

## TABLE OF CONTENTS

	Page Number
<b>HOW THIS BY-LAW WORKS.....</b>	i
<b>PART 1 - ADMINISTRATION, INTERPRETATION, ENFORCEMENT AND DEFINITIONS</b>	
<b>1.1 ADMINISTRATION, INTERPRETATION AND ENFORCEMENT .....</b>	<b>1.1 ~ 1 to 6</b>
1.1.1 Within The Planning Area.....	1.1 ~ 1
1.1.1.1 Title .....	1.1 ~ 1
1.1.1.2 Municipal Boundaries .....	1.1 ~ 1
1.1.1.3 Scope and Effect.....	1.1 ~ 1
1.1.2 Zones .....	1.1 ~ 1
1.1.2.1 Zoning Maps .....	1.1 ~ 1
1.1.2.2 Base Zone Symbols.....	1.1 ~ 1
1.1.2.3 Exception Zones and Exception Zone Schedules.....	1.1 ~ 2
1.1.2.4 Zones Subject to a Holding Provision.....	1.1 ~ 2
1.1.3 Reduction of Lot Area.....	1.1 ~ 2
1.1.4 More Than One Zone .....	1.1 ~ 2
1.1.5 Measurement of Setbacks.....	1.1 ~ 2
1.1.6 Measurement of Yards .....	1.1 ~ 2
1.1.7 Interpretation of Zone Boundaries.....	1.1 ~ 3
1.1.7.1 Centreline .....	1.1 ~ 3
1.1.7.2 Lot Lines .....	1.1 ~ 3
1.1.7.3 Parallel to Street .....	1.1 ~ 3
1.1.7.4 Scale .....	1.1 ~ 3
1.1.7.5 Centreline of Closed Street or Lane .....	1.1 ~ 3
1.1.8 Interpretation of Words .....	1.1 ~ 3
1.1.9 Interpretation of Symbols.....	1.1 ~ 3
1.1.10 Interpretation of Permitted Uses.....	1.1 ~ 3
1.1.11 Compliance with any By-law in Force.....	1.1 ~ 3
1.1.12 Zoning Administrator .....	1.1 ~ 4
1.1.13 Certificate of Occupancy .....	1.1 ~ 4
1.1.14 Inspection .....	1.1 ~ 4
1.1.15 Contravention of this By-law .....	1.1 ~ 4
1.1.16 Conflict Between By-laws.....	1.1 ~ 4
1.1.17 By-law Continues in Force.....	1.1 ~ 4
1.1.18 Examples, Illustrations and Notes .....	1.1 ~ 4
1.1.19 By-laws Repealed.....	1.1 ~ 5
1.1.20 Provisions Inclusive .....	1.1 ~ 5
1.1.21 Zone Provisions Within Tables .....	1.1 ~ 5
1.1.22 Numbers Inclusive.....	1.1 ~ 5
1.1.23 Street Names.....	1.1 ~ 5
1.1.24 Technical Revisions to the Zoning By-law .....	1.1 ~ 5
<b>1.2 DEFINITIONS.....</b>	<b>1.2 ~ 1</b>
<b>1.3 ILLUSTRATIONS .....</b>	<b>1.3 ~ 1</b>

