The Corporation of the City of Pickering

Consolidated Zoning By-law

By-law No. 8149/24

December 16, 2024

City of PICKERING

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Preamble (How to Use this By-law)

This Preamble does not form a part of the Consolidated Zoning By-law but is provided for context and convenience purposes only.

1. Overview of Zoning By-laws

A Zoning By-law is a detailed municipal by-law that regulates:

a) The type of land uses and activities that may occur on a property or within buildings; and
b) The height, location, massing and character of buildings and structures.

The specific matters that may be regulated by a Zoning By-law are outlined in Section 34 of the Ontario *Planning Act,* as amended. Zoning By-laws are used by most municipalities in Ontario to manage the compatibility of land uses and the character and appearance of neighbourhoods and communities.

Zoning By-laws are also prepared to implements the policies of a municipality's Official Plan, which establishes goals and policies respecting where permitted land uses are located within the municipality and their desired built form. The Zoning By-law is used to translate these policies into more specific permitted land uses, and requirements for lots and structures.

The Zoning By-law is enforced by the City and it is an offense to use land or to erect or use buildings and structures in contravention of the Zoning By-law. Zoning By-law requirements are also implemented through the Building Permit application process. Where an applicant applies for a Building Permit to construct a proposed structure on their property, the proposal must comply with the provisions of the Zoning By-law. If the proposal does not comply, the applicant can:

a) Rework their proposal so that it complies with the Zoning By-law;

b) Apply for a minor variance to seek relief from the provisions of the Zoning By-law; or

c) Apply for a zoning by-law amendment to change their zone or seek relief from the provisions of the Zoning By-law.

2. Overview of the Zoning By-law for the City of Pickering

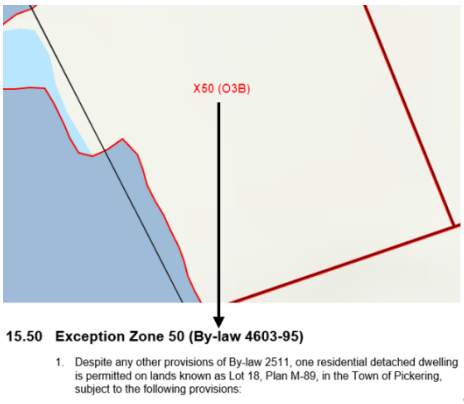
This Consolidated Zoning By-law is a single zoning by-law that applies to all lands within the City of Pickering. Previously, Pickering operated under six (6) separate parent zoning by-laws, with many properties zoned through site-specific zoning by-laws.

Different parts of the Consolidated Zoning By-law may apply depending on the location of a property within the City. Specifically, properties within the Seaton Urban Area, as shown on **Schedule 1** with a "S" prefix, are subject to the provisions in **Section 1**, **2** and **14** of the Zoning By-law. Properties outside of the Seaton Urban Area are subject to all provisions except **Section 14. Section 15** contains the Exception zones for all areas of the City. **Section 16** contains the enactment provisions for the entirety of this By-law.

The Zoning By-law for the City of Pickering contains the following components:

a) **Section 1** outlines administrative provisions which apply to all lands subject to this By-law. This section includes clauses that govern how the Zoning By-law is to be read and interpreted, and measures for compliance with the By-law including penalties for contravention.
b) **Section 2** defines the zones for all lands subject to this By-law, to be read alongside **Schedule 1**. All lands subject to the Zoning By-law are shown on **Schedule 1**. All lands are subject to a "zone" which defines permitted uses and, lot and building requirements. A property might be subject to multiple zones. These schedules are available in an online interactive format or as PDFs through the City of Pickering's website. For further information please contact the City Development Department at **citydev@pickering.ca**, or 905.420.4617.
c) **Section 3** contains definitions to assist in interpreting the Zoning By-law in and are critical to ensuring the Zoning By-law is interpreted consistently and understood by all. These definitions apply to all zones outside of the Seaton Urban Area. Definitions applicable to the Seaton Urban Area are contained in **Section 14.1**.
d) **Section 4** details the general regulations for all zones except for the Seaton Urban Area. These regulations will apply depending on the proposed use**,** or on the characteristics and context of the lot. These provisions include detailed requirements for additional dwelling units, home occupations, accessory buildings (for example, detached garages), and many other contexts. General regulations for zones within the Seaton Urban Area are provided in **Section 14.2**.
e) **Section 5** outlines the parking and loading requirements for all zones except for the Seaton Urban Area. Most permitted uses of a property require a certain number of parking spaces be provided to accommodate vehicles. Some uses require loading spaces to accommodate deliveries, while other uses may also require to provide and maintain a certain number of bicycle parking spaces. **Section 14.3** contains parking and loading requirements for zones within the Seaton Urban Area.
f) **Sections 6** through **13** describe the permitted uses, lot, and building requirements for the Residential, Commercial, Mixed-Use, City Centre, Employment, Environmental Protection and Open Space, Rural and Oak Ridges Moraine, and Institutional and Other zones, respectively, as delineated on **Schedule 1**.
g) **Section 14** contains all the provisions which only apply to lands in the Seaton Urban Area, identified by the zones with a "S" prefix.

h) **Section 15** contains site-specific provisions for all exceptions zones, which are denoted on **Schedule 1** as a prefix consisting of the letter “X” followed by a number and the exception’s zone symbol (for example, “X50 (O3B)”). Where lands are subject to a site-specific exception zone, the reader will need to locate the corresponding provisions in Section 15. For example, the provisions for Exception 50 are in Section 15.50



i) **Section 16** includes provisions that enact the Zoning By-law, bringing it into effect.

All provisions of the By-law are intended to be read in conjunction with one another. It is always important, when reading a Zoning By-law, to identify all provisions throughout the document that are applicable to a property.

3. Checking the Zoning and Applicable Provisions for a Property

Zoning By-law users are a diverse audience. Some readers will want to examine how the Zoning By-law addresses a certain issue or regulates a certain use (for example, how does the By-law regulate home occupations? In which zones are apartment buildings permitted?). Other users are responsible for administering the Zoning By-law and must understand it in great detail.

Most readers, however, will use a Zoning By-law to determine what they are permitted to do on their property. Following is an outline of the steps to determine what types of regulations apply to a property:

a) **Identify a property of interest on Schedule 1:** To locate a property’s zoning, start by identifying the applicable location and refer to the index map (**Schedule 1**) to identify which of the subsequent maps are likely to illustrate the zoning for the property.

   To assist in reading and interpreting **Schedule 1**, refer to the provisions of **Section 2.**

   If the property of interest is not included within the defined area of this Zoning By-law in **Schedule 1**, it is subject to By-law 3036, as amended, and is not subject to this Zoning By-law.

b) **Make a note of what zoning applies to the property on Schedule 1:** The zones are identified within thick red boundaries. Make a note of the property's applicable zone symbol (for example, "R1").

In some cases, the property may have an exception zone, as denoted by an "X" followed by a number and the exception's zone symbol (for example, "X50 (O3B)"). In addition, the property may have a suffix applying to the zone symbol for a holding symbol (H). Make a note of any symbols and/or suffixes that apply.

The property might also fall within an area subject to one (1) or more of the following schedules or appendices. These schedules and appendices, which are shown as overlays in the mapping, correspond to additional requirements or provisions outlined in the Zoning By-law, as follows:

i. **Schedule 1** shows:

1. Lands within the area of influence of the Duffin Creek Water Pollution Control Plant, which are subject to the additional requirements under **Section 4.9**.
2. Lands within an Established Neighbourhood Precinct Overlay Zone, which are subject to the additional requirements under **Section 4.10**.
3. The Oak Ridges Moraine Conservation Plan area. Properties within the Oak Ridges Moraine may be subject to requirements under **Section 4.22**.

ii. **Schedule 2** shows the lands that are affected by Minister's Zoning Orders (MZOs). These are orders issued under the *Planning Act* by the Ontario Minister of Municipal Affairs and Housing. In the event of a conflict between this Zoning By-law and any applicable MZO requirements, the MZO prevails, unless explicitly stated to the contrary in the By-law. Where there is no conflict between the MZO and this By-law, both will apply.

iii. **Schedule 3** illustrates the areas of high aquifer vulnerability within the Oak Ridges Moraine Conservation Plan Area. If the property is within these areas, as shown on Schedule 3, make note, and check the general regulations for these areas in **Section 4.22.8** for applicable provisions. Applicants should also be aware that the City of Pickering's Official Plan, as well as other legislation, provides regulations related to source protection. The Zoning By-law does not necessarily incorporate all of these related regulations which may have an impact on permitted uses. Readers should contact the City of Pickering for current information.

iv. **Schedules 4** to **7** illustrate zone regulations applicable to the City Centre zones, denoted with a "CC" prefix, as listed in **Section 9**.

v. **Schedule 8** illustrates the extent of the Protected Major Transit Station Area. This Area is referenced by **Section 5.2** of this By-law, in which no minimum motor vehicle parking spaces are required in conjunction with development.

vi. **Attachment A** shows regulatory areas for the Toronto and Region Conservation Authority (TRCA) and the Central Lake Ontario Conservation Area (CLOCA). If the property is within a regulatory area, make note, and check the regulations for the TRCA/CLOCA areas in **Section 4.8** and contact the applicable Conservation Authority planning staff. This information is shown in an attachment as the regulated area may differ from the area delineated on Attachment A, as it may be subject to changes resulting from new environmental information obtained by the CLOCA or TRCA over time. The boundaries of the regulated area shall be determined by CLOCA or TRCA as applicable.

c) **Check the permitted uses and lot and building requirements applying to your zone in Sections 6 through 13 (contained under Section 14 in the Seaton Urban Area):** Many properties simply have a base zone applying to it (for example, “R1”), and each zone is associated with a list of uses that are permitted (for example, Detached Dwelling), as well as specified lot and building requirements like lot area, setbacks for buildings from property lines, and building heights.

Many properties are subject to a site-specific exception zone, as described previously. If this is the case, the property has special provisions that apply. These provisions will usually override certain provisions of the Zoning By-law. To find the applicable special provisions, refer to **Section 15**, and locate the exception number that corresponds with the symbol shown on the property. If the property is subject to an Exception zone under **Section 15**, the provisions of **Section 15** apply with respect to the interpretation of the Exception zones.

Some properties are also subject to a holding symbol, represented by an “H” on **Schedule 1**. A holding symbol indicates that permitted uses and further development on the property will be limited until certain conditions have been met (for example, the connection of the property to municipal services). These conditions are typically integrated via a site-specific exception zone, as noted above. Where a property is subject to a holding symbol and an exception zone, refer to the corresponding provisions in **Section 15** to determine the conditions required for the holding symbol to be lifted from the lands.

If the property is located in the Seaton Urban Area, including any zone denoted by an S suffix, the zone requirements will be contained in **Section 14**.

d) **Understanding permitted uses, and lot and building requirements:** The permitted uses for each zone are organized in a table. The uses permitted on the property are represented by a dot corresponding with the applicable zone symbol. Similarly, the lot and building requirements are organized in a table. For each zone, various requirements for lot frontage, front yard setback, rear yard setback, maximum building height, and other requirements are identified.

For properties within a City Centre zone, some lot and building requirements (for example, Floor Space Index) are shown on **Schedules 4** to **7** rather than in the table.

It is important to read the definitions associated with the terminology used in this Zoning By-law. All of the uses permitted in this Zoning By-law are associated with a definition. Many technical terms are also defined, such as lot frontage, lot coverage, and front yard setback. Where a term is defined, you will see it appear in bold in the text for convenience.

e) **Locate the other provisions that may apply:** The types of uses permitted, and lot and building requirements are principally regulated by the zone requirements. However, **Section 4** contains provisions that apply to certain permitted uses, such as those that are specifically applicable to accessory buildings, home occupations, automobile service stations, and many other uses. **Section 4** also contains other provisions that apply in certain circumstances, and it is necessary to review all provisions to determine their relevance in the applicable zone or to the proposed construction project. **Section 5** also includes requirements related to parking, driveways, and loading facilities and is often applicable and should be reviewed. In the Seaton Urban Area, these general regulations and parking provisions are included in **Sections 14.2 and 14.3**, respectively.

f) **Consider the administrative provisions of the Zoning By-law: Section 1** of the Zoning By-law contains some provisions that can help the reader understand how to read and use the Zoning By-law and explain the penalties for contravention. The reader should be familiar with these provisions as they may be essential depending on the specific circumstance.

4. Confirming with the City

It is always a good idea to consult with the City about a construction project, as City staff will help determine whether a proposed project will comply with the applicable provisions of the Zoning By-law. For significant developments or redevelopments, consultation with the City is required as part of the review process.

5. Relationship to Other By-laws, Regulations, Legislation, etc.

The Consolidated Zoning By-law is subject to all other applicable laws, regulations and municipal by-laws. It is the property owner's responsibility to understand what laws will apply to their land use or their construction project. Some common matters include the following:

a) Development or site alteration in the areas regulated by the Central Lake Ontario Conservation Authority (CLOCA) and the Toronto and Region Conservation Authority (TRCA) may require a permit from these agencies. These areas are subject to the applicable regulation under Section 28 of the *Conservation Authorities Act*, as amended, for any development (including site alteration), any interference with wetlands and alterations to shorelines and watercourses. These areas are shown on Attachment A to this By-law.

b) Development near the facilities of other infrastructure operators may be subject to federal or other laws and regulations. For example, Enbridge and TransCanada operate pipeline corridors and facilities in the City and should be consulted regarding any projects near these areas. Rail line operators and owners should also be

consulted for any projects proposed near railways. Mapping for some of this infrastructure is available from the City.

c) Please check with the City to help confirm other applicable laws and regulations that might pertain to your property or project.

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1 Administration

1.1 Title

1. This By-law may be cited as the “Consolidated Zoning By-law for the City of Pickering”. Reference to “Zoning By-law” and “this By-law” within this document shall mean the “Consolidated Zoning By-law for the City of Pickering”, unless otherwise specified.

1.2 Purpose

1. The purpose of this By-law is:
   a) To regulate the **use** of land, **buildings** and **structures**, and to regulate the construction and alteration of **buildings** and **structures** by statutory authority granted by the *Planning Act*; and
   b) To implement and conform to the policies within the City of Pickering Official Plan and all related urban design guidelines.

1.3 Severability

1. Should any section, clause, provision or Schedule of this By-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the By-law shall not be affected.

1.4 Area of Application

1. This By-law applies to the entire City of Pickering, except for the lands within the areas marked as “Brock Mixed Node” and “Kingston Road Corridor” on Schedule 1.
2. Those portions of the City located in the Seaton Urban Area shall be subject to the definitions, General Regulations, Parking Regulations, and Zone Regulations of Section 14. All other lands shall be subject to Sections 3 through 13. All portions of the Area of Application of this By-law shall be subject to the requirements of Section 1, 2, and 16. Section 15, containing the Exception Zones, are applicable to the lands specifically subject to each Exception Zone.

1.5 Conformity and Enforcement

1.5.1 Administration and Inspection

1. This By-law shall be administered under the authority of the Chief Building Official of the City of Pickering or by such employee of the City of Pickering as designated by the Chief Building Official.

1.5.2 Compliance with this By-law

1. No **person** shall **use** any land, **building** or **structure**, or erect any **building** or **structure**, except in accordance with the provisions of this By-law.
2. No **person** shall:
   a) Change the purpose for which any land or **building** is used;
   b) Erect any new **building** or addition to any **existing building**; or
   c) Sever any lands from an **existing lot**,

   if the effect of such action is to cause the original adjoining or remaining **buildings** or lands to be in contravention of this By-law.
3. Notwithstanding Sections 1.5.2.1 and 1.5.2.2, where a **setback** distance for a **building** or **structure** is found to be in contravention of the minimum **setback** requirement by no more than 3.0 cm, the non-conforming **setback** shall be deemed to conform with the **yard** requirements of this By-law.

1.5.3 Compliance with Other Regulations

1. Nothing in this By-law exempts compliance with other by-laws, legislation or the requirement to obtain any license, permission, permit, authority or approval required by this By-law, any other by-law or any other legislation.

1.5.4 Penalties and Remedies

1. Any **person** who contravenes this By-law is guilty of an offence and, each day a breach of this By-law continues, constitutes a separate offence and on summary conviction, the offender is liable to discontinuation of land use and a fine as provided for under the *Planning Act*.

1.6 Legal Non-Conformity

1. A legal **non-conforming** use is a use of land and/or **building** that legally **existed** on the date this By-law came into effect under the *Planning Act*. To be legal, the use must have been permitted on the lands in the zoning by-law that was in effect before this By-law came into effect or if it was established before the first By-law for the City of Pickering or the By-law for the original Township was passed.

2. This By-law shall not prevent the use of any land, **building** or **structure** for any purpose prohibited by this By-law if such land, **building** or **structure** was lawfully used for such purpose on the day of passing of this By-law, and provided that such land, **building** or **structure** continues to be used for that purpose.

1.7 Legal Non-Compliance

1. Where a **lot**, **building**, **structure**, **parking area** or **driveway** is deficient in respect of any regulation required by this By-law, the following are deemed to be in compliance with the regulations of this By-law:

   a) A **lot**, **building**, **structure**, **parking area** or **driveway** legally **existing** on the date of passing of this By-law;

   b) A **building** or **structure** for which a building permit has been issued on or before the date of passing of this By-law;

2. If in compliance with Sections 1.7.1 a) and 1.7.1 b), and provided the use of such **lot**, **building**, **structure**, **parking area** or **driveway** is permitted by this By-law, the said **lot**, **building**, **structure**, **parking area** or **driveway** may be enlarged or altered provided that the enlargement or alteration itself complies with all applicable regulations of this By-law and does not cause further contravention to any regulation contained herein.

3. Despite any other provision of this By-law, where, as a result of an acquisition of land by a **public authority**, such acquisition results in a contravention of this By-law related to zoning and parking regulations, then the lands so acquired shall be deemed to continue to form part of the **lot** upon which the **building** or **buildings** are located in determining compliance with this By-law.

1.8 Interpretation

1.8.1 Examples, Diagrams and Illustrations

1. Any examples, diagrams, illustrations or other graphics in this By-law are for convenience only and form no legal part of the By-law, with the exception of figures, tables or maps that are explicitly marked with a Figure or Table number.

1.8.2 Certain Words

1. Unless otherwise defined by this By-law, the words and phrases used in this By-law shall have their normal and ordinary meaning according to the Oxford English Dictionary.

2. The word ‘shall’ and ‘must’ are mandatory.

3. The word ‘use**’** when used as a verb, ‘to use**’** or ‘used’ shall have corresponding meanings.

4. The word ‘used’ includes ‘arranged, designed, or intended to be used’.
5. Words used in the present tense include the future tense and words used in the future tense include the present tense.

1.8.3 Abbreviations

1. The following abbreviations and terms, where used in this By-law, shall have the same meaning as if the word were printed in full:
   a) ‘cm’ means centimetres;
   b) ‘m’ means metres;
   c) ‘ha’ means hectares;
   d) ‘m^2’ means square metres;
   e) ‘min’ means minimum;
   f) ‘max’ means maximum;
   g) ‘GLFA’ means **gross leasable floor area**; and
   h) ‘FSI’ means **floor space index**.

1.9 Transition

1.9.1 Building Permits

1. Nothing in this By-law prevents the erection or use of a **building** or **structure** in accordance with a **building** permit application submitted prior to the date of passing of this By-law and deemed complete, provided the **building** permit is in accordance with all prior zoning by-laws that affected the **lot** before December 16, 2024.
2. This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is erected in accordance with Section 1.9.1.1.

1.9.2 Planning Applications and Approvals

1. Nothing in this By-law prevents the approval of the following applications where the application was filed and complete in accordance with the *Planning Act* and the City of Pickering Official Plan, on or before December 16, 2024 provided that the approval is in accordance with all prior zoning by-laws (except with respect to a minor variance under f) that affected the lot immediately before December 16, 2024:
   a) site plan drawings and conditions;
   b) a consent to sever;
   c) an approval of a draft plan of subdivision;

d) a plan of condominium approval;

e) a part-lot control exemption approval; and

f) a minor variance.

2. Nothing in this By-law prevents the approval applications where a pre-submission consultation was held and recorded by the City, meets the required revisions as recorded to be deemed a complete application, provided that the approval is in accordance with all prior zoning by-laws (except with respect to a minor variance under f) that affected the lot immediately before December 16, 2024:

   a) site plan drawings and conditions;

   b) a consent to sever;

   c) an approval of a draft plan of subdivision;

   d) a plan of condominium approval;

   e) a part-lot control exemption approval; and

   f) a minor variance.

3. Nothing in this By-law prevents the acceptance and approval of a minor variance application that is deemed complete after December 16, 2024 if the minor variance application is in relation to an application referred to in Section 1.9.2.1 a) through e). The minor variance may be granted in compliance with Section 45 of the *Planning Act* in the context of the in-effect zoning as it read on the day prior to December 16, 2024. A building permit and site plan approval referred to in Section 1.9.2.1 may be issued once final approval is received for the minor variance.

4. This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is erected in accordance with Sections 1.9.2.1 and 1.9.2.2.

1.9.3 Scope and Lapse of Transition Provisions

1. The relief granted by Sections 1.9.1 and 1.9.2 shall only apply to those **uses**, **buildings** and **structures** contemplated by the permit or approval as they were generally illustrated in the application materials that are eligible for transition, at the discretion of the Director, Development Services or their designate. The relief shall not apply with respect to any other permits, applications or constructions works made after the effective date of this By-law, except a minor variance application that is submitted in relation to a transitioned application, as referred to in Section 1.9.2.2.

2. Notwithstanding Section 1.9.3.1 above, Sections 1.9.1 through Section 1.9.2 shall be deemed to be repealed five (5) years after December 16, 2024. This provision shall not require an amendment to this By-law to take effect.

1.10 Continuation of Previously Approved Minor Variances

1. Any minor variances that were applied for prior to December 16, 2024 and approved or conditionally approved in accordance with Section 45 of the *Planning Act* for any of the former zoning by-laws as described by Section 16.2.1 shall be deemed to be integrated into and form part of this By-law as if they are variances to this By-law.

1.11 Technical Revisions to the Zoning By-law

1. Provided that the intent and purpose of this By-law is not affected, the Director, City Development, or designate, may undertake the following technical revisions without a minor variance or zoning by-law amendment.

   a) Revisions to the mapping and parcel arrangement updated from the Ontario Land Registry Office;

   b) Correcting lot and feature boundary errors;

   c) Road right-of-way limits, when new roads are constructed or when the road alignment has changed;

   d) Changes to attachments, appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only;

   e) Addition, correction, or revision of technical information on a map or a Schedule that does not affect the zoning or extent of applicable provisions, including but not limited to, color, key, legend, note, scale, title block, infrastructure information such as a highway, shoreline, street name, or watercourse;

   f) Correcting grammatical, or revision of abbreviation, cross-referencing, numbering, typographic errors and altering punctuation, arrangement of text or tables, or revision of the format in a manner that does not change the intent of a provision; and

   g) Upon registration of a plan of subdivision, technical revisions to the by-law mapping will be implemented as required in order to ensure that the zone boundaries coincide with the lot and block arrangement of the registered plan.

2 Establishment of Zones and Schedules

2.1 Establishment of Zones

1. The Area of Application of this By-law is divided into **zones**, which are established in Table 2.1. The extent and boundaries of **zones** are shown on Schedule 1.
2. The various **zones** may be referred to by their **zone** name or symbol as established in Table 2.1.
3. The **zones** in Table 2.1 are organized into categories as Residential, Commercial, Mixed-Use, City Centre, Employment, Environmental Protection and Open Space, Rural and Oak Ridges Moraine, Institutional and Other, and **zones** in the Seaton Urban Area. Zones may also be referred to in this By-law collectively by their category. For example, a reference to the Residential zones in this By-law shall refer to all the zones categorized as Residential zones in Table 2.1.

Table 2.1: **Establishment of Zones**

Zone Name	**Zoning Symbol(s)**
Residential	
Residential First Density	R1A, R1B, R1C, R1D, R1E, R1F, R1G, R1H, R1I
Residential Second Density	R2A, R2B
Residential Third Density	R3A, R3B, R3C
Commercial	
Commercial General	C1
Commercial Automotive Service	C2
Commercial Highway	C3
Commercial Hamlet	CH
Mixed-Use	
Local Node	LN
Community Node	CN
Mixed-Use General	MU1
City Centre	
City Centre One	CC1
City Centre Two	CC2
City Centre Residential One	CCR1

Zone Name	Zoning Symbol(s)
City Centre Residential Two	CCR2
City Centre Civic	CCC
City Centre Open Space	CCOS
City Centre Natural Heritage System	CCNHS
Employment	
Employment General	E1
Employment Prestige	E2
Employment Commercial	E3
Environmental Protection and Open Space	
Environmental Protection	EP
Open Space	OS
Open Space Waterfront	OSW
Stormwater Management Facility	SWM
Golf Course	GC
Rural and Oak Ridges Moraine	
Agriculture	A
Quarry	Q
Oak Ridges Moraine – Agricultural	ORMA
Oak Ridges Moraine – Environmental Protection	ORMEP
Oak Ridges Moraine – Institutional	ORMI
Oak Ridges Moraine – Commercial	ORMC
Oak Ridges Moraine – Residential General	ORMR5, ORMR6
Institutional and Other	
Institutional General	I1
Urban Reserve	UR
Utility	UT
Seaton Urban Area	
Seaton Low Density Type 1	SLD1
Seaton Low Density Type 1 Heritage Lot	SLD1HL
Seaton Low Density Type 1 Townhouses	SLD1T
Seaton Low Density Type 2	SLD2
Seaton Low Density Type 2 Multiple	SLD2M
Seaton Medium Density Detached & Semi	SMDDS
Seaton Medium Density Multiple	SMDM

Zone Name	Zoning Symbol(s)
Seaton High Density	SH
Seaton Mixed Corridor Type 1	SMC1
Seaton Mixed Corridor Type 2	SMC2
Seaton Mixed Corridor Type 3	SMC3
Seaton Minor Commercial Cluster	SMCC
Seaton Local Node	SLN
Seaton Community Node	SCN
Seaton Community Node Pedestrian Predominant Area	SCNPP
Seaton Prestige Employment General	SPEG
Seaton Prestige Employment Node	SPEN
Seaton Prestige Employment Heritage Lot	SPEHL
Seaton Employment Service	SES
Seaton Community Use	SCU
Seaton District/Community Park	SDCP
Seaton Open Space	SOS
Seaton Utility	SUT

2.2 Zoning Maps

1. **Zones** are shown on the zoning maps on Schedule 1. The lands within each **zone** are subject to the provisions of that **zone**, as well as the general regulations of this By-law.

2.3 Zone Boundaries

1. If the **zone boundary** as shown on Schedule 1:

   a) Is following a **street**, **lane**, right-of-way for a future roadway, railway right-of-way, electric transmission line right-of-way or **watercourse**, then the centre line of the **street**, **lane**, right of way for a future roadway, railway right-of-way, electric transmission line right-of-way, municipal boundary or **watercourse** is the boundary; or

   b) Is substantially following **lot lines** shown on a registered plan of subdivision, then the **lot lines** are the boundary; or

   c) Does not meet the above scenarios, then the **zone boundary** shall be scaled from the zoning maps on Schedule 1.

2. If the **zone boundary** separates a **lot** into portions, which includes an Environmental Protection (EP) or City Centre Natural Heritage System

(CCNHS) **zone**, the **zone boundary** may be redefined through an Environmental Assessment or equivalent comprehensive evaluation. Where the EP or CCNHS **zone boundary** is reduced or removed the zoning of the land formerly within the EP or CCNHS **zone** shall be interpreted to be in accordance with the immediately abutting **zone**. Where the EP or CCNHS **zone boundary** is increased the land formerly within the abutting **zone** shall be interpreted to be in accordance with the EP or CCNHS **zone**.

3. Notwithstanding Section 2.3.1.1, the **zone boundaries** for the SCNPP **zone** shown on Schedule 1 are schematic and shall be delineated through site plan approval.

2.4 Multiple Zones

1. Where a **lot** falls into two (2) or more **zones**, each portion of that **lot** shall be subject to the applicable permitted **uses** and standards for the applicable **zone** applying to that portion of the **lot**.

2. Within the Seaton Urban Area, some properties, such as school sites, are dual zoned which means more than one (1) **zone** applies to an area of land. Dual zoned sites are permitted to develop for the permitted **uses** in both **zones** subject to the **zone** requirements applicable to each specific permitted **use**.

2.5 Interpretation of Symbols

2.5.1 Zone Symbols

1. Schedule 1 to this By-law applies the **zones** for all lands within the City of Pickering, represented by a **zone** symbol as established by Table 2.1. All **lots** and lands are subject to at least one (1) **zone**. The lands within each **zone** are subject to the provisions of that **zone** (contained within Sections 6 to 14 of this By-law), as well as the general regulations of this By-law.

2.5.2 Holding Symbols

1. Where a **zone** shown on Schedule 1 is preceded by the symbol “(H)”, the lands shall be subject to a holding provision that shall apply until such time that the “H” symbol is lifted by an amendment to this By-law, in accordance with Section 36 of the *Planning Act*.

2. The requirements for lifting the holding symbol “(H)” are indicated in the amending by-law, which are incorporated as an exception **zone** under Section 15 of this By-law or under a separate by-law. Council may pass a by-law to remove the Holding (H) Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met.

3. Prior to an amendment to remove the symbol "(H)" preceding the classification symbol, the lands subject to that zone shall be used only for the uses, **buildings** and structures that **existed** at the date of the passing of this By-law.

2.5.3 Exception Zones

1. Where any **zone** symbol shown on Schedule 1 contains a symbol including the letter “X” followed by a number, the affected lands shall be subject to the special provisions of the corresponding exception **zone** under Section 15.

3 Definitions

The following definitions apply to the Area of Application, with the exception of the Seaton Urban Area, which is regulated by Section 14 of this By-law including the definitions included within that section.

3.1 Interpretation

1. For convenience only, throughout this By-law, any bolded word or phrase is defined in Section 3.2.
2. Where a **use** is defined, it shall not be interpreted to include any other defined **use** unless it is stated in the definition to the contrary.

3.2 Defined Terms

For the purpose of this By-law, the definitions and interpretations given in this Section shall govern unless a contrary intention appears:

Accessory: means a **use**, **building** or **structure** naturally or normally incidental to, subordinate to or exclusively devoted to a **principal use** or **building** or **structure** and located on the same **lot** as the **principal use**, **building**, or **structure**.

Active at Grade Frontage: means the **ground floor** of a **building** facing a **street line,** with transparent glazing and accessed from the **street** through a **primary entrance door** for **uses** such as **restaurants**, **food** and **retail stores** and **community uses**. Emergency access doors, garage doors, services doors and loading doors are not permitted along the **street line** of an **active at grade frontage**.

Adult Entertainment Establishment: means any **premises** or part thereof used in the pursuance of a business, if**:**

a) entertainment or services that are designed to appeal to erotic or sexual appetites are offered or provided in the **premises** or part of the **premises**, and without limiting the generality of the foregoing, includes services or entertainment in which a **principal** feature or characteristic is nudity or partial nudity of any **person**; or

b) body rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a **person's** body are performed, offered or solicited in the **premises** or part of the **premises**, but does not include **premises** or part or them where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic treatment and are performed or offered by **persons** otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

Adverse effect: means:

a) Impairment of the quality of the environment for any **use** that can be made of it;

b) Injury or damage to property or to plant or animal life;

c) Harm or material discomfort to any **person**;

d) Impairment of the health of any **person**;

e) Impairment of the safety of any **person**;

f) Rendering any **lot** unfit for its **existing** or permitted **use**;

g) Loss of enjoyment of normal **use** of property; and/or

h) Interference with a **residential use** or conduct of business.

Agriculture or Agricultural: means growing crops, including nursery, biomass and horticultural crops, and **cannabis cultivation**; orchards; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; **aquaculture**; apiaries and mushroom farms; agro-**forestry**; maple syrup production; and the associated on-farm **buildings** and **structures**, including livestock facilities, manure storages, value-retaining facilities, greenhouses, and similar **accessory buildings** and **structures** related to the **use**.

Agri-tourism Use: means a farm-related tourism **use** that promotes the enjoyment, education or activities related to the **principal** farm operation on a **lot**, such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce operations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction.

Air Conditioner: means any mechanical equipment installed outdoors including central air conditioning units, heat pumps, heat exchange units, emergency generators and other such equipment.

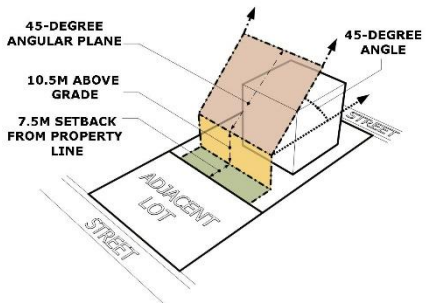
Aisle: means an internal **vehicle** route immediately adjacent to a **parking space** or **loading space** which provides vehicular access to and from the **parking space** or **loading space** and is not a **driveway**.

Amenity Area: means the passive or active recreational area provided on a **lot** for the personal, shared or communal **use** of the residents of associated **dwelling units**, and includes **balconies**, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities. **Amenity area** includes **common outdoor amenity area**.

Amenity Area, Common Outdoor: means an **amenity area** which is provided outdoors and available for the shared or communal use of all residents of any associated **dwelling units**.

Ancillary Retail Sales: means a **retail store** subordinate to a principal use in which the retail sale of goods or merchandise primarily produced on the **premises** in accordance with the provisions of this By-law.

Angular Plane: means an imaginary flat surface projecting over a **lot**, at an inclined angle measured up from the horizontal.



Animal Care Establishment: means a **building**, **structure** or part thereof, where dogs and cats and other domesticated animals, excluding livestock, are groomed and/or kept for a fee on a daily basis excluding overnight boarding and outdoor facilities.

Aquaculture: means the breeding or husbandry of fish.

Area of High Aquifer Vulnerability: means an area of high aquifer vulnerability as described by the Oak Ridges Moraine Conservation Plan, or successor thereto, and as delineated on Schedule 3 to this By-law. In the event of conflict, the area shown in the Oak Ridges Moraine Conservation Plan prevails.

Arena: means a **building** or part thereof, in which the **principal** facilities provide for recreational activities such as curling, skating, hockey, lacrosse, broomball or other similar athletic activities, and which facilities may include dressing rooms, concession booths for the provision of food and refreshments, bleachers, equipment for making artificial ice and other such **accessory** facilities.

Art Gallery/Studio: means **premises** used for the creation, exhibition, collection and/or preservation of works of art for public viewing and sale and may include educational classes.

Assembly Hall, Convention Centre or Conference Hall: means a **building** or part of a **building** designed or intended to be used for such purposes as civic meetings, educational meetings, political meetings, conventions, conferences, trade shows, recreational activities or social activities and may include ancillary banquet facilities.

Automobile Service Station: means an establishment where **vehicle** fuels, lubricants, and automobile-related accessories are offered for retail sale, and which also may include a **car washing establishment** and a **convenience store**, but shall not include a **vehicle body repair shop** or a **vehicle repair shop**.

Balcony: means an attached covered or **uncovered platform** projecting from the face of an exterior wall, including above a **porch**, which is only directly accessible from within a **building**, usually surrounded by a balustrade or railing, and does not have direct exterior access to **grade**.

Basement: means a portion of a **building** below the **first storey**.

Bay Window: means a window with at least three panels set at different angles to create a projection from the outer wall of a **building**, and includes a bow window.

Bed and Breakfast: means the provision of lodging with or without meals for the traveling public within a **detached dwelling**. A **bed and breakfast** shall not include a **short-term rental**.

Block: means all land fronting on one (1) side of a **street** between the nearest **streets**, intersecting, meeting or crossing said **street**.

Boat Mooring: means docking facilities, mooring slips and **dry sail storage** areas.

Building: means a **structure** occupying an area of at least 10.0 m^2 and consisting of any combination of walls, roof and floor but shall not include a **mobile home**.

Cannabis: means **cannabis** as defined in subsection 2(1) of the *Cannabis Act* (Canada), as amended.

Cannabis Cultivation: means the growing of **cannabis**, either within a wholly enclosed **building** or **structure** or in an open air setting, for medical or recreational purposes, subject to regulations under the *Cannabis Act* (Canada), as amended.

Cannabis Production Facility: means lands, **buildings**, or **structures** used for growing, producing, processing, testing, destroying, packaging and/or shipping of **cannabis** but does not include the in-store retail sale of **cannabis** authorized by a license issued by and/or registration/registered by the Federal Minister of Health, pursuant to the *Cannabis Act* (Canada) and its Regulations, as amended, or any successors thereto.

Car Share Service: means a service that provides **motor vehicles** solely for shared **use** and does not include **vehicle dealership**.

Car Washing Establishment: means an establishment for washing or cleaning **motor vehicles** for gain.

Cemetery: means the lands used or intended to be used for the interment of human remains.

Club: means a **building** or part of a **building** used for a social, cultural, athletic or recreational **club**, fraternal organization or community or educational **uses**.

Club House: means a **building** or **structure** used for the purposes of dining and recreational facilities and may include a dining lounge.

Commercial Fitness/Recreational Centre: means a commercial establishment that has been designed for conduct of sport, athletic and leisure activities such as squash courts, swimming pools, exercise classes and other similar indoor recreational facilities are provided and operated for gain or profit, but does not include an **adult entertainment establishment**, a casino or **place of amusement**.

Commercial Use: means any **use** the primary purpose of which is to sell, lease or rent a product or service directly to the public, including but not limited to retail sales, entertainment services and personal or professional services, but shall exclude **residential uses**, an **adult entertainment establishment** and **dating/escort service**.

Commercial Vehicle: means a **motor vehicle** used for commercial purposes, and shall include ambulances, hearses, motor buses, and fire apparatus.

Community Centre: means a multi-purpose facility that offers a variety of programs or a recreational, cultural, day care, social, community service, informational or instructional in nature.

Community Garden: means a communal garden provided for the sole **use** of the public to produce flowers, herbs, fruits or vegetables and activities associated with gardening, but does not include any processing or packaging, commercial sales, or the raising of livestock or animals including poultry.

Community Use: means a **use** that has the primary purpose of serving the educational, recreational, or governmental needs of the general community, including but not limited to a **library**, **community centre**, **emergency service facility**, or post office.

Conservation Use: means a **use** which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a Conservation Authority, **public authority**, private groups or individuals.

Construction Vehicle: means a **vehicle** ordinarily used for **building** and construction purposes, such as a dump truck, bulldozer, back-hoe, or grader, and ancillary equipment used thereto.

Contractor's Yard: means a premise of any general contractor, builder or landscaper where equipment, **vehicles** and/or materials are stored or where a contractor performs shop or assembly work.

Convenience Store: means a **retail store** where articles for sale are restricted to a limited range of goods, primarily food, toiletries, housewares, stationary and other similar daily household necessities, but does not include a **food store**.

Corner Rounding: means a **lot line** of a **corner lot** at the intersection of two (2) **street lines** in the form of an arc that joins the **front lot line** to the **exterior side lot line** or the **rear lot line** to the **exterior side lot line**.

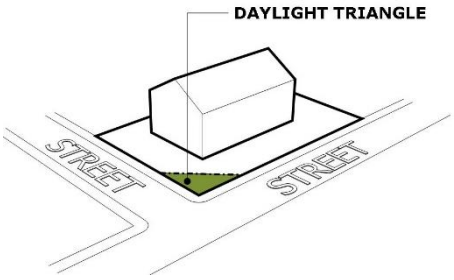
Dating/Escort Service: means a service providing companionship for and by individuals for profit or personal gain.

