

## PART 7A

### C – CONTRACT ZONE

#### 7A.1 INTENT

This zone is intended to accommodate proposed development that represents a unique development opportunity that does not conform to the zoning requirements.

#### 7A.2 APPLICATION

- (1) Where a development meets the requirements of this Subpart, Council may enter into a contract agreement with the individual or corporation for the purpose of accommodating the request to rezone the land.
- (2) The contract agreement shall specify a time period during which the proposed development identified in the agreement must commence.
- (3) The contract agreement shall include an end date for the agreement.
- (4) In approving the contract agreement, Council may attach conditions, which in its opinion, are necessary to ensure compatibility between the proposal and surrounding land uses.
- (5) The conditions that Council may attach to its approval are limited only by the provisions of *The Planning and Development Act, 2007*.
- (6) A site shall only be rezoned to a contract zone where the application meets the following conditions to the satisfaction of Council:
  - (a) the proposed development conforms to the policies and objectives of the OCP, applicable neighbourhood plans, and any other applicable municipal plan or policy;
  - (b) the applicant demonstrates that existing conventional and overlay zones, along with the use of minor variance, parking relaxation, or development incentives, cannot accommodate the scale, intensity or complexity of the proposed development;
  - (c) the applicant demonstrates that potential adverse impacts, including but not limited to the following, can be sufficiently mitigated:
    - (i) traffic or infrastructure concerns;
    - (ii) pollution;

- (iii) sun shadow and/or wind concerns; or
  - (iv) impacts to nearby heritage sites; and
- (d) the proposed development is not within the boundaries of a Direct Control District;
- (7) A contract zone shall not be designated to rezone a parcel without a specific development proposal for the site.
- (8) No contract zone shall be designated for part of a building or structure.
- (9) Each application for a contract zone shall be evaluated on its own merit in accordance with the provisions of this Subpart.
- (10) Applications for contract zoning are subject to the Zoning Bylaw amendment procedures outlined in Chapter 1.

### **7A.3 BUILDING AND LAND USE REQUIREMENTS**

#### **3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES**

Only building types specified in the contract agreement are permitted in the contract zone.

#### **3.2 PERMITTED OR DISCRETIONARY LAND USES**

Only land uses specified in the contract agreement are permitted in the contract zone.

### **7A.4 DEVELOPMENT STANDARDS**

The development standards for the contract zone shall be specified in the contract agreement.

### **7A.5 REFERENCE**

- (1) The use of the symbol "C" in the Zoning Maps shall indicate a property which has been rezoned through a contractual agreement between an individual or individuals and the City of Regina.
- (2) The current contract agreements approved under this or previous Zoning Bylaws are listed in Table 7A.T1 for reference purposes.

<b>TABLE 7A.T1: CURRENT CONTRACT ZONING AGREEMENTS</b>					
<b>Bylaw Number</b>	<b>Approval Date</b>	<b>Civic Address</b>	<b>Lot(s)</b>	<b>Block</b>	<b>Plan Number</b>
8499	August 4/87	2178 Retallack Street	S½ of Lot 11	400	Old 33
~9463	March 8/93				
9085	October 9/90	5155 Rochdale Boulevard	NW ¼ Sec. 2-18-20-2	J	90R54054
~9282	January 13/92				
9169	May 6/91	3102 5th Avenue	Lots 11 and 12	91	Old 33
10227	July 24/00	1431 Victoria Avenue	The east half of Lot 2 and all of Lot 3	360	Old 33
~2005-37	May 2/05				
2006-52	July 24/06	1151, 1153, 1157, 1161, 1171 and 1175 Argyle Street	Lots 13 – 20, 28 and 43	106	DV4404, 101159029 Ext 74
2008-42	June 18/08	8271 Fairways West Drive	Lot 18	C	101876542
2008-54	August 18/08	4721 McTavish Street	-	A	101936055
2016-34	May 30, 2016	1350 Hamilton Street;	Lots 11-20	182	Old 33
		1377 Hamilton Street	Lots 28-30	181	Old 33
			Lot 29	181	Old 33 Ext. 74
			Lot 41	181	101186131 Ext. 75
2019-52	October 28, 2019	2 Sheppard Street	Lot 23	25	62R19206 Ext 0
2023-49	May 12, 2021	1840 Lorne Street	Lot 42	309	002RA12095
2021-43	June 23, 2021	1450 Hamilton Street	Lots 26-40	202	OLD 33
2022-42	September 14, 2022	2158 Scarth Street	Lot 22	408	101187648, Ext 36 Old 33, Ext 35
		2160 Scarth Street	Lot 13	408	
2023-42	May 10, 2023	1720 12 <sup>th</sup> Avenue	Lots 21-25	303	Old 303

~ denotes amended Bylaw

(#2021-43, s.5, 2021, #2022-30, ss. 106 and 107, 2022, #2022-42, s. 4, 2022, #2023-42, s. 4, 2023, #2023-49, s.4, 2023)

## PART 7B

### I – INSTITUTIONAL ZONE

#### **7B.1 INTENT**

The Institutional zone is intended to provide sites for the provision of facilities of an institutional, community or public service nature.

#### **7B.2 APPLICATION**

- (1) The Institutional zone will be applied to lands intended to be used for an institutional or community service purpose.
- (2) The regulations, standards and requirements prescribed in part 7B apply to all land uses and developments in the Institutional zone.
- (3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Institutional zone.

#### **7B.3 BUILDING AND LAND USE REQUIREMENTS**

##### **3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES**

- (1) Table 7B.T1 lists building types that are permitted or discretionary in the Institutional zone.
- (2) Any building types other than those listed in Table 7B.T1 are prohibited in the Institutional zone.

<b>TABLE 7B.T1: INSTITUTIONAL ZONE BUILDING TYPES</b>				
<b>Sec.</b>	<b>Building Type</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Building Specific Regulations</b>
<b>T1.1</b>	Building, Accessory	Permitted	---	---
<b>T1.2</b>	Building, Detached	Permitted	---	---
<b>T1.3</b>	Building, Row	Permitted where the: <ol style="list-style-type: none"> <li>(1) maximum building height is 15 metres or less; or</li> <li>(2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and:               <ol style="list-style-type: none"> <li>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(b) is not on the same lot as a building containing a use in the dwelling land use class.</li> </ol> </li> </ol>	Discretionary where the: <ol style="list-style-type: none"> <li>(1) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building contains a use in the dwelling land use class; or</li> <li>(2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, but:               <ol style="list-style-type: none"> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class.</li> </ol> </li> </ol>	---
<b>T1.4</b>	Building, Stacked	Permitted where the: <ol style="list-style-type: none"> <li>(1) maximum building height is 15 metres or less; or</li> <li>(2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and:               <ol style="list-style-type: none"> <li>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(b) is not on the same lot as a building containing a use in the dwelling land use class.</li> </ol> </li> </ol>	Discretionary where the: <ol style="list-style-type: none"> <li>(1) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building contains a use in the dwelling land use class; or</li> <li>(2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, but:               <ol style="list-style-type: none"> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class.</li> </ol> </li> </ol>	---

(#2024-9, s. 193, 2024)

(#2020-33, s.91, 2020)

### 3.2 LAND USE REQUIREMENTS

(1) Table 7B.T2 lists land uses and land use intensities that are permitted or discretionary in the Institutional zone, subject to compliance with:

(a) the specific development permit requirements and procedures in Part

- 1G;
  - (b) the land use specific regulations in Table 7B.2;
  - (c) the development standards in subpart 7B.4;
  - (d) the parking and loading requirements in subpart 7B.6;
  - (e) the landscaping and aesthetic screening requirements of subpart 7B.7;  
and
  - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 7B.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Institutional zone:
- (a) any land use that is not listed in Table 7B.T2;
  - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7B.T2;
  - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
  - (d) any land use that produces or processes hazardous materials and/or dangerous goods.

(#2021-62, s. 46, 2021)

<b>TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
T2.1	<ul style="list-style-type: none"> <li>• Dwelling Unit</li> </ul>	---	Discretionary as an accessory use to a permitted or discretionary use.	The Dwelling, Unit land use shall only occur in a Building, Detached.
T2.2	<ul style="list-style-type: none"> <li>• Dwelling, Secondary Suite</li> </ul>	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations
T2.3	<ul style="list-style-type: none"> <li>• Dwelling, Group Care</li> <li>• Dwelling, Assisted Living</li> </ul>	Permitted where: (a) the lot is not a former school site; or (b) redevelopment of the lot includes a school.	Discretionary where: (a) the lot is a former school site; and (b) development of the lot does not include a school.	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 7B.5. (3) The outdoor communal amenity area shall: (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area.
(#2024-9, s. 194, 2024)				
T2.4	<ul style="list-style-type: none"> <li>• Institution, Day Care</li> <li>• Institution, Education</li> <li>• Institution, Health Care</li> <li>• Institution, Humanitarian Service</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Utility, General</li> </ul>	Permitted	---	(1) An “Institution, Day Care”, “Institution, Education” or “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	<ul style="list-style-type: none"> <li>• Transportation, Parking Stand</li> </ul>	---	Discretionary	This land use is discretionary only when accessory to a permitted or discretionary use.

<b>TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.6</b>	<ul style="list-style-type: none"> <li>• Assembly, Recreation</li> <li>• Assembly, Religious</li> <li>• Food &amp; Beverage, Restaurant</li> </ul>	---	Discretionary	<p>(1) With respect to the “Assembly, Recreation” land use located at Parcel W, Plan No. 102254622, refer to Subpart 7B.8 Mosaic Stadium Regulations and Design Guidelines.</p> <p>(2) An “Assembly, Recreation” or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.7</b>	• Open Space, Ceremonial	---	Discretionary	---
<b>T2.8</b>	• Assembly, Community	<p>Permitted where:</p> <p>(a) the lot is not a former school site; or</p> <p>(b) redevelopment of the lot includes a school.</p>	<p>Discretionary where:</p> <p>(a) the lot is a former school site; and</p> <p>(b) development of the lot does not include a school.</p>	<p>(1) An “Assembly, Community” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.9</b>	• Agriculture, Outdoor	Permitted	---	

(#2024-9, s. 195, 2024)

(#2020-11, ss.58-59, 2020) (#2020-33, s.92, 2020, #2021-55, ss.56-57, 2021, #2022-30, ss. 108-110, 2022, #2023-23, s. 74, 2023)



## 7B.4 DEVELOPMENT STANDARDS

### 4.1 DEVELOPMENT STANDARDS

The development standards prescribed in Table 7B.T3 apply to all buildings and land uses in the Institutional zone.

