

CITY OF KELOWNA
BYLAW NO. 12497
TA22-0014 – Amendment to Multiple Sections
of Zoning Bylaw No. 12375

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "B" BEDROOM** be amended as follows:

Deleting the following after "is for sleeping.":

"It may include, but is not limited to, dens, lofts, studies, and libraries.";

And replace with:

"Regardless of the room's name (including but not limited to) dens, flex rooms, lofts, studies, libraries, etc. if the room's layout could be utilized primarily for sleeping then the room shall be considered a bedroom.";

2. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "E" EDUCATION SERVICES** be amended by adding the following:

"Residential dwelling units are permitted within Education Services if the dwelling units are administered by the Education Service.";

3. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "F" FLOOR AREA, NET** be amended by deleting "attached" before "garages, carports, breezeways.";

4. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "L" LANDSCAPE AREA** be amended as follows:

Deleting the following:

"means the area located within the required front yard setback areas, rear yard setback areas, and industrial side yard setback areas setback area up to a maximum of 3.0 metres.";

And replace with:

"means the area up to a maximum of 3.0 metres located into a required: front yard setback area, flanking side yard setback area, rear yard setback areas, or industrial side yard setback area.";

5. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “M” MOBILE HOME** be amended by deleting “steel frame that is design” after “resistant” and replace with “frame that is designed”;

6. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “R” RESIDENTIAL SECURITY/OPERATOR UNIT** be amended as follows:

Deleting the following:

“means a secondary building, a single detached housing, or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone.”;

And replace with:

“means secondary building or portion of a building used to provide a single on-site accommodation for: persons employed on the property, a site caretaker, an operator of a commercial establishment, or an on-duty security personnel.”;

7. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “S” SLEEPING UNIT** be amended as follows:

Deleting the following:

“means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.”;

And replace with:

“means a habitable room that may or may not be equipped with self-contained cooking facilities (i.e. a partial or full kitchen), which provides accommodation for guests.”;

8. AND THAT **Section 6 – General Development Regulations, 6.8.3 Density Bonus** be amended as follows:

Deleting the following:

“ (a) all of the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit’s gross floor area; or

(b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance Table 6.8.b in respect of at least 2% of the total number of dwelling units authorized by the building permit authorizing the construction of the bonus density.”;

And replace with:

“(a) all the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit’s gross floor area This does not include any additional height associated with bonus FAR; or

(b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b in respect to the total amount of affordable housing units authorized by the building permit authorizing the construction of the bonus density.”;

9. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by deleting “Infill Housing and Townhouses” and replace with “MF1 & MF2 Zones”;
10. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by deleting “Apartments in Multi-Dwelling Zones” and replace with “MF3 zone, Core Area Zone, and Health District Zones”;
11. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by adding, “Village Centre Zone,” after “Urban Centre Zones”;
12. AND THAT **Section 7 – Site Layout, Table 7.2 Tree & Landscaping Planting Requirements, Criteria** be amended by deleting “Commercial Zones & Industrial Zones” and replace with “Commercial Zones, Industrial Zones, & Comprehensive Development Zones”;
13. AND THAT **Section 8 – Parking and Loading, 8.1.4(c) General Provisions and Development Standards** be amended by deleting “the disabled” after “spaces for” and replace with “universal accessibility”;
14. AND THAT **Section 8 – Parking and Loading, 8.2.1 Off-Street Parking Regulations** be amended by deleting “the disabled” after “including parking for” and replace with “universal accessibility”;
15. AND THAT **Section 8 – Parking and Loading, Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles** be deleted in its entirety and replaced with Table 8.2.7.a as outlined in **Schedule A** attached to and forming part of this bylaw;

16. AND THAT **Section 8 – Parking and Loading, Table 8.2.7.b Ratio of Parking Space Sizes** be deleted in its entirety and replaced with Table 8.2.7.b outlined in **Schedule B** as attached to and forming part of this bylaw;
17. AND THAT **Section 8 – Parking and Loading, 8.2.9 Size and Ratio** be amended by adding “width” after “the parking space”;
18. AND THAT **Section 8 – Parking and Loading, 8.2.11 (b) Number of Spaces** be amended by adding “Urban Centres,” after “Within the Core Area,”;
19. AND THAT **Section 8 – Parking and Loading, 8.2.17(a) Accessible Parking Standards** be amended by deleting “a visitor parking space is required, then” and replace with “one or more visitor parking spaces are required, then”;
20. AND THAT **Section 8 – Parking and Loading, Table 8.3.1 Residential Multi-Dwelling Parking** be deleted in its entirety and replaced with Table 8.3.1 outlined in **Schedule C** as attached to and forming part of this bylaw;
21. AND THAT **Section 8 – Parking and Loading, Table 8.3.1a Other Residential Parking** be deleted in its entirety and replaced with Table 8.3.1a outlined in **Schedule D** as attached to and forming part of this bylaw;
22. AND THAT **Section 8 – Parking and Loading, Table 8.3.2 Commercial** be deleted in its entirety and replaced with Table 8.3.2 outlined in **Schedule E** as attached to and forming part of this bylaw;
23. AND THAT **Section 8 – Parking and Loading, Table 8.3.3 Agriculture** be amended by adding “GFA = gross floor area” under “Table 8.3.3 Agriculture”;
24. AND THAT **Section 8 – Parking and Loading, Table 8.3.4 Industrial** be deleted in its entirety and replaced with Table 8.3.4 outlined in **Schedule F** as attached to and forming part of this bylaw;
25. AND THAT **Section 8 – Parking and Loading, Table 8.3.5 Institutional** be deleted in its entirety and replaced with Table 8.3.5 outlined in **Schedule G** as attached to and forming part of this bylaw;
26. AND THAT **Section 8 – Parking and Loading, Table 8.3.6 Community, Recreational, and Cultural** be deleted in its entirety;
27. AND THAT **Section 8 – Parking and Loading, Figure 8.3 Parking Exception Areas** be deleted in its entirety;