Day Care Centre: means:

a) Indoor and outdoor **premises** where more than five (5) children are provided with temporary care and/or guidance for a continuous period but does not provide overnight accommodation and are licensed in accordance with the applicable Provincial Act; or

b) Indoor and outdoor **premises** in which care is offered or supplied on a regular schedule to adults for a portion of a day but does not provide overnight accommodation.

Daylight Triangle: means an area free of **buildings**, **structures**, fences and hedges more than 0.9 m in **height** and which area is to be determined by measuring, from the point of intersection of **street lines** on a **corner lot** along each such **street line** and joining such points with a straight line. The triangular-shaped land between the intersecting **street lines** and the straight line joining the points the required distance along the **street lines** is the **daylight triangle**.



Development Agreement: means an executed contract between a developer/property owner and the City of Pickering that is required in order to implement development and may include a subdivision agreement, site plan agreement, or other similar agreements for development.

District Energy Facility: means a centrally located facility or linked facilities that generates and distributes thermal energy (steam and/or hot and cold water) to end users through an underground pipeline distribution system and generates electricity, including electricity for supply to the grid.

Drive-through Facility: means the **use** of land, **buildings** or **structures**, or parts thereof, to provide or dispense products or services through an attendant or a window or an automated machine, to **persons** remaining in **motor vehicles** that are in a designated **stacking lane**. A **drive-through facility** may be in combination with other **uses**. A **drive-through facility** does not include a **vehicle repair shop**, **automobile service station**, or **car washing establishment**.

Driveway: means an internal roadway used to provide vehicular access from a **street** or **lane** to an off-**street parking space**, **loading space** or **aisle**.

Dry-Cleaning Distribution Centre: means a **premises** used for the purpose of receiving articles or goods of fabric to be laundered or dry-cleaned elsewhere and does not include a **dry-cleaning establishment**.

Dry-Cleaning Establishment: means a **premises** in which the business of laundry or dry-cleaning is housed and where the cleaning, drying, ironing, and finishing of such goods is conducted.

Dry Sail Storage: means the temporary open storage of watercraft on land during the normal boating season, but shall not include winter storage.

Dwelling: means a **building** containing one (1) or more **dwelling units**.

Dwelling, Apartment: means a **residential use building** containing four (4) or more **principal dwelling units** where the units are connected by a common corridor or vestibule, other than a **townhouse dwelling** or **stacked townhouse dwelling**.

Dwelling, Back-to-Back Townhouse: means a **residential use building** containing four (4) or more attached **principal dwelling units** divided vertically where each unit is divided by common walls, including a common rear wall without a **rear yard setback**, and whereby each unit has an independent entrance to the unit from the outside accessed through the **front yard** or **exterior side yard**.

Dwelling, Block Townhouse: means a **residential use building** containing three (3) or more attached **principal dwelling units** divided vertically, and where all **dwelling units** are located on one (1) **lot** and accessed from a **private street**, laneway, or common condominium **driveway** or **aisle**.

Dwelling, Detached: means a **residential use building** that contains only one (1) **principal dwelling unit**.

Dwelling, Duplex: means a **building** divided by a horizontal above-**grade** common wall into two (2) separate **dwelling units**, each of which has an independent entrance.

Dwelling, Fourplex: means a multiple **dwelling** containing four (4) separate **dwelling units**, each unit being connected to two (2) or more other units, and generally arranged with two (2) units adjacent to the **front lot line** and the other two (2) units at the rear thereof.

Dwelling, Live Work: means a **townhouse dwelling** or **stacked townhouse dwelling**, where the **ground floor** only, or part thereof, may be used for **commercial uses** as permitted by this By-law, except that the **basement** may be used for storage for the **commercial use**, and where the commercial and residential components can be accessed by a common internal entrance while constructed as separate units.

Dwelling, Semi-detached: means a residential **building** containing two (2) attached **principal dwelling units** that are divided vertically, with each unit having **frontage** on a **street**, except where located within a planned unit development.

Dwelling, Stacked Townhouse: means a residential **building** of four (4) or fewer **storeys** in **height** containing three (3) or more **principal dwelling units** where the units are divided horizontally and/or vertically, and in which each **dwelling unit** has an independent entrance to the interior.

Dwelling, Street Townhouse: means a residential **building** containing three (3) or more attached **principal dwelling units** divided vertically and where all **dwelling units** are located on a **street**.

Dwelling, Triplex: means a **building** divided by one (1) or more horizontal above grade common walls into three (3) separate **dwelling units**, each of which has an independent entrance.

Dwelling Depth: means the horizontal distance measured from the minimum **front yard setback** to the rear wall of a **dwelling**, excluding any obstruction of **yards**.

Dwelling Unit: means a residential unit that**:**

a) Consists of a self-contained set of rooms located in a **building** or **structure**;

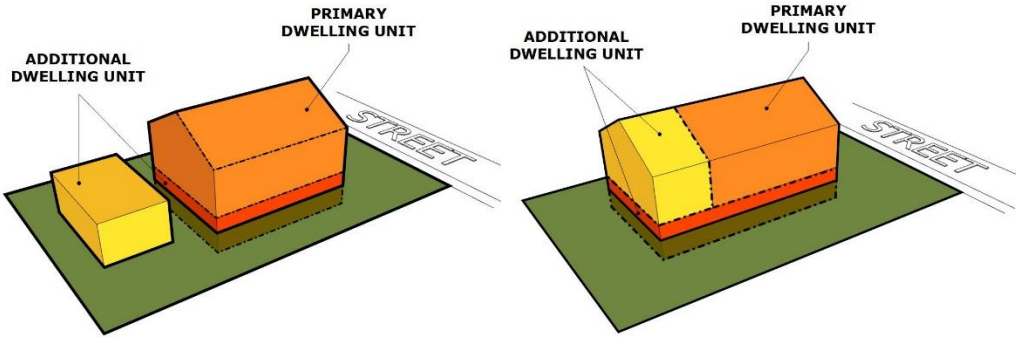
b) Is used or intended for **use** as a residential **premises**;

c) Contains kitchen and bathroom facilities that are intended for the **use** of the unit only; and

d) Is not a **mobile home** or any **vehicle**.

Dwelling Unit, Accessory: means a **dwelling unit** that is **accessory** to a non-**residential use** on a **lot**.

Dwelling Unit, Additional: means a self-contained **dwelling unit** in a **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, **street townhouse dwelling unit**, or in a **building accessory** to a **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, **street townhouse dwelling unit** on the same **lot**. The **additional dwelling unit** shall consist of one (1) or more rooms that are designed, occupied or intended for residential occupancy, by one (1) or more **persons** as an independent and separate residence in which cooking facilities, sleeping facilities and sanitary facilities are provided for the exclusive **use** of such **person** or **persons**.



Dwelling Width: means the width of the **main front wall** of the **dwelling**.

Electric Vehicle Supply Equipment: means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between the branch circuit and electric **vehicle**.

Emergency Service Facility: means fire, ambulance, police and similar facilities operated by a **public authority**.

Existing: means **existing** as of the date of the final passing of this By-law.

Farm Implement Sales and Service Establishment: means **premises** where farm implements and related equipment are serviced and repaired.

Farmers' Market: means a **building**, part of a **building** or open area, on a temporary or permanent basis, where a majority of the vendors shall be primary producers of agricultural products grown within the Province of Ontario that are offered for sale directly to the general public, but may also feature other vendors who offer prepared foods and artisan crafts as well as provide entertainment and community information.

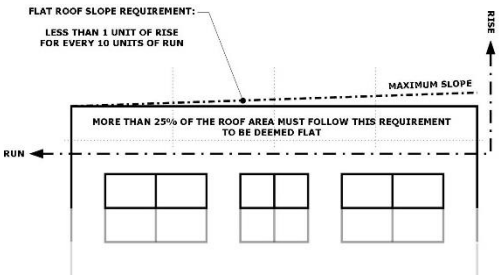
Farm Vacation Home: means an establishment that provides sleeping accommodation (including participation in farm activities, meals, services, facilities and amenities for the exclusive **use** of guests) for the traveling or vacationing public in up to three (3) guest rooms within a **detached dwelling** that is located on a farm and is the **principal** residence of the proprietor of the establishment.

Farm Winery, Microbrewery, Distillery or Cidery: means **premises** used on a farm for the making of beers, spirits, ciders and wines from grains, hops, crops, and fruit grown primarily as part of the **principal agriculture use**, and may include a tasting and hospitality area, facilities for food preparation and serving, and retail sales of the products produced on site.

Film Studio: means **premises** used for producing motion pictures, live or recorded broadcasts, or audio or video recordings or transmissions.

Financial Institution: means a **building** or portions of a **building** used for the purposes of administering or providing financial services to the public, other than exclusively through an automated banking machine.

Flat Roof: means a roof having a slope of less than 1 unit of rise for every 10 units of run. Where more than 25% of the roof area of a **building** is flat as defined in the preceding sentence, the entire roof shall be deemed to be a **flat roof** for the purposes of applying the definition of **height** in this By-law.



Floor Area: means the total area of all floors of a **building** within the outside walls.

Floor Area, Net: means the total area of all floors of a **building** measured from the interior faces of the exterior walls or demising walls, but does not include the following areas:

a) **Motor vehicle** parking and bicycle parking below **average grade**;

b) **Motor vehicle** parking and bicycle parking at or above **average grade**;

c) **Loading spaces** and related corridors used for loading purposes;

d) Rooms for storage, storage lockers, washrooms, electrical, **utility**, mechanical and ventilation;

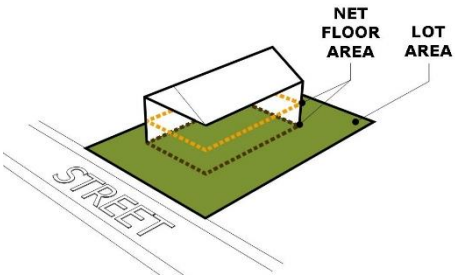
e) Indoor **amenity area** space required by this By-law;

f) Elevator, garbage and ventilating shafts;

g) Mechanical penthouse;

h) **Porches**, non-walk-in **bay windows**, attics, **basements**, enclosed or roofed walkways; and

i) Stairwells in the **building**.



Floor Space Index (FSI): means the total **net floor area** of all **buildings** on a **lot** divided by the total **lot area**.

Food Preparation Plant: means a **building** or part of a **building** in which processed food products are cooked, baked, mixed, packaged or otherwise prepared for distribution to retail or institutional outlets.

Food Store: means **premises** that sells food and other non-food items, primarily on a self-service basis.

Forestry: means the management of woodlands, including **accessory uses** such as the construction and maintenance of forest access roads and maple syrup production facilities:

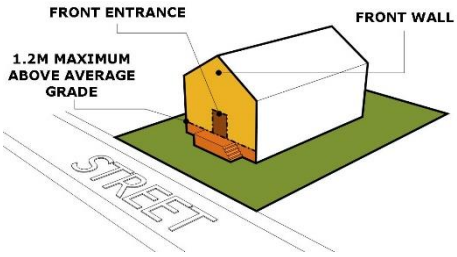
a) For the production of wood and wood products, including maple syrup;

b) To provide outdoor recreation opportunities;

c) To maintain, and where possible improve or restore, conditions and wildlife; and

d) To protect water supplies.

Front Entrance: means the **principal** entrance oriented towards the **front lot line**, providing access to the interior of a **dwelling** from the exterior and does not include an access provided through an attached **private garage**. In the case of a **corner lot**, the **principal** entrance providing access to the interior of a **dwelling** from the exterior may be oriented towards the side **lot line** that is adjacent to the **street**, or abutting on a reserve on the opposite side of which is a **street**.



Frontage: means that part of a **lot** that abuts a **street** measured along the **street line**.

Fuel Depot: means a **premises** where petroleum, gasoline, fuel oil, gas propane or other fuels are stored in tanks for wholesale distribution or bulk sales but does not include facilities for the sale of fuels for private **motor vehicles**.

Funeral Home: means a **building**, or part of a **building**, used for furnishing funeral supplies and services to the public and includes facilities intended for the preparation of bodies for interment or cremation and may include visitation rooms, spaces for religious or non-religious services, and administrative offices.

Garage, Private: means a **building**, **structure** or part thereof, including a carport, used for the parking of **motor vehicles** having adequate access to a **driveway**.

Garden Centre: means a retail establishment devoted primarily to the sale of nursery stock and may also include the sale of related **accessory** supplies.

Golf Course: means a **premises** operated for the purpose of playing golf, and includes a **golf course**, driving range, miniature golf facilities and such **accessory uses** as a **restaurant**, banquet facility, **retail store**, fitness centre and other **buildings** or **structures** devoted to the maintenance and operation of the **golf course**.

Grade, Average: means when used with reference to a **building**, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building; and when used with reference to a **structure**, shall mean the average elevation of the finished level of the ground surrounding such **structure**. When used with reference to lands within a City Centre **zone**, **average grade** shall mean the average elevation of the finished level of the ground adjoining all exterior walls of a **building**. When used with reference to **street townhouse dwellings** within a City Centre **zone**, **average grade** is measured at the front of such **building**.

Green Roof: means an extension to a **building's** roof that allows vegetation to grow in a growing medium.

Gross Floor Area: means the total area, expressed in square metres (m^2) of each floor whether located above, at or below grade, measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding any **porch**, veranda, cellar, mechanical room or penthouse, or areas dedicated to parking within the **building**. For the purposes of this definition, the walls of an inner court shall be deemed to be exterior walls.

Gross Leasable Floor Area (GLFA): means the total **floor area** designed for tenant occupancy and exclusive **use**, including **basements**, mezzanines and upper floor areas, if any. GLFA is expressed in square metres (m^2) and measured from the centre line of joint partitions and from outside wall faces.

Ground Floor: means the floor of a **building** at or first above **average grade**.

Ground Floor Area: means the **gross floor area** only on the **ground floor**.

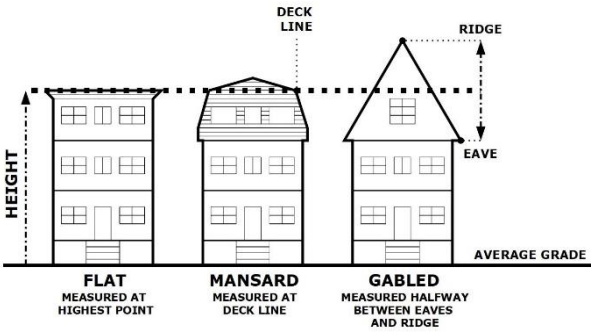
Group Home: means a **dwelling** occupied by not more than 10 **persons** exclusive of staff, who live as a **single housekeeping unit** because they require a supervised group living arrangement, in a facility licensed, approved and supervised in accordance with the requirements of the Province.

Hazardous Lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. Along the Lake Ontario shoreline, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard, or dynamic beach hazard limits.

Hazardous Sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. Naturally occurring hazards may include, without limiting the generality of the foregoing, unstable soils, such as sensitive clays, organic soils, or unstable bedrock, for example.

Hazardous Substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety, and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Height: means the vertical distance between the **average grade**, and in the case of a **flat roof**, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the deck line, or in the case of a gabled, hip, or gambrel roof, the mean height level between eaves and ridge. When the regulation establishes **height** in **storeys**, means the number of **storeys**.



Home Industry: means an **accessory use** for gain or profit that is **accessory** to a **dwelling unit** or **agricultural use**, and may include **uses** such as a carpentry shop, metal working shop, welding shop, electrical shop, or blacksmith shop, but shall not include a paint shop, furniture stripping, **vehicle body repair shop** or **vehicle repair shop**.

Home Occupation: means the **accessory use** of a **dwelling unit** for an occupation or business, where the **dwelling unit** is the **principal** residence of the business operator.

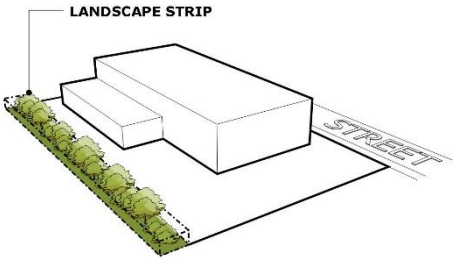
Hotel: means a **building**, or group of **buildings**, each containing sleeping accommodation, catering primarily to the traveling public, for rent or hire for temporary lodging. A **hotel** may also include **restaurant**, public hall and **accessory retail store** which are **accessory** to the primary **hotel** function and oriented to serve the **hotel** patrons.

Housekeeping Unit, Single: means a **dwelling unit** where the occupants have collective **use** of the **dwelling**. A **rooming home** or portion thereof is not a **single housekeeping unit**.

Inoperative Vehicle: means a **motor vehicle** that is mechanically inoperative, and/or is in a state that precludes immediate **use**.

Kiosk: means a **building** or **structure** with a maximum **floor area** of 12.0 m^2 that provides complementary **uses** in a public or private operated open space **zone**.

Landscape Strip: means a continuous strip of **landscaped open space** provided along a **lot line** or other feature, and consisting of a planting screen or landscaped earth berm. A **landscape strip** is permitted to be traversed by **driveways** and walkways. The width of the **landscape strip** and its minimum **height** to provide visual screening are indicated in the requirements of this By-law.



Landscaped Open Space: means the open unobstructed space at grade suitable for the growth and maintenance of landscaping and includes any surfaced walk, patio, stairs or similar area but does not include any **driveway**, or ramp, whether surfaced or not, any curb, retaining wall, **parking area**, interior courtyard, or any easement for the purposes of underground or overhead utilities or services where located within a f**ront yard** or **exterior side yard**.

Lane: means a thoroughfare not intended for general traffic circulation that provides means of vehicular access to the rear of a **lot** where the **lot** also fronts or flanks onto a **street**, or where a **lot** fronts onto public or private open space. The **lane** may be maintained by a **public authority** or by a condominium corporation as a private condominium road.

Library: means a **building** or portion of a **building** containing an organized collection of information resources that are publicly accessible and provided by the City of Pickering.

Loading Space: means an unobstructed area of land which is provided and maintained upon the same **lot** or **lots** upon which the **principal use** is located and

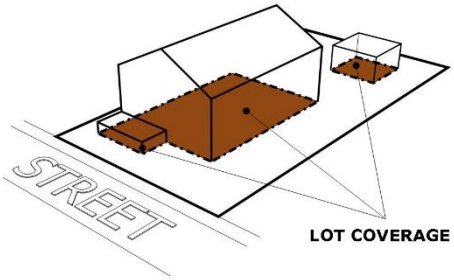
which area is provided for the temporary parking of one (1) **commercial vehicle** while merchandise or materials are being loaded or unloaded from such **vehicles**.

Long-Term Care Home: means a facility which provides care and services for **persons** who are no longer able to live independently or who require on-site nursing care, 24-hour supervision or personal support and licensed under the *Long-Term Care Homes Act*, 2007, as amended.

Lot: means a parcel of land fronting on a **street**, whether or not occupied by a **building** or **structure**.

Lot Area: means the total horizontal area of a **lot** within the boundaries of a **lot**.

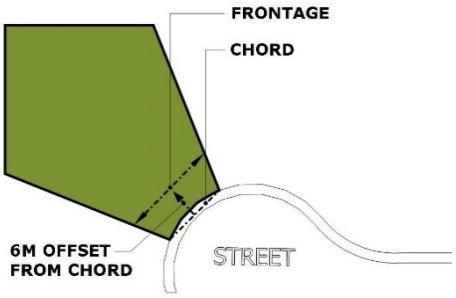
Lot Coverage: means the percentage of the total **lot area** occupied by all **buildings** and **structures** at and above grade including cantilevered floor space, **bay windows**, **balconies**, uncovered and covered **porches** and **decks**, and below grade steps and ramps. This excludes eaves, belt courses, chimney breasts, sills, or cornice projections to a maximum of 0.6 m.



Lot, Corner: means a **lot** situated at the intersection of two (2) or more **streets** or upon two (2) parts of the same **street** having an angle of intersection not exceeding 135 degrees.

Lot Depth: means the horizontal distance between the **front** and **rear lot lines**. If the **front** and **rear lot lines** are not parallel, the **lot depth** shall be measured by a straight line joining the mid-point of the **front lot line** with the mid-point of the **rear lot line**. Where there is no **rear lot line**, the **lot depth** shall be measured by a straight line joining the mid-point of the **front lot line** with the apex of the triangle formed by the **side lot lines**.

Lot Frontage: means the horizontal distance between the **side lot lines** of a **lot** measured by a line that is 6.0 m back from and parallel to the chord of the **lot frontage**. The chord of the **lot frontage** means the straight line joining the two points where the **side lot lines** intersect the **front lot lines**.



Lot Line: means a line delineating any boundary of a **lot**.

Lot Line, Exterior Side: means the **side lot line**, which separated a **lot** from the **street** adjacent to it.

Lot Line, Front: means the **lot line**, which separates a **lot** from the **street** in front of it. Where more than one (1) **lot line** separates a **lot** from the **street**, the **front lot line** shall be the shorter **lot line**. Where a **lot** is a **through lot**, the **lot line** abutting the wider **street** right-of-way shall be the **front lot line**. In the case of a **through lot**, where both **streets** are of the same width, the City may designate either **street line** as the **front lot line**.

Lot Line, Interior Side: means a **side lot line**, which is not adjacent to a **street**.

Lot Line, Rear: means the **lot line** opposite to, and most distant from, the **front lot line**, but where the **side lot lines** intersect, as in the case of a triangular **lot**, the **rear lot line** shall be represented by the point of intersection.

Lot Line, Side: means all **lot** lines, which join both a **front lot line** and a **rear lot line**.

Lot, Through: means a **lot** bounded on opposite sides by a **street**.

Main Front Wall: means exterior wall of a **building** including the **first storey** and above oriented toward the **front lot line**.

Main Wall: means a primary exterior front, rear, or side wall of a **building**, not including permitted projections.

Manufacturing Facility, Heavy: means a **building** or part of a **building** used for the purpose of large-scale manufacturing, assembly, printing, duplicating, processing, altering, treating, or repair of products, materials or goods, and which may include **outdoor storage** as an **accessory use**, and which may involve noise, vibration or emissions provided they are in accordance with the Province's guidelines. A **heavy manufacturing facility** may also include a **cannabis production facility**.

Manufacturing Facility, Light: means a **building** or part of a **building** used for the purpose of manufacturing, assembly, printing, duplicating, processing, altering, treating, or repair of products, materials or goods, provided that all activities are conducted within an enclosed **building**, and that the operations do not involve any furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration. A **light manufacturing facility** may also include a **cannabis production facility** and a **vertical farm**.

Marina: means a commercial operation, publicly or privately owned, catering to the recreational boating public. A **marina** may include**: parking areas**, **boat moorings**, launching ramps, tennis courts, picnic areas, **parks**, playgrounds, swimming pools, beaches, locker and locker room facilities, enclosed storage areas, winter storage areas, a **marine service station**, marine railway equipment, **restaurants**, refreshment stands, repair facilities, sales and display offices, a boat livery, and **retail stores**.

Marine Service Station: means a place of business constructed and operated at a location bordering on a waterway to supply gasoline, oil, batteries, lubricants and accessories to boats and ships only, and where only minor emergency repairs are made.

Mobile Home: means a prefabricated **building** that is designed to be made mobile and is intended to provide permanent residence but does not include any trailer otherwise defined in this By-law.

Motel: means a **building** or part of a **building** on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation, with or without meals. The guest rooms of a **motel** are accessed directly from the outside and may or may not be accessed from common corridors. A **motel** does not include any other **use** otherwise defined in this By-law.

Motor Vehicle: means an automobile, motorcycle, motor assisted bicycle, or any other **vehicle** propelled or driven other than by muscular power, but does not include a streetcar, or other **motor vehicles** running only upon rails, or a motorized snow **vehicle**, traction engineer, farm tractor, riding lawnmower, self-propelled implement of husbandry or road-building machine within the meaning of the Highway Traffic Act, or successor thereto.

Museum: means **premises** used for the exhibition, collection and/or preservation of objects of cultural, historical or scientific interest for public viewing.

Nightclub: means a place where food or drink may be served, and where the primary function is the provision of theatrical performances, pre-recorded music, or live musical entertainment, whether such music is provided for listening or dancing by the patrons, or any combination of the above functions, but does not include any other use defined in this By-law.

Oak Ridges Moraine Area: means the area of land designated by Ontario Regulation under the *Oak Ridges Moraine Conservation Act* as being the **Oak Ridges Moraine Area**.

Obnoxious: means a **use** which, by its very nature or operation, creates or is liable to create one or more **adverse effects**.

Office: means a **building** or part thereof, where administrative and clerical functions are carried out in the management of a business, profession, organization or public administration, but shall not include a **medical office** or **vehicle sales and rental establishment**.

Office, Medical: means a **premises** designed and used for the diagnosis, examination, and medical, surgical or physiotherapeutic treatment of human patients, and which may include pharmacies and dispensaries, waiting rooms, treatment rooms and blood testing clinics, but shall not include overnight accommodation for in-patient care.

Outdoor Display Area: means an area, covered or uncovered, located outside of a **building** and on the same **lot** as a **commercial use** for the purpose of displaying finished merchandise for sale.

Outdoor Display Area, Seasonal: means an area, covered or uncovered, located outside of a **building** and on the same **lot** as a **commercial use** for the purpose of displaying seasonally related finished merchandise, goods or materials for sale during a limited period within the calendar year.

Outdoor Patio: means an outdoor area, covered or uncovered, where seating accommodation can be provided and/or where meals or refreshments may be served to the public for consumption.

Outdoor Storage: means the occasional or continuous keeping of goods, inventory, materials or machinery or equipment outside, but does not include damaged, impounded or **inoperable vehicles**.

Park: means an area of land that is designed or maintained for outdoor recreational facilities, with or without an **accessory building** or **structure**, including sport fields, parks and playgrounds, tracks, skateboard parks, and outdoor swimming pools, but shall not include a **golf course**.

Parking Area: means one (1) or more **parking spaces**, including related **aisles**, for the parking or storage of **vehicles**.

Parking Garage: means a **building**, or part thereof, used for the parking of **vehicles** and may include any permitted **use** in the **first storey**, but shall not include any area where **vehicles** for sale or repair are kept or stored. A **parking garage** includes underground parking and a **parking structure**.

Parking Lot: means a **lot** or portion thereof provided for the parking of **motor vehicles accessory** or incidental to the **main use**.

Parking Lot, Public: means a **parking area** that is the **principal use** of a **lot** and is operated to provide public parking whether or not for gain or profit.

Parking Space: means an unobstructed area of land that is accessible by an **aisle**, having access to a **street** or **lane** that is reserved for the purpose of the temporary parking or storage of one (1) **motor vehicle**.

Parking Space, Bicycle: means an area used exclusively for parking or storing a bicycle.

Parking Structure: means a **building** or portion thereof, below and/or above grade, containing one (1) or more **parking spaces**.

Parking Structure, Bicycle: means a **structure**, either covered or uncovered, containing one (1) or more **bicycle parking spaces**.

Passive Recreational Use: means outdoor recreational activities such as walking or hiking trails, passive parks, **shelters**, or natural observation that require minimum facilities or development and that have a minimal impact on the environment.

Person: means an individual, association, firm, partnership, trust, corporation, organization, trustee or agent, and the heirs, executors or legal representatives of the **person** to whom the context can apply according to law.

Personal Service Shop: means a **building**, **structure**, or part thereof, where services are provided and administered to individual and personal needs and where retail sale of goods **accessory** to the service provided is permitted and includes, but is not limited to, hair care, aesthetics, health and beauty treatment, dressmaking, tailoring, shoe shinning and repair, laundromat, and pet self-wash centre.

Pit or Quarry: means an operation, other than a **wayside pit or quarry**, conducted under a license or permit under the *Aggregate Resources Act*, used in the extraction, storage transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products, and includes any including associated or **accessory** facilities or **buildings**.

Pit or Quarry, Wayside: means a temporary **pit or quarry** opened and used by a **public authority** solely for the purpose of a particular project or contract of road construction.

Place of Amusement: means **premises** which are devoted to the offering of facilities for the playing of any game for the amusement of the public such as a billiard or pool rooms, bowling alleys, electronic games, indoor playground, miniature golf courses or roller skating rinks.

Place of Worship: means a facility the **principal use** of which is the practice of religion, but which may include **accessory uses** subordinate and incidental to the **principal use** such as classrooms for religious instruction, programs for community

social benefit, assembly areas, kitchens, **offices** and a residence for the faith group leader. Other than a **day care centre** which shall be permitted, a **place of worship** shall not include a **private school** or **residential** or **commercial uses**.

Podium: means the base of a **building**, **structure** or part thereof located at or above **average grade** that projects or is part of the **tower** portion of the **building**.

Porch: means a covered or uncovered deck, portico or other **structure** with direct access to the ground that is attached to the exterior wall of a **building**. A **basement** may be located under the **porch**.

Premises: means the whole or part of lands, **buildings** or **structures**, or any combination of these.

Primary Entrance Door: means the **principal** entrance by which the public enters or exits a **building** or individual retail/commercial unit, or the resident enters or exits a **dwelling unit**.

Primary Window: means all windows except bathroom, hallway, closet or kitchen windows.

Principal or **Main:** means the land, **buildings** or **structures** occupied, used or intended to be occupied or used.

Private Home Daycare: means a **premises** used for the temporary care of five (5) children or less where such care is provided in a **dwelling unit**, other than the **dwelling unit** of a parent or guardian of any such child, for a continuous period not exceeding 24 hours.

Public Authority: means Federal, Provincial, or Municipal agencies, and includes any commission, board, authority or department established by such agency.

Public Use: means a **use** of land, **buildings** or **structures** for infrastructure by or on behalf of a **public authority**. Without limiting the generality of the foregoing, a public **use** may include **uses** such as public highways, railways and related facilities, gas and oil pipelines, public sewage and water service systems and lines, bridges, interchanges, stations, public works yards, and related **buildings** and **structures**, above or below ground, that are required for the facilities listed above, and associated rights-of-way, and may include **stormwater management facilities** but does not include any land or **building** used by any local school board, university or college.

Recreational Vehicle: means a specially designed **vehicle** used for recreation purposes, whether or not it is required to be licensed or is jacked up or its running gear removed, including an all-terrain **vehicle**, a snowmobile, a camper, a motor home, a boat or trailer. A **recreational vehicle** may provide temporary living, sleeping, or eating accommodation for travel, vacation, seasonal camping, farm help, or recreational **use**.

Research and Development Facility: means a **building** or part of a **building** wherein scientific research or medical experiments or investigations are systematically conducted, and where drugs, chemicals, glassware or other substances or articles pertinent to such experiments or investigations may be manufactured or otherwise prepared for **use** on the **premises**.

Reserve: means a strip of land abutting a **street** and owned by a **public authority**.

Residential Use: means the **use** of land, **buildings** or **structures** for human habitation.

Restaurant: means a **building** or part of a **building** where the **principal** business is the preparation of food and drinks for retail sale to the public for immediate consumption on and/or off the **premises**, but shall not include a **nightclub**.

Retail Store: means **premises** in which goods and merchandise are offered or kept for retail sale or rental to the public.

Retirement Home: means a **retirement home** as defined in the *Retirement Homes Act,* as amended, or its successor.

Riding Stable or Equestrian Centre: means **premises** used for the boarding of horses, exercising of horses, the training of horses and riders, and the staging of equestrian events, but shall not include the racing of horses.

Rooming Home: means a **dwelling** containing no less than three (3) but no more than 6 individual rooms rented for accommodation and includes communal but not individual cooking facilities, and where the occupants do not constitute a **single housekeeping unit**. The **use** shall not provide respite care or provide accommodation to the traveling public and does not include a **group home**, **long-term care home**, **retirement home**, **hotel**, or **short-term rental**.

School, Commercial: means a **building**, or part thereof, where instruction of a skill is provided for profit and may include instruction in a trade, business, art, music, dance, cooking, athletic skill or any other specialized instruction but does not include a **commercial fitness/recreational centre** or a **post-secondary school**.

School, Elementary or School, Secondary: means a place of instruction maintained and operated under the jurisdiction of a **public authority**, and may also include a **day care centre** as an **accessory use**.

School, Post-Secondary: means a **building** or part of a **building** where educational facilities are provided for the instruction of college or university education, and that is operated under jurisdiction of a **public authority** and may include **accessory** residential facilities, including cafeterias, but does not include a **commercial school**.

School, Private: means a place of instruction (excepting a **commercial school** or private career college) offering curriculum equivalent to those customarily offered in an **elementary school** or **secondary school**, and may include a **day care centre**.

Seasonal Farm Help Dwelling: means a **building** or **structure** for temporary farm employees of the **main agricultural use** for no more than eight (8) months per seasonal worker, but shall not be used for year-round occupancy.

Seasonal Farm Stand: means a **structure** that is **accessory** to an **agriculture use** and is used for the display and sale of produce, flowers, or other related **agriculture** products, but where all products shall originate and be sourced from the same **lot** as the **principal use**.

Self-Storage Facility: means **premises** consisting of individual self-contained units that are leased or owned for the storage of personal property and/or household goods.

Sensitive Land Use: means a **building**, **amenity area** or outdoor space where routine or normal activities occurring at reasonably expected times would experience one (1) or more **adverse effect(s)** from contaminant discharges generated by a nearby major industrial facility. The **sensitive land use** may be a part of the natural or built environment. Depending upon the particular facility involved, a **sensitive land use** and associated activities may include one (1) or a combination of:

a) residences or facilities where people sleep;

b) a permanent **structure** for non-facility related **use**, particularly of an institutional nature;

c) certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive;

d) certain **agricultural** operations; and/or

e) bird/wildlife habitats or sanctuaries.

Service and Repair Shop: means a **premises** for the servicing, repairing or renting, of articles, goods or materials but shall not include any **motor vehicle** or boats.

Setback: means the shortest horizontal distance between a **building** or **structure** and a **lot line**.

Shelter: means a **building** or **structure** used solely for the purposes of providing temporary **shelter** and shall not be used for human habitation.

Shipping Container: means a standardized metal commercial shipping or cargo container that is fully enclosed and designed to be used interchangeably between two (2) or more modes of transportation for the shipment of goods and materials.

Shopping Centre: means **premises** consisting of a **building** or group of **buildings** that are managed as a unit by a single owner or tenant, or by a group of owners or tenants, and contain at least three (3) commercial units.

Short-term Rental: means a **dwelling unit** or part of a **dwelling unit** used to provide temporary accommodation for a rental period of not more than 28 consecutive days to the same guest but shall not include a **hotel**, or **bed and breakfast** or any other **use** defined herein.

Solar or Shade Parking Structure: means a **structure**, which may or may not contain roof-mounted solar panels, which provides shade in a **parking lot.**

Stacking Lane: means an area of land that is used exclusively for queued **vehicles** whose occupants are waiting to be provided with goods, materials or services from a **drive-through facility**.

Storey: means that portion of a **building** other than a **basement**, cellar, or attic, included between the surface of any floor, and the surface of the floor, roof deck or ridge next above it.

Storey, First: means the **storey** with its floor closest above **average grade** and having its ceiling more than 1.8 m above **average grade**.

Stormwater Management Facility: means an end-of-pipe, detention or retention basin, which may include a permanent pool, that temporarily stores and treats collected stormwater runoff and releases it at a controlled rate or redirects it for an intended reuse.

Street: means a public highway but does not include a **lane** or a King's Highway (Highway 401). \

Street Line: means the dividing line between a **lot** and a **street**.

Street, Private: means**:**

a) A right-of-way or roadway that is used by **vehicles** and is maintained by a condominium corporation;

b) A private road condominium, which provides access to individual freehold **lots**;

c) A roadway maintained by a corporation to provide vehicular and pedestrian access to **parking lots** and individual retail/commercial units; or

d) A private right-of-way over private property, that affords access to **lots** abutting a private road; but is not maintained by a public body and is not a **lane**.

Structure: means anything that is erected, built or constructed of parts joined together that is fixed to or supported by the soil and/or any other **structure**, and is not a fence, in-ground swimming pool, or **electric vehicle supply equipment**.

Tandem Parking Space: means two (2) or more **parking spaces** abutting each other end to end with only one (1) having access to an **aisle**.

Taxi Station: means **premises** used for the parking, cleaning, and minor maintenance of a taxi or **car share service** fleet, and which may include a taxi dispatch **office**.

Temporary Sales Office: means all or part of a **building**, **structure**, facility or **trailer** used for the sole purpose of the sale or leasing of **dwelling units** associated with a draft plan of subdivision, draft plan of condominium or an approved site plan.

Theatre: means a **building** or part of a **building used** for the showing of motion pictures, or for the rehearsal or performance of performing arts, such as music or dance, and live presentations, and may include **accessory** retail sales and the sale and service of food and beverages.

Tower: means the **storeys** within that portion of a **building** or **structure** or part thereof located above the **podium**.

Tower, Point: means a compact and slender **building** form that may or may not include a **podium** at its base.

Tower Floor Plate: means the average **floor area** of all **storeys** within that portion of a **building** or **structure** or part thereof located above the **podium**, measured to the exterior faces of exterior walls of each **storey** of a **building** or **structure**.

Trailer: means any **vehicle** so constructed that it is suitable for being attached to a **motor vehicle** for the purpose of being drawn or propelled by said **motor vehicle**, and capable of being used for living, sleeping, or eating accommodation, or the transportation of a boat, snowmobile, tent, or materials, and shall be considered a separate **vehicle** and not part of the **motor vehicle** by which it is drawn. Any items

or materials placed on a **trailer** for the purpose of transport are to be considered as part of the **trailer**.

Transport Cartage or Transport Depot: means a **building** or **structure** and **lot** where transport **vehicles** are kept for hire, rented or leased, or stored or parked for remuneration, or from which transport **vehicles** are dispatched for hire as common carriers and may include a **warehouse**, but shall not include any other **use** or activity otherwise defined or classified in this By-law.

Uncovered Platform: means an attached or freestanding **structure** not covered by a roof, which is located on the same level as or lower than the **first storey** of the **building** associated with the platform.

Use: when used as a noun, means the purpose for which a **lot** or **building** or **structure** or any combination thereof, is designed, arranged, intended, occupied or maintained and "**uses**" shall have a corresponding meaning. "**Use**," when used as a verb, or "to **use**," shall have corresponding meanings**.**

Utility: means an essential public service such as electricity, gas, television or communications/telecommunications that is provided by a regulated company or **public authority**.

Vehicle: means a car, truck, **trailer**, recreational **vehicle** including boats, van, motorcycle, snowmobile, or any other **vehicle** required to be licensed.

Vehicle Body Repair Shop: means a **building** or part of a **building** used for the care, repair or modifications to the body of **motor vehicles**.

Vehicle Repair Shop: means a **building** or part of a **building** used for retail sale of **motor vehicle** accessories and used for the repair, equipping, maintenance, or servicing of **motor vehicles**.

Vehicle Sales or Rental Establishment: means a **building** or part of a **building** where **vehicles** are displayed and/or offered for sale, rent or lease including the **outdoor storage** and display of **vehicles** and may include an associated **vehicle repair shop**.

Vertical Farm: means a **building** or part of a **building** used for cultivating, growing, producing, or processing of plant products or by-products and which may include aquaponics.

Veterinary Clinic: means a **building** or part of a **building** providing the services of a veterinarian, and facilities for the medical treatment, examination, surgery, diagnosis, grooming, general health care, and observation of domestic animals and birds.

Warehouse: means a **building** or part of a **building** used for the indoor housing or storage of goods, wares, merchandise, foodstuffs, substances, articles, or things before wholesale distribution to a retailer.

