

- accommodates limited day to day convenience needs for the surrounding neighbourhood;
- is generally characterized by *buildings* similar in scale to the adjacent residential area;
- allows *dwelling units* above or behind ground floor commercial *uses* in the *building*; and,
- is generally located in close proximity to *low rise* residential *development*.



**11.2(2) USES**

(a) **Permitted Uses**

- Child Care Centre - Large*
- Convenience Store*
- Dwelling Unit*
- Food Service - Take-out*
- Medical Practice*
- Personal Service - Apparel*
- Personal Service - Appearance*

*Pet Care Service*

*Restaurant*

*Workforce Housing*

Z-5.314

(b) **Conditional Uses**

*Gas Bar*

**11.2(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *dwelling units* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units* shall:
  - (i) not be located on the ground floor *frontage* of the *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from the entrance to any commercial *use* in the *building*.
- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)).

Z-5.314 Z-5.338

**11.2(4) STANDARDS**

<b>(a) Lot Area</b>
(i) MIN 745 m <sup>2</sup>
(ii) MAX 2,500 m <sup>2</sup>

<b>(b) Lot Frontage (MIN)</b>		
(i)	18 metres	
<b>(c) Lot Depth (MIN)</b>		
(i)	30 metres	
<b>(d) Building Height (MAX)</b>		
(i)	7 metres	
<b>(e) Building Setbacks (MIN)</b>		
(i)	From a <i>front property line</i> :	3 metres
(ii)	From a <i>side property line</i> :	1.2 metres, except:
	(A) where a <i>side property line</i> abuts a <i>residential zone</i> :	5 metres
(iii)	From a <i>side property line</i> line that abuts a flanking <i>street</i> on a <i>corner lot</i> :	3 metres
		Z-5.59
(iv)	From a <i>rear property line</i> :	3 metres, except:
	(A) where a <i>rear property line</i> abuts a <i>residential zone</i> :	7.5 metres
<b>(f) Floor Area (MAX)</b>		
(i)	<i>Gross floor area</i> of the <i>building</i> :	1,000 m <sup>2</sup>
(ii)	<i>Net floor area</i> for each commercial establishment:	300 m <sup>2</sup>
(iii)	Percentage of <i>gross floor area</i> of the <i>building</i> used for <i>dwelling unit(s)</i> :	60 %
(iv)	Seating area for food <i>service - take-out</i> :	15 m <sup>2</sup>
<b>(g) Landscaped Area</b>		
(i)	In accordance with Section 4.2(2)	
<b>(h) Parking</b>		
(i)	In accordance with Section 5	

## 11.3 NEIGHBOURHOOD COMMERCIAL ZONE

NC

### 11.3(1) PURPOSE

The NC Zone:

- accommodates small scale commercial *uses* that are limited in size and type and that primarily serve the residents of the surrounding neighbourhood(s);
- is generally characterized by multi-tenant “strip”-type commercial *buildings*;
- allows *dwelling units* above ground floor commercial uses in the *building*;
- is generally located in close proximity to residential *development*; and,
- allows more than 1 main commercial *building* on a *lot*.



### 11.3(2) USES

#### (a) Permitted Uses

*Catering Service*  
*Child Care Centre - Large*  
*Convenience Store*  
*Counselling Service*  
*Dwelling Unit*  
*Financial Institution*  
*Fitness Centre*  
*Food Service - Take-out*  
*Grocery Store*  
*Instructional Facility*  
*Medical Practice*  
*Personal Service - Apparel*

*Personal Service - Appearance*

*Pet Care Service*

*Printing Centre*

*Restaurant*

*Restaurant - Licensed*

*Retail Store*

*Special Function Tent*

*Studio-Artisan*

*Studio-Photographic*

*Veterinary Services*

*Workforce Housing*

Z-5.314

#### (b) Conditional Uses

*Gas Bar*

### 11.3(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *dwelling units* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units* shall:
- (i) not be located on the ground floor of the *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from the entrance to any commercial *use* in the *building*.

- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)).

Z-5.314 Z-5.338

**11.3(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i)	4,000 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	
(i)	30 metres
<b>(c) Lot Coverage (MAX)</b>	
(i)	55 % of the <i>lot area</i>
<b>(d) Density (Lot Area per Dwelling Unit)</b>	
(i)	MAX 55 <i>dwelling units</i> per hectare (MIN 180 m <sup>2</sup> per <i>dwelling unit</i> )
(ii)	For <i>affordable housing dwelling units</i> : MAX 224 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> )
	Z-5.16 Z-5.312
<b>(e) Building Height (MAX)</b>	
(i)	9 metres
<b>(f) Building Setbacks (MIN)</b>	
(i)	From a <i>front property line</i> : 3 metres
(ii)	From a <i>side property line</i> : 1.2 metres, except:
(A)	where a <i>side property line</i> abuts a <i>residential zone</i> : 5 metres
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 3 metres
	Z-5.59
(iv)	From a <i>rear property line</i> : 3 metres, except:
(A)	where a <i>rear property line</i> abuts a <i>residential zone</i> : 7.5 metres

<b>(g) Floor Area</b>	
(i) Total <i>gross floor area</i> of the <i>building</i> :	MIN 1,000 m <sup>2</sup> MAX 5,000 m <sup>2</sup>
(ii) Total <i>gross floor area</i> for <i>retail store</i> :	MAX 25% of <i>gross floor area</i> of all <i>buildings</i>
(iii) Total <i>net floor area</i> for <i>grocery store</i> :	MAX 500 m <sup>2</sup>
(iv) Percentage of <i>gross floor area</i> of the <i>building</i> used for <i>dwelling unit(s)</i> :	66 %
(v) Seating area for food <i>service - take-out</i> :	MAX 15 m <sup>2</sup>
<b>(h) Landscaped Area</b>	
(i) In accordance with Section 4.2(2)	
<b>(i) Parking</b>	
(i) In accordance with Section 5	

## 11.4 DISTRICT COMMERCIAL ZONE

**DC**

### 11.4(1) PURPOSE

The DC Zone:

- accommodates a wide variety of commercial *uses* serving areas beyond the surrounding neighbourhood(s);
- is generally characterized by larger scaled *buildings* usually containing an anchor tenant;
- allows *dwelling units* above ground floor commercial *uses* in the *building*;
- is generally located at the edge of several neighbourhoods in primary commercial areas; and,
- allows more than 1 main commercial *building* on a *lot*.



### 11.4(2) USES

#### (a) Permitted Uses

*Adult Care Centre*  
*Catering Service*  
*Child Care Centre - Large*  
*Community Centre*  
*Convenience Store*  
*Counselling Service*  
*Cultural Establishment*  
*Commercial Recreation Establishment*  
*Financial Institution*  
*Fitness Centre*  
*Food Service - Take-out*  
*Grocery Store*  
*Health Services Laboratory*  
*Instructional Facility*  
*Liquor Store*  
*Medical Clinic*  
*Medical Practice*  
*Personal Service - Apparel*  
*Personal Service - Appearance*

*Pet Care Service*  
*Printing Centre*  
*Restaurant*  
*Restaurant - Licensed*  
*Retail Store*  
*Service & Repair - Household*  
*Social Organization*  
*Special Function Tent*  
*Studio - Artisan*  
*Studio - Media*  
*Studio - Photographic*  
*Veterinary Services*  
*Vocational/Technical School*  
*Workforce Housing*

Z-5.314

#### (b) Conditional Uses

*Car Wash*  
*Dwelling Unit*  
*Drive-thru Facility*  
*Gas Bar*  
*Vehicle Rental*  
*Single Room Occupancy*

Z-5.253

**11.4(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *dwelling units* and *single room occupancy* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units* and *single room occupancy* shall: Z-5.253
  - (i) not be located on the ground floor of the *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from the entrance to any commercial *use* in the *building*.
- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338

**11.4(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i)	1.5 hectares
<b>(b) Lot Frontage (MIN)</b>	
(i)	90 metres
<b>(c) Density (Lot Area per Dwelling Unit)</b>	
(i)	MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per <i>dwelling unit</i> )
(ii)	For <i>affordable housing dwelling units</i> : MAX 224 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> ) <span style="float: right;">Z-5.16 Z-5.312</span>
<b>(d) Building Height (MAX)</b>	
(i)	11 metres, except: <ul style="list-style-type: none"> <li>(A) 16 metres for any portion of a <i>building</i> containing <i>dwelling units</i> and commercial <i>uses</i>.</li> </ul>
<b>(e) Building Setbacks (MIN)</b>	
(i)	From a <i>property line</i> that abuts a public <i>street</i> : <span style="float: right;">3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))</span>
(ii)	From any other <i>property line</i> : <span style="float: right;">3 metres, except:</span>
(A)	where a <i>property line</i> abuts a <i>residential zone</i> : <span style="float: right;">10 metres <span style="float: right;">Z-5.59</span></span>

<b>(f) Floor Area</b>	
(i) Total <i>gross floor area</i> of the <i>building</i> :	MIN 5,000 m <sup>2</sup> MAX 25,000 m <sup>2</sup>
(ii) Total <i>gross floor area</i> for <i>retail store(s)</i> :	MAX 35 % of <i>gross floor area</i> of all <i>buildings</i>
(iii) Seating area for <i>food service - take-out</i> :	MAX 15 m <sup>2</sup>
<b>(g) Loading Area Screening</b>	
(i) Loading areas shall be <i>screened</i> from a public <i>street</i> or <i>residential zone</i> .	
<b>(h) Landscaped Area</b>	
(i) In accordance with Section 4.2(2)	
<b>(i) Parking</b>	
(i) In accordance with Section 5	

**11.5 REGIONAL COMMERCIAL ZONE****RC****11.5(1) PURPOSE**

The RC Zone:

- accommodates large commercial shopping centre *development* serving as a regional draw;
- is generally characterized by larger scaled *buildings* usually in the form of enclosed malls containing internal pedestrian corridors;
- allows *dwelling units* above ground floor commercial *uses* in the *building*;
- is generally located on major roads in primary commercial areas; and,
- allows more than 1 main commercial *building* on a *lot*.

**11.5(2) USES****(a) Permitted Uses**

*Adult Care Centre*  
*Car Wash*  
*Catering Service*  
*Child Care Centre - Large*  
*Cinema*  
*Community Centre*  
*Convenience Store*  
*Counselling Service*  
*Cultural Establishment*  
*Commercial Recreation Establishment*  
*Financial Institution*  
*Drinking Establishment*  
*Entertainment Estab.*  
*Fitness Centre*  
*Food Service - Take-out*  
*Grocery Store*  
*Health Services Laboratory*  
*Hotel/Motel*  
*Instructional Facility*  
*Liquor Store*  
*Medical Clinic*  
*Medical Practice*  
*Office*  
*Personal Service - Apparel*

*Personal Service - Appearance*

*Pet Care Service*

*Printing Centre*

*Recreation Facility - Indoor*

*Restaurant*

*Restaurant - Licensed*

*Retail Store*

*Retail Warehouse*

*Service & Repair - Household*

*Social Organization*

*Special Function Tent*

*Studio - Artisan*

*Studio - Media*

*Studio - Photographic*

*Temporary Vending Facility*

*Transit Service*

*Veterinary Services*

*Vocational/Technical School*

*Workforce Housing*

Z-5.314

**(b) Conditional Uses**

*Drive-thru Facility*

*Dwelling Unit*

*Gas Bar*

*Vehicle Rental*

*Vehicle Service - Minor*

*Single Room Occupancy*

Z-5.253

**11.5(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *dwelling units* and *single room occupancy* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units and single room occupancy* shall: Z-5.253
- (i) not be located on the ground floor of the *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from the entrance to any commercial *use* in the *building*.
- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338

**11.5(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) 3 hectares
<b>(b) Lot Frontage (MIN)</b>
(i) 120 metres
<b>(c) Density (Lot Area per Dwelling Unit)</b>
(i) MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per <i>dwelling unit</i> )
(ii) For <i>affordable housing dwelling units</i> : MAX 224 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> ) <span style="float: right;">Z-5.16 Z-5.312</span>
<b>(d) Building Height (MAX)</b>
(i) 12 metres, except: <ul style="list-style-type: none"> <li>(A) 24 metres for any portion of a <i>building</i> containing <i>dwelling units</i> and commercial <i>uses</i>; and,</li> <li>(B) 24 metres for a <i>hotel/motel</i>.</li> </ul>

<b>(e) Building Setbacks (MIN)</b>	
(i) From a <i>property line</i> that abuts a public street:	6 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))
(ii) From any other <i>property line</i> :	3 metres, except:
(A) where a <i>property line</i> abuts a residential zone:	10 metres <span style="float: right;">Z-5.59</span>
<b>(f) Floor Area</b>	
(i) <i>Gross floor area</i> of the building:	MIN 25,000 m <sup>2</sup>
(ii) Total <i>gross floor area</i> for office(s):	MAX 35 % of <i>gross floor area</i> of all buildings
(iii) Seating area for <i>food service - take-out</i> :	MAX 15 m <sup>2</sup>
<b>(g) Loading Area Screening</b>	
(i) Loading areas shall be <i>screened</i> from a public street or residential zone.	
<b>(h) Landscaped Area</b>	
(i) In accordance with Section 4.2(2)	
<b>(i) Parking</b>	
(i) In accordance with Section 5	

## 11.6 OFFICE COMMERCIAL ZONE

OC

### 11.6(1) PURPOSE

The OC Zone:

- accommodates *buildings* containing *offices* and allows other limited commercial *uses*;
- is generally located along arterial or collector roadways and close to residential *development*; and,
- allows *dwelling units* above commercial *uses* in the *building*.



### 11.6(2) USES

#### (a) Permitted Uses

*Convenience Store*

*Counselling Service*

*Dwelling Unit*

*Financial Institution*

*Food Service – Take-out* Z-5.59

*Health Services Laboratory*

*Instructional Facility* Z-5.197

*Office*

*Medical Clinic*

*Medical Practice*

*Personal Service - Apparel*

*Personal Service - Appearance*

*Restaurant*

*Retail Store*

*Studio - Media*

*Studio - Photographic*

*Social Organization*

*Workforce Housing* Z-5.314

### 11.6(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *dwelling units* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units*:
- not be located on the ground floor of the *building*;
  - not share an internal hallway with any commercial *uses* in the *building*; and,
  - have an entrance separate from the entrance to any commercial *use* in the *building*.
- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338

**11.6(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i)	900 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	
(i)	30 metres
<b>(c) Lot Coverage (MAX)</b>	
(i)	55 % of the <i>lot area</i>
<b>(d) Density (Lot Area per Dwelling Unit)</b>	
(i)	MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per <i>dwelling unit</i> )
(ii)	For <i>affordable housing dwelling units</i> : MAX 224 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> ) <span style="float: right;">Z-5.16 Z-5.312</span>
<b>(e) Building Setbacks (MIN)</b>	
(i)	From a <i>front property line</i> 3 metres
(ii)	From a <i>side property line</i> 1.8 metres, except
(A)	where a <i>side property line</i> abuts a <i>residential zone</i> : 6 metres
(iii)	From a <i>side property line</i> that abuts a <i>flanking street</i> on a <i>corner lot</i> : 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))
(iv)	From a <i>rear property line</i> : 3 metres, except:
(A)	where a <i>rear property line</i> abuts a <i>residential zone</i> : 7.5 metres
<b>(f) Floor Area (MAX)</b>	
(i)	Total <i>net floor area</i> of the <i>office(s)</i> : 3,000 m <sup>2</sup>
(ii)	Total <i>net floor area</i> for <i>retail store(s)</i> : 200 m <sup>2</sup>
(iii)	Seating area for <i>food service - take-out</i> : 15 m <sup>2</sup>

<b>(g) Office/Commercial Component (MIN)</b>	
(i)	75% of the <i>gross floor area</i> of the <i>building</i> shall be used for <i>office, counselling service, financial institution or medical clinic</i> or a combination thereof.
<b>(h) Building Height (MAX)</b>	
(i)	12 metres, except:
(A)	24 metres where the <i>building</i> contains <i>dwelling units</i> .
(ii)	Where the <i>lot</i> abuts a <i>low-rise residential zone</i> , <i>building height</i> is measured beginning at a point 7.5 metres above <i>grade</i> at the shared <i>property line</i> and increases proportionally to the maximum <i>building height</i> allowed.
<p style="text-align: center;">a - maximum building height allowed</p>	
Z-5.352 Z-5.312	
<b>(i) Building Design</b>	
Z-5.312	
(i)	The <i>design</i> and finish materials of the exterior wall containing the main public entrance shall be applied to any wall that faces a public <i>street</i> .
(ii)	<i>Buildings</i> that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step-back at the fourth or fifth <i>storey</i> level to a minimum depth of 0.6 metres on any public <i>street</i> facing <i>façade</i> located within 6 metres of that public <i>street</i> .
Z-5.338	
<b>(j) Landscaped Area</b>	
(i)	In accordance with Section 4.2(2)
<b>(k) Parking</b>	
(i)	In accordance with Section 5

**11.7 RETAIL - LARGE FORMAT ZONE**



**11.7(1) PURPOSE**

The RLF Zone:

- accommodates commercial *development* in the form of “big box” mainly *single use buildings*;
- is generally located on major roads in primary commercial areas;
- is generally characterized mainly by large *scale* single tenant retail *buildings* where products may be displayed outside; and,
- allows more than 1 main commercial *building* on a *lot*.



**11.7(2) USES**

(a) **Permitted Uses**

- Auction House*
- Cinema*
- Drinking Establishment*
- Commercial Recreation Establishment*
- Financial Institution*
- Fitness Centre*
- Garden Centre*
- Grocery Store*
- Hotel/Motel*
- Instructional Facility*
- Liquor Store*
- Personal Service – Appearance*

Z-5.113

- Recreation Facility - Indoor*
- Restaurant*
- Restaurant - Licensed*
- Retail Store*
- Retail Warehouse*
- Sales Centre - Model Home*
- Social Organization*
- Special Function Tent*
- Temporary Vending Facility*
- Warehouse – Wholesale*
- Workforce Housing*

Z-5.314

(b) **Conditional Uses**

- Drive-thru Facility*
- Gas Bar*

**11.7(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)).

Z-5.314 Z-5.338

**11.7(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>		
(i)	5,000 m <sup>2</sup>	
<b>(b) Lot Frontage (MIN)</b>		
(i)	30 metres	
<b>(c) Building Setbacks (MIN)</b>		
(i)	From a <i>property line</i> that abuts a public <i>street</i> :	6 metres
(ii)	From any other <i>property line</i> :	3 metres, except:
	(A) where a <i>property line</i> abuts a <i>residential zone</i> :	10 metres
		Z-5.59
<b>(d) Building Height (MAX)</b>		
(i)	12 metres, except:	
	(A) 24 metres for a <i>hotel/motel</i> .	
<b>(e) Floor Area (MIN)</b>		
(i)	Each <i>site</i> shall have 1 <i>building</i> with a minimum <i>gross floor area</i> of:	3,700 m <sup>2</sup>
		Z-5.59
<b>(f) Building Design</b>		
(i)	The main public entrance to a <i>building</i> shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , arches, awnings, pitched or raised roof forms, recesses or <i>porticoes</i> or similar <i>design</i> features.	
(ii)	The <i>design</i> and finish materials of the exterior wall containing the main public entrance shall be applied to any wall that faces a public <i>street</i> .	
<b>(g) Loading Area Screening</b>		
(i)	Loading areas shall be <i>screened</i> from a public <i>street</i> or <i>residential zone</i> .	
<b>(h) Landscaped Area</b>		
(i)	In accordance with Section 4.2(2)	

<b>(i) Parking</b>
(i) In accordance with Section 5

**11.8 COMMERCIAL CORRIDOR ZONE ONE**



**11.8(1) PURPOSE**

The COR-1 Zone:

- accommodates commercial *development in buildings* that are oriented to the *street*;
- allows *dwelling units* above ground floor commercial *uses* in the *building* and multi-residential *buildings* in some locations; Z-5.197
- is generally located along arterial or collector roadways with low and/or medium *density residential development* located behind; and,
- allows more than 1 main *building* on a *lot*.



**11.8(2) USES**

(a) **Permitted Uses**

<i>Adult Care Centre</i>		<i>Medical Clinic</i>	
<i>Apartment Building</i>	Z-5.197	<i>Medical Practice</i>	
<i>Assisted Living</i>	Z-5.143	<i>Micro-brewery/distillery</i>	
<i>Catering Service</i>		<i>Office</i>	
<i>Child Care Centre – Large</i>		<i>Personal Service - Apparel</i>	
<i>Cinema</i>	Z-5.113	<i>Personal Service - Appearance</i>	
<i>Commercial Recreation Establishment</i>		<i>Pet Care Service</i>	
<i>Community Centre</i>		<i>Place of Worship</i>	
<i>Convenience Store</i>		<i>Printing Centre</i>	Z-5.113
<i>Counselling Service</i>		<i>Recreation Facility - Indoor</i>	
<i>Cultural Establishment</i>		<i>Restaurant</i>	
<i>Drinking Establishment</i>		<i>Restaurant - Licensed</i>	
<i>Dwelling Unit</i>		<i>Retail Store</i>	
<i>Entertainment Estab.</i>		<i>Service Centre</i>	
<i>Financial Institution</i>		<i>Service &amp; Repair - Household</i>	
<i>Fitness Centre</i>		<i>Social Organization</i>	
<i>Food Service - Take-out</i>		<i>Special Function Tent</i>	
<i>Funeral Home</i>		<i>Stacked Townhouse</i>	Z-5.197
<i>Grocery Store</i>		<i>Studio - Artisan</i>	
<i>Group Home</i>		<i>Studio - Media</i>	
<i>Health Services Laboratory</i>		<i>Studio - Photographic</i>	
<i>Hotel/Motel</i>		<i>Temporary Vending Facility</i>	
<i>Instructional Facility</i>		<i>Townhouse</i>	Z-5.197
<i>Liquor Store</i>		<i>Veterinary Services</i>	
		<i>Vocational/Technical School</i>	
		<i>Warehouse – Wholesale</i>	

(b) **Conditional Uses**

<i>Dispatch Service</i>	Z-5.82
<i>Drive-thru Facility</i>	
<i>Hostel</i>	
<i>Night Club</i>	
<i>Vehicle Rental</i>	Z-5.82
<i>Vehicle Service – Minor</i>	
<i>Single Room Occupancy</i>	Z-5.253

**11.8(3) USE RULES**

All uses shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *apartment building, assisted living, dwelling units, single room occupancy, stacked townhouse and townhouse* shall comply with Regulations Applying to Residential Uses (Section 7). Z-5.253 Z-5.197 Z-5.82
- (b) *dwelling units and single room occupancy* shall:
  - (i) not be located on the ground floor *frontage* of the *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and, Z-5.82
  - (iii) have an entrance separate from the entrance to any commercial *use* in the *building*. Z-5.253
- (c) *apartment building, stacked townhouse and townhouse* shall only be permitted on *lots* that abut the Northside Trail. Z-5.197 Z-5.312
- (d) *dispatch service and vehicle rental* shall:
  - (i) not include *outdoor storage* of any kind or repair of fleet vehicles; and,
  - (ii) not be located on the ground floor *frontage* of the *building*.

**11.8(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) 745 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>
(i) 24 metres
<b>(c) Lot Depth (MIN)</b>
(i) 31 metres

<b>(d) Density (Lot Area per Dwelling Unit)</b>		
(i)	MAX 160 <i>dwelling units</i> per hectare (MIN 62 m <sup>2</sup> per <i>dwelling unit</i> )	
(ii)	For <i>affordable housing units</i> : MAX 224 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> )	Z-5.197
<b>(e) Building Setbacks</b>		
(i)	From a <i>front property line</i> :	3 metres Z-5.113
(ii)	From a <i>side property line</i> :	MIN 1.2 metres, except:
	(A) where the <i>side property line</i> abuts a <i>commercial zone</i> :	MIN 0 metres
	(B) where the <i>side property line</i> abuts a <i>residential zone</i> :	MIN 4 metres
	(C) <i>apartment building, stacked townhouse or townhouse</i> where the <i>side property line</i> abuts the Northside Trail:	MAX 3 metres Z-5.312
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	3 metres Z-5.113 Z-5.312
(iv)	From a <i>rear property line</i> :	MIN 1.2 metres, except:
	(A) where a <i>rear property line</i> abuts a <i>residential zone</i> :	MIN 7.5 metres
	(B) <i>apartment building, stacked townhouse or townhouse</i> where the <i>rear property line</i> abuts the Northside Trail:	MAX 3 metres Z-5.197
<b>(f) Building Height (MAX)</b>		
(i)	12 metres, except:	
	(A) 18 meters within a distance of 30 metres from a <i>street line</i> intersection along Main Street.	Z-5.216
<b>(g) Building Entrance and Façade</b>		
(i)	The main public entrance to a <i>building</i> shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , arches, awnings, pitched or raised roof forms, recesses or <i>porticoes</i> or similar <i>design</i> features.	
(ii)	The length of the <i>building façade</i> that faces the public <i>street</i> within the required <i>front yard setback</i> shall be a minimum of 60% of the length of the <i>front property line</i> .	

(iii)	<i>Apartment building, stacked townhouse and townhouse</i> shall provide individual ground floor entrances that face the Northside Trail.	
(iv)	The length of the <i>building façade</i> that faces the Northside Trail within the required <i>rear yard setback</i> shall be a minimum of 75% of the length of the <i>rear property line</i> .	Z-5.197
(v)	<i>Buildings</i> that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step-back at the fourth or fifth <i>storey</i> level to a minimum depth of 0.6 metres on any public <i>street</i> facing <i>façade</i> located within 6 metres of that public <i>street</i> .	Z-5.216 Z-5.338
<b>(h) Floor Area (MAX)</b>		
(i)	Total <i>net floor area</i> for <i>office(s)</i> :	600 m <sup>2</sup> , except:
	(A) for <i>lots</i> fronting on Main Street:	1,200 m <sup>2</sup>
(ii)	Total <i>net floor area</i> for <i>retail store(s)</i> :	300 m <sup>2</sup>
(iii)	Total <i>net floor area</i> for <i>warehouse - wholesale</i> :	300 m <sup>2</sup>
(iv)	Percentage of <i>gross floor area</i> of the <i>building</i> used for <i>dwelling unit(s)</i> :	75 %
(v)	Seating area for <i>food service - take-out</i> :	400 m <sup>2</sup>
<b>(i) Landscaped Area</b>		
(i)	In accordance with Section 4.2(2)	
<b>(j) Parking</b>		
(i)	In accordance with Section 5	Z-5.82
(ii)	<i>Dispatch Service</i> shall be limited to a maximum of 3 fleet vehicles in a surface <i>parking lot</i> .	
(iii)	<i>Vehicle rental</i> shall be limited to a maximum of 6 rental vehicles in a surface <i>parking lot</i> .	

**11.9 COMMERCIAL CORRIDOR ZONE TWO**



**11.9(1) PURPOSE**

The COR-2 Zone:

- accommodates commercial *development* including auto-oriented services;
- is generally located along major roads within primary commercial areas;
- is generally characterized by *buildings* located far back from the *street* with *parking* surrounding the *building*; and,
- allows more than 1 main commercial *building* on a *lot*.



**11.9(2) USES**

(a) **Permitted Uses**

- Car Wash*
- Catering Service*
- Commercial Recreation Establishment*
- Convenience Store*
- Contractor's Shop* Z-5.143
- Counselling Service*
- Dispatch Service*
- Drinking Establishment*
- Equipment Sales & Rental - Light*
- Financial Institution*
- Fitness Centre*
- Food Service - Take Out*
- Funeral Home*
- Grocery Store*
- Health Services Laboratory*
- Hotel/Motel*
- Instructional Facility*
- Laboratory* Z-5.116
- Liquor Store*
- Medical Clinic*
- Medical Practice*
- Micro-brewery/distillery*
- Night Club*
- Office*
- Personal Service - Apparel*

- Personal Service - Appearance*
- Pet Care Service*
- Printing Centre*
- Restaurant*
- Restaurant - Licensed*
- Retail Store*
- Sales Centre - Model Home*
- Service & Repair - Household*
- Social Organization*
- Special Function Tent*
- Studio - Media*
- Studio - Photographic*
- Temporary Vending Facility*
- Transit Service* Z-5.16
- Vehicle Sales - Seasonal*
- Vehicle Service - Major*
- Vehicle Service - Minor*
- Veterinary Services*
- Vocational/Technical School*
- Warehouse - Wholesale*
- Workforce Housing* Z-5.314

(b) **Conditional Uses**

- Drive-thru Facility*
- Gas Bar*
- Vehicle Rental*
- Vehicle Sales*

**11.9(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *contractor's shop* shall only be permitted where all activities, functions and services take place within a *building*.
- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)).

Z-5.314 Z-5.338

**11.9(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i)	1,000 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	
(i)	24 metres
<b>(c) Lot Depth (MIN)</b>	
(i)	31 metres
<b>(d) Building Setbacks (MIN)</b>	
(i)	From a <i>front property line</i> : 6 metres
(ii)	From a <i>side property line</i> : 3 metres, except:
(A)	where the <i>side property line</i> abuts a <i>residential zone</i> : 6 metres
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 6 metres
(iv)	From a <i>rear property line</i> : 6 metres, except:
(A)	where a <i>rear property line</i> abuts a <i>residential zone</i> : 10 metres
<b>(e) Building Height (MAX)</b>	
(i)	12 metres, except:
(A)	24 metres for a <i>hotel/motel</i>

<b>(f) Building Design</b>	
(i)	The <i>design</i> and finish materials of the exterior wall containing the main public entrance shall be applied to any wall that faces a public <i>street</i> .
<b>(g) Floor Area (MAX)</b>	
(i)	Total <i>gross floor area</i> for <i>retail store(s)</i> : 1,800 m <sup>2</sup>
(ii)	Total <i>net floor area</i> for <i>office(s)</i> : 500 m <sup>2</sup>
(iii)	Seating area for <i>food service - take-out</i> : 15 m <sup>2</sup>
<b>(h) Loading Area Screening</b>	
(i)	Loading areas shall be <i>screened</i> from a public <i>street</i> or <i>residential zone</i> .
<b>(i) Landscaped Area</b>	
(i)	In accordance with Section 4.2(2)
<b>(j) Parking</b>	
(i)	In accordance with Section 5

**11.10 HIGHWAY COMMERCIAL ZONE**



**11.10(1) PURPOSE**

The HC Zone:

- accommodates commercial *development* primarily serving the traveling public and outlying neighbourhoods; and,
- is generally located along major arterial roads or highways usually in the outer areas of the city.



