**THE CITY OF WINNIPEG**

**BY-LAW NO. 135/2016**

A By-law of The City of Winnipeg to amend Winnipeg Zoning By-law No. 200/2006 to incorporate a transit-oriented development zoning district.

**THE CITY OF WINNIPEG**, in Council assembled, enacts as follows:

**Winnipeg Zoning By-law amended**

1 The Winnipeg Zoning By-law No. 200/2006 is amended by this By-law.

**Section 50 amended**

2 Section 50 is amended by adding the following to Table 3-1 after District Type "Residential":

| | | |
|---|---|---|
| Transit | TOD | Transit-Oriented Development |

**Subsection 54(9) added**

3 The following is added after subsection 54(8):

***Transit-Oriented Development (TOD)***

*(9) The Transit Oriented Development (TOD) district is intended to facilitate mixed use development at a scale and density exceeding all other districts. These sites are intended to be adjacent to rapid transit stations with a Council endorsed local area plan in place to guide development. Site design should fulfill the objectives of the Transit Oriented Development Handbook.*

**Section 62 amended**

4 Section 62 is amended by:

(a) replacing Table 4-1 with the document attached to this By-law as Schedule "A" and identified as "Table 4-1: Principal Use Table";

(b) by replacing Table 4-2 with the document attached to this By-law as Schedule "B" and identified as "Table 4-2: Accessory Use Table"; and

(c) by replacing Table 4-3 with the document attached to this By-law as Schedule "C" and identified as "Table 4-3: Temporary Use Table".

**Section 67 amended**

5 Section 67 is amended by adding *", TOD"* after *"RMU".*

**Section 67.1 amended**

6 Section 67.1 is amended by adding *"TOD," before "C1".*

**Section 68 amended**

7 Section 68 is amended by adding *", TOD and" after "RMU"*.

**Subsection 74(2) amended**

8 Subsection 74(2) is amended by adding *"TOD and" before "MMU".*

**Section 84 amended**

9 Section 84 is amended by adding *"TOD," before "C2".*

**Subsection 89(3) amended**

10 Subsection 89(3) is amended by adding *"TOD and" before "C2".*

**Subsection 90(2) amended**

11 Subsection 90(2) is amended by adding *"TOD," before "C2".*

**Subsection 91(1) amended**

12 Subsection 91(1) is amended by adding "TOD," before "C2";

**Subsection 95(8) added**

13 The following is added after subsection 95(7):

*(8) In the TOD zoning district, all sales, rental and vehicle display must be entirely within an enclosed building; subsections (1) and (4) above do not apply.*

**Section 95.1 added**

14 The following is added after section 95:

***Auto Parts and Supplies, Sales***

*95.1 In the TOD zoning district, no outdoor displays or storage of merchandise is permitted.*

**Section 116 replaced**

15 Section 116 is replaced with the following:

***Outdoor Dining/Drinking Area***

*116(1) In the C1 and C2 zoning districts, outdoor dining and drinking areas are limited to a maximum of 100 square feet.*

*116(2) In the TOD zoning district, outdoor drinking and dining areas are limited to 1000 square feet when located between the front façade of the building and the front property line, but 100 square feet when located elsewhere.*

**Section 143 amended**

16 Section 143 is amended by replacing Table 5-4 with the following:

**TABLE 5-4: Dimensional Standards for Multi-Family Districts**

| Zoning District and Designation | Minimum Lot Area (Sq. Ft.) | Minimum Lot Area Per Dwelling Unit (Sq. Ft.) | Minimum/ Maximum Front Yard (Ft.) | Minimum Rear Yard (Ft.) | Minimum Interior Side Yard (Ft.) | Minimum/ Maximum Corner Side Yard (Ft.) | Principal Building Separation (Ft.) [note a] | Minimum/ Maximum Building Height (Ft.) |
|---|---|---|---|---|---|---|---|---|
| **Multi-Family Residential Structures** | | | | | | | | |
| **RMF-S** | 9,000 | 1,250 | 20 / NA | 25 | 4 | 0 / 5 | 8 | NA / 35 |
| **RMF-M** | 9,000 | 800 | 25 / NA | 25 | 8 **[note b]** | 0 / 20 | 8 | NA / 60 |
| **RMF-L** | 20,000 | 400 | 25 / NA | 25 | 8 **[note b]** | 0 / 20 | 8 | NA / 150 |
| **RMU** | 9,000 | 500 | 20 / NA | 25 | 5 **[note b]** | 0 / 20 | 8 | NA / 100 |
| **TOD** | NA | 200 | NA / 10 [note c] | 25 | 5 **[note b]** | NA / 10 [note c] | 8 | 30 / 200 |
| **Single-family residential structures must meet the requirements of the R1-M zoning district** | | | | | | | | |
| **Two-family residential structures must meet the requirements of the R2 zoning district** | | | | | | | | |
| **Principal Non-Residential Structures** | | | | | | | | |
| **RMF-S, RMF-M, RMF-L** | 20,000 | NA | 0 / 25 | 25 | 8 | 0 / 20 | NA | 35 |
| **RMU** | 9,000 | NA | 0 / 20 | 25 | 5 | 0 / 20 | NA | 39 |
| **TOD** | NA | NA | NA / 10 | 25 | 0 | NA / 10 | NA | 30 / 200 |