---

## Table of Contents

---

### PART 2 - GENERAL PROVISIONS

<b>2.1</b>	<b>GENERAL PROVISIONS .....</b>	<b>2.1 ~ 1 to 46</b>
2.1.1	Exemptions.....	2.1 ~ 1
2.1.1.1	Streets .....	2.1 ~ 1
2.1.1.2	Physical Services and Utilities .....	2.1 ~ 1
2.1.1.3	Physical Services and Utilities - Structures.....	2.1 ~ 1
2.1.1.4	Repair to a Safe Condition .....	2.1 ~ 1
2.1.1.5	Reconstruction of an Existing Building or Structure .....	2.1 ~ 1
2.1.2	Minimum Separation Distances From Residential Zones and Other Restrictions .....	2.1 ~ 2
2.1.2.1	Minimum Separation Distances .....	2.1 ~ 2
2.1.2.2	Other Restrictions.....	2.1 ~ 3
2.1.2.2.1	Night Club.....	2.1 ~ 3
2.1.2.2.2	Funeral Establishment.....	2.1 ~ 3
2.1.2.2.3	Propane Storage Tank .....	2.1 ~ 6
2.1.2.2.4	Private Club.....	2.1 ~ 6
2.1.3	Frontage on a Street.....	2.1 ~ 7
2.1.4	0.3 m Reserves .....	2.1 ~ 7
2.1.5	Accessory Uses.....	2.1 ~ 7
2.1.6	Use of Lots Without Buildings.....	2.1 ~ 7
2.1.7	Non-Contravention.....	2.1 ~ 7
2.1.8	Legal Non-Complying Lots, Buildings, Structures, Parking Areas and Driveways .....	2.1 ~ 7
2.1.9	Uses Permitted in More Than One Zone Category .....	2.1 ~ 8
2.1.9.1	Public School .....	2.1 ~ 8
2.1.9.2	Private School .....	2.1 ~ 9
2.1.9.3	Place of Religious Assembly.....	2.1 ~ 11
2.1.9.4	Day Care.....	2.1 ~ 12
2.1.9.5	Essential Emergency Service .....	2.1 ~ 17
2.1.9.6	Community Centre, Community Athletic Field, Public Walkway and/or Library.....	2.1 ~ 17
2.1.9.7	Temporary Tent and/or Stage .....	2.1 ~ 18
2.1.9.8	Community Garden.....	2.1 ~ 18
2.1.9.9	Parking/Security Attendant Booth.....	2.1 ~ 19
2.1.9.10	Transit Terminal and/or Transit Corridor.....	2.1 ~ 19
2.1.9.11	Food Bank .....	2.1 ~ 19
2.1.9.12	Home Office.....	2.1 ~ 20
2.1.9.13	Short-Term Accommodation.....	2.1 ~ 20
2.1.9.14	Temporary Outdoor Patio.....	2.1 ~ 21
2.1.9.15	Temporary Outdoor Retail Sales and Display .....	2.1 ~ 22
2.1.9.16	Temporary Outdoor Recreational Establishment and Temporary Outdoor Entertainment Establishment .....	2.1 ~ 23
2.1.10	Reduction of Lot Area.....	2.1 ~ 23
2.1.11	Metric Conversion.....	2.1 ~ 23
2.1.12	Floor Space Index Rounding .....	2.1 ~ 24
2.1.13	Calculation of Height .....	2.1 ~ 24
2.1.14	Centreline Setbacks .....	2.1 ~ 24
2.1.15	Frontage of Lands Separated by Utility Corridors .....	2.1 ~ 28
2.1.16	Model Homes .....	2.1 ~ 28
2.1.17	Setback to Greenlands Zones - Non-Residential.....	2.1 ~ 28
2.1.18	Greenlands Overlay .....	2.1 ~ 29
2.1.18.1	Identification of the Greenlands Overlay .....	2.1 ~ 29
2.1.18.2	Restrictions to Development .....	2.1 ~ 29
2.1.19	Outdoor Garbage Enclosures in Non-Residential Zones.....	2.1 ~ 29
2.1.20	Setback to Provincial Highway Right-of-Way .....	2.1 ~ 29
2.1.21	Temporary Buildings and Structures.....	2.1 ~ 29
2.1.22	Encroachment of Eaves .....	2.1 ~ 29
2.1.23	Toronto - Lester B. Pearson International Airport Operating Area Restrictions.....	2.1 ~ 30
2.1.24	Cooksville Creek Flood Plain Area .....	2.1 ~ 32
2.1.25	Landscaped Buffers.....	2.1 ~ 32
2.1.26	Phased Condominiums .....	2.1 ~ 35
2.1.27	Minimum Height Requirement - Hurontario Street Corridor.....	2.1 ~ 35
2.1.28	Outdoor Clothing Drop Boxes and Vending Machines.....	2.1 ~ 37
2.1.29	Drive-Through.....	2.1 ~ 37
2.1.30	Rooftop Balcony.....	2.1 ~ 40
2.1.31	Setback to Cemeteries .....	2.1 ~ 40
2.1.32	Port Credit West Village Neighbourhood .....	2.1 ~ 40
2.1.33	.....	2.1 ~ 43
2.1.34	Inclusionary Zoning .....	2.1 ~ 43