TABLE 7B.T3: INSTITUTIONAL ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	500 square metres
T3.2	Minimum Frontage	15 metres
T3.3	Minimum Front Yard Setback	4.5 metres
T3.4	Minimum Rear Yard Setback	6.0* metres
T3.5	Minimum Side Yard Setback	3.0* metres
T3.6	Minimum Total Side Yard Setback	6.0 metres
T3.7	Maximum Site Coverage	75%
T3.8	Maximum Building Height	30 metres
(#2024-9, s. 196, 2024)		
T3.9	Maximum Floor Area Ratio	1.5
*Nil in cases where a building addition to an Institution, Education is located on the developed Institution, Education site directly adjacent to land owned by the City.		

(#2020-33, s.93, 2020)

### 4.2 LOT FRONTAGE

- (1) No land use or development shall take place on any lot unless that lot directly fronts a street.
- (2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 7B.F1 below:
  - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
  - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 7B.3.2(2)(a); and
  - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 7B.3.2(2)(b).
- (3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 7B.F2:
  - (a) a distance line perpendicular to the front lot line and six meters in length shall be measured from the front lot line; and

- (b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 7B.3.2(3)(a).

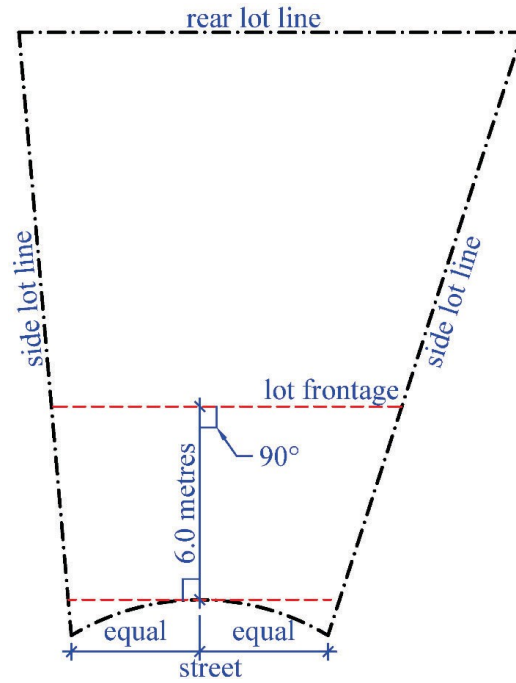


Figure 7B.F1: Minimum Lot Frontage on a Curved Front Lot

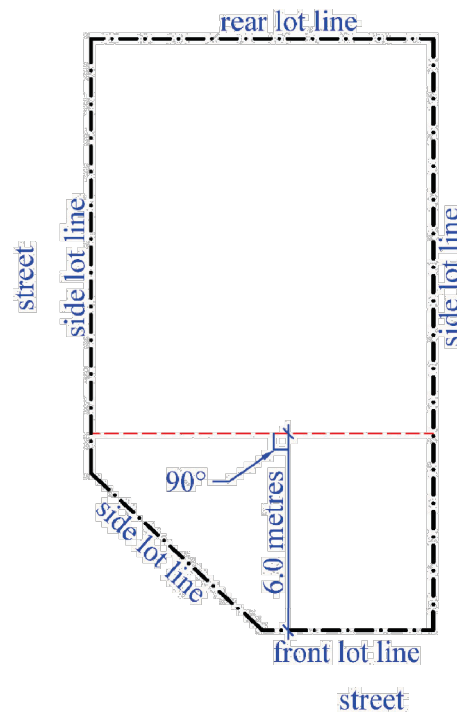


Figure 7B.F2: Minimum Lot Frontage on a Corner Lot

### 4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7B.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3C.T3 and 3C.T4.

TABLE 7B.T4: INSTITUTIONAL ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yard</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted
T4.3	Porch	<ul style="list-style-type: none"> <li>• Front Yard</li> </ul>	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted

(#2024-9, s. 197, 2024)

### 4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 7B.4.4(2), the maximum building height prescribed in Table 7B.T3 shall not apply to the following:
  - (a) a spire;
  - (b) a belfry;
  - (c) a cupola;
  - (d) a dome;
  - (e) a chimney;

- (f) a ventilator;
  - (g) a skylight;
  - (h) a water tank;
  - (i) a bulkhead;
  - (j) a communication antenna;
  - (k) a solar panel; or
  - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 7B.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
  - (b) may not be used for human habitation; and
  - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 75, 2023)

## **7B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES**

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7B.T3.
- (2) Notwithstanding subsection 7B.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:
  - (a) 10 square metres or less in area; and
  - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

## **7B.6 PARKING AND LOADING**

### **6.1 NO OBSTRUCTION**

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

### **6.2 ACCESSIBLE PARKING STALLS**

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Institutional zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
  - (a) building entrance, where one exists; or
  - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

### **6.3 MOTOR VEHICLE REGULATIONS**

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.6 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in an area provided to meet the total site landscaped area.

### **6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS**

- (1) The minimum motor vehicle parking requirements prescribed in Table 7B.T5 apply to development in the Institutional zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
  - (a) any fraction up to and including one-half shall be disregarded; and

- (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7B.T5: INSTITUTIONAL ZONE PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle Stalls Required
T5.1	Dwelling, Unit	One stall is required per dwelling unit.
T5.2	Dwelling, Assisted Living	0.4 stalls are required per dwelling unit.
T5.3	Dwelling, Group Care	Greater of: (a) One parking stall is required per six beds; or (b) two parking stalls are required per land use.
T5.4	Institution, Day Care	(1) One parking stall per land use is required; and (2) Passenger drop-off stalls in accordance with the following:
		<b>Individuals Under Care</b>   <b>Minimum Number of Passenger Drop-off Stalls</b>
		1-10   1 stall
		10-15   2 stalls
		16-30   3 stalls
		31-45   4 stalls
		46-60   5 stalls
More than 60   Two additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) or as a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.
T5.5	Assembly, Recreation	One stall is required per 100 square metres of gross floor area of all development on the lot.
T5.6	Institution, Education	One stall is required per 100 square metres of gross floor area, with portable classrooms or additions excluded from the calculation of gross floor area.
T5.7	All other land uses	One stall is required per 100 square metres of gross floor area.

(#2020-33, s.94-96, 2020)

## 6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7B.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 7B.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 7B.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

## 6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls there shall be either:
  - (a) One short-term bicycle parking stalls;
  - (b) 0.5 long-term bicycle parking stalls; or
  - (c) an equivalent combination of clauses 7B.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
  - (a) on the ground floor of the principal building(s) on the lot; or
  - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 76, 2023)

## **6.7 MUNICIPAL HEITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY**

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 7B.6.4 and 7B.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 7B.6.7(1).

(#2021-2, s.80, 2021)

## **7B.7 LANDSCAPING AND AESTHETIC SCREENING**

### **7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS**

- (1) Every residential lot in the Institutional zone requires a minimum total site landscaping area of fifteen per cent.
- (2) Every non-residential lot in the Institutional zone requires a minimum total site landscaping area of ten per cent.
- (3) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 7B.7(1).
- (3.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 7B.F4):
  - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
  - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
  - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.

(#2024-9, s. 198, 2024)



- (4) The landscaping requirements are for a principal use only.
- (5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

## **7.2 PLANTING REQUIREMENTS**

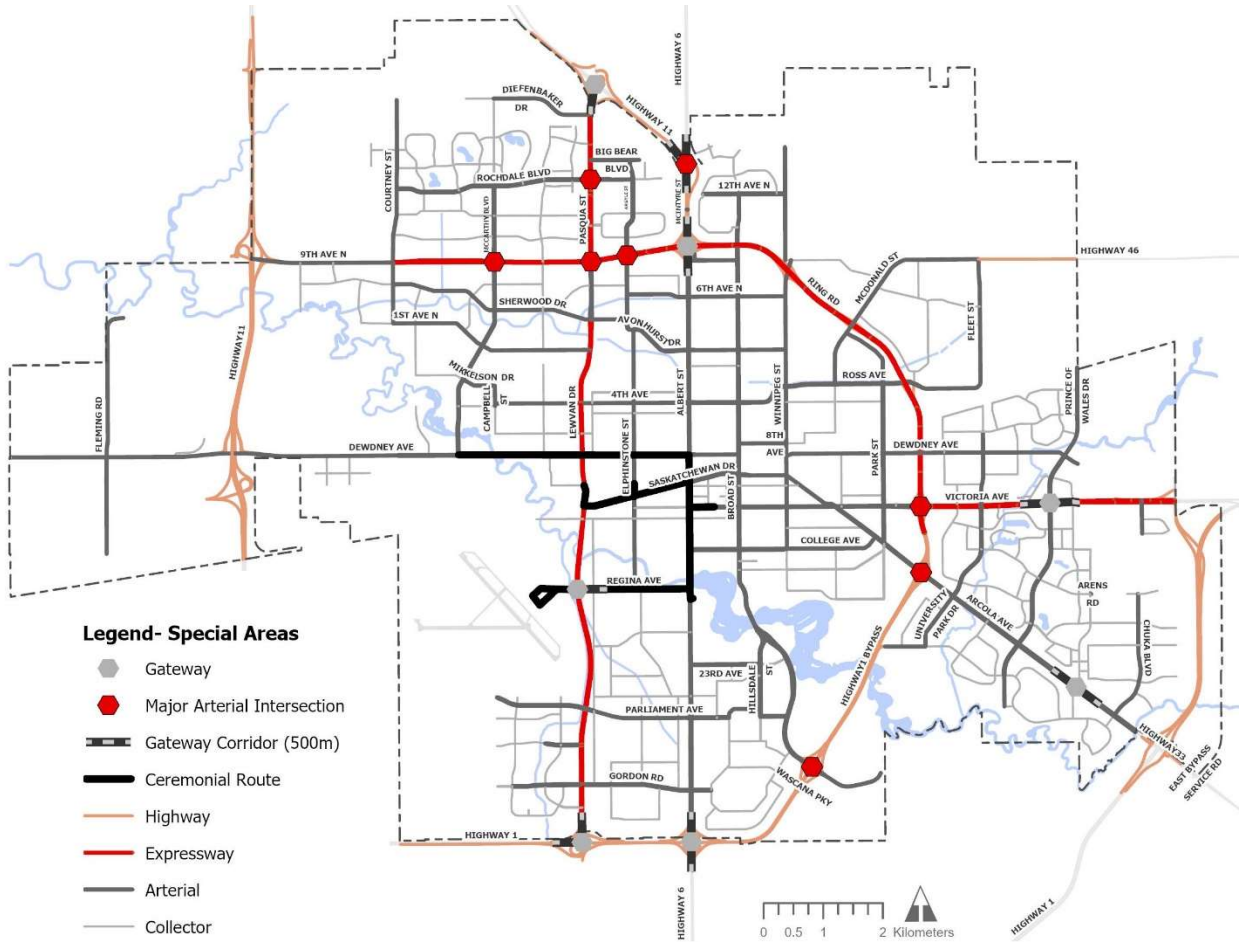
The following planting ratios shall apply to all development except one and two-unit dwellings in the Institutional zone:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres that a lot is abutting a registered road right of way, a minimum of one deciduous tree is required and for the purposes of this clause abutting also includes any portion of the lot separated from a right of way only by an easement or boulevard; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