**NOTES:**
**a.** For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet.
**b.** In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
**c.** In the TOD zoning district, up to 50% of the length of the ground floor façade of any building, to a maximum continuous length of 25 feet, may have a maximum yard of 15 feet for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity.

**Section 159 amended**

17 Section 159 is amended by replacing Table 5-7 with the document attached to this By-law as Schedule “D” and identified as “Table 5-7: Permitted Projections”.

**Subsection 160(1) amended**

18 Subsection 160(1) is amended by adding *“any mixed-use district,”* after *“the RMF zoning district,”.*

**Subsection 171(6) added**

19 The following is added after subsection 171(5):

***Transit-Oriented Development***

*(6) Within the TOD zoning district, the parking spaces required under Table 5-9 shall be the maximum amount of accessory parking permitted on a property. The minimum accessory parking requirement shall be 50% of the amounts shown in Table 5-9. No further reductions are made for Urban Infill Areas or for Combination of Uses, per subsections (2) and (3) above. Parking reductions do not apply to bicycle parking.*

**Clause 172(3)(f) added**

20 The following is added after clause 172(3)(e):

*(f) Within the TOD zoning district, accessory parking is restricted to locations below grade, above the first floor of a building, or behind a building or within a building such that the parking is separated from a public street by other land uses, such as residential or commercial.*

**Section 183 amended**

21 Section 183 is amended by:

(a) replacing *"PR2, PR3, C1, M1"* with *"PR2, PR3, TOD, C1, M1"* in the "District" column of Table 5-15.1; and

(b) adding *"*TOD*, "* before *"C1"* in Note "e" of Table 5-15.1.

**Section 183.1 amended**

22 Section 183.1 is amended by replacing *"C1, A"* with *"TOD, C1, A"* in the "District" column of Table 5-15.2.

**Section 206.1 amended**

23 Section 206.1 is amended by replacing *"PR1, PR2, PR3, RMF, RMU, C1, C2, C3, C4, CMU, EI, MMU "* with *"PR1, PR2, PR3, RMF, RMU, TOD, C1, C2, C3, C4, CMU, EI, MMU "* in the "District" column of Table 5-18.

**Section 210.1 added**

24 The following is added after section 210:

*210.1 Within the TOD zoning district, the requirements of section 208 must be met along with the following additional standards.*

*(1) The principal building entrance (access to elevator/stairs) shall be oriented to the street and be directly accessible from the public sidewalk.*

*(2) Any commercial sales and services uses at grade shall have individual entrances oriented to the street and be directly accessible from the public sidewalk, rather than from parking areas, interior hallways, enclosed malls or lobby areas.*

*(3) 50% of building facades that face a public street shall be comprised of transparent materials at grade.*

RECEIVED FIRST READING this day of , 2016.

RECEIVED SECOND READING this day of , 2016.

RECEIVED THIRD READING this day of , 2016.

**DONE AND PASSED**, this day of , 2016.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
for Director of Planning, Property
and Development

Legally reviewed and approved as to form:

