

SECTION 1 - GENERAL SCOPE

- 1.1 Title
- 1.2 Application
- 1.3 Validity
- 1.4 Effective Date
- 1.5 Repeal of Existing By-laws

SECTION 2 - ADMINISTRATION

- 2.1 Contraventions and Penalties
- 2.2 Licences and Permits
- 2.3 Certificate of Occupancy
- 2.4 a) Legal Non-Compliance of Buildings and Structures
- 2.4 b) Legal Non-Conforming Uses
- 2.4 c) Deemed To Comply: Site Plan Agreements and Site Plan Approvals
- 2.4 d) Deemed To Comply: Site Plan Agreements and Site Plan Approvals
- 2.4 e) Deemed To Comply: Property Specific Site Plan Agreements and Site Plan Approvals
- 2.4 f) Deemed To Comply: Property Specific Semi-Detached Duplex Dwellings Under Construction in the Residential Four (R-4) and Residential Five (R-5) Zones

SECTION 3 - INTERPRETATION, CLASSIFICATION AND LIMITS OF ZONES

- 3.1 Establishment of Classifications and Zones
- 3.2 Use of Zone Symbols
- 3.3 Incorporation of Zoning Grid Schedules
- 3.4 Boundaries of Zones
- 3.5 Incorporation of Appendices

SECTION 4 - DEFINITIONS

- 4.1 General
- 4.2 Specific

SECTION 5 - GENERAL REGULATIONS

- 5.1 Prohibited Uses
- 5.2 Frontage on a Street
- 5.3 Prohibited Obstructions in Visibility Triangles
- 5.4 Prohibited Obstructions in Yards
- 5.5 Accessory Buildings
- 5.5A Attached Garages for Single Detached and Duplex Dwellings
- 5.5B Attached Garages for Semi-Detached Houses
- 5.5C Attached Garages for Street Townhouses
- 5.6 Permitted Yard Projections
- 5.6A Permitted Yard Projections for Dwellings
- 5.6B Uses Accessory to a Restaurant
- 5.7 Front Yard Building Setback
- 5.8 Public Services
- 5.9 Reduction in Regulations Resulting from Street Widening
- 5.9A Regulations from Corner Visibility Triangle

- 5.10 Construction Uses
- 5.10A Temporary Sales Centre
- 5.11 Visual Barrier
- 5.12 Number of Dwellings per Lot
- 5.13 Home Business
- 5.14 Regulation for Consolidated Lot Development
- 5.15 Existing Uses
- 5.16 Two or More Uses on a Lot
- 5.17 Location of Group Homes
- 5.17A Location of Lodging Houses
- 5.18 Development within the Floodplain
- 5.19 Bonus Regulations
- 5.20 Maintenance Easements and Eave Encroachments for Dwellings and Accessory Buildings Having a 0 Metre Sideyard
- 5.21 Phased Registration of Condominiums
- 5.22 Coach House Dwelling Units
- 5.23 Setbacks from Railways
- 5.24 Setbacks from Arterial Roads
- 5.25 Duplexes and Second Dwelling Units in Semi-Detached Houses and Townhouses
- 5.26 Drive-Through Facilities Containing Intercom Order Stations
- 5.27 Private Wells
- 5.28 Accessory Bio-Solid Storage
- 5.29 Service or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles and Major Recreational Equipment
- 5.30 Residential Uses
- 5.31 Food Carts

SECTION 6 - OFF-STREET PARKING AND OFF-STREET LOADING

- 6.1 Off-Street Parking
- 6.2 Off-Street Loading
- 6.3 Commercial Vehicles and Equipment
- 6.4 Major Recreational Equipment
- 6.5 Utility Trailers
- 6.6 Vehicles with a Snow Plough Blade
- 6.7 Barrier-Free Accessible Parking

SECTION 7 - CONVENIENCE COMMERCIAL ZONE (C-1)

- 7.1 Permitted Uses
- 7.2 Regulations

SECTION 8 - NEIGHBOURHOOD SHOPPING CENTRE ZONE (C-2)