---

## Table of Contents

---

### **PART 3 - PARKING, LOADING, STACKING LANE AND BICYCLE PARKING REGULATIONS**

<b>3.1</b>	<b>PARKING, LOADING, STACKING LANE AND BICYCLE PARKING REGULATIONS</b>	3.1 ~ 1 to 24
3.1.1	Parking Regulations .....	3.1 ~ 1
3.1.1.1	General Parking Regulations.....	3.1 ~ 1
3.1.1.2	Location of Parking .....	3.1 ~ 1
3.1.1.3	Required Parking in a Residential Zone.....	3.1 ~ 1
3.1.1.4	Parking Space Dimensions.....	3.1 ~ 2
3.1.1.5	Aisles.....	3.1 ~ 2
3.1.1.6	Driveways .....	3.1 ~ 2
3.1.1.7	Surface Treatment and Drainage.....	3.1 ~ 3
3.1.1.8	Access .....	3.1 ~ 3
3.1.1.9	Alternative Gross Floor Area Deductions for Non-Residential Uses.....	3.1 ~ 3
3.1.1.10	Retail Centre.....	3.1 ~ 3
3.1.1.11	Parking for Additional Uses in a Public or Private School .....	3.1 ~ 3
3.1.1.11.1	Parking for a Place of Religious Assembly.....	3.1 ~ 3
3.1.1.11.2	Parking for any other Permitted Non-Residential Use.....	3.1 ~ 3
3.1.1.12	Electric Vehicle Ready Parking Spaces .....	3.1 ~ 4
3.1.2	Required Number of Parking Spaces .....	3.1 ~ 5
3.1.2.1	Required Number of Parking Spaces for Residential Uses .....	3.1 ~ 5
3.1.2.1.3	Shared Arrangement for Residential Visitor and Non-Residential Parking Component.....	3.1 ~ 6
3.1.2.2	Required Number of Parking Spaces for Non-Residential Uses.....	3.1 ~ 8
3.1.2.3	C4 Zone Parking Requirement.....	3.1 ~ 17
3.1.2.4	Mixed Use Development Shared Parking .....	3.1 ~ 17
3.1.3	Accessible Parking Spaces .....	3.1 ~ 18
3.1.3.1	Required Number of Accessible Parking Spaces .....	3.1 ~ 18
3.1.3.2	Location of Accessible Parking Spaces.....	3.1 ~ 19
3.1.3.3	<i>deleted by 0117-2022</i> .....	3.1 ~ 19
3.1.4	Loading Regulations.....	3.1 ~ 19
3.1.4.1	Loading Space Regulations .....	3.1 ~ 19
3.1.4.2	Required Number of Loading Spaces for Office and Medical Office Buildings .....	3.1 ~ 19
3.1.4.3	Required Number of Loading Spaces .....	3.1 ~ 20
3.1.4.4	Loading Space Dimensions .....	3.1 ~ 20
3.1.4.5	Required Number of Loading Spaces for Apartment and/or Retirement Buildings.....	3.1 ~ 20
3.1.5	Stacking Lane Regulations .....	3.1 ~ 20
3.1.6	Bicycle Parking Regulations .....	3.1 ~ 21
3.1.6.1	General Bicycle Parking Regulations.....	3.1 ~ 21
3.1.6.2	Location of Bicycle Parking.....	3.1 ~ 21
3.1.6.3	Bicycle Parking Space Dimensions.....	3.1 ~ 21
3.1.6.4	Bicycle Parking Aisles .....	3.1 ~ 21
3.1.6.5	Required Number of Bicycle Parking Spaces .....	3.1 ~ 22
3.1.6.5.1	Required Number of Bicycle Parking Spaces for Residential Uses.....	3.1 ~ 22
3.1.6.6	Required Number of Bicycle Parking Spaces for Non-Residential Uses.....	3.1 ~ 22

### **PART 4 - RESIDENTIAL**

	<b>PURPOSE .....</b>	4.1 ~ 1
<b>4.1</b>	<b>GENERAL PROVISIONS FOR RESIDENTIAL ZONES .....</b>	4.1 ~ 1 to 14
4.1.1	Dwelling Unit .....	4.1 ~ 1
4.1.2	Accessory Buildings and Structures .....	4.1 ~ 1
4.1.3	Play Equipment .....	4.1 ~ 3
4.1.4	Swimming Pool .....	4.1 ~ 3
4.1.5	Encroachments and Projections.....	4.1 ~ 4
4.1.6	External Heating, Air Conditioning, Home Back-up Generator, and Pool Heating/Filtering Equipment.....	4.1 ~ 5
4.1.7	Setback to Railway Right-of-Way.....	4.1 ~ 5
4.1.8	Setbacks to Greenlands Zones.....	4.1 ~ 5
4.1.9	Driveways and Parking .....	4.1 ~ 5
4.1.10	Parking of Commercial Motor Vehicles.....	4.1 ~ 6
4.1.11	Trailer and Recreational Vehicle Parking .....	4.1 ~ 7
4.1.12	Garage Regulations .....	4.1 ~ 8
4.1.13	Minimum Gross Floor Area - Residential .....	4.1 ~ 9