_____
for Director of Legal Services and
City Solicitor

## SCHEDULE "A"

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Residential and Residential-Related** | | | | | | | | | | | | | | | | | | | | | | | | |
| **Household Living** | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling, live-work | | | | | | | | C* | C* | C* | | C* | C* | C* | | | C* | | | | | | 65 | 1 |
| Dwelling, multi-family *amended 95/2014* | | | | | | | | C | P | P | | P* | P* | P* | | | P | P | | | | | 67.1 | 2/3 |
| Dwelling, single-family detached | P | | | | P | P | P | P | P | P | | | P | C | | | | | | | | | | 1 |
| Dwelling, two-family | | | | | | | | P | P | P | | | P | C | | | | | | | | | | 1 |
| Mobile home | | | | | | | | | | | P | | | | | | | | | | | | | 1 |
| **Group Living** | | | | | | | | | | | | | | | | | | | | | | | | |
| Assisted living facility | | | | | | | | | P | P | | P | C | P | P | | P | P | | | | | | 5 |
| Care home | P* | | | | P* | P* | P* | P* | P* | P* | | C* | P* | P* | | | | P* | | | | | 64 | 5 |
| Dormitory | | | | | | | | | C | C | | C | | | | | | P | | | | | | 4 |
| Neighbourhood rehabilitation home | | | | | | C* | C* | C* | C* | C* | | C* | P* | P* | | | P* | P* | | | | | 66 | 5 |
| Single room occupancy | | | | | | | | | P* | P* | | P* | P* | P* | | | P* | P | | | | | 67 | 2 |
| **Agricultural** | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural cultivation | P | | | | P | | | | | | | | | | | | | | | | | | | 0 |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Agricultural grazing and feeding | C | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Apiary | C | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Aviary | C | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Feedlot | C | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Stable or riding academy | C | | | C | C | | | | | | | | | | | | | | | | | | | 0 |
| **Public and Institutional** | | | | | | | | | | | | | | | | | | | | | | | | |
| **Community Facilities** | | | | | | | | | | | | | | | | | | | | | | | | |
| Community/recreation centre | C | | C | P | C | C | C | C | C | P | | C | C | P | P | P | P | P | P | P | P | | | 12 |
| Jail/detention centre | | | | | | | | | | | | | | | | | | C | | | C | P | | 17 |
| Library | C | | P | P | C | C | C | C | C | P | | P | P | P | P | P | P | P | P | | | | | 9 |
| Post office/carrier depot | P | | | | P | | | | | P | | P | P | P | P | P | P | P | P | P | P | P | | 17 |
| Protection and emergency services | P | | | | | | | | P | P | | P | P | P | P | P | P | P | P | P | P | P | | 17 |
| Social service facility | | | | | | | | | | | | P | C | P | P | P | P | P | P | P | | | | 17 |
| **Education** | | | | | | | | | | | | | | | | | | | | | | | | |
| College or university | C | | | | | | | | C | C | | P | | P | P | C | P | P | P | | | | | 8 |
| Commercial school | C | | | | | | | | | C | | P | | P | P | P | C | P | P | P | P | | | 8 |
| Elementary or junior high school | C* | | P* | P* | C* | C* | C* | C* | C* | C* | | C* | | | | | C* | P* | | | | | 69 | 7 |
| Senior high school | C* | | C* | P* | C* | C* | C* | C* | C* | C* | | C* | | | | | C* | P* | | | | | 73 | 7 |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Park and Park-Related** | | | | | | | | | | | | | | | | | | | | | | | | |
| Boat dock, public *amended 95/2014* | C | C | C | P | | | | | C | C | | C | C | C | C | C | C | C | C | C | C | C | | 0 |
| Cemetery, mausoleum, columbarium | C | C | C | C | C | | | | | | | | | | | | | | | | | | | 0 |
| Community gardens | P | P | P | P | P | P | P | P | P | P | P | | P | P | | | P | P | P | | | | | 0 |
| Park/plaza/square/ playground | P | P* | P | P | P | P | P* | P* | P | P* | | P* | P* | P | P | P | P | P | P | P | P | P | P | 68 | 0 |
| **Other Public and Institutional** | | | | | | | | | | | | | | | | | | | | | | | | |
| Day care centre | C* | C* | P* | P* | C* | C* | C* | C* | C* | P* | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | | 70 | 5 |
| Hospital | | | | | | | | | | | | | | C* | C* | C* | C* | P | C* | C* | | | 71 | 5 |
| Place of worship | C* | | | | C* | C* | C* | C* | C* | C* | C* | P* | C* | P* | P* | P | P* | P | P | P | P | | 72 | 6 |
| **Cultural and Entertainment** | | | | | | | | | | | | | | | | | | | | | | | | |
| **Cultural Facilities** | | | | | | | | | | | | | | | | | | | | | | | | |
| Cultural centre | | | | | | | | | | C | | C | | C | P | P | C | P | P* | P* | | | 76 | 12 |
| Gallery/museum | C | C | P | P | | | | | | P* | | P | P* | P | P | P | P | P | P* | P* | P | | 77 | 9 |
| **Recreation and Entertainment, Indoor** | | | | | | | | | | | | | | | | | | | | | | | | |
| Amusement enterprise, indoor | | | C | C | | | | | | | | P* | | P* | P | P | P* | | P* | P | P | | 74 | 12 |
| Auditorium/concert hall/theatre/cinema | | | P* | P | | | | | | | | P | | P* | P | P | P | | P* | P* | | | 75 | 11 |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hall rental *amended 121/2008* | | | C | P | | | | | | | | C | | C | P | P | C | | P | P | | | | 12 |
| Private club, not licensed | | | C | C | | | | | | | | C | | C* | C | C | C | | C* | C* | | | 78 | 13 |
| Sports or entertainment arena/stadium, indoor | | | C | P | | | | | | | | | | | P | P | C | P | P* | P* | C | | 79 | 11 |
| Studio, radio/TV/motion picture broadcast and production | | | | | | | | | | | | P | | P | P | P | P | | P | P | P | | | 18 |
| **Recreation and Entertainment, Outdoor** | | | | | | | | | | | | | | | | | | | | | | | | |
| Amusement enterprise, outdoor | C | | C | C | | | | | | | | | | C | P | P | C | | P | P | P | | | 11 |
| Camping ground | C | | | C | | | | | | | | | | | | | | | | | | | | 0 |
| Golf course | C | | C | P | | | | | | | | | | | | | | | | | | | | 15 |
| Race track | C | | | C | | | | | | | | | | | C | C | | | | C | C | C | | 11 |
| Sports or entertainment arena/stadium, outdoor *amended 95/2014* | | | C | P | | | | | | | | | | | C | C | | C | C | C | C | C | | 11 |
| **Commercial Sales and Service** | | | | | | | | | | | | | | | | | | | | | | | | |
| **Accommodation** | | | | | | | | | | | | | | | | | | | | | | | | |
| Hostel | | | | | | | | | | | | P | C | P | P | P | P | P | | | | | | 16 |
| Hotel or motel | | | | | | | | | | | | P | C | P | P | P | P | C | P | C | C | | | 16 |