Waste: means material which is not hazardous and not needed by the generator of that material, that is destined for either final disposal or for reprocessing to create a useable product or material, but does not include a by-product of a manufacturing process that is used, unaltered, in another manufacturing process.

Waste, Hazardous: means any substance or material that, by reason of its toxic, caustic, corrosive or otherwise injurious properties, may be detrimental or deleterious to the health of any **person** handling or otherwise coming into contact with such material or substance.

Waste Processing Station: means a facility within an enclosed **building** whose primary purpose is the sorting and processing of **waste** to create a new product or raw material on site.

Waste Transfer Station: means a facility within an enclosed **building** whose primary purpose is the collection and storage of **waste** or **hazardous waste** for shipment, and which may include limited sorting or preparation of that **waste** to facilitate its shipment for final disposal or to a **waste processing station**, but does not include salvage **yards** or scrap metal **yards**.

Watercourse: means a natural channel for a stream and, for the purpose of this By-law, includes a natural channel for an intermittent stream.

Wholesaling Facility: means a **building**, **structure** or part thereof used for the distribution of goods, wares, merchandise, food-stuffs, substances, articles, or things, in large quantities, to a business or retailer for eventual or further distribution, processing, assembly, or retail sale.

Yacht Club: means a non-profit association of persona, who are bona fide members paying annual dues, which owns, hires or leases a **building** and/or property; the **use** of such **premises** being restricted to members, affiliated members and guests. A **yacht club** may include**: parking areas**, a **club house**, **boat moorings**, launching ramps, tennis courts, picnic areas, **parks**, playgrounds, locker and locker room facilities, enclosed storage areas, **restaurants**, refreshment stands, swimming pools and beaches.

Yard: means any open, uncovered, unoccupied space appurtenant to a **building**.

Yard, Exterior Side: means a side **yard** adjacent to a **street**.

Yard, Front: means a **yard** extending across the full width of the **lot** between the **front lot line** and the nearest wall of any **main building** on the **lot** for which the **yard** is required.

Yard, Interior Side: means a **side yard** not adjacent to a **street**.

Yard, Rear: means a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest wall of any **main building** or **structure** on the **lot** for which the **yard** is required.

Yard, Side: means a **yard** extending from the front **yard** to the **rear yard** between the **side lot line** and the nearest wall of any **building** or **structure** on the **lot** for which the **yard** is required.

Zone: means a designated area of land **use** shown on Schedule 1 and established and designated by this Bylaw for the purposes of a specific **use** or group of **uses** that are erected and maintained in accordance with the provisions of this By-law.

Zone Boundary: means the spatial extent of a **zone**, as shown on Schedule 1 to this By-law.

4 General Regulations

The following general regulations shall apply to the entirety of the Area of Application, except for lands in the Seaton Urban Area, which is subject to the General Regulations contained in Section 14 of this By-law.

4.1 Accessory Dwelling Unit

4.1.1 General

Where permitted by this By-law, an **accessory dwelling unit** on a non-residential **lot** shall be in accordance with the following provisions:

1. A maximum of one (1) **accessory dwelling unit** shall be permitted per **lot**.
2. An **accessory dwelling unit** shall be permitted in a separate **accessory building**, provided that:
   a) The **building** shall be located no closer than 3.0 m to any other non-**residential building** on the **lot**.
   b) The **building** shall be located in accordance with the **setback** requirements for the **main building** on the **lot**, as established in the applicable **zone** provisions.
3. An **accessory dwelling unit** shall be permitted as part of the **main building** on the **lot**, provided that **accessory dwelling unit** shall be located either on the second **storey** of the **main building**, or at the rear of such **building** if the **accessory dwelling unit** is located within the **first storey**.
4. The **accessory dwelling unit** shall have separate washroom and kitchen facilities from those of the non-**residential use**.
5. The **accessory dwelling unit** shall have a separate **parking space** as provided in the parking requirements in Section 5.
6. The **accessory dwelling unit** shall have an independent **building** entrance that is separate from the **building** entrance provided for the non-**residential use**.
7. The **gross floor area** of the **accessory dwelling unit** shall not exceed 50% of the **gross floor area** of all other non-**residential uses** on the **lot**.
8. An **accessory dwelling unit** shall not be permitted in **hazardous lands** and **hazardous sites**, as determined by the Municipality.

4.1.2 Accessory Dwelling Units in Employment General (E1) Zones

1. One (1) **accessory dwelling unit** for caretaking and/or security shall be permitted **accessory** to a permitted **use** contained in Table 10.2 of this By-law.

2. Notwithstanding the provisions of Section 4.1.1, an **accessory dwelling unit** in an Employment General (E1) **zone** shall have a maximum **residential gross floor area** of 70.0 m^2.

4.2 Accessory Uses, Buildings and Structures

4.2.1 General

1. **Accessory uses, buildings** and **structures** are permitted on a **lot** where a **main building** housing a **principal** permitted **use**, already exists or is under construction.
2. **Accessory buildings** or **structures** shall not be used for human habitation, except for **accessory structures** that meet the definition of an **additional dwelling unit** as permitted by this By-law.
3. A **building** or **structure** shall not be considered **accessory** if attached to the **main building**. For clarity, and without limiting the generality of the foregoing, an attached **private garage** shall be considered part of the **main building** and therefore shall be subject to the **lot** and **building** requirements for the **main building**, as provided in the **zone** provisions.
4. Unless otherwise specifically provided by this By-law, the **accessory use, building** or **structure** shall be located on the same **lot** as the **principal use**.

4.2.2 Location of Accessory Buildings and Structures

1. Unless specifically provided by this By-law, **accessory buildings** and **structures,** excluding **bicycle parking structures** or **solar shade parking structures,** are only permitted to be erected in the **rear yard** and **interior side yard**.
2. **Elementary school** or **secondary school** classroom portables may be permitted within an **interior side yard** subject to an approved site plan.
3. **Accessory buildings** and **structures** must be **setback** a minimum of 1.0 m from all **lot lines**, except that the **setback** from the **interior side** or **rear lot line** may be reduced to 0.6 m if there are no doors or windows on the wall of the **accessory building** or **structure** facing the **interior side** or **rear lot line**.

4.2.3 Height

1. No **accessory building** shall exceed a **building height** of 3.5 m except for:
   a) **Elementary school** or **secondary school** classroom portables, which shall not exceed a **building height** of 4.5 m;
   b) A detached **private garage**, which for a flat roof shall not exceed a **building height** of 3.5 m and for a pitched roof shall not exceed a **building height** of 4.5 m; or

c) A **solar or shade parking structure,** which shall not exceed a **building height** of 5 m.

4.2.4 Lot Coverage

1. The total **lot coverage** of all **accessory buildings**, excluding detached **private garages,** shall not exceed 5% of the **lot area**. Where a detached **private garage** is also provided on the **lot**, the total **lot coverage** of all **accessory buildings** and detached **private garages** shall not exceed 15% of the **lot area**. Where **elementary school** or **secondary school** classroom portables are provided, the total **lot coverage** of all **accessory buildings** shall not exceed 15% of the **lot area**.

4.3 Additional Dwelling Units

1. Where permitted by this By-law, an **additional dwelling unit** shall be in accordance with the following provisions:

   a) A maximum of one (1) **additional dwelling unit** is permitted within any legally permitted **detached**, **semi-detached**, **block townhouse dwelling unit**, or **street townhouse dwelling unit** and a maximum of one (1) **additional dwelling unit** is permitted within an **accessory building** on the **same lot**.

   b) A maximum of two (2) **additional dwelling units** are permitted within any legally permitted **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, or **street townhouse dwelling unit** provided there are no **additional dwelling units** contained within an **accessory building** on the **same lot**.

   c) Notwithstanding Section 4.3.1 a) and b), **additional dwelling units** are not permitted within any **hazardous lands** as determined by the applicable Conservation Authority including, but not limited to, the regulatory flood limits or erosion hazard limits and/or lands that do not have safe access appropriate to the nature of the development and the natural hazard.

   d) Notwithstanding Section 4.3.1 a) and b), an **additional dwelling unit** shall not be permitted within an **accessory building** that is located within Key Natural Heritage Features and/or Key Hydrological Features, hazard lands as described in the Pickering Official Plan.

   e) Notwithstanding Section 4.3.1 a) and b), **additional dwelling units** are only permitted in the following locations:

i. For lands within the Protected Countryside of the Greenbelt Plan:

A. Within a **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, **street townhouse dwelling unit**; and/or

B. Within an **existing accessory building** that was constructed legally on or before (or where building permits were issued prior to) July 1, 2017, provided that these **buildings** are located outside of Key Natural Heritage Features and/or Key Hydrological Features.

ii. For lands within the **Oak Ridges Moraine Area**:

A. Only one (1) **additional dwelling unit** is permitted within a **detached dwelling**.

f) Where an **additional dwelling unit** is located within an **accessory building** the **gross floor area** of the **additional dwelling unit** shall be determined by the most restrictive of the following regulations:

i. Maximum **lot coverage** of all **buildings** on the **lot**. For the purpose of this regulation, if no **lot coverage** is provided in the **zone**, the maximum **lot coverage** for all **buildings** will be 45%;

ii. No more than 50% of the **gross floor area** of the **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, or **street townhouse dwelling unit** on the same **lot**; and

iii. A maximum **floor area** of 150 sq. m.

g) An **accessory building** containing an **additional dwelling unit** shall conform with the **height** and **setback** requirements of Table 4.1.

Table 4.1: Height and Setback Requirements

Requirement	Lots with an area of 2,000 sq.m. or less	Lots with an area greater than 2,000 sq.m.
Maximum **Height** (m)	4.5	6.5
Minimum **Front Yard** (m)	**Zone** Regulation	**Zone** Regulation
Minimum **Exterior Side Yard** (m)	**Zone** Regulation	**Zone** Regulation
Minimum **Interior Side Yard** (m)	1.2	Where **height** of the **additional dwelling unit** is up to 4.5 m: 1.2; or Where **height** of the **additional dwelling unit** is over 4.5 m: 2.4
Minimum **Rear Yard** (m)	1.2	Where **height** of the **additional dwelling unit** is up to 4.5 m: 1.2; or Where **height** of the **additional dwelling unit** is over 4.5 m: 2.4
Minimum **setback** from **buildings** located within the same **lot**	0 m	0 m

h) Notwithstanding any other provision of this By-law, all **lots** containing **additional dwelling units** shall provide a minimum 1.2 m wide path of travel from the entrance of each **additional dwelling unit** to a **street** or **private street**. Except for a maximum of 0.3 m encroachment for telcom or utility meters, pipes, exhausts, intakes, corbels, window sills and wells, no encroachment is permited to obstruct the path of travel to the **dwelling unit** entrance. The path of travel may be shared and used jointly by more than one **dwelling unit** on the **lot**.

i) A **home occupation** is permitted in association with each permitted **additional dwelling unit**, in accordance with the provisions of this By-law.

4.4 Air Conditioners

1. **Air conditioners** are permitted on a **lot** provided they are located in the **rear yard** or **interior side yard** or on a **balcony** or roof. In addition, such units shall not be located any closer than 0.6 m to an **interior lot line** and shall not be located on any easements in favour of the City.
2. Notwithstanding Section 4.4.1, **air conditioners** are permitted in the **exterior side yard** of a **lot** provided they are screened by a fence.
3. Notwithstanding Section 4.4.1, **air conditioners** are permitted in the **front yard** of **back-to-back townhouse dwellings** and **stacked back-to-back townhouse dwellings**.

4.5 Ancillary Retail Sales

Where permitted by this By-law, **ancillary retail sales** shall be in accordance with the following provisions:

1. **Ancillary retail sales** shall include only products, materials or goods which are manufactured, processed, fabricated or repaired as part of the **principal use**.
2. The maximum **gross floor area** of the **ancillary retail sales** shall be a maximum of 10% of the **gross floor area** of the **principal use**. However, in no case shall the maximum **gross floor area** of the **ancillary retail sales** exceed 500.0 m^2.
3. Parking for the **ancillary retail sales** shall be provided in accordance with the provisions of Section 5 of this By-law, in addition to the parking required for the **principal use** of the **lot**.

4.6 Automobile Service Station

Where permitted by this By-law, an **automobile service station** shall be in accordance with the following provisions:

1. No portion of any fuel pump associated with an **automobile service station** shall be located closer than 4.5 m from any **front lot line** or **exterior lot line** and 12.0 m from any other **lot line**.
2. A weather canopy associated with the fuel pumps of an **automobile service station** shall be permitted to encroach into the required minimum **front yard** and **exterior side yard** by up to 3.0 m.
3. The maximum width of a **driveway** at the **street line** shall be not more than 10.5 m.
4. The minimum **setback** of an underground fuel storage tank to the nearest point of any **lot line** shall be 4.5 m.
5. The area included between **driveways** or between **driveways** and a **street line** or any **lot line** as required by this By-law shall not be used for any purpose other than **landscaped open space**.
6. All other requirements of the applicable **zone** shall apply, including the required minimum required **yards**.

4.7 Bed and Breakfast

Where permitted by this By-law, a **bed and breakfast** shall be in accordance with the following provisions:

1. A **bed and breakfast** shall only be permitted in a **detached dwelling**.
2. The **bed and breakfast** shall be operated by the **person** or **persons** whose **principal** residence is in the **detached dwelling**.
3. Parking shall be provided in accordance with Section 5.
4. A **bed and breakfast** shall be limited to a maximum of five (5) guest rooms.

4.8 CLOCA and TRCA Regulated Areas

1. For convenience, Attachment A includes an approximation of the areas regulated by the Central Lake Ontario Conservation Authority (CLOCA) and the Toronto and Region Conservation Authority (TRCA). These areas are subject to the applicable regulation under Section 28 of the *Conservation Authorities Act*, as amended, for any development (including site alteration), any interference with wetlands and alterations to shorelines and **watercourses**.
2. Development in the *Conservation Authorities Act*, as amended, is defined for the purposes of this section as (a) the construction, reconstruction, erection or

placing of a **building** or **structure** of any kind; (b) any change to a **building** or **structure** that would have the effect of altering the **use** or potential **use** of the **building** or **structure**, increasing the size of the **building** or **structure** or increasing the number of **dwelling units** in the **building** or **structure**; (c) site grading; or (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

3. The regulated area may differ from the area delineated on Attachment A, as it may be subject to changes resulting from new environmental information obtained by the CLOCA or TRCA over time. The boundaries of the regulated area shall be determined by CLOCA or TRCA as applicable.

4. Further, if there is a conflict between the description of regulated areas in the text of the regulation and the areas as shown on the regulated area mapping (as shown on Attachment A) the description of areas in the regulation prevails.

5. Development (as defined above) is subject to CLOCA or TRCA review, as appropriate, and may require a permit pursuant to the applicable regulation, prior to any works taking place.

6. The following **uses** shall be prohibited in lands identified as **hazardous lands** or **hazardous sites**, as determined by the Municipality in consultation with CLOCA or TRCA, as appropriate:

   a) Institutional **uses** including hospitals, **long-term care homes**, **retirement homes**, **day care centres**, childcare centres and schools;

   b) Essential **emergency service facilities** including fire, police, ambulance stations and electrical substations; and

   c) **Uses** associated with disposal, manufacture, treatment or storage of **hazardous substances**.

4.9 Duffin Creek Water Pollution Control Plant

Notwithstanding any other provision of this By-law, no new or expanded **sensitive land use** shall be permitted through development or redevelopment of a **lot** located within the **minimum separation distance** (150.0 m) of the Duffin Creek Water Pollution Control Plant as delineated on Schedule 1.

4.10 Established Neighbourhood Precinct Overlay Zone

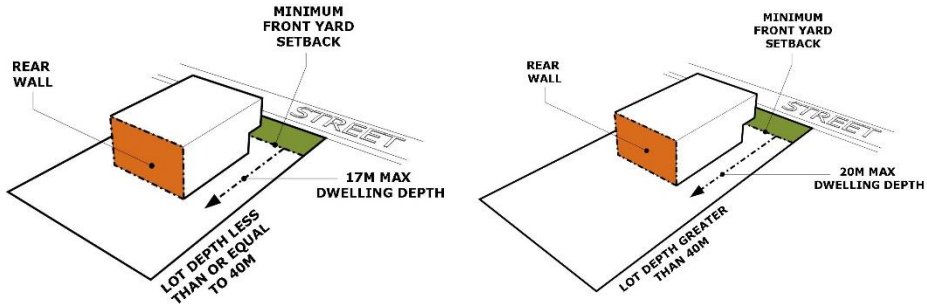
Within any Residential **zone**, no **person** shall **use** any **building**, **structure** or land, nor erect any **building** or **structure** within the lands designated “Established Neighbourhood Precinct Overlay Zone” on Schedule 1, attached hereto, except in accordance with the following provisions.

1. Despite any other provision in this By-law, any other roof **structure**, such as to house the mechanical equipment of the **dwelling** or a penthouse, shall be included in calculating the **height** of the **dwelling**.

2. **Dwelling Depth** (maximum): The maximum **dwelling depth**, measured from the minimum **front yard setback** to the rear wall of a **dwelling**, shall be as follows:

   a) For **lots** with depths up to and including 40 m: 17 m

   b) For **lots** with depths greater than 40 m: 20 m



3. **Height** (maximum): 9.0 m

4. **Driveway** Width (maximum): The maximum width of a **driveway** shall be 6.0 m. However, for **lots** where the entrance of a garage or carport is wider than 6.0 m, the maximum **driveway** width shall be no greater than the width of the entrance of a garage or carport.

5. **Front Entrance** (maximum elevation): The maximum elevation of the **front entrance** shall be 1.2 m above the **average grade**, which is measured along the **main front wall** of the **dwelling**, to the top of the platform (covered or uncovered) immediately outside of the **front entrance**.

6. **Front Yard Setback** (maximum): The maximum **front yard setback** shall not be more than 1.0 m beyond the average of the **existing front yard setback** of the **dwellings** on the immediately abutting **lots** located along the same side of the **street** and within the same **block**. The maximum **front yard setback** applies to only 80% of the **dwelling width** including any attached garage.

   a) For the purpose of this regulation, the maximum **front yard** is the maximum permitted distance of the **front yard** measured horizontally from the furthest point of the **main front wall** of the **building**, including the **first storey** and above, to the **front lot line**.

7. **Front Yard Setback** (minimum): Despite any other provision in this By-law, the **lots** within any Established Neighbourhood Precinct Overlay Zone, the minimum **front yard setback** shall be equal to the shortest **existing front yard setback** of the **dwellings** on the immediately abutting **lots** located along the same side of the **street** and within the same block. For **corner lots**, the

minimum **front yard setback** shall be equal to the shortest **existing front yard setback** of the **dwellings** on the nearest two **lots** located along the same side of the **street** and within the same block.

8. **Lot Coverage**: Despite any other provision in this By-law, for **lots** within any Established Neighbourhood Precinct Overlay Zone, the following maximum **lot coverage** provisions shall apply within the applicable Neighbourhood Precinct, as shown on Schedule 1 to this By-law:

   a) Dunbarton Established Neighbourhood Precinct:

      i. For **lots** greater than or equal to 1,000 m^2 in area: maximum 25%;

      ii. For **lots** less than 1,000 m^2 in area: maximum 33%;

   b) Highbush Established Neighbourhood Precinct:

      i. For **lots** greater than or equal to 1,000 m^2 in area: Maximum 25%;

      ii. For **lots** less than 1,000 m^2 in area: maximum 33%;

   c) Liverpool Established Neighbourhood Precinct: maximum 25%;

   d) Rosebank Established Neighbourhood Precinct:

      i. For **lots** greater than or equal to 1,000 m^2 in area: Maximum 25%;

      ii. For **lots** less than 1,000 m^2 in area: Maximum 33%;

   e) Rougemount Established Neighbourhood Precinct:

      i. For **lots** greater than or equal to 1,000 m^2 in area: Maximum 25%;

      ii. For **lots** less than 1,000 m^2 in area: Maximum 33%;

   f) Woodlands Established Neighbourhood Precinct:

      i. For **lots** greater than or equal to 1,000 m^2 in area: Maximum 25%;

      ii. For **lots** less than 1,000 m^2 in area: Maximum 33%.

4.11 Frontage on a Street

1. Notwithstanding any other provisions in this By-law, no person shall be permitted to erect any **building** or **structure** on any **lot** in any **zone** unless the **lot** has frontage on a **street**.

2. Where a **building** is developed abutting a **driveway** constituting a common area or common element as part of a condominium registered under the *Condominium Act* such driveway shall be deemed to be a **street** for purposes of applying the provisions of this By-law.

4.12 Group Homes

Where permitted by this By-law, a **group home** shall be in accordance with the following provisions:

1. A **group home** shall be permitted in a **detached dwelling**, **semi-detached dwelling**, and **street townhouse dwelling** in all **zones** where **residential uses** are permitted.
2. Parking shall be provided based on the **dwelling** type of the **group home** in accordance with the requirements of Section 5.
3. The **group home** shall comprise the sole **use** of the **dwelling**.
4. The **group home** shall be in accordance with the provisions of the applicable **zone**.
5. The **group home** shall be subject to Provincial approval or licensing as may be required.

4.13 Height Exceptions

1. The **height** requirements of this By-law shall not apply to:
   a) A belfry;
   b) A chimney;
   c) A flagpole;
   d) A clock tower;
   e) Ornamental architectural features such as, but not limited to a dome or skylight;
   f) A cupola;
   g) A water storage tank;
   h) Rooftop mechanical equipment and rooftop mechanical penthouses, which shall be subject to Section 4.31;
   i) A wireless or transmitting antenna; and
   j) A windmill, silo or other **accessory buildings** and **structures** that are **accessory** to a permitted **agriculture use**, provided that the **accessory building** or **structure** is not used for human habitation.
2. A parapet wall incorporated as part of a **green roof** may exceed the maximum **building height** as required by the applicable **zone** by 1.5 m.
3. Rooftop solar panels and associated required structural equipment may exceed the maximum **building height** as required by the applicable **zone** by 1.5 m.

4.14 Highway 401 and Highway 407 Corridor Setback

1. Notwithstanding any other provision of this By-law, no **building**, **structure**, **parking space**, **loading space**, **aisle** or **stormwater management facility** shall be located above or below grade, within 14.0 m of any **lot line** abutting the boundary of the Highway 401 and Highway 407 Corridor.

4.15 Home Industries

Where permitted by this By-law, a **home industry** shall be subject to the following provisions:

1. A **home industry** shall be wholly located within an **accessory building** or **structure**, subject to Section 4.2 of this By-law.
2. A **home industry** shall have a maximum of three (3) employees, where at least one (1) employee shall be a resident of the **principal dwelling unit**.
3. A **home industry** shall have a maximum **gross floor area** of 100.0 m^2.
4. Displays shall be subject to the City of Pickering Sign By-law.
5. **Outdoor storage** and an **outdoor display area accessory** to a **home industry** shall be prohibited.
6. Only **motor vehicles** associated with the **home industry** may be parked or stored on the **lot** in an **interior side** or **rear yard**.
7. A **home industry use** that includes an **obnoxious use** or creates any **adverse effects** shall be prohibited.

4.16 Home Occupations

Where permitted by this By-law, a **home occupation** shall be in accordance with the following provisions:

1. The following specific uses are permitted in a **home occupation**:
   a) **Art Gallery/Studio**;
   b) **Personal Services Shop**, excluding a laundromat or dog-washing establishment;
   c) **Private Home Daycare**;
   d) **Office**;
   e) **Medical Office**; or
   f) Instruction, including private or semi-private personal fitness, music, dance, tutoring or instruction, cooking, and similar activities.

2. No **use** or activity relating to a **home occupation** is permitted in a **private garage** or **accessory building** or **structure**, except for limited storage relating to a **home occupation** is permitted to the extent that it does not prevent the parking of the number of **vehicles** the **private garage** or **accessory building** or **structure** was designed to accommodate.
3. The **home occupation** shall not occupy an area greater than 25% of the **gross floor area** of the **dwelling**, or have a total area greater than 50.0 m^2, whichever is less.
4. The **home occupation** shall be operated by the resident of the **dwelling unit** and the resident is either a sole proprietor, partner, shareholder, or officer of the company operating the **home occupation**, or an employee who **uses** their **dwelling unit** as their **principal** place of business.
5. The **home occupation** shall employ at least one (1) individual who resides in the **dwelling unit** and shall not employ more than one (1) other individual who does not reside in the **dwelling unit**.
6. At any given time, a **home occupation** shall not be permitted to include more than two (2) clients or students at once.
7. The **home occupation** shall not create noise, vibration, fumes, odour, dust, glare or radiation which is beyond the normal **use** of the **dwelling,** become offensive or an **obnoxious use**, or create an **adverse effect.**
8. No **outdoor storage** or visible display relating to a **home occupation** is permitted.
9. Customer or client parking is not required to be provided on the **lot**.
10. External changes or alterations required for or relating to a **home occupation** which would change the overall residential character of the **dwelling unit** are not permitted.
11. The selling of products assembled or developed on the **premises** is a permitted **use** in a **home occupation**, and the sale and distribution of catalogue items is a permitted **use** in a **home occupation** provided that no catalogue items are stored on the **premises**.
12. In accordance with Section 4.8, a **home occupation** consisting of a **private home daycare** is not permitted on **hazardous lands** or **hazardous sites**, as determined by the Municipality.

4.17 Human Habitation not within Main Buildings

1. Except where explicitly permitted, no truck, bus, coach, streetcar body, railway car, **mobile home**, **trailer** or other **vehicle** shall be used for human habitation

whether or not the same is mounted on wheels or other forms of mounting or foundations.

4.18 Live Work Dwelling

1. The following specific **uses** are permitted in a **live work dwelling**:
   a) **Art gallery/studio**;
   b) **Dry-cleaning distribution centre**;
   c) **Dwelling unit**;
   d) **Medical office**;
   e) **Office**;
   f) **Personal service shop**;
   g) **Restaurant**; or
   h) Retail store.
2. For any permitted **use** listed in Section 4.18.1, the minimum **floor area** is 50.0 m^2.

4.19 Lots in Residential Zones - Unserviced

1. Nothing in this By-law shall prevent the erection of a **detached dwelling** on any **existing lot** located in any residential **zone** provided that the **dwelling** to be so erected complies in **floor area** with the requirements of that particular **zone**, but where there is neither a municipal sewer nor piped municipal water supply available then such **lot area** shall not be less than 1,390 m^2.

4.20 Minimum Distance Separation (MDS)

1. Notwithstanding any other **yard** or **setback** provisions of this By-law, to the contrary, outside the urban area, no residential, institutional, commercial, or industrial **use**, shall be erected or altered unless it complies with the Minimum Distance Separation One (MDS I) setback from a livestock facility or anaerobic digester, calculated using the formulas published by the Province, as may be amended from time to time.

2. This provision shall not apply to:
   a) A **dwelling** on the same property as the livestock facility or anaerobic digester;
   b) Additions or renovations to **existing dwellings** or **buildings** or **structures accessory** to a **dwelling** on **lots** that existed prior to March 1, 2017; or
   c) **Structures accessory** to a **dwelling**, including, but not limited to: decks, garages, gazebos, greenhouses, outbuildings, patios, picnic areas and sheds.
3. Notwithstanding any other **yard** and **setback** provisions of this By-law to the contrary, no **building** or **structure** used or intended to be used for the raising, breeding or keeping of livestock or manure storage, or anaerobic digestion, shall be established or enlarged on a **lot** except in accordance with the requirements of the Minimum Distance Separation Two (MDS II) **setback**, calculated using the formulas published by the Province, as may be amended from time to time.

4.21 Nightclubs

Where permitted by this By-law, a **nightclub** shall be in accordance with the following provisions:

1. A **nightclub** shall not be permitted within 150.0 m of the boundary of any Residential **zone**.
2. A **nightclub** shall be wholly contained within the **building** and shall not include an **outdoor patio**.

4.22 Oak Ridges Moraine Area Special Provisions

4.22.1 Existing Uses within the Oak Ridges Moraine Area

1. The provisions of this Section are established in accordance with the *Oak Ridges Moraine Conservation Act* and the Oak Ridges Moraine Conservation Plan, or successor thereto. Where there is a conflict between this By-law and the Oak Ridges Moraine Conservation Plan, or successor thereto, with respect to any lands included in the **Oak Ridges Moraine Area**, the requirements of the Oak Ridges Moraine Conservation Plan, or successor thereto, shall prevail.

4.22.2 Lots Having Reduced Lot Area and/or Reduced Lot Frontage within the Oak Ridges Moraine Area

1. **Lots** may be used and a **building** or **structure** may be constructed, altered or used on a **lot** having a lesser **lot area** and/or a lesser **lot frontage** than required by this By-law, provided that the **lot** has been held under distinct and separate ownership from the abutting **lots** or was legally created prior to the passing of this By-law, or created as a result of expropriation.

2. The **building**, **structure** and **use** must conform to all other applicable provisions and regulations of this By-law. **Lots** that have been increased in size following the date of this By-law shall also be subject to this provision.

4.22.3 Non-Conforming Buildings and Uses in the Oak Ridges Moraine Area

1. For the purposes of interpreting the provisions of Section 4.22, notwithstanding the definition of **existing** as contained in Section 3 of this By-law, **existing** shall mean lawfully in existence on November 15, 2001 and for greater certainty does not include a **use**, **building** or **structure** that was in existence on that date without being lawful.

2. Nothing in this By-law shall prevent the **use** of any land, **building** or **structure** used for a purpose prohibited by this By-law if the land, **building** or **structure** was lawfully used for that purpose on November 15, 2001, and continues to be used for that purpose. Where the **use** ceases to exist for a period of two (2) years, the **use** will be deemed to have been discontinued.

3. Nothing in this By-law shall prevent the erection or **use** for a purpose prohibited by this By-law of a **building** or **structure** for which a permit has been issued under subsection 8(2) of the *Building Code Act*, 1992, as amended, on or before November 15, 2001, if:

   a) The permit has not been revoked under subsection 8(10) of the *Building Code Act*, 1992, as amended; or

   b) The **building** or **structure** when erected is used and continues to be used for the purpose for which it was erected.

4. Any **dwelling unit** on the same **lot** that is not permitted within the **zone** in which it is located but that legally existed on November 15, 2001, shall be permitted to expand on lands that are located no closer than 90.0 m from the Oak Ridges Moraine Environmental Protection (ORMEP) **zone** by a maximum of an additional 100 m^2 in **gross floor area** after the date of the passing of this By-law, in accordance with requirements of Section 12 of this By-law.

5. A non-**residential building** or **structure** on the same **lot** that is not permitted within the **zone** in which it is located, but that legally existed on November 15, 2001, shall be permitted to expand on lands that are located no closer than 90.0 m from the Oak Ridges Moraine Environmental Protection (ORMEP) **Zone**, by a maximum of an additional 10% of the **existing gross floor area** after the date of the passing of this By-law, in accordance with the provisions of the appropriate zoning ORM category of this By-law.

6. Nothing in this By-law shall prevent the repair or reconstruction, within the same location and dimensions, of an **existing building** or **structure** to a safe condition provided that such repair or reconstruction does not represent an intensification of the **existing use**, and does not increase the legal non-

conforming footprint of the **building** or **structure** and that the **building** or **structure** continues to be used for the same purpose.

4.22.4 Previously Authorized by Zoning in the Oak Ridges Moraine Area

1. Nothing of this By-law shall prevent the **use**, erection, or location of a **detached dwelling** (which shall, for the purposes of this Section 4.22.4, include **accessory buildings** or **structures**) provided:

   a) The proposed **dwelling** is located on an open public road allowance maintained on a year-round basis and subject to the provisions of the Zoning By-law; and

   b) The **use**, erection and location of such **detached dwelling** would have been permitted by the applicable Zoning By-law on November 15, 2001.

4.22.5 Special Setbacks within ORM Zones

1. In addition to the other provisions of this By-law, within the area of the Oak Ridges Moraine as shown on the schedules of the City of Pickering's Official Plan document, and within **zones** having an ORM prefix the following **setbacks** shall apply, along with the minimum areas of influence and requirements thereto as set out in the Official Plan:

   a) **Watercourses**: All **buildings** or **structures** shall be located a minimum of 30.0 m from the meander belt of any permanent or intermittent stream, river or creek.

   b) Significant Valleylands: All **buildings** or **structures** shall be located a minimum of 30.0 m from the stable top of bank.

   c) Wetlands: All **buildings** and **structures** shall be located a minimum of 30.0 m from any part of feature.

   d) Significant Woodlands: All **buildings** and **structures** shall be located a minimum of 30.0 m from the base of the outermost tree trunks within a woodland.

   e) Fish Habitat: All **buildings** and **structures** shall be located a minimum of 30.0 m from any part of feature.

   f) Seepage Areas and Springs: All **buildings** and **structures** shall be located a minimum of 30.0 m from any part of feature.

4.22.6 Lots Having Split Zoning within ORM Zones

1. Where a **lot** is divided into more than one (1) **zone**, each separately zoned portion of the **lot** shall be used in accordance with the provisions of that **zone** as if each separately zoned portion was a **lot**. However, where a **lot** is divided into more than one (1) **zone** and a **use** is permitted in each **zone**, the zoning provisions of the most restrictive **zone** shall apply to the entire **lot**. No **lot** shall

have more than one (1) **building** containing a **dwelling** on the **lot** except as specifically permitted by this Bylaw.

4.22.7 Utilities and Public Service Facilities

1. New transportation, infrastructure and **utility uses** are only permitted in the **Oak Ridges Moraine Area** subject to Section 41 of the Oak Ridges Moraine Conservation Plan, or successor thereto, and corresponding policies of the City of Pickering Official Plan, as amended.

4.22.8 Areas of High Aquifer Vulnerability in the Oak Ridges Moraine Area

1. Notwithstanding any other provision of this By-law, with the exception of those **uses** legally **existing** on November 15, 2001, which may continue until the **use**(**s**) ceases, the following **uses** are prohibited on lands identified as **areas of high aquifer vulnerability** on Schedule 3.

   a) Generation and storage of **hazardous waste** or liquid industrial **waste**.

   b) **Waste** disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities.

   c) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.

   d) Storage of a contaminant listed on Schedule 3 (Severely Toxic Contaminants) to *Regulation 347* of the *Revised Regulations of Ontario*, 1990 or its successor.

4.23 On-farm Diversified Uses

Where permitted by this By-law, an on-farm diversified **use** shall be in accordance with the following provisions:

1. The on-farm diversified **use** is **accessory** to an **agriculture use** located on the same **lot**.

2. The area of operation for an on-farm diversified **use** shall not exceed a combined total of 1.0 ha (10,000 m^2) or 2% of the **lot area** on which the **use** is proposed, whichever is less.

   a) In calculating the area of operation, 100% of the area needed for **parking spaces** and **outdoor storage** for the on-farm diversified **use** shall be included; and

   b) In calculating the area of operation, where an on-farm diversified **use** uses an **existing** access laneway, or **parking area**, the area of the laneway or **parking area** shall not be included.

   c) For the purpose of interpreting Section 4.23, where a **home industry** is part of an on-farm diversified **use**, the area used for a **home industry use**

shall be subject to the maximum **gross floor area** as permitted by Section 4.15 of this By-law.

3. All **outdoor storage** for an on-farm diversified **use** shall be in accordance with the **outdoor storage** provisions of this By-law.
4. Services required for the proposed on-farm diversified **use** shall be provided on the same **lot**, to the satisfaction of the Municipality and shall not have any negative impact on neighbouring and surrounding land **uses**.
5. On-farm diversified **uses** that include **agri-tourism uses** shall be directly related to the **principal agricultural use**.
6. Large-scale, recurring events that are beyond the scale of **agri-tourism uses** and occur more than two (2) times per calendar year shall only be permitted on a temporary basis by way of a temporary **use** by-law pursuant to Section 39 of the *Planning Act*.

4.24 Outdoor Display Area

Where permitted by this By-law, an **outdoor display area** shall be permitted in accordance with the following provisions:

1. An **outdoor display area** shall only be permitted on the same **lot** as the **principal use**.
2. An **outdoor display area** shall not occupy more than 35% of the **lot area**.
3. An **outdoor display area** shall not be located within:
   a) A required **yard** or minimum **setback**;
   b) A required **landscape strip** or in minimum required **landscaped open space**;
   c) A required **parking space**;
   d) A required **loading space**;
   e) A **driveway** access or **aisle**;
   f) A **stacking lane**; or
   g) A **daylight triangle**.
4. An **outdoor display area** shall have a minimum **setback** of 12.0 m from any **lot line** abutting a **residential use**.
5. Where an **outdoor display area** is **accessory** to **vehicle sales or rental establishment** and is located in the **front yard** or **exterior side yard**, the maximum area of an **outdoor display area** shall be 50% of the **yard** in which the **outdoor display area** is located.

4.25 Outdoor Patios

1. An **outdoor patio** shall be permitted as an **accessory use** to any permitted **restaurant use**.
2. **Outdoor patios** are not permitted in any **yard** abutting a City Centre Residential One (CCR1) **zone** and City Centre Residential Two (CCR2) **zone**.
3. **Outdoor patios** are not permitted on a **balcony** on any **lot** abutting a **residential use**.
4. **Outdoor patios** shall not be considered as **floor area** and **gross leasable floor area** when calculating **floor area** and **gross leasable floor area** for the **use** it serves.

4.26 Outdoor Storage

Where permitted by this By-law, **outdoor storage** shall be permitted in accordance with the following provisions:

1. **Outdoor storage** shall only be permitted as an **accessory use** where it is permitted by this By-law. For the purposes of clarity and without limiting the generality for the foregoing, **outdoor storage** shall not be permitted on a vacant **lot**.
2. **Outdoor storage** shall be only permitted within a **rear yard** and not closer than 9.0 m to any **street line**, provided that such storage area shall be so located that it is not visible from a **street** and/or a visual barrier is used to shield any part of a **yard** from view by any adjacent **lot** or from a highway to such **street**.
3. In any OSW **zone**, **outdoor storage** shall not exceed 30% of the **lot area** and such area shall be exclusive of **parking spaces** required by Section 5 and shall not exceed the **ground floor area** of **buildings** upon the **lot**. This requirement shall not apply to **outdoor storage** as permitted in other **zones**.
4. **Outdoor storage** can be used for only:
   a) The temporary storage of products manufactured, assembled or used on the **premises**;
   b) The storage of tanks and containers of liquids, gases or other similar materials used in the commercial or manufacturing process; or
   c) The storage of materials used in the industrial operation but excluding bulk open storage of sand, gravel, stone, coal and construction material or other similar materials or products.
5. **Outdoor storage** areas shall be screened on all sides with an opaque fence or landscaping or a combination of both not less than 2.0 m in **height**.

4.27 Permitted Encroachments

No part of any required **yard** or **setback** shall be obstructed except as follows:

1. Projections such as awnings, canopies, windowsills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eave troughs and other similar architectural features may be permitted in any required **setback**, provided that no such feature, with the exception of a downspout, projects into the required **setback** more than 0.6 m or half the distance of the minimum required **setback**, whichever is less.
2. Any stairs to a **porch** or **uncovered platform** and any unenclosed ramp for wheelchair access may encroach into any required **setback** provided it is no closer than 0.6 m from an **exterior side lot line** or 0.3 m from a **front lot line**.
3. A **balcony**, **porch** or **uncovered platform** may encroach into any required **setback** to a maximum of 2.0 m or half the distance of the minimum required **setback**, whichever is less.
4. A bay, box or bow window, with or without foundation, having a maximum width of 4.0 m may encroach into any required **setback** to a maximum of 0.6 m or half the distance of the minimum required **setback**, whichever is less.
5. Exterior entrances including above grade or below grade entrances to any **dwelling unit** shall be permitted to encroach into any required **yard** provided it is **setback** a minimum of 0.9 m from all **lot lines**. If the below grade entrance is located within an area regulated by a Conservation Authority, as shown on Attachment A and as described in Section 4.8, approval from that Conservation Authority may be required.