- 8.1 Permitted Uses
- 8.2 Regulations

SECTION 9 - COMMUNITY SHOPPING CENTRE ZONE (C-3)

- 9.1 Permitted Uses
- 9.2 Regulations

SECTION 10 - COMMUNITY COMMERCIAL CORE ZONE (C-4)

- 10.1 Permitted Uses
- 10.2 Regulations

SECTION 11 - REGIONAL SHOPPING CENTRE ZONE (C-5)

- 11.1 Permitted Uses
- 11.2 Regulations

SECTION 12 - ARTERIAL COMMERCIAL ZONE (C-6)

- 12.1 Permitted Uses
- 12.1A Prohibited Uses
- 12.2 Regulations

SECTION 13 - GAS STATION ZONE (C-7)

- 13.1 Permitted Uses
- 13.2 Omitted
- 13.3 Regulations

SECTION 13A - COMMERCIAL CAMPUS ZONE (C-8)

- 13A.1 Permitted Uses
- 13A.2 Regulations

SECTION 14 - RETAIL CORE ZONE (D-1)

- 14.1 Permitted Uses
- 14.2 Prohibited Uses
- 14.3 Regulations

SECTION 14A - EAST MARKET ZONE (D-2)

- 14A.1 Permitted Uses
- 14A.2 Prohibited Uses
- 14A.3 Regulations

SECTION 15 - MARKET VILLAGE ZONE (D-3)

- 15.1 Permitted Uses
- 15.2 Prohibited Uses
- 15.3 Regulations

SECTION 16 - OFFICE DISTRICT ZONE (D-4)

- 16.1 Permitted Uses

16.2 Regulations

SECTION 16A - COMMERCIAL RESIDENTIAL ZONE (D-5)

16A.1 Permitted Uses
16A.2 Regulations

SECTION 17 - WAREHOUSE DISTRICT ZONE (D-6)

17.1 Permitted Uses
17.2 Prohibited Uses
17.3 Regulations

SECTION 18 - MACKENZIE KING SQUARE ZONE (D-7)

18.1 Permitted Uses
18.2 Prohibited Uses
18.3 Regulations

SECTION 19 - INDUSTRIAL RESIDENTIAL ZONE (M-1)

19.1 Permitted Uses
19.2 Prohibited Uses
19.3 Regulations
19.4 For Residential Care Facility

SECTION 20 - GENERAL INDUSTRIAL ZONE (M-2)

20.1 Permitted Uses
20.2 Prohibited Uses
20.3 Regulations

SECTION 21 - SERVICE INDUSTRIAL ZONE (M-3)

21.1 Permitted Uses
21.2 Prohibited Uses
21.3 Regulations

SECTION 22 - HEAVY INDUSTRIAL ZONE (M-4)

22.1 Permitted Uses
22.2 Prohibited Uses
22.3 Regulations

SECTION 23 - BUSINESS PARK ZONE (B-1)

23.1 Permitted Uses
23.2 Prohibited Uses

23.3 Regulations

SECTION 24 - RESTRICTED BUSINESS PARK ZONE (B-2)

24.1 Permitted Uses
24.2 Prohibited Uses
24.3 Regulations

SECTION 25 - BUSINESS PARK SERVICE CENTRE ZONE (B-3)

25.1 Permitted Uses
25.2 Prohibited Uses
25.3 Regulations

SECTION 26 - COMMERCIAL BUSINESS PARK ZONE (B-4)

26.1 Permitted Uses
26.2 Prohibited Uses
26.3 Regulations

SECTION 27 - PUBLIC PARK ZONE (P-1)

27.1 Permitted Uses
27.2 Regulations

SECTION 28 - OPEN SPACE ZONE (P-2)

28.1 Permitted Uses
28.2 Prohibited Outdoor Recreational Uses
28.3 Regulations

SECTION 29 - HAZARD LAND ZONE (P-3)

29.1 Permitted Uses
29.2 Prohibited Uses

SECTION 30 - GOLF COURSE ZONE (P-4)

