
Section 6: Zone Provisions

6.1 Zone Provisions

Permitted *uses* and zone standards for all zones are provided in the following Sections:

Zone Category	Section
Residential Zones	Section 6.2
Commercial and Mixed <i>Use</i> Zones	Section 6.3
Employment Zones	Section 6.4
Institutional and <i>Cemetery</i> Zones	Section 6.5
Rural Zones	Section 6.6
Open Space Zones	Section 6.7
Environmental Protection Zone	Section 6.8
Downtown Central Area Zones	Section 6.9

6.1.1 Permitted *Uses*

Permitted *uses* in a zone are noted by the symbol ‘•’ in the column applicable to that zone and corresponding with the row for a specific permitted *use*. A number(s) following the symbol ‘•’, zone heading or identified permitted *use*, indicates that one or more special provisions apply to the *use* noted or, in some cases, to the entire zone. Special provisions are noted at the end of each table.

6.1.2 Zone Standards

A number(s) following the zone standard, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed at the end of each subsection.

6.2 Residential Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Residential Zone except in accordance with Sections 6.2.1 to 6.2.4 of this By-law.

6.2.1 Permitted Uses

(Amended by By-laws 114-2013, 23-2025)

The following table establishes the *uses* permitted in the Residential Zones.

Table 1: Permitted Uses - Residential Zones

Permitted Use	CR	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R2-A	R2-B	R3	RM4	RM5	RM6
<i>Detached Dwelling</i>	•	•	•	•	•	•	•	•					
<i>Semi-Detached Dwelling</i>							•	•	•				
<i>Duplex Dwelling</i>	• (1)	•	•	•	•	•	•	•	•	•			
<i>Triplex Dwelling</i>	• (1)	•	•	•	•	•	•	•	•	•			
<i>Quadruplex Dwelling</i>	• (1)	•	•	•	•	•	•	•	•	•			
<i>Linked Villa Dwelling</i>										•			
<i>Townhouse Dwelling (Street)</i>									•	•			
<i>Maisonette Dwelling</i>													•
<i>Block Townhouse Dwelling</i>											•	•	•
<i>Apartment Dwelling</i>											•		
<i>Senior Citizens' Apartment</i>												•	
<i>Attached Accessory Dwelling Unit</i>	• (2) (3)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)
<i>Detached Accessory Dwelling Unit</i>	• (2) (4)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)	• (2)
<i>Bed and Breakfast Establishment (5)</i>	•	•	•	•	•	•	•	•	•				

Permitted Use	CR	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R2-A	R2-B	R3	RM4	RM5	RM6
Day Care Facility (6)
Crisis Care Facility		.	.	.									
Group Home 'A'		.	.	.									
Home Based Business
Lodging House (7)						

- (1) (New footnote as incorporated by By-law 23-2025) Shall only be permitted on a *lot* outside of the Greenbelt Plan Area.
- (2) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (Accessory Dwelling Units) of this By-law.
- (3) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as identified in the Special Schedules (Section 8 of this By-law), and a maximum of one *Accessory Dwelling Unit* is permitted on the *lot*.
- (4) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as identified in the Special Schedules (Section 8 of this By-law), in an *accessory building* or *structure* that existed on or before July 1, 2017, and where new municipal services are not required. Further, a maximum of one *Accessory Dwelling Unit* is permitted on the *lot*.
- (5) Permitted in a *detached dwelling* only.
- (6) Only a *day care facility* that existed on the date of passage of this By-law is permitted.
- (7) Subject to meeting all applicable parking requirements of Section 5 of this Zoning By-law and the requirements of the Lodging House Licensing By-law.

6.2.2 Zone Standards

(Amended by By-laws 27-2021, 23-2025)

The following table establishes the zone standards applicable to the Residential Zones.

Table 2: Residential Zone Standards

	Standards Per Dwelling Unit										Standards Per Lot		
	CR	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R2-A	R2-B	R3	RM4	RM5	RM6
Minimum Lot Frontage	50.0 m	20.0 m	15.0 m	14.6 m	11.9 m	10.4 m	9.0 m	9.0 m	6.0 m	6.0 m	37.0 m	30.0 m	30.0 m
Minimum Lot Depth	130.0 m	33.5 m	33.5 m	33.5 m	25.0 m	25.0 m	25.0 m	33.5 m	25.0 m	33.5 m			
Minimum Setback from Front Lot Line	15.0 m	7.5 m	6.0 m	(1)	(1)	(1)	(1)	(1)	(1)	(1)	7.5 m	7.5 m	7.5 m
Maximum Setback from Front Lot Line				(1)	(1)	(1)	(1)	(1)	(1)	(1)			

	Standards Per Dwelling Unit										Standards Per Lot		
	CR	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R2-A	R2-B	R3	RM4	RM5	RM6
Minimum Setback from Exterior Side Lot Line	7.5 m	6.0 m	6.0 m	(1)	(1)	(1)	(1)	(1)	(1)	2.0 m	6.0 m	6.0 m	6.0 m
Minimum Setback from Interior Side Lot Line	7.5 m	1.8 m	1.2 m	(2)	(2)	(2)	(2) (3)	(2) (3)	(3)	(3)	3.6 m	3.6 m	3.6 m
Minimum Setback from Rear Lot Line	15.0 m	9.0 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	9.0 m	7.5 m	9.0 m
Maximum Lot Coverage	20 % (4)	30% (4)	33% (4)	45%	45%	45%	45%	45%	50%	50%	30%	35%	30%
Maximum Height		11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	45.0 m	30.0 m	11.0 m

	Standards Per Dwelling Unit										Standards Per Lot		
	CR	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R2-A	R2-B	R3	RM4	RM5	RM6
Maximum Driveway Width	(5)	7.8 m (6)	6.1 m (6)	5.6 m (6)	5.6 m (6)	5.2 m (6)	5.2 m (6)	5.2 m (6)	3.0 m (6)	3.0 m (6)	(6)(7)	(6)(7)	(6)(7)
Maximum Number of Driveway Accesses	2 (8)	1	1	1	1	1	1	1	1	1			
Maximum Garage Width		7.5 m	6.1 m	5.6 m	5.6 m	3.3 m (9)	3.3 m (9)	3.3 m (9)	3.3 m (9)	3.3 m (9)			
Maximum Apron and Curb Cut Width	9.0 m	7.8 m	6.1 m	5.6 m	5.6 m	5.2 m	5.2 m	4.0 m	3.0 m	3.0 m			

- (1) See requirements of Section 6.2.4
- (2) (As amended by By-law 83-2004) 0.3 metres on one side and 1.2 metres on the other for *detached dwellings* with a minimum aggregate setback between *dwellings* of 1.2 metres. A 1.2 metre minimum *side yard* setback shall be required adjacent to any Open Space Zone.
- (3) For all horizontally attached *dwellings*, 0.0 metres between units and 1.2 metres for end units.

- (4) (New footnote as incorporated by By-law 23-2025) The maximum *lot coverage* shall be 45% in cases where the *lot* includes a *duplex dwelling*, *triplex dwelling*, *quadruplex dwelling*, or one or more *accessory dwelling unit(s)*.
- (5) There is no maximum *driveway width* but *driveways* and/or parking areas shall not occupy more than 30% of the area of the *front yard* or more than 10% of the aggregate area of the *rear* and *side yards* of any *lot*.
- (6) A *driveway-adjacent walkway* is permitted to extend a maximum of 1.8 metres beyond the listed maximum *driveway width* on the side of a *driveway* nearest the principal entrance of the *dwelling* and a maximum of 0.6 metres beyond the listed maximum *driveway width* on the opposite side of the *driveway*. Where a *driveway-adjacent walkway* intersects at grade with a hard landscaping surface other than a *driveway*, the connection point between the two must not exceed a maximum width of 1.5 metres.
- (7) (New footnote as incorporated by By-law 23-2025) The *driveway-adjacent walkway* provisions implemented in this zone via Footnote (6) are only applicable to the following built forms: *Block Townhouse Dwellings* and *Back-to-Back Townhouse Dwellings*.
- (8) Where two *driveway* accesses exist on one *lot*, the aggregate width of these accesses shall not exceed the standard for Maximum *Apron* and *Curb Cut Width* in the corresponding zone. Further, the two *driveway* accesses must be separated by a minimum distance of 9.0 metres.
- (9) This shall not apply to residential Plans of Subdivision that are draft approved prior to October 31, 2006, and residential site plans with site plan agreements executed prior to October 31, 2006.

6.2.3 Garage and Driveway Requirements

(As amended by By-laws 83-2004, 27-2021)

Notwithstanding any other provision of this By-law, in any Residential zone, garages shall extend no more than 2.5 metres beyond the front face of the *principal building* provided that, for a bungalow or back split house, this may be increased to 3.0 metres.

Where the opening for vehicular access to an attached garage faces an interior *side lot line*, the requirements of this section shall not apply, but shall be subject to the setback requirements of Section 6.2.4.

6.2.4 Front Yard and Exterior Yard Requirements

(As amended by By-law 83-2004)

Notwithstanding any other provision of this By-law, the following *front yard* and *exterior yard* requirements shall apply:

Table 3: *Front and Exterior Yard Standards - Residential Zones*

Standard	Minimum <i>Front Yard</i> Setback	Minimum Setback from Exterior <i>Lot Line</i>
<i>Dwelling unit</i> on street side with a sidewalk	3.0 m	2.0 m
<i>Dwelling unit</i> on street side without a sidewalk	2.0 m	2.0 m
Attached <i>garage</i> on street side with a sidewalk	5.7 m	2.0 m
Attached <i>garage</i> on street side without a sidewalk	3.0 m	2.0 m
<i>Platform</i> on street side with a sidewalk	1.5 m	1.0 m
<i>Platform</i> on street side without a sidewalk	1.0 m	1.0 m

Notwithstanding the provisions of the above-noted table, a *dwelling unit* shall not be set back more than 3.0 metres from the *front lot line* of an adjacent *dwelling unit* which fronts on the same street.

For all *dwelling units*, the maximum *front yard* shall be 7.5 metres as measured from the front of the *principal building* to the *front lot line*. Notwithstanding this requirement, the maximum *front yard* may be measured from the front face of an attached *porch*, subject to the following:

- i) The minimum depth of the attached front *porch* shall not be less than 1.5 metres, measured from the front face of the *principal building* to the front face of the *porch*;
- ii) The minimum width of the attached front *porch* shall be not less than the following, whichever is less:
 - a) 3.0 metres;
 - b) The entire width of the habitable portion of the *dwelling*, measured from the nearest exterior wall of an attached *private garage* to the opposite exterior side wall of the *principal building*.

6.3 Commercial and Mixed Use Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Commercial or Mixed Use Zone except in accordance with Sections 6.3.1, 6.3.2, 6.3.3 and 6.3.4 of this By-law.

6.3.1 Permitted Uses

(As amended by By-law 38-2008)

The following table establishes the non-residential *uses* permitted in the Commercial and Mixed Use Zones.