28. AND THAT **Section 8 – Parking and Loading, Table 8.4 Minimum Loading Required** be deleted in its entirety and replaced with Table 8.4 outlined in **Schedule H** as attached to and forming part of this bylaw;
29. AND THAT **Section 8 – Parking and Loading, Table 8.5 Minimum Bicycle Parking Spaces Required** be deleted in its entirety and replaced with Table 8.5 outlined in **Schedule I** as attached to and forming part of this bylaw;
30. AND THAT **Section 8 – Parking and Loading, 8.5.8 Off-Street Bicycle Parking** be amended by adding “Urban Centres,” after “Within the Core Area,”;
31. AND THAT **Section 8 – Parking and Loading, Table 8.6.1 Required End-of-Trip Facilities, FOOTNOTES** be amended by deleting “Section” and replace with “Table”;
32. AND THAT **Section 8 – Parking and Loading, Table 8.6.1 Required End-of-Trip Facilities, FOOTNOTES** be amended by deleting “End of trips” and replace with “End-of-trip facilities”;
33. AND THAT **Section 9 – Specific Use Regulations, 9.1 Applications** be amended by adding in its appropriate location the following:

“9.12 Transportation Corridor

9.12.1 Any flanking side yard, side yard, or rear yard abutting the Transportation Corridor (TC) future land use designation outlined in the Official Community Plan shall have a minimum 3 metre setback from that lot line. That setback area shall be landscaped in accordance with Section 7.

9.12.2 Notwithstanding Section 7, any fencing within the landscape area required by Section 9.12.1 shall be a black chain link fence, or other materials approved by the Divisional Director of Planning and Development Services. The fence may be substituted for a continuous opaque barrier only where Section 7 permits continuous opaque barriers. If a fence or continuous opaque barrier is installed, then the fence or continuous opaque barrier must:

- a) contain at least one pedestrian access gate along the lot line abutting the Transportation Corridor (TC) future land use designation;
- b) have the pedestrian access gate be a minimum of 1.6 metres wide and be lockable and controlled by the subject property owner.

9.12.3 Notwithstanding Section 7.5, the maximum fence height within the landscape area required by Section 9.12.1 shall be 2.0 metres and must be setback at least 0.15 metres from the lot line abutting the Transportation Corridor (TC) future land use designation.

9.12.4 Any lots zoned A1-Agriculture or P3 -Parks and Open Space are exempt from the requirements in Section 9.12.”;

34. AND THAT **Section 9 – Specific Use Regulations, 9.2 Home Based Business Regulations** be amended by adding “m² = square metres” under “Section 9.2 – Home Based Business Regulations”;

35. AND THAT **Section 9 – Specific Use Regulations, 9.2 Home Based Business Regulations, Employee Restriction** be amended by adding the following under Rural:

“ Two persons maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite.”;

36. AND THAT **Section 9 – Specific Use Regulations, Section 9.6 Agriculture, Urban Regulations, Community Garden Regulation** be amended as follows:

Deleting the following that reads:

“Have no or materials related to the community garden stored outside on the lot”

And replace with:

“No materials shall be stored outside of the lot”

37. AND THAT **Section 9 – Specific Use Regulations, Table 9.7.4 Site Specific Regulations** be amended by deleting the table in its entirety and replace it with Table 9.7.4 outlined in **Schedule J** as attached to and forming part of this bylaw;

38. AND THAT **Section 9 – Specific Use Regulations, Table 9.9.9 Site Specific Regulations** be amended by deleting the table in its entirety and replace it with Table 9.9.9 outlined in **Schedule K** as attached to and forming part of this bylaw;

39. AND THAT **Section 9 – Specific Use Regulations, Table 9.11 Tall Building Regulations** be amended by deleting the table in its entirety and replace it with Table 9.11 outlined in **Schedule L** as attached to and forming part of this bylaw;

40. AND THAT **Section 10 – Agriculture & Rural Residential Zones, A1: 10.3 Permitted Land Uses, Animal Clinics, Major** be amended by deleting “-” and replace with “P”;