4.28 Prohibited Uses

1. With respect to any lands to which this By-law applies, all **uses** are prohibited unless specifically permitted in this By-law.
2. Notwithstanding any provision of this By-law, with the exception of those **uses existing** on November 15, 2001, which may continue until the **use**(s) ceases, new rapid infiltration basins and new rapid infiltration columns are prohibited on lands within the **Oak Ridges Moraine Area**.

4.29 Public Uses Permitted in All Zones

1. Notwithstanding anything else in this By-law, a **public authority** may, for the purposes of public service, **use** any land or erect or **use** any **building** or **structure** in any **zone**, provided that:
   a) **Buildings** shall comply with the applicable **yard setbacks**, maximum **lot coverage**, and the **height** requirements as required by the **zone**;

b) The minimum number of **parking spaces** and **loading spaces** as required by this By-law for the proposed **use** shall be met;

c) **Buildings** or **structures** in the Environmental Protection (EP) or City Centre Natural Heritage System (CCNHS) **zone** shall be prohibited except for linear infrastructure and the **uses, buildings** and **structures** specifically permitted in the applicable EP or CCNHS **zone**;

d) Any **outdoor storage**, or a **waste** processing or **waste transfer station** shall only be allowed if it is permitted in the **zone**;

e) Notwithstanding the provisions above, the **use** of land, and any **buildings** or **structures** for any school shall be in accordance with the provisions and permitted uses of the **zone**; and

f) **Outdoor storage** as **accessory** to a public works yard shall be permitted in any **zone**, subject to the requirements for **outdoor storage** as established in Section 4.26 of this By-law.

2. Notwithstanding anything else in this By-law, a **utility** company providing services in the form of communication/telecommunication, gas, hydro and cable television and other similar **utility** company, may **use** any land or erect or **use** any **building** or **structure** in any **zone** for the purpose of a **utility** service.

3. Notwithstanding Section 4.29.2, exemption for **utilities** in any **zone** shall not apply to:

   a) Permit **buildings** or **structures** in the Environmental Protection (EP) or City Centre Natural Heritage System (CCNHS) **zone** except for **structures** directly related to the **utility** and **uses** otherwise permitted in the EP or CCNHS **zones**;

   b) Permit any **outdoor storage** or **contractor's yard**; or

   c) Permit any land or **building** to be used for administrative offices, retail purposes, or vehicular or equipment maintenance.

4.30 Reserves

1. For the purposes of this By-law, a 0.3 m **reserve** shall be considered to be part of the **street** and not part of the **lot**.

4.31 Rooftop Mechanical Equipment and Mechanical Penthouses

1. Rooftop mechanical equipment, including any appurtenances thereto, that exceed a maximum **height** of 2.0 m shall be fully enclosed within a mechanical penthouse.

2. Rooftop mechanical equipment shall be set back a minimum of 5.0 m from all edges of a roof.
3. Notwithstanding Section 4.31.2, no **setback** is required if rooftop mechanical equipment is fully enclosed within a mechanical penthouse or screened by an architectural feature.

4.32 Rooming Homes

1. Where permitted by this By-law, a **rooming home** shall be in accordance with the following additional provisions:
   a) The **rooming home** is required to meet a **dwelling** format that is permitted in the applicable **zone** and the **rooming home** shall encompass the entirety of the **dwelling**, and with a maximum of one **rooming home** permitted per **lot**;
   b) The **rooming home** is subject to the parking provisions in Section 5;
   c) The number of bedrooms shall not exceed 6, and no cooking facilities shall be permitted in any bedroom or room other than a kitchen;
   d) There will be a minimum of one (1) washroom facility (water closet, washbasin, and bathtub and/or shower) per five (5) bedrooms; and
   e) The **rooming home** shall be subject to City licensing as may be required.

4.33 Satellite Dish Antenna

1. Satellite dish antennae are permitted in any **zone** provided that:
   a) The satellite dish does not exceed a maximum diameter of 1.3 m; and
   b) The satellite dish is not attached to the front façade of the **main building** or any **accessory building** or **structure** in the **front yard**.

4.34 Seasonal Farm Help Dwelling

Where permitted by this By-law, a **seasonal farm help dwelling** shall be subject to the following provisions:

1. The **lot** and **building** requirements of the applicable **zone** shall apply to the **seasonal farm help dwelling**.
2. A **seasonal farm help dwelling** shall only be permitted as **accessory** to an **agricultural use**.
3. The maximum **floor area** of a **seasonal farm help dwelling** shall be 80.0 m^2.
4. The **use** of a **seasonal farm help dwelling** shall not exceed an aggregate total of eight (8) months per seasonal worker in each calendar year.

5. A **seasonal farm help dwelling** shall not be permitted in the **principal** residence of the owner or operator of the **agricultural use**.
6. A **seasonal farm help dwelling** may be accommodated in more than one (1) **building**.
7. A **mobile home** or **recreational vehicle** may be used for a **seasonal farm help dwelling**.
8. Access to a **seasonal farm help dwelling** shall be from a shared **driveway**.
9. A minimum distance of 6.0 m shall be required between a **seasonal farm help dwelling** and the nearest point of any other **building** or **structure**.
10. Parking shall be provided in accordance with Section 5 of this By-law.
11. A **seasonal farm help dwelling** shall be subject to an approved site plan.

4.35 Seasonal Outdoor Display Area

Where permitted by this By-law, a **seasonal outdoor display area** shall be permitted subject to the following provisions:

1. A **seasonal outdoor display area** shall not obstruct a minimum required **parking space**, **driveway**, **aisle**, or **loading space**.
2. A **seasonal outdoor display area** shall not require any additional **motor vehicle** or bicycle parking to be provided while it is in operation.
3. A **seasonal outdoor display area** shall be permitted in any **yard** that does not abut a Residential **zone**.
4. A **seasonal outdoor display area** shall be in accordance with the minimum **setback** requirements of the applicable **zone**.
5. A **seasonal outdoor display area** shall occupy a maximum of 20% of the **lot area**.
6. A **seasonal outdoor display area** shall not be permitted for more than 120 days cumulatively within any single calendar year.
7. Any **buildings** or **structures** associated with the **seasonal outdoor display area** shall not be subject to the provisions of Section 4.2, but shall be subject to the provisions of this Section.

4.36 Services

1. No **dwelling unit** shall be permitted on any **lot** within the area affected by this By-law, unless such a **lot** is served either by a public water system and a sanitary sewer system or by a private water and effluent disposal system that has been approved by the Region of Durham Health Unit.

4.37 Shipping Containers

Where permitted by this By-law, a **shipping container** shall only be permitted in accordance with the **following** provisions:

1. A **shipping container** shall only be permitted as an **accessory structure** where permitted by this By-law.
2. The **use** of a **shipping container** for human habitation shall be prohibited.
3. A **shipping container** shall only be permitted where the minimum **lot area** is 0.4 ha or greater.
4. A **shipping container** shall only be located in the **rear yard** and shall be located no closer than 30.0 m from any **street line**.
5. A **shipping container** shall not exceed a **height** of 3.0 m and a total length of 16.76 m.
6. A **shipping container** shall be screened from view from the **street** and abutting properties **zoned** Residential, Institutional, or Open Space.
7. A **shipping container** shall not be located in a required **parking area** and in no case shall encroach into a required **landscape strip** or required **landscaped open space**.
8. Notwithstanding any other provision of this By-law, a **shipping container** may be temporarily placed on a **lot** in any **zone**:
   a) For a period of not more than 30 days for loading and unloading of **the shipping container**.
   b) For a period of not more than 1-year for the storage of supplies and equipment during construction for which a building permit has been issued by the Municipality.
   c) A **shipping container** is permitted in the **driveway** of a residential property provided it does not exceed a maximum **height** of 3.0 m and a maximum length of 6.1 m. However, in no case shall a **shipping container** encroach onto a public sidewalk; be located closer than 0.3 m from the back of curb in situations where no sidewalk exists; or create a sight line obstruction.
9. The provisions of this Section, nor the definition of **shipping container**, shall be interpreted to restrict the use all or part of a **shipping container** as a construction material.

4.38 Short-term Rental

Where permitted by this By-law, a **short-term rental** shall only be permitted in accordance with the **following** provisions:

1. A maximum of one (1) **short-term rental** per **dwelling** shall be permitted.
2. The **dwelling** in which the **short-term rental** is located shall be the principal residence, as defined in the *Income Tax Act*, of the person or persons operating and residing in the **short-term rental**.
3. Parking for the **short-term rental** shall be in accordance with Section 5.
4. A **short-term rental** shall not be established or operated in a manner which changes the external appearance of the **dwelling**.

4.39 Swimming Pools

1. Notwithstanding any other provisions of this By-law, an outdoor swimming pool, or hot tub may be permitted as an **accessory use** to a residential **use** in accordance with the following provisions:
   a) Such **accessory** swimming pool, or hot tub shall only be located in a **rear yard**.
   b) Any swimming pool, hot tub, or associated water circulating, heating or treatment equipment shall be set back 0.6 m from the **lot line** and the swimming pool and/or hot tub shall be set back 1.2 m from any **lot line**.
   c) Any deck associated with an aboveground pool, or hot tub to a maximum **height** of 1.2 m will be in accordance with the provisions of Section 4.27 of this By-law.
   d) Any recreational equipment, including slides, associated with a swimming pool, or hot tub shall not exceed a maximum **height** of 2.4 m.
   e) An **accessory** outdoor swimming pool shall not be included in **lot coverage** calculations provided that no part of the swimming pool, or hot tub wall protrudes more than 1.2 m above grade.

4.40 Temporary Construction Uses Permitted

1. Nothing in this By-law shall prevent the **use** of land or the **use** or erection of a **building** or **structure** for:
   a) A scaffold or other temporary **building** or **structure** incidental to construction in progress on **premises** for which a **building** permit has been granted, until such time as the work has been finished or abandoned; or
   b) A sign having an area of not more than 4.7 m^2 incidental to construction in progress on premises for which a building permit has been granted, until such time as the work has been finished or abandoned.

4.41 Temporary Sales Office

1. **A temporary sales office** for the sale of **lots** or units shall be permitted in all **zones**, subject to the following additional provisions:

   a) A **temporary sales office** shall not be permitted until an applicable plan of subdivision or condominium for the proposed development has received draft plan approval or the property is in a **zone** that permits the proposed development or a temporary sales office agreement is in force.

   b) A **temporary sales office** shall only be permitted for such period that work within a relevant plan of subdivision or condominium remains in progress, having not been finished or discontinued for 60 days.

   c) A **temporary sales office** shall only be permitted if it complies with requirements of the **zone** in which the **lot** is located.

   d) **Parking spaces** for a **temporary sales office** are to be located to the side and rear of the **temporary sales office**.

   e) Notwithstanding Section 9.3 of this By-law, a minimum **building height** does not apply to a **temporary sales office** within any City Centre **zone**.

4.42 Trailer Parks and Private Recreational Uses

1. The establishment of **trailer parks**, **mobile home parks**, camping establishments or private recreational **parks** shall be prohibited within the Area of Application of this By-law, save and except where such **uses** are specifically permitted.

4.43 Yards Abutting Daylight Triangles

1. Where a **lot** abuts a **daylight triangle**, the **setback** provisions shall be measured as if the **daylight triangle** did not exist, provided all **buildings** are **setback** 0.6 m from the **daylight triangle** with the exception of windowsills, belt courses, cornices, eaves, and eave troughs which may project to within 0.3 m of the **daylight triangle**.

4.44 Waste Management

1. **Waste** shall be stored within a fully enclosed **building**, **structure** or partially in ground **structure** and shall not be located:

   a) Between the **main wall** of a **building** and any **street line**; and

   b) Within any **landscaped open space** or **landscape strip** required by this By-law.

2. Notwithstanding Section 4.44.1 a), temporary **waste** storage **structure** provided for construction, demolition or site alteration works is permitted anywhere on a **lot**.

4.45 Wayside Pits or Quarries

1. Notwithstanding the general zoning provisions of this By-law, the operation of temporary **wayside pits or quarries**, may be permitted for a period not exceeding six (6) months upon application to, and approval of, the City.
2. An amendment to this By-law shall be required to permit a **wayside pit or quarry** if:
   a) The **use** is within 120 m of an Environmental Protection (EP) **zone**; and/or
   b) The **use** is in any **zone** except the Agriculture (A) or Quarry (Q) **zones**.

5 Parking, Stacking, and Loading Regulations

5.1 General Provisions

5.1.1 Application

1. This Section applies to the entire City of Pickering with the exception of the Seaton Urban Area, which is regulated by Section 14.

5.1.2 Parking Off-Site

1. Required **parking spaces** for any non-**residential use** may be located on another **lot** within the lands/covered by this By-law, where a legal easement or an agreement exists.

5.2 Parking Space Requirements

1. Every **building** or **structure** erected, enlarged or used in accordance with the provisions of this By-law shall be provided with the minimum required number of **parking spaces** specified in Table 5.1.
2. Notwithstanding any requirement of this By-law, no minimum **parking spaces** shall be required within the Protected Major Transit Station Area, delineated on **Schedule 8** to this By-law.

Table 5.1: Minimum Parking Space Requirements

Use	City Centre Zones	All Other Zones
Residential Uses		
Additional Dwelling Unit	-	1.0 space per **additional dwelling unit**(1)
Apartment Dwelling	0.80 spaces per unit plus 0.15 visitor spaces per unit	1.25 spaces per unit plus 0.25 visitor spaces per unit
Back-to-Back Townhouse Dwelling	1.75 spaces per unit	2.0 spaces per unit(2)
Block Townhouse Dwelling	1.75 spaces per unit plus 0.15 visitor spaces per unit	2.0 spaces per unit plus 0.25 visitor spaces per unit
Detached Dwelling	2.0 spaces per unit	2.0 spaces per unit(2)
Duplex Dwelling	-	2.0 spaces per unit

Use	City Centre Zones	All Other Zones
Fourplex Dwelling	-	2.0 spaces per unit
Live Work Dwelling	1.5 spaces per unit plus 3.0 spaces per 100 m^2 of GLFA for **commercial uses**	2.0 spaces per dwelling unit plus 1.0 visitor spaces per unit
Rooming Home	0.25 spaces per bedroom	0.30 spaces per bedroom
Semi-Detached Dwelling	2.0 spaces per unit	2.0 spaces per unit(2)
Stacked Townhouse Dwelling	1.25 spaces per unit plus 0.15 visitor spaces per unit	1.25 spaces per unit plus 0.25 visitor spaces per unit
Street Townhouse Dwelling	2.0 spaces per unit	2.0 spaces per unit(2)
Triplex Dwelling	2.0 spaces per unit	2.0 spaces per unit
Commercial Uses		
Animal Care Establishment	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Arena	-	18.0 spaces per 100 m^2 **floor area** used for assembly plus 5.5 spaces per 100 m^2 **floor area** used for sports, entertainment, **restaurant** (excluding snack bar) and other ancillary **uses**
Art Gallery/Studio	3.5 spaces per 100 m^2 GLFA	4.0 spaces per 100 m^2 GLFA
Assembly Hall, Convention Centre or Conference Hall	3.5 spaces per 100 m^2 GLFA	10.0 spaces per 100 m^2 GLFA
Automobile Service Station	-	4.5 spaces per 100 m^2 GLFA
Boat Mooring	-	1.2 spaces per mooring
Car Washing Establishment	-	4.5 spaces per 100 m^2 GLFA

Use	City Centre Zones	All Other Zones
Commercial Fitness/ Recreation Centre	4.5 spaces per 100 m^2 GLFA	5.0 spaces per 100 m^2 GLFA
Commercial School	3.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Convenience Store	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Dry-Cleaning Distributing Centre	3.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Dry-Cleaning Establishment	-	4.5 space per 100 m^2 GLFA
Financial Institution	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m2 GLFA
Food Store	3.5 spaces per 100 m^2 GLFA	5.0 spaces per 100 m^2 GLFA
Funeral Home	-	5.5 spaces per 100 m^2 GLFA
Garden Centre	-	3.2 spaces per 100 m^2 GLFA for retail sales and display of products and/or **office**; and 1.1 spaces per 100 m^2 GLFA for warehousing and/or wholesaling
Hotel	0.8 space per guest room plus an additional 7.5 spaces per 100 m^2 GLFA for **accessory** non-residential **gross floor area** used for public uses, such as meeting rooms, recreational facilities, dining facilities, business/conference facilities but excluding areas directly related to the overnight accommodation	0.8 space per guest room plus an additional 10.0 spaces per 100 m^2 GLFA for **accessory** non-residential **gross floor area** used for public uses, such as meeting rooms, recreational facilities, dining facilities, business/conference facilities but excluding areas directly related to the overnight accommodation
Marina	-	1.0 space per 4 **persons** capacity or 3.5 spaces per 100 m^2 GLFA, whichever is greater, plus 7 waterfront **parking spaces** per launching ramp
Medical Office	2.5 spaces per 100 m^2 GLFA	5 spaces per 100 m^2 GLFA
Motel	-	1.0 space per guest room plus 3.5 spaces per 100 m^2 GLFA
Nightclub	3.5 spaces per 100 m^2 GLFA	10.0 spaces per 100 m^2 GLFA

Use	City Centre Zones	All Other Zones
Office	2.0 spaces per 100 m^2 GLFA	3.5 spaces per 100 m^2 GLFA
Personal Service Shop	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Place of Amusement	4.5 spaces per 100 m^2 GLFA	5.5 spaces per 100 m^2 GLFA
Restaurant	5.0 spaces per 100 m^2 GLFA	6.0 spaces per 100 m^2 GLFA
Retail Store	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Self-Storage Facility	-	0.25 spaces per 100 m^2 GLFA
Service and Repair Shop	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Shopping Centre	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Taxi Station	2.0 spaces per 100 m^2 GLFA	3.5 spaces per 100 m^2 GLFA
Theatre	3.5 spaces per 100 m^2 GLFA	10.0 spaces per 100 m^2 GLFA
Vehicle Body Repair Shop	-	4.0 spaces per repair bay
Vehicle Sales or Rental Establishment	-	3.0 spaces per 100 m^2 GLFA
Vehicle Repair Shop	-	4.0 spaces per repair bay
Veterinary Clinic	2.5 spaces per 100 m^2 GLFA	4.5 spaces per 100 m^2 GLFA
Yacht Club	-	1.0 space per 4 **persons** capacity or 3.5 spaces per 100 m^2 GLFA, whichever is greater, plus 7 waterfront **parking spaces** per launching ramp
Employment Uses		
Contractor's Yard	-	1.0 space per 100 m^2 GLFA up to 3,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 3,000 m^2 GLFA

Use	City Centre Zones	All Other Zones
Film Studio	-	3.5 spaces per 100 m^2 GLFA
Food Preparation Plant	-	1.0 space per 100 m^2 GLFA up to 3,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 3,000 m^2 GLFA
Fuel Depot	-	1.0 space per 100 m^2 GLFA up to 2,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 2,000 m^2 GLFA
Heavy Manufacturing Facility	-	1.0 space per 100 m^2 GLFA up to 3,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 3,000 m^2 GLFA
Light Manufacturing Facility	-	1.0 space per 100 m^2 GLFA up to 3,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 3,000 m^2 GLFA
Research and Development Facility	-	3.5 spaces per 100 m^2 GLFA
Transport Cartage or Transport Depot	-	0.5 spaces per 100 m^2 GLFA
Waste Processing Station	-	1.0 space per 100 m^2 GLFA up to 3,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 3,000 m^2 GLFA
Waste Transfer Station		1.0 space per 100 m^2 GLFA up to 2,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 2,000 m^2 GLFA
Warehouse	-	1.0 space per 100 m^2 GLFA up to 2,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 2,000 m^2 GLFA
Wholesaling Facility	-	3.2 spaces per 100 m^2 GLFA for retail sales and display of products and/or **office**; and 1.1 spaces per 100 m^2 GLFA for warehousing and/or wholesaling
Community Uses		
Cemetery	-	1.0 space per 100 m^2 GLFA
Club	4.5 spaces per 100 m^2 GLFA	5.0 spaces per 100 m^2 GLFA

Use	City Centre Zones	All Other Zones
Community Centre	3.5 spaces per 100 m^2 GLFA	1.0 space per 4 **persons** capacity or 3.5 spaces per m^2 GLFA, whichever is greater
Community Garden	-	-
Day Care Centre	1.0 space per employee plus 3.0 spaces and an additional 1.0 space per classroom	3.5 spaces per 100 m^2 GLFA
Elementary School	1.3 spaces per classroom	1.5 spaces per classroom plus **day care centre** requirements, if applicable
Emergency Service Facility	3.5 spaces per 100 m^2 GLFA	3.5 spaces per 100 m^2 GLFA
Library	2.5 spaces per 100 m^2 GLFA	3.0 spaces per 100 m^2 GLFA
Long-Term Care Home	1.0 space per 3 beds	1.0 space per 3 beds
Museum	3.5 spaces per 100 m^2 GLFA	4.0 spaces per 100 m^2 GLFA
Park	-	-
Place of Worship	7.5 per 100 m^2 GLFA	10.0 per 100 m^2 GLFA
Post-Secondary School	1.0 space per 100 m^2 GLFA	15.0 spaces per classroom
Private School	1.3 spaces per classroom	3.0 spaces per classroom
Retirement Home	0.20 spaces per unit plus 0.05 visitor spaces per unit	0.30 spaces per unit plus 0.05 visitor spaces per unit
Secondary School	1.3 spaces per classroom	3.0 spaces per classroom
Other Uses		
Agricultural Products Processing Establishment	-	1.0 space per 100 m^2 GLFA up to 3,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 3,000 m^2 GLFA
Agricultural Use	-	No requirement. Where applicable, parking for a **detached dwelling** shall be provided

Use	City Centre Zones	All Other Zones
Farm Implement Sales and Service Establishment	-	1.0 space per 100 m^2 GLFA up to 3,000 m^2 GLFA plus 0.5 spaces per 100 m^2 GLFA over 3,000 m^2 GLFA
Farmers' Market	-	3.2 spaces per 100 m^2 GLFA for retail sales and display of products; and 1.1 spaces per 100 m^2 GLFA for warehousing and/or wholesaling
Farm Vacation Home	-	1 space per guest room plus parking requirement for the **principal dwelling unit**
Farm Winery, Microbrewery, Distillery or Cidery	-	3.2 spaces per 100 m^2 GLFA for retail sales and display of products; and 1.1 spaces per 100 m^2 GLFA for other areas
Golf Course	-	50 spaces for every 9 holes
Pit or Quarry	-	-
Riding Stable or Equestrian Centre	-	-
Specified Accessory Uses		
Accessory Dwelling Unit	-	1.0 space per unit
Ancillary Retail Sales	-	3.5 spaces per 100 m^2 GLFA
Bed and Breakfast	-	1.0 spaces per guest room plus the minimum required parking for the **principal dwelling**
Home Industry	-	1.0 space for each employee of the **home industry** plus, the minimum required parking for the **dwelling unit**
Home Occupation, including a Private Home Daycare	-	-
Outdoor Display Area	-	-
Outdoor Patio	No additional parking required if associated with a **restaurant**	No additional parking required if associated with a **restaurant**
Seasonal Outdoor Display Area	-	-

Notes:

1. For an **additional dwelling unit** on a **lot** within 500 metres walking distance of Kingston Road, or on a **lot** within 500 metres walking distance of the Pickering GO Station: 1 space for the first **additional dwelling unit** and 0 spaces for the second **additional dwelling unit.**
2. For **back-to-back townhouse dwellings**, **detached dwellings**, **semi-detached dwellings**, and **street townhouse dwellings** on a **private street**: 2.0 spaces per unit plus 0.25 visitor spaces per unit.

5.3 Calculation of Required Parking Spaces

5.3.1 Rounding Provisions

1. In all other areas of the City, where **parking spaces** are calculated **by gross leasable floor area**, or similar calculation, and the required parking is a fraction, the number of **parking spaces** shall be rounded down to the nearest whole number.

5.3.2 Multiple Uses on a Lot

1. Where a **use** is subject to a minimum parking requirement, and there is more than one (1) **use** on a **lot**, the total required **parking spaces** shall be the sum of the required **parking spaces** applicable to each **use** on the **lot**. The total number of required spaces may be reduced in accordance with the provisions for Shared Parking in Section 5.5.

5.4 Accessible Parking Requirements

1. Accessible **parking spaces** are to be provided on-site in accordance with the requirements of the Traffic and Parking By-law 6604/05 as amended, or any successor thereto. Accessible parking spaces shall be identified within a Site Plan.

5.5 Shared Parking

1. Notwithstanding Section 5.3.2, a shared parking formula may be used for the calculation of required parking for multiple **uses** on a **lot.**
2. Shared parking is to be calculated in compliance with Table 5.2.
3. All required **parking spaces** must be accessible to all **uses** participating in the shared parking arrangement and may not be reserved for specific users.
4. The initial step in determining required parking for multiple **uses** on a **lot** is to calculate the parking requirement for each **use** in the development, in accordance with Section 5.2. The parking requirement for each **use** is then multiplied by the percent of the peak period for each time period, contained in Table 5.2. Each column is totaled for weekday and weekend. The highest figure obtained from all time periods shall become the required minimum parking for the development.

Table 5.2: Shared Parking Formula

Type of Use	Percentage of Peak Period (Weekday)			
	Morning	**Noon**	**Afternoon**	**Evening**
Financial Institution/Office/ Medical Office	100	90	95	10
Food Store/Personal Service Shop/Retail Store	65	90	90	90
Restaurant	20	100	30	100
Theatre	20	40	70	100
Hotel	70	70	70	100
Residential – Visitor	20	20	60	100

Type of Use	Percentage of Peak Period (Weekday)			
	Morning	**Noon**	**Afternoon**	**Evening**
Financial Institution/Office/Office, Medical	10	10	10	0
Food Store/Personal Service Shop/Retail Store	80	100	100	70
Restaurant	20	100	50	100
Theatre	20	60	80	100
Hotel	70	70	70	100
Residential – Visitor	20	20	60	100

5.6 Size of Parking Spaces, Aisles, and Stacking Lanes

1. **Parking Space: parking spaces** shall be a minimum of 2.6 m in width and 5.3 m in length, exclusive of any land used for access, manoeuvring, **driveways** or similar purposes.

2. **Parking Space, Parallel:** parallel **parking space** shall be a minimum of 2.6 m in width and 6.4 m in length.

3. **Parking Space within a Private Garage:**

   a) A minimum of one **parking space** in any attached or detached **private garage** associated with a **dwelling unit** shall be required to meet the minimum dimensions of 3.1 m in width by 6.5 m in length and shall have a minimum vertical clearance of 2.6 m;

   b) All other **parking spaces** in a **private garage** shall have a minimum width of 2.6 m and minimum length of 5.3 m.

   c) Steps encompassing an area not greater than 1.2 m by 0.6 m is permitted to encroach in any **parking space** located in a **private garage**.

4. **Parking Space, Bus:** bus **parking space** shall have an accessible area of not less than 37.0 m^2 for the parking and storage of a bus.

5. **Parking Space, Waterfront:** A waterfront **parking space** (vehicular) shall have an accessible area of not less than 28.0 m^2, exclusive of **driveways** or **aisles**, for the temporary parking or storage of **vehicles** with **trailers**.

6. **Aisle: parking lot aisles** shall be a minimum of 6.0 m in width for one-way traffic and a minimum of 6.5 m in width for two-way traffic.

7. **Stacking Lane** for a **Drive-Through:** A **stacking lane** associated with a **drive-through facility** shall be a minimum of 3.0 m in width.

5.7 Tandem Parking

1. The required **parking spaces** for a **dwelling unit**, **live work dwelling** or a **bed and breakfast** on an individual **lot** may be provided in a tandem configuration.

5.8 Location of Parking Spaces

1. No **parking lot** or **parking space** within a **parking lot** shall be permitted within 3.0 m of a **street line** or within any **daylight triangle** or **corner rounding.**

2. No **parking lot** or **parking space** in any non-Residential **zone** shall be permitted within 3.0 m of a property line abutting a Residential **zone**.

3. In any Residential **zone**, a **parking space** may be located within a **driveway**.

4. Notwithstanding Section 5.8.1 and 5.8.2, individual **parking spaces** for a **detached dwelling, semi-detached dwelling**, **street townhouse dwelling**, **duplex dwelling**, **triplex dwelling, fourplex dwelling** and **back-to-back townhouse dwelling** may be located:

   a) Within 3.0 m of a **street line** but not within a **daylight triangle** or **corner rounding;**

   b) In a rear **yard** of a Residential **zone** a minimum of 1.0 m from the nearest **rear lot line** except where the **rear lot line** abuts a **lane** in which case the **parking space** shall be set back a minimum of 0.6 m; and

   c) In an **interior side yard** of a Residential **zone** to a minimum of 0.6 m to the nearest **interior side lot line**, except where the **driveway** is a mutual **driveway** in which case no **setback** is required to the **interior side lot line**.

5.9 Surface Parking Spaces in the City Centre Zones

1. Notwithstanding Section 5.8, the following surface parking provisions are required for on-site parking and access to drive **aisles** in the City Centre **zones**:

   a) All surface parking shall be located in the **rear** or **interior side yards** of **buildings**; and

   b) A minimum 3.0 m wide **landscape strip** shall be required and permanently maintained between any **street line**, **daylight triangle** or **existing** residential development and the **parking spaces** or **aisles**. Where a **landscape strip** is provided between **existing** residential development and the **parking spaces** or **aisles**, the **landscape strip** shall also have a minimum height of 1.5 m to provide visual screening.

5.10 Parking Structures

1. Portions of **Parking structures** constructed above grade, located adjacent to any **street line** shall comply with the provisions for the **main building** in accordance with this By-law.
2. Stairs and air vents associated with a **parking structure** are not permitted in a **front** or **exterior side yard**.
3. Air vents constructed in association with an underground **parking structure** are permitted to project to a maximum of 1.2 m above grade no closer than 4.0 m to a **street line**.
4. The parking of **motor vehicles** is prohibited in the **first storey** of an above grade **parking structure** for the first 9.0 m of the depth of the **parking structure** measured in from the **lot line** along a **street line** with required **active at grade frontages**, as shown on Schedule 7 to this By-law.
5. Above ground **parking structures** that front onto a **street line** shall have a minimum **ground floor height** of 4.5 m.

5.11 Residential Driveway and Front Yard Landscaping Requirements

1. The following requirements shall apply in any Residential **zone** where there is a **private driveway** providing access to the individual **dwelling unit**:

   a) No part of a **driveway** or **parking space** shall be located within the minimum required **interior side yard setback** or the minimum **exterior side yard setback**.

b) In no case shall any part of a **driveway** or **parking space** be located within 0.6 m of any **lot line**. This shall not apply to the **lot line** that is traversed by the **driveway** to provide access.

c) Maximum **driveway** width and **landscaped open space** shall be in accordance with **Table 5.3**.

Table 5.3: Maximum Driveway Width and Minimum Landscaped Open Space in Residential Zones

Requirement	Lot Frontage less than 11.0 m	Lot Frontage equal to or Greater than 11.0 m
Maximum **driveway** width at the **lot line**	3.0 m	6.0 m
Minimum l**andscaped open space** in each **yard** used for a **driveway** or parking (1)	30%	45%

Notes to Table 5.3:

1. This requirement shall not apply to any **yard** where the driveway or parking is accessed by a rear **lane**.

5.12 Parking and Storage of Vehicles in Residential and City Centre Zones

No **person** shall, in any Residential **zone** or in any City Centre **zone**, **use** any **lot**, **building** or **structure** for the parking or storage of a **commercial vehicle**, **construction vehicle**, **recreational vehicle**, **trailer** or **vehicle** except in accordance with the following provisions:

1. A maximum of six (6) **vehicles**, only one (1) of which may be a **trailer**, are permitted to park on the **driveway** of any **lot,** and any such **vehicles** shall be in accordance with the following provisions:

    a) For those **vehicles** parked on any **lot**, the maximum permitted **height** shall be 2.6 m, and the maximum permitted length shall be 6.7 m;

    b) Notwithstanding Section 5.12.1 a), one (1) **vehicle** parked on a **driveway** in a **side** or **rear yard** can be of a size up to a maximum permitted **height** of 3.5 m, and a maximum permitted length of 8.0 m;

    c) **Height** shall be measured from the grade immediately beside the **vehicle** up to the **vehicle**'s highest point, which excludes lights, antennas and other such items ancillary to the **vehicle**'s body; and

    d) No part of any **front** or **exterior yard** except a **driveway** shall be used for the parking or storage of **vehicles** and no **vehicle** shall encroach onto any road allowance.

2. The parking or storage of an **inoperative vehicle** shall not be permitted on any **lot**, unless it is entirely within a fully enclosed **building** or **structure**.

3. The parking or storage of a **construction vehicle** shall not be permitted on any **lot**, unless it is entirely within a fully enclosed **building** or **structure**.

4. A **vehicle** that exceeds the maximum permissible **vehicle** size provisions of Section 5.12.1 shall be permitted to park temporarily on a **lot** for the sole purpose of delivering to, servicing, **building** or constructing the **premises** on that **lot**.

5. The minimum number of required **parking spaces** for residential **uses** shall not be occupied or otherwise obstructed by the parking of a **construction vehicle**, **commercial vehicle**, **recreational vehicle**, or **trailer**.

5.13 Bicycle Parking Space Requirements

5.13.1 General Provisions for Bicycle Parking Spaces

1. In this Section, the terms "long-term" **bicycle parking space** and "short-term" **bicycle parking space** have the following meaning:
   a) "long-term" **bicycle parking spaces** are those for **use** by the occupants or tenants of a **building**; and
   b) "short-term" **bicycle parking spaces** are those for **use** by visitors to a **building**.
2. Notwithstanding any other provisions of this By-law, **bicycle parking spaces** are permitted on any part of a **lot**.
3. **Bicycle parking spaces** should be located on the same **lot** as the **use** or **building** for which they are required, or may be located off-site within 100 m from the **building** for which they are required.
4. A maximum of 50% of the required **bicycle parking spaces** may be vertical spaces; the rest of the required spaces must be horizontal spaces.
5. Where the number of **bicycle parking spaces** exceeds 50 spaces, a minimum of 25% of the total required must be located within:
   a) A **building** or **structure**;
   b) A secure area such as a supervised **parking lot** or enclosure; or
   c) Bicycle lockers.
6. Where four (4) or more **bicycle parking spaces** are provided in a common **parking area**, each space must contain a bicycle parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
7. For **Apartment Dwellings**, a minimum of 15% of the required long-term **bicycle parking spaces**, or 1.0 **parking space**, whichever is greater, shall include an energized 120-volt outlet adjacent to the bicycle rack or **parking space**.

5.13.2 Bicycle Parking Space Dimensions

1. If located in a horizontal position (on the ground), a **bicycle parking space** shall have a minimum length of 1.8 m and a minimum width of 0.6 m.
2. If located in a vertical position (on the wall), a **bicycle parking space** shall have a minimum length of 1.5 m and a minimum width of 0.5 m.

5.13.3 Minimum Bicycle Parking Space Rates

1. The minimum number of required long-term **bicycle parking spaces** applicable to all **zones** shall be:

a) For **Apartment Dwelling**: 0.5 long-term **bicycle parking spaces** per **dwelling unit**;

b) For **Stacked Townhouse Dwelling**: 1.0 long-term **bicycle parking space** per **dwelling unit**;

c) For **Long-Term Care Facility** and **Retirement Home**: a minimum of five (5) long-term **bicycle parking spaces**; and

d) For non-**residential uses**: the greater of 2.0 total long-term **bicycle parking spaces** or 1.0 **bicycle parking space** for each 1,000 m^2 of **gross leasable floor area** or portion thereof.

2. The minimum number of required short-term **bicycle parking spaces** applicable to all **zones** shall be:

a) For **Apartment Dwelling**: 0.1 short-term **bicycle parking spaces** per unit; and

b) For non-**residential uses**: a minimum of one (1) bicycle parking rack for short-term bicycle parking.

5.14 Loading Space Requirements

5.14.1 General Provisions for Loading Spaces

1. For every **building** or **structure** to be erected for, altered for, or its **use** converted to a commercial or industrial **use**, involving the frequent shipping, loading or unloading of **persons**, animals, goods, wares or merchandise, off-**street loading spaces** shall be provided and maintained upon the same **lot** on which the **principal use** is located.

2. Any required off-street **loading space** shall:

a) Not be used for the purpose of offering commodities for sale or display;

b) Provide for the temporary parking of one (1) **commercial vehicle**;

c) Not be upon or partly upon any **street**, **lane** or alley; and

d) Have adequate access to permit ingress and egress of a **commercial vehicle** from a **street** by means of **driveways**, **aisles**, maneuvering areas or similar areas, no part of which access is to be used for the temporary parking or storage of any **motor vehicle**.

5.14.2 Loading Space Dimensions

1. The minimum dimensions of a **loading space** shall be 3.5 m in width and 12.0 m in length, with a minimum vertical clearance of 4.2 m.

5.14.3 Location of Loading Spaces

1. No **loading space** shall be permitted in the **front yard** of any **zone**.

2. A **loading space** shall abut the **building** for which the **loading space** is provided.
3. An unenclosed **loading space** located above grade shall be set back a minimum of 10.0 m from a **street line**.
4. An enclosed **loading space** located above grade shall comply with the **building setbacks** from a **street line** regulation applicable to the City Centre **zones** as listed in Table 8.6 in Section 9 of this By-law.

6 Residential Zone Regulations

6.1 List of Residential Zones

1. For convenience purposes, the Residential **zones**, as established in Section 2 of this By-law, are also shown in Table 6.1.

Table 6.1: Residential Zones

Zone Name	Zone Symbol
Residential First Density	R1A, R1B, R1C, R1D, R1E, R1F, R1G, R1H, R1I
Residential Second Density	R2A, R2B
Residential Third Density	R3A, R3B, R3C

6.2 Residential First Density Zones

6.2.1 Permitted Uses

1. No person shall use any lot, building or structure in any Residential First Density zone for any purpose except for one (1) or more of the uses as permitted in accordance with Table 6.2 and Table 6.3. Uses permitted in the Residential First Density zones are denoted by the symbol "●" in the column applicable to that zone and corresponding with the row for a permitted use in Table 6.2 and Table 6.3.

Table 6.2: Uses Permitted in the Residential First Density Zones (R1A to R1E)

Permitted Use	R1A	R1B	R1C	R1D	R1E
Residential Uses					
Additional Dwelling Unit(1)	●	●	●	●	●
Detached Dwelling	●	●	●	●	●
Rooming Home(1)	●	●	●	●	●
Specified Accessory Uses					
Home Occupation(1)	●	●	●	●	●
Home Industry(1)		●			
Short-term Rental(1)	●	●	●	●	●

Notes:

1. This **use** is subject to special provisions under Section 4 of this By-law.

Table 6.3: Uses Permitted in the Residential First Density Zones (R1F to R1I)

Permitted Use	R1F	R1G	R1H	R1I
Residential Uses				
Additional Dwelling Unit(1)	●	●	●	●
Detached Dwelling	●	●	●	●
Rooming Home(1)	●	●	●	●
Specified Accessory Uses				
Home Occupation(1)	●	●	●	●
Short-term Rental(1)	●	●	●	●

Notes:

1. This **use** is subject to special provisions under Section 4 of this By-law.

6.2.2 Lot and Building Requirements

1. No **person** shall within any Residential First Density **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 6.4 and Table 6.5.