Table 4: Permitted Uses - Commercial and Mixed Use Zones

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
<i>Art Gallery</i>			•	•	• (6)	• (6) (9)	•	•	
<i>Banquet Facility</i>		•					•	•	
<i>Commercial Fitness Centre</i>		•	•	•			•	•	
<i>Commercial School</i>			•	•			•	•	
<i>Convenience Store</i>	• (2)	•	•	•			•	•	• (1)
<i>Crisis Care Facility</i>			•	•					

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
<i>Day Care Facility</i>	•	•	•	•			•	•	
<i>Drive-Thru Facility</i>		•					•	•	• (5)
<i>Dry Cleaning Depot</i>	•	•	•	•			•	•	
<i>Dry Cleaning Establishme nt</i>		•	•	•			•		
<i>Financial Institution</i>	•	•	•	•			•	•	
<i>Funeral Home</i>			•	•			•	•	
<i>Garden Centre</i>							•	•	
<i>Hotel</i>			•	•			•	•	
<i>Laundromat, Self Serve</i>	•	•	•	•			•	•	
<i>Library</i>	•	•	•	•			•	•	

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
<i>Licensed Accessory Outdoor Patio (7)</i>		•	•	•			•	•	
<i>Medical Clinic</i>		•	•	•			•	•	
<i>Motel</i>							•	•	
<i>Motor Vehicle Rental Depot</i>							•	•	
<i>Motor Vehicle Rental Establishme nt</i>							•		
<i>Motor Vehicle Sales Establishme nt</i>							•		

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
<i>Motor Vehicle Used Sales Establishment</i>							•		
<i>Motor Vehicle Gas Bar</i>									•
<i>Motor Vehicle Service Centre</i>									•
<i>Motor Vehicle Wash, Automatic (1)(3)</i>									•
<i>Museum</i>		•	•	•			•	•	
<i>Nightclub</i>								•	
<i>Office</i>	•	•	•	•	•	• (9)	•	•	
<i>Personal Service Shop</i>	•	•	•	•	•	• (9)	•	•	

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
<i>Place Of Assembly</i>			•	•			•	•	
<i>Place Of Entertainment</i>		•	•	•			•	•	
<i>Place Of Worship</i>			•	•			•	•	
<i>Restaurant</i>		•	•	•			•	•	
<i>Restaurant, Drive-Thru</i>		•					•	•	
<i>Retail Store</i>		•	•	•	• (6)	• (6) (9)	•	•	
<i>Retail warehouse</i>								• (4)	
<i>Service or repair shop</i>	•	•	•	•			•	•	
<i>Taxi depot</i>							•	•	
<i>Unlicensed Accessory Outdoor Patio</i>		•	•	•			•	•	

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
<i>Veterinary Clinic</i>		•	•	•			•	•	

- (1) As an *accessory use* to a gasoline establishment only provided that the gasoline establishment is not located on a *lot* abutting a zone where residential *uses* are permitted.
- (2) A *convenience store* is permitted provided that it does not exceed a maximum *gross leasable floor area* of 250.0 m²
- (3) Not permitted on any *lot* abutting a Residential Zone or a Downtown Central Area Zone where residential *uses* are permitted.
- (4) A *retail warehouse* is permitted provided that it has a minimum *gross leasable floor area* of 2000.0 m².
- (5) Only a non-food *drive-thru facility* is permitted. (See Deferral Number D6)
- (6) (As amended by By-Law 38-2008) The identified *use* is permitted provided that it does not exceed a maximum *gross floor area* of 140.0 m² and is located within a *building* that existed as of the date of passing of this By-law.
- (7) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provision in Section 6.3.1.1.
- (8) (As incorporated by By-Law 38-2008) The identified *use* shall only be permitted in conjunction with one residential *dwelling unit*, containing a minimum of two bedrooms, located on the same *lot*.

6.3.1.1 Licensed Accessory Outdoor Patios

- i) A licensed accessory outdoor patio situated on a property that does not abut a Residential, Institutional or Open Space Zone shall be permitted.

- ii) A licensed accessory outdoor patio situated on a property that abuts a Residential, Institutional or Open Space Zone shall be permitted provided the licensed accessory outdoor patio meets one of the following two provisions:
 - a) There is a *building* situated between the licensed accessory outdoor patio from the abutting Residential, Institutional or Open Space Zone; or
 - b) The accessory outdoor patio is separated from an abutting Residential, Institutional or Open Space Zone by Harwood Avenue or a Type A or B Arterial Road.

6.3.2 Zone Standards

(As amended by By-law 38-2008)

The following table establishes the zone standards applicable to non-residential *uses* in the Commercial and Mixed *Use* Zones.

Table 5: Non-Residential Zone Standards – Commercial and Mixed *Use*

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed <i>Use One</i>	VC2 Village Core Mixed <i>Use Two</i>	VC3 Village Core Mixed <i>Use Three</i>	VC4 Village Core Mixed <i>Use Four</i>	GC General Commercial	UC Uptown Mixed <i>Use</i>	AC Automobile Commercial
Minimum <i>Lot Frontage</i>		90.0 m	(6)	(5) (6)	(6)	(6)	90.0 m	45.0 m	45.0 m
Minimum <i>Lot Depth</i>		60.0 m					60.0 m		45.0 m
Minimum Setback from <i>Front Lot Line</i>	3.0 m	3.0 m	(7)	(8)	(7)	(7)	3.0 m	3.0 m	9.0 m
Maximum Setback from <i>Front Lot Line</i>			(7)	(9)	(7)	(7)			

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
Minimum Setback from <i>Exterior Side Lot Line</i>	3.0 m	3.0 m	(10)	(8)	(10)	(10)	3.0 m	3.0 m	7.5 m
Maximum Setback from <i>Exterior Side Lot Line</i>			(10)	(9)	(10)	(10)			
Minimum Setback from Interior <i>Side Lot Line</i>	7.5 m	7.5 m		(11)		1.2 m	7.5 m	7.5 m	7.5 m
Minimum Setback from <i>Rear Lot Line</i>	9.0 m	9.0 m		(11)	7.5 m	7.5 m	9.0 m	9.0 m	9.0 m

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
Minimum Built <i>Lot</i> <i>Frontage</i> (Front Street wall)				75% (12)					
Minimum Built <i>Lot</i> Flankage (Exterior Side Street wall)				75% (12)					
Minimum <i>Floor</i> <i>Space</i> <i>Index</i>			(4)	1.0 (4) (13)	(4)	(4)			
Maximum <i>Floor</i> <i>Space</i> <i>Index</i>			2.0 (4)	3.25 (4)(13)	1.5 (4)	0.75 (4)			

	NC Neighbourhood Commercial	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	GC General Commercial	UC Uptown Mixed Use	AC Automobile Commercial
Minimum Ground Floor Area								600.0 m ²	
Maximum Gross Floor Area	1,400.0 m ² (1)	10,000.0 m ²							500.0 m ²
Minimum Height			2 storeys	2 storeys (14)(15)					
Maximum Height	11.0 m	12.5 m	12.5 m or 4 storeys, whichever is greater (16)	20.0 m (14) (17) (18)	12.5 m	11.0 m		68.0 m	4.3 m (3)

- (1) No individual store shall exceed a maximum *gross leasable floor area* of 250.0 m²
- (2) *Office uses* shall have a maximum *Floor Space Index* of up to 1.0
- (3) Notwithstanding the maximum *height* requirement in the Automobile Commercial (AC) Zone, canopies over gas pumps may be permitted to a maximum *height* of 6.3 metres.

- (4) (As amended by By-Law 38-2008) No individual *convenience store, dry cleaning depot, dry cleaning establishment, retail store, service or repair shop, or veterinary clinic* may exceed 300.0 m² of gross floor area.
- (5) (As amended by By-Law 38-2008) Where the *front lot line* divides the *lot* from Kingston Road West and a *building* having a *height* in excess of 12.5 metres and/or an *Floor Space Index* in excess of 1.5 is proposed on the *lot*, the minimum *lot frontage* shall be 50.0 metres. Where the *front lot line* divides the *lot* from Church Street South and a *building* having a *height* in excess of 12.5 metres and/or an *Floor Space Index* in excess of 1.5 is proposed on the *lot*, the minimum *lot frontage* shall be 75.0 metres. In all other instances, no minimum *lot frontage* requirement applies.
- (6) (As amended by By-Law 38-2008) No individual *convenience store, dry cleaning depot, dry cleaning establishment, financial institution, office, personal service shop, retail store, service or repair shop, or veterinary clinic* that is located at grade, in a multi-unit *building*, shall occupy a unit frontage having a width greater than 15.0 metres, as measured along the frontal façade of a *building* where primary pedestrian entrances are located.
- (7) (As amended by By-Law 38-2008) For *interior lots* which feature an *existing* individually designated historic or heritage “wish list” *building*, the setback shall match to within 1.5 metres the established setback of the designated or heritage “wish list” *building*. For *interior lots* that are vacant or which do not feature designated or “wish list” *buildings*, the setback for new development shall be determined by drawing a straight line between the two nearest street facing corners of the nearest adjacent *principal buildings* on either side of the subject *lot*: the mid point of the proposed front *building* wall shall intersect with this line, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. For all *corner lots*, the setback shall either match to within 1.5 metres of the established setback of any designated or heritage “wish list” *building existing* on the *lot*, or alternatively, be determined by drawing a line parallel to and even with the least point of setback of the street-facing wall of the nearest *principal building* adjacent to the interior *side lot line* of the subject *lot*, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. In no instances shall a *building* setback involve an encroachment beyond a *front lot line*.
- (8) (As amended by By-Law 38-2008) Where the *front lot line* or *exterior side lot line* divides the *lot* from Kingston Road West, the minimum setback from the *front lot line* or *exterior side lot line* shall be 5.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the west side of Church Street South, the minimum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the east side of Church Street South, the minimum setback from the

front lot line or *exterior side lot line* shall be 5.0 metres. In all other instances, the minimum setback from the *front lot line* or *exterior side lot line* shall be 5.0 metres.

- (9) (As amended by By-Law 38-2008) Where the *front lot line* or *exterior side lot line* divides the *lot* from Kingston Road West, the maximum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the west side of Church Street South, the maximum setback from the *front lot line* or *exterior side lot line* shall be 9.0 metres. Where the *front lot line* or *exterior side lot line* divides the *lot* from the east side of Church Street South, the maximum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres. In all other instances, the minimum setback from the *front lot line* or *exterior side lot line* shall be 7.0 metres.
- (10) (As amended by By-Law 38-2008) The setback shall either match to within 1.5 metres of the established setback of any designated or heritage “wish list” *building existing* on the *lot*, or alternatively, be determined by drawing a line parallel to and even with the least point of setback to the street-facing wall of the nearest *principal building* adjacent to the *rear lot line* of the subject *lot*, with a permitted deviation toward the exterior side or interior side of the *lot* of up to 1.5 metres. In no instances shall a *building* setback involve an encroachment beyond an *exterior side lot line*.
- (11) (As amended by By-Law 38-2008) The setback shall be 9.0 metres where the *lot line* in question abuts a residential zone.
- (12) (As amended by By-Law 38-2008) The specified requirement applies only to built frontages and flankages along Kingston Road West and Church Street South.
- (13) (As amended by By-Law 38-2008) *Buildings* with an *Floor Space Index* greater than 1.5 shall only be permitted on a *lot* having a minimum *lot frontage* of 50.0 metres along Kingston Road West, or on a *lot* having a minimum *lot frontage* of 75.0 metres along Church Street South.
- (14) (As amended by By-Law 38-2008) *Buildings* more than 12.5 metres in *height* shall only be permitted on a *lot* having a minimum *lot frontage* of 50.0 metres along Kingston Road West, or on a *lot* having a minimum *lot frontage* of 75.0 metres along Church Street South.
- (15) (As amended by By-Law 38-2008) The ground floor of *buildings* shall have a minimum clear floor-to-ceiling *height* of 4.0 metres for a minimum depth of 20.0 metres in from the street-facing façade of the *building*.
- (16) (As amended by By-Law 38-2008) Any portion of a front or exterior side *building* wall, excluding a parapet or balcony wall, that is located higher than 8.0 metres above the *established grade*, shall be subject to a minimum 2.0 metre setback requirement.