## **7.3 INCLUDED LANDSCAPED AREAS**

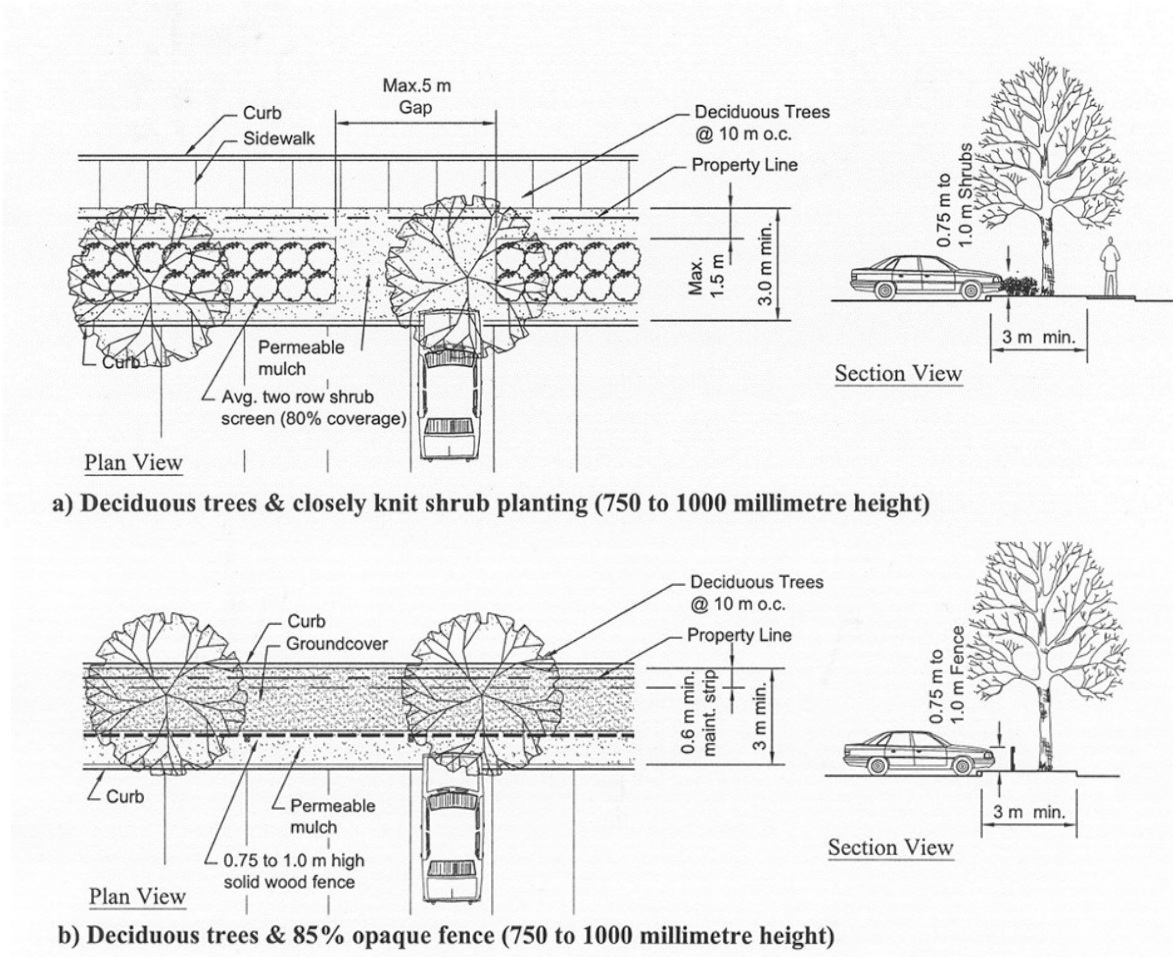
- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 7B.7.1(1), may include, but is not restricted to:
  - (a) parking area landscaping;
  - (b) major roadways landscaped design areas (see Figure 7B.F3);
  - (c) boulevard areas;
  - (d) curbing; and
  - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 7B.F3 may be subject to additional landscaping requirements.

- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.



**Figure 7B.F3: Major Roadways Landscape Design Map**

(#2024-9, s. 199, 2024)



**Figure 7B.F4: Perimeter Screening Requirements**

(#2024-9, s. 200, 2024)

#### 7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

#### 7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Institutional zone shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a residential zone or mixed-use zone.
- (2) In addition to other requirements of this Bylaw, the following activities

and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
- (b) any storage area that is outdoors or partially outdoors; and
- (c) any maneuvering area or loading/unloading bay.

(2023-47, s. 26, 2023)

## PART 7C

### UH – URBAN HOLDING ZONE

#### 7C.1 INTENT

The Urban Holding zone is intended to:

- (a) provide for orderly transition of agricultural land to other uses in areas planned for eventual urban development;
- (b) defer urban development until the City and other local government bodies determine that adequate public facilities can be provided;
- (c) ensure that future urban development is compatible with local land use plans and policies;
- (d) provide opportunities for periodic review to determine whether all or part of the lands should be transferred to another zone; or
- (e) hold land in the floodway that is not suitable for development.

#### 7C.1 APPLICATION

- (1) The Urban Holding zone shall apply to lands predominantly used for agricultural or open space purposes, including those located within a floodway.
- (2) The regulations, standards and requirements prescribed in Part 7C apply to all land uses, proposed land uses, development and proposed developments in the Urban Holding zone.
- (3) The requirements of Chapter 1 apply to all proposed land uses and developments in the Urban Holding zone.

#### 7C.3 BUILDING AND LAND USE REQUIREMENTS

##### 3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 7C.T1 lists building types that are permitted or discretionary in the Urban Holding zone.
- (2) Any building types other than those listed in Table 7C.T1 are prohibited in the Urban Holding zone.

<b>TABLE 7C.T1: URBAN HOLDING ZONE BUILDING TYPES</b>				
<b>Sec.</b>	<b>Building Type</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Building Specific Regulations</b>
T1.1	• Building, Accessory	Permitted	---	---
T1.2	• Building, Detached	Permitted	---	---
T1.3	• Building, Row	<p>Permitted where the:</p> <ul style="list-style-type: none"> <li>(1) maximum building height is 11 metres or less; or</li> <li>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:                             <ul style="list-style-type: none"> <li>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(b) is not on the same lot as a building containing a use in the dwelling land use class.</li> </ul> </li> </ul>	<p>Discretionary where the:</p> <ul style="list-style-type: none"> <li>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</li> <li>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:                             <ul style="list-style-type: none"> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class.</li> </ul> </li> </ul>	---
T1.4	• Building, Stacked	<p>Permitted where the:</p> <ul style="list-style-type: none"> <li>(1) maximum building height is 11 metres or less; or</li> <li>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:                             <ul style="list-style-type: none"> <li>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(b) is not on the same lot as a building containing a use in the dwelling land use class.</li> </ul> </li> </ul>	<p>Discretionary where the:</p> <ul style="list-style-type: none"> <li>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</li> <li>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:                             <ul style="list-style-type: none"> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class.</li> </ul> </li> </ul>	---

(#2020-33, s.97, 2020)

### 3.2 LAND USE REQUIREMENTS

- (1) Table 7C.T2 lists land uses and land use intensities that are permitted or discretionary in the Urban Holding zone, subject to compliance with:
  - (a) the specific development permit requirements and procedures in Part 1G;
  - (b) the land use specific regulations in Table 7C.2;
  - (c) the development standards in subpart 7C.4;
  - (d) the parking and loading requirements in subpart 7C.6;
  - (e) the landscaping and aesthetic screening requirements of subpart 7C.7; and
  - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 7C.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Urban Holding zone:
  - (a) any land use that is not listed in Table 7C.T2;
  - (b) any land use that is above the maximum intensity as permitted or discretionary in Table 7C.T2;
  - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
  - (d) any land use that produces or processes hazardous materials and/or dangerous goods.

(#2021-62, s. 47, 2021)

<b>TABLE 7C.T2: URBAN HOLDING ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.1</b>	<ul style="list-style-type: none"> <li>• Agriculture, Indoor</li> <li>• Agriculture, Outdoor</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Utility, General</li> </ul>	Permitted	---	<p>(1) The “Open Space, Active”, land use may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.2</b>	<ul style="list-style-type: none"> <li>• Drive-Through/Drive-In Accessory</li> <li>• Open Space, Campground</li> </ul>	---	Discretionary	---
<b>(#2024-9, s. 201, 2024)</b>				
<b>T2.3</b>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Religious</li> </ul>	---	Discretionary	<p>Assembly, Community is Outdoor Use Only.</p> <p>(1) The “Assembly, Community” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.4</b>	<ul style="list-style-type: none"> <li>• Dwelling, Unit</li> </ul>	Deemed permitted only if previously approved and applied for the purpose of allowing subdivision/severance of a parcel containing a pre-existing Dwelling.	New dwellings are Discretionary and shall be accessory to a permitted or discretionary use.	
<b>(#2024-9, s. 202, 2024)</b>				



<b>TABLE 7C.T2: URBAN HOLDING ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.5</b>	• Dwelling, Secondary Suite	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
<b>T2.6</b>	• Work Camp	Permitted where development does not exceed 20 beds, for a limited term as approved by the Development Officer.	Discretionary where development includes more than 20 beds, for a limited term as approved by Council.	Work Camps are restricted as follows: (a) upon expiry of the term of the use, the development lands shall be restored to their original state prior to existence of the Work Camp; and (b) parking requirements in relation to a Work Camp may be relaxed at the discretion of the Development Officer (in the case of a permitted use) or and at the discretion of Council (in the case of a discretionary use).

(#2020-11, s.61, 2020) (#2020-47, s.13, 2020, #2021-55, s.58, 2021, #2022-30, s. 111, 2022, #2023-23, s. 77, 2023)

## 7C.4 DEVELOPMENT STANDARDS

### 4.1 DEVELOPMENT STANDARDS

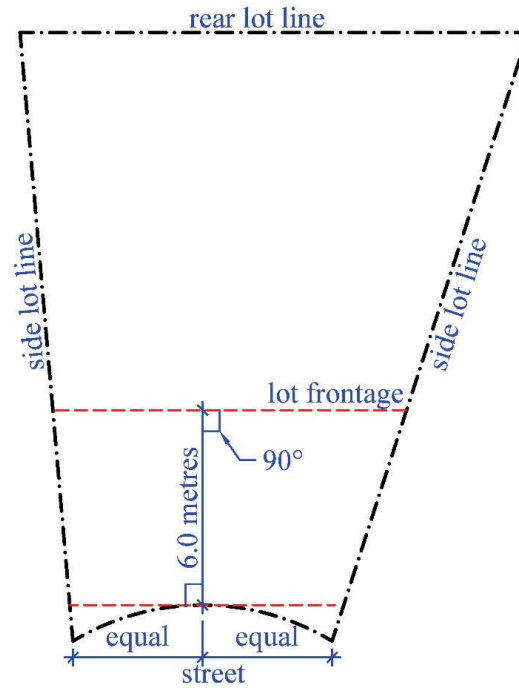
The development standards laid out in Table 7C.T3 shall apply to all permitted and discretionary buildings in the Urban Holding zone.