Table 6.4: Lot and Building Requirements for Residential First Density Zones (R1A to R1E)

Requirement	R1A	R1B	R1C	R1D	R1E
Minimum **Lot Area** (m^2)	3,000	1,390	740.0	550.0	460.0
Minimum **Lot Frontage** (m)	22.0	22.0	21.0	18.0	15.0
Minimum **Front Yard** (m)	9.0	9.0	9.0	7.5	7.5
Minimum **Side Yard** (m)	1.8	1.8	One side 1.8 m and other side 3.0 m	One side 1.8 m and other side 3.0 m	One side 1.5 m and other side 2.4 m
Minimum **Exterior Side Yard** (m)	2.7	-	-	-	-
Minimum **Rear Yard** (m)	9.0	9.0	7.5	7.5	7.5
Maximum **Lot Coverage** (%)	20	20	33	33	33
Maximum **Height** (m)	12.0	12.0	12.0	9.0	9.0

Table 6.5: Lot and Building Requirements for Residential First Density Zones (R1F to R1I)

Requirement	R1F	R1G	R1H	R1I
Minimum **Lot Area** (m^2)	450.0	400.0	350.0	250.0
Minimum **Lot Frontage** (m)	15.0	13.5	12.0	9.0
Minimum **Front Yard** (m)	4.5(1)	4.5(1)	4.5(1)	4.5(1)
Minimum **Interior Side Yard** (m)	1.2	1.2	1.2	1.2
Minimum **Exterior Side Yard** (m)	2.7	2.7	2.7	2.7
Minimum **Rear Yard** (m)	7.5	7.5	7.5	7.5
Maximum **Lot Coverage** (%)	38	38	38	38
Maximum **Height** (m)	12.0	12.0	12.0	12.0

Notes:

1. Any vehicular entrance to an attached **private garage** shall be located not less than 6.0 m from **front lot line** and not less than 6.0 m from any **exterior side lot line** immediately adjoining or abutting a reserve on the opposite side of which is a **street**.

6.3 Residential Second Density Zones

6.3.1 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** in any Residential Second Density **zone** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 6.6. **Uses** permitted in the Residential Second Density **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 6.6.

Table 6.6: Uses Permitted in the Residential Second Density Zones

Permitted Use	R2A	R2B
Residential Uses		
Additional Dwelling Unit(1)	●	●
Detached Dwelling	●	●
Duplex Dwelling	●	
Rooming Home(1)	●	
Semi-detached Dwelling	●	●
Specified Accessory Uses		
Home Occupation(1)	●	●
Short-term Rental(1)	●	●

Notes:

1. This **use** is subject to special provisions under Section 4 of this By-law.

6.3.2 Lot and Building Requirements

1. No person shall within any Residential Second Density **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 6.7.

Table 6.7: Lot and Building Requirements for the Residential Second Density Zones

Requirement	R2A	R2B
Minimum **Lot Area** (m^2)		
Detached Dwelling	460.0	275.0
Semi-detached Dwelling	325.0/unit	275.0
Duplex Dwelling	460.0	-
Minimum **Lot Frontage** (m)		
Detached Dwelling	15.0	9.0
Semi-detached Dwelling	10.5/unit	9.0
Duplex Dwelling	15.0	-

Requirement	R2A	R2B
Minimum **Front Yard** (m)	7.5	4.5(1)
Minimum **Interior Side Yard** (m)		
Detached Dwelling	1.5 one side, 2.5 other side	1.2(2)
Semi-detached Dwelling	2.5(2)	1.2(2)
Duplex Dwelling	2.5	-
Minimum **Exterior Side Yard** (m)	2.5	2.7
Minimum **Rear Yard** (m)	7.5	7.5
Maximum **Lot Coverage** (%)	33	38
Maximum **Height** (m)	12.0	12.0

Notes:

1. Any vehicular entrance to an attached **private garage** shall be located not less than 6.0 m from **front lot line** and not less than 6.0 m from any **exterior side lot line** immediately adjoining or abutting a reserve on the opposite side of which is a **street**.
2. The minimum **interior side yard** shall be 0.0 m where the common wall of a **semi-detached dwelling** abuts an **interior side lot line** being the adjoining wall of another **semi-detached dwelling**.

6.4 Residential Third Density Zones

6.4.1 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** in any Residential Third Density **zone** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 6.8. **Uses** permitted in the Residential Third Density **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 6.8.

Table 6.8: Uses Permitted in the Residential Third Density Zones

Permitted Use	R3A	R3B	R3C
Residential Uses			
Additional Dwelling Unit(1, 2)	●	●	
Apartment Dwelling	●(3)	●	●
Back-to-Back Townhouse Dwelling		●	
Block Townhouse Dwelling	●	●	
Retirement Home		●	●
Rooming Home(2)	●	●	●
Stacked Townhouse Dwelling		●	●
Street Townhouse Dwelling	●	●	
Specified Accessory Uses			
Home Occupation(2)	●	●	●
Short-term Rental(2)	●	●	●

Notes:

1. This use is only permitted in association with a **block townhouse** or **street townhouse** dwelling.
2. This **use** is subject to special provisions under Section 4 of this By-law.
3. Only legally **existing uses** shall be permitted.

6.4.2 Lot and Building Requirements

1. No **person** shall within any Residential Third Density **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 6.9.

Table 6.9: Lot and Building Requirements for the Residential Third Density Zones

Requirement	R3A	R3B	R3C
Minimum **Lot Area** (m^2)	-	-	-
Street Townhouse Dwelling	220.0/unit	150.0/unit	-
Block Townhouse Dwelling	220.0/unit	150.0/unit	-
Back-to-Back Townhouse Dwelling	-	75.0/unit	-
Stacked Townhouse Dwelling	-	75.0/unit	-
Apartment Dwelling/Retirement Home	1,100	75.0/unit	-
Minimum **Lot Frontage** (m)	-		20.0
Street Townhouse Dwelling	6.0/unit	6.0/unit	-
Block Townhouse Dwelling	30.0	30.0	-
Back-to-Back Townhouse Dwelling	-	6.0/unit	-
Stacked Townhouse Dwelling	-	6.0/unit	-
Apartment Dwelling/Retirement Home	27.0	27.0	-
Minimum **Front Yard** (m)	7.5	4.5	3
Minimum **Interior Side Yard (m)**			
Street Townhouse Dwelling	6.0, or one-fifth of the length of the **building** whichever is greater(1)	1.2(1)	-
Block Townhouse Dwelling	6.0, or one-fifth of the length of the **building** whichever is greater	1.2(1)	1.2
Back-to-Back Townhouse Dwelling	-	1.2(1)	-
Stacked Townhouse Dwelling	-	1.2(1)	1.2
Apartment Dwelling/Retirement Home	Minimum one-half the **height** of the **building**; or, one-tenth the length of	3.0	2.5

Requirement	R3A	R3B	R3C
	the **building**; or, 3.5 m, whichever is the greater		
Minimum **Exterior Side Yard (m)**			
Street Townhouse Dwelling	6.0, or one-fifth of the length of the **building** whichever is greater	3.0	-
Block Townhouse Dwelling	6.0, or one-fifth of the length of the **building** whichever is greater	3.0	-
Back-to-Back Townhouse Dwelling	-	3.0	-
Stacked Townhouse Dwelling	-	4.5	3.0
Apartment Dwelling/Retirement Home	6.0, or one-fifth of the length of the **building** whichever is greater	4.5	3.0
Minimum **Rear Yard** (m)	7.5	7.5	7.5
Maximum **Lot Coverage** (%)			
Street Townhouse Dwelling	25(2)	50	-
Block Townhouse Dwelling	25(2)	50	-
Back-to-Back Townhouse Dwelling	-	50	-
Stacked Townhouse Dwelling	-	50	60
Apartment Dwelling/Retirement Home	35	50	60
Maximum **Height** (m)			
Street Townhouse Dwelling	12.0	12.0	-
Block Townhouse Dwelling	12.0	12.0	-
Back-to-Back Townhouse Dwelling	-	12.0	-
Stacked Townhouse Dwelling	-	13.0	30.0
Apartment Dwelling/Retirement Home	12.0	16.0	30.0

Requirement	R3A	R3B	R3C
Minimum **Landscaped Open Space** (% of **gross floor area**)	-	10	10
Maximum **tower floor plate** size (m^2)			850.0
Minimum **Building** Separation on the **Lot** (m)	-	-	11.0 m, except where the separation may be reduced to 3.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking **building**
	-	-	18.0 m, for any portion of a **building** greater than 25.5 m in **height**, except where the separation may be reduced to 11.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking **building**
	-	-	25.0 m for any portion of a **building** greater than 37.5 m in **height**
Minimum **Amenity Area** (m^2) – development with fewer than 8 **dwelling units**	-	-	-
Minimum **Amenity Area** (m^2) – development with 8 or more **dwelling units**			
Back-to-Back Townhouse Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2

Requirement	R3A	R3B	R3C
Block Townhouse Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2
Stacked Townhouse Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2
Apartment Dwelling	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2

Notes:

1. The minimum **interior side yard** shall be 0.0 m where the common wall of a **street townhouse dwelling** abuts an **interior side lot line** being the adjoining wall of another **street townhouse dwelling**.
2. Includes all **buildings** except **private garages**.
3. A minimum of one contiguous area of 40.0 m^2 must be provided.

7 Commercial Zone Regulations

7.1 List of Commercial Zones

1. For convenience purposes, the Commercial **zones**, as established in Section 2 of this By-law, are also shown in Table 7.1.

Table 7.1: Commercial Zones

Zone Name	Zone Symbol
Commercial General	C1
Commercial Automotive Service	C2
Commercial Highway	C3
Commercial Hamlet	CH

7.2 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 7.2. **Uses** permitted in the Commercial **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 7.2.

Table 7.2: Uses Permitted in the Commercial Zones

Permitted Use	C1	C2	C3	CH
Residential Uses				
Detached Dwelling				●
Commercial Uses				
Animal Care Establishment	●			●
Arena	●			
Art Gallery/Studio	●		●	●
Assembly Hall, Convention Centre or Conference Hall	●			
Automobile Service Station(1)	●(2)	●	●	●
Car Washing Establishment	●(2)	●	●	●(3)
Commercial Fitness/Recreational Centre	●			
Commercial School	●			●
Convenience Store	●	●(3)	●	●
Dry-Cleaning Distribution Centre	●			●

Permitted Use	C1	C2	C3	CH
Dry-Cleaning Establishment	●			
Financial Institution	●			●
Food Store	●			●
Funeral Home	●			
Garden Centre	●			
Hotel	●		●	
Medical Office	●			●
Motel			●	
Nightclub(1)	●		●	
Office	●			●
Personal Service Shop	●		●	●
Place of Amusement	●			
Restaurant	●	●(3)	●	●
Retail Store	●		●	●
Self-Storage Facility	●			
Service and Repair Shop	●		●	●
Shopping Centre	●		●	
Taxi Station	●		●	
Theatre	●			
Vehicle Body Repair Shop	●(2)		●(2)	
Vehicle Repair Shop	●		●	
Veterinary Clinic	●			●
Community Uses				
Club	●			●
Community Centre	●			●
Community Garden	●		●	●
Day Care Centre	●		●	●
Emergency Service Facility	●			●
Farmers' Market	●		●	●
Library	●			●
Museum	●			●
Park				●
Place of Worship	●			●

Permitted Use	C1	C2	C3	CH
Public Parking Lot	●		●	
Retirement Home			●	
Specified Accessory Uses				
Accessory Dwelling Unit(1)				●
Outdoor Display Area(1)	●	●		●
Seasonal Outdoor Display Area(1)	●			●

Notes:

1. This **use** is subject to special provisions under Section 4 of this By-law.
2. Only legally **existing uses** shall be permitted.
3. Permitted only **accessory** to an **automobile service station**.

7.3 Lot and Building Requirements

1. No **person** shall within any Commercial **zone** use any **lot**, or erect, alter, or **use** any **building** or **structure** except in accordance with Table 7.3.

Table 7.3: Lot and Building Requirements for the Commercial Zones

Requirement	C1	C2	C3	CH
Minimum **Lot Frontage** (m)	20.0	35.0	20.0	18.0
Maximum **Front Yard** (m)	3.0	3.0	3.0	3.0
Minimum **Interior Side Yard** (m)	-	4.5	-	-
Minimum **Interior Side Yard** abutting a **lot** in any Residential, Institutional, or Open Space **zone** (m)	7.5	7.5	7.5	4.5
Minimum **Exterior Side Yard** (m)	4.5	4.5	4.5	4.5
Minimum **Rear Yard** (m)	7.5	7.5	7.5	7.5
Maximum **Lot Coverage** (%)	50	30	50	25
Maximum **Building Height** (m)	18.0	12.0	18.0	12.0
Minimum **Landscaped Open Space** (%)	10	10	10	10

8 Mixed-Use Zone Regulations

8.1 List Mixed-Use Zones

1. For convenience purposes, the Mixed-Use **zones**, as established in Section 2 of this By-law, are also shown in Table 8.1.

Table 8.1: Mixed-Use Zones

Zone Name	Zone Symbol
Local Node	LN
Community Node	CN
Mixed-Use General	MU1

8.2 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 8.2. **Uses** permitted in the Mixed-Use **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 8.2.

Table 8.2: Uses Permitted in the Mixed-Use Zones

Permitted Use	LN	CN	MU1
Residential Uses			
Apartment Dwelling			●
Back-to-Back Townhouse Dwelling			●
Block Townhouse Dwelling			●
Live Work Dwelling			●
Stacked Townhouse Dwelling			●
Commercial Uses			
Animal Care Establishment		●	●
Art Gallery/Studio		●	●
Bed and Breakfast(1)			●
Commercial Fitness/Recreational Centre		●	●
Convenience Store	●	●	●
Dry-Cleaning Distribution Centre	●	●	●

Permitted Use	LN	CN	MU1
Financial Institution	●	●	●
Food Store	●	●	●
Medical Office	●	●	●
Office	●	●	●
Personal Service Shop	●	●	●
Restaurant	●	●	●
Retail Store	●	●	●
Shopping Centre	●	●	●
Veterinary Clinic		●	●
Community Uses			
Club	●	●	●
Community Centre		●	●
Community Garden	●	●	●
Day Care Centre	●	●	●
Emergency Service Facility		●	●
Farmers' Market	●	●	●
Library		●	●
Long-Term Care Home			●
Museum		●	●
Place of Worship			●
Public Parking Lot		●	●
Specified Accessory Uses			
Outdoor Display Area(1)		●	●
Seasonal Outdoor Display Area(1)	●	●	●
Short-term Rental(1)			●

Notes:

1. This **use** is subject to special provisions under Section 4 of this By-law.

8.3 Lot and Building Requirements

1. No **person** shall within any Mixed-Use **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 8.3.

Table 8.3: Lot and Building Requirements for the Mixed-Use Zones

Requirement	LN	CN	MU1
Minimum **Lot Frontage** (m)	15.0	30.0	30.0
Maximum **Front Yard** (m)	3.0	3.0	3.0
Minimum **Interior Side Yard** (m)	-	-	-
Minimum **Exterior Side Yard** (m)	-	-	-
Minimum **Rear Yard** (m)	7.5	7.5	7.5
Minimum **Setback** for Below Grade **Parking Structures** (m)	-	-	-
Maximum **Lot Coverage** (%)	35	35	50
Minimum **Ground Floor Height** (m)	-	-	-
Minimum **Building Height** (m)	-	-	7.5
Maximum **Building Height** (m)	12.0	15.0	15.0
Maximum **Gross Leasable Floor Area** (m^2)	10,000	20,000	20,000
Maximum **Floor Space Index**	2.0	2.5	2.5
Minimum **Landscaped Open Space** (%)	10	10	10
Required **Active at Grade Frontage**	-	-	50% of the **first storey** of a non-**residential building** along any **front lot line** and **exterior side lot line** shall be comprised of openings and transparent glazing
Location of a **Primary Entrance Door**	-	-	A **primary entrance door** with direct and

Requirement	LN	CN	MU1
			unobstructed access open to the public shall be incorporated into the wall of a **building** facing the **street line**
Minimum **Balcony** Depth (m)	-	-	1.5(1)
Minimum **Amenity Area** (m^2) – developments with fewer than 8 dwelling units	-	-	-
Minimum **Amenity Area** (m^2) – development with 8 or more dwelling units			
Apartment Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2
Back-to-Back Townhouse Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2
Block Townhouse Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2
Stacked Townhouse Dwelling	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2

Notes:

1. Notwithstanding the minimum required depth of a **balcony**, **balconies** are not permitted to project beyond the **main wall** less than 10.5 m in **height** above **grade.**

9 City Centre Zone Regulations

9.1 List of City Centre Zones

1. For convenience purposes, the City Centre **zones**, as established in Section 2 of this By-law, are also shown in Table 8.4.

Table 8.4: City Centre Zones

Zone Name	Zone Symbol
City Centre One	CC1
City Centre Two	CC2
City Centre Residential One	CCR1
City Centre Residential Two	CCR2
City Centre Civic	CCC
City Centre Open Space	CCOS
City Center Natural Heritage System	CCNHS

9.2 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 8.5. **Uses** permitted in the City Centre **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 8.5.

Table 8.5: Uses Permitted in the City Centre Zones

	CC1	CC2	CCR1	CCR2	CCC	CCOS	CCNHS
Residential Uses							
Additional Dwelling Unit (1)(2)	●	●	●	●			
Apartment Dwelling	●	●		●			
Back-to-Back Townhouse Dwelling	●(3)	●(3)	●	●			
Block Townhouse Dwelling	●(3)	●(3)	●	●			
Live Work Dwelling	●	●		●			
Stacked Townhouse Dwelling	●(3)	●(3)		●			
Street Townhouse Dwelling	●(3)	●(3)	●	●			

	CC1	CC2	CCR1	CCR2	CCC	CCOS	CCNHS
Commercial Uses							
Animal Care Establishment	●	●					
Art Gallery/Studio	●	●			●		
Assembly Hall, Convention Centre or Conference Hall	●				●		
Commercial Fitness/Recreational Centre	●	●		● (4)	●		
Commercial School	●	●					
Convenience Store	●	●					
Dry-Cleaning Distribution Centre	●	●		● (4)			
Financial Institution	●	●					
Food Store	●	●			●		
Hotel	●	●					
Kiosk	●	●		●	●	●	
Nightclub(1)	●						
Medical Office	●	●					
Office	●	●	●	●	●		
Personal Service Shop	●	●	●	●			
Place of Amusement	●						
Restaurant	●	●					
Retail Store	●	●					
Service and Repair Shop	●	●					
Theatre	●				●		
Veterinary Clinic	●	●					
Community Uses							
Club	●	●					
Community Centre	●	●			●	●	
Community Garden	●	●	●	●	●		●
Day Care Centre	●	●		● (4)	●		

	CC1	CC2	CCR1	CCR2	CCC	CCOS	CCNHS
Elementary or Secondary School	●	● (5)					
Library	●	●			●		
Long-Term Care Home	●	●		●			
Museum	●	●			●		
Park	●	●	●	●	●	●	● (6)
Place of Worship	●						
Post-Secondary School	●	●					
Private School	●	●					
Retirement Home	●	●		●			
Other Uses							
District Energy Facility	●	●			●		
Parking Garage / Structure	●	●					
Specified Accessory Uses							
Home Occupation (1)	●	●	●	●			
Private Home Daycare	●	●	●	●			

Notes:

1. This **use** is subject to special provisions under Section 4 of this By-law.
2. This **use** shall be permitted within **a detached dwelling**, **semi-detached dwelling**, **street townhouse dwelling unit**, and **block townhouse dwelling unit**.
3. This **use** shall be prohibited in areas designated as **Active at Grade frontages** on Schedule 7 to this By-law.
4. **Use** shall be limited to the first two (2) **storeys** of a **building**.
5. A maximum of one (1) such **use** is permitted to be located within this **zone**.
6. No **buildings** and **structures** shall be permitted.

9.3 Lot and Building Requirements

1. No **person** shall within any City Centre **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 8.6.

Table 8.6: Lot and Building Requirements for the City Centre Zones

Requirement	**CC Zones**
Minimum **Floor Space Index**	As shown on Schedule 4
Maximum **Floor Space Index**	5.75
Minimum **Building Height** (m)	As shown on Schedule 5
Maximum **Building Height** (m)	As shown on Schedule 6
Building Height Adjacent to Grade Related **Dwellings** (m)	**Building height** shall be limited by a 45-degree **angular plane** measured 7.5 m from the property line of adjacent **detached, semi-detached** and **street townhouse dwellings** at a **height** of 10.5 m above grade
Minimum **Building Setback** from **Street Line** (m)	1.0
Maximum **Building Setback** from **Street Line** (m)	4.0 (1)(2)
Minimum **Setback** for Below Grade **Parking Structures** (m)	0.0
Minimum **Podium Height** Requirements for **Buildings** Greater than 37.5 m in **Height** (m)	10.5
Maximum **Podium Height** Requirements for **Buildings** Greater than 37.5 m in **Height** (m)	20.0
Maximum **Tower Floor Plate** – Residential **Building** (m^2)	850.0
Minimum **Building** Separation (m)	11.0 m, except where the separation may be reduced to 3.0 m if there are no **primary windows** or **balconies** on the wall facing the adjacent flanking **building**
	18.0 m, for any portion of a **building** greater than 25.5 m in **height**, except where the separation may be reduced to 11.0 m if there are no **primary windows** or **balconies** on the wall facing the adjacent flanking **building**
	25.0 m for any portion of a **building** greater than 37.5 m in **height**
Minimum **Main Wall** Stepback for **Buildings** equal to or less than 37.5 m in **Height** (m)	1.5 m between 4.5 m and 15.0 m in **height** on any **building** face abutting a **street line**

Requirement	CC Zones
Minimum **Main Wall** Stepback for **Buildings** greater than 37.5 m in **Height** (m)	Minimum **main wall** stepback - 3.0 m from the **main wall** of a **point tower** and the **main wall** of a **podium** on any **building** face abutting a **street line**
	Minimum **main wall** stepback - 3.0 m between the top 6.0 m and 18.0 m of a **point tower** for **buildings** equal to and greater than 73.5 m
Balcony Requirements	Minimum depth – 1.5 m
	Notwithstanding Section 4.27.1 c), **balconies** are not permitted to project beyond the **main wall** less than 10.5 m in **height** above grade along any **street line** with required **Active At Grade Frontages**, as shown on Schedule 7 to this By-law
Minimum Continuous Length of **Buildings** along a **Street Line** (%)	60% of the **street frontage** of a **lot** must be occupied by a **building**
Buildings Requiring **Active At Grade Frontages**	Minimum – 40% of the **first storey** of a non-**residential building** along any **street line** with required **Active At Grade Frontages**, as shown on Schedule 7 to this By-law, shall be comprised of openings and transparent glazing
	A **primary entrance door** with direct and unobstructed access open to the public shall be incorporated into the wall of a **building** facing the **street line**
	Minimum **ground floor height** – 4.5 m
Minimum **Landscaped Open Space** (3)	10% of the area of a **lot**
Minimum **Amenity Area** (m^2) – Less than 8 Dwelling Units	No requirement
Minimum **Amenity Area** (m^2) – 8 or more **Dwelling Units**	
Apartment Dwelling	4.0/unit, including at least 1 Common Outdoor Amenity Area with at least 40.0 m^2
Block Townhouse Dwelling	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2
Back-to-Back Townhouse Dwelling	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2
Stacked Townhouse Dwelling	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m^2

Notes:

1. For residential **buildings** located outside the required **Active at Grade Frontages**, as shown on Schedule 7 to this By-law, the maximum **setback** from **street line** shall be 6.0 m.
2. The maximum **setback** may be increased up to an additional 5.0 m where the entire **setback** is used for publicly-accessible open space, in the form of a plaza or courtyard, and does not include parking or **loading spaces**.
3. The minimum **landscaped open space** requirement is to be calculated as follows:
   a) To qualify for any minimum **landscaped open space** requirement of this table, an individual area of **landscaped open space** provided on a **lot** shall have a minimum dimension of 3.0 m by 3.0 m; and
   a) Landscaping provided on a roof of a building may be included in the calculation of required **landscaped open space** on the **lot**, provided it meets the requirements of subsection a) above.

10 Employment Zone Regulations

10.1 List of Employment Zones

1. For convenience purposes, the Employment **zones**, as established in Section 2 of this By-law, are also shown in Table 10.1.

Table 10.1: Employment Zones

Zone Name	Zone Symbol
Employment General	E1
Employment Prestige	E2
Employment Commercial	E3

10.2 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 10.2. **Uses** permitted in the Employment **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 10.2.

Table 10.2: Uses Permitted in the Employment Zones

Permitted Uses	E1	E2	E3
Commercial Uses			
Assembly Hall, Convention Centre or Conference Hall			●
Commercial School		●	●
Dry-Cleaning Distribution Centre			●
Financial Institution		●	●
Hotel		●	●
Office	●	●	●
Self-Storage Facility	●		●
Service and Repair Shop	●	●	
Vehicle Body Repair Shop	●	●(1)	
Vehicle Repair Shop	●	●(1)	
Vehicle Sales and Rental Establishment		●(1)	●(1)
Employment Uses			
Contractor's Yard	●		

Permitted Uses	E1	E2	E3
Dry-Cleaning Establishment	●	●	●
Film Studio	●	●	
Food Preparation Plant	●	●	●
Fuel Depot	●		
Heavy Manufacturing Facility	●		
Light Manufacturing Facility	●	●	●
Research and Development Facility	●	●	●
Transport Cartage or Transport Depot	●		
Vertical Farm	●	●	●
Warehouse	●	●	●
Wholesaling Facility	●	●	
Waste Processing Station	●(1)		
Waste Transfer Station	●(1)		
Community Uses			
Day Care Centre		●	●
Emergency Service Facility	●	●	●
Public Parking Lot	●	●	
Specified Accessory Uses			
Accessory Office(2)	●	●	
Accessory Personal Service Establishment(2)	●(3)	●(3)	●
Accessory Restaurant(2)	●(3)	●(3)	●(3)
Accessory Dry-Cleaning Distribution Centre(2)			●(4)
Ancillary Retail Sales(2)	●	●	●
Outdoor Display Area(2)		●	●
Outdoor Storage(2)	●		
Shipping Container(2)	●	●	

Notes:

1. Only legally **existing uses** shall be permitted.
2. This **use** is subject to special provisions under Section 4 of this By-law.
3. The maximum **gross floor area** of the **accessory use** shall be a maximum of 10% of the **gross floor area** of the **principal use**. However, in no case shall the maximum **gross floor area** of the **accessory use** exceed 500.0 m^2.

4. Permitted only if **accessory** to a **dry-cleaning establishment** and providing the **gross floor area** of the **dry-cleaning distribution centre** does not exceed 20% of the **gross floor area** of the **dry-cleaning establishment**.

10.3 Lot and Building Requirements

1. No **person** shall within any Employment **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 10.3.

Table 10.3: Lot and Building Requirements for the Employment Zones

Requirement	E1	E2	E3
Minimum **Lot Area** (ha)	-	-	0.4
Minimum **Lot Frontage** (m)	30.0	30.0	30.0
Minimum **Front Yard** (m)	6.0	4.5	4.5
Minimum **Interior Side Yard** (m)	7.5	4.5	4.5
Minimum **Exterior Side Yard** (m)	7.5	4.5	4.5
Minimum **Rear Yard** (m)	7.5(1)	7.5	7.5
Minimum **setback** of any **building** or **structure** abutting a Residential or Open Space **zone** (m)	30.0	20.0	15.0
Maximum **Lot Coverage** (%)	-	-	40.0
Maximum **Building Height** (m)	18.0	15.0	12.0
Minimum **Landscaped Open Space** (%)	5	5	5
Minimum **Landscape Strip** abutting a **lot** in any Residential, Institutional, or Open Space **zone** (width in m), with a minimum height of 1.5 m for visual screening	7.5	7.5	7.5
Minimum **Landscape Strip** abutting any **street line** (width in m)	3.0	3.0	3.0
Minimum **Landscape Strip** abutting any other **lot line** (width in m)	1.5	1.5	1.5

Notes:

1. A **rear yard** is not required where a **rear lot line** abuts a railway right-of-way.

11 Environmental Protection and Open Space Zone Regulations

11.1 List of Environmental Protection and Open Space Zones

1. For convenience purposes, the Environmental Protection and Open Space **zones**, as established in Section 2 of this By-law, are also shown in Table 11.1.

Table 11.1: Environmental Protection and Open Space Zones

Zone Name	Zone Symbol
Environmental Protection	EP
Open Space	OS
Open Space – Waterfront	OSW
Stormwater Management Facility	SWM
Golf Course	GC

11.2 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 11.2. **Uses** permitted in the Environmental Protection and Open Space **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 11.2.

Table 11.2: Uses Permitted in the Environmental Protection and Open Space Zones

Permitted Use	EP	OS	OSW	SWM	GC
Agriculture Uses					
Agriculture(1)	●	●			
Aquaculture			●(2)		
Commercial Uses					
Golf Course					●
Marina			●		
Restaurant			●		
Yacht Club			●		
Community Uses					
Club		●			
Community Centre		●	●		
Community Garden		●			

Permitted Use	EP	OS	OSW	SWM	GC
Conservation Use	●	●	●		
Park		●	●		
Passive Recreational Use	●	●	●		
Stormwater Management Facility	●(1)(3)	●(3)	●	●(3)	
Specified Accessory Uses					
Buildings or **structures** designed to be used in connection with permitted parks and recreational purposes and **conservation uses**.	●	●	●		
Outdoor Storage(4)			●		

Notes:

1. Only permits legally **existing uses** and **agricultural** uses exclusive of any **buildings** or **structures**.
2. Only **aquaculture** and other related **uses** as part of an **agricultural use** shall be permitted.
3. No **buildings** or **structures** shall be permitted to be erected, nor any **existing buildings** or **structures** be modified or changed, nor shall the placing or removal of fill be permitted, except where **buildings** or **structures** are to be used for the purposes of **stormwater management facilities** and **uses accessory** thereto.
4. This **use** is subject to special provisions under Section 4 of this By-law.

11.3 Lot and Building Requirements

1. No **person** shall within any Environmental Protection and Open Space **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 11.3.

Table 11.3: Lot and Building Requirements for the Environmental Protection and Open Space Zones

Requirement	EP	OS	OSW	SWM	GC
Minimum **Lot Area** (ha)	-	-	0.4	-	4.0
Minimum **Frontage** (m)	-	-	30.0	-	150
Minimum Water **Frontage** (m)	-	-	45.0	-	-
Minimum **Front Yard** (m)	22.0	9.0(1)	-	-	15.0
Minimum **Interior Side Yard** (m)	15.0	9.0(1)	-	-	6.0

Requirement	EP	OS	OSW	SWM	GC
Minimum **Exterior Side Yard** (m)	15.0	9.0(1)	-	-	7.5
Minimum **Rear Yard** (m)	22.0	9.0(1)	-	-	15.0
Minimum **Yard** requirements from all **lot lines** except where abutting a Navigable Waterway	-	-	7.5 - Enclosed Storage Areas; **Marine Service Station**; Sales and Display Offices; Boat Livery; Retail Outlets 9.0 – **Club House**; **Restaurant** 18.0 – Repair Facilities 30.0 m from any **street line**, 60.0 m from any residential property line, and 7.5 m from all other **lot lines – Outdoor Storage** 60.0 – Swimming Pool	-	-
Minimum **Setback** to Water (1) (m)	-	18.0 m to the high water level, the spring flood limits or the top of the bank of any river, creek or lake	-	-	-
Maximum **Lot Coverage** (%)	5	-	-	-	20
Maximum **Height** (m)	-	-	-	-	12.0

Notes:

1. Except where a **lot line** abuts a lake or river no **yard** shall be required on the side that so abuts.

12 Rural and Oak Ridges Moraine Zone Regulations

12.1 List of Rural and Oak Ridges Moraine Zones

1. For convenience purposes, the Rural and Oak Ridges Moraine **zones**, as established in Section 2 of this By-law, are also shown in Table 12.1.

Table 12.1: Rural and Oak Ridges Moraine Zones

Zone Name	Zone Symbol
Agriculture	A
Quarry	Q
Oak Ridges Moraine – Agricultural	ORMA
Oak Ridges Moraine – Environmental Protection	ORMEP
Oak Ridges Moraine – Institutional	ORMI
Oak Ridges Moraine – Commercial	ORMC
Oak Ridges Moraine – Residential General	ORMR5, ORMR6
Oak Ridges Moraine – Employment	ORME
Oak Ridges Moraine – Golf Course	ORMGC

12.2 Rural Zones

12.2.1 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 12.2. **Uses** permitted in the Rural **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 12.2.

Table 12.2: Uses Permitted in the Rural Zones

Permitted Use	A	Q
Residential Uses		
Detached Dwelling	●(1)	
Agricultural Uses		
Agriculture	●	●(2)
Community Garden	●	
Riding Stable or Equestrian Centre	●	
Seasonal Farm Help Dwelling(3)	●(4)	

Permitted Use	A	Q
Agriculture-Related Uses		
Farm Implement Sales Outlet	●	
Farmer's Market	●(5)	
Farm Winery, Microbrewery, Distillery or Cidery	●	
Seasonal Farm Stand	●	
On-Farm Diversified Uses		
Agri-tourism Use(3)	●	
Bed and Breakfast(3)	●	
Farm Vacation Home(3)	●	
Community Uses		
Community Centre	●	
Conservation Use	●	
Elementary or Secondary School	●	
Home Industry(3)	●	
Park	●	
Passive Recreational Use	●	
Private School	●	
Specified Accessory Uses		
Accessory Dwelling Unit(3)		●
Home Occupation(3)	●	
Shipping Container(3)	●	
Other Uses		
Forestry	●	●
Pit or Quarry		●

Notes:

1. A new residential **dwelling** will be permitted on a vacant **lot**, provided that within the Greenbelt Plan Area the **lot** was zoned as of December 16, 2004, and within the Duffins Rouge Agricultural Preserve Area the vacant **lot** existed on May 3, 2006.
2. Facilities for the raising of fur-bearing animals, kennels, and swill-fed pigs will not be permitted.
3. This **use** is subject to special provisions under Section 4 of this By-law.
4. Only permitted on a **lot** with a minimum **lot area** of 40.0 ha. A maximum of one (1) temporary **detached dwelling** shall be permitted per **lot**; provided it is used by **persons** employed on the farm. Where a **detached dwelling** exists, the maximum distance between the **detached dwelling** and a temporary **detached dwelling** shall be 50.0 m, and the temporary **detached dwelling** shall not be located in the **front yard**.

5. Only open-air **farmer's markets** will be permitted, and only as a secondary **use** to a primary **agricultural use**.

12.2.2 Lot and Building Requirements

1. No **person** shall within any Rural **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 12.3.

Table 12.3: Lot and Building Requirements for the Rural Zones

Requirement	**A**	**Q**
Minimum **Lot Area** (ha)		-
Residential Uses	0.8	-
Pit or Quarry	-	0.4
Agricultural, Agriculture-Related, and On-farm Diversified **Uses**	4.0	4.0
Specified **Accessory Uses**	-	0.009
Minimum **Frontage** (m)	60.0(1)	-
Residential Uses	60.0	
Pit or Quarry	-	30.0
Agricultural, Agriculture-Related, and On-farm Diversified **Uses**	150.0	150.0
Specified **Accessory Uses**	-	229.0
Minimum **Lot Line** (m)	-	15.0
Abutting Creeks, Lakes or Rivers	-	15.0
Abutting Residential **Dwellings** or Residential **zones**	-	60.0 in horizonal distance and 15.0 **setback** from **lot line** in horizontal distance
Minimum **Front Yard** (m)	-	-
Residential **Uses**	12.0	12.0
Agricultural, Agriculture-Related, and On-farm Diversified **Uses**	15.0	15.0
Specified **Accessory Uses**	15.0	15.0
Minimum **Side Yard** (m)	-	-
Residential **Uses**	3.0	3.0
Agricultural, Agriculture-Related, and On-farm Diversified **Uses**	6.0	3.0
Specified **Accessory Uses**	6.0	6.0
Minimum **Rear Yard** (m)	-	-
Residential **Uses**	12.0	12.0

Requirement	A	Q
Agricultural, Agriculture-Related, and On-farm Diversified **Uses**	15.0	15.0
Specified **Accessory Uses**	15.0	15.0
Minimum **Gross Floor Area** (m^2)	-	-
Accessory Dwelling Unit	110.0	69.0
Detached Dwelling	139.0	-
Maximum **Lot Coverage** (%)	-	-
Residential **Uses**	10	-
Agricultural Uses	20	20
Agriculture-Related Uses	20	20
On-Farm Diversified Uses	2.0(2)	-

Notes:

1. Minimum **lot frontage** for **existing lots** in the Agriculture (A) **zone** shall be 20.0 m.
2. See Section 4.23 of this By-law.

12.3 Oak Ridges Moraine Zones

12.3.1 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 12.4 or Table 12.5. **Uses** permitted in the Oak Ridges Moraine **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 12.4 or Table 12.5.

Table 12.4: Uses Permitted in the Oak Ridges Moraine Zones (ORMA, ORMEP, ORMI, ORMC)

Permitted Use	ORMA	ORMEP	ORMI	ORMC
Residential Uses				
Detached Dwelling	●(1)	●(2)		
Agricultural Uses				
Agriculture	●			
Community Garden	●			
Riding Stable or Equestrian Centre	●			
Seasonal Farm Help Dwelling(3)	●(4)			
Agriculture-Related Uses				
Farm Implement Sales Outlet	●			

Permitted Use	ORMA	ORMEP	ORMI	ORMC
Farmer's Market	●(5)			
Farm Winery, Microbrewery, Distillery or Cidery	●			
Seasonal Farm Stand	●			
On-farm Diversified Uses				
Agri-tourism Use(3)	●			
Bed and Breakfast(3)	●			
Farm Vacation Home(3)	●			
Home Industry(3)	●			
Commercial Uses				
Automobile Service Station(3)				●
Commercial Garage				●
Dry-Cleaning Distribution Centre				●
Financial Institution				●
Hotel				●
Office				●
Medical Office				●
Personal Service Shop				●
Place of Amusement				●
Restaurant				●
Retail Store				●
Taxi Station				●
Community Uses				
Cemetery			●	
Community Centre			●	
Conservation Use	●	●		
Day Care Centre			●	●
Elementary or Secondary School			●	
Golf Course			●	
Park			●	
Passive Recreational Use			●	
Place of Worship			●	

Permitted Use	ORMA	ORMEP	ORMI	ORMC
Private School			●	
Public Parking Lot				●
Specified Accessory Uses				
Accessory Dwelling Unit(3)				●
Home Occupation(3)	●			

Notes:

1. Only permitted on **lots** less than 4.0 ha in size.
2. **Detached dwelling** is permitted on vacant **lot** of record where the **detached dwelling** would have been permitted November 15, 2001, and **accessory uses** thereto.
3. This **use** is subject to special provisions under Section 4 of this By-law.
4. Only permitted on a **lot** with a minimum **lot area** of 40.0 ha. A maximum of one (1) temporary **detached dwelling** shall be permitted per **lot**; provided it is used by **persons** employed on the farm. Where a **detached dwelling** exists, the maximum distance between the **detached dwelling** and a temporary **detached dwelling** shall be 50.0 m, and the temporary **detached dwelling** shall not be located in the **front yard**.
5. Only open-air **farmer's markets** will be permitted, and only as a secondary **use** to a primary **agricultural use**.