- (17) (As amended by By-Law 38-2008) Any portion of a front or exterior side *building* wall fronting Kingston Road West or the east side of Church Street South, excluding a parapet or balcony wall, that is located higher than 15.0 metres above the *established grade*, shall be subject to a minimum 2.0 metre stepback requirement. Any portion of a front or exterior side *building* wall fronting the west side of Church Street South, excluding a parapet or balcony wall, that is located higher than 8.0 metres above the *established grade*, shall be subject to a minimum 2.0 metre stepback requirement and shall be subject to a second minimum 2.0 metre stepback if the *building* wall extends higher than 15.0 metres above the *established grade*. In all other instances, any portion of a front or exterior side *building* wall, excluding a parapet or balcony wall, that is located higher than 8.0 metres above the *established grade*, shall be subject to a minimum 4.0 metre stepback requirement.
- (18) (As amended by By-Law 38-2008) For *lots* west of Church Street South, the maximum permitted *height* zone shall be restricted to within 40.0 metres of the Church Street South and Kingston Road West property lines. Beyond 40.0 metres, the maximum permitted *height* zone shall decrease to 15.0 metres for the next 20.0 metres in from Kingston Road West and 10.0 metres in from Church Street South, and to then a maximum *height* of 10.0 metres for the remainder of the *lot*. For *lots* east of Church Street South, the maximum permitted *height* zone shall be restricted to within 40.0 metres of the Church Street South and Kingston Road West property lines. Beyond 40.0 metres, the maximum permitted *height* zone shall decrease to 10.0 metres for the remainder of the *lot*.

6.3.3 Residential Uses Permitted in the Commercial and Mixed Use Zones

(As amended by By-Laws 38-2008, 114-2013, 23-2025)

The following table establishes the residential *uses* permitted in the Local Commercial, Village Core Mixed Use, and Uptown Mixed Use Zones.

Table 6: Permitted Residential *Uses* – Commercial and Mixed Use Zones

	LC Local Commercial	VC1 Village Core Mixed Use One	VC2 Village Core Mixed Use Two	VC3 Village Core Mixed Use Three	VC4 Village Core Mixed Use Four	UC Uptown Mixed Use
<i>Apartment Dwelling</i>	• (1)	• (1)	• (1)	• (1)	• (3)	• (1)
<i>Detached Dwelling</i>					•	
<i>Duplex Dwelling</i>					•	
<i>Triplex Dwelling</i>					•	
<i>Quadruplex Dwelling</i>					•	
<i>Dwelling Unit, Attached Accessory</i>					• (5)	• (5)
<i>Dwelling Unit, Detached Accessory</i>					• (5)	• (5)
<i>Lodging House</i>					• (4)	
<i>Block Townhouse Dwelling</i>						•
<i>Seniors Apartment</i>						•
Additional Provisions						(2)

- (1) Permitted on upper floor of *building* with ground level commercial *uses* only.
- (2) No garage associated with any residential *building* or development shall protrude more than 2.4 metres beyond the front main façade of the *dwelling unit*, provided a *porch* of a minimum of 1.2 metres in width is associated with the front main façade, and the width of the garage door shall not occupy more than 50 percent of the front façade of the *dwelling unit*.
- (3) Only one *apartment dwelling unit*, having a minimum of two bedrooms, shall be permitted.
- (4) Subject to meeting all applicable parking requirements of Section 5 of this Zoning By-law and the requirements of the Lodging House Licensing By-law.
- (5) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (*Accessory Dwelling Units*) of this By-law.

6.3.4 Zone Standards for Residential Uses in The Commercial and Mixed Use Zones

(As amended by By-Laws 86-2005, 38-2008, 114-2013, 23-2025)

The following table establishes zone standards applicable to residential uses permitted in the Local Commercial, Village Core Mixed Use, and Uptown Mixed Use Zones.

Table 7: Residential Zone Standards - Commercial and Mixed Use Zones

Permitted Use	Lot Frontage		Lot Depth	Front Yard		Rear Yard	Interior Side Yard		Exterior Side Yard		Height
	Min.	Max.	Min.	Min.	Max.	Min.	Min.	Max.	Min.	Max.	Max.
<i>Apartment Dwelling</i>	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	
<i>Detached Dwelling</i>	15 m		33.5 m	(4)	(4)	7.5 m	1.2 m				11.0 m
<i>Block Townhouse Dwelling</i>	5.48 m	8.0 m	25.0 m	3.0 m	6.0 m	7.5 m	(2)	2.0 m	3.0 m	6.0 m	11.3 m
<i>Apartment Building (less than 6 storeys)</i>	20.0 m			3.0 m	6.0 m	10.0 m	5.5 m	8.0 m	3.0 m	6.0 m	
<i>Apartment Building (six storeys and over)</i>	30.0 m			3.0 m	8.0 m	(3)	5.5 m	12.0 m	3.0 m	6.0 m	68.0 m
<i>Lodging House</i>	15.0 m		33.5 m	(4)	(4)	7.5 m	1.2 m				11.0 m

(1) *Apartment dwellings* in the Local Commercial (LC), Village Core Mixed Use One (VC1), Village Core Mixed Use Two (VC2), Village Core Mixed Use Three (VC3), and Uptown Core Mixed Use (UC) Zones shall only

be permitted on an upper floor of a *building* with ground level commercial *uses*. Such *buildings* shall conform to the requirements of Section 6.3.2 in accordance with the zone in which the *building* is located.

- (2) The *interior side yard* requirement shall be 0.3 metres on one side and 1.2 metres on the other side.
- (3) The *rear yard* shall be half the *height* of the *building* from a minimum of 10.0 metres up to a maximum of 15.0 metres.
- (4) For *interior lots* which feature an *existing* individually designated historic or heritage “wish list” *building*, the setback shall match to within 1.5 metres the established setback of the designated or heritage “wish list” *building*. For *interior lots* that are vacant or which do not feature designated or “wish list” *buildings*, the setback for new development shall be determined by drawing a straight line between the two nearest street facing corners of the nearest adjacent *principal buildings* on either side of the subject *lot*; the midpoint of the proposed front *building* wall shall intersect with this line, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. For all *corner lots*, the setback shall either match to within 1.5 metres of the established setback of any designated or heritage “wish list” *building existing* on the *lot*, or alternatively, be determined by drawing a line parallel to and even with the least point of setback of the street-facing wall of the nearest *principal building* adjacent to the *interior side lot line* of the subject *lot*, with a permitted deviation toward the front or rear of the *lot* of up to 1.5 metres. In no instances shall a *building* setback involve an encroachment beyond a *front lot line*.

6.4 Employment Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Employment Zone except in accordance with Sections 6.4.1 and 6.4.2 of this By-law.

6.4.1 Permitted Uses

(Amended by By-law 50-2013)

The following table establishes the *uses* permitted in the Employment Zones.

Table 8: Permitted Uses - Employment Zones

	PE Prestige Employment	GE General Employment	HE Heavy Employment
<i>Accessory Retail Sales Outlet (1)</i>	•	•	•
<i>Banquet Facilities</i>	•		
<i>Building And Construction Materials Facility</i>		•	•
<i>Commercial Fitness Centre</i>	•		
<i>Commercial School (6)</i>	•		
<i>Community Centre</i>	•		
<i>Contractors Yard</i>		•	•
<i>Day Care Facility</i>	•		
<i>Drive-Thru Facility</i>	•		
<i>Dry Cleaning Establishment</i>	•	•	
<i>Emergency Service Facilities</i>	•	•	•
<i>Financial Institution</i>	•		
<i>Fuel Storage Supply Yard</i>			•
<i>Funeral Home</i>	•		
<i>Hotel</i>	•		
<i>Licensed Accessory Outdoor Patio (4)</i>	•		
<i>Light Manufacturing (2)</i>	•	•	•

	PE Prestige Employment	GE General Employment	HE Heavy Employment
<i>Machinery And Equipment Sales And Rental</i>		•	•
<i>Manufacturing</i>		•	•
<i>Medical Clinic</i>	•		
<i>Motel</i>	•		
<i>Motor Vehicle Repair Facility</i>		•	•
<i>Motor Vehicle Rental Establishment</i>	•	•	
<i>Motor Vehicle Sales Establishment</i>	•	•	
<i>Motor Vehicle Washing Establishment</i>		•	•
<i>Offices</i>	•	•	•
<i>Outdoor Storage (3)</i>		•	•
<i>Personal Service Shop</i>	•		
<i>Place Of Assembly</i>	•		
<i>Place Of Entertainment</i>	•		
<i>Place Of Worship (5)</i>			
<i>Public Storage Facility</i>	•	•	
<i>Recreation Facility</i>	•		
<i>Restaurant</i>	•		
<i>Restaurant, Drive-Thru</i>	•		
<i>Service Or Repair Shop</i>	•	•	•
<i>Sports Arena</i>	•		
<i>Transportation Depot</i>			•
<i>Unlicensed Accessory Outdoor Patio</i>	•		
<i>Veterinary Clinic</i>	•	•	
<i>Warehouse/ Distribution Centre</i>	•	•	•

- (1) May not exceed 20% of the *gross floor area* of the *premises* in which it is located.
- (2) *Manufacturing* is permitted only in wholly enclosed *buildings*.

- (3) *Outdoor storage* shall not exceed 50% of the site area and shall not be visible from the street.
- (4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1.
- (5) A *Place Of Worship* shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.
- (6) A *Commercial School* shall mean a *premises* as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school, but shall exclude any elementary or secondary *school* registered with the Ministry of Education.

6.4.2 Zone Standards

The following table establishes the zone standards applicable to the Employment Zones.

Table 9: Zone Standards - Employment Zones

	Zone Standards		
	PE Prestige Employment	GE General Employment	HE Heavy Employment
Minimum <i>Lot Area</i>	4,200.0 m ²		
Min. Setback from <i>Front Lot Line</i>	9.0 m	9.0 m	9.0 m
Min. Setback from <i>Exterior Side Lot Line</i>	3.0 m	3.0 m	9.0 m
Min. Setback from <i>Interior Side Lot Line (1)(2)</i>	4.5 m	3.6 m	3.6 m
Min. Setback from <i>Rear Lot Line (2)</i>	3.0 m	3.0 m	3.0m

- (1) Plus 0.3 metre extra for each additional 1.0 metre of *building height* in excess of 12.0 metres.
- (2) (As amended by By-law 135-2008) Where an Employment Zone is located adjacent to a Residential Zone or a Downtown Central Area Zone that permits residential *uses*, the minimum setback from the interior *side lot line* and *rear lot line* shall be 9.0 metres.