---

## Table of Contents

---

4.1.14	Common Element Condominium (CEC) .....	4.1 ~ 9
4.1.15	Apartment Zones .....	4.1 ~ 10
4.1.15.1	Additional Uses .....	4.1 ~ 10
4.1.15.2	Long-Term Care Buildings .....	4.1 ~ 10
4.1.15.3	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i> .....	4.1 ~ 10
4.1.15.4	Reduced Landscaped Buffer .....	4.1 ~ 10
4.1.15.5	Guest Units.....	4.1 ~ 10
4.1.16	Home Occupation.....	4.1 ~ 11
4.1.17	Resident Physician, Dentist, Drugless Practitioner or Health Professional.....	4.1 ~ 11
4.1.18	Group Home .....	4.1 ~ 12
4.1.19	Receiving/Telecommunication Device .....	4.1 ~ 12
4.1.20	Second Unit .....	4.1 ~ 12
4.1.21	Height .....	4.1 ~ 13
<b>4.2</b>	<b>R1 TO R5 ZONES</b>	
	<b>(DETACHED DWELLINGS - TYPICAL LOTS)</b> .....	4.2.1 ~ 1 to 4.2.6 ~ 20
4.2.1	R1 to R5 Permitted Uses and Zone Regulations .....	4.2.1 ~ 1
4.2.2	R1 Exception Zones .....	4.2.2 ~ 1
4.2.3	R2 Exception Zones .....	4.2.3 ~ 1
4.2.4	R3 Exception Zones .....	4.2.4 ~ 1
4.2.5	R4 Exception Zones .....	4.2.5 ~ 1
4.2.6	R5 Exception Zones .....	4.2.6 ~ 1
<b>4.3</b>	<b>R6 AND R7 ZONES</b>	
	<b>(DETACHED DWELLINGS - SHALLOW LOTS)</b> .....	4.3.1 ~ 1 to 4.3.3 ~ 10
4.3.1	R6 and R7 Permitted Uses and Zone Regulations.....	4.3.1 ~ 1
4.3.2	R6 Exception Zones .....	4.3.2 ~ 1
4.3.3	R7 Exception Zones .....	4.3.3 ~ 1
<b>4.4</b>	<b>R8 TO R11 ZONES</b>	
	<b>(DETACHED DWELLINGS - GARAGE CONTROL LOTS)</b> .....	4.4.1 ~ 1 to 4.4.5 ~ 6
4.4.1	R8 to R11 Permitted Uses and Zone Regulations .....	4.4.1 ~ 1
4.4.2	R8 Exception Zones .....	4.4.2 ~ 1
4.4.3	R9 Exception Zones .....	4.4.3 ~ 1
4.4.4	R10 Exception Zones .....	4.4.4 ~ 1
4.4.5	R11 Exception Zones .....	4.4.5 ~ 1
<b>4.5</b>	<b>R12 TO R14 ZONES</b>	
	<b>(DETACHED DWELLINGS - MODULAR LOTS)</b> .....	4.5.1 ~ 1 to 4.5.4 ~ 2
4.5.1	R12 to R14 Permitted Uses and Zone Regulations .....	4.5.1 ~ 1
4.5.2	R12 Exception Zones .....	4.5.2 ~ 1
4.5.3	R13 Exception Zones .....	4.5.3 ~ 1
4.5.4	R14 Exception Zones .....	4.5.4 ~ 1
<b>4.6</b>	<b>R15 ZONE</b>	
	<b>(DETACHED DWELLINGS - PORT CREDIT)</b> .....	4.6.1 ~ 1 to 4.6.2 ~ 8
4.6.1	R15 Permitted Uses and Zone Regulations .....	4.6.1 ~ 1
4.6.2	R15 Exception Zones .....	4.6.2 ~ 1
<b>4.7</b>	<b>R16 ZONE</b>	
	<b>(DETACHED DWELLINGS ON A CEC - ROAD)</b> .....	4.7.1 ~ 1 to 4.7.2 ~ 14
4.7.1	R16 Permitted Uses and Zone Regulations .....	4.7.1 ~ 1
4.7.2	R16 Exception Zones .....	4.7.2 ~ 1
<b>4.8</b>	<b>RM1 AND RM2 ZONES</b>	
	<b>(SEMI-DETACHED)</b> .....	4.8.1 ~ 1 to 4.8.3 ~ 36
4.8.1	RM1 and RM2 Permitted Uses and Zone Regulations.....	4.8.1 ~ 1
4.8.2	RM1 Exception Zones.....	4.8.2 ~ 1
4.8.3	RM2 Exception Zones.....	4.8.3 ~ 1