<b>TABLE 7C.T3: URBAN HOLDING ZONE DEVELOPMENT STANDARDS</b>		
<b>Sec.</b>	<b>Development Criteria</b>	<b>Standards (Per Lot)</b>
<b>T3.1</b>	<b>Minimum Lot Area</b>	3500 square metres
<b>T3.2</b>	<b>Minimum Frontage</b>	40 metres
<b>T3.3</b>	<b>Minimum Front Yard Setback</b>	7.5 metres
<b>T3.4</b>	<b>Minimum Rear Yard Setback</b>	8.0 metres
<b>T3.5</b>	<b>Minimum Side Yard Setback</b>	3 metres
<b>T3.6</b>	<b>Minimum Total Side Yard Setback</b>	6 metres
<b>T3.7</b>	<b>Maximum Site Coverage</b>	17 %
<b>T3.8</b>	<b>Maximum Building Height</b>	15 metres
<b>T3.9</b>	<b>Maximum Floor Area Ratio</b>	0.25

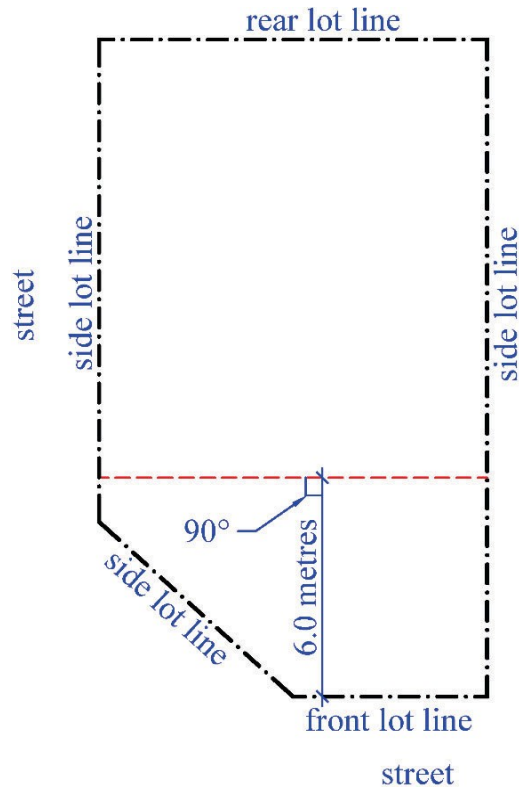
### 4.2 LOT FRONTAGE

- (1) No land use or development shall take place on any lot unless that lot directly fronts a street.
- (2) Where a lot's front lot line is curved, the lot frontage shall be measured as the distance between the side lot lines along a line drawn parallel to and six metres distance from tangent to the midpoint of the front lot line as shown on Figure 7C.F1.

- (3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street as shown on Figure 7C.F2.



**Figure 7C.F1: Minimum Lot Frontage on a Curved Front Lot**



**Figure 7C.F2: Minimum Lot Frontage on a Corner Lot**

#### 4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7C.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

TABLE 7C.T4: URBAN HOLDING ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yard</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted
T4.3	Porch	<ul style="list-style-type: none"> <li>• Front Yard</li> </ul>	1.5 metres	3 metres

<b>T4.4</b>	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted
(2024-9, s. 203, 2024)				

#### 4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 7C.4.4(2), the maximum building height prescribed in Table 7C.T3 shall not apply to the following:
- (a) a spire;
  - (b) a belfry;
  - (c) a cupola;
  - (d) a dome;
  - (e) a chimney;
  - (f) a ventilator;
  - (g) a skylight;
  - (h) a water tank;
  - (i) a bulkhead;
  - (j) a communication antenna; or
  - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 7C.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
  - (b) may not be used for human habitation; and
  - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

#### 7C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7C.T3.
- (2) Notwithstanding subsection 7C.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:
  - (a) 10 square metres or less in area; and
  - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

## **7C.6 PARKING AND LOADING**

### **6.1 NO OBSTRUCTION**

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

### **6.2 ACCESSIBLE PARKING STALLS**

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Urban Holding zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to:
  - (a) the accessible building entrance, where one exists; or
  - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

### **6.3 MOTOR VEHICLE REGULATIONS**

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve

except as provided by caveated parking, shared parking or shared maneuvering area in Subpart 1F.3 of Chapter 1.

- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
  - (a) an area provided to meet the total site landscaped area; or
  - (b) the front yard.

**6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS**

- (1) The minimum motor vehicle parking requirements prescribed in Table 7C.T5 apply to development in the Urban Holding Zone.
- (2) If, in determining the number of required parking stalls, a fractional space is calculated:
  - (a) any fraction up to and including one-half shall be disregarded; and
  - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact space.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7C.T5: URBAN HOLDING ZONE PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle Stalls Required
T5.1	Dwelling, Unit	One stall is required per Dwelling Unit.
T5.2	All other land uses	One stall is required per 175 square metres of gross floor area.

(#2020-33, s.98, 2020)

**6.5 MINIMUM LOADING REQUIREMENTS**

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7C.6.5(1).

- (3) All loading stalls shall be clearly marked to indicate their purpose.
- (4) Notwithstanding subsections 7C.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

## **6.6 BICYCLE PARKING REQUIREMENTS**

- (1) For every 10 motor vehicle parking stalls that are required the developer shall develop either:
  - (a) one short-term bicycle parking stall;
  - (b) 0.5 long-term bicycle parking stalls; or
  - (c) an equivalent combination of clauses 7C.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
  - (a) on the ground floor of the principal building(s) on the lot; or
  - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 78, 2023)

## **7C.7 LANDSCAPING AND AESTHETIC SCREENING**

### **7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS**

- (1) The following land uses in the Urban Holding zone require a minimum total site landscaping area of ten per cent:
  - (a) Public Use, General; and
  - (b) Assembly, Community.
- (2) The following land uses in the Urban Holding zone do not require

landscaping:

- (a) Agriculture, Indoor;
- (b) Agriculture, Outdoor;
- (c) Drive-Through/Drive-In Accessory;
- (d) Open Space, Active;
- (e) Open Space, Campground; and
- (f) Utility, General.  
(#2024-9, s. 204, 2024)

(2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 7C.F4):

- (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
- (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
- (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.  
(#2024-9, s. 205, 2024)

(3) The landscaping requirements are for a principal use only.  
(#2023-23, s. 79, 2023)

## 7.2 PLANTING RATIOS

The following planting ratios shall apply to all development in the Urban Holding zone:

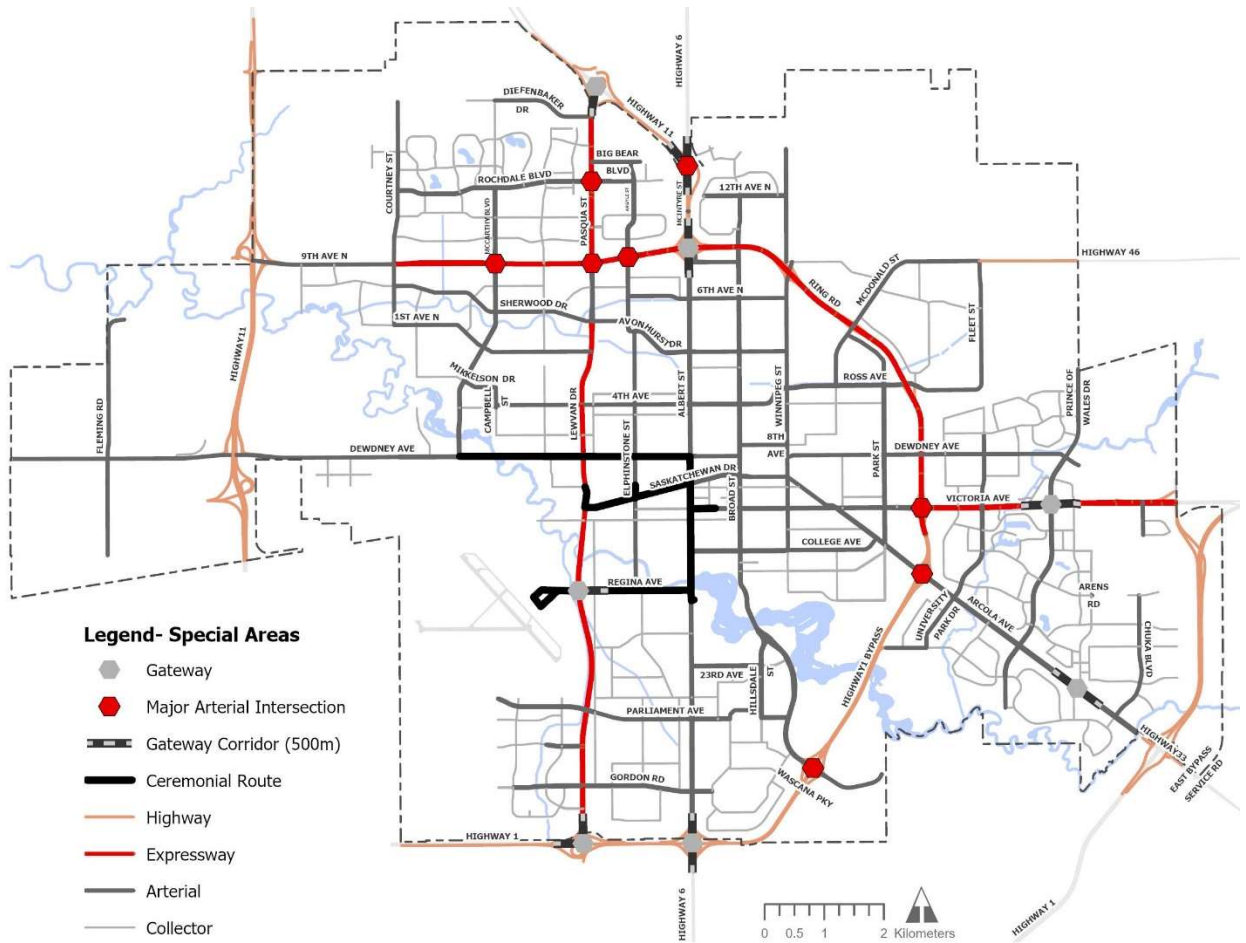
- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required. This includes portions separated from a right of way only by an easement or boulevard; and
- (c) a minimum of one shrub per 40 square metres of required site



landscaped is required per lot.