**11.10(2) USES**

(a) **Permitted Uses**

- Convenience Store*
- Commercial Recreation Establishment*
- Financial Institution*
- Food Service - Take-out*
- Hotel/Motel*
- Medical Practice*
- Personal Service - Appearance*
- Personal Service - Apparel*
- Pet Care Service*
- Restaurant*

- Restaurant - Licensed*
- Retail Store*
- Special Function Tent*
- Temporary Vending Facility*
- Veterinary Services*
- Workforce Housing*

Z-5.314

(b) **Conditional Uses**

- Car Wash*
- Drive-thru Facility*
- Gas Bar*
- Medical Clinic*
- Vehicle Service - Minor*

**11.10(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)).

Z-5.314 Z-5.338

**11.10(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) 745 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>
(i) 24 metres

<b>(c) Lot Depth (MIN)</b>		
(i)	31 metres	
<b>(d) Building Height (MAX)</b>		
(i)	11 metres	
<b>(e) Building Setbacks (MIN)</b>		
(i)	From a <i>property line</i> that abuts a public street:	6 metres
(ii)	From any other <i>property line</i> :	3 metres, except:
	(A) where a <i>property line</i> abuts a residential zone:	6 metres
		Z-5.16
<b>(f) Floor Area (MAX)</b>		
(i)	Total <i>gross floor area</i> for retail store(s):	90 m <sup>2</sup> or 20 % of the <i>gross floor area</i> , whichever is less
(ii)	Seating area for <i>food service - take-out</i> :	15 m <sup>2</sup>
<b>(g) Landscaped Area</b>		
(i)	In accordance with Section 4.2(2)	
<b>(h) Parking</b>		
(i)	In accordance with Section 5	

**11.11 MIXED USE ZONE ONE**



**11.11(1) PURPOSE**

The MX-1 Zone:

- accommodates *buildings* containing limited commercial *uses* and at least 1 *dwelling unit*;
- allows for the *conversion* and adaptive reuse of existing *buildings* in order to help maintain the character of the area;
- allows up to a maximum of 3 secondary dwelling units on a lot; and, Z-5.338
- provides a limited mix of *uses* primarily to facilitate a transition between the City Centre and the South Core. Z-5.352



**11.11(2) USES**

(a) **Permitted Uses**

- Apartment Building*
- Child Care Facility - Small*
- Converted Dwelling*
- Counselling Service*
- Cultural Establishment*
- Duplex Dwelling*
- Dwelling Unit*
- Home Occupation*
- Multiplex* Z-5.357
- Office*
- Personal Service - Apparel*
- Personal Service - Appearance*

*Place of Worship*

*Retail Store*

*Secondary Dwelling Unit* Z-5.328

*Semi-detached Dwelling*

*Single Detached Dwelling*

*Townhouse*

(b) **Conditional Uses**

*Group Home - Limited*

*Medical Practice*

*Tourist Home*

*Single Room Occupancy* Z-5.253

**11.11(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). All residential *uses* shall comply with the Regulations Applying to Residential Uses (Section 7). All non-residential *uses* shall comply with the Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *dwelling units* and *single room occupancy* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units* and *single room occupancy* shall: Z-5.253
  - (i) not be located on the ground floor *frontage* of a *building* containing a non-residential *uses(s)*; Z-5.59
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from that of any commercial *use* in the *building*.

- (b) *converted dwellings* shall comply with the TP-6 zone standards (Section 8.11(4));
- (c) *semi-detached dwellings* shall comply with the R-3 zone standards (Section 8.5(4)) except *building setbacks* which shall comply with Section 11.11(4)(f) of the MX-1 zone;
- (d) *single detached dwellings* shall comply with the R-2 zone standards (Section 8.4) except *building setbacks* which shall comply with Section 11.11(4)(f) of the MX-1 zone;
- (e) *apartment buildings* shall comply with Section 9.3(4)(f) (Building Design) of the MR-2 zone in addition to the standards of the MX-1 zone; Z-5.16
- (f) *townhouses* shall comply with the MR-1 zone standards (Section 9.2(4)) except *building setbacks* which shall comply with Section 11.11(4)(f) of the MX-1 zone; Z-5.338
- (g) *secondary dwelling units* shall not result in more than 4 *dwelling units* on a *lot*; and, Z-5.328 Z-5.338
- (h) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*. Z-5.338

**11.11(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) 745 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>
(i) 14 metres
<b>(c) Lot Coverage (MAX)</b>
(i) 35 % of the <i>lot area</i>
(ii) 45% of the <i>lot area</i> including any <i>secondary dwelling unit(s)</i>
<b>(d) Building Height (MAX)</b>
(i) 12 metres <span style="float: right;">Z-5.16</span>
<b>(e) Density (Lot Area per Dwelling Unit)</b> <span style="float: right;">Z-5.16</span>
(i) MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per <i>dwelling unit</i> )
(ii) For <i>affordable housing units</i> : MAX 224 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> )

<b>(f) Building Setbacks</b>		
(i)	From a <i>front property line</i> :	MIN 2 metres <b>AND</b> MAX 4 metres
(ii)	From a <i>side property line</i> :	MIN 3.6 metres on the driveway side <b>AND</b> MIN 1.2 metres on the opposite side
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	MIN 2 metres <b>AND</b> MAX 4 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9))
(iv)	From a <i>rear property line</i> :	MIN 7.5 metres
<b>(g) Floor Area (MAX)</b>		
(i)	Total <i>gross floor area</i> for <i>retail store(s)</i> :	90 m <sup>2</sup>
(ii)	Total <i>net floor area</i> for <i>office(s)</i> :	90 m <sup>2</sup>
<b>(h) Residential Component (MIN)</b>		
(i)	The main <i>building</i> shall contain at least 1 <i>dwelling unit</i>	
<b>(i) Secondary Dwelling Units</b>		
		Z-5.338
	<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b>
	1 unit	345 m <sup>2</sup>
	2 units	450 m <sup>2</sup>
	3 units	540 m <sup>2</sup>
		<b>(B) Lot Frontage (MIN)</b>
		11.5 m
		15 m
		18 m
<b>(j) Landscaped Area</b>		
(i)	In accordance with Section 4.2(2)	
<b>(k) Parking</b>		
(i)	In accordance with Section 5	

**11.12 MIXED USE ZONE TWO****MX-2****11.12(1) PURPOSE**

The MX-2 Zone:

- accommodates *buildings* containing limited commercial *uses* with a minimum residential component on the upper floors; and,
- is generally located in close proximity to low *rise* residential *development*

**11.12(2) USES****(a) Permitted Uses**

*Convenience Store*  
*Counselling Service*  
*Cultural Establishment*  
*Dwelling Unit*  
*Food Service - Take-out*  
*Medical Practice*  
*Office*  
*Personal Service - Apparel*

*Personal Service - Appearance*

*Restaurant*

*Restaurant - Licensed*

*Retail Store*

*Social Organization*

*Studio – Photographic*

**(b) Conditional Uses**

*Single Room Occupancy* Z-5.253

**11.12(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). All residential *uses* shall comply with the Regulations Applying to Residential Uses (Section 7). All non-residential *uses* shall comply with the Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *dwelling units* and *single room occupancy* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, *dwelling units* and *single room occupancy* shall:
- Z-5.253  
Z-5.82
- (i) not be located on the ground floor *frontage* of a *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from that of any commercial *use* in the *building*.

**11.12(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i)	745 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	
(i)	14 metres
<b>(c) Lot Coverage (MAX)</b>	
(i)	50 % of the <i>lot area</i>
<b>(d) Density (Lot Area per Dwelling Unit)</b>	
	Z-5.16
(i)	MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per <i>dwelling unit</i> )
(ii)	<i>Buildings</i> located within the Corridor Area as shown on Schedule 14: MAX 222 <i>dwelling units</i> per hectare (MIN 45 m <sup>2</sup> per <i>dwelling unit</i> ) Z-5.352 Z-5.357
(iii)	For <i>affordable housing units</i> : MAX 333 <i>dwelling units</i> per hectare (MIN 30 m <sup>2</sup> per <i>dwelling unit</i> ) Z-5.357
<b>(e) Building Height (MAX)</b>	
(i)	13 metres , except:
(A)	<i>Buildings</i> located within the Corridor Area as shown on Schedule 14 shall comply with Section 9.5(4)(g) and Section 9.5(4)(e)(vii). Z-5.352
<b>(f) Building Setbacks (MIN)</b>	
(i)	From a <i>front property line</i> : 3 metres
(ii)	From a <i>side property line</i> : 1.8 metres, except:
(A)	where a <i>side property line</i> abuts a <i>residential zone</i> : 4 metres
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 3 metres
(iv)	From a <i>rear property line</i> : 3 metres, except:
(A)	where a <i>rear property line</i> abuts a <i>residential zone</i> : 7.5 metres

<b>(g) Floor Area (MAX)</b>	
(i)	Total <i>gross floor area</i> for <i>retail store(s)</i> : 200 m <sup>2</sup>
(ii)	Total <i>net floor area</i> for <i>office(s)</i> : 200 m <sup>2</sup>
(iii)	Seating area for <i>food service - take out</i> : 15 m <sup>2</sup>
<b>(h) Residential Component (MIN)</b>	
(i)	50 % of the <i>gross floor area</i> of the main <i>building</i> shall be used for <i>dwelling units</i>
<b>(i) Landscaped Area</b>	
(i)	In accordance with Section 4.2(2)
<b>(j) Parking</b>	
(i)	In accordance with Section 5

**11.13 MIXED USE ZONE THREE**



**11.13(1) PURPOSE**

The MX-3 Zone:

- accommodates larger scale *buildings* containing commercial *uses* with a minimum residential component on the upper floors;
- is generally located along arterial or collector roadways; and,
- allows more than 1 main *building* on a *lot*.



**11.13(2) USES**

(a) **Permitted Uses**

- Adult Care Centre*
- Apartment Building* Z-5.352
- Assisted Living*
- Convenience Store*
- Counselling Service*
- Commercial Recreation Establishment*
- Cultural Establishment*
- Dwelling Unit*
- Financial Institution*
- Fitness Centre*
- Food Service - Take-out*
- Grocery Store*
- Health Services Laboratory*
- Instructional Facility*
- Medical Practice*
- Office*

- Personal Service - Apparel*
- Personal Service - Appearance*
- Restaurant*
- Restaurant - Licensed*
- Retail Store*
- Service & Repair - Household*
- Social Organization*
- Stacked Townhouse* Z-5.352
- Studio - Artisan*
- Studio - Media*
- Studio - Photographic*
- Townhouse* Z-5.352
- Workforce Housing* Z-5.314

(b) **Conditional Uses**

- Child Care Centre - Large*
- Medical Clinic*
- Single Room Occupancy* Z-5.253

**11.13(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). All residential *uses* shall comply with the Regulations Applying to Residential Uses (Section 7). All non-residential *uses* shall comply with the Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

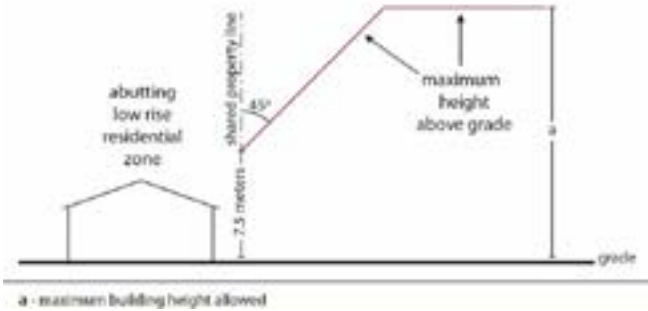
- (a) *assisted living, dwelling units and single room occupancy* shall comply with Regulations Z-5.253

Applying to Residential Uses (Section 7). In addition, *dwelling units* and *single room occupancy* shall:

- (i) not be located on the ground floor *frontage* of a *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from that of any commercial *use* in the *building*.
- (b) *child care centre - large* shall not be located above any *dwelling units*.
- (c) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338
- (d) *Apartment building, stacked townhouse* and *townhouse* shall only be permitted within the Mid-Town Area as shown on Schedule 15. Z-5.352

#### 11.13(4) STANDARDS

<b>(a) Lot Area (MIN)</b>	
(i)	900 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	
(i)	30 metres
<b>(c) Lot Coverage (MAX)</b>	
(i)	60 % of the <i>lot area</i>
<b>(d) Density (Lot Area per Dwelling Unit)</b> <span style="float: right;">Z-5.16</span>	
(i)	MAX 100 <i>dwelling units</i> per hectare (MIN 100 m <sup>2</sup> per <i>dwelling unit</i> )
(ii)	<i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15: MAX 285 <i>dwelling units</i> per hectare (MIN 35 m <sup>2</sup> per <i>dwelling unit</i> ) <span style="float: right;">Z-5.352 Z-5.357</span>
(iii)	For <i>affordable housing units</i> : MAX 333 <i>dwelling units</i> per hectare (MIN 30 m <sup>2</sup> per <i>dwelling unit</i> ) <span style="float: right;">Z-5.216 Z-5.357</span>
<b>(e) Building Setbacks (MIN)</b>	
(i)	From a <i>property line</i> that abuts a public street: 3 metres
(ii)	From any other <i>property line</i> : 3 metres, except:
(A)	where the <i>property line</i> abuts a <i>low rise residential zone</i> or <i>P zone</i> : 10 metres <span style="float: right;">Z-5.216 Z-5.197</span>

<b>(f) Floor Area (MAX)</b>	
(i)	Total <i>gross floor area</i> for <i>retail store(s)</i> : 300 m <sup>2</sup>
(ii)	Total <i>net floor area</i> for <i>grocery store(s)</i> : 700 m <sup>2</sup>
(iii)	Total <i>net floor area</i> for <i>office(s)</i> : 500 m <sup>2</sup>
(iv)	Seating area for <i>food service - take out</i> : 15 m <sup>2</sup>
<b>(g) Residential Component (MIN)</b>	
(i)	25 % of the <i>gross floor area</i> of the main <i>building</i> shall be used for <i>dwelling units</i>
<b>(h) Building Height (MAX)</b>	
(i)	MIN 9 metres <b>AND</b> MAX 24 metres except:
	(A) <i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15 shall comply with Section 9.6(4)(g). <span style="float: right;">Z-5.352</span>
(ii)	Where the lot abuts a <i>low rise residential zone</i> , <i>building height</i> is measured beginning at a point 7.5 metres above <i>grade</i> at the <i>shared property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height</i> allowed.
	 <p style="text-align: right;">Z-5.352 Z-5.216</p>
<b>(i) Building Design</b> <span style="float: right;">Z-5.197</span>	
(i)	The <i>design</i> and finish materials of the exterior wall containing the main public entrance shall be applied to any wall that faces a public <i>street</i> .
(ii)	<i>Buildings</i> that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step-back at the fourth or fifth <i>storey</i> level to a minimum depth of 0.6 metres on any public <i>street</i> facing <i>façade</i> located within 6 metres of that public <i>street</i> . <span style="float: right;">Z-5.312 Z-5.338</span>

<p>(iii) Despite Section (ii) above, <i>buildings</i> located within the Mid-Town Area as shown on Schedule 15 that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step back at the 3rd, 4th or 5th storey level to a minimum depth of 2 metres on any <i>façade</i> that faces a public <i>street</i>. Z-5.352</p>
<p>(iv) <i>Apartment building, stacked townhouse and townhouse</i> buildings located within the Mid-Town Area as shown on Schedule 15 between Hanwell Road and Rookwood Avenue, shall provide ground floor entrances that face the Cross Town Trail where the <i>building</i> or portion thereof is located within 15 metres of the <i>property line</i> abutting the Cross Town Trail. Z-5.352</p>
<p><b>(j) Landscaped Area</b></p>
<p>(i) The minimum <i>landscaped area</i> required at grade is 35 % of the <i>lot area</i></p>
<p>(ii) Despite Section (i) above, <i>development</i> located within the Mid-Town Area as shown on Schedule 15: Z-5.352</p>
<p>(A) may provide the required <i>landscaped area</i> above <i>grade</i>, and Z-5.352</p>
<p>(B) shall provide a minimum <i>landscaped area</i> of 8% of the <i>lot area</i> where privately-owned public space (POPS) is provided as part of the <i>development</i>. Z-5.352</p>
<p>(iii) In accordance with Section 4.2(2)</p>
<p><b>(k) Parking</b></p>
<p>(i) In accordance with Section 5</p>

**11.14 CITY CENTRE ZONE**



**11.14(1) PURPOSE**

The CC Zone:

- accommodates a wide variety of commercial, office, residential and institutional *development* in the city's downtown core;
- is generally characterized primarily by storefront commercial *buildings* that are close to each other and oriented to the *street*; and,
- allows *dwelling units* above ground floor commercial uses in the *building* as well as *apartment buildings* in the downtown's West End.



**11.14(2) USES**

(a) **Permitted Uses**

*Apartment Building*

*Adult Care Centre*

*Assisted Living*

*Catering Service*

*Child Care Centre - Large*

*Cinema*

*Community Centre*

*Conference & Event Facility*

*Commercial Recreation Establishment*

*Convenience Store*

*Counselling Service*

*Cultural Establishment*

*Drinking Establishment*

*Dwelling Unit*

*Emergency Shelter* Z-5.216

*Entertainment Estab.*

*Financial Institution*

*Fitness Centre*

*Food Service - Take-out*

*Funeral Home*

*Grocery Store*

*Health Services Laboratory*

*Hotel/Motel*

*Instructional Facility*

*Liquor Store*

*Medical Clinic*

*Medical Practice*

*Micro-brewery/distillery*

*Night Club*

*Office* Z-5.113

*Personal Service - Apparel*

*Personal Service - Appearance*

*Pet Care Service*

*Place of Worship*

*Printing Centre*

*Recreation Facility - Indoor*

*Research & Advanced*

*Technology* Z-5.143

*Restaurant*

*Restaurant - Licensed*

*Retail Store*

*School (K-12)*

*Service Centre*

*Service & Repair - Household*

*Social Organization*

*Special Function Tent*

<i>Studio - Artisan</i>	(b) <b>Conditional Uses</b>	
<i>Studio - Media</i>	<i>Dispatch Service</i>	
<i>Studio - Photographic</i>	<i>Hostel</i>	
<i>Temporary Vending Facility</i>	<i>Market</i>	
<i>University &amp; College</i>	<i>Parking Structure</i>	
<i>Vocational/Technical School</i>	<i>Transit Service</i>	
	<i>Vehicle Rental</i>	
	<i>Single Room Occupancy</i>	Z-5.253

**11.14(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). All non-residential *uses* shall comply with the Regulations Applying to Commercial Uses (Section 10). *Apartment building, assisted living, dwelling units* and *single room occupancy* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.253

- (a) *dwelling units* and *single room occupancy* shall: Z-5.253
  - (i) not be located on the ground floor *frontage* of a *building*;
  - (ii) not share an internal hallway with any commercial *uses* in the *building*; and,
  - (iii) have an entrance separate from that of any commercial *use* in the *building*. Z-5.16
- (b) *apartment buildings* shall only be permitted in the blocks bounded by Smythe Street, Ste-Anne Pointe Drive, Northumberland Street and Brunswick Street.
- (c) *parking structures* shall be designed so that at least 50% of the length of a *façade* facing a public *street* incorporates commercial and/or *office uses* with direct pedestrian access to the *street*.
- (d) *dispatch service* shall:
  - (i) not be permitted west of Westmorland Street; and, Z-5.82
  - (ii) not include *outdoor* storage of any kind or repair of fleet vehicles. Z-5.59

**11.14(4) STANDARDS**

<b>(a) Building Setbacks</b>	Z-5.197 Z-5.143
(i) From a <i>front property line</i> :	MIN 0 metres <b>AND</b> MAX 3 metres, except:
(A) where a <i>lot</i> fronts on Smythe Street or the south side of Brunswick Street:	MIN 3 metres

(ii)	From a <i>side property line</i> :	MIN 0 metres <b>AND</b> MAX 2 metres, except:	
(A)	for a driveway	3.6 metres	Z-5.216
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	MIN 0 metres <b>AND</b> MAX 2 metres	Z-5.216 Z-5.312
(iv)	From a <i>rear property line</i> :	MIN 0 metres, except:	
(A)	for apartment buildings:	MIN 3 metres	
<b>(b) Building Height</b>			Z-5.16
(i)	Minimum <i>building height</i> :	MIN 10 metres	
(ii)	Maximum building height shall comply with <b>Schedule 2: Maximum Building Height (in storeys)</b> .		Z-5.113 Z-5.197
(iii)	Maximum <i>storey height</i> :		
(A)	ground floor:	MAX 4.5 metres	
(B)	above ground floor:	MAX 3.5 metres	
<b>(c) Building Design</b>			Z-5.197 Z-5.82
(i)	<i>Buildings</i> that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step-back at the fourth or fifth <i>storey</i> level to a minimum depth of 2.0 metres on any <i>façade</i> that faces a public <i>street</i> .		Z-5.197 Z-5.143
<b>(d) Floor Area (MAX)</b>			
(i)	Seating area for <i>food service - take out</i> :	15 m <sup>2</sup>	
<b>(e) Parking</b>			
(i)	In accordance with Section 5		
(ii)	<i>Dispatch service</i> shall be limited to a maximum of 3 fleet vehicles in a surface <i>parking lot</i> .		Z-5.59
(iii)	<i>Vehicle rental</i> shall be limited to a maximum of 6 rental vehicles in a surface <i>parking lot</i> .		

**11.15 CITY CENTRE INSTITUTIONAL ZONE****CCI****11.15(1) PURPOSE**

The CCI Zone:

- accommodates primarily institutional *development* in the form of community and cultural facilities and government services in the city's downtown core; and,
- recognizes the unique historic precincts within the downtown area including the Historic Garrison District.

**11.15(2) USES****(a) Permitted Uses**

*Assisted Living*  
*Adult Care Centre*  
*Cemetery*  
*Child Care Centre - Large*  
*Community Centre*  
*Conference & Event Facility*  
*Counselling Service*  
*Cultural Establishment*  
*Dwelling Unit*  
*Market*  
*Nursing Home*  
*Office*  
*Place of Worship*  
*Rehabilitation Centre*  
*Restaurant*

Z-5.113

*Restaurant - Licensed*  
*Retail Store*  
*School (K-12)*  
*Service Centre*  
*Social Organization*  
*Special Function Tent*  
*Temporary Vending Facility*  
*University & College*  
*Vocational/Technical School*  
*Studio - Photographic*

**(b) Conditional Uses**

*Group Home*  
*Medical Practice*  
*Tourism Home*  
*Single Room Occupancy*

Z-5.253

**11.15(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Commercial Uses (Section 10). *Assisted living*, *dwelling units* and *single room occupancy* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

Z-5.253

- (a) *dwelling units* and *single room occupancy* shall: Z-5.312
- not be located on the ground floor *frontage* of a *building*;
  - not share an internal hallway with any commercial uses in the *building*; and,
  - have an entrance separate from that of any commercial *use* in the *building*.

**11.15(4) STANDARDS**

<b>(a) Building Setbacks (MIN)</b>	
(i) from any <i>property line</i> :	3 metres
<b>(b) Building Height (MAX)</b>	
Z-5.197	
(i) Maximum building height shall comply with <b>Schedule 2: Maximum Building Height (in storeys)</b> .	
(ii) Maximum <i>storey</i> height:	
(A) ground floor:	4.5 metres
(B) above ground floor:	3.5 metres
<b>(c) Floor Area (MAX)</b>	
(i) Total <i>net floor area</i> for <i>retail store(s)</i> :	120 m <sup>2</sup> , except:
(A) on the north side of Queen Street:	200 m <sup>2</sup>
(ii) Total <i>net floor area</i> for <i>restaurant(s)</i> or <i>restaurant(s) - licensed</i> :	120 m <sup>2</sup> , except:
(A) on the north side of Queen Street:	200 m <sup>2</sup>
<b>(d) Landscaped Area</b>	
(i) In accordance with Section 4.2(2)	
<b>(e) Parking</b>	
(i) In accordance with Section 5	

**11.16 CITY CENTRE INSTITUTIONAL ZONE LIMITED**



**11.16(1) PURPOSE**

The CCIL Zone:

- accommodates a limited mix of *uses* to maintain heritage character through adaptive re-use of existing *buildings*;
- allows up to a maximum of 3 *secondary dwelling units* on a *lot*; and and, Z-5.338
- facilitates a transition in land use between the City Centre’s east end and the South Core Z-5.352



**11.16(2) USES**

<p>(a) <b>Permitted Uses</b> <span style="float: right;">Z-5.113</span></p> <p><i>Assisted Living</i></p> <p><i>Child Care Centre - Small</i></p> <p><i>Converted Dwelling</i></p> <p><i>Counselling Service</i></p> <p><i>Duplex Dwelling</i></p> <p><i>Dwelling Unit</i></p> <p><i>Home Occupation</i></p> <p><i>Multiplex</i> <span style="float: right;">Z-5.357</span></p> <p><i>Office</i></p> <p><i>Secondary Dwelling Unit</i></p> <p><i>Semi-detached Dwelling</i> <span style="float: right;">Z-5.328</span></p> <p><i>Single Detached Dwelling</i></p>	<p>(b) <b>Conditional Uses</b> <span style="float: right;">Z-5.113</span></p> <p><i>Cultural Establishment</i></p> <p><i>Child Care Facility - Medium</i></p> <p><i>Medical Practice</i></p> <p><i>Restaurant</i></p> <p><i>Tourist Home</i></p> <p><i>Single Room Occupancy</i> <span style="float: right;">Z-5.253</span></p>
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**11.16(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). All residential *uses* shall comply with Regulations Applying to Residential Uses (Section 7). All non-residential *uses* shall comply with the Regulations Applying to Commercial Uses (Section 10). In addition, the following rules apply:

- (a) *converted dwelling* shall contain a maximum of 4 *dwelling units*;
- (b) *office, medical practice, restaurant, and counselling service* shall be confined to the ground floor and shall only be permitted where there is at least 1 *dwelling unit* within the *building*;
- (c) *secondary dwelling units* shall not result in more than 4 *dwelling unit* on a *lot*; and, Z-5.328 Z-5.338
- (d) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*. Z-5.338

**11.16(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>		
(i) <i>Multiplex</i>	MAX 62 <i>dwelling units</i> per hectare (MIN 161 m <sup>2</sup> per <i>dwelling unit</i> )	Z-5.357
<b>(b) Lot Depth (MIN)</b>		
(i) 30 metres		
<b>(c) Lot Frontage (MIN)</b>		
(i) For a <i>single detached dwelling</i>	18 metres	
(ii) For a <i>semi-detached or duplex dwelling</i>	23 metres	
(iii) For a <i>semi-detached dwelling</i> with divided ownership	12 metres	
(iv) For a <i>multiplex</i>	23 metres	Z-5.357
<b>(d) Building Height (MAX)</b>		
(i) Maximum building height shall comply with <b>Schedule 2: Maximum Building Height (in storeys).</b>		Z-5.197
(ii) Maximum <i>storey</i> height:		
(A) ground floor:	4.5 metres	
(B) above ground floor:	3.5 metres	
<b>(e) Building Setbacks (MIN)</b>		
(i) From a <i>front property line</i> :	3 metres, except:	
(A) where a lot fronts on St. John Street:	1 metre	
(ii) From a <i>side property line</i> :	1.8 metres, except:	
(A) where there is an attached <i>garage</i> or <i>carport</i> :	1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i>	
(B) where there is no attached <i>garage</i> or <i>carport</i> :	3.6 metres on the driveway side <b>AND</b> 1.8 metres on the opposite side	

(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(iv)	From a <i>rear property line</i> :	6 metres
<b>(f) Floor Area (MAX)</b>		
(i)	Total <i>net floor area</i> for <i>restaurant(s)</i> :	90 m <sup>2</sup>
<b>(g) Secondary Dwelling Units</b>		Z-5.338
	<b>Number of Secondary Dwelling Units (MAX)</b>	<b>(A) Lot Area (MIN)</b> <b>(B) Lot Frontage (MIN)</b>
	1 unit	345 m <sup>2</sup> 11.5 m
	2 units	450 m <sup>2</sup> 15 m
	3 units	540 m <sup>2</sup> 18 m
<b>(h) Landscaped Area</b>		
(i)	In accordance with Section 4.2(2)	
<b>(i) Parking</b>		
(i)	In accordance with Section 5	





# 12 Institutional Zones

## 12.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary		I-1	I-2	IEX
<b>RESIDENTIAL GROUP</b>				
Assisted Living		P	P	
Dormitory or Residence			P	
Workforce Housing	Z-5.314	P	P	
<b>SUPERVISED LIVING GROUP</b>				
Adult Care Centre		P	P	
Group Home		P		
Emergency Shelter (within Urban Core only)	Z-5.216		P	
<b>HEALTH CARE GROUP</b>				
Hospital			P	
Health Services Laboratory			P	
Medical Clinic			S	
Medical Practice			S	
Nursing Home		P	P	
Rehabilitation Centre			P	
<b>INSTITUTIONAL GROUP</b>				
Cemetery			S	
Community Centre		P	P	
Conference & Event Facility			P	
Cultural Establishment	Z-5.16	P	P	
Place of Worship		P	P	
Social Organization		P	P	
<b>EDUCATIONAL GROUP</b>				
Child Care Centre - Large		P	P	
School (K-12)		P	P	
University & College			P	
Vocational/Technical School	Z-5.59	P	P	
<b>RECREATION GROUP</b>				
Park		P	P	P
Public Exhibition Grounds				P
Recreation Facility - Indoor			P	
Recreation Facility - Outdoor		P	P	P

P = Permitted C = Conditional S = Secondary		I-1	I-2	IEX
<b>TEMPORARY USE GROUP</b>				
Special Function Tent		P	P	P
Temporary Vending Facility			P	P
<b>PRODUCTION GROUP</b>				
Research & Advanced Technology			P	
Studio - Media			P	
<b>INFRASTRUCTURE GROUP</b>				
Utilities		P	P	P
<b>FOOD, DRINK &amp; ENTERTAINMENT GROUP</b>				
Food Service - Take Out				P
Restaurant				P
Restaurant - Licensed				P
<b>SALES GROUP</b>				
Market				P
<b>SERVICES GROUP</b>				
Funeral Home			P	
Instructional Facility			S	
Safety and Emergency Services		P	P	P
Service Centre			P	
<b>OFFICE GROUP</b>				
Counselling Service	Z-5.113	S	S	
<b>STORAGE GROUP</b>				
Warehouse - Storage				P

**12.2 INSTITUTIONAL ZONE ONE**



**12.2(1) PURPOSE**

The I-1 Zone:

- accommodates institutional *development* at a scale that integrates sensitively with the surrounding residential neighbourhood.