| **Animal Sales and Service** | | | | | | | | | | | | | | | | | | | | | | | | |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Animal hospital or veterinary clinic | P | | | | | | | | | | | P | P* | P | P | P | P | | P | P | P | P | 81 | 20 |
| Kennel | P | | | | | | | | | | | | P* | P* | P* | P | P* | | P | P | P | P | 85 | 20 |
| **Food and Beverage Service** | | | | | | | | | | | | | | | | | | | | | | | | |
| Drinking establishment | | | C | C | | | | | | C | | P* | | P* | P | P | C | | P* | P* | P* | | 84 | 22 |
| Restaurant | | | C | P | | | | | | P* | | P | P* | P* | P | P | P | | P | P | P | | 92 | 22 |
| **Office** | | | | | | | | | | | | | | | | | | | | | | | | |
| Call centre | | | | | | | | | | | | P | | | P | P | P | | P | P | P | | | 19 |
| Office | | | | | | | | | | P* | | P | P* | P | P | P | P | P | P | P | P | | 87 | 18 |
| Research institution | | | | | | | | | | | | P | | | P | P | | P | P | P | P | P | | 18 |
| **Personal Services** | | | | | | | | | | | | | | | | | | | | | | | | |
| Personal services (unless otherwise listed) *amended 95/2014* | | | | | | | | | | P* | | P* | P* | P* | P | P | P | C | P | P | C* | | 89 | 20 |
| Body modification establishment | | | | | | | | | | | | C | | C | C | C | | | C | | | | | 20 |
| Cheque-cashing facility | | | | | | | | | | | | C* | | C* | C* | C* | | | C* | C* | | | 83 | 21 |
| Funeral chapel or mortuary *amended 95/2014* | | | | | | | | | | | | | | C | C | C | | | P | P | P | | | 6 |
| Medical/dental/optical/ counselling clinic | | | | | | | | | | P* | | P | P* | P | P | P | P | P | P | P | P | | 86 | 20 |
| **Retail Sales** | | | | | | | | | | | | | | | | | | | | | | | | |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Retail sales (unless otherwise listed) | | | | | | | | | | P* | | P* | P* | P* | P* | P | P* | | P* | P* | | | 90 | 20 |
| Auction room | | | | | | | | | | | | | | C | P | P | P* | | P* | P* | P | P | 82 | 13 |
| Landscape or garden supplies | P | | | | | | | | | | | | | P | P | P | P | | P | P | P | | | 20 |
| Supermarket | | | | | | | | | | | | P* | | P* | P | P | P* | | P* | P* | | | 91 | 20 |
| **Restricted** | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult service or entertainment establishment | | | | | | | | | | | | | | | | | | | C* | C* | C* | C* | 80 | 20 |
| Pawnshop | | | | | | | | | | | | | | C* | C* | C* | | | C* | C* | C* | | 88 | 20 |
| X-rated store | | | | | | | | | | | | | | C* | C* | C* | | | C* | C* | C* | P* | 93 | 20 |
| **Billboard Signs** *amended 36/2013* | | | | | | | | | | | | | | | | | | | | | | | | |
| Billboard, Digital Moving Copy* | | | | | | | | | | | | | | | | | | | | | | | 98.1 | |
| Billboard, Digital Static Copy | | | | | | | | | | | | | | C* | C* | | | | | C* | C* | C* | 98.1 | 0 |
| Billboard, Poster | | | | | | | | | | | | | | C* | C* | | | | | C* | C* | C* | 98.1 | 0 |
| **Private Motor Vehicle Related** | | | | | | | | | | | | | | | | | | | | | | | | |
| Auto/light truck/motorcycle, repair and service | | | | | | | | | | | | | | P* | P* | P* | P* | | P* | P* | P* | P* | 94 | 20 |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Auto/light truck/motorcycle, sales and rental | | | | | | | | | | | | P* | | P* | P* | P* | P* | | P* | P* | P* | | 95 | 20 |
| Auto parts and supplies, sales | | | | | | | | | | | | P* | | P | P | P | P | | P | P | P | P | 95.1 | 20 |
| Car wash | | | | | | | | | | | | | | C | P | P | C | | P | P | P | P | | 21 |
| Drive-in or drive-through | | | | | | | | | | | | | | P* | P* | P* | C* | | P* | P* | P* | | 96 | 0 |
| Fuel sales | | | | | | | | | | | | | | P* | P* | P* | P* | | P* | P* | P* | P* | 97 | 21 |
| Parking, structured | | | | | | | | | | | | C | | P | P | P | P | | P | P | P | P | | 0 |
| Parking, surface | | | | | | | | | | | | C | | C | P | P | P | | P | P | P | P | | 0 |
| Towing and storage facility | C | | | | | | | | | | | | | | | | | | C | C | P | P | | 10 |
| **Transportation, Utility and Communications** | | | | | | | | | | | | | | | | | | | | | | | | |
| **Transit and Transportation** | | | | | | | | | | | | | | | | | | | | | | | | |
| Airport and associated facilities | C | | | | | | | | | | | | | | | | | | | | P | P | | 10 |
| Bus depot | | | | | | | | | | | | | | C | C | C | C | C | P | P | P | P | | 9 |
| Commercial marina | C | | C | C | | | | | | | | | | C | C | C | C | | C | C | P | P | | 14 |
| Railway yard | | | | | | | | | | | | | | | | | | | | | | P | | 0 |
| Transit station | | | | | | | | | C | C | C | P | C | C | C | C | C | C | P | P | P | P | | 0 |
| **Utility** | | | | | | | | | | | | | | | | | | | | | | | | |
| Utility facility, major | C | | | | | | | | | | | | | | | | | | C | C | P | P | | 23 |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Utility facility, minor | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | 98 | 0 |
| ~~**Communications**~~ *amended 49/2010* | | | | | | | | | | | | | | | | | | | | | | | | |
| ~~**Wireless communication, building-mounted tower**~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | | | | ~~P*~~ | ~~P*~~ | | | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~99~~ | ~~0~~ |
| ~~**Wireless communication, freestanding tower**~~ | ~~C*~~ | | ~~C*~~ | ~~C*~~ | ~~C*~~ | | | | | | | | | ~~C*~~ | ~~C*~~ | ~~C*~~ | | ~~C*~~ | ~~C*~~ | ~~C*~~ | ~~P*~~ | ~~P*~~ | ~~100~~ | ~~0~~ |
| **Industrial Uses** | | | | | | | | | | | | | | | | | | | | | | | | |
| **Industrial Service** | | | | | | | | | | | | | | | | | | | | | | | | |
| Auction yard | C | | | | | | | | | | | | | | | | | | | | P | P | | 10 |
| Contractor's establishment *amended 95/2014* | | | | | | | | | | | | | | P | | | | | | P | P | P | | 10 |
| Crematorium | | | | | | | | | | | | | | | | | | | | | C | C | | 10 |
| Fleet services | | | | | | | | | | | | | | C | C | C | | | P | P | P | P | | 10 |
| Heavy equipment sales, service, and rental | C | | | | | | | | | | | | | | | | | | C | C | P | P | | 10 |
| Landscape/garden contractor or production | P | | | | C | | | | | | | | | | P | P | | | | C | P | P | | 10 |
| Wholesaling | | | | | | | | | | | | | | | | | | | P | P | P | P | | 10 |
| **Manufacturing and Production** | | | | | | | | | | | | | | | | | | | | | | | | |
| Heavy manufacturing | | | | | | | | | | | | | | | | | | | | | | P | | 10 |