6.4.3 Additional Zone Requirements

6.4.3.1 Outdoor Storage

- i) *Outdoor storage* is not permitted in the Prestige Employment (PE) Zone.
- ii) In the General Employment (GE) and Heavy Employment (HE) Zones, *outdoor storage* is permitted only in the *rear yard* provided that:
 - a) Such *outdoor storage* is accessory to the *use* of the main *building* on the *lot*;
 - b) No *outdoor storage* is located closer than 9.0 metres to any *street line*;
 - c) No *outdoor storage* is located closer than 15.0 metres to any residential zone boundary;
 - d) Any portion of the area for *outdoor storage* where it does not adjoin the outside wall of a *building* is enclosed by a fence at least 1.8 metres high and which must be constructed of permanent masonry, wood and/or plastic with a ratio of voids to solids not greater than 50%; and,
 - e) No materials may be stored outside to a *height* greater than 1.8 metres.
- iii) In the Heavy Employment (HE) Zone, any part of a *lot* for a permitted or accessory *outdoor storage* purpose shall be enclosed within a 1.8 metres high fence constructed of wood.

6.5 Institutional and Cemetery Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in the Institutional or *Cemetery* (CE) Zones except in accordance with Sections 6.5.1 and 6.5.2 of this By-law.

6.5.1 Permitted Uses

The following table establishes the *uses* permitted in the Institutional and *Cemetery* (CE) Zones.

Table 10: Permitted *Uses* - Institutional and *Cemetery* Zones

	I-A Institutional - A	I-B Institutional - B	CE <i>Cemetery</i>
<i>Cemetery</i>			•
<i>Community Centre</i>	•	•	

	I-A Institutional - A	I-B Institutional - B	CE <i>Cemetery</i>
<i>Crisis Care Facility</i>	•	•	
<i>Day Care Facility</i>	•	•	
<i>Hospital</i>		•	
<i>Library</i>	•	•	
<i>Nursing Home</i>	•	•	
<i>Place Of Worship</i>	•	•	
<i>School (1)</i>	•	•	
<i>Sports Arena</i>		•	

- (1) Portables associated with a *school* are permitted provided that they are located only in the *rear* or *interior side yard* and are setback the greater of 12.0 metres from any Residential Zone boundary or 12.0 metres from the *street line*. No minimum setback is required for *school* portables abutting any Open Space Zone.

6.5.2 Zone Standards

The following table establishes the zone standards applicable to the Institutional and *Cemetery* (CE) Zones.

Table 11: Zone Standards - Institutional and *Cemetery* Zones

	Zone Standards		
	I-A Institutional - A	I-B Institutional - B	CE <i>Cemetery</i>
Minimum <i>Lot Area</i>		2.5 ha	
Minimum Setback from <i>Front Lot Line</i>	9.0 m	9.0 m	12.0 m
Minimum Setback from <i>Exterior Side Lot Line</i>	9.0 m	9.0 m	12.0 m
Minimum Setback from <i>Interior Side Lot Line</i>	9.0 m	9.0 m	9.0 m
Minimum Setback from <i>Rear Lot Line</i>	9.0 m	9.0 m	9.0 m

6.6 Rural Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Rural Zone except in accordance with Sections 6.6.1 and 6.6.2 of this By-law.

6.6.1 Permitted Uses

(Amended by By-laws 114-2013, 23-2025)

The following table establishes the *uses* permitted in the Rural Zones.

Table 12: Rural Zones - Permitted Uses

	PC Permanent Countryside	A Agricultural
<i>Agricultural Operations</i>	•	•
<i>Bed And Breakfast Establishment</i>	•	
<i>Boarding Kennel</i>	•	
<i>Dwelling, Detached (1)</i>	•	•
<i>Dwelling Unit, Attached Accessory</i>	• (2)(3)	• (2)
<i>Dwelling Unit, Detached Accessory</i>	• (2)(4)	• (2)
<i>Equestrian Centre</i>	•	
<i>Garden Centre</i>	•	
<i>Home Based Business</i>	•	•
<i>Lodging House (6)</i>	•	
<i>Resource Management Uses</i>	•	•
<i>Seasonal Farm Produce Sales Outlet (5)</i>	•	•
<i>Veterinary Clinic</i>	•	

- (1) Nothing in this By-law shall prevent the erection of a *detached dwelling* on a *lot* in the Permanent Countryside (PC) or Agricultural (A) Zones provided such *lot* has been in existence since December 26, 1962.
- (2) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (*Accessory Dwelling Units*) of this By-law.
- (3) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as

identified in the Special Schedules (Section 8 of this By-law), and a maximum of one *Accessory Dwelling Unit* is permitted on the *lot*.

- (4) (New footnote as incorporated by By-law 23-2025) Where a *lot* is located in the Greenbelt Plan Area, the *use* shall only be permitted on lands located outside of the Greenbelt Natural Heritage System Boundary, as identified in the Special Schedules (Section 8 of this By-law), in an *accessory building or structure* that existed on or before July 1, 2017, and where new municipal services are not required. Further, a maximum of one *Accessory Dwelling Unit* is permitted on the *lot*.
- (5) Permitted as an *accessory use* to an *agricultural operation* only.
- (6) Subject to meeting all applicable parking requirements of Section 5 of this Zoning By-law and the requirements of the Lodging House Licensing By-law.

6.6.2 Zone Standards

The following table establishes the zone standards applicable to the Rural Zones.

Table 13: Zone Standards - Rural Zones

	Zone Standards	
	PC Permanent Countryside	A Agricultural
Minimum <i>Lot Area</i>	4.0 ha	0.8 ha
Minimum <i>Lot Area</i> for Agricultural Uses (1)	40.0 ha	0.8 ha
Minimum <i>Lot Frontage</i>	150.0 m	60.0 m
Minimum Setback from <i>Front Lot Line</i>	15.0 m	12.0 m
Minimum Setback from <i>Exterior Side Lot Line</i>	6.0 m	3.0 m
Minimum Setback from Interior <i>Side Lot Line</i>	6.0 m	3.0 m
Minimum Setback from <i>Rear Lot Line</i>	15.0 m	12.0 m
Maximum <i>Lot Coverage</i>	10%	20%

- (1) In the Permanent Countryside (PC) and Agricultural (A) Zones, nothing shall prohibit the *use* of any *lot existing* as of the effective date of this By-law for agricultural purposes.

6.7 Open Space Zones

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Open Space Zone except in accordance with Sections 6.7.1 and 6.7.2 of this By-law.

6.7.1 Permitted Uses

The following table establishes the *uses* permitted in the Open Space Zones.

Table 14: Permitted *Uses* - Open Space Zones

	OS Open Space	POS Private Open Space	GF Golf Facility
<i>Golf Course</i>			•
<i>Golf Driving Range</i>			•
<i>Passive Recreational Use</i>	•	•	
<i>Public Park</i>	•		
<i>Recreation Facility</i>	•		
Refreshment Pavilion (1)	•		
<i>Resource Management Uses</i>	•	•	
Stormwater Management Facility	•		

(1) Permitted only as an *accessory use*.

6.7.2 Zone Standards

The following table establishes the zone standards applicable to the Open Space Zones:

Table 15: Zone Standards - Open Space Zones

	Zone Standards		
	OS Open Space	POS Private Open Space	GF Golf Facility
Minimum Setback from <i>Front Lot Line</i>	15.0 m		15.0 m
Minimum Setback from <i>Exterior Side Lot Line</i>	15.0 m		6.0 m

	Zone Standards		
	OS Open Space	POS Private Open Space	GF Golf Facility
Minimum Setback from Interior <i>Side Lot Line</i>	9.0 m		6.0 m
Minimum Setback from <i>Rear Lot Line</i>	9.0 m		15.0 m
Maximum <i>Lot Coverage</i>			5%
Maximum <i>Height</i>	11.0 m		11.0 m

6.8 Environmental Protection (EP) Zone

No *person* shall use any land or erect, alter or use any *building* or *structure* in any Environmental Protection (EP) Zone except in accordance with Sections 6.8.1 and 6.8.2 of this By-law.

6.8.1 Permitted Uses

The following table establishes the *uses* permitted in the Environmental Protection (EP) Zone:

Table 16: Permitted *Uses* - Environmental Protection (EP) Zone

	EP Environmental Protection
<i>Resource Management Uses</i>	•
<i>Structure</i> For Flood/Erosion Control	•

6.8.2 Zone Standards

The following standards apply to the Environmental Protection (EP) Zone:

- i) No development shall be permitted in the Environmental Protection (EP) Zone.

6.9 Downtown Central Area Zones

(New section as incorporated by By-law 86-2005; Amended by By-law 23-2025)

No *person* shall use any land or erect, alter or use any *building* in any Downtown Central Area Zone except in accordance with Sections 6.9.1 to 6.9.8 of this By-law.

6.9.1 Permitted Uses

The following table establishes the *uses* permitted in the Downtown Central Area Zones.

Table 17: Permitted Uses - Downtown Central Area Zones

	DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
<i>Accessory Outdoor Patio</i>	•			•		
<i>Art Gallery</i>				•	• (5)	• (5)
<i>Banquet Facility</i>	•	•		•		
<i>Commercial Fitness Centre</i>	•	•		•	• (5)	• (5)
<i>Commercial School</i>	•	•		•	• (5)	• (5)
<i>Community Centre</i>	•	•	•	•		
<i>Convenience Store</i>				•		
<i>Crisis Care Facility</i>			•	•		
<i>Day Care Facility</i>	•	•	•	•	• (6)	• (5)
<i>Dry Cleaning Depot</i>	•			•	• (5)	• (5)
<i>Dry Cleaning Establishment</i>	•	•		•		

	DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
<i>Financial Institution</i>	•	•		•	• (5)	• (5)
<i>Funeral Home</i>	•	•		•		
<i>Hospital</i>			•			
<i>Hotel</i>	•	•		•		
<i>Laundromat, Self Serve</i>	•			•		
<i>Library</i>			•	•		
<i>Manufacturing, Light (1)</i>	•	•				
<i>Medical Clinic</i>	•	•		• (7)	• (5) (7)	• (5) (7)
<i>Motel</i>	•	•		•		
<i>Motor Vehicle Rental Depot</i>	•			•		
<i>Motor Vehicle Sales Establishment (2)</i>	•	•		•		
<i>Museum</i>				•		
<i>Office</i>	•	•		•	• (5)	• (5)
<i>Parking Lot as a Principal Use</i>	•	•		•		
<i>Personal Service Shop</i>	•	•		•	• (5)	• (5)
<i>Place Of Assembly</i>	•	•		•		
<i>Place Of Entertainment</i>	•	•		•		

	DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
<i>Place Of Worship</i>	•	•	•	•		
<i>Recreation Facility</i>	•	•	•			
<i>Restaurant</i>	•	•		•		
<i>Retail Store</i>	• (8)	• (8)		• (8)	• (5) (8)	• (5) (8)
<i>School (3)</i>			•			
<i>Service or Repair Shop</i>	•	•		•		
<i>Sports Arena</i>	•	•	•	•		
<i>Veterinary Clinic</i>	•	•		•		
<i>Warehouse/ Distribution Centre</i>	•	•				
Residential Uses						
<i>Dwelling, Triplex</i>						•
<i>Dwelling, Quadruplex</i>						•
<i>Dwelling, Linked Villa</i>						•
<i>Dwelling, Street Townhouse (4)</i>				•		•
<i>Dwelling, Live-Work Units (4)</i>				•	•	•
<i>Dwelling, Maisonette</i>				•	•	•

	DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
<i>Dwelling, Block Townhouse (4)</i>				•	•	•
<i>Dwelling, Back-to-Back Townhouse</i>				•	•	•
<i>Dwelling, Stacked Townhouse</i>				•	•	•
<i>Dwelling, Back-to-Back Stacked Townhouse</i>				•	•	•
<i>Dwelling, Apartment</i>				•	•	•
<i>Dwelling Unit, Accessory Attached</i>				• (9)	• (9)	• (9)
<i>Dwelling Unit, Accessory Detached</i>				• (9)	• (9)	• (9)
<i>Senior Citizens' Apartment</i>				•	•	•
<i>Nursing Home</i>			•	•		
<i>Home Based Business</i>				•	•	•

- (1) *Manufacturing* is permitted only in wholly enclosed *buildings*.
- (2) Excluding accessory service/repair facilities and *outdoor storage* or display of vehicles.
- (3) Portables associated with a *school* are permitted provided that they are located only in the *rear* or *interior side yard* and are situated no closer than 12.0 metres from any residential zone boundary or 30.0 metres from any *building*

used (wholly or partially) for residential purposes, whichever is the lesser, and 12.0 metres from any *street line*. No minimum setback is required for *school* portables abutting any Open Space (OS) Zone.