Table 12.5: Uses Permitted in the Oak Ridges Moraine Zones (ORMR5, ORMR6, ORME, ORMGC)

Permitted Use	ORMR5	ORMR6	ORME	ORMGC
Residential Uses				
Detached Dwelling	●	●		●
Commercial Uses				
Commercial Garage			●	
Farm Implement Sales Outlet			●	
Office			●	
Service and Repair Shop			●	
Taxi Station				
Employment Uses				
Dry-Cleaning Establishment			●	
Film Studio			●	
Food Preparation Plant			●	
Light Manufacturing Facility			●	
Research and Development Facility			●	
Transport Cartage or Transport Depot			●	

Permitted Use	ORMR5	ORMR6	ORME	ORMGC
Vertical Farm			●	
Warehouse			●	
Wholesaling Facility			●	
Community Uses				
Golf Course				●
Specified Accessory Uses				
Ancillary Retail Sales(1)			●	
Home Occupation(1)	●	●		

Notes:

1. This **use** is subject to special provisions under Section 4 of this By-law.

12.3.2 Lot and Building Requirements

1. No **person** shall within any Oak Ridges Moraine **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 12.6.

Table 12.6: Lot and Building Requirements for the Oak Ridges Moraine Zones (ORMA, ORMEP, ORMI, ORMC)

Requirement	ORMA	ORMEP	ORMI	ORMC
Minimum **Lot Area** (ha)	> 4 ha: 4.0 < 4 ha: 0.8	0.8	0.4	-
Minimum **Frontage** (m)	> 4 ha: 150.0 < 4 ha: 60.0	60.0	45.0	-
Minimum **Front Yard** (m)	> 4 ha: 15.0 < 4 ha: 12.0	12.0	9.0	-
Minimum **Interior Side Yard** (m)	> 4 ha: 6.0 < 4 ha: 3.0	3.0	3.0	-(2)
Minimum **Exterior Side Yard** (m)	> 4 ha: 7.5 < 4 ha: 6.0	6.0	4.5	18.0
Minimum **Rear Yard** (m)	> 4 ha: 15.0 < 4 ha: 12.0	12.0	9.0	7.5
Maximum **Lot Coverage** (%)	> 4 ha: 20 < 4 ha: 10	10	25	33
Maximum **Building Height** (m)	12.0	12.0	12.0	12.0
Minimum **Dwelling Unit Gross Floor Area** (m^2)	139.0	139.0	-	-
Maximum **Building Ground Floor Area** (m^2)	500.0	-(1)	-	-

Requirement	ORMA	ORMEP	ORMI	ORMC
Minimum **Landscaped Open Space** (%)	-	-	10	50
Minimum **Landscape Strip** (width in m)	-	-	In any **yard** abutting a Residential **zone**, a **landscape strip** of at least 3.0 m shall be required.	In any **yard** abutting a Residential **zone**, a **landscape strip** of at least 3.0 m shall be required.

Notes:

1. No **accessory buildings** and/or **structures** shall exceed 10.0 m^2 in area.
2. Where the **interior side yard** abuts a Residential **zone**, the **setback** shall be 7.5 m.

Table 12.7: Lot and Building Requirements for the Oak Ridges Moraine Zones (ORMR5, ORMR6, ORME, ORMGC)

Requirement	ORMR5	ORMR6	ORME	ORMGC
Minimum **Lot Area** (m^2)	1,390	3,000	-	4 ha
Minimum **Frontage** (m)	22.0	22.0	-	150.0
Minimum **Front Yard** (m)	9.0	9.0	12.0	15.0
Minimum **Interior Side Yard** (m)	1.8	1.8	4.5	6.0
Minimum **Exterior Side Yard** (m)	4.5	2.7	6.0	7.5
Minimum **Rear Yard** (m)	9.0	9.0	7.5	15.0
Maximum **Lot Coverage** (%)	20	20	-	20
Maximum **Building Height** (m)	12.0	12.0	12.0	12.0
Minimum **Landscaped Open Space** (%)	-	-	20	-
Minimum **Landscape Strip** (m)	-	-	In any **yard** abutting a Residential **zone**, a planting strip of at least 3.0 m shall be required.	-

Notes:

1. Where any **yard** abuts a Residential **zone**, the minimum **setback** shall be 30.0 m.

13 Institutional and Other Zone Regulations

13.1 List of Institutional and Other Zones

1. For convenience purposes, the Institutional and Other **zones**, as established in Section 2 of this By-law, are also shown in Table 13.1.

Table 13.1: Institutional and Other Zones

Zone Name	Zone Symbol
Institutional General	I1
Urban Reserve[1]	UR
Utility	UT

13.2 Permitted Uses

1. No **person** shall use any **lot**, **building** or **structure** for any purpose except for one (1) or more of the **uses** as permitted in accordance with Table 13.2. **Uses** permitted in the Institutional and Other **zones** are denoted by the symbol "●" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 13.2.

Table 13.2: Uses Permitted in the Institutional and Other Zones

Permitted Use	I1	UR	UT
Residential Uses			
Additional Dwelling Unit (2)		●(1)	
Detached Dwelling		●(1)	
Rooming Home (2)		●(1)	
Agricultural Uses			
Agriculture		●(1)	
Community Uses			
Cemetery	●(1)		

[1] The Urban Reserve **zone** provides for and regulates **existing uses** on lands which are primarily undeveloped for urban **uses.** Generally, these **uses** have limited **buildings** or **structures**. The Urban Reserve **zone** is intended to protect land from premature subdivision and development to provide for future comprehensive development on those lands.

Permitted Use	I1	UR	UT
Community Centre	●		
Conservation Use		●(1)	●
Day Care Centre	●		
Elementary or Secondary School	●		
Emergency Service Facility	●		
Library	●		
Long Term Care Facility	●		
Park	●	●(1)	
Parking Lot			●
Passive Recreational Use	●	●	●
Place of Worship	●		
Post Office	●		
Private School	●		
Retirement Home	●		
Stormwater Management Facility			●
Accessory Uses			
Home Occupation (2)		●(1)	
Short-Term Rental (2)		●(1)	

Notes:

1. Only legally **existing uses** as of the effective date of this By-law shall be permitted, subject to site-specific zoning requirements and the general regulations of this By-law. Notwithstanding, a new **detached dwelling** and any new **additional dwelling unit**, **rooming house**, **short-term rental** or **home occupation** is permitted in an **existing lot** in the UR **zone**, provided a **detached dwelling** was a permitted **use** on the day before the date of adoption of this By-law, and provided the **lot** meets the minimum requirements per Section 13.3.
2. This **use** is subject to special provisions under Section 4 of this By-law.
3. This **use** is permitted provided a **detached dwelling** is permitted on the **lot**.

13.3 Lot and Building Requirements

1. No **person** shall within any Institutional or Other **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 13.3.

Table 13.3: Lot and Building Requirements for the Institutional and Other Zones

Requirement	I1	UR	UT
Minimum **Lot Area** (ha)	0.5	-(1)	-
Minimum **Lot Frontage** (m)	60.0	-(1)	-
Minimum **Front Yard** (m)	4.0	-(1)	-
Minimum **Interior Side Yard** (m)	3.0	-(1)	-
Minimum **Exterior Side Yard** (m)	3.0	-(1)	-
Minimum **Rear Yard** (m)	9.0	-(1)	-
Maximum **Lot Coverage** (%)	33.0	-(1)	-
Maximum **Building Height** (m)	12.0	-(1)	-

Notes:

1. **Detached dwellings** and **agricultural buildings** and **structures** in the UR **zone** shall be subject to the applicable requirements of the Agriculture **zone**.

14 Seaton Urban Area

14.1 Definitions

14.1.1 Interpretation

1. Throughout Section 14 of this By-law, any bolded word is defined in Section 14.1 to provide clarity and ensure that the By-law and its intent are applied consistently.

2. Where a use is defined, it shall not be interpreted to include any other defined use unless it is stated in the definition to the contrary.

14.1.2 Defined Terms

For the purpose of this By-law, the definitions and interpretations given in this Section shall govern unless a contrary intention appears:

Accessory: means a **use** or **building** naturally or normally incidental to, subordinate to or exclusively devoted to a principal **use** or **building** and located on the same **lot** as the principal **use** or **building**. **Additional Dwelling Unit:** means a self-contained unit in a **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, **street townhouse dwelling unit**, or in a **building accessory** to a **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, and **street townhouse dwelling unit** on the same **lot**. The **additional dwelling unit** shall consist of one or more rooms that are designed, occupied or intended for residential occupancy, by one or more **persons** as an independent and separate residence in which cooking facilities, sleeping facilities, and sanitary facilities are provided for the exclusive use of such **person** or **persons**.

Adult Entertainment Establishment: means any premises or part thereof used in the pursuance of a business, if:

a) Entertainment or services that are designed to appeal to exotic or sexual appetites are offered or provided in the premises or part of the premises, and without limiting the generality of the foregoing, includes services or entertainment in which a principal feature or characteristic is nudity or partial nudity of any **person**; or

b) Body rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a **person**'s body are performed, offered or solicited in the premises or part of the premises, but does not include premises or part or them where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic treatment and are performed or offered by **persons** otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

Adverse effect: means:

a) Impairment of the quality of the environment for any use that can be made of it;

b) Injury or damage to property or to plant or animal life;

c) Harm or material discomfort to any **person**;

d) Impairment of the health of any **person**;

e) Impairment of the safety of any **person**;

f) Rendering any **lot** unfit for its **existing** or permitted **use**;

g) Loss of enjoyment of normal use of property; and/or

h) Interference with a residential **use** or conduct of business.

Air Conditioner: means any mechanical equipment installed outdoors including central air conditioning units, heat pumps, heat exchange units, emergency generators and other such equipment.

Aisle, Parking Lot: means an internal roadway immediately adjacent to a **parking space** or **loading space** which provides vehicular access to and from the **parking space** or **loading space**, and is not a **driveway**.

Alterations, Structural: means any change in the supporting members of a **building** and "**structurally altered**" and "**structurally altering**" shall have a corresponding meaning.

Amenity Area: means an outdoor area located anywhere on a **lot**, or the roof of a parking **structure**, **private garage** or any other **building** which includes landscape area, but which may also include areas of decking, decorative paving or other similar surface and includes a **balcony**, **porch** or **deck** and which has direct access from the interior of the **dwelling unit**.

Ancillary Retail Sales: means a retail use which is associated with, but clearly subordinate to, a principal use:

a) with a maximum **gross leasable floor area** of 15 percent of the building;

b) with a maximum **gross leasable floor area** of 250 square metres per ancillary retail use, or service commercial use; and,

c) without a separate direct exterior access.

Angular Plane: means an imaginary flat surface projecting over a **lot**, at an inclined angle measure up from the horizontal.

Animal Boarding Establishment: means a **building**, **structure** or part thereof, where dogs and cats and other domesticated animals, excluding **livestock**, are

bred, raised, groomed, trained or kept for a fee on a temporary basis and may include outdoor facilities.

Animal Care Establishment: means a **building**, **structure** or part thereof, where dogs and cats and other domesticated animals, excluding **livestock**, are groomed and/or kept for a fee on a daily basis.

Arena: means a **building** or part thereof, in which the principal facilities provide for recreational activities such as curling, skating, hockey, lacrosse, broomball or other similar athletic activities, and which facilities may include dressing rooms, concession booths for the provision of food and refreshments, bleachers, equipment for making artificial ice and other such **accessory** facilities.

Art Gallery/Studio: means premises used for the creation, exhibition, collection and/or preservation of works of art for public viewing and sale and may include educational classes.

Arterial Road: means a road identified in the Pickering Official Plan as an Arterial Road Type A, B or C.

Assembly Hall or Convention Hall or Conference Hall: means a **building** or part of a **building** designed or intended to be used for such purposes as civic meetings, educational meetings, political meetings, conventions, conferences, trade shows, recreational activities or social activities and may include ancillary banquet facilities.

Automobile Body Shop: means an establishment engaged in repairing or painting of **vehicle** bodies.

Bake Shop: means an establishment where baked goods are made and sold to the public.

Balcony: means an attached covered or uncovered platform projecting from the face of an exterior wall, including above a **porch**, which is only directly accessible from within a **building**, usually surrounded by a balustrade or railing, and does not have direct exterior access to **grade**.

Basement: means that portion of a **building** below the **first storey**, where the finished floor is located below **established grade** and at least half of its **height**, from finished floor to underside of floor joists of the next above **storey**, is located above the **established grade**.

Bay, Bow or Box Window: means a window that protrudes from the wall of a **dwelling** usually bowed, canted, polygonal, segmental, semicircular or square sided with a window on the front face in plan; one (1) or more **storeys** in **height**, which may or may not include a foundation and may or may not include a window seat.

Bed and Breakfast Establishment: means the provision of lodging with or without meals for the traveling public within a **detached dwelling**.

Block: means all land fronting on one (1) side of a **street** between the nearest **streets**, intersecting, meeting or crossing said **street**.

Building: means a **structure** occupying an area greater than 10.0 m^2 and consisting of any combination of walls, roof and floor but shall not include a **mobile home**.

Building, Apartment: means a **building** containing more than four (4) **dwelling units** where the units are connected by an interior corridor.

Building, Back-to-Back Townhouse: means a **building** containing a minimum of four (4) **units** that is divided vertically and where each unit is divided by common walls, including a common rear wall without a **rear yard setback**, and whereby each unit has an independent entrance to the unit from the outside accessed through the **front yard** or exterior **side yard**.

Building, Block Townhouse: means a **building** or **structure** that is vertically divided into a minimum of three (3) **dwelling units**, each of which has an independent entrance from **grade** to the front and rear of the **building**, and each of which are divided vertically above **grade** by a common wall adjoining **dwelling units** or a **private garage** above **grade** and where all **dwelling units** are located on one (1) **lot** and accessed from a **private street**, laneway or common condominium **driveway**.

Building Height: means the vertical distance between the **established grade**, and in the case of a flat roof, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the **deck** line, or in the case of a gabled, hip or gambrel roof, the mean **height** level between eaves and ridge. A penthouse, **tower**, cupola, steeple or other roof **structure** which is used only as an ornament upon or to house the mechanical equipment of any **building** shall be excluded in calculating the **height** of such **building**.

Building, Multiple Attached: means a **building** containing three (3) or more **dwelling units**, with the **dwelling units** accessed by one (1) or more common entrances and may contain some of the **dwelling units** accessed directly from the outside.

Building, Principal or Main: means a **building**, which constitutes, by reason of its use, the primary purpose for which the **lot** is used.

Building, Street Townhouse or Street Townhouse Building: means a **building** that is vertically divided into a minimum of three (3) **dwelling units**, each of which has an independent entrance from **grade** to the front and rear of the **building**, and each of which are divided vertically above **grade** by a common wall adjoining **dwelling units** or a **private garage** above **grade** and where each **dwelling unit** Is located on an individual **lot**.

Café: means a **restaurant** with a maximum **gross leasable floor area** of 100.0 m^2 and which serves non-alcoholic beverages, snacks and light meals and does not include a **drive-through facility**.

Cellar: means that portion of a **building** below the **first storey**, where the finished floor is located below **established grade** and at least half its **height**, from finished floor to underside of floor joists of the next above **storey**, is located below the **established grade**.

Cemetery: means the lands used or intended to be used for the interment of human remains.

Car Washing Establishment means an establishment for washing or cleaning **motor vehicles** for gain.

Coach House: means a detached **building** containing a **private garage** on the **ground floor** and an **additional dwelling unit** on the second floor.

Commercial Fitness / Recreational Centre: means a commercial establishment in which indoor fitness and recreational facilities such as bowling alleys, miniature **golf courses**, roller skating rinks, squash courts, swimming pools, exercise classes and other similar indoor recreational facilities are provided and operated for gain or profit, but does not an **arena**, stadium or **place of amusement** or entertainment as defined **herein**.

Commercial Vehicle: means a **motor vehicle** having permanently attached thereto, a truck or delivery body and may include but is not limited to a catering or canteen truck, bus, cube van, tow truck, tilt and load truck, dump truck, tractor trailer, ambulance, hearse, fire apparatus and tractor used for hauling purposes.

Community Centre: means a multi-purpose facility or part of that facility owned and operated by the City of Pickering, which offers a variety of programs and facilities of a recreational, cultural, community service, information or instructional nature.

Construction Vehicle: means a **vehicle** ordinarily used for **building** and construction purposes, such as a dump truck, bulldozer, back-hoe, or grader, and ancillary equipment used thereto.

Contractor's Yard: means a premises of any general contractor or builder where equipment and/or materials are stored or where a contractor performs shop or assembly work.

Convenience Store: means a **retail store** with a maximum leasable **floor area** of 300.0 m^2 where articles for sale are restricted to a limited range of goods, primarily food, toiletries, housewares, stationary and other similar daily household necessities, but does not include a **supermarket**.

Corner Rounding: means a **lot line** of a **corner lot** at the intersection of two **street lines** in the form of an arc that joins the **front lot line** to the **flankage lot line** or the **rear lot line** to the **flankage lot line.**

Coverage: means the proportion of the **ground floor area** of all the **buildings** and **structures** on the **lot** to the **lot area** expressed as a percentage.

Dating/Escort Service: means a service providing companionship for and by individuals for profit or personal gain.

Day Care Centre: means:

a) indoor and outdoor premises where more than five (5) children are provided with temporary care and/or guidance for a continuous period but does not provide overnight accommodation and are licensed in accordance with the applicable Provincial Act; or

b) indoor and outdoor premises in which care is offered or supplied on a regular schedule to adults for a portion of a day but does not provide overnight accommodation.

Daylight Triangle: means an area free of **buildings**, **structures**, fences and hedges up to 0.9 m in **height** and which area is to be determined by measuring, from the point of intersection of **street lines** on a **corner lot** along each such **street line** and joining such points with a straight line. The triangular-shaped land between the intersecting **street lines** and the straight line joining the points the required distance along the **street lines** is the **daylight triangle**.

Deck: means a raised platform attached to the exterior wall of a **building** and with direct access from within a **building** and from **grade**.

Development Agreement: means an executed contract between a developer/property owner and the City of Pickering that is required in order to implement development and may include a subdivision agreement, site plan agreement, or other similar agreements for development.

Driveway: means that portion of a **lot** used to provide vehicular access from a roadway to an off-**street parking area** or **loading space** located on the same **lot** as the principal use. On a **lot** containing a **detached dwelling**, **semi-detached dwelling**, **street townhouse dwelling**, **back-to-back townhouse dwelling** or **block townhouse dwelling**, the **driveway** may contain a **parking space**.

Drive-Through Facility: means the use of land, **buildings** or **structures**, or parts thereof, to provide or dispense products or services through an attendant or a window or an automated machine, to **persons** remaining in **motor vehicles** that are in a designated **stacking lane**. A **drive-through facility** may be in combination with other uses. A **drive-through facility** does not include a **vehicle repair shop**, **gas bar**, **car washing establishment** or kiosks located within **parking garage** or public **parking lot**.

Dry-Cleaner's Distributing Station: means premises used for the purpose of receiving articles or goods of fabric to be laundered or dry-cleaned elsewhere and does not include a **dry-cleaning establishment**.

Dry-Cleaning Establishment: means premises in which the business of laundry or dry-cleaning is housed and where the cleaning, drying, ironing, and finishing of such goods is conducted.

Dwelling: means a **building** or part of a **building** containing one (1) or more **dwelling units**, but does not include a **mobile home** or a **trailer**.

Dwelling, Apartment: means a **dwelling unit** in an **apartment building**.

Dwelling, Back-to-Back Townhouse: means a **dwelling unit** in a **back-to-back townhouse building**.

Dwelling, Block Townhouse or Block Townhouse Dwelling: means a **dwelling unit** in a **block townhouse building**.

Dwelling, Detached or Detached Dwelling: means a **building** containing only one (1) primary **dwelling unit** but may also include an **additional dwelling unit**.

Dwelling, Duplex: means a **dwelling unit** in a **building** that is divided into two (2) separate **dwelling units**, each with an entrance that is either independent or through a common vestibule.

Dwelling, Multiple Attached or Multiple Attached Dwelling: means a **dwelling unit** in a **multiple attached building**.

Dwelling, Semi-Detached or Semi-Detached Dwelling: means a **dwelling unit** in a **building** that is divided vertically into two (2) **dwelling units** that share a common wall above **grade**.

Dwelling, Street Townhouse: means a **dwelling unit** in a **townhouse building**.

Dwelling Unit: means one (1) or more habitable rooms containing separate kitchen and bathroom facilities for the private use of one (1) or more **persons** as a **single housekeeping unit**.

Erect: means build, construct, reconstruct, alter and/or relocate a **building**, **structure** or part thereof and shall include any preliminary physical operation such as excavating, piling, cribbing, filling or draining, **structurally altering** any **existing building** or **structure** by an addition, deletion, enlargement or extension.

Existing or Existed: means **existing** as of the date of the final passing of this By-law.

Financial Institution: means a **building**, or part thereof, where money is deposited, withdrawn, kept, lent or exchanged.

Floor Area: means the total area of all floors of a **building** within the outside walls or outside finished furred partitions of the walls, but does not include a **porch**, non-walk-in **bay window**, attic, **basement**, enclosed or roofed walkways or loading dock.

Floor Area, Net: means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the following areas:

a) **Motor vehicle** parking and bicycle parking below established grade;

b) **Motor vehicle** parking and bicycle parking at or above established grade;

c) **Loading spaces** and related corridors used for loading purposes;

d) Rooms for storage, storage lockers, washrooms, electrical, utility, mechanical and ventilation;

e) Indoor **amenity area** required by this By-law;

f) Elevator, garbage and ventilating shafts;

g) Mechanical penthouse; and

h) Stairwells in the **building**.

Floorspace Index (FSI): means the total **gross floor area** of all **buildings** on a **lot** divided by the total area of the **lot**.

Front Wall: means the closest point, measured at **grade** level, of the wall of a **building** facing or most nearly facing the **street** from which the **building** has its **primary entrance door**.

Frontage: means all property abutting on one (1) side of a **street** measured along the **street line**.

Funeral Home: means a **building**, or part of a **building**, used for furnishing funeral supplies and services to the public and includes facilities intended for the preparation of human body for interment or cremation and may include chapels, visitation rooms, and administrative **offices**.

Garage, Private: means a **building**, **structure** or part thereof, including a carport, used for the parking of **motor vehicles** having adequate access to a **driveway**.

Gas Bar: means a **building** or **structure** used for the dispensing of **motor vehicle** fuels and accessories and may include an **accessory convenience store**.

Golf Course: means a premises operated for the purpose of playing golf, and includes a **golf course**, driving range, miniature golf facilities and such **accessory** uses as a **restaurant**, banquet facility, **retail store**, fitness centre and other

buildings or **structures** devoted to the maintenance and operation of the **golf course**.

Governmental Authority: means the Government of Canada or the Province of Ontario or any public board or commission established by either, or the Corporation of the Regional Municipality of Durham or The Corporation of the City of Pickering or any local board or commission, and includes any conservation authority.

Grade or Established Grade: means when used with reference to a **building**, the average elevation of the finished surface of the ground where it meets the exterior of the front of such **building**; and when used with reference to a **structure** shall mean the average elevation of the finished surface of the grounds immediately surrounding such **structure**, exclusive in both cases of any artificial embankment.

Gross Floor Area: means the aggregate of all **floor areas** of a **building** or **structure** above or below **established grade**, which **floor areas** are measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding any **porch**, veranda, **cellar**, mechanical room or penthouse, or areas dedicated to parking within the **building**. For the purposes of this definition, the walls of an inner court shall be deemed to be exterior walls.

Gross Leasable Floor Area: means the total **gross floor area** designed for tenant occupancy and exclusive use, including **basements**, mezzanines and upper floors if any; expressed in square metres (m^2) and measured from the centre line of joint partitions and from outside wall faces.

Ground Floor: means the floor of a **building** approximately at or first above **grade**.

Ground Floor Area: means the **gross floor area** only on the **ground floor**.

Heavy Machinery Repair, Sales, Service: means the service, repair, or sales of machinery or mechanical equipment of an industrial nature.

Height: means, when the regulation establishes a specific dimension, the vertical distance between the **established grade** to the highest point of a **structure** excluding architectural features such as, but not limited to, chimneys, cupolas, clock **towers**, weather vanes, steeples, and radio transmission **towers**. When the regulation establishes **height** in **storeys**, means the number of **storeys**. The **height** requirements of this By-law shall not apply to roof top mechanical penthouses provided they occupy less than 10% of the aggregate area of the roof of the **building** on which they are located and extend no higher than 5.0 m above the maximum permitted **height**.

Herein: means in this By-law and shall not be limited to any particular section of this By-law.

Home Occupation: means the **accessory use** of a **dwelling unit** for an occupation or business, where the **dwelling unit** is the principal residence of the business operator.

Home Improvement Centre: means a **building** or part of a **building** wherein **building** materials, hardware or accessories, including lumber, are displayed or offered for sale.

Hotel: means a **building**, or group of **buildings**, each containing sleeping accommodation, catering primarily to the traveling public, for rent or hire for temporary lodging. **Hotel** may also include **restaurant**, public hall and **ancillary retail uses**, which are incidental and subordinate to the primary **hotel** function and oriented to serve the **hotel** patrons.

Inoperative Vehicle: means a **motor vehicle** that is mechanically inoperative, and/or is in a state that precludes immediate use.

Landscaped Open Space: means the open unobstructed space at **grade** suitable for the growth and maintenance of landscaping and includes any surfaced walk, patio, stairs or similar area but does not include any **driveway**, or ramp, whether surfaced or not, any curb, retaining wall, **parking area**, interior courtyard, or any easement for the purposes of underground or overhead utilities or services where located within a **front yard** or exterior **side yard**.

Landscaped Open Space, Front or Front Landscaped Open Space: means the amount of **landscaped open space** within a **front yard** as a proportion of the **front yard**.

Landscape Strip: means an area which shall include a planting screen, or landscaped earth berm, or a combination of these features, and which may include fences and walls as part of the area. Walkways may traverse the **landscape strip**.

Lane: means a thoroughfare not intended for general traffic circulation that provides means of vehicular access to the rear of a **lot** where the **lot** also fronts or flanks onto a **street**, or where a **lot** fronts onto public or private open space. The **lane** may be maintained by a condominium corporation as a private road condominium or by a **governmental authority**.

Livestock: means cattle, swine, sheep, goats, poultry, horses, ponies, donkeys and mules.

Live Work Unit: means a **townhouse dwelling** or **multiple attached dwelling**, where the **ground floor** only, or part thereof, may be used for commercial purposes as permitted by this By-law, except that the **basement** may be used for storage for the commercial use, and where the commercial and residential components can be accessed by a common internal entrance.

Loading Space: means an unobstructed area of land which is provided and maintained upon the same **lot** or **lots** upon which the principal use is located and which area is provided for the temporary parking of one (1) **commercial vehicle** while merchandise or materials are being loaded or unloaded from such **vehicles**.

Lot: means a parcel of land owned by one (1) **person** or one (1) group of **persons** which meets the requirements of this By-law having regard to the use to which it is

put or the use to which it is proposed to be put or, if it does not meet the requirements of this By-law, is the entire holding of that one (1) **person** or one (1) group of **persons** put to that use at the date of the passing of this By-law or, is a parcel of land which has been legally excused from meeting the requirements of this By-law.

Lot Area: means the total horizontal area of a **lot**, less the horizontal area of any part of the **lot** which does not lie within a zone in which the proposed use is permitted.

Lot Coverage: means the total horizontal area of the part of the **lot area** covered by all **buildings** above ground level excluding eave projections to a maximum of 0.6 m.

Lot, Corner: means a **lot** situated at the intersection of, and abutting at least two (2) **streets**, provided that the interior angle of intersection of such **streets** is not more than 135 degrees.

Lot Depth: means the average horizontal distance between the **front lot line** and **rear lot line**. If the **front lot line** and **rear lot line** are not parallel, the **lot depth** shall be measured by a straight line joining the mid-point of the **front lot line** with the mid-point of the **rear lot line**. Where there is no **rear lot line**, the **lot depth** shall be measured by a straight line joining the mid-point of the **front lot line** with the apex of the triangle formed by the **side lot lines**.

Lot Frontage: means the horizontal distance between the **side lot lines** of a **lot** measured along a line parallel to and 6.0 m distant from the **front lot line**.

Lot Line: means a line delineating any boundary of a **lot**.

Lot Line, Flankage: means the **side lot line**, which separates a **lot** from the **street** adjacent to it.

Lot Line, Front: means the **lot line**, which separates a **lot** from the **street** in front of it. Where more than one (1) **lot line** separates a **lot** from the **street**, the **front lot line** shall be the shorter **lot line**. Where a **lot** is a **through lot**, the **lot line** abutting the wider **street** right of way shall be the **front lot line**.

Lot Line, Interior Side: means a **side lot line**, which is not adjacent to a **street**.

Lot Line, Rear: means the **lot line** opposite to, and most distant from, the **front lot line**, but where the **side lot lines** intersect, as in the case of a triangular **lot**, the **rear lot line** shall be represented by the point of intersection.

Lot Line, Side: means all **lot lines**, which join both a **front lot line** and a **rear lot line**.

Lot, Residential: means a **lot** situated in a Residential zone and having a **lot frontage** and **lot area** in accordance with the requirements of the zone in which the same is situated.

Lot, Through: means a **lot** bounded on opposite sides by a **street**.

Medical Office: means premises designed and used for the diagnosis, examination, and medical, surgical or physiotherapeutic treatment of human patients, and which may include pharmacies and dispensaries which are limited to a maximum of 50.0 m^2 in **gross leasable floor area**, waiting rooms, treatment rooms and blood testing clinics, but shall not include overnight accommodation for in-patient care.

Mobile Home: means a factory-built **dwelling unit** manufactured in accordance with CSA standards that is designed to be made mobile and is intended to provide permanent residence but does not include any **trailer** otherwise defined in this By-law.

Model Home: means a **dwelling unit** which is not used for residential purposes, but which is used exclusively for sales, display and marketing pursuant to an agreement with the City of Pickering.

Motor Vehicle: means automobile, motorcycle, motor assisted bicycle or any other **vehicle** propelled or driven other than by muscular power, but does not include a streetcar, or other **motor vehicles** running only upon rails, or a motorized snow **vehicle**, traction engine, farm tractor, riding lawnmower, self-propelled implement of husbandry or road-building machine within the meaning of the Highway Traffic Act. R.S.O. 1990, or successor thereto.

Net Density: means the number of **dwelling units** per hectare of the **lot area**, exclusive of any lands that are publicly owned or are to be dedicated to a public authority, including public rights-of-way, environmentally sensitive lands, stormwater management facilities, and public parks. **Net density** shall be exclusive of any **additional dwelling units**.

Non-Complying: means a **lot**, **building** or **structure** which is permitted by this By-law but which does not meet the regulations of the zone in which it is located as of the date of passage of this By-law.

Non-Conforming: means a use or activity of any land, **building** or **structure** which is not an identified permitted use for the Zone in which it is located as of the date of passage of this By-law.

Nightclub: means a **building**, or part thereof, whose primary function is the provision of theatrical performances, pre-recorded music, or live musical entertainment, whether such music is provided for listening or dancing by the patrons, or any combination of the above functions, and where food and/or beverages may be served, but does not include a **restaurant** or an **adult entertainment establishment**.

Nursing Home or Long-Term Care: means a **building** in which **persons** are cared for and lodged, where, in addition to sleeping accommodation and meals, personal care, nursing services and medical care are provided or made available.

Office: means a **building** or part thereof, where administrative and clerical functions are carried out in the management of a business, profession, organization or public administration but shall not include a **medical office**.

Openings: means spaces/perforations in walls that contain windows, doors or entrance features or any combination thereof.

Outdoor Storage: means the occasional or continuous keeping of goods, inventory, materials or machinery or equipment outside, but does not include damaged, impounded or **inoperable vehicles**.

Parking Area: means one (1) or more **parking spaces**, including related aisles, for the parking or storage of **vehicles**.

Parking Garage: means a **building**, or part thereof, used for the parking of **vehicles** and may include any permitted use in the **first storey**, but shall not include any area where **vehicles** for sale or repair are kept or stored. A **parking garage** includes underground parking and a parking structure.

Parking Lot: means a **lot** or portion thereof provided for the parking of **vehicles accessory** or incidental to the main use.

Parking Space: means an area of land or **building** that is accessible by a **driveway** or aisle, having access to a **street** or **lane** that is reserved for the purpose of the temporary parking or storage of one (1) **vehicle**.

Parking Pad: means an open area of land that is paved and/or treated with a stable surface that is used as one (1) or more **parking spaces** and which is exclusively devoted to a residential use on the same **lot**.

Pedestrian Perception Step-back: means the horizontal distance that the exterior wall of a **storey** must be offset, towards the interior of the **building**, measured from the outer edge of the exterior wall of the **storey** directly below it, or from the outer edge of the exterior wall of the **storey** that the by-law indicates from which it is to be offset.

Person: means an individual, association, firm, partnership or incorporated company.

Personal Service Establishment: means a **building**, **structure**, or part thereof, where services area provided and administered to individual and personal needs and where retail sale of goods **accessory** to the service provided is permitted and include, but is not limited to, hair care, aesthetics, health and beauty treatment, dressmaking, tailoring, shoe shinning and repair, laundromat and laundry depot.

Place of Amusement: means premises which are devoted to the offering of facilities for the playing of any game for the amusement of the public, and includes a **theatre**, billiard or pool rooms, bowling alleys, or, electronic games.

Place of Worship: means a facility the primary use of which is the practice of religion, but which may include **accessory** uses subordinate and incidental to the primary use such as classrooms for religious instruction, programs for community social benefit, assembly areas, kitchens, **offices** and a residence for the faith group leader. Other than a **day care centre**, which shall be permitted, a **place of worship** shall not include a **private school** or residential or commercial uses.

Podium: means that portion of the first two (2) **storeys** of an **apartment dwelling**, **nursing home** or **long-term care building** or **retirement home**, excluding a **parking garage**, mechanical **floor area**, storage area, service room , refuse area and/or **loading space**, that is permitted to encroach into a required **front yard** and/or **exterior side yard**.

Porch: means a roofed **deck** or portico **structure** attached to the exterior wall of a **building**. A **basement** may be located under the **porch**.

Primary Entrance Door: means the principal entrance by which the public enters or exits a **building** or individual **retail/commercial unit** or the resident enters or exits a **dwelling unit**.

Private Club: means a **building**, or part thereof, used for social, cultural, athletic or recreational activities by its members and guests or by a fraternal organization, which are not operated for profit.

Public Authority: means Federal, Provincial, or Municipal agencies, and includes any commission, board, authority or department established by such agency.

Public Bath/Whirlpool: means indoor or outdoor premises where people may bathe, swim, or lounge within pools or tanks of water.

Retail/commercial unit: means a **building** or a separate unit within a **building** that is separately owned or leased and used for retail or commercial purposes.

Retirement Home: means a **retirement home** as defined in the *Retirement Homes Act,* as amended, or its successor.

Restaurant: means a **building** or part of a **building** where the principal business is the preparation of food for retail sale to the public for immediate consumption on or off the premises, or both on and off the premises but shall not include a **nightclub**.

Retail Store: means premises in which goods and merchandise are offered or kept for retail sale or rental to the public. This definition shall not include any establishment otherwise defined in this By-law.

School, Commercial or Commercial School: means a **building**, or part thereof, where instruction of a skill is provided for profit and may include instruction in a trade, business, art, music, dance, cooking, athletic skill or any other specialized instruction but does not include a **commercial fitness/recreation centre** a college or university.

School, Elementary or Secondary School: means a place of instruction maintained and operated under the jurisdiction of a **governmental authority**.

School, Private: means a place of instruction (excepting a **commercial school**) offering courses equivalent to those customarily offered in an **elementary school** or **secondary school**.

Service and Repair Shop: means a premises for the servicing, repairing or renting, of articles, goods or materials but shall not include any **vehicle**, recreational **vehicle** or boats.

Setback: means the distance between a **building** and a **lot line**. In calculating the **setback** the horizontal distance from the respective **lot line** shall be used.

Shelter: means a **building** or **structure** used solely for the purposes of providing temporary cover and shall not be used for human habitation.

Short-term Rental: means a **dwelling unit** or part of a **dwelling unit** used to provide temporary accommodation for a rental period of not more than 28 consecutive days to the same guest but shall not include a **hotel**, or **bed and breakfast** or any other use defined herein.

Stacking Lane: means an area of land that is used exclusively for queued **vehicles** whose occupants are waiting to be provided with goods, materials or services from a **drive-through facility**.

Storey: means that portion of a **building** other than a **basement**, **cellar**, or attic, included between the surface of any floor, and the surface of the floor, roof deck or ridge next above it.

Storey, First: means the **storey** with its floor closest to **grade** and having its ceiling more than 1.8 m above **grade**.

Street: means a public highway but does not include a **lane**. Where a 0.3 m reserve abuts a **street**, or where a **daylight triangle** abuts a **street**, for the purposes of determining a **front lot line**, **flankage lot line**, **flankage yard** and **corner lot**, the **street** shall be deemed to include the 0.3 m reserve and / or the **daylight triangle**, however, nothing **herein** shall be interpreted as granting a public right of access over the 0.3 m reserve or as an assumption of the 0.3 m reserve as a public highway for maintenance purposes under the *Municipal Act*.

Street Line: means the dividing line between a **lot** and a **street**.

Street, Private: means

a) A right-of-way or roadway that is used by **vehicles** and is maintained by a condominium corporation;

b) A private road condominium, which provides access to individual freehold **lots**;

c) A roadway maintained by a corporation to provide vehicular and pedestrian access to **parking lots** and individual **retail/commercial units**; or

d) A private right-of-way over private property, that affords access to **lots** abutting the **private street**;

e) but is not maintained by a public body and is not a **lane**.

Structure: means anything that is **erected**, built or constructed of parts joined together or any such **erection** fixed to or supported by the soil and/or any other **structure** but excludes in-ground swimming pools.

Supermarket: means a **building**, or part thereof, containing a departmentalized food store, but does not include a **convenience store**.

Tandem Parking Space: means two (2) or more **parking spaces** abutting each other end to end with only one (1) having access to an aisle.

Tavern/Bar/Pub: means an establishment which supplies alcoholic drinks and may provide food and entertainment and contains a walk-up bar or counter where patrons may order, obtain and pay for food and alcoholic drinks.

Taxi Service: means the operation of a service providing taxicab **motor vehicles** with drivers used for hire for the conveyance of goods and passengers.

Tower: means the **storeys** within that portion of a **building** or **structure** or part thereof located above the **podium**.

Tower Floor Plate: means the **gross floor area** of each **storey** within a **tower**.

Trailer: means any **vehicle** so constructed that it is suitable for being attached to a **motor vehicle** for the purpose of being drawn or propelled by the said **motor vehicle**, and capable of being used for living, sleeping, or eating accommodation, or the transportation of a boat, snowmobile, tent, or materials, and shall be considered a separate **vehicle** and not part of the **motor vehicle** by which it is drawn. Any items or materials placed on a **trailer** for the purpose of transport are to be considered as part of the **trailer**.

Vehicle: means a car, truck, **trailer**, recreational **vehicle** including boats, van, motorcycle, snowmobile, or any other **vehicle** required to be licensed.

Vehicle Dealership: means a **building**, or part thereof, where new or used **vehicles** are displayed and/or offered for sale, rent or lease including the **outdoor storage** and display of **vehicles** and may include an associated **vehicle repair shop**.

Veterinarian Clinic: means a **building** or part of a **building** providing the services of a veterinarian, and facilities for the medical treatment, examination, surgery, diagnosis, grooming, general health care, and observation of domestic animals and birds.

Vehicle Repair Shop: means a premises used to conduct diagnostic services, repairs, detail and cleaning services or equipping of **vehicles** or in which the replacement of parts and services to **vehicles** are completed while the customer waits.