**Table 4-1: Principal Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Light manufacturing | | | | | | | | | | | | | | | | | | | P | P | P | P | | 10 |
| Mining and extraction | C | | | | | | | | | | | | | | | | | | | | | P | | 10 |
| **Warehouse and Freight Movement** | | | | | | | | | | | | | | | | | | | | | | | | |
| Freight or truck yard | | | | | | | | | | | | | | | | | | | | P | P | P | | 10 |
| Grain elevator | P | | | | | | | | | | | | | | | | | | | | C | P | | 10 |
| Mini-warehouse, self-storage | | | | | | | | | | | | | | | P* | | | | P | P | P | P | 101 | 10 |
| Outside storage | | | | | | | | | | | | | | | | | | | | | P* | P* | 102 | 10 |
| Warehouse | | | | | | | | | | | | | | | | | | | P | P | P | P | | 10 |
| **Waste and Salvage** | | | | | | | | | | | | | | | | | | | | | | | | |
| Garbage incineration and reduction | C | | | | | | | | | | | | | | | | | | | | | P | | 10 |
| Landfill/snow dump | C | | | | | | | | | | | | | | | | | | | | | P | | 10 |
| Recycling collection centre | P | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | | 10 |
| Recycling plant | | | | | | | | | | | | | | | | | | | P* | P* | P* | P | 103 | 10 |
| Waste transfer station | | | | | | | | | | | | | | | | | | | | | | P | | 10 |
| Wrecking and salvage yard | | | | | | | | | | | | | | | | | | | | | | P* | 104 | 10 |