---

## Table of Contents

---

<b>4.9</b>	<b>RM3 ZONE (SEMI-DETACHED ON A CEC - ROAD).....</b>	4.9.1 ~ 1 to 4.9.2 ~ 4
4.9.1	RM3 Permitted Uses and Zone Regulations.....	4.9.1 ~ 1
4.9.2	RM3 Exception Zones.....	4.9.2 ~ 1
<b>4.10</b>	<b>RM4 ZONE (TOWNHOUSES) .....</b>	4.10.1 ~ 1 to 4.10.2 ~ 72
4.10.1	RM4 Permitted Uses and Zone Regulations.....	4.10.1 ~ 1
4.10.2	RM4 Exception Zones.....	4.10.2 ~ 1
<b>4.11</b>	<b>RM5 ZONE (STREET TOWNHOUSES).....</b>	4.11.1 ~ 1 to 4.11.2 ~ 68
4.11.1	RM5 Permitted Uses and Zone Regulations.....	4.11.1 ~ 1
4.11.2	RM5 Exception Zones.....	4.11.2 ~ 1
<b>4.12</b>	<b>RM6 ZONE (TOWNHOUSES ON A CEC - ROAD) .....</b>	4.12.1 ~ 1 to 4.12.2 ~ 26
4.12.1	RM6 Permitted Uses and Zone Regulations.....	4.12.1 ~ 1
4.12.2	RM6 Exception Zones.....	4.12.2 ~ 1
<b>4.13</b>	<b>RM7 ZONE (DETACHED, SEMI-DETACHED, DUPLEX AND TRIPLEX).....</b>	4.13.1 ~ 1 to 4.13.2 ~ 6
4.13.1	RM7 Permitted Uses and Zone Regulations.....	4.13.1 ~ 1
4.13.2	RM7 Exception Zones.....	4.13.2 ~ 1
<b>4.13A</b>	<b>RM8 ZONE (BACK TO BACK AND/OR STACKED TOWNHOUSES).....</b>	4.13A.1 ~ 1 to 4.13A.2 ~ 22
4.13A.1	RM8 Permitted Uses and Zone Regulations.....	4.13A.1 ~ 1
4.13A.2	RM8 Exception Zones.....	4.13A.2 ~ 1
<b>4.14</b>	<b>RM9 AND RM10 ZONES (BACK TO BACK AND STACKED TOWNHOUSES).....</b>	4.14.1 ~ 1 to 4.14.3 ~ 2
4.14.1	RM9 and RM10 Permitted Uses and Zone Regulations.....	4.14.1 ~ 1
4.14.2	RM9 Exception Zones.....	4.14.2 ~ 1
4.14.3	RM10 Exception Zones.....	4.14.3 ~ 1
<b>4.14A</b>	<b>RM11 ZONE (BACK TO BACK TOWNHOUSES ON A CEC - ROAD).....</b>	4.14A.1 ~ 1 to 4.14A.2 ~ 2
4.14A.1	RM11 Permitted Uses and Zone Regulations.....	4.14A.1 ~ 1
4.14A.2	RM11 Exception Zones.....	4.14A.2 ~ 1
<b>4.14B</b>	<b>RM12 ZONE (BACK TO BACK TOWNHOUSES ON A STREET) .....</b>	4.14B.1 ~ 1 to 4.14B.2 ~ 2
4.14B.1	RM12 Permitted Uses and Zone Regulations.....	4.14B.1 ~ 1
4.14B.2	RM12 Exception Zones.....	4.14B.2 ~ 1
<b>4.15</b>	<b>RA1 TO RA5 ZONES (APARTMENTS) .....</b>	4.15.1 ~ 1 to 4.15.6 ~ 78
4.15.1	RA1 to RA5 Permitted Uses and Zone Regulations.....	4.15.1 ~ 1
4.15.2	RA1 Exception Zones .....	4.15.2 ~ 1
4.15.3	RA2 Exception Zones .....	4.15.3 ~ 1
4.15.4	RA3 Exception Zones .....	4.15.4 ~ 1
4.15.5	RA4 Exception Zones .....	4.15.5 ~ 1
4.15.6	RA5 Exception Zones .....	4.15.6 ~ 1