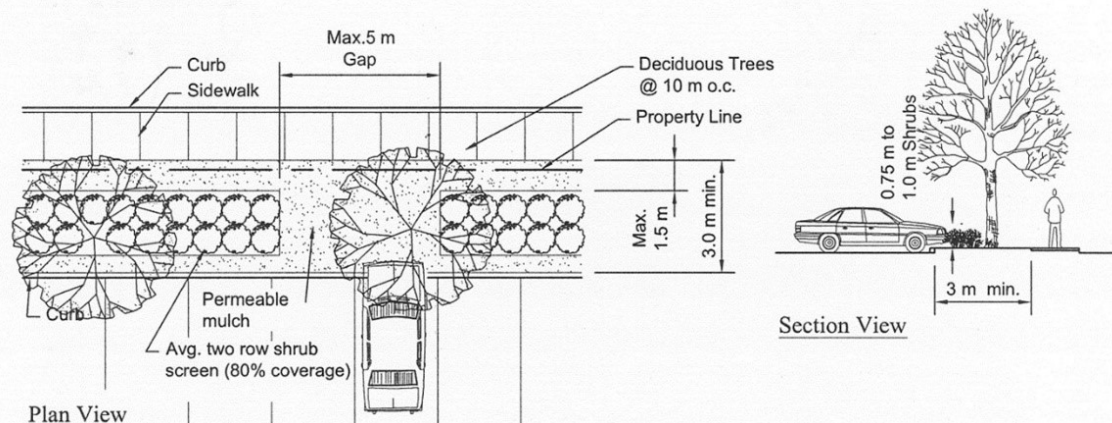
### **7.3 INCLUDED LANDSCAPED AREAS**

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by subsection 7C.7.1(1), may include, but is not restricted to:
  - (a) parking area landscaping;
  - (b) major roadways landscaped design areas (see Figure 7C.F3);
  - (c) boulevard areas;
  - (d) curbing; and
  - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 7C.F3 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping area upon the approval of the Development Officer.

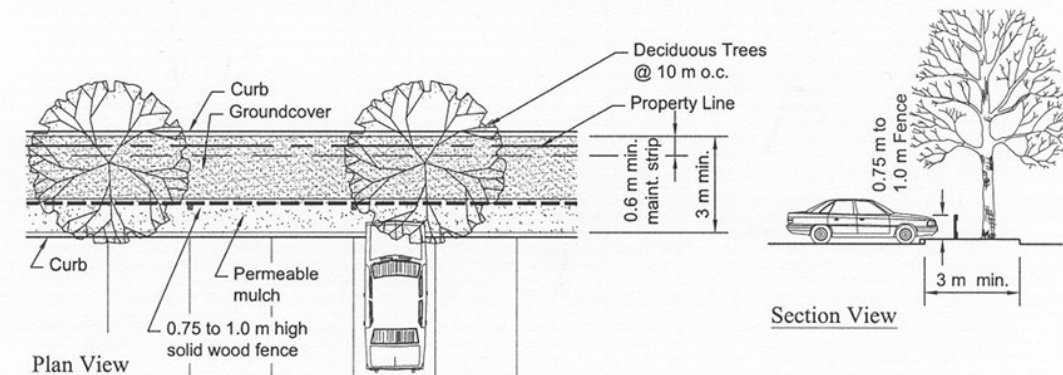


**Figure 7C.F3: Major Roadways Landscape Design Map**

(2024-9, s. 206, 2024)



a) Deciduous trees & closely knit shrub planting (750 to 1000 millimetre height)



b) Deciduous trees & 85% opaque fence (750 to 1000 millimetre height)

**Figure 7C.F4: Perimeter Screening Requirements**

(2024-9, s. 207, 2024)

#### 7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

#### 7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Urban Holding zone shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
- (b) any maneuvering area or loading/unloading bay.

(2023-47, s. 27, 2023)

## PART 7D

### RW – RAILWAY ZONE

#### **7D.1 INTENT**

The Railway zone is intended regulate lands surrounding and/or adjacent to railroads, switching and terminal operations.

#### **7D.2 APPLICATION**

- (1) The Railway zone will be applied to lands directly associated with the provision of transportation by railroad, switching and terminal operations.
- (2) The regulations, standards and requirements prescribed in Part 7D apply to all land uses and developments in the Railway zone.
- (3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Railway zone.

#### **7D.3 BUILDING AND LAND USE REQUIREMENTS**

##### **3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES**

- (1) Table 7D.T1 lists building types that are permitted or discretionary in the Railway zone.
- (2) Any building types other than those listed in Table 7D.T1 are prohibited in the Railway zone.

**TABLE 7D.T1: RW – RAILWAY ZONE BUILDING TYPES**

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	• Building, Accessory	Permitted	---	---
T1.2	• Building, Detached	Permitted	---	---
T1.3	• Building, Row	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	
T1.4	• Building, Stacked	<p>Permitted where the:</p> <p>(1) maximum building height is 11 metres or less; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:</p> <p>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(b) is not on the same lot as a building containing a use in the dwelling land use class.</p>	<p>Discretionary where the:</p> <p>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</p> <p>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class.</p>	---

(#2020-33, s.99, 2020)

### 3.2 LAND USE REQUIREMENTS

- (1) Table 7D.T2 lists land uses and land use intensities that are permitted or discretionary in the Railway zone, subject to compliance with:
  - (a) the specific development permit requirements and procedures in Part 1G;
  - (b) the land use specific regulations in Table 7D.2;
  - (c) the development standards in subpart 7D.4;
  - (d) the parking and loading requirements in subpart 7D.6;
  - (e) the landscaping and aesthetic screening requirements of subpart 7D.7; and
  - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as a discretionary in Table 7D.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Railway zone:
  - (a) any land use that is not listed in Table 7D.T2;
  - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7D.T2;
  - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
  - (d) any land use that produces or processes hazardous materials and/or dangerous goods.

(#2021-62, s. 48, 2021)

TABLE 7D.T2: RAILWAY ZONE LAND USES				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Transportation, Terminal</li> <li>• Utility, General</li> </ul>	Permitted	---	<p>(1) The “Open Space, Active”, land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.2	<ul style="list-style-type: none"> <li>• Service Trade, Motor Vehicle - Heavy</li> <li>• Storage, Outdoor</li> <li>• Storage, Warehousing</li> </ul>	---	Discretionary	---
T2.3	<ul style="list-style-type: none"> <li>• Agriculture, Outdoor</li> </ul>	Permitted	---	

(#2024-9, s. 208, 2024)

(#2020-11, s.62, 2020, #2021, s.59, 2021)

## 7D.4 DEVELOPMENT STANDARDS IN THE RAILWAY ZONE

### 4.1 DEVELOPMENT STANDARDS

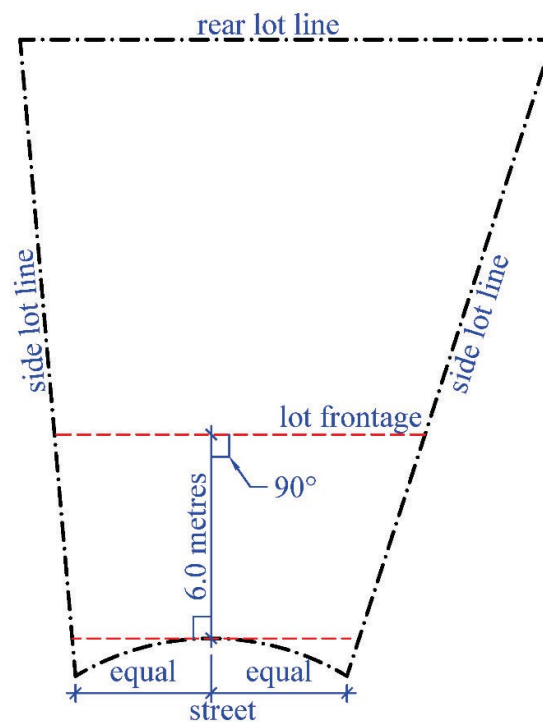
The development standards prescribed in Table 7D.T3 shall apply to all lots in the Railway zone.

TABLE 7D.T3: RAILWAY ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	2000 square metres
T3.2	Minimum Frontage	30 metres
T3.3	Minimum Front Yard Setback	7.5 metres
T3.4	Minimum Rear Yard Setback	7.5 metres
T3.5	Minimum Side Yard Setback	Nil
T3.6	Maximum Total Side Yard Setback	7.5 metres
T3.7	Maximum Site Coverage	75%
T3.8	Maximum Building Height	15 metres
T3.9	Maximum Floor Area Ratio	2.0

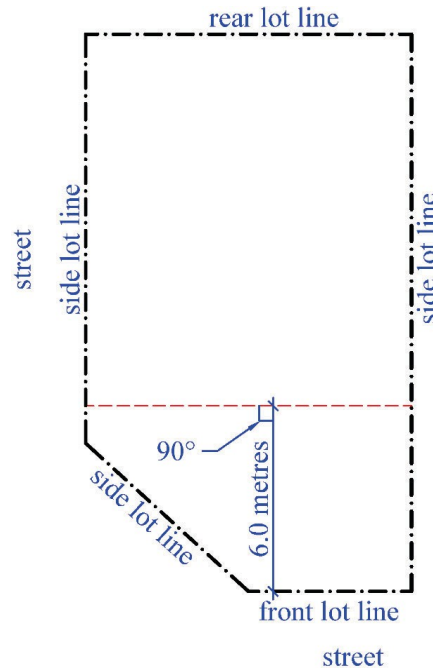


## 4.2 LOT FRONTAGE

- (1) No land use or development shall take place on any lot unless that lot directly fronts a street.
- (2) The minimum lot frontage on lots having a curved front lot line shall be measured as the distance between the side lot lines along a line drawn parallel to and six metre distance from tangent to the midpoint of the front lot line as shown on Figure 7D.F1.
- (3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street, as shown on Figure 7D.F2.



**Figure 7D.F1: Minimum Lot Frontage on a Curved Front Lot**



**Figure 7D.F2: Minimum Lot Frontage on a Corner Lot**

**4.3 PERMITTED YARD ENCROACHMENTS**

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 7D.T4.
- (2) Permitted yard encroachments are subject to 1E.1.9 of Chapter 1.