**12.2(2) USES**

Z-5.113

(a) **Permitted Uses**

*Adult Care Centre*

*Assisted Living*

*Child Care Centre - Large*

*Community Centre*

*Counselling Service (only as a secondary use to the other permitted uses)* Z-5.197

*Cultural Establishment*

*Group Home*

*Nursing Home*

*Place of Worship*

*Recreation Facility - Outdoor*

*School (K-12)*

*Social Organization*

*Special Function Tent*

*Workforce Housing*

Z-5.314

**12.2(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). *Assisted living* and *group home* shall comply with the Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82

(a) *assisted living* shall comply with Section 9.3(4)(f) (Building Design) of the MR-2 zone in addition to the standards of the I-1 zone. Z-5.16

(b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338

**12.2(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i) 900 m <sup>2</sup>	Z-5.82
(ii) <i>Assisted Living</i> : 120 m <sup>2</sup> per dwelling unit	Z-5.16
<b>(b) Lot Frontage (MIN)</b>	
(i) 30 metres	

<b>(c) Lot Depth (MIN)</b>	
(i)	30 metres
<b>(d) Building Setbacks (MIN)</b>	
(i)	From a <i>front property line</i> : 6 metres
(ii)	From a <i>side property line</i> : 3 metres
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 6 metres
(iv)	From a <i>rear property line</i> : 6 metres
<b>(e) Building Height (MAX)</b>	
(i)	18 metres
(ii)	Where the <i>lot</i> abuts a <i>low rise residential zone</i> , <i>building height</i> is measured beginning at a point 7.5 metres above <i>grade</i> at the shared <i>property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height</i> allowed.
Z-5.352 Z-5.216	
<b>(f) Site Design</b>	
(i)	The main public entrance to each <i>building</i> shall be connected with a walkway to the public sidewalk or to the <i>street</i> where a future public sidewalk is to be constructed.
(ii)	The connecting walkway:
(A)	shall be <i>hard landscaped surface</i> ;

(B) shall be a minimum of 2 metres wide; and
(C) where it crosses a <i>parking lot</i> or driveway, shall incorporate a change in surface material, height or use of paint to distinguish the walkway from the <i>parking lot</i> or driveway surface.
<b>(g) Landscaped Area</b>
(i) In accordance with Section 4.2(2)
<b>(h) Parking</b>
(i) In accordance with Section 5

## 12.3 INSTITUTIONAL ZONE TWO

# I-2

### 12.3(1) PURPOSE

The I-2 Zone:

- accommodates large *scale* education, health care, culture, recreation and worship facilities on large *parcels* of land;
- is generally characterized by multiple *buildings* arranged in a campus style complex; and
- allows more than 1 main *building* on a *lot*.



### 12.3(2) USES

Z-5.113

#### (a) Permitted Uses

*Adult Care Centre*

*Assisted Living*

*Cemetery only as a secondary use  
to Place of Worship* Z-5.16

*Child Care Centre - Large*

*Community Centre*

*Conference & Event Facility*

*Counselling Service (only as a  
secondary use to the other permitted  
uses)*

*Cultural Establishment*

*Dormitory or Residence*

*Emergency Shelter* only when  
located within the Urban Core

*Funeral Home*

*Group Home*

*Health Services Laboratory*

*Hospital*

*Instructional Facility* only as a  
*secondary use* to the other permitted  
*uses*

*Medical Practice* only as a  
*secondary use* to the other permitted  
*uses*

*Nursing Home*

*Place of Worship*

*Recreation Facility - Indoor*

*Recreation Facility - Outdoor*

*Rehabilitation Centre*

*Research & Advanced Technology*

*School (K-12)*

*Service Centre*

*Social Organization*

*Special Function Tent*

*Studio - Media*

*Temporary Vending Facility*

*University & College*

*Vocational/Technical School*

*Workforce Housing* Z-5.314

**12.3(3) USE RULES**

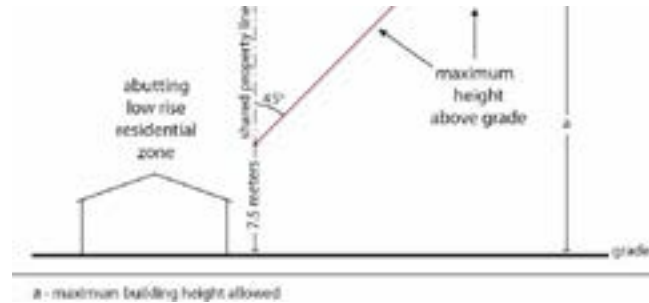
All *uses* shall comply with the Regulations Applying to All Uses (Section 4). *Assisted living* and *group home* shall comply with the Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82

- (a) *assisted living* shall comply with Section 9.3(4)(f) (Building Design) of the MR-2 zone in addition to the standards of the I-2 zone. Z-5.16
- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338

**12.3(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i) 1.5 hectares	Z-5.82
(ii) <i>Assisted Living</i> : 85 m <sup>2</sup> per <i>dwelling unit</i>	Z-5.16
<b>(b) Lot Frontage (MIN)</b>	
(i) 30 metres	
<b>(c) Lot Depth (MIN)</b>	
(i) 30 metres	
<b>(d) Building Setbacks (MIN)</b>	
(i) From a <i>property line</i> that abuts a public <i>street</i>	6 metres
(ii) From any other <i>property line</i> :	3 metres, except:
(A) where the <i>property line</i> abuts a <i>residential zone</i> :	10 metres
<b>(e) Building Height (MAX)</b>	
(i) 24 metres	

- (ii) Where the *lot* abuts a *low rise residential zone*, *building height* is measured beginning at a point 7.5 metres above *grade* at the shared *property line* and increases proportionally at a 45 degree angle to the maximum *building height* allowed.



Z-5.352 Z-5.216

**(f) Site Design**

- (i) The main public entrance to each *building* shall be connected with a walkway to the public sidewalk or to the *street* where a future public sidewalk is to be constructed.
- (ii) The connecting walkway:
  - (A) shall be *hard landscaped* surface;
  - (B) shall be a minimum of 2 metres wide; and
  - (C) where it crosses a *parking lot* or driveway, shall incorporate a change in surface material, height or use of paint to distinguish the walkway from the *parking lot* or driveway surface.

**(g) Landscaped Area**

- (i) In accordance with Section 4.2(2)

**(h) Parking**

- (i) In accordance with Section 5

**12.4 INSTITUTIONAL EXHIBITION ZONE**



**12.4(1) PURPOSE**

The IEX Zone:

- accommodates *public exhibition grounds* and facilities;
- is generally characterized by multiple large *scaled buildings* accommodating public exhibition, entertainment or sporting events; and,
- allows more than 1 main *building* on a *lot*.



**12.4(2) USES**

(a) **Permitted Uses**

*Food Service - Take-out*

*Market*

*Public Exhibition Grounds*

*Recreation Facility - Outdoor*

*Restaurant existing at the date of adoption of this By-law*

Z-5.312

*Restaurant - Licensed existing at the date of adoption of this By-law*

*Special Function Tent*

*Temporary Vending Facility*

*Warehouse - Storage*

**12.4(3) USE RULES**

All uses shall comply with the Regulations Applying to All Uses (Section 4).

**12.4(4) STANDARDS**

<b>(a) Lot Frontage (MIN)</b>	
(i)	36 metres
<b>(b) Lot Depth (MIN)</b>	
(i)	38 metres
<b>(c) Floor Area (MAX)</b>	
(i)	Seating area for <i>food service - take-out</i> : 15 m <sup>2</sup>

<b>(d) Building Setbacks (MIN)</b>	
(i) From a <i>property line</i> that abuts a public <i>street</i>	6 metres
(ii) From any other <i>property line</i> :	4.5 metres, except:
(A) where the <i>property line</i> abuts a <i>residential zone</i> :	10 metres
<b>(e) Building Height (MAX)</b>	
(i)	24 metres
(ii)	Where the <i>lot</i> abuts a <i>low-rise residential zone</i> , <i>building height</i> is measured beginning at a point 7.5 metres above <i>grade</i> at the shared <i>property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height</i> allowed.
Z-5.352 Z-5.312	
<b>(f) Landscaped Area</b>	
(i)	In accordance with Section 4.2(2)
<b>(g) Parking</b>	
(i)	In accordance with Section 5





## 13 Regulations Applying to Industrial Zones

### 13.1 GENERAL PROVISIONS

Z-5.59

#### 13.1(1) NUISANCE STANDARDS

- (a) Any industrial *use* operating within a *building* on a *lot* in the Business Industrial (BI) Zone or the Research and Advanced Technology (RT) Zone shall:
  - (i) not generate any dust, noise or vibration beyond the *building* containing that *use*; and,
  - (ii) not become an annoyance or nuisance to the surrounding area by reason of unsightliness, the emission of odours, liquid effluents, ionising or non-ionising radiation, fumes, smoke, or glare nor shall any *use* be permitted which creates or causes a health, fire or explosion hazard or electrical interference.
- (b) Dust generating from open storage areas, *yards* or roads shall be kept to a minimum by appropriate landscaping, paving, oiling, wetting, or other means.

#### 13.1(2) OUTDOOR STORAGE

- (a) Except when located in the Heavy Industrial (HI) Zone, *outdoor storage* is permitted only where it is secondary to the operation of the *principal use* on the *site*.
- (b) No material shall be stacked or piled higher than the *height* of the surrounding *screening* fence.
- (c) *Outdoor storage* shall be *screened* from a public *street* and from any abutting *residential zone* or *institutional zone* by an opaque fence with a maximum *height* of 2.5 metres.

### 13.2 STANDARDS

#### 13.2(1) SCREENING

- (a) Where the *site* abuts:
  - (i) a *residential zone*, an opaque fence with a height of 2 metres and high branching deciduous trees planted within a minimum 2 metre wide *landscaped area* shall be required along the shared *property line*; and
  - (ii) land used for residential purposes, an opaque fence with a minimum height of 2 metres shall be required along the shared *property line*.
- (b) All existing mature trees located within a required *landscaped area* shall be preserved where feasible.

**13.3 SPECIAL LAND USE REQUIREMENTS****13.3(1) CANNABIS PRODUCTION FACILITY**

- (a) Where permitted a *Cannabis Production Facility* shall comply with the following:
- (i) all functions associated with a *Cannabis Production Facility* shall be conducted entirely within an enclosed *building*;
  - (ii) despite Section 13.1(2)(a), no *outdoor storage* associated with a *Cannabis Production Facility* is permitted;
  - (iii) loading spaces shall be located entirely within an enclosed *building*; and,
  - (iv) any *building* or *structure* or portion thereof associated with a *Cannabis Production Facility* shall be located at least 150 metres from any *lot* in a Residential Zone, Institutional Zone, Park Zone (P), or Environment and Open Space Zone (EOS) measured to the *property line*.

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# 14 Regulations Applying to Industrial Zones

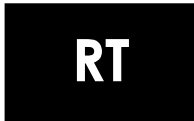
## 14.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary		RT	BI	GI	HI	INF
<b>RESIDENTIAL GROUP</b>						
Workforce Housing	Z-5.314	P	P			
<b>HEALTH CARE GROUP</b>						
Health Services Laboratory		P	P			
<b>INSTITUTIONAL GROUP</b>						
Social Organization			P			
<b>EDUCATIONAL GROUP</b>						
Child Care Centre - Large		P	P			
University & College		P				
Vocational/Technical School		P	P			
<b>RECREATION GROUP</b>						
Park		P	P	P	P	P
Recreation Facility - Indoor			P	P		
Recreation Facility - Outdoor				P		
<b>TEMPORARY USE GROUP</b>						
Special Function Tent		P	P	P	P	
Temporary Vending Facility		P	P	P	P	
<b>PRODUCTION GROUP</b>						
Abattoir					P	
Asphalt/Concrete Plant					P	
Cannabis Production Facility	Z-5.143			P	P	
Contractors Shop			P	P		
Dry Cleaning Plant				P	P	
Feed Mill				P	P	
Food & Beverage Processing Facility			P	P	P	
Manufacturing - Heavy					P	
Manufacturing - Light			P	P	P	
Publishing Facility			P	P		
Research & Advanced Technology		P				
Resource Extraction					P	
Service & Repair - Industrial				P	P	
Studio - Artisan			P			
Studio - Media			P			

P = Permitted C = Conditional S = Secondary		RT	BI	GI	HI	INF
<b>FOOD, DRINK &amp; ENTERTAINMENT GROUP</b>						
Catering Service			P	P		
Commercial Recreation Establishment			P	P		
Drinking Establishment			P			
Food Service - Take Out			P	P		
Restaurant		P	P	P		
Restaurant - Licensed		P	P	P		
<b>SALES GROUP</b>						
Auction House			P			
Auction Facility				P	P	
Convenience Store		P	P			
Drive-thru Facility			C			
Equipment Sales & Rental - Light			P	P		
Equipment Sales & Rental - Heavy				P	P	
Garden Centre			P			
Landscape Material Supply				P		
Retail Store			S	S	S	
Retail Warehouse			P			
Sales Centre - Model Home	Z-5.216		P	P		
Warehouse - Wholesale				P		
<b>SERVICES GROUP</b>						
Financial Institution			P			
Fitness Centre			P			
Funeral Home			P			
Instructional Facility			P			
Laboratory			P	P		
Personal Service - Apparel			P			
Personal Service - Appearance	Z-5.216		P			
Pet Care Service			P			
Printing Centre			P			
Safety and Emergency Services		P	P	P	P	P
Service & Repair - Household			P			
Service Centre			P			
Studio - Photographic			P			
<b>OFFICE GROUP</b>						
Office		S	S	S	S	S

P = Permitted C = Conditional S = Secondary		RT	BI	GI	HI	INF
<b>VEHICLE SERVICES GROUP</b>						
Car Wash			P			
Dispatch Service			P	P		
Gas Bar			C			
Large Vehicle Sales & Service				P	P	
Towing Service				P		
Transit Service				P		
Transportation Depot				P	P	
Vehicle Storage				P	P	
Vehicle Body & Paint			P	P	P	
Vehicle Rental	Z-5.82		C	P		
Vehicle Sales	Z-5.82		C	P		
Vehicle Sales - Seasonal	Z-5.82		P	P		
Vehicle Service - Minor			P	P	P	
Vehicle Service - Major			P	P	P	
<b>STORAGE GROUP</b>						
Bulk Fuel Station				P	P	
Distribution Facility				P	P	
Outdoor Storage					P	
Self-Storage Facility			P	P		
Warehouse - Storage			P	P	P	
<b>AGRICULTURE &amp; ANIMAL GROUP</b>						
Animal Shelter			P	P		
Kennel			P	P		
Veterinary Services			P	P		
<b>WASTE MANAGEMENT GROUP</b>						
Landfill					P	P
Recycling Depot			C	P		
Recycling Facility				P	P	P
Salvage Yard					P	
Waste Disposal Facility					P	
Wastewater Treatment Facility						P
<b>INFRASTRUCTURE GROUP</b>						
Utilities		P	P	P	P	P
Utility Distribution - Structure						P

**14.2 RESEARCH & ADVANCED TECHNOLOGY ZONE**



**14.2(1) PURPOSE**

The RT Zone:

- accommodates a specific range of *uses* involved in *research and advanced technology* and *development*;
- is generally characterized by larger *scale buildings* in an “office park” environment;
- allows very limited support commercial *uses*; and,
- allows more than 1 main *building* on a *lot*.



**14.2(2) USES**

(a) **Permitted Uses**

- Child Care Centre - Large*
- Convenience Store*
- Health Services Laboratory*
- Office existing at the date of adoption of this By-law*
- Research & Advanced Technology*
- Restaurant*

- Restaurant - Licensed*
- Special Function Tent*
- Temporary Vending Facility*
- University & College*
- Vocational/Technical School*
- Workforce Housing*

Z-5.314

**14.2(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Industrial Uses (Section 13). In addition, the following rules apply:

- (a) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)).

Z-5.314 Z-5.338

**14.2(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) 2,000 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>
(i) 30 metres

<b>(c) Lot Coverage (MAX)</b>	
(i)	60 % of the <i>lot area</i>
<b>(d) Building Height (MAX)</b>	
(i)	18 metres
<b>(e) Building Setbacks (MIN)</b>	
(i)	From a <i>property line</i> that abuts a public <i>street</i> : 6 metres
(ii)	From any other <i>property line</i> : 6 metres, except:
(A)	where there the <i>property line</i> abuts a <i>residential zone</i> : 10 metres
<b>(f) Building Design</b>	
(i)	The main public entrance to a <i>building</i> shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , <i>arches</i> , <i>awnings</i> , <i>pitched</i> or <i>raised</i> roof forms, <i>recesses</i> or <i>porticoes</i> or similar <i>design</i> features.
(ii)	The <i>design</i> and finish materials of the exterior wall containing the main public entrance shall be applied to all the other walls.
<b>(g) Floor Area (MAX)</b>	
(i)	Total <i>net floor area</i> for <i>restaurant(s)</i> , <i>restaurants(s) - licensed</i> or <i>convenience store</i> : 120 m <sup>2</sup>
<b>(h) Landscaped Area</b>	
(i)	In accordance with Section 4.2(2)
<b>(i) Parking</b>	
(i)	In accordance with Section 5

## 14.3 BUSINESS INDUSTRIAL ZONE

**BI**

### 14.3(1) PURPOSE

The BI Zone:

- accommodates a mix of light industrial, service and commercial *uses* that would have minimal adverse impact on adjacent non-industrial land *uses*;
- provides for *uses* where all production and service activities take place within the *building* and may require outdoor area for related display or storage activities; and,
- allows more than 1 main *building* on a *lot*.



### 14.3(2) USES

#### (a) Permitted Uses

*Animal Shelter*

*Auction House*

*Car Wash*

*Catering Service*

*Child Care Centre - Large*

*Commercial Recreation*

*Establishment*

*Convenience Store*

*Contractor's Shop*

*Dispatch Service*

*Drinking Establishment*

*Equipment Sales & Rental - Light*

*Financial Institution*

*Fitness Centre*

*Food & Beverage Processing Facility*

*Food Service - Take-out*

*Funeral Home*

*Garden Centre*

*Health Services Laboratory*

*Instructional Facility*

*Kennel*

*Laboratory*

*Manufacturing - Light*

*Office only as a secondary use to the other permitted uses*

*Personal Service - Apparel*

*Personal Service - Appearance* Z-5.216

*Pet Care Service*

*Printing Centre*

*Publishing Facility*

*Recreation Facility - Indoor*

*Restaurant*

*Restaurant - Licensed*

*Retail Store only as a secondary use to the other permitted uses*

*Retail Warehouse*

*Sales Centre - Model Home*

*Self-Storage Facility*

*Service Centre*

*Service & Repair - Household*

*Social Organization*

*Special Function Tent*

*Studio - Artisan*

*Studio - Media*

*Studio - Photographic*

*Temporary Vending Facility*  
*Vehicle Body & Paint*  
*Vehicle Sales - Seasonal*  
*Vehicle Service - Major*  
*Vehicle Service - Minor*  
*Veterinary Services*  
*Vocational/Technical School*  
*Warehouse - Storage*

*Warehouse – Wholesale*  
*Workforce Housing*

Z-5.314

(b) **Conditional Uses**

*Drive-thru Facility*  
*Gas Bar*  
*Recycling Depot*  
*Vehicle Rental*  
*Vehicle Sales*

**14.3(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Industrial Uses (Section 13). *Vehicle-oriented uses* shall comply with Section 10.2(2). In addition, the following rules apply: Z-5.82

- (a) *contractor’s shop* and *vehicle body & paint* shall only be permitted where all activities, functions and services take place within a *building*.
- (b) *workforce housing* shall only be permitted in the areas defined in Schedule 12 of this By-law and shall comply with the Workforce Housing General Provisions and Standards (Section 10.3(5)). Z-5.314 Z-5.338

**14.3(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) 2,000 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>
(i) 30 metres
<b>(c) Lot Coverage (MAX)</b>
(i) 60 % of the <i>lot area</i>
<b>(d) Building Height (MAX)</b>
(i) 12 metres

<b>(e) Building Setbacks (MIN)</b>	
(i) From a <i>property line</i> that abuts a public <i>street</i> :	6 metres
(ii) From any other <i>property line</i> :	3 metres, except:
(A) where there the <i>property line</i> abuts a <i>residential zone</i> :	7.5 metres
<b>(f) Building Design</b>	
(i) The main public entrance to a <i>building</i> shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , arches, awnings, pitched or raised roof forms, recesses or <i>porticoes</i> or similar <i>design</i> features.	
<b>(g) Floor Area (MAX)</b>	
(i) Total <i>gross floor area</i> for <i>office(s)</i> :	25 %
(ii) Total <i>gross floor area</i> for <i>retail store(s)</i> :	25 %
(iii) Total <i>net floor area</i> for <i>restaurant(s)</i> or <i>restaurant(s) - licensed</i> :	200 m <sup>2</sup>
(iv) Seating area for <i>food service - take-out</i> :	15 m <sup>2</sup>
<b>(h) Loading Area Screening</b>	
(i) Loading areas shall be <i>screened</i> from a public <i>street</i> or <i>residential zone</i> .	
<b>(i) Landscaped Area</b>	
(i) In accordance with Section 4.2(2)	
<b>(j) Parking</b>	
(i) In accordance with Section 5	

## 14.4 GENERAL INDUSTRIAL ZONE



### 14.4(1) PURPOSE

The GI Zone:

- accommodates a wide range of general industrial and vehicle-oriented *uses* that may have an adverse impact on adjacent non-industrial land *uses*;
- provides for *uses* where the majority of production and service activities take place within the *building* and may require outdoor areas for related loading or storage activities; and,
- allows more than 1 main *building* on a *lot*.



### 14.4(2) USES

#### (a) Permitted Uses

*Animal Shelter*

*Auction Facility*

*Bulk Fuel Station*

*Cannabis Production Facility* Z-5.143

*Catering Service*

*Commercial Recreation  
Establishment*

*Contractor's Shop*

*Dispatch Service*

*Distribution Facility*

*Dry Cleaning Plant*

*Equipment Sales & Rental - Heavy*

*Equipment Sales & Rental - Light*

*Feed Mill*

*Food & Beverage Processing Facility*

*Food Service - Take-out*

*Kennel*

*Laboratory*

*Landscape Material Supply*

*Large Vehicle Sales & Service*

*Manufacturing - Light*

*Office only as a secondary use to  
the other permitted uses*

*Publishing Facility*

*Recreation Facility - Indoor*

*Recreation Facility - Outdoor*

*Recycling Depot*

*Recycling Facility*

*Restaurant*

*Restaurant - Licensed*

*Retail Store only as a secondary use  
to the other permitted uses*

*Sales Centre - Model Home* Z-5.216

*Self-Storage Facility*

*Service & Repair - Industrial*

*Special Function Tent*

*Temporary Vending Facility*

*Transit Service*

*Transportation Depot*

*Towing Service*

*Vehicle Body & Paint*

*Vehicle Rental*

*Vehicle Sales*

*Vehicle Sales - Seasonal*

*Vehicle Service - Major*

*Vehicle Service - Minor*

*Vehicle Storage*  
*Veterinary Services*  
*Warehouse - Storage*

*Warehouse - Wholesale*

### 14.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Industrial Uses (Section 13). *Vehicle-oriented uses* shall comply with Section 10.2(2). In addition, the following rules apply: Z-5.82

- (a) *Recycling Facilities* shall only be permitted where all activities, functions and services take place within a *building*.

### 14.4(4) STANDARDS

<b>(a) Lot Area (MIN)</b>	
(i)	2,000 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>	
(i)	30 metres
<b>(c) Lot Coverage (MAX)</b>	
(i)	60 % of the <i>lot area</i>
<b>(d) Building Height (MAX)</b>	
(i)	12 metres
<b>(e) Building Setbacks (MIN)</b>	
(i)	From a <i>property line</i> that abuts a public <i>street</i> : 6 metres
(ii)	From any other <i>property line</i> : 3 metres, except:
(A)	where there the <i>property line</i> abuts a <i>residential zone</i> : 7.5 metres

<b>(f) Floor Area (MAX)</b>	
(i) Total <i>gross floor area</i> for <i>office(s)</i> :	25 %
(ii) Total <i>gross floor area</i> for <i>retail store(s)</i> :	10 %
(iii) Total <i>net floor area</i> for <i>restaurant(s)</i> or <i>restaurant(s) - licensed</i> :	120 m <sup>2</sup>
(iv) Seating area for <i>food service - take-out</i> :	15 m <sup>2</sup>
<b>(g) Loading Area Screening</b>	
(i) Loading areas shall be <i>screened</i> from a public <i>street</i> or <i>residential zone</i> .	
<b>(h) Landscaped Area</b>	
(i) In accordance with Section 4.2(2)	
<b>(i) Parking</b>	
(i) In accordance with Section 5	

## 14.5 HEAVY INDUSTRIAL ZONE



### 14.5(1) PURPOSE

The HI Zone:

- accommodates larger *scale* industrial operations and those which have potential for significant external nuisance effects on adjacent land *uses*;
- provides for *uses* where activities take place both inside *buildings* and outdoors on larger *parcels* of land; and,
- allows more than 1 main *building* on a *lot*.



### 14.5(2) USES

#### (a) Permitted Uses

*Abattoir*

*Asphalt, Aggregate, Concrete Plant*

*Auction Facility*

*Bulk Fuel Station*

*Cannabis Production Facility* Z-5.143

*Distribution Facility*

*Dry Cleaning Plant*

*Equipment Sales & Rental - Heavy*

*Feed Mill*

*Food & Beverage Processing Facility*

*Landfill*

*Large Vehicle Sales & Service*

*Manufacturing - Heavy*

*Manufacturing - Light*

*Office only as a secondary use to the other permitted uses*

*Outdoor Storage*

*Recycling Facility*

*Resource Extraction*

*Retail Store only as a secondary use to the other permitted uses*

*Salvage Yard*

*Service & Repair - Industrial*

*Special Function Tent*

*Transportation Depot*

*Temporary Vending Facility*

*Vehicle Body & Paint*

*Vehicle Service - Major*

*Vehicle Service - Minor*

*Vehicle Storage*

*Warehouse - Storage*

*Waste Disposal Facility*

### 14.5(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Industrial Uses (Section 13).

**14.5(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>		
(i)	4,000 m <sup>2</sup>	
<b>(b) Lot Frontage (MIN)</b>		
(i)	30 metres	
<b>(c) Lot Coverage (MAX)</b>		
(i)	70 % of the <i>lot area</i>	
<b>(d) Building Height (MAX)</b>		
(i)	12 metres	
<b>(e) Building Setbacks (MIN)</b>		
(i)	From a <i>property line</i> that abuts a public <i>street</i> :	15 metres
(ii)	From any other <i>property line</i> :	7.5 metres, except:
	(A) where there the <i>property line</i> abuts a <i>residential zone</i> :	15 metres
<b>(f) Floor Area (MAX)</b>		
(i)	Total <i>gross floor area</i> for <i>office(s)</i> :	25 %
(ii)	Total <i>gross floor area</i> for <i>retail store(s)</i> :	10 %

<b>(g) Screening for Salvage Yard and Recycling Facility</b>	
(i)	Where land is used for the storage of scrap, recycling or automotive materials, the following regulations shall apply:
(A)	the whole of the operation shall be surrounded by an opaque fence, not less than 3 metres and not greater than 5 metres in height, continuous except for gates necessary for access;
(B)	the fence shall be located at least 6 metres from the <i>front property line</i> and 1.5 metres from <i>side and rear property lines</i> , and the land between the fence and any <i>property line</i> not required for entrance and exit driveways shall be <i>landscaped area</i> ; and
(C)	no material shall be piled higher than the height of the surrounding fence, and at least 3 metres from the fence.
<b>(h) Parking</b>	
(i)	In accordance with Section 5

**14.6 INFRASTRUCTURE ZONE**



**14.6(1) PURPOSE**

The INF Zone:

- accommodates major infrastructure facilities and *utility distribution structures*;
- requires large *parcels* of land for uses that may generate negative off-site impacts; and,
- allows more than 1 main *building* on a *lot*.