---

## Table of Contents

---

### **PART 5 - OFFICE**

	<b>PURPOSE .....</b>	5.1 ~ 1
<b>5.1</b>	<b>GENERAL PROVISIONS FOR OFFICE ZONES .....</b>	5.1 ~ 1 to 2
5.1.1	Uses to be Located within a Building.....	5.1 ~ 1
5.1.2	Uses Accessory to a Permitted Use in an O1 Zone .....	5.1 ~ 1
5.1.3	Uses Accessory to a Permitted Use in O2 and O3 Zones.....	5.1 ~ 1
5.1.4	Floor Space Index (FSI) Calculations in O2 and O3 Zones .....	5.1 ~ 2
<b>5.2</b>	<b>O1 TO O3 ZONES (OFFICE).....</b>	5.2.1 ~ 1 to 5.2.4 ~ 8
5.2.1	O1 to O3 Permitted Uses and Zone Regulations.....	5.2.1 ~ 1
5.2.2	O1 Exception Zones .....	5.2.2 ~ 1
5.2.3	O2 Exception Zones .....	5.2.3 ~ 1
5.2.4	O3 Exception Zones .....	5.2.4 ~ 1

### **PART 6 - COMMERCIAL**

	<b>PURPOSE .....</b>	6.1 ~ 1
<b>6.1</b>	<b>GENERAL PROVISIONS FOR COMMERCIAL ZONES .....</b>	6.1 ~ 1 to 2
6.1.1	Uses to be Located within a Building.....	6.1 ~ 1
6.1.2	Regulations for Motor Vehicle Service Uses in a Commercial Zone .....	6.1 ~ 1
6.1.3	Drive-Through.....	6.1 ~ 2
6.1.4	Accessory Outdoor Garden Centre.....	6.1 ~ 2
6.1.5	Retail Store - Seating for Food Sales .....	6.1 ~ 2
<b>6.2</b>	<b>C1 TO C5 ZONES (COMMERCIAL) .....</b>	6.2.1 ~ 1 to 6.2.6 ~ 10
6.2.1	C1 to C5 Permitted Uses and Zone Regulations .....	6.2.1 ~ 1
6.2.2	C1 Exception Zones .....	6.2.2 ~ 1
6.2.3	C2 Exception Zones .....	6.2.3 ~ 1
6.2.4	C3 Exception Zones .....	6.2.4 ~ 1
6.2.5	C4 Exception Zones .....	6.2.5 ~ 1
6.2.6	C5 Exception Zones .....	6.2.6 ~ 1

### **PART 7 - DOWNTOWN CORE**

	<b>PURPOSE .....</b>	7.1 ~ 1
<b>7.1</b>	<b>GENERAL PROVISIONS FOR DOWNTOWN CORE ZONES.....</b>	7.1 ~ 1 to 8
7.1.1	Uses Not Permitted in a CC1 Zone .....	7.1 ~ 1
7.1.2	Uses Not Permitted in CC3 Zone Areas 'A', 'B' and 'C'.....	7.1 ~ 1
7.1.3	Townhouse and Street Townhouse in CC3 Zone Areas 'A' and 'B'.....	7.1 ~ 1
7.1.4	Accessory Uses.....	7.1 ~ 1
7.1.4.1	Uses Accessory to a Permitted Use in a CC1 Zone .....	7.1 ~ 1
7.1.4.2	Uses Accessory to a Permitted Use in CC2, CC3 and CC4 Zones .....	7.1 ~ 2
7.1.4.3	Uses Accessory to a Permitted Use in a CCO Zone.....	7.1 ~ 2
7.1.4A	Retail Activation Frontages.....	7.1 ~ 3
7.1.5	CC4 Zone Regulations .....	7.1 ~ 4
7.1.5.1	Apartment, Long-Term Care and Retirement Building Regulations.....	7.1 ~ 4
7.1.5.2	Underground Parking Structures .....	7.1 ~ 4
7.1.5.3	<i>deleted by 0050-2013/LPAT Order 2020 June 08.</i>	7.1 ~ 4
7.1.5.4	<i>deleted by 0050-2013/LPAT Order 2020 June 08.</i>	7.1 ~ 4
7.1.5.5	<i>deleted by 0050-2013/LPAT Order 2020 June 08.</i>	7.1 ~ 4
7.1.6	Long-Term Care Buildings in CC1 to CC4 Zones .....	7.1 ~ 4
7.1.7	Zone Boundaries.....	7.1 ~ 4
7.1.8	Centreline Setbacks .....	7.1 ~ 4
7.1.9	Downtown Core Parking Exception Area .....	7.1 ~ 5
7.1.9.1	Required Number of Parking Spaces for the Downtown Core	
	Parking Exception Area .....	7.1 ~ 5
7.1.9.2	Shared Parking for Downtown Core Parking Exception Area .....	7.1 ~ 6