- (4) *Dwellings* having frontage on Bayly Street, Commercial Avenue, Falby Court, Harwood Avenue South, Kings Crescent, Kitney Drive, MacKenzie Avenue, Monarch Avenue and/or any east-west link between Kitney Drive and Harwood Avenue South, shall be designed as *live-work units*, with direct pedestrian access (not vehicular) to these roads.
- (5) Only on the ground floor of a residential mixed-use *building* having a minimum *height* of three storeys; and only on the ground and second floor of a residential mixed-use *building* having a minimum *height* of four storeys. *Offices* may also be permitted on a third or fourth storey, provided residential *uses* wholly occupy at least two storeys above.
- (6) Only a *day care facility* that existed on the date of passage of the comprehensive Zoning By-law 95-2003 is permitted, unless it is located on the ground floor of a residential mixed-use *building*.
- (7) Provided that in a residential mixed-use *building*, the main entrance to the *medical clinic* is separate and apart from the main entrance to the residential portion of the *building*, with no shared lobby, foyer, or common entry area.
- (8) Individual retail *uses* having a *gross leasable floor area* in excess of 4,645.0 m², located in a multi-unit commercial *building* erected after July 14, 2003, in a residential mixed-use *building*, or in a free-standing *building*, shall not be permitted. However, none of the provisions of this By-law shall apply to prevent the expansion of any individual *retail store* up to a maximum *gross leasable floor area* of 9,300.0 m², provided that the *retail store* existed prior to July 14, 2003, as part of a *shopping centre* and that the total *gross leasable floor area* of the particular *retail store*, in all instances, is not more than half the total *ground floor area* of the overall *building*.
- (9) (New footnote as incorporated by By-law 23-2025) Subject to meeting additional requirements in Section 4.4 (*Accessory Dwelling Units*) of this By-law.

6.9.2 Zone Standards

The following table establishes the zone standards applicable to the Downtown Central Area Zones.

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2	
Minimum <i>Lot Area</i>	Non-Residential and Residential Mixed Use	4200.0 m ²	4200.0 m ²	-	-	-	-	
	Single-Use Residential	-	-	-	-	-	-	
Minimum <i>Lot Frontage</i>	Non-Residential and Residential Mixed Use	-	-	-	- (1)	- (1)	- (1)	
	Single-Use Residential	<i>Dwelling, Triplex</i>	-	-	-	-	-	20.0 m
		<i>Dwelling, Quadruplex</i>	-	-	-	-	-	22.0 m
		<i>Dwelling, Linked Villa</i>	-	-	-	-	-	5.48 m/unit (2)
		<i>Dwelling, Street Townhouse</i>	-	-	-	5.48 m/unit (2) (3)	-	5.48 m/unit (2) (3)
		<i>Dwelling, Live-Work Units</i>	-	-	-	4.4 m/unit (2)	4.4 m/unit (2)	4.4 m/unit (2)
		<i>Dwelling, Maisonette</i>	-	-	-	-	-	-

Figure 1: Minimum Lot Area and Minimum Lot Frontage standards for Downtown Central Area Zones (Part 1 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Minimum Lot Frontage continued	<i>Dwelling, Block Townhouse</i>	-	-	-	30.0 m (2) (3)	30.0 m (2) (3)	30.0 m (2) (3)
	<i>Dwelling, Back-to-Back Townhouse</i>	-	-	-	5.48 m/unit (2) (3)	5.48 m/unit (2) (3)	5.48 m/unit (2) (3)
	<i>Dwelling, Stacked Townhouse</i>	-	-	-	30.0 m (2)	30.0 m (2)	30.0 m (2)
	<i>Dwelling, Back-to-Back Stacked Townhouse</i>	-	-	-	30.0 m (2)	30.0 m (2)	30.0 m (2)
	<i>Dwelling , Apartment (less than 6 storeys)</i>	-	-	-	20.0 m	20.0 m	20.0 m
	<i>Dwelling , Apartment (6 storeys and over)</i>	-	-	-	30.0 m	30.0 m	30.0 m
	<i>Nursing Home</i>	-	-	-	-	-	-

Figure 2: Continuation of Minimum Lot Frontage standards for Downtown Central Area Zones (Part 2 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed <i>Use</i>	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2	
Minimum Built Frontage	Along local and collector roads aligned East-West	75 percent of the <i>block face</i> of each block (4) (5)						
	Along local and collector roads aligned North-South	50 percent of the <i>block face</i> of each block (4)						
	Along Harwood Avenue South and Bayly Street	-	-	50 percent of the <i>block face</i> of each block (4)				
Minimum <i>Lot Depth</i>	Non-Residential and Residential Mixed <i>Use</i>	-	-	-	-	-	-	
	Residential	<i>Dwelling, Triplex</i>	-	-	-	-	-	-
		<i>Dwelling, Quadruplex</i>	-	-	-	-	-	--
		<i>Dwelling, Linked Villa</i>	-	-	-	-	-	25.0 m
		<i>Dwelling, Street Townhouse</i>	-	-	-	25.0 m	-	20.0 m
		<i>Dwelling, Live-Work Units</i>	-	-	-	25.0 m	25.0 m	25.0 m

Figure 3: Minimum Built Frontage and Minimum *Lot Depth* standards for Downtown Central Area Zones (Part 1 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Minimum <i>Lot Depth</i> continued	<i>Dwelling, Maisonette</i>	-	-	-	-	-	-
	<i>Dwelling, Block Townhouse</i>	-	-	-	25.0 m	25.0 m	25.0 m
	<i>Dwelling, Back-to Back Townhouse</i>	-	-	-	14.0 m per unit	14.0 m per unit	14.0 m per unit
	<i>Dwelling, Stacked Townhouse</i>	-	-	-	25.0 m	25.0 m	25.0 m
	<i>Dwelling, Back-to-Back Stacked Townhouse</i>	-	-	-	14.0 m per ground unit	14.0 m per ground unit	14.0 m per ground unit
	<i>Dwelling, Apartment</i>	-	-	-	-	-	-
	<i>Nursing Home</i>	-	-	-	-	-	-

Figure 4: Continuation of Minimum *Lot Depth* (residential uses) for Downtown Central Area Zones (Part 2 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2	
<i>Front Yard Build – Within Zone</i> and <i>Exterior Side Yard Build- Within Zone</i>	Non-Residential and Residential Mixed Use	3.0 – 6.0 m (6)	3.0 – 6.0 m (6)	2.0 – 6.0 m (6)	0.0 – 3.0 m (6)	0.0 – 3.0 m (6)	0.0 – 3.0 m (6)	
	Single-Use Residential	<i>Dwelling, Triplex</i>	-	-	-	-	-	2.0 – 4.5 m (7)
		<i>Dwelling, Quadruplex</i>	-	-	-	-	-	2.0 – 4.5 m (7)
		<i>Dwelling, Linked Villa</i>	-	-	-	-	-	2.0 – 4.5 / 6 m (7)
		<i>Dwelling, Street Townhouse</i>	-	-	-	2.0 – 4.5 / 6.0 m (7)	-	2.0 – 4.5 / 6.0 m (7)
		<i>Dwelling, Live-Work Units</i>	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		<i>Dwelling, Maisonette</i>	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		<i>Dwelling, Block Townhouse</i>	-	-	-	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)

Figure 5: *Front Yard* and *Exterior Side Yard Build-Within Zone* standards in the Downtown Central Area Zones (Part 1 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
<i>Front Yard Build – Within Zone</i> and <i>Exterior Side Yard Build- Within Zone</i> continued		<i>Dwelling, Back-to Back Townhouse</i>	-	-	-	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)	2.0 – 4.5 / 6 m (7)
		<i>Dwelling, Stacked Townhouse</i>	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		<i>Dwelling, Back-to-Back Stacked Townhouse</i>	-	-	-	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)	2.0 – 4.5 m (7)
		<i>Dwelling, Apartment</i>	-	-	-	2.0 – 4.5 m (6)	2.0 – 4.5 m (6)	2.0 – 4.5 m (6)
		<i>Nursing Home</i>	-	-	2.0 – 4.5 m (6)	2.0 – 4.5 m (6)	-	-

Figure 6: Continuation of *Front Yard* and *Exterior Side Yard Build-Within Zone* standards in the Downtown Central Area Zones (Part 2 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2	
Minimum Setback from <i>Interior Side Lot Line</i>	Non-Residential and Residential Mixed Use	4.5 m (8)	4.5 m (8)	7.5 m	7.5 m	7.5 m	7.5 m	
	Single-Use Residential	<i>Dwelling, Triplex</i>	-	-	-	-	-	1.2 m
		<i>Dwelling, Quadruplex</i>	-	-	-	-	-	1.2 m
		<i>Dwelling, Linked Villa</i>	-	-	-	-	-	1.2 m (9)
		<i>Dwelling, Street Townhouse</i>	-	-	-	1.2 m (9)	-	1.2 m (9)
		<i>Dwelling, Live-Work Units</i>	-	-	-	1.2 m (9)	1.2 m (9)	1.2 m (9)
		<i>Dwelling, Maisonette</i>	-	-	-	1.2 m	1.2 m	1.2 m
		<i>Dwelling, Block Townhouse</i>	-	-	-	1.2 m	1.2 m	1.2 m

Figure 7: Minimum Interior *Side Lot Line* setbacks in Downtown Central Area Zones (Part 1 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Minimum Setback from <i>Interior Side Lot Line</i> continued	<i>Dwelling, Back-to Back Townhouse</i>	-	-	-	1.5 m (9)	1.5 m (9)	1.5 m (9)
	<i>Dwelling, Stacked Townhouse</i>	-	-	-	1.2 m	1.2 m	1.2 m
	<i>Dwelling, Back-to-Back Stacked Townhouse</i>	-	-	-	1.5 m	1.5 m	1.5 m
	<i>Dwelling, Apartment (less than 6 storeys)</i>	-	-	-	3.6 m	3.6 m	3.6 m
	<i>Dwelling, Apartment (6 storeys and over)</i>	-	-	-	5.5 m	5.5 m	5.5 m
	<i>Nursing Home</i>	-	-	5.5 m	5.5 m	-	-