41. AND THAT **Section 10 – Agriculture & Rural Residential Zones, A1: 10.3 Permitted Land Uses, Animal Clinics, Minor** be amended by deleting “-” and replace with “P”;

42. AND THAT **Section 10 – Agriculture & Rural Residential Zones, RR1: 10.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
43. AND THAT **Section 10 – Agriculture & Rural Residential Zones, RR2: 10.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
44. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Table 10.3 – Permitted Land Uses, FOOTNOTES 10.3.9** be amended as follows:

Deleting the following that reads:

"When a home-based business, rural involves the cutting and wrapping of wild game or any meat, the lot must have a lot area greater than 3,300 m²";

And replace with:

"All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-based business.";

45. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.6 Development Regulations** be deleted in its entirety and replaced with Section 10.6 outlined in **Schedule M** as attached to and forming part of this bylaw;
46. AND THAT **Section 11 – Single and Two Dwelling Zones, RU1: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
47. AND THAT **Section 11 – Single and Two Dwelling Zones, RU2: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
48. AND THAT **Section 11 – Single and Two Dwelling Zones, RU4: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
49. AND THAT **Section 11 – Single and Two Dwelling Zones, RU5: 11.3 Permitted Land Uses, Child Care Centre, Major** be amended by deleting "S" and replace with "P";
50. AND THAT **Section 11 – Single and Two Dwelling Zones, 11.3 – Permitted Land Uses, FOOTNOTES 11.3.7** be amended as follows:

Deleting the following that reads:

" For a lot located outside the Core Area, the lot must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. For a lot located within the Core Area, a carriage

house is a permitted secondary use without the necessity of the sub-zone. Carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m2.”;

And replace with:

“ Carriage houses are permitted as a secondary use without the necessity of the sub-zone if the lot is located within the Core Area Neighbourhood (C-NHD) or the Suburban Residential (S-RES) future land use designations as outlined within the OCP. Lots located outside those future land use designations must have a carriage house sub-zone ‘c’ on the property for a carriage house to be permitted. Further, carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m2.”;

51. AND THAT **Section 11 – Single and Two Dwelling Zones, RU4: 11.3 Permitted Land Uses, Carriage House** be amended by deleting “7”
52. AND THAT **Section 11 – Single and Two Dwelling Zones, 11.5 Development Regulations** be deleted in its entirety and replace with Section 11.5 outlined in **Schedule N** as attached to and forming part of this bylaw;
53. AND FURTHER THAT **Section 12 – Mobile Home and Camping Zones, 12.3 Subdivision Regulations** be deleted in its entirety and replace with Section 12.3 outlined in **Schedule O** as attached to and forming part of this bylaw;
54. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE A

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles m = metres			
Parking Spaces:	Min. Length	Min. Width	Min. Height Clearance
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:	Min. Length	Min. Width	Min. Height Clearance
All two-way drive aisles serving 90 degrees parking (e.g., parking lot , parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
All two-way surface drive aisles without access to adjacent parking , garages, and / or carports in MF1 zone	n/a	4.5 m	2.0 m
All two-way surface drive aisles with access to adjacent parking , garages, and / or carports in MF1 zone	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

SCHEDULE B

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	100% ^{.3}	0%
Carriage house or secondary suite	0%	100% ^{.3, .4}
Short-term rental accommodations	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone with access to a lane	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone without access to a lane	100% ^{.3}	0%
Townhouses, Stacked Townhouses, and Apartments	50% ^{.1, .2, .3, .4}	50% ^{.4}
Commercial	70% ^{.4}	30% ^{.4}
Industrial	70% ^{.4}	30% ^{.4}
Institutional	50% ^{.4}	50% ^{.4}
FOOTNOTES (Section 8.2.7): <ul style="list-style-type: none"> ^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces, “accessible parking spaces” shall be included in the minimum number regular size vehicle parking spaces. ^{.2} All visitor parking spaces must be regular size vehicle parking spaces. ^{.3} All parking spaces that are configured in tandem must be regular size vehicle parking space. ^{.4} All parking spaces must be regular size vehicle parking space when the length of a parking space abuts a doorway. 		

SCHEDULE C

Table 8.3.1 Residential Multi-Dwelling Parking					
<u>Land Use / Type of Development</u>	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement <small><u>.1, .2</u></small>
	Urban Centre Zones <small><u>.5</u></small>	MF1 Zone <small><u>.4</u></small> , Village Centre Zones, and Zones fronting a <u>Transit Supportive Corridor</u>	All other zones within the <u>Core Area</u>	All other zones outside the <u>Core Area</u> <small><u>.3</u></small>	
<u>Apartment Housing</u> <u>Townhouses</u> <u>Stacked Townhouses</u>	<u>Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.9 spaces <small><u>.4</u></small> & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.14 spaces <small><u>.1</u></small> & Max 0.2 spaces per dwelling unit</u>
<u>Residential Security Operator Unit</u>	<u>Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.0 space <small><u>.4</u></small> & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	
	<u>Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit</u>	<u>Min 1.1 spaces <small><u>.4</u></small> & Max 1.6 spaces per 2 bedroom dwelling unit</u>	<u>Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit</u>	<u>Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit</u>	
		<u>Min 1.4 spaces <small><u>.4</u></small> & Max 2.0 spaces per 3 bedroom dwelling unit</u>	<u>Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit</u>	<u>Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit</u>	
FOOTNOTES (Section 8.3.1.):					