TABLE 7D.T4: RAILWAY ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yard</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted
T4.3	Porch	<ul style="list-style-type: none"> <li>• Front Yard</li> </ul>	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted

(#2024-9, s. 209, 2024)

#### 4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 7D.4.4(2), the maximum building height prescribed in Table 7D.T3 shall not apply to the following:
  - (a) a spire;
  - (b) a belfry;
  - (c) a cupola;
  - (d) a dome;
  - (e) a chimney;
  - (f) a ventilator;
  - (g) a skylight;
  - (h) a water tank;
  - (i) a bulkhead;
  - (j) a communication antenna;
  - (k) a solar panel; or
  - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 7D.4.4(1):
  - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
  - (b) may not be used for human habitation; and
  - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 80, 2023)

#### 7D.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7D.T3.

- (2) Notwithstanding subsection 7D.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:
  - (a) 10 square metres or less in area; and
  - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

## **7D.6 PARKING AND LOADING**

### **6.1 NO OBSTRUCTION**

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

### **6.2 ACCESSIBLE PARKING STALLS**

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Railway zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to:
  - (a) the accessible building entrance, where one exists; or
  - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

### **6.3 MOTOR VEHICLE REGULATIONS**

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared manoeuvring area in subpart 1F.6 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
  - (a) an area provided to meet the total site landscaping area; or

- (b) the required front yard unless otherwise specified in this Bylaw.

#### 6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 7D.T5 apply to development in the Railway Zone.
- (2) If, in determining the number of required parking stalls, a fractional space is calculated:
  - (a) any fraction up to and including one-half shall be disregarded; and
  - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact space.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7D.T5: RAILWAY ZONE PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle
T5.1	All land uses	One stall is required per 150 square metres of gross floor area.

(#2020-33, s.100, 2020)

#### 6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7D.6.5(1).
- (3) All loading stalls shall be clearly marked to indicate their purpose.
- (4) Notwithstanding subsections 7D.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

## 6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls there shall be either:
  - (a) one short-term bicycle parking stall;
  - (b) 0.5 long-term bicycle parking stalls; or
  - (c) an equivalent combination of clauses 7D.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
  - (a) on the ground floor of the principal building(s) on the lot; or
  - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 81, 2023)

## 7D.7 LANDSCAPING AND AESTHETIC SCREENING

### 7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Every lot in the Railway zone requires a minimum total site landscaping area of five per cent.
  - (1.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 7D.F4):
    - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
    - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
    - (d) The maximum width for a continuous, uninterrupted strip of

permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.  
(#2024-9, s. 210, 2024)

- (2) The landscaping requirements are for a principal use only.

## **7.2 PLANTING REQUIREMENTS**

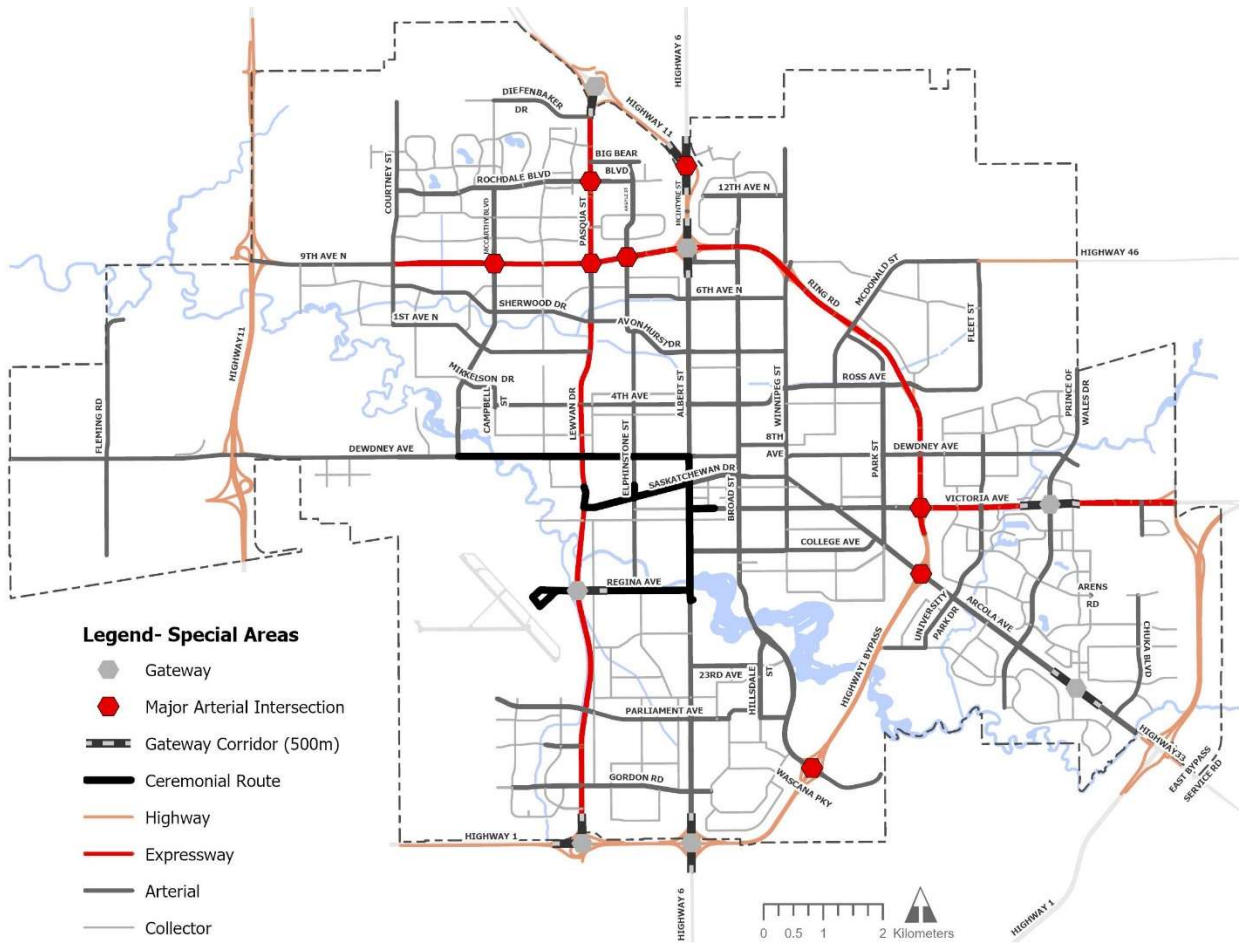
The following planting ratios shall apply to all development in the Railway zone to meet the total site landscaping area as required by section 7C.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaped area, or fraction thereof, is required per lot.

## **7.3 INCLUDED LANDSCAPED AREAS**

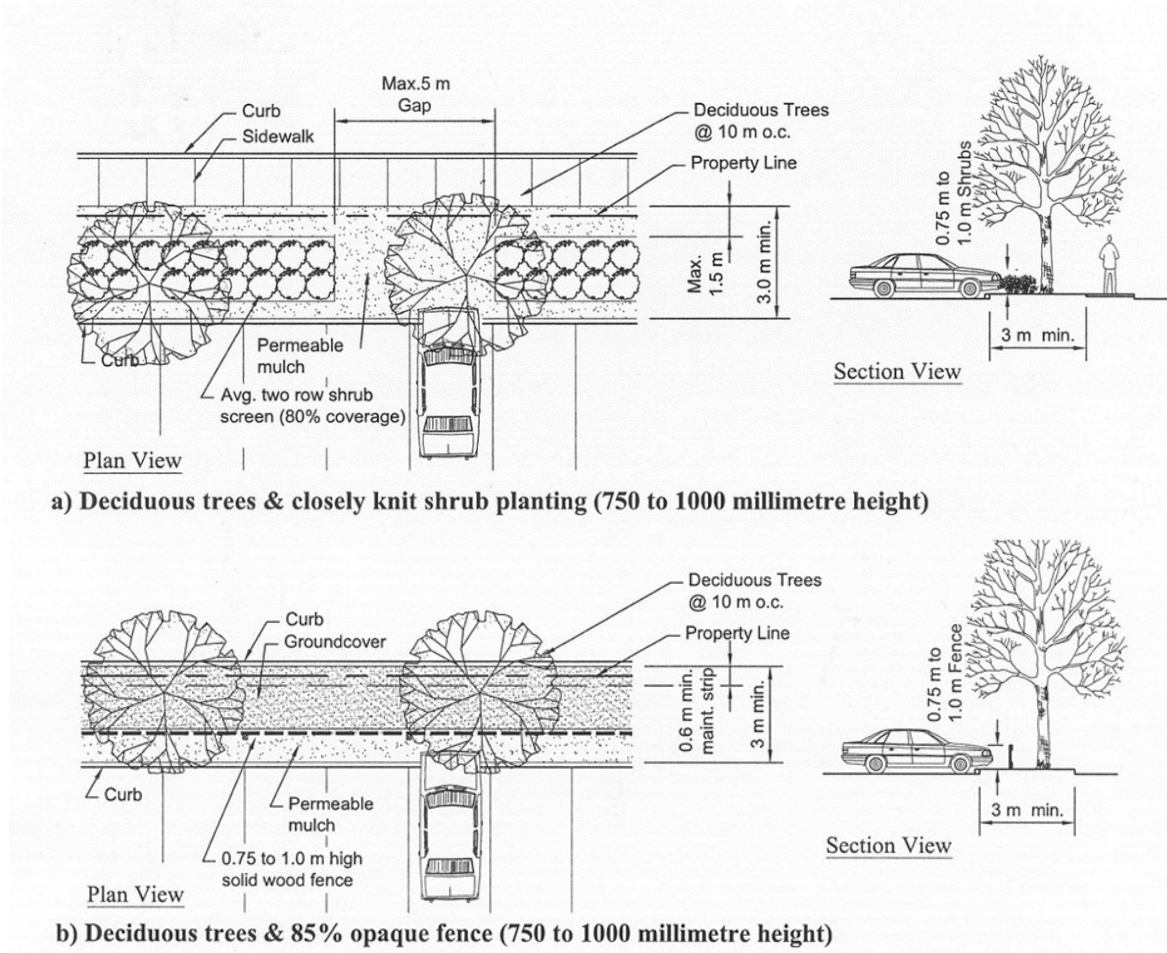
- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 7D.7.1, may include, but is not restricted to:
  - (a) parking area landscaping;
  - (b) major roadways landscaped design areas (see Figure 7D.F3);
  - (c) boulevard areas;
  - (d) curbing; and
  - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 7D.F3 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.





**Figure 7D.F3: Major Roadways Landscape Design Map**

(#2024-9, s. 211, 2024)



**Figure 7D.F4: Perimeter Screening Requirements**

(#2024-9, s. 212, 2024)

#### 7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

#### 7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Railway zone shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83

metres or to the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
- (b) any storage area that is outdoors or partially outdoors;
- (c) any entrance and exit to a building that contains equipment to wash or service vehicles, where the entrance/exit is within 20 metres of a Sensitive Lot or Major Roadway;
- (d) any building containing hazardous material; and
- (e) any maneuvering area or loading / unloading bay.

(2023-47, s. 28, 2023)

## PART 7E

### PS – PUBLIC SERVICE ZONE

#### **7E.1 INTENT**

- (1) The Public Service zone is established to preserve and control areas used or intended to be used by the public for active and passive recreational purposes.
- (2) The zone is confined to natural or parkland areas which are:
  - (a) environmentally sensitive; or
  - (b) represent valuable aesthetic assets to the community.