Waste: means a material which is not hazardous and not needed by the generator of that material, that is destined for either final disposal or for reprocessing to create a useable product or material, but does not include a by-product of a manufacturing process that is used, unaltered, in another manufacturing process.

Waste, Hazardous: means any substance or material licensed or included within a Certificate of Approval issued by Federal, Provincial, or Regional Governments that, by reason of its toxic, caustic, corrosive or otherwise injurious properties, may be detrimental or deleterious to the health of any **person** handling or otherwise coming into contact with such material or substance.

Waste Processing Station: means a facility within an enclosed **building** whose primary purpose is the sorting and processing of **waste** to create a new product or raw material on site.

Waste Transfer Station: means a facility within an enclosed **building** whose primary purpose is the collection and storage of **waste** or **hazardous waste** for shipment, and which may include limited sorting or preparation of that **waste** to facilitate its shipment for final disposal or to a **waste processing station**, but does not include salvage **yards** or scrap metal **yards**.

Warehousing: means the housing or storage of goods, wares, merchandise, food-stuffs, substances, articles, or things before wholesale distribution to a retailer.

Wholesaling: means the distribution of goods, wares, merchandise, food-stuffs, substances, articles, or things, in large quantities, to a business or retailer for eventual or further distribution, processing, assembly, or retail sale.

Yard: means any open, uncovered, unoccupied space appurtenant to a **building**.

Yard, Flankage: means a **side yard** adjacent to a **street**.

Yard, Front: means a **yard** extending across the full width of the **lot** between the **front lot line** and the nearest wall of any **main building** on the **lot** for which the **yard** is required.

Yard, Interior Side: means a **side yard** not adjacent to a **street**.

Yard, Rear: means a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest wall of any **main building** on the **lot** for which the **yard** is required.

Yard, Side: means a **yard** extending from the **front yard** to the **rear yard** between the **side lot line** and the nearest wall of any **building** or **structure** on the **lot** for which the **yard** is required.

14.2 General Regulations

14.2.1 Prohibited Uses

1. With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

14.2.2 Human Habitation not within Main Buildings

1. No truck, bus, coach, streetcar body, railway car, **mobile home**, **trailer** or other **vehicle** shall be used for human habitation whether or not the same is mounted on wheels or other forms of mounting or foundations.

14.2.3 Frontage on a Street

1. No **lot** shall have built upon it a **building** for any purpose in any zone unless the **lot** abuts a **street** for a minimum of 4.0 m. However, where a **lot** is separated from a **street** by land owned by the City, the Region of Durham or the Province of Ontario which land is held by such public agency for future road widening purposes or as a 0.3 m reserve, a **building** may be **erected** upon such **lot** if registered rights-of-way giving access to a **street** have been granted and such access scheme is part of a **development agreement** pursuant to the *Planning Act*.

2. Where a **building** is developed abutting a **driveway** constituting a common area or common element as part of a condominium registered under the *Condominium Act* such **driveway** shall be deemed to be a **street** for purposes of applying the provisions of this By-law.

14.2.4 Public Uses Permitted in all Zones

1. Notwithstanding anything else in this By-law, a **public authority** may, for the purposes of public service, use any land or erect or use any **building** or **structure** in any zone, provided that:

   a) **Buildings** shall comply with the applicable **yard setbacks**, maximum **lot coverage**, and the **height** requirements as required by the zone;

   b) The minimum number of **parking spaces** and **loading spaces** as required by this By-law for the proposed use shall be met;

   c) **Buildings** or **structures** in the Seaton Natural Heritage System (SNHS) zone shall be prohibited except for linear infrastructure and the uses, **buildings** and **structures** specifically permitted in the applicable SNHS zone;

   d) Any **outdoor storage**, or a **waste processing** or **waste transfer station** shall only be allowed if it is permitted in the zone;

   e) Notwithstanding the provisions above, the use of land, and any **buildings** or **structures** for any school shall be in accordance with the provisions and permitted uses of the zone; and

f) **Outdoor storage** as **accessory** to a public works yard shall be permitted in any zone, subject to the applicable requirements of this by-law for the **outdoor storage** use.

2. Notwithstanding anything else in this By-law, a utility company providing services in the form of communication/telecommunication, gas, hydro and cable television and other similar utility company, may use any land or erect or use any **building** or **structure** in any zone for the purpose of a utility service.

3. Notwithstanding Section 14.2.4.2, exemption for utilities in any zone shall not apply to:

   a) The Seaton Natural Heritage System (SNHS) zone except for linear infrastructure and the uses otherwise permitted in the SNHS zone;

   b) Permit any **outdoor storage**, or a **waste transfer** or **waste processing facility**; or

   c) Any land or **building** used by any local School Board, University or College.

14.2.5 Permitted Yard Encroachments

1. No part of any required **yard** shall be obstructed except as follows:

   a) Projections such as windowsills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eave troughs and other similar architectural features may be permitted in any required **yard**, provided that no such feature, with the exception of a downspout, projects into the required **yard** more than 0.6 m or half the distance of the required **yard**, whichever is less;

   b) A fire escape or exterior staircase or steps may encroach into a required **side yard** or **rear yard** 1.5 m or half the distance of the required **yard** whichever is greater;

   c) An unenclosed ramp for wheelchair access may encroach into any required **yard** provided it is no closer than 0.3 m from a **lot line**;

   d) A **porch** or **deck** may encroach into any required **front yard** or **flankage yard** to a maximum of 2.0 m or half the distance of the required **yard**, whichever is less;

   e) A **porch** or **deck** may encroach into any required **rear yard** to a maximum of 2.0 m;

   f) A **porch** may encroach into an **interior side yard** to within 0.6 m of the **side lot line**;

   g) Stairs to a **porch** or **deck** or any other exterior steps may encroach to within 0.3 m of the **front lot line** or **flankage lot line**; to within 1.0 m of a **rear lot line** and to within 0.6 m of an **interior side lot line**;

   h) A **balcony** may encroach into any required **yard** to a maximum of 1.2 m, except into a required **side yard** where it shall encroach not more than 1.2 m or one-third of the distance of the required **yard**, whichever is less;

i) Where a **balcony** is located on the roof of a **porch** or **deck** or above a **driveway**, it may encroach to the maximum permitted for the **porch** or **deck** in subsection d) and e); and

j) A **bay**, **box or bow window**, with or without foundation, having a maximum width of 4.0 m may encroach into any required **yard** to a maximum of 0.6 m or half the distance of the required **yard**, whichever is less.

14.2.6 Air Conditioners

1. **Air conditioners** are permitted on a **lot** provided they are located in the **rear yard** or **interior side yard** or on a **balcony** or roof. In addition, such units shall not be located any closer than 0.6 m to an **interior lot line** and shall not be located on any easements in favour of the City.

2. Notwithstanding Section 14.2.6.1, **air conditioners** are permitted in the **exterior side yard** of a **lot** provided they are screened by a fence.

14.2.7 Swimming Pools

1. Notwithstanding any other provisions of this By-law, an outdoor swimming pool, or hot tub may be permitted as an **accessory** use to a residential use in accordance with the following provisions:

   a) Such **accessory** swimming pool, or hot tub shall only be located in a **rear yard**;

   b) Any swimming pool, hot tub, or associated water circulating, heating or treatment equipment shall be **setback** a minimum of 0.6 m from any **lot line** and the swimming pool and/or hot tub shall be **setback** 1.2 m from any **lot line**;

   c) Any **deck** associated with an aboveground pool, or hot tub to a maximum **height** of 1.2 m will be in accordance with the provisions of Section 14.2.5 of this By-law;

   d) Any recreational equipment, including slides, associated with a swimming pool, or hot tub shall not exceed a maximum **height** of 2.4 m;

   e) An **accessory** outdoor swimming pool shall not be included in **lot coverage** calculations provided that no part of the swimming pool, or hot tub wall protrudes more than 1.2 m above the **established grade**.

14.2.8 Satellite Dish Antenna

1. Satellite dish antennae are permitted in any zone provided that:

   a) It does not exceed a diameter of 1.3 m; and

   b) It is not attached to the front façade of the **principal building** or any **accessory structure** or **building** in the **front yard**.

14.2.9 Additional Dwelling Unit

1. Where permitted by this By-law, an **additional dwelling unit** shall be in accordance with the following provisions:

   a) A maximum of one (1) **additional dwelling unit** is permitted within any legally permitted **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, or **street townhouse dwelling unit** and a maximum of one (1) **additional dwelling unit** is permitted within an **accessory building** on the same **lot**.

   b) A maximum of two (2) **additional dwelling units** are permitted within any legally permitted **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, or **street townhouse dwelling unit** provided there are no **additional dwelling units** contained within an **accessory building** on the same **lot**.

   c) Notwithstanding Section 14.2.9.1 a) and b), **additional dwelling units** are not permitted within any hazardous lands as determined by the applicable Conservation Authority including, but not limited to, the regulatory flood limits or erosion hazard limits and/or lands that do not have safe access appropriate to the nature of the development and the natural hazard.

   d) Notwithstanding Section 14.2.9.1 a) and b), an **additional dwelling unit** shall not be permitted within an **accessory buildin**g that is located within Key Natural Heritage Features and/or Key Hydrological Features, hazard lands as described in the Pickering Official Plan.

   e) Where an **additional dwelling unit** is located within an **accessory building** the **floor area** of the **additional dwelling** unit shall be determined by the most restrictive of the following regulations:

      i. Maximum **lot coverage** of all **buildings** on the **lot**. For the purpose of this regulation, if no **lot coverage** is provided in the zone, the maximum **lot coverage** for all **buildings** will be 45%;

      ii. No more than 50% of the **gross floor area** of the **detached dwelling**, **semi-detached dwelling**, **block townhouse dwelling unit**, or **street townhouse dwelling unit** on the same **lot**; and

      iii. A maximum **floor area** of 150 sq. m.

   f) An **accessory building** containing an **additional dwelling unit** shall conform with the **height** and **setback** requirements of Table 14.1.

Table 14.1: Height and Setback Requirements

Requirement	Lots with an area of 2,000 sq.m. or less	Lots with an area greater than 2,000 sq.m.
Maximum **Height** (m)	4.5	6.5
Minimum **Front Yard** (m)	**Zone** Regulation	**Zone** Regulation
Minimum **Exterior Side Yard** (m)	**Zone** Regulation	**Zone** Regulation
Minimum **Interior Side Yard** (m)	1.2	Where **height** of the **additional dwelling unit** is up to 4.5 m: 1.2; or Where **height** of the **additional dwelling unit** is over 4.5 m: 2.4
Minimum **Rear Yard** (m)	1.2	Where **height** of the **additional dwelling unit** is up to 4.5 m: 1.2; or Where **height** of the **additional dwelling unit** is over 4.5 m: 2.4

g) Notwithstanding Section 14.2.5 and 14.2.6, all **lots** containing **additional dwelling units** shall provide a minimum 1.2 m wide path of travel from the entrance of each **additional dwelling unit** to a **street** or **private street**. No encroachment is permitted to obstruct this path of travel. The path of travel may be shared and used jointly by more than one **dwelling unit** on the **lot**.

h) A **home occupation** is permitted within an **additional dwelling unit**.

i) The provision of on-site parking shall not reduce the **landscaped open space** in the corresponding **yard** below the amounts listed in Table 14.2. Where the **existing** zoning regulates minimum **landscaped open space** the most permissive regulation shall prevail.

Table 14.2: Minimum Landscaped Open Space in all Yards used for Parking

Requirement	Lot Frontage of 0.0 – 12.0 m	Lot Frontage Greater than 12.0 m
Minimum **Landscaped Open Space** in all **Yards** used for Parking	30%	45%

14.2.10 Home Occupations

Where permitted by this By-law, a **home occupation** shall be in accordance with the following provisions:

1. The following specific uses are permitted in a **home occupation**:
   a) **Art Gallery**/Studio;
   b) **Personal Services Shop**, excluding a laundromat or dog-washing establishment;
   c) Private Home Daycare;
   d) **Office**;
   e) **Medical Office**; or
   f) Instruction, including private or semi-private personal fitness, music, dance, tutoring or instruction, cooking, and similar activities.
2. No **use** or activity relating to a **home occupation** is permitted in a **private garage** or **accessory building** or **structure**, except for limited storage relating to a **home occupation** is permitted to the extent that it does not prevent the parking of the number of **vehicles** the **private garage** or **accessory building** or **structure** was designed to accommodate.
3. The **home occupation** shall not occupy an area greater than 25% of the **gross floor area** of the **dwelling**, or have a total area greater than 50.0 m^2, whichever is less.
4. The **home occupation** shall be operated by the resident of the **dwelling unit** and the resident is either a sole proprietor, partner, shareholder, or officer of the company operating the **home occupation**, or an employee who **uses** their **dwelling unit** as their principal place of business.
5. The **home occupation** shall employ at least one (1) individual who resides in the **dwelling unit** and shall not employ more than one (1) other individual who does not reside in the **dwelling unit**.
6. At any given time, a **home occupation** shall not be permitted to include more than two (2) clients or students at once.
7. The **home occupation** shall not create noise, vibration, fumes, odour, dust, glare or radiation which is beyond the normal **use** of the **dwelling,** become offensive or an obnoxious use, or create an **adverse effect.**
8. No **outdoor storage** or visible display relating to a **home occupation** is permitted.
9. Customer or client parking is not required to be provided on the **lot**.

10. External changes or alterations required for or relating to a **home occupation** which would change the overall residential character of the **dwelling unit** are not permitted.

11. The selling of products assembled or developed on the premises is a permitted **use** in a **home occupation**, and the sale and distribution of catalogue items is a permitted **use** in a **home occupation** provided that no catalogue items are stored on the premises.

12. A **home occupation** consisting of a **private home daycare** is not permitted on hazardous lands or hazardous sites, as determined by the Municipality.

14.2.11 Accessory Buildings and Structures

1. **Accessory buildings** and **structures** are permitted on a **lot** where a **principal building** housing a principal permitted use, already exists or is under construction.

2. Except as may be provided **herein**, **accessory buildings** and **structures** are only permitted to be **erected** in the **rear yard**.

3. **Elementary school** or **secondary school** classroom portables may be permitted within an **interior side yard** subject to an approved site plan.

4. **Accessory buildings** and **accessory structures** must be set back a minimum of 1.2 m from all **lot lines** except that the **setback** from the **interior side lot line** may be reduced to 0.6 m if there are no doors or windows on the wall facing the **interior side lot line**.

5. No **accessory building** shall exceed a **building height** of 3.5 m except for:

   a) **Elementary school** or **secondary school** classroom portables, which shall not exceed a **building height** of 4.5 m; and

   b) A detached **private garage**, which for a flat roof shall not exceed a **building height** of 3.5 m and for a pitched roof shall not exceed a **building height** of 4.5 m.

6. The total **lot coverage** of all **accessory buildings**, excluding detached **private garages**, shall not exceed 5% of the **lot area**. Where a detached **private garage** is also provided on the **lot**, the total **lot coverage** of all **accessory buildings** and detached **private garages** shall not exceed 15% of the **lot area**. Where **elementary school** or **secondary school** classroom portables are provided, the total **lot coverage** of all **accessory buildings** shall not exceed 15% of the **lot area**.

7. Human Habitation is not permitted in an **accessory building** or **accessory structure** except for a **coach house** and **accessory structures** that meet the definition of an **additional dwelling unit**.

14.2.12 Standards for Detached Private Garages Accessed by a Driveway from a Street

Detached **private garages** associated with a residential use that are accessed only by a **driveway** from a **street** are subject to the following requirements.

1. Permitted locations and **setbacks** from **lot lines**:

Detached **private garages** accessed only by a private **driveway** from a **street** shall be located:

a) A minimum distance from an **exterior lot line** equal to the **flankage yard** requirement for the **main building**;

b) A minimum of 1.2 m from the **interior side lot line**, but notwithstanding this provision:

i. The **setback** from the **interior side lot line** may be reduced to 0.6 m if there are no doors or windows on the wall facing the **interior side lot line**; and

ii. A detached **private garage** may share a common wall with another detached **private garage** on an abutting **lot** and no **setback** from the **interior side lot line** is required on that side of the **lot**;

c) A minimum of 0.6 m from the **rear lot line** except on a **through lot** in which case Section 14.2.12.1 d) applies;

d) No closer than 6.0 m to the **lot line** abutting the **street** where the wall of the **private garage** containing the **opening** for vehicular access faces the **lot line** abutting the **street**;

e) Where the **private garage** faces the **front lot line**, no closer than 2.0 m to the **main building** on the **lot** other than a **private garage** connected to the **main building** by an enclosed or covered walkway; and

f) Where the **private garage** faces the **rear lot line** on a **through lot**, no closer than 5.0 m to the **main building** on the **lot**. The parking of **motor vehicles** is not permitted between the **private garage** and the **main building**.

2. **Driveway** width:

a) The maximum **driveway** width accessed from a **street** abutting the **front lot line** shall:

i. For **lots** having a **lot frontage** of less than 15.0 m, be no more than 6.0 m and tapered so that the maximum width is 3.0 m at the **street line**;

ii. For **lots** having a **lot frontage** between 15.0 m and less than 18.0 m, be no more than 6.0 m; and

iii. For **lots** greater than 18.0 m, be no wider than the width of the garage door and tapered so that the maximum width is 6.0 m at the **street line**.

b) The maximum **driveway** width accessed from a **street** abutting the **rear lot line** on a **through lot** shall:

i. For **lots** having a **lot frontage** of less 6.0 m, be no more than 3.0 m;

ii. For **lots** having a **lot frontage** between 6.0 and 9.0 m, be no more than 4.6 m;

iii. For **lots** between 9.0 m and less than 15.0 m, be no more than 6.0 m; and

iv. For **lots** greater than 15.0 m, be no more than 9.0 m and tapered so that the maximum width is 6.0 m at the **street line**.

3. Garage door width:

a) The total width of all garage doors shall be no wider than the permitted width of the **driveway**.

14.2.13 Standards for Detached Private Garages Accessed by a Lane

Detached **private garages** associated with residential uses that are accessed only by a **lane** are subject to the following requirements.

1. Permitted locations and **setbacks** from **lot lines**:

Detached **private garages** are permitted in a **rear yard** and **interior side yard** only, and shall be located:

a) A minimum distance of 0.6 m from the **rear lot line**;

b) A minimum of 1.2 m from the **interior side lot line**, but notwithstanding this provision:

i. The **setback** from the **interior side lot line** may be reduced to 0.6 m if there are no doors or windows on the wall facing the **interior side lot line**; and

ii. A detached **private garage** may share a common wall with another detached **private garage** on an abutting **lot** and no **setback** from the **interior side lot line** is required on that side of the **lot**; and

c) No closer than 5.0 m to the **main building** on the **lot**. The parking of **motor vehicles** is not permitted in the **setback** area.

2. **Driveway** width:

a) The maximum **driveway** width that faces a **lane** shall be no wider than the total width of all garage doors.

14.2.14 Standards for Attached Private Garages on Lots Accessed by Lanes

Attached **private garages** associated with a residential use that are only accessed by a **lane** are subject to the following requirements.

1. Permitted locations and **setbacks** from **lot lines**:

Attached **private garages**, which are deemed to be part of the **main building** on the **lot**, are permitted provided that the wall of the **private garage** facing the **lane**:

a) Is located no closer than 0.6 m to the **rear lot line**.

2. **Driveway** width:

a) The maximum **driveway** width that faces a **lane** shall be no wider than the total width of all garage doors.

14.2.15 Standards for Attached Private Garages Accessed by a Driveway from a Street

Attached **private garages** associated with a residential use that are accessed only by a **driveway** from a **street** are subject to the following requirements.

1. Permitted locations and **setbacks** from **lot lines**:

Attached **private garages** accessed only by a **driveway** from a **street** shall be located:

a) A minimum distance from a **side lot line** equal to the minimum **side yard** requirement for the **main building**;

b) No closer than 6.0 m to the **lot line** abutting the **street** where the wall of the **private garage** containing the **opening** for vehicular access faces the **lot line** abutting the **street**; and

c) No closer than 3.0 m to the **lot line** abutting the **street** where the wall of the **private garage** containing the **opening** for vehicular access faces an **interior side lot line**.

2. Projections of **private garages**:

No part of a **private garage** shall project beyond the **front wall** of the **first storey** of the **dwelling** except:

a) Where a **porch** is provided, in which case the **private garage** shall not project beyond the front of the **porch**;

b) On a **corner lot** where the wall of the **dwelling** facing the **flankage lot line** is treated as the **front wall** of the **dwelling** and the **private garage** projects no more than 1.5 m beyond the remainder of the wall facing the **front lot line**; and

c) Where the wall of the **private garage** containing the **opening** for vehicular access faces an **interior side lot line**.

3. **Driveway** width:

The maximum **driveway** width shall:

a) For **lots** having a **lot frontage** of less than 9.0 m, be no more than 3.0 m;

b) For **lots** having a **lot frontage** between 9.0 m and less than 11.0 m, be no more than 4.6 m;

c) For **lots** between 11.0 m and less than 18.0 m, be no more than 6.0 m;

d) For **lots** greater than 18.0 m, be no wider than the width of the garage door and tapered so that the maximum width is 6.0 m at the **street line**; and

e) For **lots** greater than 15.0 m, where the wall of a **private garage** containing the **opening** for vehicular access faces an **interior side lot line**, be no wider than 7.5 m and tapered so that the maximum width is 6.0 m at the **street line**.

4. Garage door width:

a) The total width of all garage doors shall be no wider than the permitted width of the **driveway**.

14.2.16 Coach Houses

1. A **coach house** shall be permitted on a **corner lot** with a **lot frontage** of 10.0 m or greater where the **corner lot** has access to a rear **lane** or on a **through lot** with a **lot frontage** of 10.0 m or greater provided there is not an **additional dwelling unit** in the **detached**, **semi-detached** or **street townhouse dwelling** and provided the **coach house**:

a) Is located a minimum distance of 0.6 m from the **rear lot line**;

b) Is located a minimum of 1.2 m from the **interior side lot line**;

c) Is **setback** a minimum of 5.0 m from the **main building** on the **lot**. The parking of **motor vehicles** is not permitted in the **setback** area; and

d) Has a maximum **height** of 8.0 m.

14.2.17 Live Work Unit

1. The following specific uses are permitted in a **live work unit**:

a) **Dwelling unit**;

b) **Art gallery**;

c) **Café**;

d) **Restaurant**;

e) **Medical office**;

f) **Convenience store**;

g) **Dry-cleaner's distribution station**;

h) **Office**;

i) **Personal service establishment**; and

j) **Retail store**.

14.2.18 Model Homes

1. Up to 10% of the homes proposed in a plan of subdivision to a maximum of 20 **model homes** together with not fewer than two **parking spaces** per home may be constructed on each draft plan of subdivision submitted to the City of Pickering, prior to registration of that plan of subdivision.

2. **Model homes** shall not be permitted until an agreement has been entered with the City of Pickering.

3. A **model home** shall comply with the applicable requirements of this By-law for the type of **dwelling** the **model home** represents.

14.2.19 Lots on Public and Private Streets

1. Where the **lot** and **setback** requirements in a zone apply to freehold **lots** abutting a **street**, such provisions shall equally apply to freehold **lots** abutting a **private street**.

14.2.20 Yards abutting Daylight Triangles

1. Where a **lot** abuts a **daylight triangle**, the **setback** provisions and minimum **front landscaped open space** provisions shall be measured as if the **daylight triangle** did not exist provided all **buildings** are **setback** 0.6 m from the **daylight triangle** with the exception of windowsills, belt courses, cornices, eaves, and eave troughs which may project to within 0.3 m of the **daylight triangle**.

14.2.21 Primary Entrance Door Location on a Through Lot

1. For a **detached dwelling**, **semi-detached dwelling**, **street townhouse dwelling**, or **duplex dwelling** on a **through lot**, the **primary entrance door** shall face or nearly face the **front lot line** or in the case of a **corner lot** the **flankage lot line**.

14.2.22 Short Term Rental

1. Where permitted by this By-law, a **short-term rental** shall only be permitted in accordance with the following provisions:

   a) A maximum of one (1) **short-term rental** per dwelling shall be permitted.

   b) The dwelling in which the **short-term rental** is located shall be the principal residence, as defined in the *Income Tax Act*, of the person or persons operating and residing in the **short-term rental**.

   c) Parking for the **short-term rental** shall be in accordance with Section 14.3.1.

   d) A **short-term rental** shall not be established or operated in a manner which changes the external appearance of the **dwelling**.

14.3 Parking Regulations

14.3.1 Parking Space Requirements

1. Every **building** or **structure erected**, enlarged or used in accordance with the provisions of this By-law shall be provided with the minimum required number of **parking spaces** specified in Table 14.3 the same **lot**.

Table 14.3: Minimum Parking Requirements

Use	Requirement
Residential Uses	
Additional Dwelling Unit	1.0 space per **dwelling unit**
Apartment Dwelling	1.25 spaces per **dwelling unit** for residents and 0.25 of a space per **dwelling unit** for visitors
Back-to-Back Townhouse Dwelling	2.0 spaces per **dwelling unit**
Bed and Breakfast Establishment	2.0 spaces per **dwelling unit** plus 1.0 **parking space** per guest room
Block Townhouse Dwelling	2.0 spaces per **dwelling unit** plus 0.25 of a space per **dwelling unit** for visitors
Detached Dwelling	2.0 spaces per **dwelling unit**
Duplex Dwelling	2.0 spaces per **dwelling unit**
Live Work Unit	2.0 spaces per **live work unit**
Multiple Attached Dwelling	1.25 spaces per **dwelling unit** for residents and 0.25 of a space per **dwelling unit** for visitors
Nursing Home or Long-Term Care	1.0 spaces per 3 resident beds
Retirement Home	0.3 spaces per living unit for residents and 0.05 spaces per living unit for visitors
Semi-Detached Dwelling	2.0 spaces per **dwelling unit**
Short-term Rental	1.0 space in addition to the parking required for the **dwelling unit**
Street Townhouse Dwelling	2.0 spaces per **dwelling unit**
Commercial Uses	
Animal Care Establishment	4.5 spaces per 100 m^2 of GLFA
Arena	1.0 space per 4 fixed seats, but where permanent fixed seating is open-style bench or pew, each 0.5 m of bench or pew space is equal to one (1) seat for the purpose of calculating required parking
Art Gallery	4.0 spaces per 100 m^2 of GLFA
Assembly Hall, Convention Hall or Conference Hall	10.0 spaces per 100 m^2 of GLFA

Use	Requirement
Bake Shop	6.0 spaces per 100 m^2 of GLFA
Café	6.0 spaces per 100 m^2 of GLFA
Car Washing Establishment	4.5 spaces per 100 m^2 of GLFA
Commercial Fitness/Recreation Centre	5.0 spaces per 100 m^2 of GLFA
Commercial School	4.5 spaces per 100 m^2 of GLFA
Convenience Store	4.5 spaces per 100 m^2 of GLFA
Day Care Centre	3.5 spaces per 100 m^2 of GLFA
Dry-Cleaner's Distributing Station	4.5 spaces per 100 m^2 of GLFA
Financial Institution	5.0 spaces per 100 m^2 of GLFA
Funeral Home	5.5 spaces per 100 m^2 of GLFA
Garden Centre	3.2 spaces per 100 m^2 of GLFA for retail sales and display of products and/or **office**; and 1.1 spaces per 100 m^2 of GLFA for **warehousing** and/or **wholesaling**
Gas bar, including an **Accessory Convenience Store** and/or **Café**	4.5 spaces per 100 m^2 of GLFA
Home Improvement Centre	3.0 spaces per 100 m^2 of GLFA
Hotel	1.0 space per guest room; plus 10.0 spaces per 100 m^2 non-residential **gross floor area** used for public use including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation
Medical Office	6.5 spaces per 100 m^2 of GLFA
Nightclub and **Tavern/Bar/Pub**	10.0 spaces per 100 m^2 of GLFA
Office	3.5 spaces per 100 m^2 of GLFA
Personal Service Establishment	5.0 spaces per 100 m^2 of GLFA
Place of Amusement other than a bowling alley	5.5 spaces per 100 m^2 of GLFA
Place of Worship	1.0 space per 5 fixed seats or 4.0 m of bench space, or 10.0 spaces per 100 m^2 of GLFA of assembly **floor area** whichever is the greater
Private Club	5.0 spaces per 100 m^2 of GLFA
Retail Store	4.5 spaces per 100 m^2 of GLFA
Restaurant	6.0 spaces per 100 m^2 of GLFA

Use	Requirement
Service and Repair Shop (non-**vehicle**)	4.5 spaces per 100 m^2 of GLFA
Supermarket	5.0 spaces per 100 m^2 of GLFA
Vehicle Dealership	3.0 spaces per 100 m^2 of GLFA
Vehicle Repair Shop	4.0 spaces per repair bay
Veterinary Clinic	4.5 spaces per 100 m^2 of GLFA
Industrial Uses	
Ancillary retail sales	3.5 spaces per 100 m^2 of GLFA
Business services: such as industrial supply, industrial equipment repair, contractor shop, **service and repair shop**	3.5 spaces per 100 m^2 of GLFA
Data and communications: such as film, radio and television studio, call centre, data centre, programming and software development, phone, phone and internet provider	3.5 spaces per 100 m^2 of GLFA
Educational: such as community college, university, trade school, training centre, adult education	15.0 spaces per classroom
Food processing: such as industrial bakery, dairy, cannery, distillery, brewery, meat processor	1.0 space per 100 m^2 of GLFA up to 3,000 m^2 of GLFA plus 0.5 spaces per 100 m^2 of GLFA over 3,000 m^2 of GLFA
Graphics and design: such as printing, publishing, graphic design, web design	3.5 spaces per 100 m^2 of GLFA
Light manufacturing: such as assembly, processing, packaging and fabricating wholly within an enclosed **building**	1.0 space per 100 m^2 of GLFA up to 3,000 m^2 of GLFA plus 0.5 spaces per 100 m^2 of GLFA over 3,000 m^2 of GLFA
Research/laboratory and research and development facility	3.5 spaces per 100 m^2 of GLFA
Storage and **warehousing** as an **accessory** use	1.0 space per 100 m^2 of GLFA up to 2,000 m^2 of GLFA plus 0.5 spaces per 100 m^2 of GLFA over 2,000 m^2 of GLFA
Community/Open Space Uses	
Community Centre	1.0 space per 4 **persons** capacity or 3.5 m^2 of GLFA, whichever is greater
Community Gardens	1.0 space per garden plot
Curling rinks, tennis courts, bowling alleys or similar recreational facilities	4.0 spaces per ice sheet, court or lane or similar recreational facility provided that, where facilities for a **tavern/bar/pub** or **assembly hall** are provided, the greater parking requirement for either the recreational facilities or for the assembly **floor area** shall apply

Use	Requirement
Emergency Service Facility	3.5 spaces per 100 m^2 of GLFA
Elementary School	1.5 spaces per classroom plus **day care centre** requirements if applicable
Golf Course	50 spaces for every 9 holes
Library	3.0 spaces per 100 m^2 of GLFA
Private School	3 spaces per classroom
Secondary School	3 spaces per classroom

14.3.2 Part Spaces

1. Where **parking spaces** are calculated by **gross floor area**, or similar calculation, and the required parking is a fraction, the number of **parking spaces** shall be rounded up to the nearest whole number.

14.3.3 Parking for Multiple Uses on One Lot

1. Despite Section 14.3.1, where there are multiple retail, service commercial and personal service uses on a **lot** within a Seaton Minor Commercial Cluster “SMCC”, Seaton Local Node “SLN”, Seaton Community Node “SCN”, Seaton Community Node Pedestrian Predominant Area “SCNPP”, Seaton Mixed Corridor Type 2 “SMC2”, Seaton Mixed Corridor Type 3 “SMC3” and Seaton Employment Service “SES” zone, the minimum required parking shall be as follows:

   a) on a **lot** with less than 2,800 m^2 gross leasable area: 4.5 spaces per 100.0 m^2 of **gross leasable floor area** provided that where a **restaurant**, **supermarket**, **nightclub**, **tavern/bar/pub** or **assembly hall, convention hall or conference hall** occupies 10% or more of the **gross leasable floor area**, the individual parking requirements for that use shall apply to the **gross leasable floor area** devoted that that;

   b) on a **lot** with between 2,800 m^2 to 28,000 m^2 of **gross leasable floor area**: 4.5 spaces per 100.0 m^2 of **gross leasable floor area**;

   c) on a **lot** with more than 28,000 m^2 of **gross leasable floor area**: 5.0 spaces per 100.0 m^2 of **gross leasable floor area**.

2. For all other uses in all other zones, where more than one (1) use is being used on a **lot**, the required **parking space** will be the sum of the parking required for all uses on the **lot**.

14.3.4 Size of Parking Spaces and Aisles

1. **Parking spaces** shall be a minimum of 2.6 m in width and 5.3 m in length, exclusive of any land used for access, manoeuvring, **driveway** or similar purpose.

2. **Parking lot aisles** shall be a minimum of 3.8 m in width for one (1) way traffic and a minimum of 6.5 m in width for two way traffic.

14.3.5 Setbacks of Parking Spaces and Lots

1. No **parking lo**t or **parking space** shall be permitted within 3.0 m of a **street line** or within any **daylight triangle** or **corner rounding**.

2. No **parking lot** or **parking space** shall be permitted within 3.0 m of a property line abutting a Residential zone.

3. Notwithstanding Section 14.3.5.1 and 14.3.5.2, individual **parking spaces** for a **detached dwelling**, **semi-detached dwelling**, **street townhouse dwelling**, **duplex dwelling**, **multiple attached dwelling**, and **back-to-back townhouse dwelling** may be located:

   a) within 3.0 m of a **street line** but not within a **daylight triangle** or **corner rounding**;

   b) in a **rear yard** of a Residential zone a minimum of 1.0 m from the nearest **rear lot line** except where the **rear lot line** abuts a **lane** in which case the **parking space** shall be set back a minimum of 0.6 m; and

   c) in an **interior side yard** of a Residential zone to a minimum of 0.6 m to the nearest **interior side lot line**, except where the **driveway** is a mutual **driveway** in which case no **setback** is required to the **interior side lot line**.

14.3.6 Standards for Parking Pads

1. One **parking pad** shall be permitted on a **lot** instead of, or in addition to, a detached **private garage** where:

   a) an attached **private garage** does not form part of the **dwelling** on the **lot**; and

   b) the **parking pad** is located in accordance with the regulations for detached **private garages**.

2. In addition, one (1) **parking pad** shall be permitted in addition to an attached or detached **private garage** on a **lot** accessed by a **lane** and can be located in the **yard** adjacent to the **private garage** provided the **parking pad** is located in accordance with the regulations for detached and attached **private garages** accessed by a **lane**.

3. A **driveway** leading to a **parking pad** shall be no wider than the **parking pad**.

14.3.7 Parking and Loading within Yards

1. In the Seaton Community Node Pedestrian Predominant Area “SCNPP” zone, no **parking lot** shall be located in the **front yard** or between a **building** and the **street line** or between a **building** and the edge of a **private street**.

2. No **loading space** shall be permitted in the **front yard** of any zone.

14.3.8 Parking Space Uses

1. The storage of goods, including for sale or display, is not permitted within required **parking spaces**. The storage of **motor vehicles** for sale and display is not exempt from this provision.

14.3.9 Restrictions on Vehicles in a Residential Zone

No **person** shall, in any Residential zone, use any **lot**, **building** or **structure** for the parking or storage of a **commercial vehicle**, **construction vehicle**, **trailer** or **vehicle** except in accordance with the following provisions:

1. Number of **Vehicles**

   a) A maximum of six (6) **vehicles**, only one (1) of which may be a **trailer**, are permitted to park on the **driveway** of any **lot** in a Residential zone.

2. Size of **Vehicles**

   a) For those **vehicles** parked on any **lot**, the maximum permissible **height** is 2.6 m, and the maximum permissible length is 6.7 m;

   b) Notwithstanding subsection a), one (1) **vehicle** parked on a **driveway** in a **side yard** or **rear yard** can be of a size up to a maximum permissible **height** of 3.5 m, and a maximum permissible length of 8.0 m; and

   c) Height is measured from the **established grade** immediately beside the **vehicle** up to the **vehicle**'s highest point, which excludes lights, antennas and other such items ancillary to the **vehicle's** body.

3. Location of **Vehicles**

   a) No part of any **front yard** or **flankage yard** except a **driveway** is to be used for the parking or storage of **vehicles** and no **vehicle** is to encroach onto any road allowance.

4. **Inoperative Vehicles**:

   a) The parking or storage of an **inoperative vehicle** is not permitted on any **lot** in a Residential zone, unless it is entirely within a fully enclosed **building** or **structure**.

5. **Construction Vehicles**

   a) The parking or storage of a **construction vehicle** is not permitted on any **lot** in a Residential zone, unless it is entirely within a fully enclosed **building** or **structure**.

6. Oversize **Vehicles**:

   a) A **vehicle** that exceeds the maximum permissible **vehicle** size provisions of Section 14.3.9.2, is permitted to park temporarily on a **lot** in a residential zone for the sole purpose of delivering to, servicing or constructing the premises on that **lot**.

7. Parking Requirements

   a) The minimum number of required **parking spaces** for residential **uses** shall not be occupied or otherwise obstructed by the parking of a **construction vehicle**, **commercial vehicle**, **recreational vehicle**, or **trailer**.

14.3.10 Loading Standards

1. For every **building** or **structure** to be **erected** for, altered for, or its use converted to a commercial or industrial use, involving the frequent shipping, loading or unloading of **persons**, animals, goods, wares or merchandise, off-**street loading spaces** shall be provided and maintained upon the same **lot** on which the principal use is located and in accordance with the following:

   a) Any required off-**street loading space** shall:

      i. Not be used for the purpose of offering commodities for sale or display;

      ii. Provide for the temporary parking of one (1) **commercial vehicle**;

      iii. Not be not less than 3.5 m in width nor less than 9.0 m in length, nor less than 4.5 m in clear and unobstructed height, exclusive of any land used for access, maneuvering, **driveway** or a similar purpose;

      iv. Not be upon or partly upon any **street**, **lane** or alley; and

      v. Have adequate access to permit ingress and egress of a **commercial vehicle** from a **street** by means of **driveways**, aisles, maneuvering areas or similar areas, no part of which access is to be used for the temporary parking or storage of any **motor vehicle**.

14.3.11 Tandem Parking

1. The required **parking spaces** for a **dwelling unit**, **live work unit** and / or a **bed and breakfast establishment** on an individual **lot** may be provided in a tandem configuration.

14.3.12 Private Garage Parking Size

1. Each **parking space** within a **private garage** shall have a minimum width of 2.9 m and a minimum depth of 6.0 m provided, however, that the minimum

required width may include one (1) interior step, and the minimum required depth may include two (2) interior steps.

14.4 Seaton Residential Zone Regulations

14.4.1 Uses Permitted

1. The following Table 14.4 establishes the uses permitted in the Seaton Low Density Type 1 (SLD1), Seaton Low Density Type 1 – Townhouse (SLD1T), Seaton Low Density Type 1 – Heritage Lot (SLD1HL), Seaton Low Density Type 2 (SLD2), Seaton Low Density Type 2 – Multiple (SLD2M), Seaton Medium Density – Detached & Semi (SMDDS), Seaton Medium Density – Multiple (SMDM) and Seaton High Density (SHD) zones.