## SCHEDULE "B"

**Table 4-2: Accessory Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District | N/A=Not Applicable

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Accessory uses, not listed | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | N/A |
| Amusement devices | | | P | P | | | | | | P | | P | P | P | P | P | P | P | P | P | P | P | | N/A |
| Apiary | C | | | | C | | | | | | | | | | | | | C | | | | | | N/A |
| Aviary | C | | | | C | C | C* | C* | | | | | | | | | | | | | | | 109 | N/A |
| Automated teller machine | | | | | | | | | | P | | P | P | P | P | P | P | P | P | P | P | P | | N/A |
| Boarder or roomer | P* | | | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | | | | P* | | | | | 110 | N/A |
| Caretaker's residence | P* | P* | P* | P* | P* | | | | | | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | 111 | N/A |
| Day care | | P* | P* | P* | | | | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | 112 | N/A |
| Drive-in or drive-through | | | | | | | | | | | | | | P* | P* | P* | P* | | P* | P* | P* | | 96 | N/A |
| Hall rental | C | C | C | P | C | C | C | C | C | C | C | C | C | C | P | P | C | P | P | C | C | | | N/A |
| Home-based business, minor | P* | | | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | | | P* | P* | | | | | 113, 114 | N/A |
| Home-based business, major | C* | | | | C* | C* | C* | C* | C* | C* | C* | C* | C* | C* | | | C* | C* | | | | | 113, 115 | N/A |
| Micro-brewery/ distillery/winery | | | | | | | | | | P | | P | C | C | P | P | C | | P | C | C | | | N/A |
| Office/service area or building | P | | P | P | | | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | N/A |
| Outdoor dining/drinking area | | | C | C | | | | | | C | | P* | P* | P* | P | P | C | P | P | P | P | | 116 | N/A |