---

## Table of Contents

---

<b>7.2</b>	<b>CC1 TO CC4, CCO AND CCOS ZONES (DOWNTOWN CORE)</b> ...	<b>7.2.1 ~ 1 to 7.2.6 ~ 2</b>
7.2.1	CC1 to CC4, CCO and CCOS Permitted Uses and Zone Regulations.....	7.2.1 ~ 1
7.2.2	CC1 Exception Zones.....	7.2.2 ~ 1
7.2.3	CC2 Exception Zones.....	7.2.3 ~ 1
7.2.4	CC3 Exception Zones.....	7.2.4 ~ 1
7.2.5	CC4 Exception Zones.....	7.2.5 ~ 1
7.2.5A	CCO Exception Zones.....	7.2.5A ~ 1
7.2.6	CCOS Exception Zones.....	7.2.6 ~ 1

## PART 8 - EMPLOYMENT

	<b>PURPOSE .....</b>	<b>8.1 ~ 1</b>
<b>8.1</b>	<b>GENERAL PROVISIONS FOR EMPLOYMENT ZONES .....</b>	<b>8.1 ~ 1 to 4</b>
8.1.1	Uses to be Located within a Building.....	8.1 ~ 1
8.1.2	Accessory Uses in Employment Zones .....	8.1 ~ 1
8.1.3	Accessory Retail Sales and/or Accessory Retail Display in Employment Zones .....	8.1 ~ 1
8.1.4	Accessory Dwelling Unit in E2 and E3 Zones.....	8.1 ~ 2
8.1.5	Outdoor Storage in an E2 Zone .....	8.1 ~ 2
8.1.6	Outdoor Display in an E2 Zone .....	8.1 ~ 2
8.1.7	Outdoor Storage and Outdoor Display in E3 Zones.....	8.1 ~ 2
8.1.8	Drive-Through.....	8.1 ~ 2
8.1.9	<i>deleted by 0018-2015</i> .....	8.1 ~ 3
8.1.10	Regulations for Motor Vehicle Service Uses in an Employment Zone.....	8.1 ~ 3
<b>8.2</b>	<b>E1 TO E3 ZONES .....</b>	<b>8.2.1 ~ 1 to 8.2.4 ~ 8</b>
8.2.1	E1 to E3 Permitted Uses and Zone Regulations.....	8.2.1 ~ 1
8.2.2	E1 Exception Zones.....	8.2.2 ~ 1
8.2.3	E2 Exception Zones.....	8.2.3 ~ 1
8.2.4	E3 Exception Zones.....	8.2.4 ~ 1

## PART 9 - OPEN SPACE

	<b>PURPOSE .....</b>	<b>9.1 ~ 1</b>
<b>9.1</b>	<b>GENERAL PROVISIONS FOR OPEN SPACE ZONES .....</b>	<b>9.1 ~ 1 to 2</b>
9.1.1	Accessory Uses in OS1 and OS2 Zones.....	9.1 ~ 1
9.1.2	Accessory Uses in an OS3 Zone .....	9.1 ~ 1
<b>9.2</b>	<b>OS1 TO OS3 ZONES</b> <b>(CITY PARK, COMMUNITY PARK AND CEMETERY)</b> .....	<b>9.2.1 ~ 1 to 9.2.4 ~ 2</b>
9.2.1	OS1 to OS3 Permitted Uses and Zone Regulations .....	9.2.1 ~ 1
9.2.2	OS1 Exception Zones .....	9.2.2 ~ 1
9.2.3	OS2 Exception Zones .....	9.2.3 ~ 1
9.2.4	OS3 Exception Zones .....	9.2.4 ~ 1