#### **7E.2 APPLICATION**

- (1) The regulations, standards and requirements prescribed in part 7E apply to all land uses and developments in the Public Service zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Public Service zone.

#### **7E.3 BUILDING AND LAND USE REQUIREMENTS**

##### **3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES**

- (1) Table 7E.T1 lists building types that are permitted or discretionary in the Public Service zone.
- (2) Any building types other than those listed in Table 7E.T1 are prohibited in the Public Service zone.

<b>TABLE 7E.T1: PUBLIC SERVICE ZONE BUILDING TYPES</b>				
<b>Sec.</b>	<b>Building Type</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Building Specific Regulations</b>
<b>T1.1</b>	Building, Accessory	Permitted	---	---
<b>T1.2</b>	Building, Detached	Permitted	---	---
<b>T1.3</b>	Building, Row	Permitted where the: <ol style="list-style-type: none"> <li>(1) maximum building height is 11 metres or less; or</li> <li>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and:               <ol style="list-style-type: none"> <li>(a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</li> <li>(b) is not on the same lot as a building containing a use in the dwelling land use class.</li> </ol> </li> </ol>	Discretionary where the: <ol style="list-style-type: none"> <li>(1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or</li> <li>(2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but:               <ol style="list-style-type: none"> <li>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</li> <li>(b) is on the same lot as a building containing a use in the dwelling land use class.</li> </ol> </li> </ol>	---
<b>T1.4</b>	Building, Stacked	---	---	---

(#2020-33, s.101-102, 2020)

### 3.2 LAND USE REQUIREMENTS

- (1) Table 7E.T2 lists land uses and land use intensities that are permitted or discretionary in the Public Service zone, subject to compliance with:
  - (a) the specific development permit requirements and procedures in Part 1G;
  - (b) the land use specific regulations in Table 7E.2;
  - (c) the development standards in subpart 7E.4;
  - (d) the parking and loading requirements in subpart 7E.6;
  - (e) the landscaping and aesthetic screening requirements of subpart 7E.7; and
  - (f) the other regulations of this Bylaw.
- (2) When considering the approval of a land use or a land use intensity listed as discretionary in Table 7E.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.

- (3) The following land uses are prohibited in the Public Service zone:
- (a) any land use that is not listed in Table 7E.T2;
  - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7E.T2;
  - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
  - (d) any land use that produces or processes hazardous materials and/or dangerous goods.

(#2021-62, s. 49, 2021)

<b>TABLE 7E.T2: PUBLIC SERVICE ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.1</b>	<ul style="list-style-type: none"> <li>• Institution, Education</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Utility, General</li> </ul>	Permitted	---	<p>(1) An “Institution, Education” and “Open Space, Active”, land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <ul style="list-style-type: none"> <li>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</li> <li>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ul> <p>(3) Only public schools are permitted in the “Institution, Education” land use</p>
<b>T2.2</b>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Food and Beverage, Restaurant</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Personal</li> </ul>	---	Discretionary	<p>(1) These land uses are allowed only in conjunction with municipally owned or operated facility.</p> <p>(2) The “Assembly, Community” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in (1) shall be:</p> <ul style="list-style-type: none"> <li>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot</li> </ul>

<b>TABLE 7E.T2: PUBLIC SERVICE ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Uses</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
				requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.”
<b>T2.3</b>	<ul style="list-style-type: none"> <li>• Assembly, Recreation</li> <li>• Assembly, Religious</li> <li>• Institution, Day Care</li> <li>• Institution, Humanitarian Service</li> <li>• Open Space, Ceremonial</li> </ul>	---	Discretionary	<p>(1) The “Assembly, Recreation”, “Assembly, Religious” or “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.4</b>	• Agriculture, Outdoor	Permitted	---	
(#2024-9, s. 213, 2024)				

(#2020-11, s.63-65, 2020, #2021-55, s.60, 2021)

## 7E.4 DEVELOPMENT STANDARDS

### 4.1 DEVELOPMENT STANDARDS

The development standards prescribed in Table 7E.T3 apply to all buildings and land uses in the Public Service zone.

<b>TABLE 7E.T3: PUBLIC SERVICE ZONE DEVELOPMENT STANDARDS</b>		
<b>Sec.</b>	<b>Development Criteria<sup>+</sup></b>	<b>Standards (Per Lot)</b>
<b>T3.1</b>	<b>Minimum Lot Area</b>	500 square metres
<b>T3.2</b>	<b>Minimum Frontage</b>	15 metres
<b>T3.3</b>	<b>Minimum Front Yard Setback</b>	4.5 metres
<b>T3.4</b>	<b>Minimum Rear Yard Setback</b>	6.0* metres
<b>T3.5</b>	<b>Minimum Side Yard Setback</b>	3.0* metres
<b>T3.6</b>	<b>Minimum Total Side Yard Setback</b>	6.0 metres
<b>T3.7</b>	<b>Maximum Site Coverage</b>	75%
<b>T3.8</b>	<b>Maximum Building Height</b>	15 metres
<b>T3.9</b>	<b>Maximum Floor Area Ratio</b>	1.5

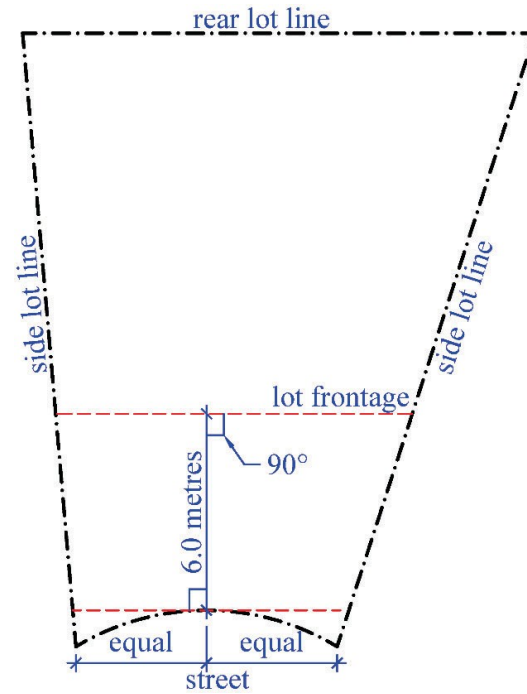
+ For the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines.  
\*Nil in cases where a building addition to an Institution, Education is located on the developed Institution, Education site directly adjacent to land owned by the City.

## 4.2 LOT FRONTAGE

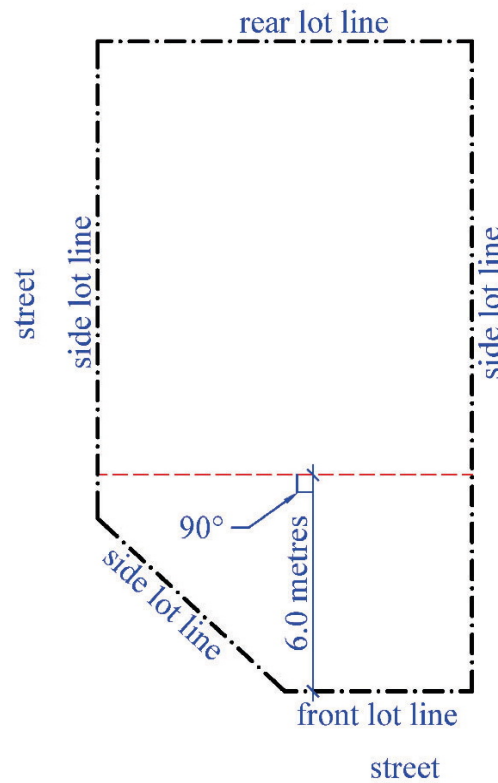
- (1) No land use or development shall take place on any lot unless that lot directly fronts a street.
- (2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 7E.F1 below:
  - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
  - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 7E.4.2(2)(a); and
  - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 7E.4.2(2)(b).
- (3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 7E.F2:
  - (a) a distance line perpendicular to the front lot line and six meters in length shall be measured from the front lot line; and



- (b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in clause 7E.4.2(3)(a).



**Figure 7E.F1: Minimum Lot Frontage on a Curved Front Lot**



**Figure 7E.F2: Minimum Lot Frontage on a Corner Lot**

### **4.3 PERMITTED YARD ENCROACHMENTS**

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7E.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

<b>TABLE 7E.T4: PUBLIC SERVICE ZONE PERMITTED ENCROACHMENTS</b>				
<b>Sec.</b>	<b>Structure</b>	<b>Permitted Yard</b>	<b>Maximum Projection into Permitted Yard</b>	<b>Minimum Setback from Lot Line</b>
<b>T4.1</b>	Fire escape	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	150 millimetres
<b>T4.2</b>	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yard</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted
<b>T4.3</b>	Porch	<ul style="list-style-type: none"> <li>• Front Yard</li> </ul>	1.5 metres	3 metres
<b>T4.4</b>	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> <li>• Front Yard</li> <li>• Side Yards</li> <li>• Flankage Side Yard</li> <li>• Rear Yard</li> </ul>	Unrestricted	Unrestricted
(#2024-9, s. 214, 2024)				

#### **4.4 HEIGHT EXCEPTIONS**

- (1) Subject to subsection 7E.4.4(2), the maximum building height prescribed in Table 7E.T3 shall not apply to the following:
- (a) a spire;
  - (b) a belfry;
  - (c) a cupola;
  - (d) a dome;
  - (e) a chimney;
  - (f) a ventilator;
  - (g) a skylight;
  - (h) a water tank;
  - (i) a bulkhead;
  - (j) a communication antenna;
  - (k) a solar panel; or

- (1) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 7E.4.4(1):
  - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
  - (b) may not be used for human habitation; and
  - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 82, 2023)

## **7E.5 ACCESSORY USES, BUILDINGS AND STRUCTURES**

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7E.T3.
- (2) Notwithstanding subsection 7E.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:
  - (a) 10 square metres or less in area; and
  - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

## **7E.6 PARKING AND LOADING**

### **6.1 NO OBSTRUCTION**

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

### **6.2 ACCESSIBLE PARKING STALLS**

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Public Service zone.

- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
  - (a) the accessible building entrance, where one exists; or
  - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

### **6.3 MOTOR VEHICLE REGULATIONS**

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.6 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
  - (a) an area provided to meet the total site landscaped area; or
  - (b) the front yard.