**Table 4-2: Accessory Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District | N/A=Not Applicable

| ZONING DISTRICT / USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Outside display and sales | P | | | | | | | | | | | | | P* | P* | P* | C* | C* | P* | P* | P* | P | 117 | N/A |
| Outside operations | P | | | | | | | | | | | | | | | | | P | | | P | P | | N/A |
| Outside storage | P* | | | | | | | | | | | | | | P* | P* | | P* | P* | P* | P* | P* | 118 | N/A |
| Parking, structured | | | | | | | | | P | P | | P | | P | P | P | P | P | P | P | P | P | | N/A |
| Recycling collection centre | P* | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | 119 | N/A |
| Retail sales | | P | P | P | | | | | C | P | | P | P | P | P | P | P | P | P | P | P | P | | N/A |
| Secondary suite, attached *amended 1/2013* | C* | | | | C* | C* | C* | C* | C* | C* | | | C* | C* | | | | | | | | | 120 | N/A |
| Secondary suite, detached *amended 1/2013* | | | | | | | C | C | | | | | | | | | | | | | | | 120 | |
| Social service facility *amended 121/2008* | | | | | | | C | C | C | C | | C | C | P | P | P | P | P | P | P | P | | | N/A |
| Stable, private | P | | | | P | | | | | | | | | | | | | | | | | | | N/A |
| ~~Wireless communication, building-mounted tower~~ *amended 49/2010* | | | | | | | | | | ~~P*~~ | | | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~P*~~ | ~~99~~ | ~~N/A~~ |

## SCHEDULE "C"

**Table 4-3: Temporary Use Table**

P=Permitted | C=Conditional | *=Use Specific Standard Applies in this Zoning District | N/A=Not Applicable

| ZONING DISTRICT<br>USE CATEGORY / TYPE | A | PR1 | PR2 | PR3 | RR5 | RR2 | R1 | R2 | RMF | RMU | RMH | TOD | C1 | C2 | C3 | C4 | CMU | EI | MMU | M1 | M2 | M3 | Use Specific Standards (Section) | Parking Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Emergency residential shelter | P | P | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | P | | N/A |
| Farmers' market | C* | | | | C* | | | | | C* | | P* | P* | P* | P* | P* | P* | P* | P* | P* | | | 127 | N/A |
| Fundraising event | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | N/A |
| Real estate sales offices and model sales homes | P* | | | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | | | | | 128 | N/A |
| Seasonal sales | P* | | | | | | | | | C* | | C* | P* | P* | P* | P* | P* | P* | P* | P* | P* | | 129 | N/A |
| Special event (carnival, circus, fair, concert, or similar event) | P | C | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | | | N/A |
| Temporary construction trailer or building | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | 130 | N/A |

## SCHEDULE "D"

**TABLE 5- 7: Permitted Projections**
*amended 121/2008*

| Features | Zoning District - Use Designation | Projections Permitted | | |
|---|---|---|---|---|
| | | **Front Yard** | **Side Yard** | **Rear Yard** |
| **Building Elements** | | | | |
| Alcoves, bay windows, vestibules, and similar additions creating interior floor area, limited to one storey (See Illustration 17.) | A | Maximum depth 5 feet | | |
| | RMF and TOD Districts, and multi-family uses in C1, C2, C3, C4 or CMU Districts | Maximum depth = 5 ft.<br>Maximum floor area = 50 sq. ft. in any yard | | |
| | All Others | Maximum depth = 5 ft;<br>Maximum floor area = 50 sq ft | Maximum depth = 2 ft;<br>No closer than 1 ft to property line;<br>Maximum floor area = 20 sq ft | Maximum depth = 5 ft<br>Maximum floor area = 50 sq ft |
| Balcony required under a Fire Protection By-law; unenclosed fire escape | RR5, RR2, R1, R2 Districts and Single- and Two-Family Uses in C1, C2, C3, C4, or CMU Districts | Not permitted for new construction;<br>Those existing on effective date of this By-law may be replaced | Not permitted for new construction;<br>Those existing on effective date of this By-law may be replaced | Maximum depth = 4 ft;<br>Maximum area = 48 sq ft |
| | RMF District and multi-family uses in TOD, C1, C2, C3, C4 or CMU Districts | Maximum depth = 4 ft<br>Maximum area = 48 sq ft | | |
| | Other Uses in TOD, C1, C2, C3, C4, CMU Districts | Not permitted | Maximum depth = 2 ft | Maximum depth = 5 ft;<br>Maximum area = 50 sq ft |
| Other balconies | All Districts | Maximum depth of 4 inches per foot of yard but not exceeding 5 feet | | |
| Brick facing | All Districts | Maximum depth = 5 in | | |
| Exterior wall finish, excluding brick facing | All Districts | Maximum depth = 3 in | | |
| Incidental building architectural features | A, RMF and TOD Districts and multi-family uses in C1, C2, C3, C4 or CMU Districts | Maximum depth = 5 ft | | |
| | All Other | Maximum depth = 5 ft | Maximum depth = 2 ft;<br>For yards less than 4 feet, eaves may project 4 inches per foot;<br>Other features: no closer than 1 ft to property line | Maximum depth = 5 ft<br>For yards less than 4 feet, eaves may project 4 inches per foot |