- ^{.1} Visitor [parking](#) is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor [parking](#) is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ^{.2} Regardless of the parking rate ([spaces](#) per [unit](#)). The minimum number of [dwelling units](#) when the first visitor [parking space](#) is required is five (5) [dwelling units](#). For example, a [lot](#) with four (4) [dwelling units](#) does not require a visitor [parking space](#).
- ^{.3} Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.
- ^{.4} MF1 zoned [lots](#) with four [dwelling units](#) or less shall have a minimum of one (1) [parking space](#) per [dwelling unit](#). The parking rate identified above applies to MF1 [lots](#) with five [dwelling units](#) or more.
- ^{.5} All [lots](#) in the areas identified as 3 storeys in [Map 4.1](#) within the [OCP](#) (UC1 Downtown) shall not be required to meet any vehicle [parking space](#) requirements if the height of the [buildings](#) on the [lot](#) are 4 [storeys](#) or less and 15.0 metres or less.



SCHEDULE D

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area m ² = square metres			
<u>Land Use / Type of Development</u>	Base Parking Requirement		Visitor Parking Requirement ^{.1}
	Minimum	Maximum	
<u>Agriculture & Rural Zones and Single & Two Dwelling Zones</u>	2.0 <u>spaces</u> per <u>sleeping unit</u>	n/a	0.0 <u>spaces</u> or <u>Min</u> 0.14 <u>spaces</u> & <u>Max</u> 0.2 <u>spaces</u> per <u>dwelling unit</u> ^{.3}
<u>Bed and Breakfast Homes</u>	1.0 <u>space</u> per <u>sleeping unit</u>	1.5 <u>spaces</u> per <u>sleeping unit</u>	n/a
<u>Boarding or Lodging Houses</u>	1.0 <u>space</u> ; plus 0.9 stalls per <u>sleeping unit</u>	1.5 <u>space</u> ; plus 2.0 <u>spaces</u> per <u>sleeping unit</u>	n/a
<u>Carriage House</u>	1.0 <u>space</u> ^{.2}	2.0 <u>spaces</u>	n/a
Child Care Centre, Major	1.0 Space per 11 children of capacity	n/a	n/a
<u>Child Care Centre, Minor</u>	1.0 <u>space</u>	n/a	n/a
<u>Congregate Housing & Supportive Housing</u>	0.35 <u>spaces</u> per <u>sleeping unit</u> ; Plus 0.5 <u>spaces</u> per non-resident on-duty employee or 3.0 <u>spaces</u> (whichever is greater)	n/a	<u>Min</u> 0.14 <u>spaces</u> & <u>Max</u> 0.2 <u>spaces</u> per <u>dwelling unit</u>
<u>Group Home</u>	1.0 <u>space</u> ; plus 0.35 stalls per <u>sleeping unit</u>	2.0 <u>spaces</u> ; plus 1.0 stall per <u>sleeping unit</u>	n/a
<u>Home-Based Business, Major</u>	1.0 <u>space</u>	2.0 <u>spaces</u>	n/a
<u>Home-Based Business, Major</u> for <u>Health Services</u> on <u>lots</u> located on Royal Avenue or Christleton Avenue	2.5 <u>spaces</u> per 100 m ² <u>GFA</u>	5.0 <u>spaces</u> per 100 m ² <u>GFA</u>	n/a

Table 8.3.1.a Other Residential Parking

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Home-Based Business, Minor	n/a	n/a	n/a
Home-Based Business, Rural	1.0 space	n/a	n/a
Mobile Homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit , except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit , except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Secondary Suites	1.0 space ²	2.0 spaces	n/a
Short – Term Rental Accommodation: <ul style="list-style-type: none"> Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
Short – Term Rental Accommodation: <ul style="list-style-type: none"> Agriculture & Rural Zones 	1.0 space per two sleeping units	n/a	

Table 8.3.1.a Other Residential Parking

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
and Single & Two Dwelling Zones			

FOOTNOTES ([Table 8.3.1a](#)):

¹ Visitor parking is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

² [Parking space](#) can be located in the driveway and in tandem with the single detached [dwelling](#) parking as long as two additional off-street [parking spaces](#) are provided for the [principal dwelling](#). Notwithstanding Section 8.1.4, parking for [secondary suites](#) or [carriage houses](#) can be surfaced with a dust-free material.

³ Within a residential strata with five or more [dwelling units](#) the visitor parking requirement is 0.14 [spaces](#) per [dwelling unit](#).

