

## Utility Installations (Section 91)

- 91.** (1) A utility installation is permitted in all zones other than EP, ME or MR subject to the following provisions:
- (a) any building containing the utility installation must comply with zone setback provisions and maximum building height;
  - (b) no offices, maintenance uses or indoor or outdoor storage facilities are permitted except where otherwise allowed in the zone; and
  - (c) no dust, smoke, noise or odour may be produced that is likely to be dangerous or obnoxious.
  - (d) electrical substations are not permitted within the flood plain overlay;
  - (e) poles, pedestals, drop lines, cables, pipelines, kiosks, cabinets and other similar equipment used to provide services from a utility installation to a use, building or structure are not considered to constitute a utility installation and are not subject to the provisions of this By-law; (By-law 2024-563)
  - (f) utility installations that are subject to the requirements of the *Environmental Assessment Act* are permitted in all zones, and are not subject to the provisions of this Zoning By-law.
- (2) There are no minimum lot area or minimum lot width requirements for a utility installation.
- (3) Despite Section 20, parking need only be provided on the basis of the actual gross floor area of a building associated with the utility installation.
- (4) Antenna systems, including satellite dishes, are not subject to the regulations of this Zoning By-law, but are subject to the City's Municipal Concurrence and Public Consultation Process for Antenna Systems. (By-law 2013-224)
- (5) Reserved for future use
- (6) Reserved for future use
- (7) Where a maximum yard setback and a minimum required setback from hydro infrastructure both apply, the maximum setback in the zoning by-law is deemed to be increased to the minimum setback required from hydro infrastructure. (By-law 2024-563)

## Accessory Battery Energy Storage System (Section 91-A)

- 91-A** (1) An Accessory Battery Energy Storage System is permitted: (By-law 2025-072)
- (a) In the AG zone, a battery energy storage system is limited to 2% of the total lot area, to a maximum of 1 hectare. (By-law 2025-072)
  - (b) In residential zones, installed in accordance with the Ontario Electrical Code, must be completely enclosed within a building or other accessory structure or mounted on the exterior surface of a building, outside the flood plain overlay. (By-law 2025-072)
  - (c) In any non-residential zone, other than the EP, ME, and MR zones, and outside the flood plain overlay, either enclosed within a building or other accessory structure or unenclosed, subject to the following: (By-law 2025-072)
    - (i) they may not exceed 20% of the total lot area or 1 hectare, whichever is the lesser; (By-law 2025-072)

- (ii) they must be set back a minimum of 10 m from any lot line, and a 1.5 m opaque screen must be provided from a public street or a residential use on an abutting lot; (By-law 2025-072)
- (iii) unenclosed rooftop systems must be set back a minimum of 1.5 m from any exterior wall of the building, and may not project more than 1.5 m above the maximum building height. (By-law 2025-072)