**14.6(2) USES**

(a) **Permitted Uses**

*Recycling Facility*

*Office only as a secondary use to the other permitted uses*

*Utility Distribution Structure*

*Wastewater Treatment Facility*

**14.6(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Industrial Uses (Section 13).

**14.6(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>	
(i) For <i>wastewater treatment facility</i> :	4 hectares
<b>(b) Building Height (MAX)</b>	
(i)	12 metres, except for a <i>utility distribution centre</i>
<b>(c) Building Setbacks (MIN)</b>	
(i) From a <i>property line</i> that abuts a public <i>street</i> :	15 metres
(ii) From any other <i>property line</i> :	7.5 metres, except:
(A) where there the <i>property line</i> abuts a <i>residential zone</i> :	15 metres
<b>(d) Parking</b>	
(i)	In accordance with Section 5







# 15 Limited Development Zones

## 15.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary	EOS	P	FD	AG	AGX	EC	ED	CDD
<b>RESIDENTIAL GROUP</b>								
Apartment Building								P
Converted Dwelling	P							P
Dwelling Unit - Farm Help			P	P				
Dwelling Unit								P
Home Occupation	P		P	P				
Keeping of Hens	P		P					
Multiplex								P
Single Detached Dwelling Z-5.197	P*		P	P				
Stacked Townhouse								P
Townhouse								P
<b>INSTITUTIONAL GROUP</b>								
Area of Natural, Scientific or Historic Interest	P			P		P	P	
Cemetery	P	P						
Community Centre		P				P	P	
Cultural Establishment						P	P	
Interpretive Centre	P	P	P	P	P	P	P	
<b>EDUCATIONAL GROUP</b>								
Child Care Centre - Small	P		P	P				
Child Care Centre - Medium			C					
School (K-12)						P	P	
University & College						P	P	
Vocational/Technical School						P	P	
<b>RECREATION GROUP</b>								
Boating Facility	P							
Golf Course		P	P					
Park	P	P	P	P	P	P	P	P
Recreation Facility - Indoor		P						
Recreation Facility - Outdoor		P						
<b>SALES GROUP</b>								
Garden Centre			P	P				
<b>SERVICES GROUP</b>								
Safety and Emergency Services	P	P	P	P	P	P	P	P

\*only single detached dwellings existing as of September 1, 1981

Z-5.197

P = Permitted C = Conditional S = Secondary	EOS	P	FD	AG	AGX	EC	ED	CDD
<b>OFFICE GROUP</b>								
Office					S			
<b>AGRICULTURE &amp; ANIMAL GROUP</b>								
Agriculture & Farming			P	P	P			
Animal Shelter			C	P	P			
Equestrian Facility			C	P	P			
Forestry			P	P	P	P	P	
Intensive Agriculture & Farming				P	P			
Kennel			P	P	P			
Research Farm					P			
Veterinary Services			P	P	P			
<b>TEMPORARY USE GROUP</b>								
Special Function Tent	P	P		P	P	P	P	
Temporary Vending Facility		P						
<b>PRODUCTION GROUP</b>								
Studio Artisan			P	P				
<b>INFRASTRUCTURE GROUP</b>								
Utilities	P	P	P	P	P	P	P	P

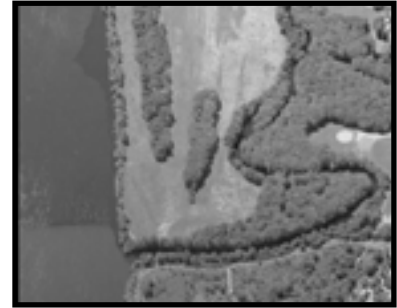
## 15.2 ENVIRONMENTAL & OPEN SPACE ZONE

**EOS**

### 15.2(1) PURPOSE

The EOS Zone:

- preserves land that is considered to be environmentally significant due to its natural land form and topography, ecological and conservation value or its location within a wetland or flood-prone area; and,
- allows more than 1 main *building* on a *lot*.



### 15.2(2) USES

#### (a) Permitted Uses

*Area of Natural or Scientific Interest*  
*Boating Facility*  
*Cemetery*  
*Child Care Centre - Small*  
*Home Occupation*  
*Interpretive Centre*

*Keeping of Hens*

*Recreational Facility - Outdoor*

*Single Detached Dwelling*

existing as of September 1, 1981

*Special Function Tent*

### 15.2(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). *Single detached dwelling, home occupation, keeping of hens* and *child care centre - small* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) despite Section 2.1(2)(d), cutting and filling for the making of land is not permitted except where it is directly related to an approved subdivision or *building* permit. Z-5.16

### 15.2(4) STANDARDS

<b>(a) Lot Area (MIN)</b>
(i) 930 m <sup>2</sup>
<b>(b) Lot Frontage (MIN)</b>
(i) 30 metres
<b>(c) Lot Coverage (MAX)</b>
(i) 5% of the <i>lot area</i>

<b>(d) Building Setbacks (MIN)</b>	
(i) From a <i>property line</i> that abuts a public <i>street</i> :	12 metres
(ii) From any other <i>property line</i> :	15 metres
<b>(e) Building Height (MAX)</b>	
(i)	10 metres
<b>(f) Parking</b>	
(i)	In accordance with Section 5

**15.3 PARK ZONE**



**15.3(1) PURPOSE**

The P Zone:

- provides public *park* land for active or passive recreation; and,
- allows more than 1 main *building* on a *lot*.



**15.3(2) USES**

(a) **Permitted Uses**

*Cemetery*

*Community Centre*

*Golf Course*

*Recreation Facility - Indoor*

*Recreation Facility - Outdoor*

*Special Function Tent*

*Temporary Vending Facility*

Z-5.197

**15.3(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4).

**15.3(4) STANDARDS**

<b>(a) Building Setbacks (MIN)</b>	
(i) From a <i>property line</i> that abuts a public <i>street</i> :	15 metres
(ii) From any other <i>property line</i> :	11 metres
<b>(b) Parking</b>	
(i) In accordance with Section 5	

## 15.4 FUTURE DEVELOPMENT ZONE

**FD**

### 15.4(1) PURPOSE

The FD Zone:

- preserves land awaiting urban *development* and servicing;
- allows agriculture and a limited range of related *uses* that can be removed or redeveloped; and,
- allows more than 1 main *building* on a *lot*.



### 15.4(2) USES

#### (a) Permitted Uses

*Agriculture and Farming*  
*Child Care Centre - Small*  
*Dwelling - Farm Help*  
*Forestry*  
*Garden Centre*  
*Golf Course*  
*Home Occupation*  
*Interpretive Centre*  
*Keeping of Hens*  
*Kennel*  
*Single Detached Dwelling*  
*Studio - Artisan*  
*Veterinary Services*

#### (b) Conditional Uses

*Animal Shelter*  
*Child Care Centre - Medium*  
*Equestrian Facility*

### 15.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). *Single detached dwelling, dwelling - farm help, home occupation, and child care centre - small* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82

- dwelling - farm help* shall be permitted only in conjunction with an agricultural *use* and occupied by person(s) who are engaged in that agriculture *use* on a full-time basis for at least 6 months of the year; and
- single detached dwelling* shall be limited to 1 per *lot*.

**15.4(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>		
(i)	1.6 hectares (16,000 m <sup>2</sup> )	
<b>(b) Lot Frontage (MIN)</b>		
(i)	46 metres	
<b>(c) Lot Coverage (MAX)</b>		
(i)	50% of the <i>lot area</i>	
<b>(d) Building Setbacks (MIN)</b>		
(i)	From a <i>front property line</i>	15 metres
(ii)	From a <i>side property line</i>	7.5 metres
(iii)	From a <i>rear property line</i>	15 metres
<b>(e) Building Height (MAX)</b>		
(i)	9 metres, except:	
	(A) <i>farm buildings</i> : 20 metres	
<b>(f) Landscaped Area</b>		
(i)	In accordance with Section 4.2(2)	
<b>(g) Parking</b>		
(i)	In accordance with Section 5	

## 15.5 AGRICULTURAL ZONE

**AG**

### 15.5(1) PURPOSE

The AG Zone:

- accommodates *agriculture, farming* and livestock operations and related activities on large *parcels* of land; and,
- allows more than 1 main *building* on a *lot*.



### 15.5(2) USES

#### (a) Permitted Uses

*Agriculture & Farming*

*Animal Shelter*

*Area of Natural or Scientific Interest*

*Child Care Centre - Small*

*Dwelling - Farm Help*

*Equestrian Facility*

*Forestry*

*Garden Centre*

*Home Occupation*

*Intensive Agriculture & Farming*

*Interpretive Centre*

*Kennel*

*Single Detached Dwelling*

*Special Function Tent*

*Studio - Artisan*

*Veterinary Services*

### 15.5(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). *Single detached dwelling, dwelling - farm help, home occupation, and child care centre - small* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.82

- dwelling - farm help* shall be permitted only in conjunction with an agricultural *use* and occupied by person(s) who are engaged in that agriculture *use* on a full-time basis for at least 6 months of the year; and
- single detached dwelling* shall be limited to 1 per *lot*.

**15.5(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>		
(i)	1.6 hectares (16,000 m <sup>2</sup> )	
<b>(b) Lot Frontage (MIN)</b>		
(i)	46 metres	
<b>(c) Lot Coverage (MAX)</b>		
(i)	50% of the <i>lot area</i>	
<b>(d) Building Setbacks (MIN)</b>		
(i)	from a <i>front property line</i>	15 metres
(ii)	from a <i>side property line</i>	7.5 metres
(iii)	from a <i>rear property line</i>	15 metres
<b>(e) Building Height (MAX)</b>		
(i)	9 metres, except:	
	(A) <i>farm buildings</i> : 20 metres	
<b>(f) Parking</b>		
(i)	In accordance with Section 5	

**15.6 AGRICULTURE EXPERIMENTAL ZONE**



**15.6(1) PURPOSE**

The AGX Zone:

- accommodates a specific range of *uses* involved in the science of *agriculture* and livestock breeding and related activities;
- is generally characterized by larger *scale* facilities and *buildings* on large *parcels* of land; and,
- allows more than 1 main *building* on a *lot*.



**15.6(2) USES**

(a) **Permitted Uses**

- Agriculture & Farming*
- Animal Shelter*
- Equestrian Facility*
- Forestry*
- Intensive Agriculture & Farming*
- Interpretive Centre*

- Kennel*
- Office only as a secondary use to the other permitted uses*
- Research Farm*
- Special Function Tent*
- Veterinary Services*

**15.6(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4).

**15.6(4) STANDARDS**

<b>(a) Lot Area (MIN)</b>
(i) 1.6 hectares (16,000 m <sup>2</sup> )
<b>(b) Lot Frontage (MIN)</b>
(i) 46 metres
<b>(c) Lot Coverage (MAX)</b>
(i) 50% of the <i>lot area</i>

<b>(d) Building Setbacks (MIN)</b>	
(i) From a <i>front property line</i>	15 metres
(ii) From a <i>side property line</i>	7.5 metres
(iii) From a <i>rear property line</i>	15 metres
<b>(e) Building Height (MAX)</b>	
(i) 20 metres	
<b>(f) Parking</b>	
(i) In accordance with Section 5	

**15.7 ENDOWMENT CONSERVATION ZONE**



**15.7(1) PURPOSE**

The EC Zone:

- protects natural features, watercourses, wetlands, habitat, and areas of particular ecological value while allowing for academic purposes including but not limited to forest management, teaching, research and *uses* related to the *forestry* programs at the University of New Brunswick;
- provides a buffer between sensitive and environmentally valued components of the University of New Brunswick woodlot and adjoining *development* lands; and,
- allows more than 1 main *building* on a *lot*.



**15.7(2) USES**

(a) **Permitted Uses**

- Area of Natural or Scientific Interest*
- Community Centre*
- Cultural Establishment*
- Forestry*
- Interpretive Centre*
- School (K-12)*

- Special Function Tent*
- University & College*
- Vocational/Technical School*

**15.7(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4).

**15.7(4) STANDARDS**

<b>(a) Building Setbacks (MIN)</b>	
(i) From a <i>front property line</i>	6 metres
(ii) From a <i>side property line</i>	3 metres
(iii) From a <i>rear property line</i>	6 metres
<b>(b) Building Height (MAX)</b>	
(i)	18 metres
<b>(c) Parking</b>	
(i)	In accordance with Section 5

**15.8 ENDOWMENT DEVELOPMENT ZONE**



**15.8(1) PURPOSE**

The ED Zone:

- accommodates a variety of land *uses* including residential, commercial, industrial and business, research and technology, institutional and community *uses* in a comprehensive and high quality urban environment;
- requires an amending By-law and associated terms and conditions established by Council; and,
- allows more than 1 main *building* on a *lot*.



**15.8(2) USES**

(a) **Permitted Uses**

- Area of Natural or Scientific Interest*
- Community Centre*
- Cultural Establishment*
- Forestry*
- Interpretive Centre*
- School (K-12)*
- Special Function Tent*
- University & College*

*Vocational/Technical School*

*Uses allowed under Development Agreement approved by Municipal Council pursuant to Section 59 or 131 of the Community Planning Act.*  
Z-5.197

**15.8(3) USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4). In addition, all *uses* allowed in Section 15.8(2) shall comply with standards established in terms and conditions set out in accordance with the amending By-law and Section 59 Development Agreement approved by Council.  
Z-5.197

**15.8(4) STANDARDS**

<b>(a) Building Setbacks (MIN)</b>		
(i)	From a <i>front property line</i>	6 metres
(ii)	From a <i>side property line</i>	3 metres
(iii)	From a <i>rear property line</i>	6 metres

<b>(b) Building Height (MAX)</b>
(i) 18 metres
<b>(c) Parking</b>
(i) In accordance with Section 5

**15.9 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE****CDD****15.9(1) PURPOSE**

The CDD Zone:

- accommodates *development* that due to its unique characteristics, innovation or unusual *site* characteristics require specific regulation not available in other zones;
- requires an amending By-law and associated terms and conditions established by Council; and,
- allows more than 1 main *building* on a *lot*.

**15.9(2) USES****(a) Permitted Uses**

- (1) Those *uses* that existed at the time of the passing of this By-law.
- (2) Notwithstanding any of the above permitted *uses*, the following *uses* may be permitted subject to a Development Agreement approved by Council pursuant to Section 59 of the *Community Planning Act*: Z-5.197
  - (i) multi-residential;
  - (ii) commercial;
  - (iii) institutional; and
  - (iv) mixed use.

**15.9(3) USE RULES**

All *uses* shall comply with standards established in terms and conditions set out in accordance with the amending By-law and Section 59 Development Agreement approved by Council.

## 15.10 HOLDING ZONE

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### 15.10(1)PURPOSE

The Holding Zone:

- indicates the future zoning category of a *parcel* of land that is considered premature for urban *development* due to location and/or lack of municipal servicing; and,
- requires an amending By-law approved by Council in order to remove the affix “H”.

### 15.10(2)USES

#### (a) Permitted Uses

- (1) *Uses* legally in existence at the time of the passing of this By-law.
- (2) *A single detached dwelling* within the R-1(H), R-1N(H), R-2(H), R-3(H), R-4(H) and R-5(H) zones, subject to the standards of the applicable zone. Z-5.16
- (3) Nothing in this by-law shall prevent the repair, structural alteration or extension of any *building* or *structure* or part of any such *building* or *structure*, or alteration thereof, provided the regulations of the future zoning category in which the *building* or *structure* is located are complied with. Z-5.16 Z-5.59





## 16 Repeal of By-law No. Z-2, A Zoning By-law for the City of Fredericton

- 16.1 By-law No. Z-2, *A Zoning By-law for the City of Fredericton*, and amendments thereto, given third reading on November 14, 2005, is hereby repealed.
- 16.2 The repeal of By-law No. Z-2, *A Zoning By-law for the City of Fredericton*, shall not affect any penalty, forfeiture or liability, incurred before such repeal or any proceeding for enforcing the same completed or pending at the time of repeal; nor shall it repeal, defeat, disturb, invalidate or prejudicially affect any matter or thing whatsoever completed, existing or pending at the time of repeal.
- 16.3 The repeal of By-law No. Z-2, *A Zoning By-law for the City of Fredericton*, shall not affect any existing Development Agreement or Terms and Conditions imposed by Council pursuant to Section 59 of the *Community Planning Act* in effect or existing as of the date of the adoption of By-law No. Z-5, *A Zoning By-law for the City of Fredericton*.



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## 17 Repeal of Zoning By-law No. Z-2 Amendments

- 17.1 To ensure consistency between the *Municipal Plan* and *Zoning By-law, development* approvals involving by-law amendments that have not proceeded to the construction stage within 5 years of their initial approval may be reviewed to determine whether the by-law should be repealed because it is no longer consistent with the land use policy direction of the *Municipal Plan*. This review would occur in conjunction with a future review of *By-law No. Z-5. Development* approvals involving zoning by-law amendments will be carried forward from *By-law No. Z-2* to *By-law No. Z-5*, however, the 5-year time frame for review will still apply to these applications as noted above.
- 17.2 After Council reviews a rezoning application, Council may refuse to rezone land for *development* where Council deems that the *development* cannot reasonably be completed within 10 years of the coming into force of the rezoning. To achieve this intent Council may refuse the application on the basis that it is premature or Council may establish timeframes that the applicant must satisfy to begin construction within a 10-year period.







## 18 Enforcement

- 18.1 Any person who violates any provision of this By-law is subject to the enforcement provisions of the *Community Planning Act* and amendments thereto, in effect at the time of the offence. Z-5.338

  
Brad Woodside,  
Mayor / maire

  
  
Brenda L. Knight,  
City Clerk / secrétaire municipale



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ZONE	CIVIC	ADDRESS	USE	BYLAW
AG		BROOKSIDE WEST	EQUESTRIAN FACILITY	Z-2.370
AG		HERON DRIVE	2ND RESIDENTIAL UNIT & COMMERCIAL USES	Z-2.443
AS	1713-1715	WOODSTOCK ROAD	RESTAURANT	Z-2
AS	3131	WOODSTOCK ROAD	403 SQ.FT CONVENIENCE STORE	Z-2
AS	536-562	RIVERSIDE DRIVE	CONVENIENCE STORE	Z-2
AS	71	CANADA STREET	AUTOMOBILE SERVICE STATION	Z-2.13
AS	71	CANADA STREET	WOODWORKING BUSINESS	Z-2.202
BI	191	DOAK ROAD	OFFICE BUILDING	Z-5
BI	211	DOAK ROAD	OFFICE BUILDING	Z-5
BI	25,45,50,65	GORDON STREET	INCREASE THE MARKETABILITY OF THE DEVELOPMENT	Z-5.225
BI	370	WILSEY ROAD	OFFICE BUILDING	Z-5
BI	380	ALISON BLVD	OFFICE BUILDING	Z-5
BI	50	AVONLEA COURT	OFFICE BUILDING	Z-5
BI	56	AVONLEA COURT	OFFICE BUILDING	Z-5
BI	60	BISHOP DRIVE	OFFICE BUILDING	Z-5
CC	130-140	CARLETON STREET	INCREASE THE ALLOWABLE BUILDING HEIGHT TO 30.2 METRES	Z-5.149
CC	155	KING STREET	MORE THAN ONE (1) BUILDING ON ONE LOT	Z-5.94
CC	199	QUEEN STREET	INCREASE ALLOWABLE BLDG HEIGHT TO 28.2 M	Z-5.169
CC	199	QUEEN STREET	INCREASE ALLOWABLE BLDG HEIGHT TO 31.2 METRES	Z-5.195
CC	334	KING STREET	FACIA SIGNAGE WITH A READER-BOARD CONTAINING	Z-5.6
CC	362	QUEEN STREET	SECOND BLDG (MICROBREWERY) ON ONE LOT	Z-5.67
CC	374	KING STREET	INCREASE ALLOWABLE BUILDING HEIGHT TO 18.8 METRES	Z-5.190
CC	438-440	BRUNSWICK STREET	30-UNIT APARTMENT BUILDING	Z-5.272
CC	618-634	QUEEN STREET	A HOTEL AT A HEIGHT OF 29 METRES	Z-5.83
CC	79-95	REGENT STREET	INCREASE ALLOWABLE BUILDING HEIGHT TO 25.3 METRES	Z-5.160
CC1	377-379	KING STREET	2 STOREY COMMERCIAL BLDG.	Z-2.80
CC1	380	KING STREET	COMMERCIAL STORAGE	Z-2.760
CC1	438-440	BRUNSWICK STREET	2 BEDROOM APT.	Z-2.80
CC1	440	BRUNSWICK STREET	20 UNIT APT. BLDG.WITH RES. USE ON GROUND FLOOR FRONTAGE	Z-2.264
CC1	551	KING STREET	4 STOREY OFFICE BUILDING	Z-2.288
CC1	598	QUEEN STREET	70 APT UNITS WITH 1ST & 2ND FLOOR COMMERCIAL	Z-2.80
CC1	598	QUEEN STREET	70 UNIT RESIDENTIAL BLDG.	Z-2.80
CC1	634-644	QUEEN STREET	126-ROOM HOTEL AT A HEIGHT OF 36 METRES (REPEALED)	Z-2.700
CC1	635	KING STREET	PARKING GARAGE	Z-2.621
CC1	635-643	KING STREET	6 RESIDENTIAL DWELLING UNITS	Z-2.80
CC1	665	GEORGE STREET	ACCESSORY STRUCTURE	Z-2.786
CC1	99	WESTMORLAND ST.	OFFICE BUILDING	Z-2.576

ZONE	CIVIC	ADDRESS	USE	BYLAW
CC2	132	QUEEN STREET	WAREHOUSE BUILDING	Z-2.263
CC2	133	KING STREET	GROUP HOME	Z-2.259
CC2	140	KING STREET	DRIVE-THRU DRYCLEANING DEPOT	Z-2.167
CC2	148	QUEEN STREET	WAREHOUSE FOR HOME HARDWARE CENTRE	Z-2.196
CC2	151	QUEEN STREET	COMMERCIAL ON GROUND FLOOR	Z-2.80
CC2	151	QUEEN STREET	COMMERCIAL SPACE	Z-2.80
CC2	180	QUEEN STREET	FIVE-STORY OFFICE BUILDING AT A HEIGHT OF 18.3 METRES	Z-2.841
CC2	220	KING STREET	EDUCATIONAL FACILITY	Z-2.80
CC2	271	QUEEN STREET	32-UNIT APARTMENT BLDG W/ 16.66 M HEIGHT	Z-2.748
CC2	99	WESTMORLAND STREET	OFFICE BLDG. MAX. HEIGHT 25 METRES	Z-2.239
CCI	103	CHURCH STREET	PERMIT A TOTAL OF FIVE DWELLING UNITS	Z-5.273
CCI	115	CHURCH STREET	6 DWELLING UNITS	Z-5.252
CC1a	527	QUEEN STREET	COMMERCIAL RECREATION ESTABLISHMENT	Z-2.114
CC1b	103	CHURCH STREET	OFFICE, RETAIL OUTLET, GALLERY & STUDIO	Z-2.80
CC1b	115	CHURCH STREET	OFFICE USE ONLY	Z-2.80
CC1b	635	KING STREET	COMMERCIAL SURFACE PARKING LOT	Z-2.329
CC1b	675	KING STREET	OFFICE BUILDING	Z-2.621
CC1c	634	BRUNSWICK STREET	14 UNIT APARTMENT BUILDING	Z-2.357
CC1d	124	ST JOHN STREET	OFFICE USE TO OCCUPY 100% OF THE BLDG FLOOR AREA	Z-2.843
CC1d	750	BRUNSWICK STREET	MEDICAL OFFICE	Z-2.569
CCR	126, 138	BRUNSWICK STREET	ORTHODONTIC CLINIC	Z-2.273
CCR	139, 141	BRUNSWICK STREET	MEDICAL OFFICE	Z-2.332
CCR	142	BRUNSWICK STREET	MEDICAL OFFICE	Z-2.331
CCR	151	WESTMORLAND ST.	16 UNIT ROWHOUSE OR 28 UNIT APT. BLDG.	Z-2.80
CCR	161	NORTHUMBERLAND ST.	MASSAGE THERAPY CLINIC	Z-2.447
CCR	176	YORK STREET	PROFESSIONAL & BUSINESS OFFICE	Z-2.80
CCR	176-178	WESTMORLAND STREET	RELIGIOUS INSTITUTION	Z-2.80
CCR	180	SMYTHE STREET	SFD & OFFICE FOR ENVIRONMENTAL CONSULTING BUSINESS	Z-2.119
CCR	180	YORK STREET	PROFESSIONAL & BUSINESS OFFICE	Z-2.80
CCR	190	BRUNSWICK STREET	CLINIC	Z-2.521
CCR	204 - 210	BRUNSWICK STREET	MEDICAL CLINIC FOR A MAXIMUM OF TWO MEDICAL PRACTITIONERS	Z-2.809
CCR	225	BRUNSWICK STREET	OFFICE BLDG. 12 M IN HEIGHT	Z-2.80
CCR	273	BRUNSWICK STREET	WOMEN'S EMERGENCY SHELTER	Z-2.238
CCR	275	BRUNSWICK STREET	WALK-IN MEDICAL CLINIC	Z-2.287
CCR	288	BRUNSWICK STREET	16 UNIT ROWHOUSE OR 28 UNIT APT. BLDG.	Z-2.80
CCR	318	BRUNSWICK STREET	LICENSED PREMISE WITH EXISTING PERSONAL SERVICE ESTABLISHMENT	Z-2.595
CCR	332	BRUNSWICK STREET	MEDICAL/HEALTH OFFICE (PHYSIOTHERAPY CLINIC)	Z-2.437

ZONE	CIVIC	ADDRESS	USE	BYLAW
CCR	340	BRUNSWICK STREET	MEDICAL CLINIC	Z-2.632
CCR	340	BRUNSWICK STREET	HAIR & BEAUTY SCHOOL	Z-2.80
CCR	346	BRUNSWICK STREET	DENTAL OFFICE WITH 1 PRACTITIONER	Z-2.80
CCR	351	BRUNSWICK STREET	CAFE IN CONJUNCTION WITH A CULTURAL ESTABLISHMENT	Z-2.810
CDD	343	ARGYLE STREET	TWO (2) APARTMENT BUILDINGS CONTAINING A TOTAL OF 74 UNITS	Z-5.38
CDD	360 & 368	FOREST HILL ROAD	COMMUNAL HOUSING, RESTAURANT, INSTRUCTIONAL FACILITY	Z-5.292
CDD	361	MAIN STREET	CONVENIENCE STORE AND CAR WASH	Z-2
CDD	500	BROOKSIDE DRIVE	MEDICAL CLINIC AND PHARMACY	Z-2.613
CDD	520	BROOKSIDE DRIVE	RETAIL BUSINESS IN EXCESS OF 300 SQUARE METRES	Z-2.837
COR1	121-127	GIBSON STREET	CONTRACTOR'S SHOP	Z-5.36
COR1	288	UNION STREET	SELF-STORAGE FACILITY	Z-5.189
COR1	293	MAIN STREET	DISPATCH SERVICE FOR LOYAL TAXI	Z-5.66
COR1	461-489	UNION STREET	VEHICLE SALES - SEASONAL	Z-5.136
COR1	616 & 618	UNION STREET	22 UNIT APARTMENT BUILDING, COMMERCIAL BUILDING	Z-5.299
COR1	79, 81	CLIFFE STREET	DWELLINGS UNITS GROUND FLOOR	Z-5.229
COR2	1430	HANWELL ROAD	CONTRACTORS SHOP	Z-5.267
COR2	1040	PROSPECT STREET	COMMERCIAL LOT	Z-5.242
COR2	1210	REGENT STREET	ASSISTED LIVING FACILITY	Z-5.81
COR2	15 - 35	ACORN DRIVE	PERMIT DWELLING UNITS	Z-5.271
COR2	402	SAINT MARY'S STREET	CONSOLIDATE A PARCEL OF LAND	Z-6
COR2	467-485	ST MARYS STREET	DWELLING UNITS ABOVE 2 MIXED USE COMMERCIAL/RESIDENTIAL BLDGS	Z-5.45
COR2	557	SAINT MARY'S STREET	CHILD CARE CENTRE - LARGE	Z-5.184
COR2	570	TWO NATIONS CROSSI	CHILD CARE CENTRE - LARGE (IN EXCESS OF 60 CHILDREN)	Z-5.73
COR2	654	RIVERSIDE DRIVE	SELF-STORAGE FACILITY	Z-5.52
COR2	671	PROSPECT STREET	RESIDENTIAL ABOVE COMMERCIAL USES	Z-5.148
COR2	694	RIVERSIDE DRIVE	FOOD AND BEVERAGE PROCESSING FACILITY	Z-5.239
COR2	745	CLIFFE STREET	INSTRUCTIONAL FACILITY AND OFFICE USE	Z-5.243
COR2	984	PROSPECT STREET	CHILD CARE CENTRE - LARGE	Z-5.230
COS	115	GIBSON STREET	CONVENIENCE STORE	Z-2
COS	3	MCGLOIN STREET	45 SQ M COMMERCIAL	Z-2
COS	525	SMYTHE STREET	AUTOMOBILE SHOP	Z-2.839
COS	872	REGENT STREET	ACCESSORY FOOD SERVICE	Z-2.783
CR	125	CLARK STREET	COMMERCIAL DAY CARE CENTRE	Z-2.291
CR	271	REGENT STREET	SPECIALITY SCUBA SHOP FOR DIVING EQUIP, SERVICING & TRAINING	Z-2.677
CSC	1110-1160	SMYTHE STREET	SHOPPING CENTRE	Z-2
CSC	1110-1160	SMYTHE STREET	ACCESS TO PLAZA	Z-2
CSC	1110-1160	SMYTHE STREET	ADDITION TO K-MART	Z-2