### **6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS**

- (1) The minimum motor vehicle parking requirements prescribed in Table 7E.T5 apply to development in the Public Service zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
  - (a) any fraction up to and including one-half shall be disregarded; and
  - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7E.T5: PUBLIC SERVICE ZONE PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle Stalls Required
T5.4	Institution, Day Care	(1) One parking stall per land use is required; and (2) Passenger drop-off stalls in accordance with the following:
		<b>Individuals Under Care</b>   <b>Minimum Number of Passenger Drop-off Stalls</b>
		1-10   1 stall
		10-15   2 stalls
		16-30   3 stalls
		31-45   4 stalls
		46-60   5 stalls
More than 60   Two additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) or as a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.
T5.5	Assembly, Recreation	(1) With respect to the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines. (2) For all other Assembly, Recreation land uses one stall is required per 100 square metres of the total gross floor area of all development on the lot.
T5.6	Institution, Education	One stall is required per 100 square metres of the gross floor area, with portable classrooms excluded from the calculation of gross floor area.
T5.7	All other land uses	One stall is required per 100 square metres of gross floor area.
T5.8	Notwithstanding Section 7E.T5.7, where Public Use, General or Utility, General land use involves public utility substations, pumping stations, equipment buildings and similar facilities that, in the opinion of the Development Officer, are principally concerned with the provision of utilities – including, but not limited to: drinking water, stormwater, sewage, electricity, gas or telecommunications.	(1) One stall per employee on a maximum work shift, or (2) Nil, where such facility does not require on-site staff.

(#2020-33, s.103, 2020, #2022-30, s. 112, 2022)

## 6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the

requirement mentioned in subsection 7E.6.5(1).

- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 7E.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 7E.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

## **6.6 BICYCLE PARKING REQUIREMENTS**

- (1) For every 10 required motor vehicle parking stalls there shall be either:
  - (a) One short-term bicycle parking stalls;
  - (b) 0.5 long-term bicycle parking stalls; or
  - (c) an equivalent combination of clauses 7E.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
  - (a) on the ground floor of the principal building(s) on the lot; or
  - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 83, 2023)

## **7E.7 LANDSCAPING AND AESTHETIC SCREENING**

### **7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS**

- (1) Every residential lot in the Public Service zone requires a minimum total site landscaping area of fifteen per cent.
- (2) Every non-residential lot in the Public Service zone requires a minimum total site landscaping area of ten per cent.

- (3) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 7E.7(1).
- (3.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 7E.F4):
  - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
  - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
  - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.  
(#2024-9, s. 215, 2024)
- (4) The landscaping requirements are for a principal use only.
- (5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

## 7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development in the Public Service zone:

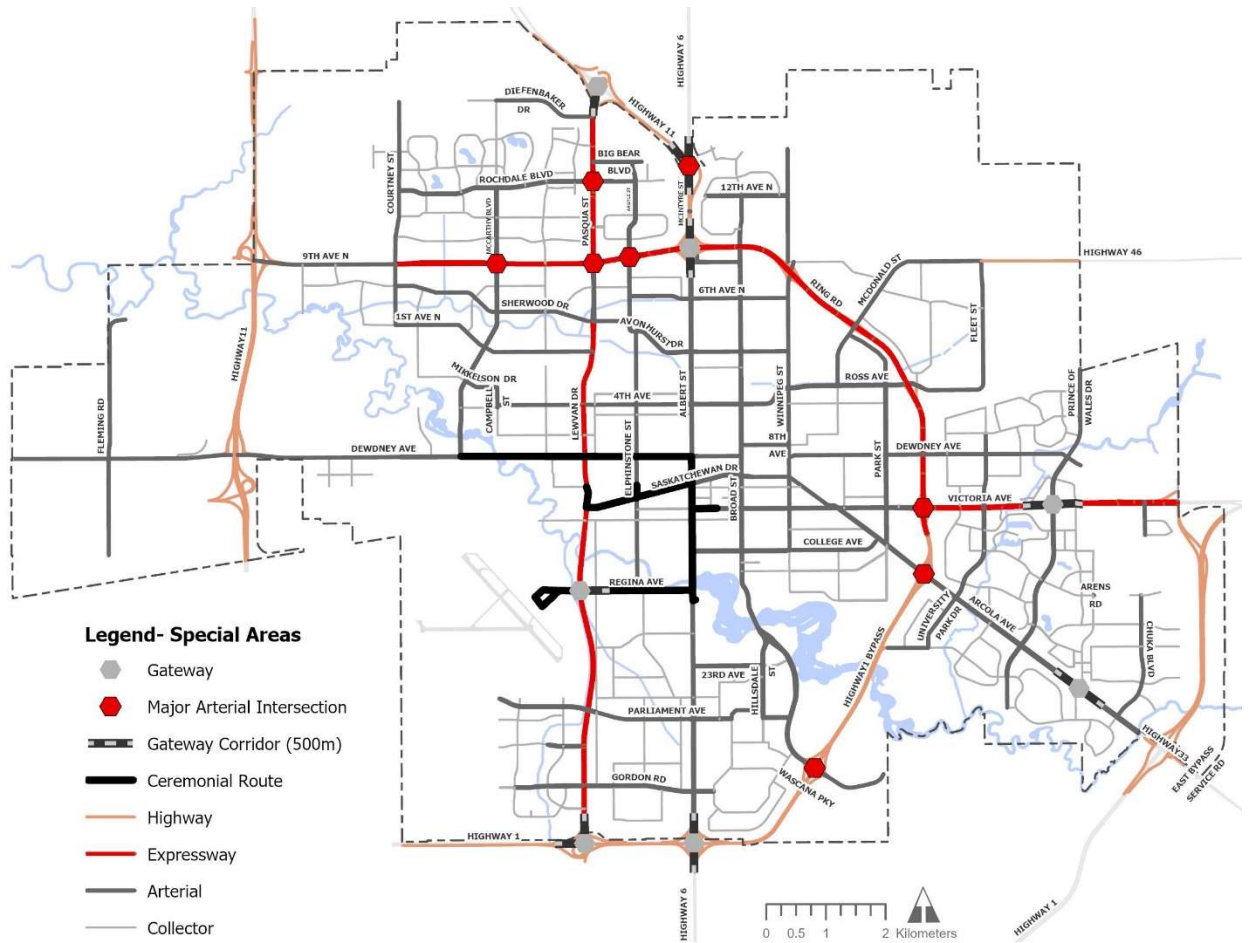
- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres that a lot is abutting a registered road right of way, a minimum of one deciduous tree is required and for the purposes of this clause abutting also includes any portion of the lot separated from a right of way only by an easement or boulevard; and
- (c) a minimum of one shrub per 20 square metres of required site



landscaping is required per lot.

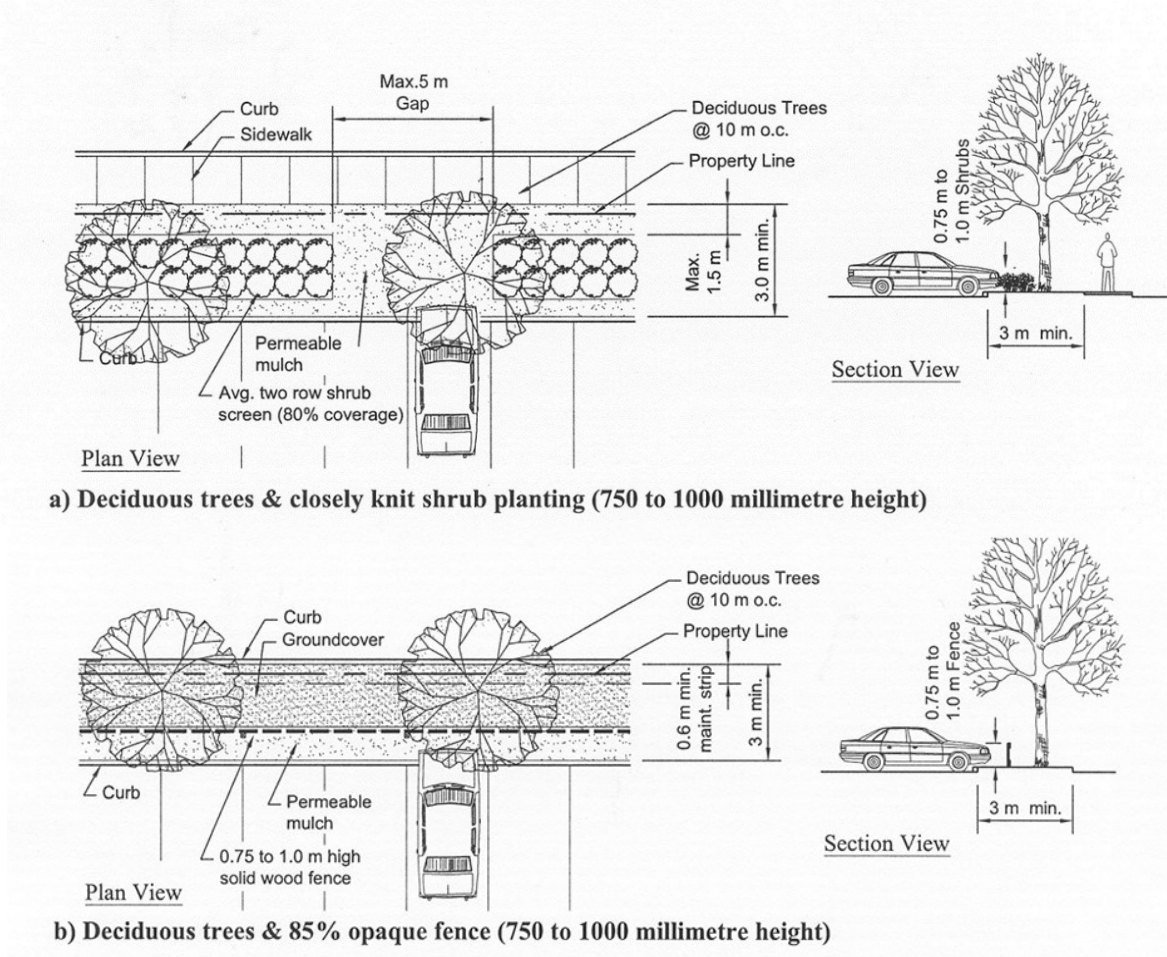
### **7.3 INCLUDED LANDSCAPED AREAS**

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 7E.7.1(1), may include, but is not restricted to:
  - (a) parking area landscaping;
  - (b) major roadways landscaped design areas (see Figure 7E.F3);
  - (c) boulevard areas;
  - (d) curbing; and
  - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 7E.F3 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.



**Figure 7E.F3: Major Roadways Landscape Design Map**

(#2024-9, s. 216, 2024)



**Figure 7E.F4: Perimeter Screening Requirements**

(#2024-9, s. 217, 2024)

#### **7.4 PRESERVATION OF EXISTING PLANT MATERIAL**

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

#### **7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES**

- (1) A proposed new development or substantial addition to an existing development on a lot in the Public Service zone shall provide aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a residential zone or mixed-use zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
  - (a) any collection area for garbage, refuse or recycling;
  - (b) any storage area that is outdoors or partially outdoors; and
  - (c) any maneuvering area or loading/unloading bay.

**7E.8** Repealed (#2022-3, s. 5, 2022)

(2023-47, s. 29, 2023)