30.1 Permitted Uses
30.2 Prohibited Outdoor Recreational Uses
30.3 Regulations

SECTION 31 - NEIGHBOURHOOD INSTITUTIONAL ZONE (I-1)

31.1 Permitted Uses
31.2 Prohibited Uses
31.3 Regulations

SECTION 32 - COMMUNITY INSTITUTIONAL ZONE (I-2)

- 32.1 Permitted Uses
- 32.2 Prohibited Uses
- 32.3 Regulations

SECTION 33 - MAJOR INSTITUTIONAL ZONE (I-3)

- 33.1 Permitted Uses
- 33.2 Prohibited Uses
- 33.3 Regulations

SECTION 34 - AGRICULTURAL ZONE (A-1)

- 34.1 Permitted Uses
- 34.2 Omitted
- 34.3 Regulations

SECTION 35 - RESIDENTIAL ONE ZONE (R-1)

- 35.1 Permitted Uses
- 35.2 Regulations
- 35.3 For Residential Care Facility

SECTION 36 - RESIDENTIAL TWO ZONE (R-2)

- 36.1 Permitted Uses
- 36.2 Regulations

SECTION 37 - RESIDENTIAL THREE ZONE (R-3)

- 37.1 Permitted Uses
- 37.2 Regulations

SECTION 38 - RESIDENTIAL FOUR ZONE (R-4)

- 38.1 Permitted Uses
- 38.2 Regulations

SECTION 39 - RESIDENTIAL FIVE ZONE (R-5)

- 39.1 Permitted Uses
- 39.2 Regulations
- 39.2A For All Uses

SECTION 40 - RESIDENTIAL SIX ZONE (R-6)

- 40.1 Permitted Uses
- 40.2 Regulations

SECTION 41 - RESIDENTIAL SEVEN ZONE (R-7)

- 41.1 Permitted Uses
- 41.2 Regulations

SECTION 42 - RESIDENTIAL EIGHT ZONE (R-8)

- 42.1 Permitted Uses
- 42.2 Regulations

SECTION 43 - RESIDENTIAL NINE ZONE (R-9)

- 43.1 Permitted Uses
- 43.2 Regulations

SECTION 44 - COMMERCIAL RESIDENTIAL ONE ZONE (CR-1)

- 44.1 Permitted Uses
- 44.2 Prohibited Uses
- 44.3 Regulations

SECTION 45 - COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)

- 45.1 Permitted Uses
- 45.2 Prohibited Uses
- 45.3 Regulations

SECTION 46 - COMMERCIAL RESIDENTIAL THREE ZONE (CR-3)

- 46.1 Permitted Uses
- 46.2 Prohibited Uses
- 46.3 Regulations

SECTION 47 - COMMERCIAL RESIDENTIAL FOUR ZONE (CR-4)

- 47.1 Permitted Uses
- 47.2 Regulations

SECTION 47A – COMMERCIAL RESIDENTIAL FIVE ZONE (CR-5)

- 47A.1 Permitted Uses
- 47A.2 Prohibited Uses
- 47A.3 Regulations

SECTION 48 - EXISTING USE ONE ZONE (E-1)

- 48.1 Permitted Uses
- 48.2 Prohibited Uses
- 48.3 Regulations

SECTION 53 - LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)

- 53.1 Permitted Uses
- 53.2 Regulations

SECTION 54 - MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2)

- 54.1 Permitted Uses
- 54.2 Regulations

SECTION 55 - HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)

- 55.1 Permitted Uses
- 55.2 Regulations

- APPENDIX "A"** - Zoning Grid Schedules
- APPENDIX "B"** - Property Detail Schedules
- APPENDIX "C"** - Special Use Provisions for Specific Lands
- APPENDIX "D"** - Special Regulation Provisions for Specific Lands
- APPENDIX "E"** - Temporary Use Provisions for Specific Lands
- APPENDIX "F"** - Holding Provisions for Specific Lands
- APPENDIX "G"** - Holding Provisions for Services and Roadworks
- APPENDIX "H"** - Residential Intensification in Established Neighbourhoods Study (RIENS) Area