ZONE	CIVIC	ADDRESS	USE	BYLAW
CSC	169	DUNDONALD STREET	ADDITION TO GROCERY STORE	Z-2
CSC	169	DUNDONALD STREET	OFFICE USES	Z-2.58
CSC	170	MAIN STREET	BEVERAGE ROOM	Z-2.282
CSC	251-255	ST. MARY'S STREET	CERTAIN SERVICE INDUSTRIAL USES	Z-2
CSC	471	SMYTHE STREET	GROCERY STORE AND MALL	Z-2
CSC	598	UNION STREET	RETAIL USE - 45% OF TOTAL FLOOR AREA	Z-2.599
DC	200	TWO NATIONS CROSSING	COMMERCIAL USES	Z-5.296
ED	UNB	REGENT STREET	46,450 SQ M RETAIL DEVELOPMENT	Z-2.477
EOS	63	BRUNSWICK STREET	EMERGENCY SHELTER	Z-5.276
EOS	63	BRUNSWICK STREET	TAKE OUT CAFÉ	Z-5.294
EOS	711	WOODSTOCK ROAD	CHILD CARE CENTRE - LARGE & MONTESSORI SCHOOL	Z-5.124
EOS	880-930	UNION STREET	CONSUMPTI	Z-5.12
EOS	912	UNION STREET	FACILITY...	Z-5.44
FD	1000	SPRINGHILL RDOAD	CREATE A 0.4 HECTARE RESIDENTIAL BLDG LOT	Z-2.128
FD	1030	BROOKSIDE DRIVE	TEMPORARY OFFICE STRUCTURE FOR 5 YEARS	Z-2.170
FD	1045	ST. MARYS STREET		Z-2.159
FD	1080	BROOKSIDE DRIVE	COMMERCIAL STORAGE BUILDING	Z-2.139
FD	1080	BROOKSIDE DRIVE	STORAGE FACILITY	Z-2.174
FD	1080	BROOKSIDE DRIVE	COMMERCIAL STORAGE EXPANSION	Z-2.442
FD	1080	BROOKSIDE DRIVE	COMMERCIAL STORAGE BUSINESS	Z-2.696
FD	1080	BROOKSIDE DRIVE	WAREHOUSE & STORAGE FACILITY	Z-2.88
FD	1629	ST. MARY'S STREET	DWELLING	Z-2
FD	186	RIVER STREET	FILM PRODUCTION STUDIO & SOUND STAGE	Z-2.111
FD	2	CHASE STREET	GARDEN SUITE	Z-2
FD	2665	WOODSTOCK ROAD	IN-DOOR STORAGE FACILITY	Z-2.9
FD	275	CARRIAGE HILL DR	UNSERVICED LOT LESS THAN 1.6 HECTARES	Z-2.354
FD	2790	WOODSTOCK ROAD	STORAGE BUILDING	Z-2.246
FD	2795	WOODSTOCK ROAD	CREATEION OF A 0.752 HECTARE LOT AND A 1.43 HECTARE LOT	Z-2.669
FD	2865	WOODSTOCK ROAD	LOTS WITH AREA LESS THAN 1.6 HECTARES	Z-2.536
FD	3519,3525	WOODSTOCK ROAD	SUBDIVISION	Z-5.226
FD	373	RIVERSIDE DRIVE	AUTOBODY REPAIR	Z-2
FD	400	CARMAN AVEENUE	SCRAP RECYCLING OPERATION	Z-2
FD	439	RIVERSIDE DRIVE	GARDEN CENTRE	Z-2
FD	439	RIVERSIDE DRIVE	GARDEN SUITE	Z-2
FD	519	RIVERSIDE DRIVE	WHOLESALE & STORAGE OF BAKERY GOODS	Z-2
FD	522-526	DOAK ROAD	DETACHED DWELLING AND MASONRY CONTRACTOR	Z-2
FD	539	RIVERSIDE DRIVE	SUPPLIES/SNOWMOBILES	Z-2.493

ZONE	CIVIC	ADDRESS	USE	BYLAW
FD	539	RIVERSIDE DRIVE	INSURANCE & RESTORATION OPERATION	Z-2.493
FD	940	SPRINGHILL ROAD	OFFICE BUILDING	Z-2.298
FD	LOT 94-99	BROOKSIDE DRIVE	RESIDENTIAL DEVELOPMENT	Z-2
FD	PID01498112	BROOKSIDE DRIVE	TEMPORARY STORAGE OF SAND/GRAVEL FOR 5 YEARS	Z-2.170
GI	460	SAINT MARYS STREET	COMMERCIAL USES	Z-5.287
GI		ROYAL ROAD	GI USES	Z-2
GI	1077	RIVERSIDE DRIVE	VEHICLE SALES & EQPMT SALE & RENTAL - HEAVY	Z-5.72
GI	1581	REGENT STREET	RESTRICT TO PUBLIC WORKS YARD	Z-2
GI	212	HODGSON ROAD	MEDICAL CLINIC	Z-5.117
GI	240	WILSEY RDOAD	RESTRICT TO BULK YARD	Z-2
GI	246	HODGSON RD.	CONCRETE MANUFACTURING OPERATION	Z-2
GI	300 & 320	WILSEY ROAD	RETAIL USES TO COMPRISE UP TO 162 SQ METRES	Z-5.57
GI	380	ALISON BLVD	OFFICES AS A PRIMARY USE	Z-5.23
GI	440	ST. MARY'S STREET	SINGLE DETACHED DWELLING	Z-2.192
GI	460	ST. MARY'S STREET	SINGLE DETACHED DWELLING	Z-2.193
GI	470, 474	ST. MARY'S STREET	RESTRICT TO WORKS YARD	Z-2
GI	474	ST. MARY'S STREET	GOVERNMENT OFFICE	Z-2.244
GI	5	BLIZZARD ROAD	OFFICE BUILDING	Z-5
GI	507,515,543	ROYAL ROAD	LUMBER YARD AND PROCESSING OPERATION	Z-2
GI	559	WILSEY ROAD	MEDICAL CLINIC	Z-5.127
GI	850	ROYAL ROAD	MANUFACTURE OF CABINETRY	Z-2.627
GI		VANIER HIGHWAY	CORRECTIONAL FACILITY	Z-5.278
HC	1823	LINCOLN ROAD	DWELLING UNITS AND COMMERCIAL SPACE	Z-5.295
HC	3136	WOODSTOCK ROAD	LOT BOUNDARY ADJUSTMENT	Z-5.260
HC		DURELLE COURT	AS SET OUT IN HC ZONE	Z-2.117
HC		REYNOLDS STREET	PROHIBIT LICENSED PREMISE AND RESTAURANT	Z-2
HC		TERRANCE ST.	COMMERCIAL USE	Z-2.53
HC	1012	PROSPECT STREET	DENTAL OFFICE	Z-2.698
HC	1012	PROSPECT STREET	CLINIC	Z-2.774
HC	1012	PROSPECT STREET	VETERINARY HOSPITAL	Z-2.790
HC	1020	PROSPECT STREET	SELF-STORAGE BUSINESS	Z-2.393
HC	106	ST. MARY'S STREET	SALES, SERVICE, RENTAL OF CONSTRUCTION EQUIP.	Z-2
HC	1125	SMYTHE STREET	INSURANCE OFFICE ON MAIN FLOOR; RESIDENTIAL IN BASEMENT	Z-2.471
HC	118	PROSPECT ST. W.	GAS BAR	Z-2
HC	1190	SMYTHE STREET	GAS PUMPS	Z-2
HC	120	TWO NATIONS CROSSI	AUTOMOTIVE REPAIR SHOP	Z-2.577
HC	1215	HANWELL ROAD	AN AUTOMOBILE SHOP	Z-2.713

ZONE	CIVIC	ADDRESS	USE	BYLAW
HC	1225	PROSPECT STREET	AFTER SCHOOL PROGRAM WITHIN EXISTING MARTIAL ARTS STUDIO	Z-2.652
HC	1241	PROSPECT ST.	LICENSED PREMISES	Z-2.538
HC	127	RIVERSIDE DRIVE	RETAIL, OFF. & SERVICE (EXCL. AUTO RELATED)	Z-2
HC	1270	HANWELL ROAD	RETAIL STORE	Z-2.6
HC	129	RIVERSIDE DRIVE	USED CAR SALES AND SERVICE	Z-2
HC	1315	REGENT STREET	6 STOREY BUILDING	Z-2
HC	1337	HANWELL RD.	RETAIL AND WHOLESALE SALES	Z-2
HC	1365	HANWELL RD.	RETAIL USE	Z-2
HC	15	CITYVIEW AVE	LUMBER YARD	Z-2.768
HC	150	RIVERSIDE DRIVE	PET FUNERAL HOME AND CREMATORIUM	Z-2.604
HC	150	WOODSIDE LANE	EQUIP. SALES, RENTAL & SERVICE; HEAVY EQUIP. SALES, SERVICE & REPAIR	Z-2.356
HC	150	WOODSIDE LANE	TRANSPORTATION SERVICE (BUS TERMINAL FACILITY)	Z-2.661
HC	154	MAIN STREET	COMMERCIAL DAYCARE/AFTER SCHOOL PROGRAM	Z-2.396
HC	1691	LINCOLN RD.	COMMERCIAL DAYCARE	Z-2.585
HC	1691	LINCOLN ROAD	MEDICAL & HEALTH OFFICE	Z-2.169
HC	1748	WOODSTOCK RD.	PROHIBIT TAVERN	Z-2
HC	1759-1769	LINCOLN RD.	GAS BAR AND CONVENIENCE STORE	Z-2
HC	1850	LINCOLN RD.	CONCRETE PRODUCTS AND CERAMIC FINISHING	Z-2
HC	2024	LINCOLN ROAD	OFFICE USE ON 2ND FLOOR OF EXISTING BLDG	Z-5.75
HC	225	WOODSTOCK RD.	RESTAURANT	Z-2
HC	235 - 269	MAIN STREET	CLINIC	Z-2.741
HC	25	CITYVIEW AVE	AUTOMOBILE SHOP	Z-2.768
HC	25	PROSPECT ST. W.	781.46 M2 RETAIL TO BE LEASED TO 1 TENANT	Z-2
HC	255	PROSPECT ST. W.	MOTEL	Z-2
HC	255-269	MAIN STREET	RETAIL STORE IN EXCESS OF 300 SQ.M OF GROSS FLOOR AREA	Z-2.391
HC	259	MAIN ST.	COMMERCIAL DAYCARE; AFTER SCHOOL PROGRAM	Z-2.350
HC	274	MAIN STREET	RETAIL STORE, GARDEN CENTRE, AUTOMOBILE SERVICE CENTRE	Z-2.23
HC	275	BISHOP DRIVE	AUTOMOBILE SHOP	Z-2.773
HC	275	MAIN STREET	SIGNAGE ABOVE THE LEVEL OF THE SECOND FLOOR WINDOWS	Z-2.755
HC	281	PROSPECT STREET	RETAIL STORE - TOTAL FLOOR AREA 356 SQ. M	Z-2.150
HC	286	MAIN STREET	RETAIL STORE IN EXCESS OF 300 SQ. M OF GROSS FLOOR AREA	Z-2.325
HC	286	MAIN STREET	2,486.3 M2 HOME IMPROVEMENT CENTRE	Z-2.768
HC	288	UNION ST.	PLUMBING BUSINESS	Z-2
HC	293	MAIN ST.	AUTO. SERVICE AND CONSTRUCTION CO. OFFICE	Z-2
HC	294-296	MAIN STREET	RESIDENTIAL USE IN EXCESS OF 50% OF GROSS FLOOR AREA	Z-2.644
HC	2984	WOODSTOCK ROAD	NON-MOTORIZED RECREATIONAL VEHICLE SALES & SERVICE	Z-2.500
HC	299	MAIN ST.	SALES AND FABRICATION OF BUILDING MATERIALS	Z-2

ZONE	CIVIC	ADDRESS	USE	BYLAW
HC	30	HUGHES ST.	CLINIC	Z-2.531
HC	30	LIAN ST.	GASOLINE BAR, CONVENIENCE STORE, CAR WASH ETC.	Z-2.603
HC	311	SAINT MARY'S STREE	3 DAY	Z-2.798
HC	314-336	LINCOLN ROAD	HARDWOOD FLOORING BUSINESS	Z-2.450
HC	317	ST. MARY'S STREET	SALE OF FARM, GARDEN, AND HARDWARE PRODUCTS	Z-2
HC	317	ST. MARY'S STREET	NORTHSIDE DIRECT CHARGE CO-OP	Z-2
HC	329	MAIN ST.	VET. HOSPITAL	Z-2
HC	347	MAIN STREET	RESIDENTIAL USE	Z-2
HC	360	ST. MARY'S STREET	DENTAL OFFICE	Z-2.201
HC	367	MAIN STREET	AREA	Z-2.751
HC	38	MAIN ST.	AFTER SCHOOL PROGRAM	Z-2.565
HC	38	MAIN ST.	TRANSPORTATION SERVICE	Z-2.553
HC	380	ST. MARY'S ST.	TOWING COMPANY WITH COMPOUND & REPAIR SHOP	Z-2.371
HC	387	SUNSET DRIVE	DAYCARE/AFTER SCHOOL PROGRAM	Z-2.406
HC	389	ST MARY'S STREET	SNOWMOB	Z-2.716
HC	401	BISHOP DRIVE	MEDICAL AND HEALTH OFFICE	Z-2.752
HC	403	REGENT STREET	2 MEDICAL OFFICES	Z-2.149
HC	432	ST MARY'S STREET	AUTO REPAIR SHOP	Z-2.678
HC	433,445,463	PROSPECT ST. W.	RENT-A-CAR BUSINESS	Z-2
HC	456	PROSPECT ST. W	PID 75001222	Z-2.44
HC	456	PROSPECT STREET	7 DOCTORS' OFFICES	Z-2.132
HC	461	ST. MARY'S STREET	SINGLE DETACHED DWELLING	Z-2.182
HC	477	REGENT STREET	OFFICE & SALES AREA	Z-2.2
HC	480	RIVERSIDE DRIVE	EXT. OF HOTEL	Z-2
HC	513	UNION STREET	TRANSPORTATION SERVICE (TAXI OPERATION)	Z-2.638
HC	514	LINCOLN ROAD	CONTRACTOR'S SHOP	Z-5.42
HC	518	ST. MARYS STREET	COMMERCIAL BUSINESS	Z-2.96
HC	519	RIVERSIDE DR.	HEATING, VENTILATION, AIR CONDITIONING ESTABLISHMENT	Z-2.300
HC	540,544,550	UNION ST.	FAST FOOD OUTLET, VET. CLINIC, RESIDENCE	Z-2
HC	550	PROSPECT STREET	MEDICAL & HEALTH OFFICE (MAX. 6 PRACTITIONERS)	Z-2.485
HC	578	UNION ST.	GAS BAR	Z-2
HC	578, 580	UNION STREET	LIQUOR STORE	Z-2.468
HC	580	UNION STREET	HC USES	Z-2
HC	643	PROSPECT STREET	ONE TRIVISION BILLBOARD (OFF-SITE) SIGN	Z-2.645
HC	671	PROSPECT STREET	SIGNAGE ABOVE THE SECOND FLR WINDOWS	Z-2.762
HC	671	PROSPECT STREET	STORAGE FACILITY	Z-2.787
HC	671	PROSPECT STREET	RESIDENTIAL USE IN EXCESS OF 50% OF THE GROSS FLOOR AREA	Z-2.818

ZONE	CIVIC	ADDRESS	USE	BYLAW
HC	688	PROSPECT ST.	AUTOMOBILE SHOP & TAXI BUSINESS	Z-2.586
HC	7 & 15	ASHTON COURT	AFTERSCHOOL PROGRAM	Z-2.831
HC	758,766,782	ST. MARY'S ST.	SINGLE DETACHED DWELLING	Z-2.244
HC	790	HANWELL RD.	SERVICE APPLIANCE OPERATION	Z-2
HC	8	GILBERT STREET	SELF-STORAGE FACILITY	Z-2.801
HC	86	MAIN ST.	TAKE OUT RESTAURANT	Z-2
HC	867	PROSPECT STREET	ONE TRIVISION BILLBOARD (OFF-SITE) SIGN	Z-2.653
HC	910-970	HANWELL RD.	MALL	Z-2
HC	Lot 96-166	REYNOLDS ST.	BUILDING SUPPLY STORE	Z-2.61
HI	375	WILSEY RD.	DISMANTLING GARAGE	Z-2.12
HI	720	WILSEY RD.	RESTRICT TO ABATTOIR & MEAT PROCESSING PLANT	Z-2
HI	805	BROOKSIDE DR.	RESTRICT USE TO ASPHALT PLANT	Z-2
I		BROOKSIDE DR.	D. OF N.R. FOREST RANGE CACHE	Z-2
I		PRIESTMAN/REGENT	SOUTHERN CORNER	Z-2.44
I		RAINSFORD/PATIENCE	DRUG STORE, PHARMACY, CLINIC & MEDICAL/HEALTH OFFICES	Z-2.597
I	1	MCMANN ST.	CHURCH	Z-2
I	1005	RIVERSIDE DR.	PLACE OF WORSHIP	Z-2.339
I	103	CARMAN AVE.	PRE-SCHOOL	Z-2
I	103	EDGEWOOD DR.	SURFACE PARKING LOT	Z-2.157
I	104	EDGEWOOD DR.	EXPANSION OF CHURCH	Z-2
I	1045	ST. MARYS ST.	RELIGIOUS INSTITUTION	Z-2.159
I	11	MCGLOIN ST.	COMMUNITY CENTRE AND LIMITED RETAIL	Z-2
I	11 & 21	HAROLD DOHERTY COU	SENIORS	Z-2.815
I	1350	REGENT ST.	FORESTRY COMPLEX	Z-2
I	1350	REGENT ST.	LIGHT MANUFACTURING BUSINESS	Z-2.440
I	138	NEILL ST.	PROF.OFFICE,MEDICAL CLINIC, OR UNION HALL	Z-2
I	141	SCHOOL ST.	COMMUNITY CENTRE & NON PROFIT ORGANIZATION	Z-2
I	143	DOUGLAS AVE.	CHURCH	Z-2
I	150	GREENWOOD DR.	CHURCH AND ANCILLARY USES	Z-2
I	158-160	SUNSET DRIVE	A MEDICAL HEALTH OFFICE	Z-2.635
I	172	CANADA STREET	CHURCH	Z-2
I	180	WOODBRIIDGE ST.	REHABILITATION CENTRE	Z-2
I	180	WOODBRIIDGE ST.	KIWANIS HOUSE	Z-2.1
I	184	GIBSON ST.	CHURCH	Z-2
I	184	WOODSTOCK RD.	CHURCH	Z-2
I	20	SERENITY LANE	RELIGIOUS INSTITUTION	Z-2.314
I	200	MAIN STREET	DENTAL CLINIC	Z-2.619

ZONE	CIVIC	ADDRESS	CHURCH	USE	BYLAW
I	224	YORK STREET	CHURCH		Z-2
I	229	CONNAUGHT ST.	CHURCH PARKING LOT		Z-2
I	240	GEORGE ST.	SENIOR CITIZENS COMPLEX		Z-2
I	259	DOAK RD.	COMMUNITY CENTRE		Z-2.97
I	307	BROOKSIDE DR.	CHURCH		Z-2
I	324	FULTON AVE.	SCHOOL		Z-2
I	35	CHARLES STREET	SENIORS COMPLEX		Z-2
I	368	FOREST HILL RD.	ALL PERMITTED USES INCLUDING STUDENT DORMITORY		Z-2.344
I	368	FOREST HILL ROAD	LICENSED PREMISE		Z-2.744
I	370	RAINSFORD LANE	RELIGIOUS INSTITUTION		Z-2.402
I	387	CANADA STREET	CHURCH		Z-2
I	400, 460	TWO NATIONS	PRIVATE SECTOR OFFICE USE		Z-2.578
I	429	CLEMENTS DR.	CHURCH AND SCHOOL		Z-2
I	440	UNION ST.	UNION OFFICE		Z-2
I	471	ALBERT STREET	WIND		Z-2.753
I	50	SPRINGHILL RD.	SEWAGE LAGOON		Z-2
I	527	QUEEN ST.	OFFICE, RETAIL, RESTAURANT & DRINKING ESTABLISHMENT USES		Z-2.73
I	53	CORBETT AVE.	CHURCH AND ANCILLARY USES		Z-2
I	579	UNION ST.	CREDIT UNION OR FINANCIAL INSTITUTION		Z-2
I	632-634	BRUNSWICK ST.	EXPAND 4 UNIT APT. BLDG. TO 6 UNITS		Z-2.76
I	635	UNION ST.	INSURANCE AGENCY OFFICE		Z-2.514
I	638-668	PRIESTMAN ST.	FUTURE DEVELOPMENT SITE FOR HOSPITAL		Z-2
I	668	PRIESTMAN ST.	MEDICAL CLINIC		Z-2
I	7	LEVERMAN ST.	CHURCH		Z-2
I	705	MAPLE ST.	CHURCH		Z-2
I	715	PRIESTMAN ST.	CAFÉ		Z-2.607
I	715	PRIESTMAN STREET	LICENSED PREMISE (EATING & DRINKING ESTABLISHMENT)		Z-2.687
I	732	CHARLOTTE STREET	ARTS CENT		Z-2.709
I	740	CHARLOTTE STREET	PROFIT		Z-2.399
I	740	CHARLOTTE STREET	CAFÉ/READING ROOM		Z-2.515
I	8,10,20	BRIDGE ST.	GOVERNMENT OFFICE BUILDING		Z-2
I	800	KIMBLE RD.	FIRE STATION		Z-2
I	81	DUNCAN LANE	SENIOR CITIZENS RESIDENCE		Z-2.189
I	861	WOODSTOCK RD.	NON-PROFIT OFFICE, EDUCATIONAL BLDG, DAYCARE		Z-2
I	874	YORK STREET	PLACE OF WORSHIP ONLY		Z-2.187
I	986	SMYTHE ST.	CHURCH		Z-2
I1	200	MILES	SHIPPING CONTAINER AS ACCESSORY BUILDING		Z-5.297

ZONE	CIVIC	ADDRESS	USE	BYLAW
I1	605	ALISON BOULEVARD	PLACE OF WORSHIP	Z-5.258
I1	1015	RIVERSIDE DRIVE	PLACE OF WORSHIP	Z-5.293
I1	125	CUFFMAN STREET	SCHOOL DEVELOPMENT	Z-5.250
I1	168	CANADA STREET	TWO BUILDINGS ON A LOT	Z-5.108
I1	184	WOODSTOCK ROAD	MEDICAL CLINIC	Z-5.237
I1	241	CANADA STREET	RESTAURANT, MARKET, AND FOUR (4) TEMPORARY VENDING FACILITIES	Z-5.154
I1	28	SAUNDERS STREET	RESTAURANT	Z-5.128
I1	528	MACLAREN AVENUE	MEDICAL CLINIC	Z-5.139
I1	650	ALISON BOULEVARD	PLACE OF WORSHIP	Z-5.254
I1	732	CHARLOTTE STREET	LICENSED RESTAURANT	Z-5.112
I1	732	CHARLOTTE STREET	THE SERVING OF ALCOHOL FOR SPECIAL EVENTS	Z-5.171
I1	778	MACLAREN AVENUE	CHILDREN	Z-5.32
I2	1160	REGENT STREET	TWO (2) BEEHIVES	Z-5.175
IC	232	ROOKWOOD AVE.	CURLING CLUB, & SALES NOT EXCEEDING 6 MONTHS	Z-2
IC	355	CANADA STREET	COMMERCIAL STORAGE	Z-2.185
IC	355-357	CANADA STREET	WOODWORKING BUSINESS	Z-2.435
IC	361	SMYTHE STREET	"ANIMATED COPY" ON AN EXISTING FREESTANDING SIGN	Z-2.823
IC	50	SAUNDERS ST.	RETAIL FURNITURE ESTABLISHMENT	Z-2.162
IC	GRDS	SMYTHE ST.	2 BILLBOARD SIGNS	Z-2.217
IEX	355	SMYTHE STREET	TEMPORARY 3 YR RELOCATION OF A SOCIAL ORGANIZATION (F/TON LEGION)	Z-5.161
IEX	359, 365	SMYTHE STREET	SPECIAL FACILITIES LICENSE	Z-5.249
IEX	397	SMYTHE STREET	RESTAURANT - LICENSED	Z-5.234
IP	1063-1072	RIVERSIDE DR.	MANUFACTURING OPERATION	Z-2
IP	1063-1073	RIVERSIDE DR.	IP USES	Z-2
IP	1073	RIVERSIDE DR.	MANUFACTURING AND STORAGE	Z-2
IP	1073	RIVERSIDE DR.	OUTSIDE STORAGE	Z-2
IP	118 & 140	ALISON BLVD.	OFFICES (MAX. 2800 SQ.M GLA)	Z-2.460
IP	15	ROYAL PARKWAY	AUTOMOBILE SHOP	Z-2.459
IP	160	ALISON BLVD.	OFFICES - 80% OF TOTAL GROSS LEASABLE FLOOR AREA	Z-2.602
IP	200	DOAK RD.	GAS BAR AND CONVENIENCE STORE	Z-2
IP	21	ALISON BLVD.	OFFICE (TO MAXIMUM 75% OF GROSS FLOOR AREA)	Z-2-587
IP	21	ALISON BOULEVARD	OFFICE SPACE UP TO 100% OF THE TOTAL GROSS FLOOR AREA	Z-2.819
IP	25	ALISON BOULEVARD	OFFICE SPACE TO A MAXIMUM OF 75% OF THE TOTAL GROSS FLOOR AREA	Z-2.819
IP	26	ALISON BLVD.	OFFICE BUILDING	Z-2.7
IP	316, 344	HODGSON RD.	PRECLUDE HIGH WATER USE/EFFLUENT INDUSTRIES	Z-2
IP	350	ALISON BLVD.	FURNITURE WAREHOUSE/RETAIL BUSINESS	Z-2.486
IP	369	GLASIER RD.	SINGLE DETACHED DWELLING	Z-2.124

ZONE	CIVIC	ADDRESS	USE	BYLAW
LC	105	DUNDONALD ST.	CONVENIENCE STORE NOT TO EXCEED 23 M2	Z-2
LC	105	DUNDONALD ST.	CAR RENTAL AGENCY	Z-2.286
LC	1050	DOUGLAS AVE.	DRIVE-THRU REST. & 7 COMMERCIAL STORES ON 1 LOT (6885 SQ M)	Z-2.143
LC	120-134	GIBSON ST.	MOTOR VEHICLE SPRING, SALES, WELDING BUSINESS	Z-2
LC	123-127	GIBSON STREET	INSTALLATION, BALANCING AND RETAIL SALE OF TIRES	Z-2.769
LC	130	BISHOP DRIVE	RESTAURANT - LICENSED	Z-5.170
LC	130	BISHOP DRIVE	DETAILING	Z-5.70
LC	131	DUNDONALD ST.	DRIVE-THRU BUSINESS	Z-2.92
LC	1610-1614	HANWELL RD.	RETAIL STORE NOT EXCEEDING 1200 FT2	Z-2
LC	175	MAIN ST.	CONVENIENCE STORE	Z-2
LC	1853	LINCOLN RD.	CAR WASH AND GAS BAR	Z-2
LC	20	ROYAL RD.	CAR WASH AND GAS STATION	Z-2
LC	207	SUNSET DR.	CONVENIENCE STORE	Z-2
LC	231	CANADA STREET	PROHIBIT AUTO ACCESSORY BUSINESS OR PRIVATE CLUB	Z-2
LC	231,235,237	CANADA STREET	MEDICAL CLINIC	Z-2.362
LC	247	CANADA STREET	DRIVE-THRU RESTAURANT	Z-2.181
LC	27	MILL ST.	TEA ROOM ON GROUND FLOOR	Z-2
LC	289	REGENT ST.	CONVENIENCE STORE AND LUNCH COUNTER	Z-2
LC	631	CLEMENTS DR.	VEHICLE SALES AND SERVICE	Z-2
LC	7	MILL ST.	RETAIL STORE, LIGHT FABRICATION, OFFICE, STORAGE	Z-2.208
LC	7	MILL STREET	VOCATIONAL/TECHNICAL SCHOOL	Z-5.188
LC	717	WOODSTOCK RD.	CONVENIENCE STORE	Z-2
LC	765	CLIFFE STREET	CLINIC, HEALTH CLUB AND OFFICE USE	Z-2.739
LC	79, 83-85	SUNSET DR.	OFFICE SPACE & RETAIL STORE	Z-2.507
LC	79,81,85,87	SUNSET DR.	STORAGE	Z-2.47
LC	9	STAIRS ST.	BAKE SHOP	Z-2.98
LC	95	MAIN ST.	CONVENIENCE STORE	Z-2
LI	361	VICTORIA ST.	BEVERAGE OPERATION, RELATED OFFICES, VENDING	Z-2
MD	361	VICTORIA ST.	PRINTING ESTABLISHMENT & WAREHOUSE	Z-2.3
MD	362	VICTORIA ST.		Z-2.44
MD	364	YORK STREET	MIXED USES EXCEPT CLUB	Z-2.328
MD	364	YORK STREET	MEDICAL/HEALTH OFFICE FOR A PHYSIOTHERAPIST FOR 1 PRACTITIONER	Z-2.821
MD	401	YORK STREET	COMMERCIAL	Z-2.304
MD	406-478	YORK STREET	(EVEN #'S ONLY)	Z-2.44
MD	466-468	BOWLEN ST.	BUSINESS AND PROFESSIONAL OFFICES	Z-2
MD	515	BEAVERBROOK CT.	CERTAIN COMMERCIAL USES	Z-2
MD	515	DUNDONALD ST.	-	Z-2.63

ZONE	CIVIC	ADDRESS	USE	BYLAW
MD	525-529	DUNDONALD ST.	CERTAIN COMMERCIAL USES	Z-2
MD	535	BEAVERBROOK CT.	CERTAIN COMMERCIAL USES	Z-2
MD	67	CLIFFE ST.	100% FLOOR AREA FOR RESIDENTIAL USE	Z-2.596
MR2	35	CHARLES AVENUE	APARTMENT BUILDINGS	Z-5.309
MR2	825	CLIFFE STREET	PRIVATE SCHOOL, MULTI-RESIDENTIAL, TRAILHEAD	Z-5.277
MR2	150 - 298	SERENITY LANE	MULTI-RESIDENTIAL DEVELOPMENT	Z-5.263
MR2	167, 170	GREENWOOD DRIVE	MULTI BUILDINGS	Z-5.255
MR2	202 - 216	SUNSET DRIVE	APARTMENT BUILDINGS	Z-5.300
MR2	385 - 389	CANADA STREET	12-UNIT STACKED TOWNHOUSE	Z-5.265
MR2	611 - 641	BROOKSIDE DRIVE	APARTMENT BUILDINGS	Z-5.301
MR2		GOODINE STREET	CREATE BUILDING LOTS	Z-5.285
MR2H	150	MCLEOD HILL ROAD	IN-LAW SUITE	Z-5.266
MR4	100	CUFFMAN STREET	MULTI-RESIDENTIAL	Z-5.284
MR4	250	LIAN STREET	49-UNIT APARTMENT BUILDING	Z-5.268
MR4	1748	WOODSTOCK ROAD	32-UNIT APARTMENT	Z-5.264
MR4	128-132	FOREST HILL ROAD	25 UNIT APARTMENT BUILDING	Z-5.286
MR4	140	CLARK STREET	PLACE OF WORSHIP AND COMMUNITY CENTRE	Z-5.166
MR4	202	PARKSIDE DRIVE	MORE THAN 1 MAIN BUILDING ON A LOT	Z-5.106
MR4	219 - 231	SMYTHE STREET	24-UNIT APARTMENT BUILDING	Z-5.279
MR4	230 - 242	REGENT STREET	TO ALLOW LOT CONSOLIDATION IN TP AREA	Z-5.130
MR4	49	FOREST HILL ROAD	TWO MAIN BUILDINGS ON A LOT	Z-5.256
MR4	547	CLIFFE STREET	MORE THAN ONE MAIN BUILDING ON A LOT	Z-5.240
MR4	65	GREENFIELDS DRIVE	MORE THAN ONE BUILDING ON A LOT	Z-5.142
MR4	827	REGENT STREET	18 UNIT APARTMENT BUILDING	Z-5.251
MR4		BURNS STREET & BROOKSIDE DR	MINI-HOME LOTS, APARTMENTS, COMMERCIAL USES	Z-5.291
MR4		LIAN STREET EXTENSION	MULTI-RESIDENTIAL	Z-5.288
MR4		MANHATTAN DRIVE	MULTI-RESIDENTIAL	Z-5.308
MR4		REYNOLDS STREET	CREATE LOTS, PARK, STORMWATER PARCEL	Z-5.305
MR5	111	DUNCAN	MULTI-RESIDENTIAL	Z-5.280
MR5	464	GOLF CLUB ROAD	MULTI-RESIDENTIAL, COMMERCIAL USES	Z-5.304
MR5	7	MANHATTAN DRIVE	MORE THAN ONE BUILDING ON A LOT	Z-5.269
MX1	214	BRUNSWICK STREET	MEDICAL CLINIC FOR 2 PRACTITIONERS ON THE GROUND FLR	Z-5.102
MX1	332	BRUNSWICK STREET	HOMELESS SHELTER	Z-5.209
MX1	512	GEORGE STREET	FITNESS CENTRE	Z-5.151
MX1	512	GEORGE STREET	MEDICAL CLINIC	Z-5.206
MX2	155	SMYTHE STREET	DWELLING UNIT	Z-5.310
MX2	168	DUNDONALD STREET	DWELLING UNITS ON THE GROUND FLOOR FRONTAGE OF BUILDING	Z-5.95