## PART 10 - GREENLANDS

	<b>PURPOSE .....</b>	<b>10.1 ~ 1</b>
<b>10.1</b>	<b>GENERAL PROVISIONS FOR GREENLANDS ZONES .....</b>	<b>10.1 ~ 1 to 2</b>
10.1.1	Accessory Uses in G1 and G2 Zones .....	10.1 ~ 1
<b>10.2</b>	<b>G1 AND G2 ZONES (GREENLANDS) .....</b>	<b>10.2.1 ~ 1 to 10.2.3 ~ 20</b>
10.2.1	G1 and G2 Permitted Uses .....	10.2.1 ~ 1
10.2.2	G1 Exception Zones .....	10.2.2 ~ 1
10.2.3	G2 Exception Zones .....	10.2.3 ~ 1

---

## Table of Contents

---

### **PART 11 - PARKWAY BELT**

	<b>PURPOSE .....</b>	11.1 ~ 1
<b>11.1</b>	<b>GENERAL PROVISIONS FOR PARKWAY BELT ZONES.....</b>	11.1 ~ 1 to 2
11.1.1	Additional Regulations for an Agricultural Use in a PB2 Zone.....	11.1 ~ 1
11.1.2	Zone Regulations for a Cemetery Use.....	11.1 ~ 1
11.1.3	Driveways and Parking Areas .....	11.1 ~ 1
<b>11.2</b>	<b>PB1 AND PB2 ZONES (PARKWAY BELT).....</b>	11.2.1 ~ 1 to 11.2.3 ~ 2
11.2.1	PB1 and PB2 Permitted Uses and Zone Regulations .....	11.2.1 ~ 1
11.2.2	PB1 Exception Zones .....	11.2.2 ~ 1
11.2.3	PB2 Exception Zones .....	11.2.3 ~ 1

### **PART 12 - OTHER: UTILITY, INSTITUTIONAL, DEVELOPMENT, BUFFER AND AIRPORT ZONES (0325-2008)**

<b>12.1</b>	<b>U ZONE (UTILITY) .....</b>	12.1.1 ~ 1 to 12.1.3 ~ 2
	<b>PURPOSE .....</b>	12.1.1 ~ 1
12.1.1	General Provisions for Utility Zones.....	12.1.1 ~ 1
12.1.1.1	Accessory Uses in an U Zone .....	12.1.1 ~ 1
12.1.2	U Zone Permitted Uses and Zone Regulations.....	12.1.2 ~ 1
12.1.3	U Exception Zones .....	12.1.3 ~ 1
<b>12.2</b>	<b>I ZONE (INSTITUTIONAL) .....</b>	12.2.1 ~ 1 to 12.2.3 ~ 4
	<b>PURPOSE .....</b>	12.2.1 ~ 1
12.2.1	General Provisions for Institutional Zones.....	12.2.1 ~ 1
12.2.1.1	Accessory Uses in an I Zone .....	12.2.1 ~ 1
12.2.2	I Zone Permitted Uses and Zone Regulations .....	12.2.2 ~ 1
12.2.3	I Exception Zones.....	12.2.3 ~ 1
<b>12.3</b>	<b>D ZONE (DEVELOPMENT) .....</b>	12.3.1 ~ 1 to 12.3.3 ~ 6
	<b>PURPOSE .....</b>	12.3.1 ~ 1
12.3.1	General Provisions for Development Zones.....	12.3.1 ~ 1
12.3.2	D Zone Permitted Uses and Zone Regulations.....	12.3.2 ~ 1
12.3.3	D Exception Zones .....	12.3.3 ~ 1
<b>12.4</b>	<b>B ZONE (BUFFER) .....</b>	12.4.1 ~ 1 to 12.4.3 ~ 2
	<b>PURPOSE .....</b>	12.4.1 ~ 1
12.4.1	General Provisions for Buffer Zones.....	12.4.1 ~ 1
12.4.2	B Zone Permitted Uses .....	12.4.2 ~ 1
12.4.3	B Exception Zones .....	12.4.3 ~ 1
<b>12.5</b>	<b>AP ZONE (AIRPORT) .....</b>	12.5.1 ~ 1 to 12.5.2 ~ 2
	<b>PURPOSE .....</b>	12.5.1 ~ 1
12.5.1	AP Zone Permitted Uses .....	12.5.1 ~ 1
12.5.2	AP Exception Zones .....	12.5.2 ~ 1

---

## Table of Contents

---

### PART 13 - ZONING MAPS

- 13.1      Schedule A - Key Map
- 13.2      Schedule B - Zoning Maps

## **Table of Contents**

---