SCHEDULE E

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
All commercial uses in the UC1 zone even if listed separately below ¹ , ³	0.9 spaces per 100 m ² GFA	3.0 spaces per 100 m ² GFA
All commercial uses in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below ¹	1.3 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
All commercial uses in the CD22 zone even if listed separately below ¹	1.0 spaces per 100 m ² net floor area	4.5 spaces per 100 m ² GFA
All commercial uses in the CD26 zone even if listed separately below ¹	1.75 parking spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
Boat Storage	1.0 space per 10 boat storage spaces plus 2 spaces for employees	1.25 spaces per 10 boat storage spaces plus 2 spaces for employees
Child Care Centre, Major	1.0 space per 11 children of capacity or 2.0 spaces per 100 m ² GFA (whichever is more)	n/a
Child Care Centre, Minor	1.0 space	n/a
Commercial Storage ; or Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.

Table 8.3.2 Commercial

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Fleet Services	1.0 space per 100 m ² GFA and 1.0 space per vehicle in fleet	n/a
Gas Bar	2.5 spaces per 100 m ² GFA	n/a
Hotels / Motels	0.8 spaces per sleeping units plus requirements of other uses in the UC1 zone; 1.0 space per sleeping unit plus requirements of other uses in all other zones	1.5 spaces per sleeping units , plus requirements of other uses
Residential Security / Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Spectator Sports Establishments	1 per 4 seats	n/a
Temporary Shelter Services	1.0 space per 10 beds	n/a
All other commercial uses not listed above within a: Residential zone, Commercial zone, Village Centre zone, Core Area zone, Urban Centre zone, a Health District zone, or a Comprehensive Development zone with commercial uses (unless the CD zone specifies a parking rate): ^{1,2}	<ul style="list-style-type: none"> • 2.0 spaces per 100 m² GFA for uses with GFA less than 1,000 m² • 2.5 spaces per 100 m² GFA for uses with GFA between 1,000 m² & 2,000 m² • 3.0 spaces per 100 m² GFA for uses with GFA between 2,000 m² & 20,000 m² • 4.0 spaces per 100 m² GFA for uses with GFA greater than 20,000 m² 	<ul style="list-style-type: none"> • 2.5 spaces per 100 m² GFA for uses with GFA less than 1,000 m² • 3.5 spaces per 100 m² GFA for uses with GFA between 1,000 m² & 2,000 m² • 4.5 spaces per 100 m² GFA for uses with GFA between 2,000 m² & 20,000 m² • 5.25 spaces per 100 m² GFA for uses with GFA greater than 20,000 m²

FOOTNOTES (Table 8.3.2.):

¹ For [shopping centres](#), calculate the area by adding all the tenant spaces together.

² [Food Primary Establishment](#) and [Liquor Primary Establishment](#) must have a minimum of 3 parking spaces.

Table 8.3.2 Commercial

GFA = gross floor area
m² = square metres

Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum

³ All [lots](#) in the areas identified as 3 storeys in [Map 4.1](#) within the [OCP](#) (UC1 Downtown) shall not be required to meet any vehicle [parking space](#) requirements if the height of the [buildings](#) on the [lot](#) are 4 [storeys](#) or less as well as 15.0 metres or less.



SCHEDULE F

Table 8.3.4 Industrial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Animal Clinics, Major and Minor ; or Auctioneering Establishments ; or Cultural and Recreation Services ; or Food Primary Establishment ; or Gas Bar ; or Liquor Primary Establishment ; or Participant Recreation Services, Indoor ; or Recycling Drop-Offs ; or Retail Cannabis Sales ;	2.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 3.0 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 4.0 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²	3.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 4.5 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 5.25 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²
Alcohol Production Facilities ; or Automotive & Equipment ; or Automotive & Equipment, Industrial ; or Cannabis Production Facilities ; or Emergency and Protective Services ; or General Industrial Uses ; or Recycling Depots ; or Wrecking Yards	1.0 space per 100 m ² GFA (includes mezzanine area); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.	2.5 spaces per 100 m ² GFA (includes mezzanine area); Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.
Boat Storage	1.0 space per 10 boat storage spaces. Minimum of 2 spaces	1.5 spaces per 10 boat storage spaces
Bulk Fuel Depot	2.0 spaces	n/a
Child Care Centre, Major	1.0 space per 11 children of capacity or 2.5 spaces per 100 m ² GFA (whichever is greater)	n/a

<p>Commercial Storage; or Recycling Plants; or Utility Services, Infrastructure; or Warehousing</p>	<p>0.5 spaces per 100 m² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>	<p>1.0 space per 100 m² GFA; Plus 3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>
<p>Fleet Services</p>	<p>1.0 spaces per 100 m² GFA and 1 space per vehicle in fleet</p>	<p>n/a</p>
<p>Residential Security/Operator Unit</p>	<p>1.0 space per dwelling unit</p>	<p>2.0 spaces per dwelling unit</p>