ZONE	CIVIC	ADDRESS	USE	BYLAW
OS	226	BOURQUE LANE	SINGLE DETACHED DWELLING & WOODWORKING BUSINESS.	Z-2.348
OS	2475	WOODSTOCK ROAD	RECREATIONAL VEHICLE CAMPGROUND	Z-2.762
OS	30	CITYVIEW AVE.	POLICE ASSOCIATION FACILITY	Z-2
OS	369	LINCOLN ROAD	DENTAL LAB	Z-2.694
OS	614	RIVERSIDE DR.	GOLF COURSE (REAR PORTION)	Z-2.137
OS	615	QUEEN ST.	DAY ADVENTURE CENTRE	Z-2.305
OS	615	ST. ANNE POINT DR.	LIGHTHOUSE	Z-2
OS	630	CANADA STREET	ACCESSORY STORAGE BUILDING	Z-2.180
OS	630	CANADA STREET	SINGLE DETACHED DWELLING	Z-2.470
OS	711	WOODSTOCK RD.	CONSULTING OFFICE AND SOILS LAB	Z-2
OS	711	WOODSTOCK ROAD	OFFICE DESIGN AND BUSINESS MACHINE CONSULTING OFFICE	Z-2.770
OS	770	MCEVOY	EXPANSION OF CEMETERY	Z-2
OS	916	RIVERSIDE DR.	50 M2 OF RETAILING CRAFTS NOT MANUF. ON SITE	Z-2
OS	955-965	UNION ST.	DEMOLITION BUSINESS	Z-2
P	331	GOLF CLUB ROAD	CONDOSIDATE PROPERTY	Z-5.282
P		FULTON AVE.		Z-2.44
P		MCKNIGHT ST. EXT.	CREATE PARK	Z-2
P		ODELL/SMYTHE	DIRECTLY ACROSS FROM MONTGOMERY ST. PID 01441336	Z-2.44
P		READING ST.	PARK	Z-2.108
P		SIERRA/MANNINGTON	(NORTH OF) - PID 75289819	Z-2.44
P		UNIVERSITY AVE.	COMMON BETWEEN BRUNSWICK & CHARLOTTE	Z-2.116
P	104-248	SMYTHE ST.	COMMON BETWEEN QUEEN & CHARLOTTE	Z-2.118
P	1600	ST. MARYS ST.	SERVING OF ALCOHOL FOR SPECIAL EVENTS	Z-2.466
P	400	TWO NATIONS CROSSI	REZONE FOR SUBDIVISION	Z-5.227
P	596	KNOWLEDGE PARK DR	SALE AND CONSUMPTION OF ALCOHOL	Z-5.5
R1	18	TALISMAN CRESCENT	IN-LAW SUITE	Z-5.290
R1		RIDGEWELL PLACE	RESIDENTIAL DEVELOPMENT	Z-2.95
R1		WOODSTOCK RD.	GARDEN PLACE SUBDIVISION	Z-2
R1		WOODSTOCK RD.	RESIDENTIAL SUBDIVISION	Z-2
R1	1061	WOODSTOCK RD.	1 FREESTANDING SIGN	Z-2.107
R1	1-3	FOREST ACRES CT.	6 RESIDENTIAL LOTS	Z-2.43
R1	132	GOLF CLUB RD.	7 UNIT APT. BLDG./ASSOC. GUN SHOP/INSURANCE APPRAISAL BUSINESS	Z-2.77
R1	132	GOLF CLUB ROAD	EIGHT (8) UNIT APARTMENT BLDG	Z-2.750
R1	218	TALISMAN CRES.	IN-LAW SUITE	Z-2.465
R1	250	TALISMAN CRES.	IN-LAW SUITE	Z-2.464
R1	26	ANGELIQUE COURT	IN-LAW SUITE	Z-2.668
R1	2665	WOODSTOCK RD.	RESIDENTIAL DEVELOPMENT (SFD'S & ROW HOUSE)	Z-2.203

ZONE	CIVIC	ADDRESS	USE	BYLAW
R1	47 - 58	ROSEWOOD DRIVE	IN-LAW SUITE	Z-5.270
R1	75	COBURN DR.	IN-LAW SUITE	Z-2.123
R1N	115	DRACO ROAD	CREATE LOTS	Z-5.307
R2	4	ST PIERRE DRIVE	DUPLEX DWELLING	Z-5.275
R2	189	MITCHELL WAYNE DRIVE	CREATE LOTS	Z-5.306
R2	245	GREENWOOD DRIVE	HOME OCCUPATION IN ACCESSORY BUILDING	Z-5.259
R2	672	HANWELL ROAD	DUPLEX DWELLING	Z-5.303
R2	3532	WOODSTOCK ROAD	ELEMENTARY SCHOOL	Z-5.289
R2			RIVERVIEW PH II	Z-2
R2			RIVERVIEW PH III	Z-2
R2		AQUARIUS ST.	11 BUILDING LOTS	Z-2.482
R2		BAILEY/MCADAM AVE.	RESIDENTIAL SUBDIVISION	Z-2
R2		BARBARA CT.	SINGLE DETACHED DWELLINGS	Z-2
R2		BROAD ST.	RESIDENTIAL SUBDIVISION	Z-2
R2		CROCKETT ST.	RESIDENTIAL DEVELOPMENT	Z-2
R2		GOODINE ST.	SINGLE DETACHED DWELLINGS	Z-2
R2		MCKNIGHT ST.	CREATE 23 BUILDING LOTS	Z-2
R2		MONTEITH DR.	PLACE OF WORSHIP	Z-2.27
R2		READING ST.	99 RESIDENTIAL BLDG. LOTS	Z-2.108
R2		WESBETT ST.	RESIDENTIAL SUBDIVISION	Z-2
R2	1	HOLLAND ST.	RESIDENTIAL SUBDIVISION	Z-2
R2	100	BURPEE STREET	IN-LAW SUITE	Z-2
R2	100	WIGGINS DR.	AESTHETICS BUSINESS	Z-2.513
R2	1007	DOUGLAS AVE.	1 PERSON ESTHETICS BUSINESS	Z-2.233
R2	1015	RIVERSIDE DR.	HOME	Z-2.10
R2	102	ANDERSON ST.	IN-LAW SUITE	Z-2
R2	102	MCGRAND CT.	IN-LAW SUITE	Z-2
R2	105	CLAREMONT DRIVE	GARDEN SUITE	Z-2.793
R2	105	WILKINS AVE.	AUTOBODY REPAIR	Z-2
R2	107	WILKINS AVE.	VEHICLE TRANSMISSION (POWERTRAIN) MFG. & SERVICE ESTABLISHMENT	Z-2.21
R2	108	EMMERSON ST.	IN-LAW SUITE	Z-2.523
R2	11	CAMERON COURT	IN-LAW SUITE	Z-2.109
R2	110	FOREST HILL RD.	RESIDENTIAL DWELLING	Z-2.178
R2	111	RUBY ST.	ACCESSORY DWELLING UNIT FOR 2ND FLOOR OF GARAGE	Z-2.102
R2	113	GREENWOOD DR.	SECOND ACCESSORY BUILDING	Z-2
R2	1188	WOODSTOCK RD.	5 APARTMENT UNITS	Z-2
R2	123	GARDEN ST.	DETACHED GARAGE W/O MAIN DWELLING	Z-2.528

ZONE	CIVIC	ADDRESS	USE	BYLAW
R2	134	MONTEITH DR.	IN-LAW SUITE	Z-2.194
R2	136	MASON AVENUE	HOME BASED REIKI PRACTICE	Z-2.826
R2	140	CLARK STREET	WHOLESALE & STORAGE OF SOFT DRINKS	Z-2
R2	1430	WOODSTOCK RD.	CONSTRUCTION COMPANY	Z-2
R2	1436	HANWELL RD.	DUPLEX DWELLING UNIT	Z-2
R2	147	CLAREMONT DRIVE	NUTRITION COUNSELLING BUSINESS	Z-2.453
R2	1471-1475	WOODSTOCK RD.	CONSTRUCTION COMPANY OFFICE, SALES, & SERVICE	Z-2
R2	149	ALDERWOOD DR.	SURFACE PARKING	Z-2.280
R2	15	BEECHWOOD CRES.	IN-LAW SUITE	Z-2
R2	15	NASHWAAK DR.	MINI HOME	Z-2.5
R2	15	RHONDA LANE	AESTHETICS OPERATION	Z-2.310
R2	151	FRIEL ST.	SFD BUILDING LOT	Z-2.20
R2	152	CLAUDIE RD	GARDEN SUITE	Z-2.411
R2	1556	LINCOLN RD.	IN-LAW SUITE	Z-2
R2	156-158	WOODSTOCK RD.	RETAIL ART GALLERY	Z-2.179
R2	157	MITCHELL WAYNE DR	IN-LAW SUITE	Z-5.126
R2	158	CLARK STREET	CLEANING EQUIP. OPERATION, INSURANCE OFFICE	Z-2
R2	159	CLAREMONT DR.	IN-LAW SUITE	Z-2
R2	16	BRAWN CT.	6 APARTMENT UNITS	Z-2
R2	16-22	BERWICK ST.	SINGLE FAMILY DWELLINGS AS DEFINED BY ZONE	Z-2.164
R2	175	SUNSET DR.	VEHICLE TRANSMISSION (POWERTRAIN) MFG. & SERVICE ESTABLISHMENT	Z-2.21
R2	178	LINCOLN ROAD	ONE-PERSON AESTHETICS BUSINESS	Z-2.710
R2	18	JENNIE CT.	IN-LAW SUITE	Z-2.367
R2	181	MITCHELL WAYNE DR	IN-LAW SUITE	Z-5.119
R2	181	ROSS TERRACE	ADDITION TO EXISTING HOUSE	Z-5.228
R2	184	GIBSON ST.	GARDEN SUITE	Z-2.374
R2	186	CLAUDIE RD.	HAIR SALON	Z-2.530
R2	186	LINCOLN RD.	MEDICAL/HEALTH OFFICE	Z-2.567
R2	186	RIVER ST.	RESIDENTIAL SUBDIVISION	Z-2
R2	200	GIBSON ST.	LUMBER YARD, OFFICE, RETAIL SALES	Z-2
R2	207	WILLOW AVE.	IN-LAW SUITE	Z-2
R2	216	MACFARLANE ST.	TROPHY AND MAIL ORDER RIBBON BUSINESS	Z-2
R2	217	BROOKSIDE DR.	IN-LAW SUITE	Z-2
R2	222, 224	GIBSON ST.	COMMERCIAL PARKING & LANDSCAPING	Z-2.223
R2	226	MORNING GATE DRIVE	IN-LAW SUITE	Z-5.24
R2	227	FULTON AVENUE	TWO ADDITIONAL DWELLING UNITS	Z-5.201
R2	2280	WOODSTOCK RD.	SINGLE DETACHED DWELLING	Z-2.40

ZONE	CIVIC	ADDRESS	USE	BYLAW
R2	229	CANADA STREET	SURFACE PARKING	Z-2.394
R2	233	MACFARLANE ST.	OFFICE BUILDING	Z-2.59
R2	241	CROCKETT ST.	IN-LAW SUITE	Z-2.184
R2	242	NEILL STREET	COUNSELLING SERVICE	Z-2.639
R2	243	CANADA STREET	GARDEN SUITE	Z-2.609
R2	26	BEACONSFIELD ST.	MESSAGE THERAPY CLINIC	Z-2.427
R2	26	BURSE CT.	IN-LAW SUITE	Z-2
R2	26	CHELSEA COURT	ESTHETICS BUSINESS	Z-2.634
R2	2665	WOODSTOCK RD.	RESIDENTIAL DEVELOPMENT (SFD'S & ROW HOUSE)	Z-2.203
R2	277	WOODSTOCK RD.	4 UNITS	Z-2
R2	28	MANCHESTER CT.	AVIARY	Z-2.140
R2	285	CANADA	OFFICE SPACE,RETAIL SPACE & CALL CENTRE (IT SUPPORT)	Z-2.651
R2	286	JEWETT ST.	1 CHAIR HAIR SALON	Z-2.175
R2	2942	WOODSTOCK ROAD	AREA	Z-2.779
R2	2984	WOODSTOCK RD.	PET STORE	Z-2.4
R2	3	PRIMROSE AVENUE	ONE PERSON HAIR SALON	Z-2.665
R2	30	LEVERMAN STREET	ACCESSORY BUILDING ON A LOT WITHOUT A MAIN BUILDING	Z-5.183
R2	30	SPENCER ST.	1 CHAIR HAIR SALON	Z-2.148
R2	3005	WOODSTOCK RD	MOTEL	Z-2
R2	3005	WOODSTOCK RD.	CONVENIENCE STORE	Z-2.338
R2	301	CROCKETT ST.	GARDEN SUITE	Z-2
R2	301	WOODSTOCK ROAD	PERSONAL SERVICE - APPEARANCE	Z-5.191
R2	302	BROOKSIDE DR.	FUNERAL HOME	Z-2
R2	31	MARSHALL STREET	IN-LAW SUITE	Z-5.58
R2	318	MAPLE STREET	CHILD CARE CENTRE - LARGE	Z-5.172
R2	318-320	MAPLE ST.	BUSINESS AND PROFESSIONAL OFFICES	Z-2
R2	320	MAPLE ST.	MEDICAL & HEALTH OFFICE	Z-2.474
R2	320-386	GOLF CLUB RD.	CREATE BUILDING LOTS	Z-2
R2	328	GIBSON ST.	INDUSTRIAL EQUIPMENT SALES AND SERVICE	Z-2
R2	328	GIBSON STREET	CONTRACTOR'S SHOP	Z-5.88
R2	33	LILAC CRES.	GARDEN SUITE	Z-2.138
R2	33	ROOKWOOD AVE.	ORTHOTICS & PROSTHETICS BUSINESS	Z-2.307
R2	33	SIERRA DR.	GARDEN SUITE	Z-2.612
R2	3367	WOODSTOCK RD.	EQUESTRIAN FACILITY	Z-2.378
R2	34	BEN COURT	ESTHETICS BUSINESS	Z-2.631
R2	340	WOODBIDGE ST.	ESTHETICS BUSINESS	Z-2.358
R2	3460	WOODSTOCK RD.	IN-LAW SUITE	Z-2.100

ZONE	CIVIC	ADDRESS	USE	BYLAW
R2	35	MCLEOD HILL RD.	BEAUTY SALON	Z-2.289
R2	3532	WOODSTOCK ROAD	CHILD CARE CENTRE - LARGE	Z-5.155
R2	365	CANADA STREET	DUPLEX DWELLING	Z-2
R2	370	RAINSFORD LANE	CONTRACTORS YARD	Z-2
R2	384	FORBES ST.	IN-LAW SUITE	Z-2
R2	403	KINGS COLLEGE ROAD	IN-LAW SUITE	Z-2.731
R2	403	MACPHERSON ST.	ONE CHAIR HAIR SALON	Z-2.349
R2	41	ALDERWOOD DRIVE	GARDEN SUITE	Z-5.238
R2	43	PETTIGROVE CRES.	PARKING IN FRONT YARD SETBACK	Z-2.275
R2	44	DEWITT ACRES	IN-LAW SUITE	Z-2.57
R2	44	EVANS ST.	IN-LAW SUITE	Z-2.242
R2	45	BARBARA CT.	IN-LAW SUITE	Z-2.91
R2	45	BROADVIEW AVE.	GARDEN SUITE	Z-2
R2	457	KINGS COLLEGE RD.	BEAUTY PARLOUR	Z-2.215
R2	468-478	WETMORE RD.	GARDEN SUITE	Z-2
R2	48.54	COWPERTHWAITTE ST.	RESIDENTIAL DEVELOPMENT	Z-2
R2	485	CANADA STREET	CONTRACTOR'S SHOP	Z-5.194
R2	49	CORONATION ST.	IN-LAW SUITE	Z-2.166
R2	490	GIBSON ST.	RESIDENTIAL & NON-COMMERCIAL OFFICE	Z-2.568
R2	5	NASHWAAK DR.	MINI HOME	Z-2.83
R2	50	GERVAIS CT.	PROFESSIONAL OFFICE, EXCL. DOCTORS, DENTISTS, REAL EST.	Z-2
R2	50	MCKAY DR.	GARDEN SUITE	Z-2.85
R2	539	CANADA STREET	GARDEN SUITE	Z-5.100
R2	540	WOODSTOCK RD.	FUNERAL HOME	Z-2.425
R2	55	CLANFIELD ST.	MASSAGE THERAPY CLINIC	Z-2.274
R2	56	FLEMMING ROAD	ONE-PERSON MASSAGE THERAPY BUSINESS	Z-2.830
R2	572	WOODSTOCK RD.	SECOND DWELLING UNIT ON GROUND FLOOR	Z-2.72
R2	581	WOODSTOCK RD.	SINGLE DETACHED DWELLING	Z-2.156
R2	585	SQUIRES ST.	AS SET OUT IN R-2 ZONE	Z-2.115
R2	60	KAINE ST.	2 MAIN RESIDENTIAL DWELLING UNITS	Z-2.71
R2	600	CLEMENTS DR.	RESIDENTIAL DEVELOPMENT	Z-2.81
R2	614	RIVERSIDE DR.	SINGLE FAMILY DWELLING (FRONT PORTION)	Z-2.137
R2	651	CLEMENTS DR.	VETERINARY HOSPITAL	Z-2.171
R2	675	WETMORE ROAD	IN-LAW SUITE	Z-5.41
R2	682	HANWELL RD.	5 RESIDENTIAL UNITS	Z-2
R2	687-695	GLENGARRY PLACE	SEMI-DETACHED DWELLING	Z-2.32
R2	723	WOODSTOCK RD.	UNLICENSED RESTAURANT	Z-2

ZONE	CIVIC	ADDRESS	USE	BYLAW
R2	726-730	WOODSTOCK RD.	6 UNIT CONDOMINIUM	Z-2
R2	745	RIVERSIDE DR.	ONE CHAIR HAIR SALON	Z-2.455
R2	763-767	MITCHELL ST.	3 UNITS	Z-2
R2	773	MACLAREN AVENUE	GARDEN SUITE	Z-5.40
R2	79	ASHFIELD ST.	1 OPERATOR BEAUTY SALON	Z-2.87
R2	81	GRANADA AVENUE	ONE-PERSON HAIR SALON	Z-2.656
R2	815	RIVERSIDE DR.	EXISTING 21 UNIT MOTEL	Z-2.93
R2	83	FISHER AVE.	HORSE STABLES	Z-2
R2	835	RIVERSIDE DR.	SFD WITH OFFICE & LAUNDRY FACILITIES FOR ADJACENT MOTEL	Z-2.103
R2	85	WILCOX STREET	PERSONAL SERVICE ESTABLISHMENT (ONE-CHAIR HAIR SALON)	Z-5.3
R2	88	RED MAPLE COURT	PERSONAL SERVICE ESTABLISHMENT (ONE-CHAIR SALON)	Z-2.836
R2	891	RIVERSIDE DR.	ELECTRICAL CONTRACTOR, SIGN AND FIRE ALARM BUSINESS	Z-2
R2	891	RIVERSIDE DRIVE	DWELLING UNITS ABOVE COMMERCIAL SPACE	Z-5.217
R2	90	GREENWOOD DR.	PRECAST CONCRETE PRODUCTS MANUFACTURING	Z-2
R2	903	CLEMENTS DR.	WOODWORKING SHOP NOT EXCEEDING 210 m2	Z-2
R2	903	CLEMENTS DR.	RETAIL OF PRE-FAB. OVERHEAD GARAGE DOORS	Z-2.330
R2	907	BROOKSIDE DR.	IN-LAW SUITE	Z-2
R2	907	RIVERSIDE DR.	BLDG. LOT FOR SINGLE FAMILY DWELLING	Z-2.68
R2	927	BARKER ST.	DAIRY	Z-2
R2	929	BARKER ST.	APT UNIT & CONSTRUCTION YARD, STORAGE, REPAIR	Z-2
R2	939	FOREST HILL RD.	IN-LAW SUITE	Z-2.74
R2	941	UNION ST.	CONSTRUCTION YARD	Z-2
R2	96	EDWARDS ST.	1 PERSON ESTHETICS BUSINESS	Z-2.598
R2	967	WOODSTOCK RD.	MOTEL	Z-2
R2	CORNER	GIBSON/MCCONNELL	BILLBOARD SIGN	Z-2.216
R2	LOT 92-147	FOREST HILL RD.	7 SINGLE DETACHED BUILDING LOTS	Z-2.11
R2A		MURRAY AVE.	RESIDENTIAL SUBDIVISION	Z-2.163
R2B		MURRAY AVE.	RESIDENTIAL SUBDIVISION	Z-2.163
R2H		SPRINGHILL RD.	UNSERVICED LOT LESS THAN 1.6 HECTARES	Z-2.409
R2H	2110	WOODSOCK ROAD	VEHICLE SERVICE - MINOR	Z-5.144
R2H	450	SPRINGHILL RD.	TOURIST HOME	Z-2.110
R2H	01422765	HILLCREST DR.	HORSE STABLES	Z-2.200
R2H	01426378	CLARK STREET	CHRISTMAS TREE FARM	Z-2.200
R2H	01431030	NEILL ST.	FARMING, LIVESTOCK OPERATION	Z-2.200
R2H	75358259	HILLCREST DR.	HORSE STABLES	Z-2.200
R3	590	ALBERT STREET	SEMI-DETACHED DWELLING	Z-5.298
R3	875	WINDSOR STREET	DUPLEX DWELLING	Z-5.316

ZONE	CIVIC	ADDRESS	USE	BYLAW
R3	1125	WOODSTOCK RD.	SEMI-DETACHED DWELLING	Z-2.15
R3	123	FOREST HILL ROAD	RECOGNIZE EXISTING DUPLEX	Z-5.232
R3	14-30	DOWNING ST. (EAST)	INCLUDING ALL PROPERTIES FRONT ON PERRY CT.	Z-2.44
R3	153	GIBSON ST.	3 RESIDENTIAL UNITS	Z-2.247
R3	178-180	CAMBRIDGE CRES.		Z-2.44
R3	186	LINCOLN ROAD	MEDICAL PRACTICE IN A SEMI-DETACHED DWELLING	Z-5.98
R3	188-190	CAMBRIDGE CRES.		Z-2.44
R3	195	FOREST HILL RD.	1 BASEMENT APARTMENT	Z-2
R3	25	MORRISON STREET	ONE-PERSON HAIR AND AESTHETICS SALON	Z-2.742
R3	281	UNIVERSITY AVE.	ACUPUNCTURE CLINIC	Z-2.389
R3	38,40	RIVER ST.	3 UNITS	Z-2
R3	430,446,462	CANTERBURY DR.		Z-2.44
R3	47	AMBERWOOD LANE	DUPLEX DWELLING	Z-2.55
R3	47-49	SIMPSON CT.	3 UNITS	Z-2
R3	52-54; 55-57	AMBERWOOD LANE	SEMI-DETACHED DWELLING	Z-2.56
R3	549	CANTERBURY DR.	INSURANCE AGENCY	Z-2
R3	58	WATERLOO ROW	GARDEN SUITE IN AN EXISTING DETACHED GARAGE	Z-5.210
R3	627	FOREST HILL RD.	SEMI DETACHED DWELLING UNIT	Z-2
R3	7	BRIDGE ST.	8 UNIT APARTMENT BUILDING	Z-2.417
R3	713	ALBERT ST.	SEMI-DETACHED DWELLING UNIT	Z-2.46
R3	76	RIVER ST.	3 UNIT APARTMENT BUILDING	Z-2.177
R3	9	ELMCROFT PLACE	2 UNIT DWELLING	Z-2.129
R3	99-49, 99-81	DORA DR.	RESIDENTIAL DWELLINGS	Z-2.158
R3A	616	FOREST HILL RD.	4 UNIT DWELLING	Z-2.86
R4	812	DEVON AVENUE	SEMI-DETACHED DWELLING	Z-5.262
R4		BRIDGE ST.	RESIDENTIAL DEV. AS DEFINED BY ZONE, INCLUDING TOWNHOUSES	Z-2.165
R4	100, 108	GOODINE ST.	24-26 UNIT TOWNHOUSE DEVELOPMENT	Z-2.75
R4	104	ARGYLE ST.	DENTIST OFFICE ON GROUND FLOOR	Z-2
R4	1065	WOODSTOCK RD.	3 UNIT DWELLING	Z-2.79
R4	107	ARGYLE ST.	THREE UNIT DWELLING	Z-2.228
R4	11	MCLEOD HILL RD.	6 UNIT APARTMENT BUILDING	Z-2
R4	114	CRERAR COURT	6-UNIT RESIDENTIAL BUILDING	Z-5
R4	12	LAMSON COURT	8-UNIT RESIDENTIAL BUILDING	Z-5
R4	120	GIBSON STREET	5-UNIT RESIDENTIAL BUILDING	Z-5
R4	122	FRIEL STREET	6-UNIT RESIDENTIAL BUILDING	Z-5
R4	130	CONNAUGHT ST	8 UNIT STACKED ROW HOUSE	Z-2.67
R4	142	CHARLOTTE STREET	DAYCARE	Z-2

ZONE	CIVIC	ADDRESS	USE	BYLAW
R4	158, 172	GEORGE ST.	2 RESIDENTIAL STRUCTURES ON 1 LOT	Z-2.191
R4	180	ST. MARYS STREET	8-UNIT RESIDENTIAL BUILDING	Z-5
R4	204	CHARLOTTE STREET	PORTION OF STRUCTURE FOR OFFICES OF APT. RENTAL AGENCY ONLY	Z-2.64
R4	23	MCLEOD HILL ROAD	6-UNIT RESIDENTIAL BUILDING	Z-5
R4	234	ROYAL ROAD	12-UNIT RESIDENTIAL BUILDING	Z-5
R4	240	WETMORE RD.	24 UNIT BUILDING	Z-2
R4	240	WETMORE RD.		Z-2.44
R4	242	HIGHLAND AVE.	MASSAGE THERAPY BUSINESS	Z-2.386
R4	244	CONNAUGHT ST.	ANIMAL GROOMING BUSINESS	Z-2.533
R4	244	CONNAUGHT ST.	APP.	Z-2.145
R4	252-262	REGENT ST.	LANDSCAPING REQUIREMENTS	Z-2
R4	252-262	REGENT ST.	LAUNDROMAT AND 2 RESIDENTIAL UNITS	Z-2
R4	258	ST. MARYS STREET	8-UNIT RESIDENTIAL BUILDING	Z-5
R4	26	HILLCOURT DRIVE	ONE-CHAIR (1) ESTHETICS SALON	Z-2.840
R4	270	ST. MARYS STREET	12-UNIT RESIDENTIAL BUILDING	Z-5
R4	274-276	SAUNDERS ST.	3 APARTMENT UNITS	Z-2
R4	28	BRIDGEVIEW CT.	4 APARTMENT UNITS	Z-2
R4	288	REGENT ST.	OUTDOOR LEISURE BOUTIQUE ON GROUND FLOOR	Z-2
R4	299	YORK STREET	OFFICES FOR N.B. HAIRDRESSERS ASSOC.	Z-2.41
R4	314	CONNAUGHT ST.	3 UNITS	Z-2
R4	329-331	VICTORIA ST.	6 APARTMENT UNITS	Z-2
R4	336	MAIN ST.	HAIR SALON & DAY SPA	Z-2.373
R4	336	MAIN ST.	LICENSED PREMISE WITH EXISTING PERSONAL SERVICE ESTABLISHMENT	Z-2.594
R4	336	REGENT ST.	OFFICES	Z-2
R4	355-357	CANADA STREET	4-UNIT TOWNHOUSE	Z-5.8
R4	37	BIGGS ST.	SEMI DETACHED DWELLING UNITS	Z-2
R4	395-399	UNION ST.	6 UNITS	Z-2
R4	395-399	UNION ST.	8 UNITS	Z-2.54
R4	401	NORTHUMBERLAND ST.	TOWNHOUSE DEVELOPMENT	Z-2.133
R4	401	UNIVERSITY AVE.	5 UNITS	Z-2
R4	404	UNION STREET	6-UNIT RESIDENTIAL BUILDING	Z-5
R4	449	WESTMORLAND ST.	DENTIST OFFICE ON GROUND FLOOR	Z-2
R4	45	BIGGS STREET	A HOME OCCUPATION TO BE OPERATED AS A "CAT KENNEL"	Z-5.90
R4	5	MARSHALL ST.	24 UNIT APARTMENT BUILDING	Z-2
R4	530	LINCOLN RD.	4 UNITS	Z-2
R4	588	SMYTHE STREET	5-UNIT RESIDENTIAL BUILDING	Z-5
R4	602	GRAHAM AVENUE	21-UNIT RESIDENTIAL BUILDING	Z-5

