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 14th day of December, 2016.

RECEIVED SECOND READING this 14th day of December, 2016.

RECEIVED THIRD READING this 14th day of December, 2016.

DONE AND PASSED, this 14th day of December, 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

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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

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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

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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																								

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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																								

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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

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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 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. Maximum floor area = 50 sq. ft. in any yard		
	All Others	Maximum depth = 5 ft; Maximum floor area = 50 sq ft	Maximum depth = 2 ft; No closer than 1 ft to property line; Maximum floor area = 20 sq ft	Maximum depth = 5 ft 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; Those existing on effective date of this By-law may be replaced	Not permitted for new construction; Those existing on effective date of this By-law may be replaced	Maximum depth = 4 ft; Maximum area = 48 sq ft
	RMF District and multi-family uses in TOD, C1, C2, C3, C4 or CMU Districts	Maximum depth = 4 ft 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; 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; For yards less than 4 feet, eaves may project 4 inches per foot; Other features: no closer than 1 ft to property line	Maximum depth = 5 ft 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; Maximum width = 50% of front facade of principal building;	No closer than 4 inches per foot of side yard; No closer than 2 ft to side lot line	Maximum depth = 5 ft; 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 No closer than 2 ft to side lot line	Maximum Height = 7 ft No closer than 2 ft to side lot line; 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 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 May not be enclosed except by railing		
		Maximum depth = 5 ft unless maximum height equal to or less than 1 foot; 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; Maximum area = 36 sq. ft *amended 95/2014*	Permitted; 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		