SCHEDULE G

Table 8.3.5 Institutional GFA = gross floor area m ² = square metres		
<u>Land Use / Type of Development</u>	Parking Requirement	
	Minimum	Maximum
Child Care Centre, Major	1.0 <u>space</u> per 11 children of capacity or 2.0 <u>spaces</u> per 100 m ² <u>GFA</u> (whichever is greater)	n/a
<u>Cemetery</u>	0.5 <u>space</u> per 100 m ² <u>GFA</u>	n/a
<u>Cultural and Recreation Services</u> ; or <u>Exhibition and Convention Facilities</u> ; or <u>Food Primary Establishment</u> ; or <u>Health Services</u> ; or <u>Liquor Primary Establishment</u> ; or <u>Recycling Drop-Offs</u> ; or <u>Retail</u>	2.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m ² 3.0 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m ² & 20,000 m ² 4.0 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m ²	3.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> less than 2,000 m ² 4.5 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> between 2,000 m ² & 20,000 m ² 5.25 <u>spaces</u> per 100 m ² <u>GFA</u> for uses with <u>GFA</u> greater than 20,000 m ²
<u>Detention and Correction Services</u>	1.0 <u>space</u> per 2 inmates (capacity)	n/a
<u>Education Services</u>	1.3 <u>spaces</u> per 100 m ² <u>GFA</u>	n/a
<u>Emergency and Protective Services</u>	4.0 <u>spaces</u> per 100 m ² <u>GFA</u>	n/a
<u>Hospitals</u>	1.0 <u>space</u> per 100 m ² <u>GFA</u>	n/a
<u>Participant Recreation Services, Indoor</u>	2.0 <u>spaces</u> per 100 m ² <u>GFA</u> ; or 2.0 <u>spaces</u> per alley for bowling alleys; or 4.0 <u>spaces</u> per curling sheet for curling rinks; or 3.0 <u>spaces</u> per court for racquet clubs; or 25.0 <u>spaces</u> per 100 m ² of pool water surface for public swimming pools (whichever is greater)	n/a
<u>Participant Recreation Services, Outdoor</u>	2.0 <u>spaces</u> per 100 m ² <u>GFA</u> ; and	n/a

Table 8.3.5 InstitutionalGFA = gross floor area
m² = square metres

Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
	6.0 spaces per hole for golf courses; and 1.0 space per tee for a golf driving range	
Religious Assemblies	1 space per 5 seats or 6 spaces per 100 m ² of GFA (whichever is greater)	n/a
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Spectator Sports Establishments	1 space per 4 seats	n/a
Temporary Shelter Services	1.0 space per 10 beds	n/a

SCHEDULE H

Table 8.4 – Minimum Loading Required	
GFA = gross floor area m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces For 26 or more children 1 loading spaces
Commercial Uses	1 per 1,900 m ² GFA
Hotels/Motels	1 per 2,800 m ² GFA
Industrial Uses	1 per 1,900 m ² GFA
Institutional Uses	1 per 2,800 m ² GFA

SCHEDULE I

Table 8.5 – Minimum Bicycle Parking Spaces Required

GFA = gross floor area
m² = square metres

Type of Development	Bicycle Parking Spaces		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing	<ul style="list-style-type: none"> • 0.75 bike spaces per bachelor unit • 0.75 bike spaces per one bedroom unit • 0.75 bike spaces per two bedroom unit • 1.0 bike space per three bedroom or more unit • 0.75 bike spaces per supportive housing unit • 1.0 bike space per student residence unit 	<ul style="list-style-type: none"> • 1.25 bike spaces per bachelor unit • 1.25 bike spaces per one bedroom unit • 1.5 bike spaces per two bedroom unit • 2.0 bike spaces per three bedroom or more unit • 1.5 bike spaces per supportive housing unit • n/a for student residence unit 	6.0 bike spaces per entrance
Congregate Housing	1.0 bike space per 20 dwelling units plus 1.0 bike space per 10 employees	n/a	6.0 bike spaces per entrance
Townhouses & Stacked Townhouses	No requirement ^{.4}	n/a ^{.1}	4.0 bike spaces or 1.0 bike spaces per 5 dwelling units (whichever is greater) ^{.2}
Hotels / Motels	1.0 bike space per 20 sleeping units	n/a	6.0 bike spaces per entrance

Table 8.5 – Minimum Bicycle Parking Spaces Required

GFA = gross floor area
m² = square metres

<p>Institutional Zones & Child Care Centre, Major & All Commercial Uses in any: Multi-Family Zone, Commercial Zone, Health District Zone, Core Area Zone, Village Centre Zone, Urban Centre Zone, or any Comprehensive Development Zone with Commercial Uses.</p>	<p>For GFA less than or equal to 20,000 m² then 0.2 bike spaces per 100 m² of GFA</p> <p>For GFA greater than 20,000 m² then 0.4 bike spaces per 100 m² of GFA</p>	<p>For GFA less than or equal to 20,000 m² then 0.4 bike spaces per 100 m² of GFA</p> <p>For GFA greater than 20,000 m² then 0.8 bike spaces per 100 m² of GFA</p>	<p>For GFA less than 2,000 m² then 2.0 bike spaces per entrance</p> <p>For GFA 2,000 m² to 20,000 m² then 4.0 bike spaces per entrance</p> <p>For GFA greater than 20,000 m² then 6.0 bike spaces per entrance</p>
<p>Industrial Zones</p>	<p>0.05 bike spaces per 100 m² of GFA^{.3}</p>	<p>0.1 bike spaces per 100 m² of GFA^{.3}</p>	<p>No requirement^{.3}</p>