ZONE	CIVIC	ADDRESS	USE	BYLAW
R4	614	GRAHAM AVENUE	16-UNIT RESIDENTIAL BUILDING	Z-5
R4	616	FOREST HILL RD.	7 UNIT APARTMENT BUILDING	Z-2.403
R4	633	WINDSOR STREET	16-UNIT RESIDENTIAL BUILDING	Z-5
R4	645	UNION STREET	8-UNIT RESIDENTIAL BUILDING	Z-5
R4	65	BIGGS STREET	24-UNIT RESIDENTIAL BUILDING	Z-5
R4	660	UNION STREET	12-UNIT RESIDENTIAL BUILDING	Z-5
R4	672	GRAHAM AVENUE	6-UNIT RESIDENTIAL BUILDING	Z-5
R4	677	WINDSOR STREET	13-UNIT RESIDENTIAL BUILDING	Z-5
R4	690	GRAHAM AVENUE	12-UNIT RESIDENTIAL BUILDING	Z-5
R4	76, 86	FOREST HILL RD.	30 UNIT APARTMENT BUILDING	Z-2.50
R4	76-90	FOREST HILL RD.	TOWNHOUSE DEVELOPMENT	Z-2.134
R4	78	ALDER AVE.	HAIR SALON LIMITED TO 1 EMPLOYEE RESIDING ON PREMISES	Z-2.136
R4	80	GLASIER RD.	24 UNIT BUILDING	Z-2
R4	806	RIVERSIDE DR.	9 UNITS AND 500 M2 PASTA PRODUCTION OPERATION	Z-2
R4	811	CHARLOTTE STREET	UNB RESIDENCE	Z-2
R4	825	UNION STREET	6-UNIT RESIDENTIAL BUILDING	Z-5
R4	888	BRUNSWICK STREET	16-UNIT RESIDENTIAL BUILDING	Z-5
R4	900	BARKER STREET	6-UNIT RESIDENTIAL BUILDING	Z-5
R4	917	BARKER STREET	5-UNIT RESIDENTIAL BUILDING	Z-5
R4	96, 110	FOREST HILL RD.	TOWNHOUSE DEVELOPMENT	Z-2.178
R4	75225738	FOREST HILL RD.	TOWNHOUSE DEVELOPMENT	Z-2.134
R4A	30	DOWNING ST.	3 UNITS	Z-2
R4A	344-352	DUNDONALD ST.	5 APARTMENT UNITS	Z-2
R4A	360	DUNDONALD ST.	5 APARTMENT UNITS	Z-2
R4A	874	CHARLOTTE STREET	4 UNITS	Z-2
R4B	129	ST. MARY'S ST.	HEATING CONTRACTOR OPERATION	Z-2
R4B	255	REGENT ST.	5 RESIDENTIAL DWELLING UNITS	Z-2.125
R4B	351	CARLETON STREET	WHOLESALING OF ELECTRICAL MATERIALS	Z-2
R4B	454	NEEDHAM ST.	4 UNIT ROW HOUSE	Z-2.51
R4B	459	NEEDHAM ST.	ENCLOSURE OF STAIRWELL	Z-2
R4B	486-492	GOERGE ST.	10 UNITS	Z-2
R4B	514	NEEDHAM ST.	4 APARTMENT UNITS	Z-2
R4B	532	GEORGE ST.	4 APT. UNITS	Z-2
R4B	63	MCKEEN STREET	SDD ONLY ON LOT 12-08 AND 12-09	Z-2.794
R4B	714 ABC	UNION ST.	3 UNIT ROW DWELLING	Z-2.601
R4B	739	UNION ST.	ARCHITECTURAL OFFICE	Z-2
R4B	759-761	UNION ST.	PRODUCTION SERVICES, PHOTOGRAPHIC, GRAPHIC ARTS, 2 APTS.	Z-2.335

ZONE	CIVIC	ADDRESS	USE	BYLAW
R4B	809	DEVON AVE.	UNLICENSED RESTAURANT	Z-2
R4B	843	UNION ST.	TOURIST HOME SUITE ABOVE GARAGE	Z-2.245
R4B	849	UNION ST.	TOURIST HOME	Z-2
R5		BRIDGE ST.	RESIDENTIAL DEVELOPMENT AS DEFINED BY ZONE	Z-2.165
R5		CLEMENTS DR.	"FOR RENT" TOWNHOUSE DEV. WITH MORE THAN 1 BLDG ON LOT	Z-2.257
R5		CROCKET STREET	SDD'S SUBJECT TO R-2B STANDARDS (SEC. 8.2.4.3)	Z-2.658
R5		GILBERT ST.	8 RESIDENTIAL LOTS	Z-2.42
R5	110	JONES ST.	28 UNIT BUILDING	Z-2
R5	12	GARDINER WAY	4 UNIT RESIDENTIAL BUILDING	Z-5
R5	226	DOUGLAS AVE.	5 UNIT TOWNHOUSE	Z-2.152
R5	281	CLAUDIE ROAD	RESIDENTIAL ZONE TWO-B (R-2B)	Z-2.691
R5	295	NEILL STREET	MICRO-BREWERY, RESTAURANT, RETAIL, BOUTIQUE HOTEL, ORCHARD	Z-5.231
R5	4	GARDINER WAY	BRIDAL BOUTIQUE	Z-2.416
R5	419	CLEMENTS DRIVE	RESIDENTIAL ZONE TWO-B (R-2B)	Z-2.691
R5	4-38	ANGELVIEW CT.	TOWNHOUSE UNITS	Z-2
R5	56-0092	ANGELVIEW CT.	TOWNHOUSE	Z-2
R5	01426378	CLARK STREET	CHRISTMAS TREE FARM	Z-2.200
R5H	01422765	HILLCREST DR.	HORSE STABLES	Z-2.200
R5H	01431030	NEILL ST.	FARMING, LIVESTOCK OPERATION	Z-2.200
R5H	75358259	HILLCREST DR.	HORSE STABLES	Z-2.200
R6		HANWELL RD.	40 UNIT ROW HOUSE	Z-2.69
R6		SARAHS LANE EXTENS	ROW DWELLINGS ON INDIVIDUAL LOTS	Z-2.673
R6		STATION ROAD	SEMI-DETACHED DWELLINGS	Z-2.695
R6	1019	BROOKSIDE DR.	32 UNIT APARTMENT BUILDING	Z-2.496
R6	103	CARMAN AVE.	4 UNIT APARTMENT BUILDING	Z-2.441
R6	115-125	CARMAN AVE.	77 UNIT TOWNHOUSE DEVELOPMENT	Z-2.414
R6	1-610	DOONE ST.	64 TOWNHOUSE UNITS	Z-2
R6	22	HAWKINS ST.	72 UNIT APARTMENT DEVELOPMENT	Z-2.388
R6	237	BROOKSIDE DR.	4 APARTMENT BUILDINGS	Z-2
R6	256-260	GREENWOOD DR.	24 TOWNHOUSE UNITS	Z-2.405
R6	2665	WOODSTOCK RD	RESIDENTIAL DEVELOPMENT (SFD'S & ROW HOUSE)	Z-2.203
R6	330	DUNNS CROSSING RD.	57 UNIT APARTMENT BUILDING	Z-2.429
R6	362.374	GIBSON STREET	OFFICE BUILDING	Z-2.622
R6	42	ROYAL RD.	21 APARTMENT UNITS	Z-2
R6	480	RIVERSIDE DR.	36 UNIT TOWNHOUSE DEVELOPMENT	Z-2.364
R6	50	LIAN ST.	MAXIMUM DENSITY OF 1 UNIT/125 SQ.M OF LOT AREA	Z-2.363
R6	530	DUNDONALD ST.	APARTMENT BUILDING	Z-2

ZONE	CIVIC	ADDRESS	USE	BYLAW
R6	590	FOREST HILL RD.	29 UNITS	Z-2.398
R6	60	HAWKINS ST.	80 UNIT APARTMENT DEVELOPMENT	Z-2.387
R6	638, 644	FOREST HILL RD.	9 UNIT APARTMENT BUILDING	Z-2.423
R6	828	CHURCHILL ROW	10 UNIT TOWNHOUSE	Z-2.379
R6	9	FOREST HILL RD.	2 BUILDINGS WITH 54 UNITS TOTAL	Z-2
R6	900	FOREST HILL RD.	21 UNIT TOWNHOUSE DEVELOPMENT	Z-2.112
R6	NORTH OF	TERRANCE ST.	ROW DWELLINGS ON INDIVIDUAL LOTS	Z-2.375
R6	01426378	CLARK STREET	CHRISTMAS TREE FARM	Z-2.200
R6H	01422765	HILLCREST DR.	HORSE STABLES	Z-2.200
R6H	75358259	HILLCREST DR.	HORSE STABLES	Z-2.200
R7	10	GILBERT STREET	APARTMENT UNITS	Z-2
R7	127	BIGGS STREET	22 UNIT BUILDING	Z-2
R7	180	GREENWOOD DRIVE	24 APT. UNITS	Z-2
R7	184	GREENWOOD DRIVE	54 APARTMENT UNITS	Z-2
R7	198	YORK STREET	14-UNIT APARTMENT BUILDING	Z-2.671
R7	242	REGENT STREET	20 DWELLING UNITS	Z-2.589
R7	263	PROSPECT ST. W.	APARTMENT BUILDING	Z-2
R7	30-44	SIMPSON COURT	APARTMENTS	Z-2
R7	327 - 333	YORK STREET	6 UNITS	Z-2
R7	45	GREENFIELDS DRIVE	SURFACE PARKING	Z-2.445
R7	500	VENUS COURT	APARTMENT BUILDING	Z-2
R7	633-647	WINDSOR STREET	REDUCTION IN PARKING	Z-2
R7	710	MCLEOD AVENUE	RELIGIOUS INSTITUTION	Z-2.131
R7	737-741,254	IRVINE STREET	6 UNITS	Z-2
R7	776	MCLEOD AVENUE	MARTIAL ARTS ACADEMY	Z-2
R7	94-246	BIGGS STREET	45 TOWNHOUSE UNITS	Z-2
R8	100	BISHOP DRIVE		Z-2.44
R8	1039	REGENT STREET	CHURCH & ANCILLARY USES	Z-2.558
R8	11	SIMPSON COURT	22 UNITS	Z-2
R8	1155	REGENT STREET	43 APARTMENT UNITS	Z-2
R8	158	HANWELL ROAD	42 UNIT APARTMENT BLDG.	Z-2.120
R8	29,39,49	ABBOTT COURT	APARTMENT BUILDINGS	Z-2
R8	376	PRIESTMAN STREET	22 UNITS	Z-2
R8	410	PRIESTMAN STREET	15 UNITS	Z-2
R8	580-590	MONTGOMERY STREET	2 BUILDINGS ON 1 LOT	Z-2
R8	59-0069	ABBOTT COURT	30 AND 34 UNITS	Z-2
R8	60	GREENSFIELD DR.	2 MAIN BUILDINGS ON 1 LOT	Z-2

ZONE	CIVIC	ADDRESS	USE	BYLAW
R8	642, 650	UNION STREET	36 UNIT APARTMENT BUILDING	Z-2.527
R8	72	WAGGONERS LANE	2 BUILDINGS ON 1 LOT	Z-2
R8	85-95	GREENSFIELD DR.	30 SENIOR CITIZEN APARTMENTS	Z-2
R8	951	REGENT STREET	124 APT. UNITS	Z-2
R8	LOT 27,28	BISHOP DRIVE	APARTMENT BUILDING	Z-2
R9	10	BARTON CRES.	96 UNIT SENIOR CITIZEN COMPLEX	Z-2
R9	10	BARTON CRES.	2 MAIN BLDGS. + 92 UNIT RETIREMENT RES. + ADMIN. BLDG.(4 OFFICES)	Z-2.105
R9	110,110,120	BISHOP DRIVE	3 APARTMENT BUILDINGS (129 UNITS)	Z-2.151
R9	151	WESTMORLAND ST.	28 UNIT APARTMENT BUILDING	Z-2.39
R9	366	ABERDEEN STREET	34 UNIT APARTMENT BUILDING	Z-2.436
R9	408	REGENT STREET	48 UNIT APT. BLDG.	Z-2.78
R9A	498	YORK STREET	APARTMENT BLDG(S) - MAXIMUM 93 UNITS	Z-2.63
RLF	170	DOAK ROAD	CHILD CARE CENTRE - LARGE (MAX OF 83 CHILDREN)	Z-5.27
RLF	280	MAIN STREET	MEDICAL CLINIC, PERSONAL SERVICE-APPEARANCE & OFFICE	Z-5.103
RLF	350	BISHOP DRIVE	VEHICLE SALES	Z-5.116
RLF	451	ALISON BLVD	EXISTING BLDG TO BE USED FOR 100% OFFICE	Z-5.123
RM2		NETHERVUE STREET	136 UNIT MFG. HOUSING DEVELOPMENT	Z-2.272
RM2	625	SPRINGHILL ROAD	4 UNIT DWELLING	Z-2.272
RMH		BROOKSIDE DRIVE	MINI-HOME PARK	Z-5.283
RRCH	1029	MCLEOD HILL ROAD	LANDSCAPING CONTRACTING FIRM	Z-5.140
RSC	1025	PROSPECT STREET	GASOLINE BAR AND 45.2 SQ M CONVENIENCE STORE	Z-2.679
RSC	1120	PROSPECT STREET	FACIA SIGNS ON 3RD & 4TH SIDES OF FTON MALL	Z-2.532
RSC	1120	PROSPECT STREET	DRIVE-THRU BUSINESS & RESTAURANT	Z-2.537
RSC	1150	PROSPECT STREET	EXPANSION TO SHOPPING CENTRE	Z-2.294
RSC	1203 - 1229	REGENT STREET	DRIVE-THRU BUSINESSES	Z-2.324
RSC	1325-1371	REGENT STREET	REGIONAL SHOPPING CENTRE	Z-2
RSC	1381	REGENT STREET	EXPANSION OF SHOPPING MALL	Z-2
RSC	15-91	FERRY AVENUE	SHOPPING MALL WITH 5574 SQ. M ADDITION FOR GROCERY STORE	Z-2.99
RSC	25	TWO NATIONS CROSS	OPEN STORAGE	Z-2.616
RSC	25,75,125	TWO NATIONS CROSSI	35,000 COMMERCIAL DEVELOPMENT	Z-2.508
RSC	370	PROSPECT STREET	ADDITION TO SHOPPING CENTRE	Z-2
RSC	435	BROOKSIDE DRIVE	32,500 SQ M SHOPPING CENTRE	Z-2.343
RSC	800	ST. MARY'S STREET	OPEN STORAGE	Z-2.616
RT	75	KNOWLEDGE PARK DRI	FIT	Z-5.141
S1		BISHOP DRIVE	CREATE HC, SI AND P ZONES	Z-2
SI		ALISON BLVD.	STORE	Z-2.434

ZONE	CIVIC	ADDRESS	USE	BYLAW
SI		ALISON BLVD.	DRIVE-THRU BUSINESS, HOTEL/MOTEL, OFFICE, PERSONAL SERV. EST., RETAIL	Z-2.483
SI		ALISON BLVD. EXT.	DRIVE-THRU BUS., HOTEL/MOTEL, OFFICE, PERSONAL SERV. ESTAB., RETAIL	Z-2.334
SI		BISHOP DRIVE	ADDITIONAL USES TO THOSE PERMITTED IN SI ZONE	Z-2.504
SI		ST. ROCH STREET	AS SET OUT IN SI ZONE	Z-2.117
SI	10	BISHOP DRIVE	SI USES EXCLUDING AUTOBODY AND/OR PAINT ESTABL. OR TRANSPORT TERMINAL	Z-2.234
SI	1165	HANWELL RDROAD	AUTOBODY SHOP	Z-2
SI	1290	HANWELL RDOAD	SI USES EXCLUDING AUTOBODY AND/OR PAINT ESTABL. AND TRANSPORT TERMINAL	Z-2.234
SI	1290	HANWELL RDOAD	TERMINAL	Z-2.45
SI	1290	HANWELL ROAD	AUTOMOBILE SALES & SERVICE	Z-2.813
SI	15	CITYVIEW AVENUE	COMMERCIAL DAYCARE IN EXCESS OF 60 (86) HELIPORT	Z-2
SI	213	MACFARLANE STREET	RECYCLING DEPOT	Z-2.345
SI	25,35,75,85	CITYVIEW AVENUE	CERTAIN S.I. USES	Z-2
SI	290-320	WILSEY ROAD	SI USES	Z-2
SI	372,374	MAIN STREET	PROHIBIT BEVERAGE OPERATION, TRANSPORTATION, STORAGE	Z-2
SI	593	ST. MARYS STREET	SINGLE DETACHED DWELING WITH FUTURE BASEMENT APT.	Z-2.89
SI	800	ST. MARY'S STREET	GROCERY STORE	Z-2
SI	800	ST. MARY'S STREET	STAND ALONE GAS BAR	Z-2
SI	800	ST. MARY'S STREET	RETAIL USE UP TO 100% OF FLOOR AREA OF THE BUILDING (3251 SQ. M)	Z-2.570
SI	816	ST. MARY'S STREET	BUILDING SUPPLY BUSINESS	Z-2
SI	85	HUBBARD ROAD	LIGHT MFG. OPERATION & ASSEMBLY OF WATER TREATMENT SYSTEMS	Z-2.428
SI	880	HANWELL ROAD	PERSONAL SERVICE ESTABLISHMENT, OFFICE AND RETAIL STORE LESS THAN 300	Z-2.720
SI	TCH/ARNOL D DR	BISHOP DRIVE	HOME IMPROVEMENT CENTRE	Z-2.49
TP2	132	VICTORIA STREET	TEMPORARY IN-LAW SUITE	Z-5.96
TP2	177	ARGYLE STREET	MONTESSORI SCHOOL	Z-5.120
TP2	279	REGENT STREET	A TOURIST HOME IN A TWO-UNIT DWELLING	Z-5.92
TP2	440	NORTHUMBERLAND ST	PERSONAL SERVICE ESTABLISHMENT (AESTHETICS SALON)	Z-5.4
TP2	623,635,643	MCLEOD AVENUE	MEDIAL CLINIC (UP TO 2 PRACTITIONERS), PERSONAL SERVICE-APPAREL, PERS	Z-5.47
TP3	242	YORK STREET	FOUR-UNIT APARTMENT BUILDING	Z-2.806
TP3A	130	ARGYLE STREET	AESTHETICS BUSINESS IN SDD WITH ACCESS. DWELLING UNIT	Z-2.261
TP3A	153	ARGYLE STREET	ONE-PERSON HAIR SALON	Z-2.683
TP3A	177	ARGYLE STREET	COMMERCIAL DAYCARE CENTRE	Z-2.448
TP3A	177	ARGYLE STREET	24-CHILD COMMERCIAL DAY CARE	Z-2.693
TP3A	230	YORK STREET	FOUR UNIT APARTMENT	Z-2.629
TP3A	247	DUNDONALD STREET	6 UNIT APARTMENT BUILDINGS	Z-2.593
TP3A	247	DUNDONALD STREET	4-UNIT APARTMENT BUILDING	Z-2.702
TP3A	623	MCLEOD AVENUE	HOME DECOR CENTRE (RETAIL) WITH OFFICE USES	Z-2.341

ZONE	CIVIC	ADDRESS	USE	BYLAW
TP4	139	SAUNDERS STREET	3-UNIT DWELLING	Z-5.281
TP4	101-103	GEORGE STREET	COMMERCIAL DAY CARE CENTRE	Z-2.572
TP4	217-219	GEORGE STREET	COMMERCIAL DAY CARE CENTRE	Z-2.296
TP4	221	GEORGE STREET	GROUP HOME WITHIN A DUPLEX DWELLING	Z-2.708
TP4	268	WESTMORLAND STREET	5 UNIT APARTMENT BUILDING	Z-5.261
TP4	325	VICTORIA STREET	SIX-UNIT APARTMENT BUILDING	Z-2.827
TP4	325-329	DUNDONALD STREET	5 UNIT APARTMENT BUILDING	Z-2.340
TP4	349-351	ABERDEEN STREET	DAY CARE CENTRE	Z-2.278
TP4	419	ABERDEEN STREET	OFFICE TO OCCUPY 100% OF THE BUILDING'S GRND FLR	Z-5.68
TP6	207	CHARLOTTE STREET	RETAIL FOOD STORE, INSTRUCTIONAL FACILITY, RESTAURANT & SIGNAGE	Z-5.97
USI		WILSEY ROAD	SANITARY LANDFILL	Z-2





**LIST OF SCHEDULES**

- |           |  |         |
|-----------|--|---------|
| <b>1</b>  | <b>City Centre Plan Area &amp; Central Business District</b> |         |
| <b>2</b>  | <b>Maximum Building Height</b>                               |         |
| <b>3</b>  | <b>Group Homes</b>   |         |
| <b>4</b>  | <b>Special Sign Districts A, B, C</b>                        |         |
| <b>5</b>  | <b>Parking Districts</b>                                     |         |
| <b>6</b>  | <b>South Core Planning Area</b>                              | Z-5.352 |
| <b>7</b>  | <b>Main Street Commercial Area &amp; Sign District D</b>     |         |
| <b>8a</b> | <b>Lot Types &amp; Characteristics, part 1</b>               |         |
| <b>8b</b> | <b>Lot Types &amp; Characteristics, part 2</b>               |         |
| <b>9</b>  | <b>Setbacks &amp; Yards</b>                                  |         |
| <b>10</b> | <b>Retail Sale of Cannabis</b>                               | Z-5.143 |
| <b>11</b> | <b>Zones &amp; Acronyms</b>                                  |         |
| <b>12</b> | <b>Workforce Housing Area</b>                                | Z-5.314 |
| <b>13</b> | <b>Neighbourhood Area</b>                                    | Z-5.352 |
| <b>14</b> | <b>Corridor Area</b>   | Z-5.352 |
| <b>15</b> | <b>Mid-Town Area</b>   | Z-5.352 |

**Zoning Maps - Zoning maps can be viewed at:**

**<http://www.fredericton.ca/en/city-hall/zoning-map>**

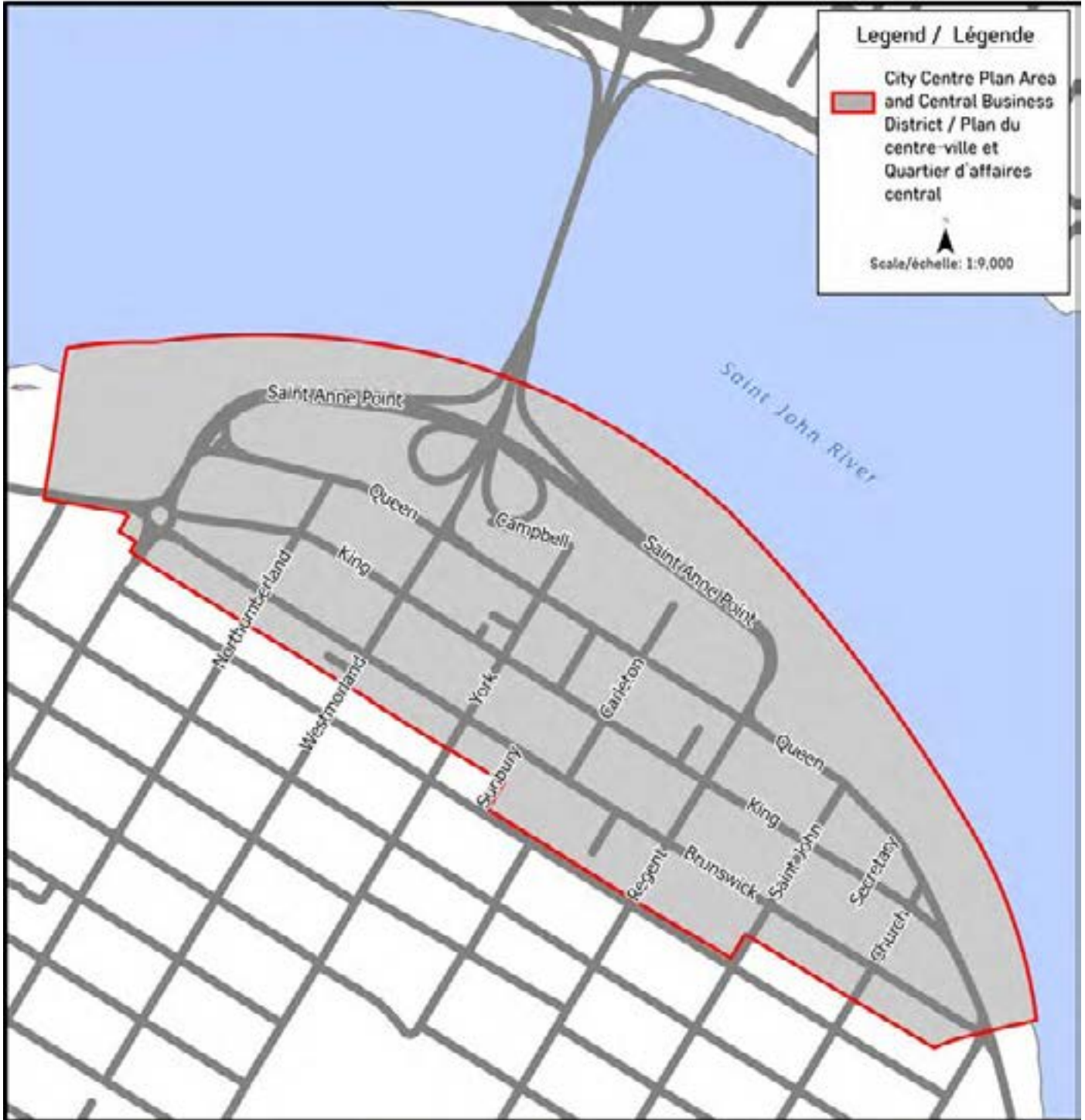
**Hard copies can be obtained from the Community Planning Office.**

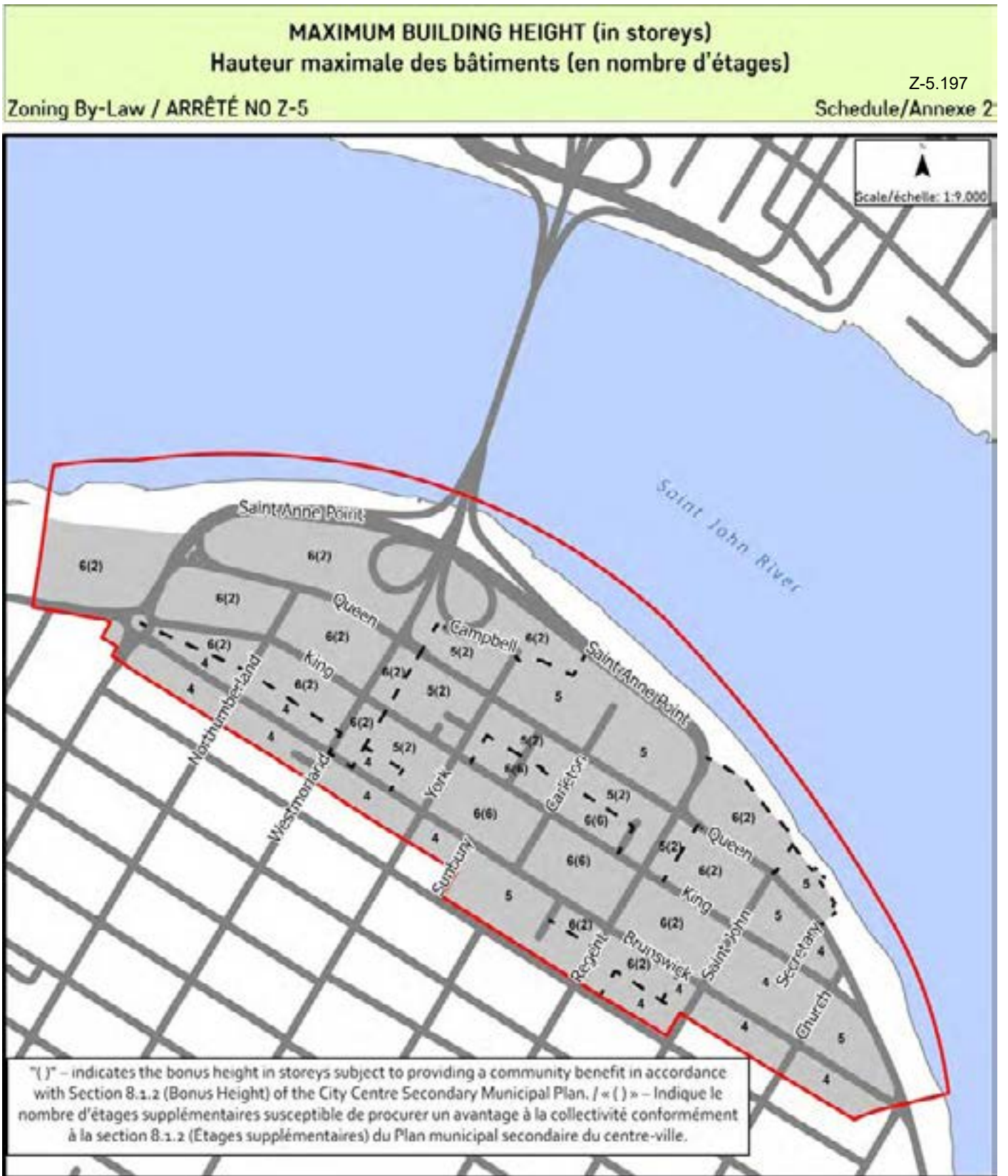
**CITY CENTRE PLAN AREA & CENTRAL BUSINESS DISTRICT**  
**ZONE D'AMÉNAGEMENT DU CENTRE-VILLE ET QUARTIER D'AFFAIRES CENTRAL**

