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12.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary		I:1	I:2	IE:3		I:1	I:2	IE:3
RESIDENTIAL GROUP					FOOD, DRINK & ENTERTAINMENT GROUP			
Assisted Living		P	P		Food Service - Take Out			P
Dormitory or Residence			P		Race Track			P
					Restaurant			P
					Restaurant - Licensed			P
SUPERVISED LIVING GROUP					SALES GROUP			
Adult Care Centre		P	P		Market			P
Group Home		P						
HEALTH CARE GROUP					SERVICES GROUP			
Hospital			P		Funeral Home			P
Health Services Laboratory			P		Instructional Facility			S
Medical Clinic			S		Safety and Emergency Services	P	P	P
Medical Practice			S		Service Centre			P
Nursing Home		P	P					
Rehabilitation Centre			P					
INSTITUTIONAL GROUP					OFFICE GROUP			
Cemetery			S		Counselling Service		S	S
Community Centre		P	P			Z-5.113		
Conference & Event Facility			P					
Cultural Establishment	Z-5.16	P	P		PRODUCTION GROUP			
Place of Worship		P	P		Research & Advanced Technology			P
Social Organization		P	P		Studio - Media			P
EDUCATIONAL GROUP					VEHICLE SERVICES GROUP			
Child Care Centre - Large		P	P		Vehicle Storage			P
School (K-12)		P	P					
University & College			P		INFRASTRUCTURE GROUP			
Vocational/Technical School	Z-5.59	P	P		Utilities		P	P
RECREATION GROUP					TEMPORARY USE GROUP			
Park		P	P	P	Special Function Tent		P	P
Public Exhibition Grounds				P	Temporary Vending Facility			P
Recreation Facility - Indoor			P					
Recreation Facility - Outdoor		P	P	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

(a) Permitted Uses	Z-5.113
(1) Adult Care Centre	(8) Nursing Home
(2) Assisted Living	(9) Place of Worship
(3) Child Care Centre - Large	(10) Recreation Facility - Outdoor
(4) Community Centre	(11) School (K-12)
(5) Counselling Service only as a secondary use to the other permitted uses	(12) Social Organisation
(6) Cultural Establishment	(13) Special Function Tent
(7) Group Home	

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

12.2(4)

STANDARDS

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

12.2(4) STANDARDS

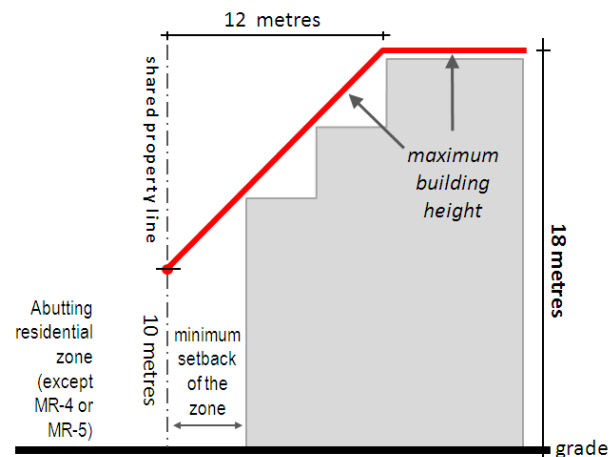
(continued)

(d) Building Setbacks (MIN)

- (i) from a *front property line*: 6 metres
- (ii) from a *side property line*: 3 metres
- (iii) from a *side property line* that abuts a flanking *street* on a *corner lot*: 6 metres
- (iv) from a *rear property line*: 6 metres

(e) Building Height (MAX)

- (i) 18 metres
- (ii) Where the *lot* abuts a *residential zone*, except the MR-4 or MR-5 zone, *building height* is measured beginning at a point 10 metres above *grade* at the *shared property line* and increases proportionally to a maximum *height* of 18 metres above *grade* at a distance of 12 metres or more from the *shared property line*.

**(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
 - (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

In accordance with Section 4.2(2)

(h) Parking

In accordance with Section 5

12.3



INSTITUTIONAL ZONE TWO

12.3(1) PURPOSE

The I-2 Zone:

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



12.3(2) USES

<p>(a) Permitted Uses</p> <p>(1) <i>Adult Care Centre</i></p> <p>(2) <i>Assisted Living</i></p> <p>(3) <i>Cemetery only as a secondary use to Place of Worship</i> Z-5.16</p> <p>(4) <i>Child Care Centre - Large</i></p> <p>(5) <i>Community Centre</i></p> <p>(6) <i>Conference & Event Facility</i></p> <p>(7) <i>Counselling Service only as a secondary use to the other permitted uses</i></p> <p>(8) <i>Cultural Establishment</i></p> <p>(9) <i>Dormitory or Residence</i></p> <p>(10) <i>Funeral Home</i></p> <p>(11) <i>Group Home</i></p> <p>(12) <i>Health Services Laboratory</i></p> <p>(13) <i>Hospital</i></p> <p>(14) <i>Instructional Facility only as a secondary use to the other permitted uses</i></p> <p>(15) <i>Medical Practise only as a secondary use to the other permitted uses</i></p>	<p>(16) <i>Nursing Home</i></p> <p>(17) <i>Place of Worship</i></p> <p>(18) <i>Recreation Facility - Indoor</i></p> <p>(19) <i>Recreation Facility - Outdoor</i></p> <p>(20) <i>Rehabilitation Centre</i></p> <p>(21) <i>Research & Advanced Technology</i></p> <p>(22) <i>School (K-12)</i></p> <p>(23) <i>Service Centre</i></p> <p>(24) <i>Social Organisation</i></p> <p>(25) <i>Special Function Tent</i></p> <p>(26) <i>Studio - Media</i></p> <p>(27) <i>Temporary Vending Facility</i></p> <p>(28) <i>University & College</i></p> <p>(29) <i>Vocational/Technical School</i></p>	<p>Z-5.113</p>
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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