FOOTNOTES (Table 8.5):

- ^{.1} Townhouses & Stacked Townhouses without an attached private garage with direct entry from the garage to the dwelling unit can utilize the bonus bicycle parking provisions within apartment housing.
- ^{.2} Regulation only applies to lots with five (5) or more dwelling units.
- ^{.3} Any industrial zoned lot fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue that has floor area used for a food primary establishment, a liquor primary establishment, and / or any floor area used for tasting, serving, or consumption of alcohol shall follow the commercial bicycle parking rate for that floor area.
- ^{.4} The bike parking exclusion for townhouses only applies to dwelling units which each have a private garage, otherwise, the apartment housing category must be used to calculate the long term-bicycle parking requirement.

SCHEDULE J

Table 9.7.4 – Site Specific Regulations ha = hectares			
	Legal Description	Civic Address	Regulation
1.	<p>Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p> <p>Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p>	<p>4085 Shanks Road</p> <p>4133 Shanks Road</p>	<p>For the purposes of temporary farm worker housing, these parcels shall be considered one farm unit, and the following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.70 ha for structures to accommodate a maximum of 140 temporary farm workers. • Temporary farm worker allocation; structures to accommodate a maximum of 140 temporary farm workers shall be permitted on this farm unit in the '#2 Highway 97 city sector' as identified on Map 9.7.
2.	<p>Lot A, Section 12, Township 26, ODYD, Plan EPP71625</p>	<p>2975 Gallagher Road</p>	<p>The following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.95 ha for structures to accommodate a maximum of 130 temporary farm workers.

SCHEDULE K

Table 9.9.9 – Site Specific Regulations			
	Legal Description	Civic Address	Regulation
1.	Lot B, District Lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a retail cannabis sales establishment within 500 metres of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.
2.	All Land Shown on Strata Plan K12	520 – 526 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Pandosy Street and within 150 metres of Kasugai Gardens.
3.	Lot 2, District Lot 139, ODYD, Plan 4153	266 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Pandosy Street and within 150 metres of City Park and within 150 metres of Stuart Park.

SCHEDULE L

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See visual example figure 9.11.1.
Podium height (maximum)	16 m
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Minimum building separation measured from exterior face of the building	30 m
For structures taller than 40.0 m or 13 storeys (whichever is lesser) in height, the floor plate ¹ above 16.0 m cannot exceed:	a) 750 m ² GFA for residential use b) 850 m ² GFA for hotel use c) 930 m ² GFA for office and/or commercial uses
Tower stepback above podium, including balconies, on the front building facade and flanking building façade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.

Table 9.11 – Tall Building Regulations

m = metres / m² = square metres

Criteria	Regulation (GFA = Gross Floor Area)
<p>FOOTNOTES (Table 9.11):</p> <p>¹ The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks, patios, balconies, etc.)</p>	

SCHEDULE M

Section 10.6 - Development Regulations m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
↓ Regulations that apply to all Buildings , Structures , and Uses ↓			
Max. Site Coverage of all Buildings	20% ^{.4} except 30% when lot is less than 8,000 m ²	20% ^{.4} except 30% when lot is less than 8,000 m ²	30%
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	35% ^{.4}	40% ^{.4} except 50% when lot is less than 8,000 m ²	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility , Building , or Structure	All Setbacks for any agriculture facility, building , or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in Section 10.5 .		
↓ Regulations that apply to all Principal Dwellings , Non-Agricultural Principal Use Buildings , and Non-Agricultural Principal Use Structures ↓			
Max. Height	10.0 m	10.0 m	10.0 <u>m</u>
Max. Height for Buildings with Walkout Basements ^{.4}	Front or Flanking Yard	8.6 m	8.6 m
	Rear Building Elevation	12.5 m ^{.3}	12.5 m ^{.3}

Section 10.6 - Development Regulations

m = metres / m² = square metres

Criteria	Zones		
	A2	RR1	RR2
Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements)	70% See example diagram Figure 5.11	70% See example diagram Figure 5.11	70% See example diagram Figure 5.11
Min. Front Yard Setback	6.0 m	6.0 m	6.0 m
Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	4.5 m	4.5 m	4.5 m
Min. Side Yard Setback	3.0 m	3.0 m	2.1 m ^{.1}
Min. Rear Yard setback	10.0 m	9.0 m	7.5 m or 4.5 m on wide lots ^{.1}
↓ Regulations that apply to Carriage Houses , Accessory Buildings or Structures , and Secondary Suites ↓			
Max. Height for Carriage Houses	5.7 m ^{.6}	5.7 m ^{.6}	5.7 m ^{.6}
Max. Height for Accessory Buildings or Structures	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	12.0 m	12.0 m	12.0 m
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m
Min. Rear Yard setback	3.0 m	3.0 m	1.5 m ^{.2}