Z-5.197

Zoning By-Law / ARRÊTÉ NO Z-5

Schedule/Annexe 1







**Fredericton**

Compiled by Growth & Community Planning, February 2013



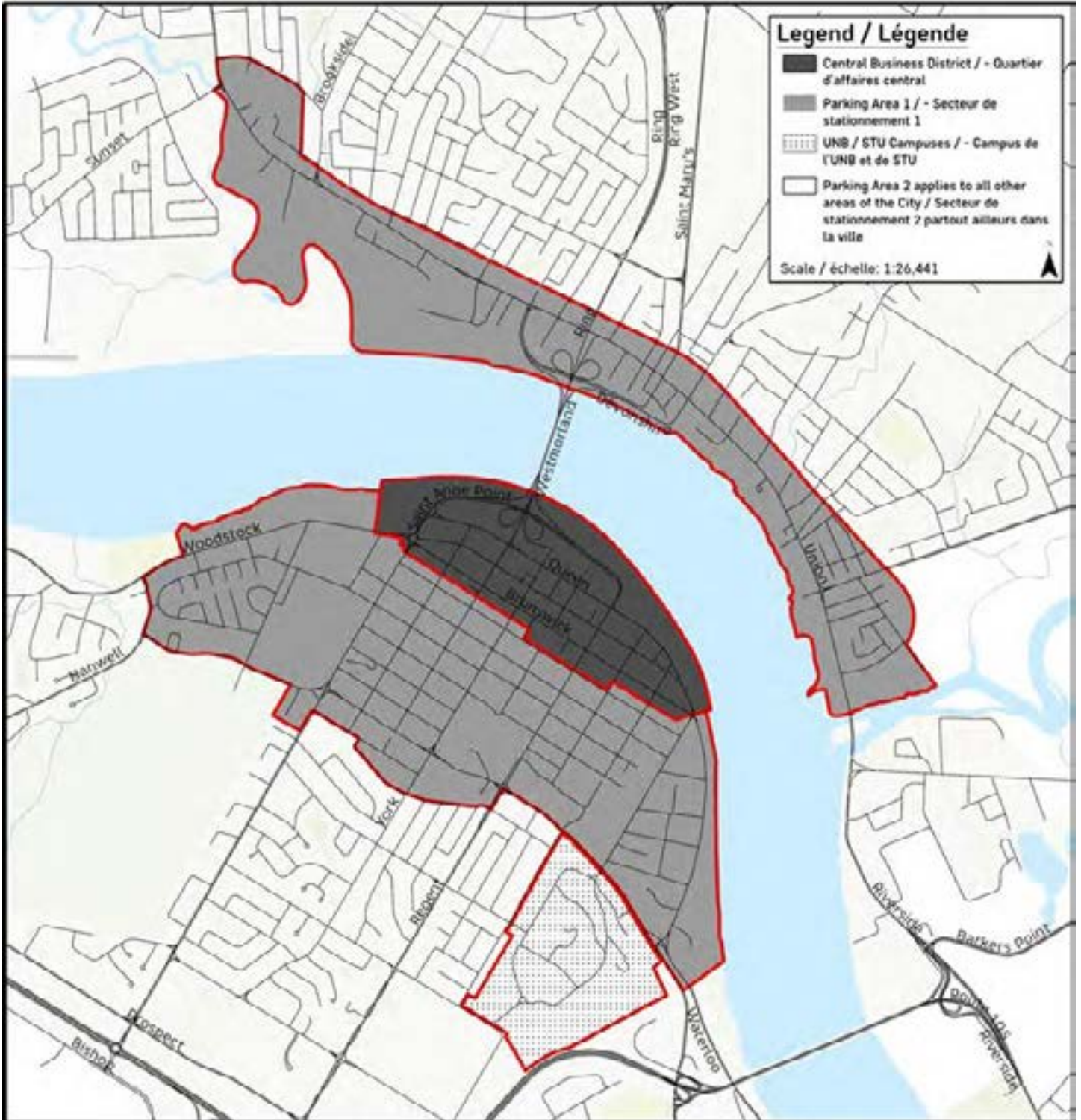
**Fredericton**

Compiled by Growth & Community Planning, February 2013

### PARKING DISTRICTS DISTRICTS DE STATIONNEMENT

Zoning By-Law / ARRÊTÉ NO Z-5

Schedule/Annexe 5

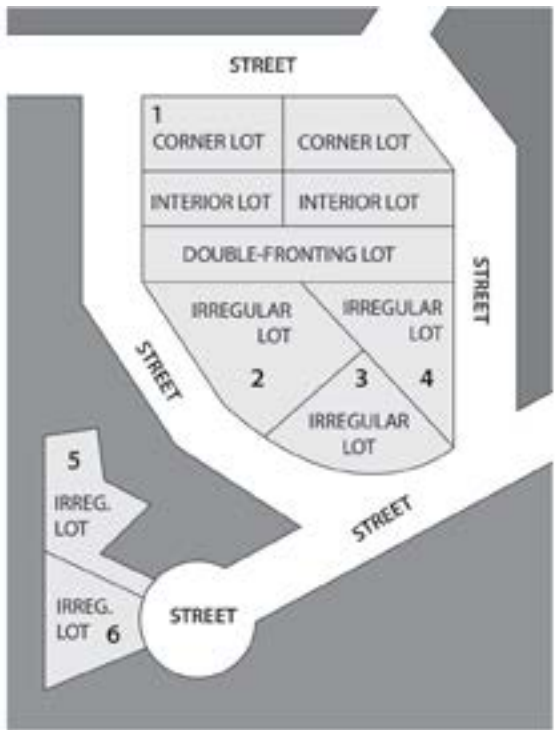






**Lot Types & Characteristics**

Zoning By law Z-5 Schedule 8

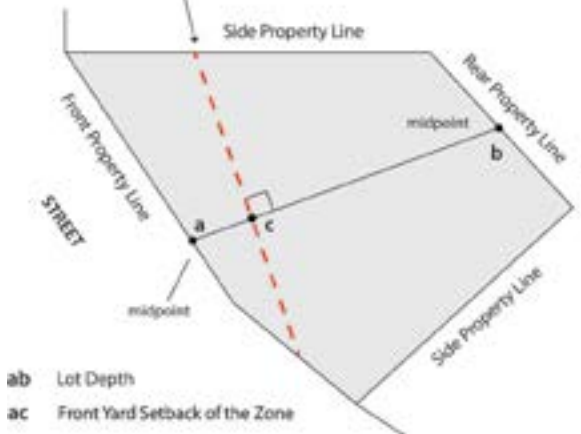


**1. Lots with front and rear property lines that are parallel to each other**



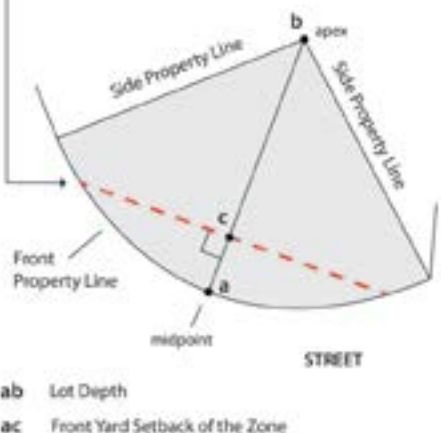
**2. Lots with front and rear property lines that are not parallel to each other**

Lot frontage is measured as a line perpendicular to the lot depth at a distance equal to the front yard setback of the zone.



**3. Irregular lots with a curved front property line and no rear property line**

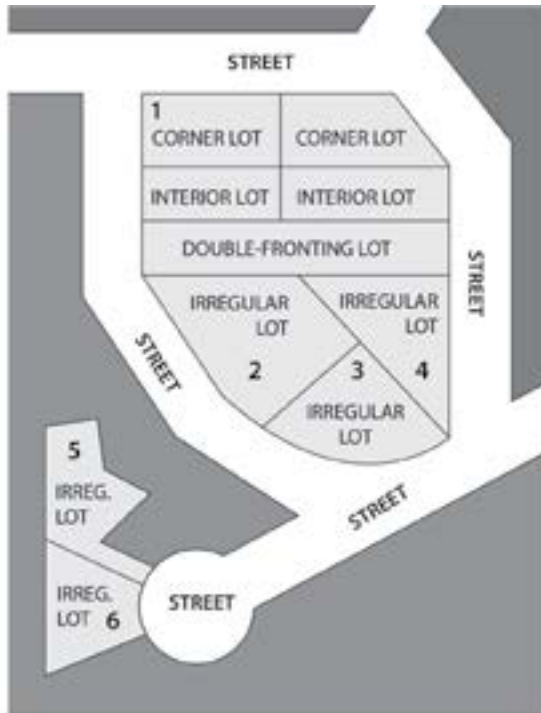
Lot frontage is measured as a line perpendicular to the lot depth at a distance equal to the front yard setback of the zone.



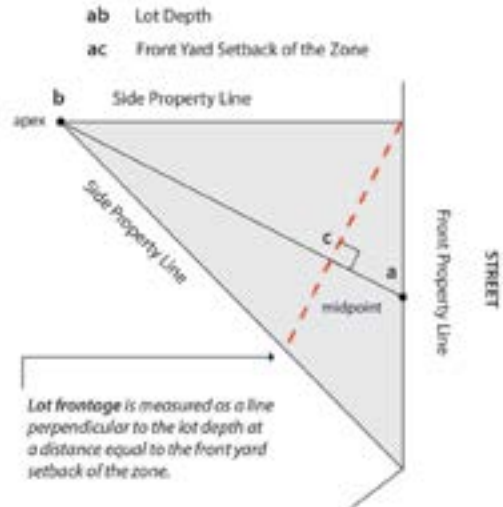
## Lot Types & Characteristics

Zoning By law Z-5

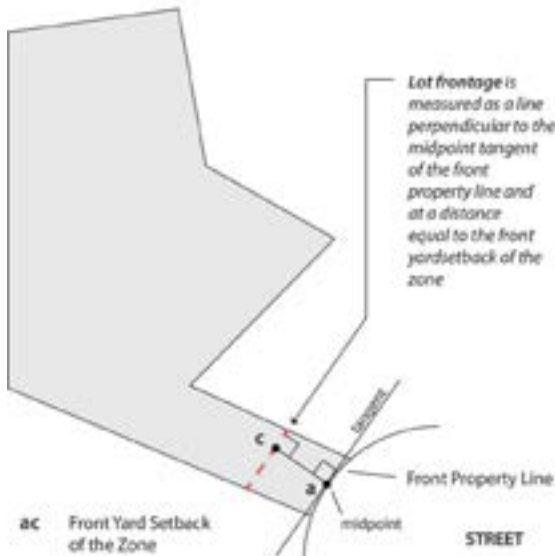
Schedule 8



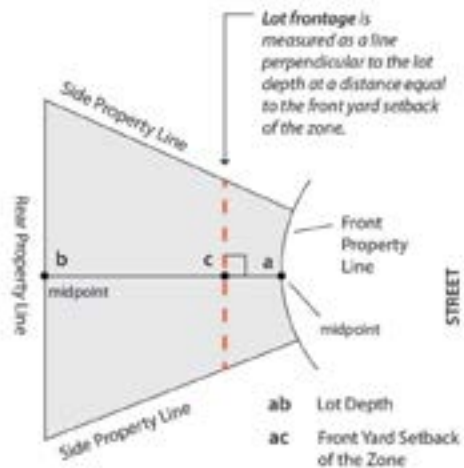
### 4. Lots with no rear property line



### 5. Irregular lots with a curved front property line where it is impractical to determine the midpoint of a rear property line

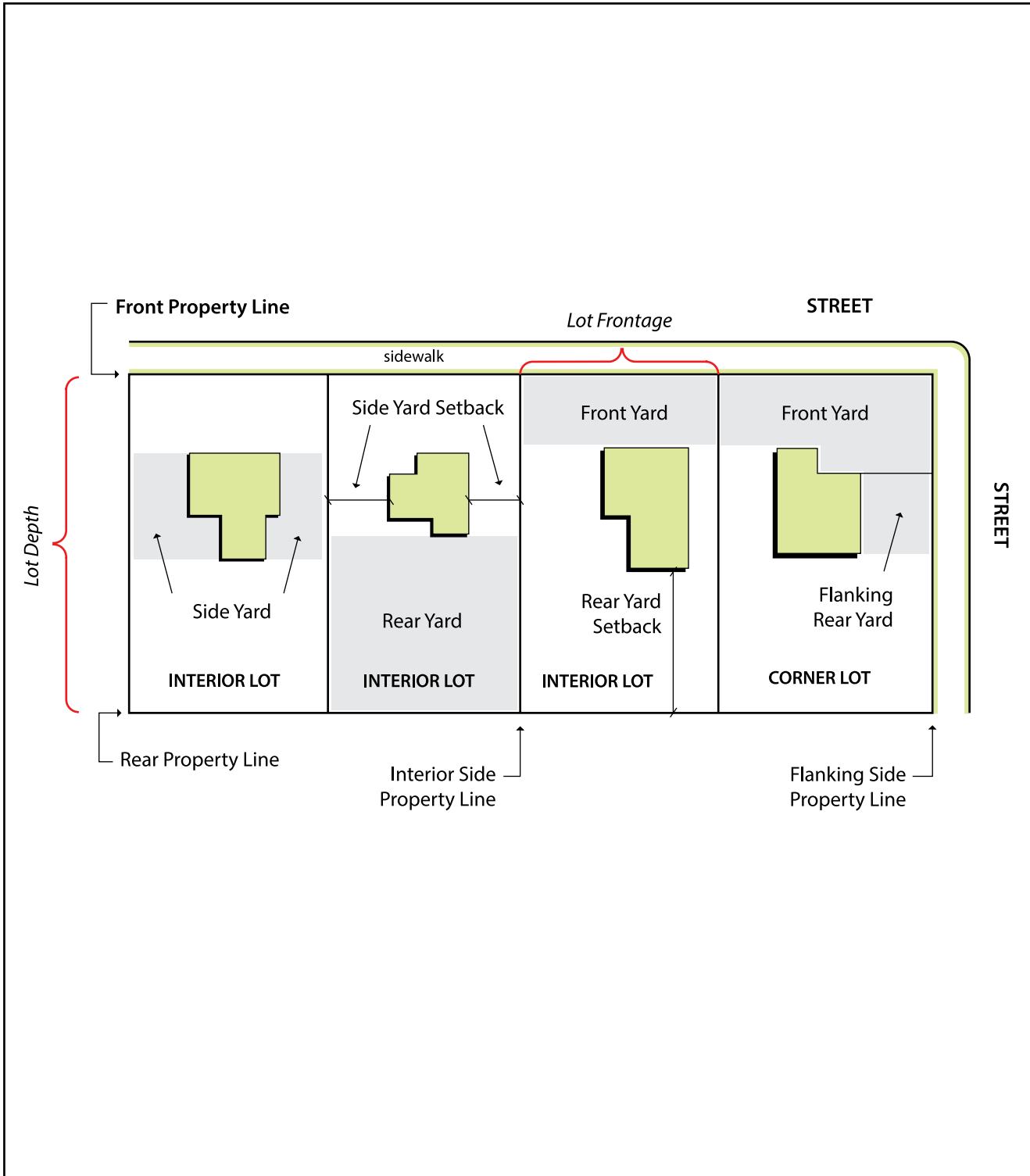


### 6. Interior lots with side property lines that are not parallel to each other

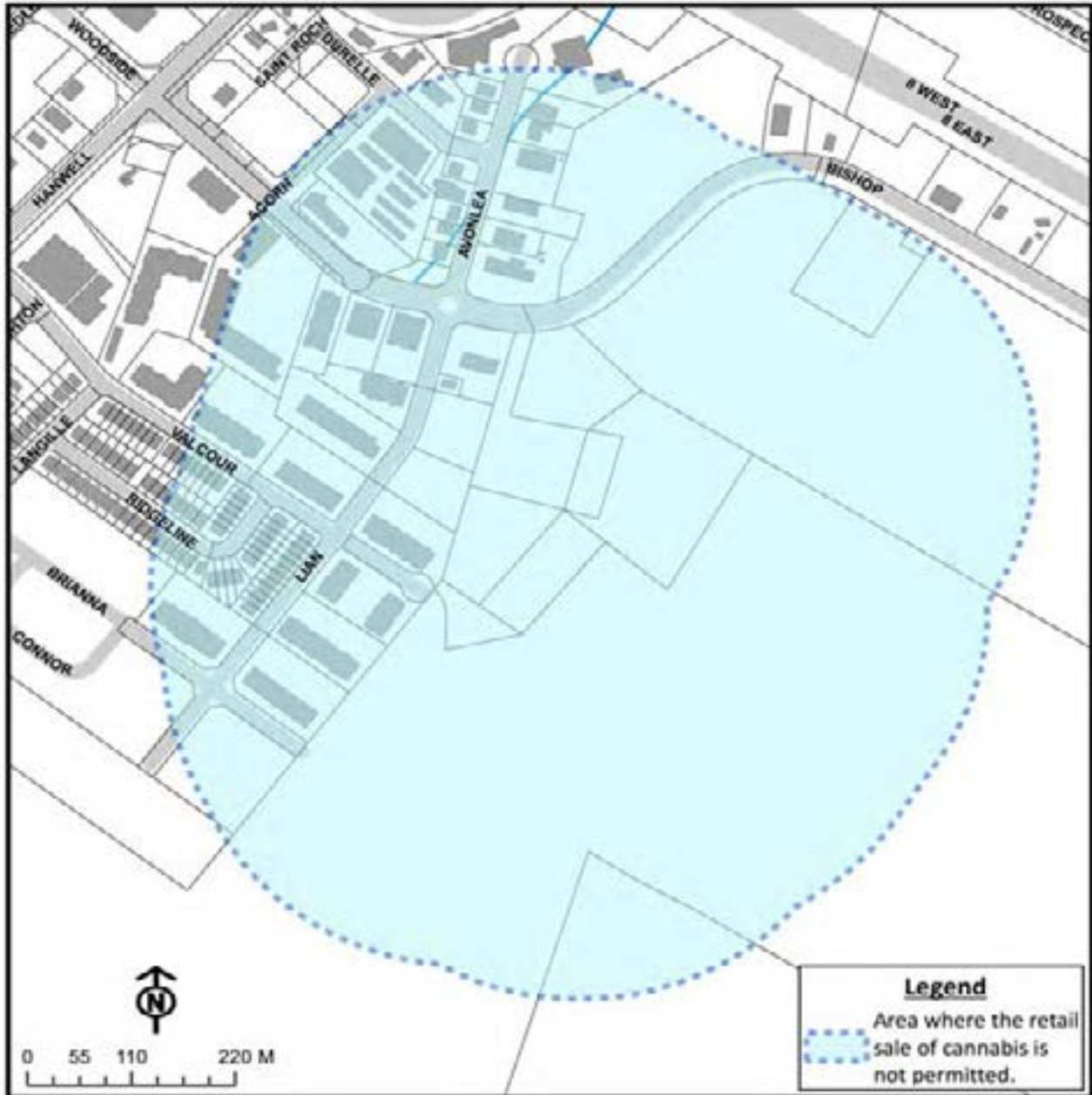


# Setbacks & Yards

Zoning By-law Z-5 Schedule 9



**Retail Sale of Cannabis**  
By-Law No. Z-5 Z-5.143  
Schedule 10



**Fredericton**

Compiled by Growth & Community Services, January 2018

## Zones & Acronyms

Z-5.338

### Zoning By-law Z-5

### Schedule 11

<b>Low Rise Residential Zones</b>	
Residential Zone One	<b>R-1</b>
Residential Zone Three	<b>R-3</b>
Residential Zone Four	<b>R-4</b>
Residential Zone Five	<b>R-5</b>
Residential Town Plat Zone Two	<b>TP-2</b>
Residential Town Plat Zone Four	<b>TP-4</b>
Residential Town Plat Zone Six	<b>TP-6</b>
Residential Mini-Home Zone	<b>RMH</b>
Residential Mini-Home Park Zone	<b>RMHP</b>
Rural Residential-Chateau Heights	<b>RR-CH</b>

<b>Multi-Residential Zones</b>	
Multi-Residential Zone One	<b>MR-1</b>
Multi-Residential Zone Two	<b>MR-2</b>
Multi-Residential Zone Three	<b>MR-3</b>
Multi-Residential Zone Four	<b>MR-4</b>
Multi-Residential Zone Five	<b>MR-5</b>

<b>Commercial Zones</b>	
Local Commercial Zone	<b>LC</b>
Neighbourhood Commercial Zone	<b>NC</b>
District Commercial Zone	<b>DC</b>
Regional Commercial Zone	<b>RC</b>
Office Commercial Zone	<b>OC</b>
Retail - Large Format Zone	<b>RLF</b>
Commercial Corridor Zone One	<b>COR-1</b>
Commercial Corridor Zone Two	<b>COR-2</b>
Highway Commercial Zone	<b>HC</b>

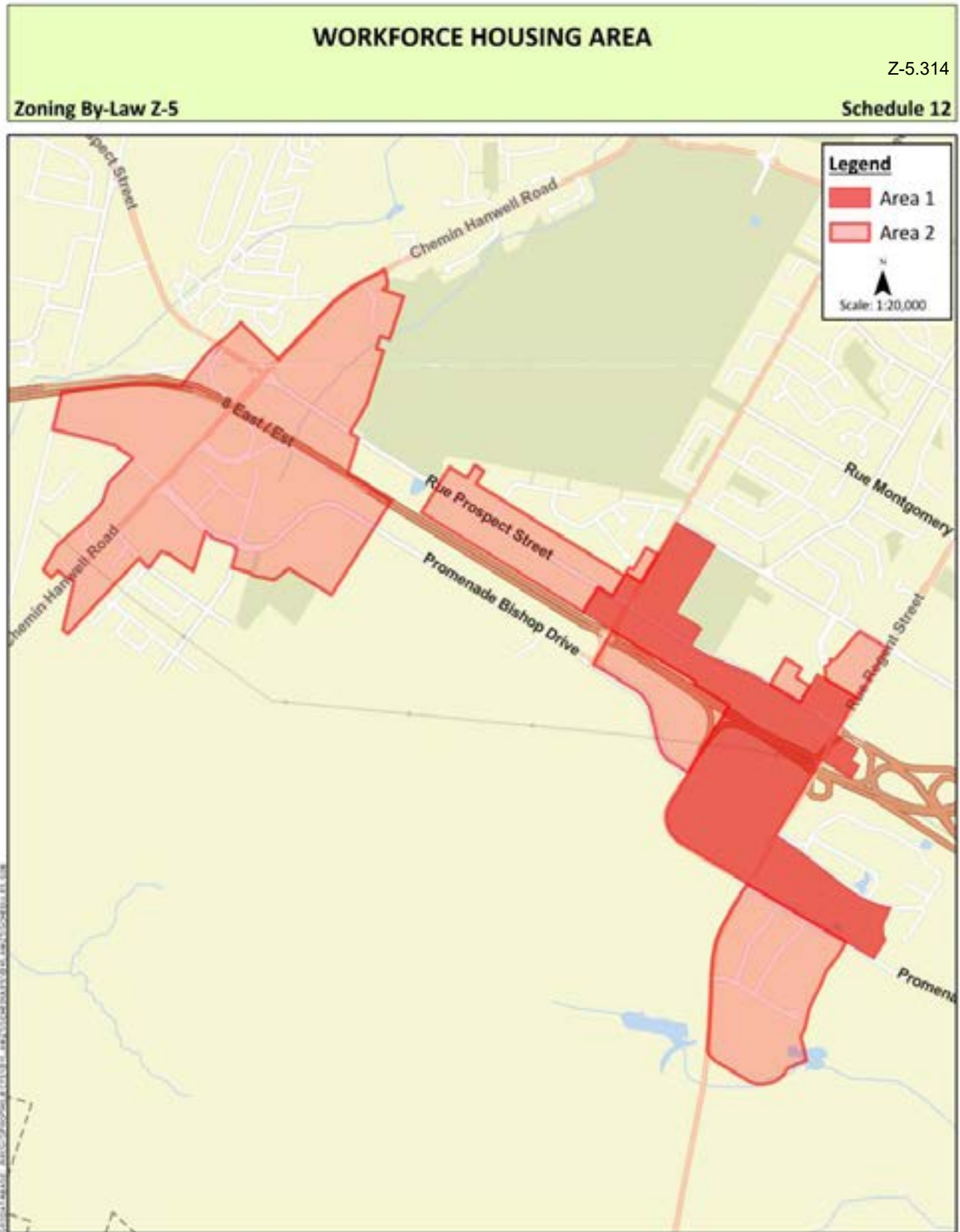
<b>Mixed Use Zones</b>	
Mixed Use Zone One	<b>MX-1</b>
Mixed Use Zone Two	<b>MX-2</b>
Mixed Use Zone Three	<b>MX-3</b>

<b>City Centre Zones</b>	
City Centre Zone	<b>CC</b>
City Centre Institutional Zone	<b>CCI</b>
City Centre Institutional Zone Limited	<b>CCIL</b>

<b>Institutional Zones</b>	
Institutional Zone One	<b>I-1</b>
Institutional Zone Two	<b>I-2</b>
Institutional Exhibition Zone	<b>IEX</b>

<b>Industrial Zones</b>	
Research and Advanced Technology Zone	<b>RT</b>
Business Industrial Zone	<b>BI</b>
General Industrial Zone	<b>GI</b>
Heavy Industrial Zone	<b>HI</b>
Infrastructure Zone	<b>INF</b>

<b>Limited Development Zones</b>	
Environment and Open Space Zone	<b>EOS</b>
Park Zone	<b>P</b>
Future Development Zone	<b>FD</b>
Agricultural Zone	<b>AG</b>
Agricultural Experimental Zone	<b>AGX</b>
Endowment Conservation Zone	<b>EC</b>
Endowment Development Zone	<b>ED</b>
Comprehensive Development District Zone	<b>CDD</b>
Holding Zone	<b>- H</b>

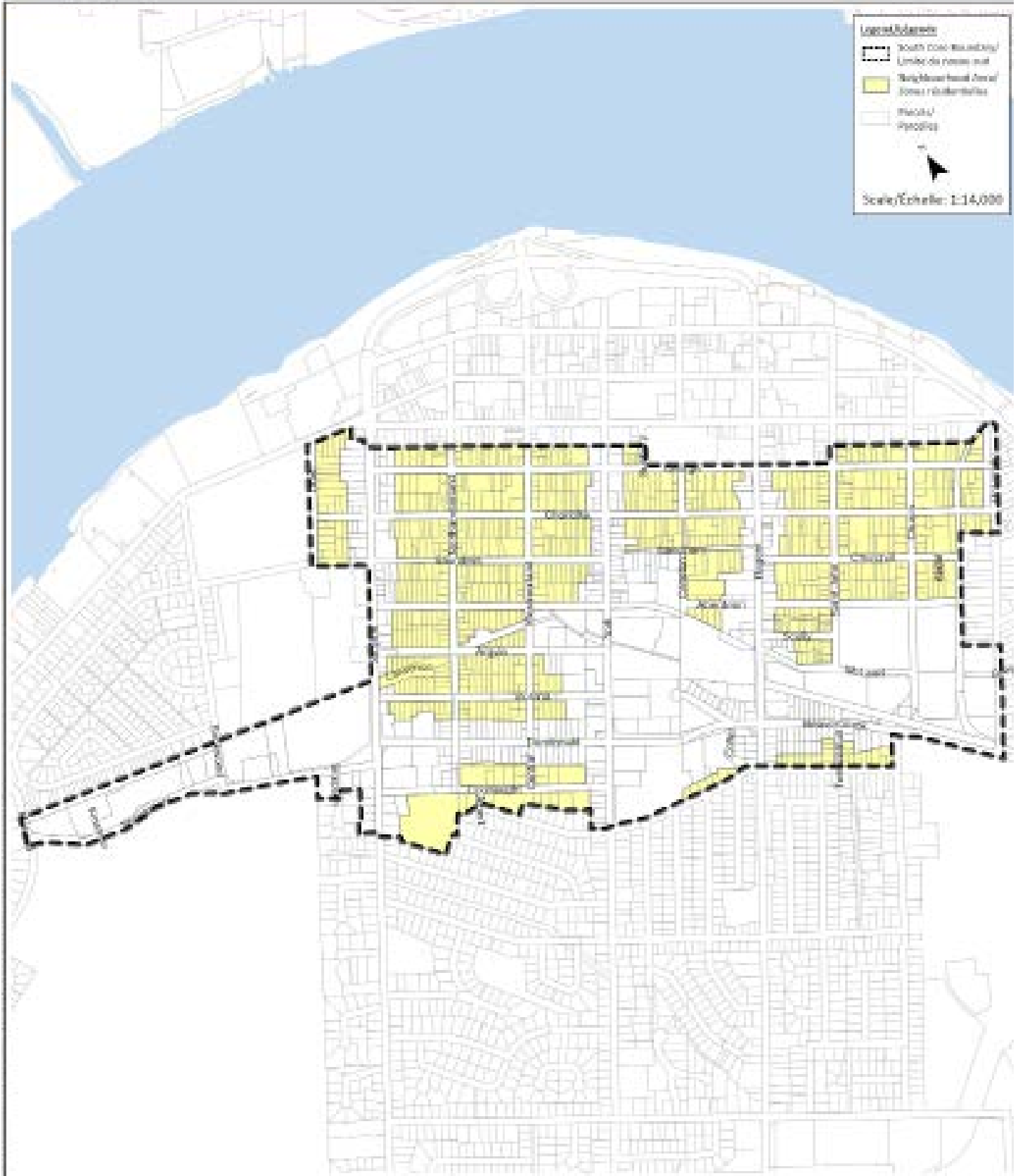




# NEIGHBOURHOOD AREA/ ZONES RÉSIDENTIELLES

Zoning By-Law/Arrêté n° Z-5

Z-5.352  
Schedule/Annexe 13





# MID-TOWN AREA/ ZONE DE MIDDTOWN

Zoning By-Law/Arrêté n° Z-5

Z-5.352  
Schedule/Annexe 15