Figure 8: Continuation of minimum Interior *Side Lot Line* setbacks in Downtown Central Area Zones (Part 2 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2	
Minimum Setback from <i>Rear Lot Line</i>	Non-Residential and Residential Mixed Use	3.0 m	3.0 m	9.0 m (10)	9.0 m (10)	9.0 m (10)	9.0 m (10)	
	Single-Use Residential	<i>Dwelling, Triplex</i>	-	-	-	-	-	7.5 m (11)
		<i>Dwelling, Quadruplex</i>	-	-	-	-	-	7.5 m (11)
		<i>Dwelling, Linked Villa</i>	-	-	-	-	-	7.5m (11)
		<i>Dwelling, Street Townhouse</i>	-	-	-	7.5 m (11)	-	7.5 m (11)
		<i>Dwelling, Live-Work Units</i>	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)
		<i>Dwelling, Maisonette</i>	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)
		<i>Dwelling, Block Townhouse</i>	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)

Figure 9: Minimum *Rear Lot Line* setbacks in Downtown Central Area Zones (Part 1 of 2)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Minimum Setback from <i>Rear Lot Line</i> continued		<i>Dwelling, Back-to Back Townhouse</i>	-	-	-	0.0 m	0.0 m	0.0 m
		<i>Dwelling, Stacked Townhouse</i>	-	-	-	7.5 m (11)	7.5 m (11)	7.5 m (11)
		<i>Dwelling, Back-to-Back Stacked Townhouse</i>	-	-	-	0.0 m	0.0 m	0.0 m
		<i>Dwelling, Apartment</i>	-	-	-	9.0 m (10)	9.0 m (10)	9.0 m (10)
		<i>Nursing Home</i>	-	-	9.0 m	9.0 m	-	-

Figure 10: Continuation of minimum *Rear Lot Line* setbacks in Downtown Central Area Zones (Part 2 of 2)

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2		
Lot Coverage (12)	<i>Buildings</i> (including underground parking covered by landscaped open space, and above ground parking structures)	30% min.	30% min.	40% min.	40% min.	40% min.	30% min.		
	Landscaped Open Space	5% min.	5% min.	15% min.	10% min.	15% min.	15% min.		
	Surface Parking / Driveways/ Loading and Service Areas (excluding private roads)	35 % max.	35% max.	30% max.	30% max.	25% max.	25% max.		
Minimum and Maximum Density <i>FSI: Floor Space Index</i> upnha: Unit per net Hectare	Non-Residential and Residential Mixed Use	Min.	0.75 FSI	0.75 FSI	1.25 FSI	1.25 FSI	1.75 FSI	1.25 FSI	
		Max.	4.0 FSI	4.0 FSI	-	-	-	-	
	Single-Use Residential	<i>Dwelling, Triplex</i>	Min.	-	-	-	-	-	25 upnha
			Max.	-	-	-	-	-	60 upnha
		<i>Dwelling, Quadruplex</i>	Min.	-	-	-	-	-	25 upnha
			Max.	-	-	-	-	-	60 upnha

Figure 11: Lot Coverage and Density Standards in the Downtown Central Area Zones (Part 1 of 3)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Minimum and Maximum Density continued	<i>Dwelling, Linked Villa</i>	Min.	-	-	-	-	-	25 upnha
		Max.	-	-	-	-	-	60 upnha
	<i>Dwelling, Street Townhouse</i>	Min.	-	-	-	35 upnha	-	35 upnha
		Max.	-	-	-	85 upnha	-	85 upnha
	<i>Dwelling, Live-Work Units</i>	Min.	-	-	-	35 upnha	35 upnha	35 upnha
		Max.	-	-	-	95 upnha	95 upnha	95 upnha
	<i>Dwelling, Maisonette</i>	Min.	-	-	-	25 upnha	25 upnha	25 upnha
		Max.	-	-	-	60 upnha	60 upnha	60 upnha

Figure 12: Continuation of Density Standards in the Downtown Central Area Zones (Part 2 of 3)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residenti al Multiple 1	DCA/RM2 Downtown Central Area – Residenti al Multiple 2	
Minimum and Maximum Density	Single-Use Residential	<i>Dwelling, Block Townhouse</i>	Min.	-	-	-	25 upnha	25 upnha	25 upnha
			Max.	-	-	-	85 upnha	85 upnha	85 upnha
continued		<i>Dwelling, Back-to Back Townhouse</i>	Min.	-	-	-	40 upnha	40 upnha	40 upnha
			Max.	-	-	-	130 upnha	130 upnha	130 upnha
<i>FSI: Floor Space Index</i>		<i>Dwelling, Stacked Townhouse</i>	Min.	-	-	-	50 upnha	50 upnha	50 upnha
			Max.	-	-	-	165 upnha	165 upnha	165 upnha
upnha: Unit per net hectare		<i>Dwelling, Back-to- Back Stacked Townhouse</i>	Min.	-	-	-	70 upnha	70 upnha	70 upnha
			Max.	-	-	-	190 upnha	190 upnha	190 upnha
		<i>Dwelling, Apartment</i>	Min.	-	-	-	40 upnha	40 upnha	40 upnha
			Max.	-	-	-	370 upnha (13)	370 upnha (13)	370 upnha (13)
		<i>Nursing Home</i>	Min.	-	-	1.25 FSI	1.25 FSI	-	-
			Max.	-	-	-	-	-	-

Figure 13: Continuation of Density Standards in the Downtown Central Area Zones (Part 3 of 3)

			DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2	
Minimum and Maximum <i>Height</i> (14)	Non-Residential and Residential Mixed Use		Min.	2 st/6.0 m	2 st/6.0 m	2 st/6.0 m	2 st/6.0 m (15)	3 st	3 st
			Max.	8 st/28.0 m	8 st/28.0 m	25 st/88.0 m	25 st/88.0 m	25 st/88.0 m	25 st/88.0 m
st: storeys	Single-Use Residential	<i>Dwelling, Triplex</i>	Min.	-	-	-	-	-	3 st (16)
			Max.	-	-	-	-	-	4 st/11.0 m
		<i>Dwelling, Quadruplex</i>	Min.	-	-	-	-	-	2 st (16)
			Max.	-	-	-	-	-	4 st/11.0 m
		<i>Dwelling, Linked Villa</i>	Min.	-	-	-	-	-	2 st (16)
			Max.	-	-	-	-	-	4 st/11.0 m
		<i>Dwelling, Street Townhouse</i>	Min.	-	-	-	2 st (16)	-	2 st (16)
			Max.	-	-	-	4 st/11.3 m	-	15.0 m

Figure 14: Minimum and maximum *Height* standards in the Downtown Central Area Zones (Part 1 of 3)

				DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Minimum and Maximum Height (14) Continued NOTE: Where cells show two measures, the lesser of the two measures shall apply.		<i>Dwelling, Live-Work Units</i>	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.				4 st/ 11.3 m	4 st/ 11.3 m	4 st/ 11.3 m
		<i>Dwelling, Maisonette</i>	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.				4 st/ 11.3 m	4 st/ 11.3 m	4 st/ 11.3 m
		<i>Dwelling, Block Townhouse</i>	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.	-	-	-	4 st/11.3 m	4 st/11.3 m	4 st/11.3 m
		<i>Dwelling, Back-to- Back Townhouse</i>	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max	-	-	-	4 st/11.3 m	4 st/11.3 m	4 st/11.3 m
		<i>Dwelling, Stacked Townhouse</i>	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.	-	-	-	5 st/15.0 m	5 st/15.0 m	5 st/15.0 m

Figure 15: Continuation of minimum and maximum *Height* standards in the Downtown Central Area Zones (Part 2 of 3)

				DCA/ME1	DCA/ME2	DCA/I	DCA/MU	DCA/RM1	DCA/RM2
				Downtown Central Area – Mixed Employment 1	Downtown Central Area – Mixed Employment 2	Downtown Central Area - Institutional	Downtown Central Area – Mixed Use	Downtown Central Area – Residential Multiple 1	Downtown Central Area – Residential Multiple 2
Minimum and Maximum <i>Height</i> (14) continued NOTE: Where cells show two measures, the lesser of the two measures shall apply.	Single-Use Residential	<i>Dwelling, Back-to-Back Stacked Townhouse</i>	Min.	-	-	-	2 st (16)	3 st	2 st (16)
			Max.	-	-	-	5 st/15.0 m	5 st/15.0 m	5 st/15.0 m
		<i>Dwelling, Apartment</i>	Min.	-	-	-	3 st	3 st	3 st
			Max.	-	-	-	25 st/88.0 m	25 st/88.0 m	25 st/88.0 m
		<i>Nursing Home</i>	Min.	-	-	2 st/6.0 m	2 st/6.0 m	-	-
			Max.	-	-	8 st/28.0 m	8 st/28.0 m	-	-
Minimum Floor-to-Ceiling <i>Height</i> (Ground Floor only) (17)	Non-Residential and Residential Mixed Use			3.3 m	3.3 m	3.3 m	3.3m	3.3 m	3.3 m
	Single-Use Residential	<i>Dwelling, Non-apartment</i>		2.75 m	2.75 m	2.75 m	2.75 m	2.75 m	2.75 m
		<i>Dwelling, Apartment</i>		3.3 m	3.3 m	3.3 m	3.3 m	3.3 m	3.3 m

Figure 16: Continuation of minimum and maximum *Height* standards in the Downtown Central Area Zones (Part 3 of 3), and Minimum Floor-to-Ceiling *Height* standards in the Downtown Central Area Zones.

		DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
Maximum <i>Driveway Width</i>	Non-Apartment Single-Use Residential	-	-	-	3.0 m	3.0 m	3.0 m
Minimum <i>Ground Floor Area</i>	Non-Residential	600.0 m ²	600.0 m ²	600.0 m ²	600.0 m ²	-	-
	Residential Mixed Use	-	-	-	600.0 m ²	600.0 m ²	600.0 m ²

Figure 17: Maximum *Driveway Width* and minimum *Ground Floor Area* standards in the Downtown Central Area Zones.

- (1) A residential mixed-use *building* shall have a minimum *lot frontage* of 30.0 metres.
- (2) No more than 8 ground level *dwelling units* shall be attached side-by-side along the width of the *dwelling*, and in no instances shall the width of the *dwelling* between the opposing outer side walls of the end units be more than 52.0 metres.
- (3) A minimum *dwelling unit* width of 5.48 metres applies in all instances where a *private garage* is attached to the front of the *dwelling unit*; however, the *dwelling unit* width may be reduced to a minimum of 4.4 metres for a particular unit where the garage is located in and/or has a vehicle door facing the *yard* opposite the *front yard* and is accessed by a public street or *lane* abutting the same *yard*, or where parking is provided in a common parking area.
- (4) The specified minimum amount of built frontage along any given *block face* relates to *building* walls located inside a *build-within zone*.
- (5) The specified minimum amount of built frontage may be reduced to 50% for any portion of the *block face* consisting of a *lot* where the *building* wall within the *build-within zone* is an exterior side wall of a *triplex dwelling, quadruplex dwelling, linked villa dwelling, street townhouse dwelling, maisonette dwelling, live-work units dwelling, block townhouse dwelling, or stacked townhouse dwelling*.