Section 10.6 - Development Regulations

m = metres / m² = square metres

Criteria	Zones		
	A2	RR1	RR2
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See example diagram Figure 5.9	70% of the carriage house footprint area See example diagram Figure 5.9	70% of the carriage house footprint area See example diagram Figure 5.9
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Accessory Buildings or Structures	n/a	90 m ²	90 m ²

FOOTNOTES (Section 10.6):

- ¹ Where the [lot width](#) exceeds the [lot depth](#), the minimum [rear yard](#) is 4.5 m provided that one [side yard](#) shall have a minimum width of 4.5 m.
- ² When the [rear yard](#) is abutting a [lane](#), the minimum [rear yard](#) setback is 0.9 m.
- ³ The [height](#) for the lowest floor or [walkout basements](#) at the rear elevation cannot exceed 3.6 m measured from [finished grade](#) to the top of the finished floor above the slab.
- ⁴ For [greenhouses and plant nurseries](#) designed with closed wastewater and storm water management system then the [site coverage](#) may be increased to 75%.
- ⁵ Setback shall be measured from the edge of sidewalk closest to [lot line](#). In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the [lot line](#) is 3.0 m.
- ⁶ For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.

SCHEDULE N

Section 11.5 – Development Regulations						
m = metres / m ² = square metres						
		Zones				
		RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
↓ Regulations that apply to all Buildings, Structures, and Uses ↓						
Max. Site Coverage of all Buildings		40%	40%	40%	40%	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces		70%	70%	70%	70%	70% ^{.6}
Lane Regulations		If a lot is fronting onto a lane then vehicular access is only permitted from the lane .				
↓ Regulations that apply to Principal Dwellings, Principal Use Buildings, and Principal Use Structures ↓						
Max. Height		10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
Max. Height for Buildings with Walkout Basements	Facing Front or Flanking Yard	8.6 m	8.6 m	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m	12.5 m	12.5 m	12.5 m	12.5 m
Max. Gross Floor Area of a Third (3rd) Storey relative to the Second (2nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
Min. Front Yard and Flanking Yard Setback		4.5 m ^{.7}	4.5 m ^{.7}	3.0 m	4.5 m ^{.7}	4.5 m ^{.5}
Min. Front Yard and Flanking Yard Setback for any attached garage or carport		6.0 m ^{.2}	6.0 m ^{.2}	n/a	6.0 m ^{.2}	6.0 m ^{.5}
Min. Side Yard Setback		2.1 m	1.5 m	1.2 m	2.1 m ^{.3}	3.0 m ^{.3, .5}

Section 11.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
Min. Rear Yard Setback	7.5 m	6.0 m	6.0 m	7.5 m	6.0 m ^{.5}
Min. Rear Yard Setback on Wide Lots	4.5 m	4.5 m	4.5 m	4.5 m	n/a
Min. Setback between Principal Buildings	n/a	n/a	n/a	2.5 m	2.5 m
↓ Regulations that apply to Carriage Houses, Accessory Buildings / Structures and Secondary Suites ↓					
Max. Height for Carriage Houses	5.7 m ^{.8, .9}	5.7 m ^{.8, .9}	5.7 m ^{.8, .9}	5.7 m ^{.8, .9}	n/a
Max. Height for Accessory Buildings / Structures	4.8 m	4.8 m	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m ^{.5}
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.2}	6.0 m ^{.2}	n/a	6.0 m ^{.2}	n/a
Min. Flanking Yard Setback	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m ^{.5}
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m ^{.5}
Min. Rear Yard Setback	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.4}	1.5 m ^{.5}
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	n/a	100 m ²	n/a
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	n/a	90 m ²	n/a
Max. Building Footprint for Accessory Buildings / Structures	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram	n/a	70% of the carriage house footprint area See Example Diagram	n/a
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²

Section 11.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	RU4 ^{.1}	RU5 ^{.1}
Lit pathway requirement for Carriage Houses and Secondary Suites	A lighted pathway is required from the entrance of the carriage house and/or the secondary suite to the on-site parking space(s) and to the fronting street .				
<p>FOOTNOTES (Section 11.5):</p> <p>^{.1} Site coverage, height, and setback regulations also apply to bareland strata lots.</p> <p>^{.2} Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.</p> <p>^{.3} Side yard setbacks are not required for semi-detached on a lot line that has a party wall.</p> <p>^{.4} When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.</p> <p>^{.5} The front, flanking, side, rear yard setback shall apply to the exterior lot lines of the site and not to the interior separations between single detached housing units and / or accessory structures within a building strata.</p> <p>^{.6} Private roadways that access more than two dwelling units excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces.</p> <p>^{.7} The front yard and flanking yard setbacks can be reduced to 3.0 m for lots within the Suburban Residential S-RES future land use designation identified in the OCP.</p> <p>^{.8} For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.</p> <p>^{.9} Carriage houses are limited to a single storey when the lot is located within the Suburban Residential (S-RES) future land use designations as outlined within the OCP.</p>					

SCHEDULE O

Section 12.3 – Subdivision Regulations	
m = metres / m ² = square metres	
Criteria	Zones
	MH1
Min. Site Area	20,000 m ²