12.3(4) STANDARDS

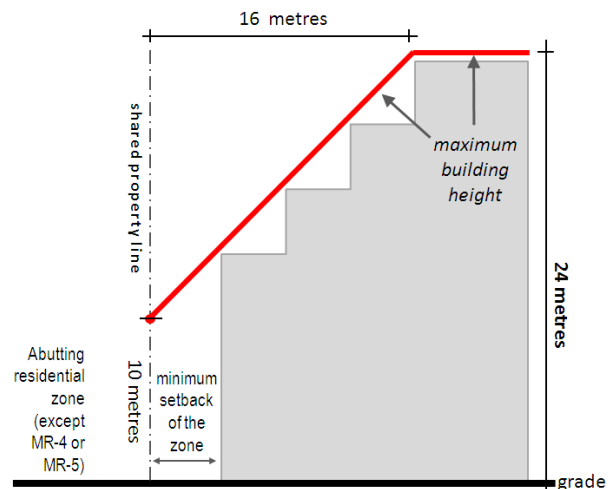
(a) Lot Area (MIN)	(i) 1.5 hectares (ii) <i>Assisted Living</i> : 85 m ² per <i>dwelling unit</i>	Z-5.16 Z-5.82
(b) Lot Frontage (MIN)	30 metres	
(c) Lot Depth (MIN)	30 metres	

(d) **Building Setbacks** (MIN)

- | | |
|----------------------------------------------------------------------|-------------------|
| (i) from a <i>property line</i> that abuts a <i>public 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 |

(e) **Building Height** (MAX)

- (i) 24 metres
- (ii) Where the *lot* abuts a *residential zone*, except the MR-4 or MR-5 zone, *building height* is measured beginning at a point 10 metres above *grade* at the *shared property line* and increases proportionally to a *maximum height* of 24 metres above *grade* at a distance of 16 metres or more from the *shared property line*.

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

(h) **Parking** In accordance with Section 5

12.4

IEX

INSTITUTIONAL EXHIBITION ZONE

12.4(1)

PURPOSE

The IEX Zone:

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



12.4(2)

USES(a) **Permitted Uses**

- | | |
|-----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| (1) <i>Food Service - Take-out</i> | (7) <i>Restaurant - Licensed</i> existing at the date of adoption of this By-law |
| (2) <i>Market</i> | (8) <i>Special Function Tent</i> |
| (3) <i>Public Exhibition Grounds</i> | (9) <i>Temporary Vending Facility</i> |
| (4) <i>Race Track</i> | (10) <i>Warehouse - Storage</i> |
| (5) <i>Recreation Facility - Outdoor</i> | |
| (6) <i>Restaurant</i> existing at the date of adoption of this By-law | |

12.4(3)

USE RULES

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

12.4(4)

STANDARDS

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

12.4(4) STANDARDS

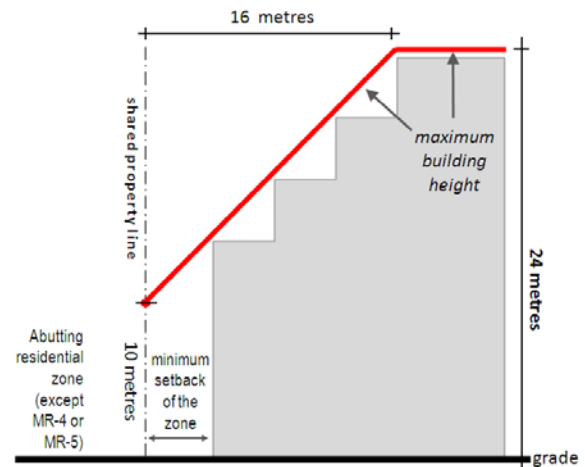
(continued)

(d) Building Setbacks (MIN)

- | | |
|----------------------------------------------------------------------|---------------------|
| (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 |

(e) Building Height (MAX)

- (i) 24 metres
- (ii) Where the *lot* abuts a *residential zone*, except the MR-4 or MR-5 zone, *building height* is measured beginning at a point 10 metres above *grade* at the shared *property line* and increases proportionally to a maximum *height* of 24 metres above *grade* at a distance of 16 metres or more from the shared *property line*.



(f) Landscaped Area

In accordance with Section 4.2(2)

(g) Parking

In accordance with Section 5