- (6) A minimum two-thirds (67%) of the length of both the front and exterior side walls of a *building* shall be located within the prescribed range of the *build-within zone*; the remaining third (33%) may be further setback from the street edge. In the case of a *corner lot*, a portion of the junction of the front and exterior side walls (i.e., the *building* “corner”) shall be built within 0.6 – 3.0 metres of the *daylighting triangle*/corner rounding. The one exception to the build-within requirement abutting a *daylighting triangle*/corner rounding shall be in the event that the street corner of the *lot* is developed for the purposes of an urban square, in which case at least 70% of that part of the perimeter of the urban square which is not adjacent to a street edge or sight triangle shall abut a *building* façade. Public utility *buildings* are not subject to any build-within provisions.
- (7) Where the range is shown as “**x-y**”, **x** is the minimum *yard* setback, **y** is the maximum *yard* setback, and no *parking space* in the *yard* or *private garage* door facing onto the *yard* shall be permitted. Where the range is shown as “**x-y/z**”, **x** is the minimum *yard* setback, **y** is the maximum *yard* setback in instances where no *parking space* in the *yard* or *private garage* vehicle door facing onto the *yard* is proposed, and **z** is the maximum *front yard* setback in instances where a *parking space* in the *front yard* or *private garage* vehicle door facing onto the *front yard* is proposed. In all instances, where a *private garage* vehicle door is proposed facing onto the *front yard*, the vehicle door face shall not be setback from the *front lot line* 1.5 metres more than the value of **z**, nor shall a *private garage* project beyond the front face of the *dwelling unit*.

Notwithstanding any other requirement of this By-law, all *dwelling units* designed as double front units shall have a maximum *front yard* setback of 3.5 metres and a maximum *exterior side yard* setback of 3.5 metres.

The *build-within zone* does not apply to *buildings* which by physical necessity are located in the interior of a block and adjacent only to a private road, *lane* or *driveway*, or to *accessory buildings or structures*.

Notwithstanding any other requirements of this By-law, the prescribed setbacks for a *build-within zone* may be measured from the front face of an attached *porch*, subject to the following:

- i) The depth of the attached front or exterior side *porch* shall not be less than 1.5 metres and no more than 3.0 metres, measured from the front face or exterior side face of the *building* to the front face of the *porch*;
- ii) The minimum width of the attached front or exterior side *porch* shall not be less than the following, whichever is less:
 - a) 3.0 metres; or
 - b) If the *porch* faces the *front yard*, the entire width of the habitable portion of the *building*, measured from the nearest exterior wall of any attached *private garage* to the opposite side wall of the *building*.

- iii) The front face of an attached *porch* may encroach to within a minimum of 1.5 metres from a *front* or *exterior side lot line*, and still be considered to comply with the *build-within zone* requirements.
- (8) Plus 0.3 metres extra for each additional 1.0 metre of *building height* in excess of 12.0 metres.
- (9) No *side yards* are required abutting a *side lot line* that coincides with the vertical party wall between two *dwelling units*.
- (10) The *rear yard* shall be half the *height* of the *building* from a minimum of 9.0 metres up to a maximum of 15.0 metres.
- (11) In instances where more than one-third of the units, in a *dwelling* are located on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, the *dwelling* shall be designed such that all units are double front units, and there is no *rear yard* as defined in Section 3. For double front units on a *through lot*, the *front yard* shall be the *yard* facing the *public street* having the greater right-of-way width or, if the rights-of-way are equal, the *yard* without a *parking space* in the *yard* or *private garage* vehicle door facing onto the *yard*. For double front units on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, the *front yard* shall be the *yard* facing abutting the Open Space (OS) Zone. In both instances, the *yard* located opposite the *yard* deemed to be the *front yard* shall have a minimum depth of 3.0 metres, although a *porch* may further encroach a maximum of 1.5 metres into the *yard*.
- (12) Notwithstanding any other provision of this By-law, where the principal *use* of a property is a *parking lot*, a maximum of 75% of the site may be used for parking, aisles and *driveways*, provided that all applicable landscaping and buffer requirements of this By-law are maintained.
- (13) Where the *apartment dwelling* is a *senior citizen's apartment building*, up to 550 units per net hectare may be permitted.
- (14) Notwithstanding the minimum *height* requirements specified for any Downtown Central Area Zone, where a development site includes an area designated in the Ajax Official Plan as a "*Gateway Site*", the minimum *height* requirements specified in Section 6.9.3 shall apply.
- (15) A residential mixed-use *building* shall have a minimum *height* of 3 storeys.
- (16) For single-use residential *dwellings* adjacent to Harwood Avenue South or Bayly Street, the minimum *height* shall be 3 storeys.
- (17) This regulation applies only to *buildings* adjacent to designated arterial and collector roads.

6.9.2.1 Interim Non-Compliance with Respect to Built Frontage, Lot Coverage and Density Requirements

- i) Extensions/Expansions of *existing non-complying* development
- ii) Notwithstanding the built frontage, *lot coverage* and density requirements within Section 6.9.2, extensions or expansions of *existing non-complying* development (namely, additions to *existing buildings* or the development of new *buildings* on the same site as *existing* development) on development sites larger than 2.0 hectares shall be permitted without amendment to the Zoning By-law with respect to the provisions regulating built frontage, *lot coverage* and density, provided that:
 - a) The intent of the Official Plan is not compromised and the tests prescribed in Section 2.4.2.1 m) of the Official Plan are met; and,
 - b) The *building* extension or expansion is designed and sited in a manner which demonstrates, to the satisfaction of the Town, that the development of the site is moving toward a greater level of compliance with all applicable regulations of this By-law, and does not preclude or hinder the ability to ultimately achieve compliance. In this regard, a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions shall be submitted for approval by the Town. This plan shall demonstrate that the proposed *building* extension or expansion shall protect for the ability of progressive intensification on the site to ultimately achieve compliance. It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

iii) Phasing of New Development on Vacant Sites

Notwithstanding the Built Frontage, *Lot Coverage* and Density requirements within Section 6.9.2, it is understood that the development of any given property may involve a number of phases before it achieves ultimate build-out. As a result, the density, built frontage and *lot coverage* provisions contained in this By-law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Accordingly, in instances where a development on a vacant site larger than 1.0 hectare is proposed to be phased, *building* phases which individually do not comply with the built frontage, *lot coverage* and/or density provisions of Section 6.9.2 of this By-law shall be permitted without amendment to the Zoning by-law with respect to the provisions regulating Built Frontage, *Lot Coverage* and Density,

provided that a Master Concept Development Plan demonstrating compliance under ultimate build-out conditions is submitted and approved by the Town. Each phase of development undertaken by the proponent shall protect for future phases in accordance with the Master Concept Development Plan, and in no instances will the amount of surface parking provided on-site in conjunction with a particular phase exceed maximum coverage restrictions. The phasing of development in accordance with the approved Master Concept Development Plan shall be a requirement of any related Site Plan Agreement

It is understood that the Master Concept Development Plan may be amended from time-to-time, in response to the vagaries of the market, but all such amendments shall continue to demonstrate, to the Town's satisfaction, the ability to ultimately achieve compliance in a fashion which maintains the intent of the Official Plan and the requirements of the Zoning By-law.

6.9.3 Gateway Sites

- i) The Ajax Official Plan symbolically identifies various intersection corners and road segments along Harwood Avenue South and Bayly Street as *Gateway Sites*. The actual physical extent of these sites shall be defined at the time of development approval according to the following criteria:
 - a) Where a *Gateway Site* is shown symbolically encompassing a *public street* corner rather than a *public street* segment along Harwood Avenue South or Bayly Street West, the lands subject to the *Gateway Site* provisions contained in Section 6.9.3 ii) shall consist of the following:
 - An 11.0 metre by 11.0 metre block located directly at the *public street* corner, as measured along each street edge from the point of intersection of the *street lines*, plus an abutting area equivalent to a minimum additional 203.0 m², in order that the entire area of the corner *Gateway Site* is a minimum 324 m². With the inclusion of the additional minimum area, the total extent of the *Gateway Site* shall include as minimum component a block measuring 11.0 metres by 18.0 metres directly abutting the *public street* corner, oriented lengthwise along the Harwood Avenue South or Bayly Street street edge;
 - b) Where a *Gateway Site* is shown symbolically encompassing a *public street* segment rather than a *public street* corner along Harwood Avenue South or Bayly Street West, the lands subject to the *Gateway Site* provisions contained in Section 6.9.3 ii) shall consist of the following:

- A block having a minimum depth of 11.0 metres located directly abutting the street edge along Harwood Avenue South or Bayly Street West, extending the length of each *block face* comprising the *public street* segment.
- ii) For each non-residential or residential mixed-use *building* or any portion of such *building* located within a *Gateway Site*, the minimum *height* shall be as follows:
- a) For all Downtown Central Area Zones in areas designated “Commercial Mixed Use”, “Public Use”, and *Hospital-Related Mixed Use*” in the Ajax Official Plan: 2 storeys and 9.0 metres, under a minimum roof area of 900.0 m², provided that in all instances, all parts of a *building* located within the *Gateway Site* satisfy the specified minimum *height* requirement.
 - b) For all Downtown Central Area Zones in areas designated “Downtown Residential” in the Ajax Official Plan: 3 storeys and 9.0 metres, under a minimum roof area of 900.0 m² provided that in all instances, all parts of a *building* located within the *Gateway Site* satisfy the specified minimum *height* requirement.

For each single-use residential *dwelling* or any portion of such *dwelling* located within a *Gateway Site*, the minimum *height* shall be as follows:

- c) For all Downtown Central Area Zones: 3 storeys and 9.0 metres

6.9.4 Private Garage and Driveway Requirements

- i) In all instances, no vehicular access door for an attached or detached *private garage* associated with an individual *dwelling unit* shall face an *exterior side lot line*, and no *driveway* shall be located in an *exterior side yard* pertaining to an individual *dwelling unit*.
- ii) In all instances, no vehicular access door for a detached *private garage* shall face a *front yard* across an intervening *public street*.
- iii) Maximum Garage Width:
The maximum width of the vehicle door opening of an attached *private garage* facing onto a *front yard* or a private road shall not exceed 50 percent of the width of the front face of the associated *dwelling unit*. Where access to a rear-facing, attached *private garage* is provided via a rear *lane* or private road, the garage portion of the *dwelling unit* may have a maximum external width equal to that of the width of the rear wall of the associated *dwelling unit*. Where access to a rear-facing, detached *private garage* is provided via a rear *lane* or private road, the exterior width of the garage shall be subject to the applicable requirements of sub-section 6.9.4 v) below.
- iv) Garage Projections