**TABLE 5- 7: Permitted Projections**
*amended 121/2008*

| Features | Zoning District - Use Designation | Projections Permitted | | |
|---|---|---|---|---|
| | | **Front Yard** | **Side Yard** | **Rear Yard** |
| Roofs over exterior entrances (may not be enclosed except by railing) | All Districts | Maximum depth = 5 ft;<br>Maximum width = 50% of front facade of principal building; | No closer than 4 inches per foot of side yard;<br>No closer than 2 ft to side lot line | Maximum depth = 5 ft;<br>Maximum width = 50% of facade of principal building; |
| Landscaping and Site Features | | | | |
| Arbours, trellises, trees, shrubs and similar horticultural landscape features | A | Permitted | | |
| | All Others | Permitted. If placed to create fence effect then fence height limitations apply. Single, two-family, and multi-family uses in C1, C2, C3, C4, and CMU Districts must comply with fence height limitations of R1, R2, and RMF Districts, respectively. | | |
| Basketball hoops | RR5, RR2, R1, R2, RMU Districts, and Single- and Two-Family Uses in C1, C2, C3, C4, and CMU Districts | Not closer than 10 ft to front or side lot line | Not permitted | Not closer than 10 ft to side lot line, or rear lot line where there is no abutting lane |
| Bicycle racks | All districts | Permitted | | |
| Clotheslines, clothesline poles | All Districts | Not Permitted | Maximum height = 7 ft<br>No closer than 2 ft to side lot line | Maximum Height = 7 ft<br>No closer than 2 ft to side lot line;<br>No closer than 2 ft to rear lot line if abutting a residential property with no intervening lane |
| Flag poles, lighting fixtures, lamp posts, and similar features | All Districts | Permitted, but maximum 13 ft height in residential districts | | |
| Garbage and recycling enclosures | RR5, RR2, R1, R2, RMU and TOD Districts, and Single- and Two-Family Uses in C1, C2, C3, C4, and CMU Districts | Not Permitted | Not Permitted | Permitted when adjacent to a lane no closer than 2 ft to side lot line<br>Maximum height = 6.5 ft |
| | All Others | Not Permitted | Not Permitted | Maximum height = 13 ft |
| Open landings and terraces | All Districts | Maximum height = 4 ft<br>May not be enclosed except by railing | | |
| | | Maximum depth = 5 ft unless maximum height equal to or less than 1 foot;<br>Maximum area = 36 sq. ft. | No closer than 2 ft to side lot line if height exceeds 2 ft, permitted if 2 ft in height or less;<br>Maximum area = 36 sq. ft<br>*amended 95/2014* | Permitted;<br>Maximum area = 36 sq ft |

**TABLE 5- 7: Permitted Projections**
*amended 121/2008*

| Features | Zoning District - Use Designation | Projections Permitted | | |
|---|---|---|---|---|
| | | **Front Yard** | **Side Yard** | **Rear Yard** |
| Open parking or loading area, and queuing spaces | PR1, PR2, PR3, RMF, RMU, TOD, C1, C2, C3, CMU, EI, MMU, M1, M2, M3 | Not Permitted | Not permitted | Permitted |
| | C4 | Permitted | | |
| Public utility transformers and pedestals | All Districts | Permitted | | |
| Swimming pool equipment | RR5, RR2, R1, R2, RMU Districts, and Single- and Two-Family Uses in C1, C2, C3, C4, and CMU Districts | Minimum distance from filters, pumps, heaters, or related equipment to an operable window of a habitable room on an adjoining lot = 10 ft (measured laterally) | | |
| Walks and steps | All Districts | Permitted | | |
| Wheelchair landings and ramps | All Districts | Permitted | | |
| Driveways | All Districts | Permitted | | |
| Queuing areas for student drop-off (Elementary, Junior High, and Senior High schools) | All Districts | Permitted | | |
| Other | | | | |
| Air conditioning unit and/or compressor | *repealed 95/2014* | | | |
| Permitted Signs | All Districts | Minimum distance to lot line = 5 ft | | |