- a) Notwithstanding any other provision of this By-law, in any Downtown Central Area Zone, where attached *private garages* are permitted having an opening for vehicular access in the front face of a residential *dwelling unit*, no part of the garage shall project from said face of the *dwelling unit*. Similarly, where the opening for vehicular access faces an interior *side lot line*, no part of an attached *private garage* shall project from the interior side face of the *dwelling unit*.
- b) Where a non-apartment residential *dwelling* consists of double front units which are located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space (OS) Zone on the opposite side, parking and/or an attached *private garage* shall only be permitted in the *yard* located opposite the *front yard*, and the garage shall not be permitted to project into the said *yard*.
- c) In all instances, where access to a rear-facing, attached *private garage* is provided via a rear *lane* or private road, the garage portion of the *dwelling unit* may project a maximum of 4.0 metres from the rear wall of the *dwelling unit*, provided that if the projection is 2.0 metres or greater, a *platform* directly above and adjoining the projecting portion of the garage shall be provided.
- v) Garage Encroachments and Separation Requirements;
 - a) Where access to a rear-facing, attached *private garage* is provided via a rear *lane*, the garage portion of the *dwelling unit* may encroach a maximum of 4.0 metres into the required *rear yard*.
 - b) Where a detached *private garage* is located in the *rear yard* and accessed via a rear *lane*, the provisions of Section 4.1.1, as amended, shall apply, with the exception that such a garage may be setback 0.0 metres from one interior *side lot line* provided that it shares a common side all with a detached garage for an abutting unit within the same *dwelling*. No more than two detached *private garages* may be attached side-by-side to one another, and in all instances, a detached *private garage* shall be setback either a minimum of 1.2 metres from one interior *side lot line* or a minimum of 3.0 metres from an *exterior side lot line*.
 - c) Where an individual detached *private garage* is provided for a *dwelling unit* in a residential condominium, the garage may be permitted having a depth of up to 7.7 metres and a *gross floor area* of up to 45.0 m², subject to the provisions of Section 6.9.6.
 - d) A detached *private garage* located in the *rear yard* of a *dwelling unit* shall be separated from the associated *dwelling unit* by a minimum distance of 6.0 metres.
- vi) Maximum *Driveway Width* for Non-Apartment Residential *Dwellings*:
Notwithstanding the *Width of Driveway* requirements within Section 6.9.2, the maximum *width of driveway* shall not exceed the following:

- a) In instances where a *private garage* is not a rear facing garage accessed from a rear *lane* or *private road*, the maximum *width of driveway* shall not exceed the following:
 - 1) Where a *private garage* is flush with the *building* face of the *dwelling unit*, the maximum *width of driveway* shall not be more than 0.7 metres wider than the vehicle door opening of the garage.
 - 2) Where a *private garage* is recessed within the *building* face of the *dwelling unit*, the maximum *width of driveway* shall not exceed the exterior dimensions of the *private garage*.
 - 3) Unless otherwise permitted by the *width of driveway* provisions in section 6.9.2, in no case shall the maximum permitted width of a *driveway* exceed more than 66 percent of the width of the adjacent *building* face of the associated *dwelling unit*, up to a maximum of 5.6 metres wide.

- b) In instances where a *private garage* is a rear-facing garage accessed from a rear *lane* or private road, the maximum width of *driveway* shall not exceed the following:
 - 1) Where the *private garage* is attached to the associated *dwelling unit*, the maximum width of the *driveway* shall be 0.7 metres wider than the vehicle door opening of the garage, but in no case shall exceed the width of the rear wall of the associated *dwelling unit*;
 - 2) Where the *private garage* is detached from the associated *dwelling unit*, the maximum width of the *driveway* shall be 0.7 metres wider than the vehicle door opening of the garage, plus an additional 2.7 metres for every outdoor *parking space* provided wholly alongside and abutting the exterior side of the garage, but in no case shall the *width of driveway* exceed the width of the rear wall of the associated *dwelling unit*.

6.9.5 Porches/Platforms

Notwithstanding the setback and *build-within* provisions in Section 6.9.2, in any Downtown Central Area Zone where non-apartment single-use residential *dwelling*s are permitted, the following provisions shall apply to *platform*s associated with such *dwelling*s:

- i) A *platform* is permitted directly above and adjoining a *porch*, provided that the *platform* does not project beyond the limit of the *porch*;
- ii) Where a rear facing, attached *private garage* is provided via a rear *lane* and projects 2.0 metres or more from the rear wall of the *dwelling unit*, a *platform* directly above and adjoining the projecting

- portion of the garage shall be provided, but in no instance shall the *platform* itself project beyond the vehicle door face of the garage;
- iii) The depth of an attached *porch* shall not be less than 1.5 metres and no more than 3.0 metres, measured from the *building* wall of the *dwelling unit* from which the *porch* projects to the front face of the *porch*;
 - iv) the following additional provisions:

Table 18: Standards for *Porches/Platforms* based on *Height*

	Height Above Finished Ground Level		
	Finished Ground Level to 0.6 m	More than 0.6 m and less than 1.2 m	More than 1.2 m
Maximum Area	In a <i>rear yard, interior side yard, or a yard</i> opposite a <i>front yard</i> in instances where a double front <i>dwelling unit</i> is located either on a <i>through lot</i> or on a <i>lot</i> abutting a <i>public street</i> on one side and an Open Space (OS) Zone on the opposite side, 50% of the <i>yard</i> . In a <i>front yard or exterior side yard</i> , the requirements of Section 6.9.2 shall apply	In a <i>rear yard, interior side yard, or a yard</i> opposite a <i>front yard</i> in instances where a double front <i>dwelling unit</i> is located either on a <i>through lot</i> or on a <i>lot</i> abutting a <i>public street</i> on one side and an Open Space (OS) Zone on the opposite side, 50% of the <i>yard</i> . In a <i>front yard or exterior side yard</i> , the requirements of Section 6.9.2 shall apply	30.0 m ² , unless the <i>platform</i> is located directly above and adjoining the projecting portion of a <i>private garage</i> , in which instance the maximum area shall be 30.0 m ² or match the exterior dimensions of the garage projection, whichever is greater.
<i>Front and Exterior Side Yard Build-Within Zone Setbacks</i>	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.
Minimum Setback from Interior Side Lot Line	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.

	Height Above Finished Ground Level		
	Finished Ground Level to 0.6 m	More than 0.6 m and less than 1.2 m	More than 1.2 m
Minimum Setback from <i>Rear Lot Line</i>	1.8 m	1.8 m	3.5 m
Minimum Setback to a <i>yard</i> located opposite a <i>front yard</i> , where the <i>lot</i> contains a double front <i>dwelling</i>	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.	The requirements of Section 6.9.2 shall apply.
Maximum <i>Yard Coverage</i>	In a <i>rear yard</i> , <i>interior side yard</i> , or a <i>yard</i> opposite a <i>front yard</i> in instances where a double front <i>dwelling unit</i> is located either on a <i>through lot</i> or on a <i>lot</i> abutting a <i>public street</i> on one side and an Open Space (OS) Zone on the opposite side, the area of the <i>platform</i> shall not exceed 50% of the area of the <i>yard</i> in which it is located. In a <i>front yard</i> or <i>exterior side yard</i> , the requirements of Section 6.9.2 shall apply.	In a <i>rear yard</i> , <i>interior side yard</i> , or a <i>yard</i> opposite a <i>front yard</i> in instances where a double front <i>dwelling unit</i> is located either on a <i>through lot</i> or on a <i>lot</i> abutting a <i>public street</i> on one side and an Open Space (OS) Zone on the opposite side, the area of the <i>platform</i> shall not exceed 50% of the area of the <i>yard</i> in which it is located. In a <i>front yard</i> or <i>exterior side yard</i> , the requirements of Section 6.9.2 shall apply.	In no case shall the area of the <i>platform</i> exceed 50% of the area of the <i>yard</i> in which it is located, unless the <i>platform</i> is located directly above and adjoining the projecting portion of a <i>private garage</i> , in which instance the maximum converge shall be 50% of the <i>yard</i> area or equal to the area of the exterior dimensions of the garage projection, whichever is greater.

6.9.6 Yard and Building Separation Requirements for Residential Plans of Condominium

In all instances, the standards contained in Sections 6.9.2, 6.9.3, 6.9.4 and 6.9.5 of this By-law shall apply. However, for circumstances not addressed by these Sections, the following requirements for minimum *yards* and *building* separation shall apply to all non-apartment single-use residential development associated with a Plan of Condominium:

i) Minimum *Yard* Setback for a *Principal Building*:

- a) The front wall of a *dwelling unit* or, if the *dwelling unit* has a front *porch*, the front face of the *porch*: 3.0 metres to a *private road*; in addition, no *private garage* shall project beyond the front face of the *dwelling unit*, and the vehicle door opening shall have a minimum setback of 6.0 metres from a *private road*;
- b) The rear wall of a *dwelling unit* with no attached, rear-facing *private garage* projecting from the rear wall: 7.5 metres to a *private road*;
- c) The rear wall of a *dwelling unit* with an attached, rear-facing *private garage* projecting from the rear wall: 7.5 metres to a *private road*, with the garage component of the *dwelling unit* permitted to project up to 4.0 metres from the rear wall of the *dwelling unit* and approaching to within 3.5 metres of a *private road*;
- d) The side wall of a *dwelling unit*: 3.0 metres to a *private road*; in addition, no vehicular access door for an attached *private garage* associated with an individual *dwelling unit* shall be located in the side wall of a *dwelling unit*.

ii) Minimum *Yard* Setback for a Detached *Private Garage*:

A detached *private garage* may be located at the rear of an associated *dwelling unit*, subject to the following provisions:

- a) The minimum and maximum distance separation between any part of a detached *private garage* and the rear wall of the associated *dwelling unit* is 6.0 metres and 9.0 metres respectively;
- b) The vehicle door opening faces a *private road* which runs generally parallel to the rear wall of the associated *dwelling unit*, and the vehicle door opening is located a minimum of 3.5 metres from a *private road*.
- c) No more than two detached *private garages* associated with *dwelling units* in the same *dwelling* may be attached side-by-side, and share a common vertical party wall.
- d) Where the side wall of a detached garage is not attached to an abutting *private garage* and faces a private road, a minimum 3.0 metre *yard* adjacent to the garage shall be provided.

- iii) Minimum *Building* Separation Between *Principal Buildings*:
 - a) 15.0 metres between a front or rear *building* wall with windows and a front or rear *building* wall with windows of a separate *building*.
 - b) 9.0 metres between a front or rear *building* wall with windows and a side *building* wall with or without windows of a separate *building*.
 - c) 2.4 metres between a side *building* wall with or without windows and a side *building* wall with or without windows of a separate *building*, except in the case where one or both of the adjacent *buildings* is a *back-to-back townhouse dwelling* or a *back-to-back stacked townhouse dwelling*, in which instance 3.0 metres is required.
- iv) Minimum *Building* Separation Between a *Principal Building* and a Detached *Private Garage*:
 - a) 6.0 metres between the rear *building* wall of the associated *dwelling unit* and any part of the detached *private garage*.
 - b) 4.5 metres between a side *building* wall with or without windows and any part of a detached *private garage*.
 - c) No front wall of a *dwelling unit* shall face the vehicle door opening of an individual *private garage* across an intervening private road.
- v) Minimum *Building* Separation Between Detached *Private Garages*:
 - a) 0.0 metres between two *private garages* attached side-by-side, along a common vertical party wall.
 - b) 2.4 metres between the side walls on one side, and 1.2 metres between the side walls on the other side, where an individual detached *private garage* is not part of an attached pair.
 - c) 2.4 metres between the side walls of adjacent pairs.

6.9.7 Fences

- i) No fence associated with a single-use residential *building* in any Downtown Central Area Zone shall be located in a *front yard* that abuts an Open Space (OS) Zone.
- ii) No fence shall be located within 1.0 metre of the edge of a *private road*.

6.9.8 Air Conditioning Units

No air-conditioning unit associated with a single-use residential *dwelling unit* shall be located in a *front yard* abutting an Open Space (OS) Zone.