Table 14.4: Uses Permitted in the Seaton Residential Zones

Permitted Use	SLD1	SLD1T	SLD1HL	SLD2	SLD2M	SMDDS	SMDM	SHD
Residential Uses								
Detached Dwelling	●		●	●		●		
Semi-Detached Dwelling	●			●		●		
Street Townhouse Dwelling		●			●		●	●(1)
Duplex Dwelling		●			●		●	
Multiple Attached Dwelling					●		●	●(1)
Block Townhouse Dwelling					●		●	
Back-to-Back Townhouse Dwelling					●		●	
Apartment Dwelling							●	●
Commercial Uses								
Retail Store								●(2)
Convenience Store								●(2)
Personal Service Establishment								●(2)
Bake Shop								●(2)
Café								●(2)
Restaurant								●(2)
Office								●(3)
Day Care Centre								●(3)
Medical Office								●(3)

Permitted Use	SLD1	SLD1T	SLD1HL	SLD2	SLD2M	SMDDS	SMDM	SHD
Additional Dwelling Unit	●	●	●	●	●	●	●	●(4)
Model Home	●	●	●	●	●	●	●	●

Notes:

1. Permitted provided an **apartment building** is the **principal building** on the **lot**.
2. Permitted on the **ground floor** of an **apartment dwelling.**
3. Permitted within the first three (3) floors of a base / **podium building**.
4. Permitted within a **street townhouse dwelling unit** and an **accessory building** on the same **lot** in accordance with Section 14.2.9.

14.4.2 Seaton Low Density Type 1 (SLD1) Zone Provisions

14.4.2.1 Lot and Building Requirements by Building Type

1. The following Table 14.5 establishes the zone standards that apply to the Seaton Low Density Type 1 (SLD1) zone.

Table 14.5: Lot and Building Requirements for the Seaton Low Density Type 1 (SLD1) Zone

Building Requirement	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Yard Landscaped Open Space	Max. Building Height
Detached Dwelling – accessed from a **street** abutting the **front lot line** or **flankage lot line**										
with attached **private garage**	225.0 m^2	9.0 m	3.0 m(3)	-	1.2 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	11.0 m
with detached **private garage**	275.0 m^2	11.0 m	3.0 m	-	2.75 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	11.0 m
Detached Dwelling – accessed from a **lane**(4)										

Building Requirement	**Min. Lot Area**	**Min. Lot Frontage**	**Min. Front Yard**	**Max. Front Yard**	**Min. Interior Side Yard**	**Min. Flankage Yard**	**Min. Rear Yard**	**Min. Amenity Area**	**Min. Front Yard Landscaped Open Space**	**Max. Building Height**
with detached **private garage**	210.0 m^2	8.5 m	3.0 m	4.5 m	1.2 m & 0.6 m	2.4 m	-	40.0 m^2 (1)	50%	11.0 m
with attached **private garage**	210.0 m^2	8.5 m	3.0 m	4.5 m	1.2 m & 0.6 m	2.4 m	-	40.0 m^2	50%	11.0 m
Semi-detached Dwelling – accessed from a **street** abutting the **front lot line** or **flankage lot line**										
with attached **private garage**	185.0 m^2 / unit	7.5 m / unit	3.0 m(3)	-	0.9 m(2)	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	22%	11.0 m
Semi-detached Dwelling – accessed from a **lane**(4)										
with detached **private garage**	175.0 m^2 / unit	7.0 m / unit	3.0 m	4.5 m	0.9 m(2)	2.4 m	-	35.0 m^2 (1)	50%	11 m

Building Requirement	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Yard Landscaped Open Space	Max. Building Height
with attached **private garage**	175.0 m^2/ unit	7.0 m / unit	3.0 m	4.5 m	0.9 m(2)	2.4 m	-	35.0 m^2	50%	11 m

Notes:

1. With a minimum 5.0 m separation between **private garage** and **dwelling**.
2. Where **semi-detached dwellings** on abutting **lots** share a common wall, no **interior side yard** shall be required, but where the **dwellings** do not share a common wall, a **setback** of 0.9 m shall be required.
3. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
4. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.4.2.2 Additional Provisions

1. No **person** shall **erect** more than one (1) **detached dwelling** on any residential **lot**.
2. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
3. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **detached dwelling** or **semi-detached dwelling** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.4.3 Seaton Low Density Type 1 Heritage Lot (SLD1HL) Zone Provisions

1. On lands zoned SLD1HL the minimum **lot area** and minimum **lot frontage** shall be the **lot area** and **lot frontage existing** on the date this By-law came into effect.
2. The minimum **yards** shall be the **yards existing** on the date this By-law came into effect. However, **yards**, except the **front yard**, may be decreased by 10% subject to an approved site plan application.

14.4.4 Seaton Low Density Type 1 Townhouse (SLD1T) Zone Provisions

14.4.4.1 Lot and Building Requirements by Building Type

1. The following Table 14.6 establishes the zone standards that apply to the Seaton Low Density Type 1 Townhouse (SLD1T) zone.

Table 14.6: Lot and Building Requirements for the Seaton Low Density Type 1 Townhouse (SLD1T) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
Street Townhouse Dwelling										
with integrated **private garage** facing the **front lot line**	150.0 m^2	6.0 m / unit	3.0 m(2)	-	0.9 m for end unit	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	11.0 m
with detached **private garage** accessed from a **lane**(3)	150.0 m^2	6.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	30.0 m^2 (1)	50%	11.0 m
with integrated **private garage** accessed from a **lane**(3)	140.0 m^2	6.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	11.0 m^2	50%	11.0 m
Duplex Dwelling	360.0 m^2	12.0 m	3.0 m	4.5 m	3.0 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent	-	35%	11.0 m

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
							to SNHS zone			

Notes:

1. With a minimum 5.0 m separation between **private garage** and **dwelling**.
2. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
3. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.4.4.2 Additional Provisions

1. Maximum number of **street townhouse dwellings** in a **street townhouse building** shall be eight (8).
2. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
3. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **street townhouse dwelling** or **duplex dwelling** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.4.5 Seaton Low Density Type 2 (SLD2) Zone Provisions

14.4.5.1 Lot and Building Requirements by Building Type

1. The following Table 14.7 establishes the zone standards that apply to the Seaton Low Density Type 2 (SLD2) zone.

Table 14.7: Lot and Building Requirements for the Low Density Type 2 (SLD2) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
Detached Dwelling – accessed from a **street** abutting **the front lot line** or **flankage lot line**										
with attached **private garage**	225.0 m^2	9.0 m	3.0 m(3)	-	1.2 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	22%	11.0 m
with detached **private garage**	275.0 m^2	11.0 m	3.0 m	-	2.75 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	11.0 m
Detached Dwelling – accessed from a **lane**(4)										
with detached	185.0 m^2	7.5 m	3.0 m	4.5 m	1.2 m & 0.6 m	2.4 m	-	35.0 m^2 (1)	50%	11.0 m

Building Type	**Min. Lot Area**	**Min. Lot Frontage**	**Min. Front Yard**	**Max. Front Yard**	**Min. Interior Side Yard**	**Min. Flankage Yard**	**Min. Rear Yard**	**Min. Amenity Area**	**Min. Front Landscaped Open Space**	**Max. Building Height**
private garage										
with attached **private garage**	185.0 m^2	7.5 m	3.0 m	4.5 m	1.2 m & 0.6 m	2.4 m	-	35.0 m^2	50%	11.0 m
Semi-detached Dwelling – accessed from a **street** abutting the **front lot line** or **flankage lot line**										
with attached **private garage**	185.0 m^2	7.5 m / unit	3.0 m(3)	-	0.9 m(2)	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	30%	11.0 m
Semi-detached Dwelling – accessed from a **lane**(4)										
with detached **private garage**	165.0 m^2	6.7 m / unit	3.0 m	4.5 m	0.9 m(2)	2.4 m	-	30.0 m^2 (1) / unit	50%	11.0 m

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
with attached **private garage**	165.0 m^2	6.7 m / unit	3.0 m	4.5 m	0.9 m(2)	2.4 m	-	30.0 m^2 / unit	50%	11.0 m

Notes:

1. With a minimum 5.0 m separation between **private garage** and **dwelling**.
2. Where **semi-detached dwellings** on abutting **lots** share a common wall, no **interior side yard** shall be required, but where the **dwellings** do not share a common wall, a **setback** of 0.9 m shall be required.
3. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
4. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.4.5.2 Additional Provisions

1. No **person** shall **erect** more than one (1) **detached dwelling** on any residential **lot**.
2. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
3. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **detached dwelling** or **semi-detached dwelling** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.4.6 Seaton Low Density Type 2 Multiple (SLD2M) Zone Provisions

14.4.6.1 Lot and Building Requirements by Building Type

1. The following Table 14.8 establishes the zone standards that apply to the Seaton Low Density Type 2 Multiple (SLD2M) zone.

Table 14.8: Lot and Buildings Requirements for the Seaton Low Density Type 2 Multiple (SLD2M) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
Street Townhouse Dwelling										
with integrated **private garage** facing the **front lot line**	150.0 m^2	6.0 m / unit	3.0 m (3)	-	0.9 m for end unit	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	11.0 m
with detached **private garage /parking space** accessed from a **lane**(4)	125.0 m^2	5.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	30.0 m^2 (1) / unit	50%	12.0 m
with integrated **private garage** accessed from a **lane**(4)	105.0 m^2	5.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	11.0 m^2 / unit	50%	12.0 m
Duplex Dwelling	300.0 m^2	12.0 m	3.0 m	4.5 m	3.0 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent	-	35%	11.0 m

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
							to SNHS zone			
Multiple Attached Building	450.0 m^2	27.0 m	3.0 m	4.5 m	0.9 m	2.4 m	-	11.0 m^2 / unit	40%	16.0 m
Back-to-Back Townhouse Dwelling	70.0 m^2	5.5 m / unit	3.0 m (3)	-	0.9 m for end unit	2.4 m	-	11.0 m^2 / unit	22%	12.0 m
Block Townhouse Building	-	50.0 m	3.0 m	-	1.2 m	2.4 m	6.0 m / 5.0 m adjacent to NHS zone	-	25%(2)	11.0 m

Notes:

1. With a minimum 5.0 m separation between **private garage** and **dwelling**.
2. Front **landscaped open space** shall be measured from the **front wall** of the **building** to the edge of the **private street**.
3. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
4. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.4.6.2 Additional Provisions

1. Minimum depth of a **lot** for **back-to-back townhouse dwellings** shall be 13.0 m.
2. Maximum number of **street townhouse dwellings** in a **street townhouse building** shall be eight (8).
3. Maximum number of **back-to-back townhouse dwellings** in a **back-to-back townhouse building** shall be 16.
4. The minimum separation between **block townhouse buildings** on the same **lot** shall be 1.2 m for a side wall to side wall condition, 12.0 m for a rear wall to rear wall condition, and 13.5 m for a **front wall** to **front wall** condition.
5. No **private streets** shall be permitted between the **front wall** of a **block townhouse building** and a **street**.
6. **Block townhouse buildings** adjacent to a **street** shall have their **primary entrance doors** oriented to the **street**.
7. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
8. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **street townhouse dwelling**, **duplex dwelling**, **multiple attached building**, **back to back townhouse dwelling** or **block townhouse building** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.4.7 Seaton Medium Density Detached & Semi (SMDDS) Zone Provisions

14.4.7.1 Lot and Building Requirements by Building Type

1. The following Table 14.9 establishes the zone standards that apply to the Seaton Medium Density Detached & Semi (SMDDS) zone.

Table 14.9: Lot and Building Requirements for the Seaton Medium Density Detached Single & Semi (SMDDS) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
Detached Dwelling – accessed from a **street** abutting the **front lot line or flankage lot line**										
with attached **private garage**	200.0 m^2	8.0 m	3.0 m(3)	-	1.2 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	30%	12.5 m
Detached Dwelling – accessed from a **lane**(4)										
with detached **private garage**	175.0 m^2	7.0 m	3.0 m	4.5 m	1.2 m & 0.6 m	2.4 m	-	35.0 m^2 (1)	50%	12.5 m

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
with attached **private garage**	175.0 m^2	7.0 m	3.0 m	4.5 m	1.2 m & 0.6 m	2.4 m	-	35.0 m^2	50%	12.5 m
Semi-detached Dwelling – accessed from a **street** abutting the **front lot line** or **flankage lot line**										
with attached **private garage**	185.0 m^2	7.5 m / unit	3.0 m(3)	-	0.9 m(2)	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	12.5 m
Semi-detached Dwelling – accessed from a **lane**(4)										
with detached **private garage**	150.0 m^2	6.0 m / unit	3.0 m	4.5 m	0.9 m(2)	2.4 m	-	30.0 m^2 (1) / unit	50%	12.5 m
with attached **private garage**	150.0 m^2	6.0 m / unit	3.0 m	4.5 m	0.9 m(2)	2.4 m	-	30.0 m^2 / unit	50%	12.5 m

Notes:

1. With a minimum 5.0 m separation between **private garage** and **dwelling**.
2. Where **semi-detached dwellings** on abutting **lots** share a common wall, no **interior side yard** shall be required, but where the **dwellings** do not share a common wall, a **setback** of 0.9 m shall be required.
3. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
4. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.4.7.2 Additional Provisions

1. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
2. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **detached dwelling** or **semi-detached dwelling** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.4.8 Seaton Medium Density Multiple (SMDM) Zone Provisions

14.4.8.1 Lot and Building Requirements by Building Type

1. The following Table 14.10 establishes the zone standards that apply to the Seaton Medium Density Multiple (SMDM) zone.

Table 14.10: Lot and Buildings Requirements for the Seaton Medium Density Multiple (SMDM) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
Street Townhouse Dwelling										
with integrated **private garage** facing the **front lot line**	150.0 m^2 / unit	6.0 m / unit	3.0 m (5)	-	0.9 m for end unit	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	12.5 m
with detached **private garage** accessed from a **lane**(6)	125.0 m^2 / unit	5.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	25.0 m^2 (1) / unit	50%	12.5 m
with integrated **private garage** accessed from a **lane**(6)	105.0 m^2 / unit	5.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	11.0 m^2 / unit	50%	12.5 m
Duplex Dwelling	300.0 m^2	12.0 m	3.0 m	4.5 m	3.0 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent	-	35%	12.5 m

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
							to SNHS zone			
Multiple Attached Building	450.0 m^2	27.0 m	3.0 m	4.5 m	0.9 m	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	11.0 m^2 / unit	40%	16.0 m
Back-to-Back Townhouse Dwelling	70.0 m^2 / unit	5.5 m / unit	3.0 m (5)	-	0.9 m for end unit	2.4 m	-	11.0 m^2 / unit	22%	12.5 m
Apartment Building	-	45.0 m	2.0 m	4.5 m (2)(3)	6.0 m(3)	0.0 m min / 2.0 m(2)(3) max	7.5 m(3)	-	-	10.5 m min / 20 m max
Block Townhouse Building	-	50.0 m	3.0 m	5.5 m	1.2 m	2.4 m	6.0 m	-	25%(4)	10.5 m

Notes:

1. With a minimum 5.0 m separation between **private garage** and **dwelling**.
2. 25% of the **building** facing the **street** can have a greater **yard**.
3. Except that for an underground garage the minimum **setback** is 0.0 m.
4. Front **landscaped open space** shall be measured from the **front wall** of the **building** to the edge of the **private street**.
5. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
6. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.4.8.2 Additional Provisions

1. Minimum depth of a **lot** for **back to back townhouse dwellings** shall be 13.0 m.
2. Maximum number of **street townhouse dwellings** in a **street townhouse building** shall be 8.
3. Maximum number of **back-to-back townhouse dwellings** in a **back-to-back townhouse building** shall be 16.
4. The minimum separation between **block townhouse buildings** on the same **lot** shall be 1.2 m for a side wall to side wall condition, 12.0 m for a rear wall to rear wall condition, and 13.5 m for a **front wall** to **front wall** condition.
5. No **private streets** shall be permitted between the **front wall** of a **block townhouse building** and a **street**.
6. **Block townhouse buildings** adjacent to a **street** shall have their **primary entrance doors** oriented to the **street**.
7. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
8. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **street townhouse dwelling**, **duplex dwelling**, **multiple attached building**, **back to back townhouse dwelling** or **block townhouse building** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.4.8.3 Additional Apartment Provisions

1. The minimum net density shall be 40 units per hectare.
2. The maximum net density shall be 80 units per hectare.
3. Minimum **balcony** depth: 1.5 m
4. Minimum **ground floor height** where **ground floor** commercial uses are provided: 4.5 m (floor to floor)
5. Maximum **building** width: 60 m
6. A minimum **pedestrian perception step-back** of 1.5 m shall be required above the 4th **storey**.
7. Where the **rear yard** or **side yard** of a **lot** containing an **apartment building** abuts a property in the Low Density or Medium Density zone, the **building height** above 12.0 m shall be limited by a 45-degree **angular plane** measured from a **height** of 12.0 m at the 7.5 m **setback** from adjoining Low Density or Medium Density zones.

14.4.9 Seaton High Density (SH) Zone Provisions

14.4.9.1 Lot and Building Requirements by Building Type

1. The following Table 14.11 establishes the zone standards that apply to the Seaton High Density (SH) zone.

Table 14.11: Lot and Building Requirements for the Seaton High Density (SH) zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Depth	Min. Rear Yard	Min. Amenity Area	Min. Front Land-scaped Open Space	Min. Building Height	Max. Building Height
Apartment Building	-	45.0 m	2.0 m	4.5 m (1)(2)	6.0 m(2)	2.0 m min / 4.5 m max(1)(2)	45 m	7.5 m(2)	-	-	20.0 m	63.0 m
Multiple Attached Building	-	45.0 m	3.0 m	4.5 m	0.9 m	2.4 m	-	6.0 m	11.0 m^2 / unit	40%	-	16.0 m
Block Townhouse Building	-	45.0 m	3.0 m	4.5 m	1.2 m	2.4 m	-	6.0 m	-	25%(3)	-	10.5 m

Notes:

1. 25% of the **building** facing the **street** can have a greater **yard**.
2. Except that for an underground garage the minimum **setback** is 0.0 m.
3. Front **landscaped open space** shall be measured from the **front wall** of the **building** to the edge of the **private street**.

14.4.9.2 Additional Provisions

1. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **multiple attached building** or **block townhouse building** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.4.9.3 Additional Apartment Provisions

1. The minimum net density shall be 140 units per hectare.
2. The maximum net density shall be 250 units per hectare.
3. Minimum **balcony** depth: 1.5 m
4. Minimum **ground floor height** where **ground floor** commercial uses are provided: 4.5 m (floor to floor)
5. Maximum **building** width: 60.0 m
6. **Buildings** taller than 12 **storeys** shall have a **podium** and a **tower** component to the **building**, which shall meet the following requirements:
   a) The minimum **height** of a **podium**: 3 **storeys** / 10.5 m
   b) The maximum **height** of a **podium**: 5 **storeys** / 16.0 m
   c) Minimum **setback** from a **podium** to a **tower**: 5.0 m
   d) Maximum **tower floor plate**: 800 m^2
7. For **buildings** 12 **storeys** and less, a minimum **pedestrian perception step-back** of 1.5 m shall be required between the 4th **storey** and the 8th **storey**. An additional **pedestrian perception step-back** of 1.5 m shall be required above the 8th **storey** between 80% and 90% of the **building height**.
8. Where the **rear yard** or **side yard** of a **lot** containing an **apartment building** abuts a **lot** in the Low Density or Medium Density zone, the **building height** above 12.0 m shall be limited by a 45-degree **angular plane** measured from a **height** of 12.0 m at the 7.5 m **setback** from adjoining Low Density or Medium Density zones.

14.5 Seaton Mixed Use Zone Regulations

14.5.1 Uses Permitted

1. The following Table 14.12 establishes the uses permitted in the Seaton Mixed Corridor Type 1 (SMC1), Seaton Mixed Corridor Type 2 (SMC2), Seaton Mixed Corridor Type 3 (SMC3), Seaton Minor Commercial Cluster (SMCC), Seaton Local Node (SLN), Seaton Community Node (SCN) and Seaton Community Node Pedestrian Predominant Area (SCNPP) zones.

Table 14.12: Uses Permitted in the Seaton Mixed Use Zones

Permitted Use	SMC1	SMC2	SMC3	SMCC	SLN	SCN	SCNPP
Residential Uses							
Street Townhouse Dwelling	●	●					
Duplex Dwelling	●	●					
Multiple Attached Dwelling	●	●					
Block Townhouse Building	●	●	●(1)		●(1)	●(1)	
Back-to-Back Townhouse	●	●	●(1)		●(1)	●(1)	
Apartment Dwelling	●	●	●	●	●	●	●
Live Work Unit		●	●(1)	●	●(1)	●(1)	●
Additional Dwelling Unit	●	●	●(3)		●(3)	●(3)	
Nursing Home or **Long-Term Care**		●	●		●	●	
Retirement Home		●	●		●	●	
Model Home	●	●	●	●	●	●	
Commercial Uses							
Animal Care Establishment		●	●		●	●	●(2)
Art Gallery		●	●	●	●	●	●
Assembly Hall, Convention Or Conference Halls		●	●		●	●	
Arena		●	●		●	●	
Bake Shop		●	●	●	●	●	●
Financial Institution		●	●		●	●	●
Café / Restaurant		●	●	●	●	●	●
Medical Office		●	●	●	●	●	●(2)

Permitted Use	SMC1	SMC2	SMC3	SMCC	SLN	SCN	SCNPP
Commercial Fitness / Recreation Centre		●	●		●	●	●(2)
Commercial School	●	●	●		●	●	
Convenience Store		●	●	●	●	●	●
Day Care Centre	●	●	●	●	●	●	●(2)
Drive-Through Facility		●	●		●	●	
Dry-Cleaner's Distributing Station		●	●	●	●	●	●
Funeral Home		●	●		●	●	
Gas Bar		●	●		●	●	
Home Improvement Centre						●	
Home Occupation	●	●		●			
Hotel		●	●			●	
Nightclub		●	●		●	●	●
Tavern/Bar/Pub		●	●		●	●	●
Office		●	●	●	●	●	●(2)
Personal Service Establishment		●	●	●	●	●	●
Place Of Amusement		●	●		●	●	
Place Of Worship	●	●	●		●	●	
Private Club		●	●		●	●	●(2)
Retail Store		●	●	●	●	●	●
Service And Repair Shop		●	●		●	●	
Supermarket			●		●	●	
Vehicle Dealership		●	●				
Vehicle Repair Shop		●	●				
Veterinary Clinic		●	●		●	●	●(2)

Notes:

1. In combination with an **apartment dwelling** on the same site.
2. Not permitted on the **ground** floor.
3. Permitted within a **block townhouse dwelling unit** and an **accessory building** on the same **lot** in accordance with Section 14.2.9.

14.5.1.2 Additional Use Provisions

1. Within a SMC2, SMC3, SLN or SCN zone, a **drive-through facility** and associated **stacking lanes** shall not be permitted between a **building** and a **street line** for any **building** located within 15.0 m of a **street**.

2. A **car washing establishment** shall only be permitted by site-specific by-law.

14.5.2 Seaton Mixed Corridor Type 1 (SMC1) Zone Provisions

14.5.2.1 Lot and Building Requirements by Building Type

1. The following Table 14.13 establishes the zone standards that apply to the Seaton Mixed Corridor Type 1 (SMC1) zone.

Table 14.13: Lot and Building Requirements for the Seaton Mixed Corridor Type 1 (SMC1) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
Street Townhouse Dwelling										
with integrated **private garage** facing the **front lot line**	150.0 m^2	6.0 m / unit	3.0 m (5)	-	0.9 m for end unit	2.4 m	6.0 m / 5.0 m adjacent SNHS zone	-	25%	12.5 m
with detached **private garage** accessed from a **lane**(6)	135.0 m^2	5.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	25.0 m^2(1) / unit	50%	12.5 m
with integrated **private garage** accessed from a **lane**(6)	110.0 m^2	5.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	11.0 m^2 / unit	50%	12.5 m
Duplex Dwelling	300.0 m^2	12.0 m	3.0 m	4.5 m	3.0 m & 0.6 m	2.4 m	6.0 m / 5.0 m	-	35%	12.5 m

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
							adjacent SNHS zone			
Multiple Attached Building	450.0 m^2	27.0 m	3.0 m	4.5 m	0.9 m	2.4 m	-	11.0 m^2 / unit	40%	16.0 m
Back-to-Back Townhouse Dwelling	70.0 m^2	5.5 / unit	3.0 m(5)	-	0.9 m for end unit	2.4 m	-	11.0 m^2 / unit	22%	12.5 m
Apartment Building / Nursing Home or Long-Term Care	-	45.0 m	0.0 m	4.5 m (2)(3)	6.0 m(3)	0.0 m min / 2.0 m(2)(3) max	7.5 m(3)	-	-	10.5 m min / 20.0 m max
Block Townhouse Building	-	50.0 m	3.0 m	5.5 m	1.2 m	2.4 m	6.0 m	-	25%(4)	10.5 m

Notes:

1. With a minimum 5.0 m separation between garage and **dwelling**.
2. 25% of the **building** facing the **street** can have a greater **yard**.
3. Except that for an underground garage the minimum **setback** is 0.0 m.
4. Front **landscaped open space** shall be measured from the **front wall** of the **building** to the edge of the **private street**.
5. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
6. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.5.2.2 Additional Provisions

1. Minimum depth of a **lot** for **back-to-back townhouse dwellings** shall be 13.0 m.
2. Maximum number of **street townhouse dwellings** in a **street townhouse building** shall be eight (8).
3. Maximum number of **back-to-back townhouse dwellings** in **a back-to-back townhouse building** shall be 16.
4. The minimum separation between **block townhouse buildings** on the same **lot** shall be 1.2 m for a side wall to side wall condition, 12.0 m for a rear wall to rear wall condition, and 13.5 m for a **front wall** to **front wall** condition.
5. No **private streets** shall be permitted between the **front wall** of a **block townhouse building** and a **street**.
6. **Block townhouse buildings** adjacent to a **street** shall have their **primary entrance doors** oriented to the **street**.
7. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
8. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **street townhouse dwelling**, **duplex dwelling**, **multiple attached building**, **back to back townhouse dwelling** or **block townhouse building** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.5.2.3 Additional Apartment Standards

1. The minimum net density shall be 40 units per hectare and 1.0 **FSI**.
2. The maximum net density shall be 140 units per hectare and up to and including 2.5 **FSI**.
3. Minimum **balcony** depth: 1.5 m
4. Minimum **ground floor height** where **ground floor** commercial uses are provided: 4.5 m (floor to floor)
5. Maximum **building** width: 60 m
6. A minimum **pedestrian perception step-back** of 1.5 m shall be required above the 4th **storey**.
7. Where the **rear yard** or **side yard** of a **lot** containing an **apartment building** abuts a **lot** in the Low Density or Medium Density zone, the **building height** above 12.0 m shall be limited by a 45-degree **angular plane** measured from a **height** of 12.0 m at the 7.5 m **setback** from adjoining Low Density or Medium Density zones.

14.5.3 Seaton Mixed Corridor Type 2 (SMC2) Zone Provisions

14.5.3.1 Lot and Building Requirements by Building Type

1. The following Table 14.14 establishes the zone standards that apply to the Seaton Mixed Corridor Type 2 (SMC2) zone.

Table 14.14: Lot and Building Requirements for the Seaton Mixed Corridor Type 2 (SMC2) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
Street Townhouse Dwelling										
with integrated **private garage** facing the **front lot line**	150.0 m^2	6.0 m / unit	3.0 m(6)	-	0.9 m for end unit	2.4 m	6.0 m / 5.0 m adjacent to SNHS zone	-	25%	12.5 m
with detached **private garage** accessed from a **lane**(7)	125.0 m^2	5.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	25.0 m^2(1) / unit	50%	12.5 m
with integrated **private garage** accessed from a **lane**(7)	100.0 m^2	4.0 m / unit	3.0 m	4.5 m	0.9 m for end unit	2.4 m	-	9.0 m^2 / unit	50%	12.5 m
Duplex Dwelling	300.0 m^2	12.0 m	3.0 m	4.5 m	3.0 m & 0.6 m	2.4 m	6.0 m / 5.0 m adjacent	-	35%	12.5 m

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Min. Front Landscaped Open Space	Max. Building Height
							to SNHS zone			
Multiple Attached Building	450.0 m^2	27.0 m	3.0 m	4.5 m	0.9 m	2.4 m	-	11.0 m^2 / unit	40%	16.0 m
Back-to-Back Townhouse Dwelling	65.0 m^2	5.0 m / unit	3.0 m(6)	-	0.9 m for end unit	2.4 m	-	11.0 m^2 / unit	22%	12.5 m
Live Work Unit	125.0 m^2	5.0 m / unit	0.0 m	3.0 m	0.9 m for end unit	2.0 m	-	25.0 m^2 / unit	-	9.0 m min / 12.5 m max
Apartment Building / Nursing Home or **Long-Term Care / Retirement Home**	-	45.0 m	0.0 m	3.0m(2)(3)	6.0 m(3)	0.0 m min/ 2.0 m(2)(3) max	7.5 m(3)	-	-	20.0 m min / 63.0 m max
Building With Sole Retail / Commercial Uses	-	30.0 m	0.0 m	3.0 m(2)	0.0 or 7.5m(4)	0.0 m min / 2.0 m max	9.0 m	-	-	5.0 m min / 63.0 m max
Block Townhouse Building	-	50.0 m	3.0 m	5.5 m	1.2 m	3.0 m	6.0 m	-	25%(5)	10.5 m

Notes:

1. With a minimum 5.0 m separation between garage and **dwelling**.

2. 25% of the **building** facing the **street** can have a greater **yard**.
3. Except that for an underground garage the minimum **setback** is 0.0 m.
4. Adjacent to the other commercial uses, the minimum **side yard** shall be 0.0 m. Adjacent to residential uses, the minimum **side yard** shall be 7.5 m.
5. Front **landscaped open space** shall be measured from the **front wall** of the **building** to the edge of the **private street**.
6. The **front yard setback** of a **private garage** shall meet the requirements of Section 14.2.15.1.
7. Or accessed from a **street** abutting the **rear lot line** on a **through lot**.

14.5.3.2 Additional Provisions

1. Minimum depth of individual **dwelling units** in a **back-to-back townhouse dwelling**: 13.0 m.
2. Maximum number of **street townhouse dwellings** in a **street townhouse building** shall be eight (8).
3. Maximum number of **back-to-back townhouse dwellings** in **a back-to-back townhouse building** shall be 16.
4. The minimum separation between **block townhouse buildings** on the same **lot** shall be 1.2 m for a side wall to side wall condition, 12.0 m for a rear wall to rear wall condition, and 13.5 m for a **front wall** to **front wall** condition.
5. No **private streets** shall be permitted between the **front wall** of a **block townhouse building** and a **street**.
6. **Block townhouse buildings** adjacent to a **street** shall have their **primary entrance doors** oriented to the **street**.
7. Where a **lot** flanks a **lane**, the larger required minimum **interior side yard** shall abut the **lane**.
8. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **street townhouse dwelling**, **duplex dwelling**, **multiple attached building** or **back to back townhouse dwelling** shall be 1.75 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.
9. Despite any **flankage yard** requirement, on a **corner lot**, the minimum **flankage yard** to a **corner rounding** for any **live work unit** shall be 1.5 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.
10. Despite any **front yard** or **flankage yard** requirement, on a **corner lot**, the minimum **front yard** or **flankage yard** to a **corner rounding** for any **block townhouse building** shall be 1.75 m at the front of a **lot** and 2.0 m at the flankage of a **lot**. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.5.3.3 Additional Apartment Provisions

1. The minimum net density shall be 60 units per hectare and 1.0 **FSI.**
2. The maximum net density shall be 180 units per hectare and up to and including 2.5 **FSI.**
3. Minimum **balcony** depth: 1.5 m
4. Minimum **ground floor height** where **ground floor** commercial uses are provided: 4.5 m (floor to floor)

5. Maximum **building** width: 60 m
6. **Buildings** taller than 12 **storeys** shall have a **podium** and a **tower** component to the **building**, which shall meet the following requirements:
   a) The minimum **height** of a **podium**: 3 **storeys** / 10.5 m
   b) The maximum **height** of a **podium**: 5 **storeys** / 16.0 m
   c) Minimum **setback** from a **podium** to a **tower**: 5.0 m
   d) Maximum **floor plate** within a **tower**: 800 m^2
7. For **buildings** 12 **storeys** and less, a minimum **pedestrian perception step-back** of 1.5 m shall be required above the 4th **storey** and below the 8th **storey**. An additional **pedestrian perception step-back** of 1.5 m shall be required above the 8th **storey** between 80% and 90% of the **building height**.
8. Where the **rear yard** or **side yard** of the apartment site abuts a property in the Low Density or Medium Density zone, the **building height** above 12.0 m shall be limited by a 45-degree **angular plane** measured from a **height** of 12.0 m at the 7.5 m **setback** from adjoining Low Density or Medium Density zones.

14.5.3.4 Additional Commercial Building Provisions

1. In no case shall parking be permitted between a **building** and the **front lot line**.
2. Parking **lots** abutting a **street** shall incorporate a 2.5 m **landscape strip** between the **parking lot** and the **street line**.
3. A **primary entrance door** open to the public shall be incorporated into the **front wall** of the **building** facing the **front lot line**.
4. The maximum elevation of the **ground floor** above **grade** at the **primary entrance door** shall be 0.6 m.
5. The minimum **ground floor area** for a **retail/commercial unit** within a **live work unit** shall be 70 m^2.
6. The maximum **gross leasable area** for a **retail/ commercial unit** within a **building** with sole retail /commercial uses shall be 4,000 m^2.

14.5.4 Seaton Mixed Corridor Type 3 Gateway Sites (SMC3) Zone Provisions

14.5.4.1 Lot and Building Requirements by Building Type

1. The following Table 14.15 establishes the zone standards that apply to the Seaton Mixed Corridor Type 3 Gateway Sites (SMC3) zone.

Table 14.15: Lot and Building Requirements for the Seaton Mixed Corridor Type 3 Gateway Sites (SMC3) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Lot Depth	Min. Rear Yard	Max. Building Height
Apartment Building / Nursing Home or **Long-Term Care / Retirement Home**	-	45.0 m	0.0 m	3.0 m(1)	6.0 m (2)	0.0 m min / 2.0 m max(1)	45.0 m	7.5 m(2)	20.0 m min / 63.0 m max
Building With Sole Retail / Commercial Uses	-	30.0 m	0.0 m	3.0 m(1)	0.0 or 7.5m(3)	0.0 m min / 2.0 m max(1)	-	9.0 m	5.0 m min / 63.0 m max

Notes:

1. 25% of the **building** facing the **street** can have a greater **yard**.
2. Except that for an underground garage the minimum **setback** is 0.0 m.
3. Adjacent to the other commercial **uses**, the minimum **side yard** shall be 0.0 m. Adjacent to residential **uses**, the minimum **side yard** shall be 7.5 m.

14.5.4.2 Additional Apartment Provisions

1. The minimum net density shall be 60 units per hectare and 1.0 **FSI.**
2. The maximum net density shall be 180 units per hectare and up to and including 2.5 **FSI**.
3. Minimum **balcony** depth: 1.5 m
4. Minimum **ground floor height** where **ground floor** commercial uses are provided: 4.5 m (floor to floor)
5. Maximum **building** width: 60 m
6. **Buildings** taller than 12 **storeys** shall have a **podium** and a **tower** component to the **building**, which shall meet the following requirements:
   a) The minimum **height** of a **podium**: 3 **storeys** / 10.5 m
   b) The maximum **height** of a **podium**: 5 **storeys** / 16.0 m
   c) Minimum **setback** from a **podium** to a **tower**: 5.0 m
   d) Maximum **floor plate** within a **tower**: 800 m^2
7. For **buildings** 12 **storeys** and less, a minimum **pedestrian perception step-back** of 1.5 m shall be required above the 4th **storey** and below the 8th **storey**. An additional **pedestrian perception step-back** of 1.5 m shall be required above the 8th **storey** between 80% and 90% of the **building height**.
8. Where the **rear yard** or **side yard** of a **lot** containing an **apartment building** abuts a **lot** in the Low Density or Medium Density zone, the **building height** above 12.0 m shall be limited by a 45-degree **angular plane** measured from a **height** of 12.0 m at the 7.5 m **setback** from adjoining Low Density or Medium Density zones.
9. **Block townhouse dwellings** and **back-to-back townhouse dwellings** constructed on a site in conjunction with an **apartment dwelling** shall meet the **setback**, **amenity area**, **landscaped open space** and **height** requirements of the SMC2 zone for those **dwelling** types.

14.5.4.3 Additional Commercial Building Provisions

1. In no case shall parking be permitted between a **building** and the **front lot line**.
2. **Parking lots** abutting a **street** shall incorporate a 2.5 m **landscape strip** between the **parking lot** and the **street line**.
3. A **primary entrance door** open to the public shall be incorporated into the **front wall** of the **building** facing the **front lot line**.
4. The maximum **gross leasable area** for a **retail/commercial unit** within a **building** with sole retail /commercial uses shall be 4,000 m^2.

14.5.5 Seaton Minor Commercial Clusters (SMCC) Zone Provisions

14.5.5.1 Lot and Building Requirements

1. The following Table 14.16 establishes the zone standards that apply to the Seaton Minor Commercial Clusters (SMCC) zone.

Table 14.16: Lot and Building Requirements for the Seaton Minor Commercial Clusters (SMCC) Zone

Building Type	Min. Lot Area	Max. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Min. Amenity Area	Max. Building Height
Live work Unit	110.0 m^2	-	6.0 m / unit	0.0 m	3.0 m	0.9 m at **building** end	2.0 m	-	11.0 m^2	9.0 m min / 12.5 m max
Building with sole retail / commercial uses	-	-	30.0 m	0.0 m	3.0 m	0.0 m or 7.5 m(1)	0.0 m min / 2.0 m max	9.0 m	-	5.0 m min / 12.5 m max

Notes:

1. Adjacent to the other commercial uses, the minimum **side yard** shall be 0.0 m. Adjacent to residential uses, the minimum **side yard** shall be 7.5 m.

14.5.5.2 Additional Provisions

1. In no case shall parking be permitted between a **building** and the **front lot line**.
2. **Parking lots** abutting a **street** shall incorporate a 2.5 m **landscape strip** between the **parking lot** and the **street line**.
3. A **primary entrance door** open to the public shall be incorporated into the **front wall** of the **building** facing the **front lot line**.
4. The minimum **ground floor area** for an individual **retail/commercial unit** in a **live work unit** shall be 50.0 m^2, and the maximum **ground floor area** for an individual **retail/commercial unit** shall be 200 m^2.
5. The minimum **gross leasable area** for an individual **retail/commercial unit** in a **building** with sole retail /commercial uses shall be 70.0 m^2, and the maximum **gross leasable area** for an individual **retail/commercial unit** shall be 200 m^2.
6. The maximum elevation of the **ground floor** above **grade** at the **primary entrance door** shall be 0.6 m.
7. Despite any **flankage yard** requirement, on a **corner lot**, the minimum **flankage yard** to a **corner rounding** for any **live work unit** shall be 1.5 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.5.6 Seaton Local Node (SLN) and Community Node (SCN) Zone Provisions

14.5.6.1 Lot and Building Requirements

1. The following Table 14.17 establishes the zone standards that apply to the Seaton Local Node (SLN) and Seaton Community Node (SCN) zones.

Table 14.17: Lot and Building Requirements for the Seaton Local Node (SLN) and Seaton Community Node (SCN) Zones

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Lot Depth	Min. Rear Yard	Max. Building Height
Apartment Building / Nursing Home or **Long-term Care/Retirement home**	-	45.0 m	0.0 m	3.0 m(3)	6.0 m(1)	0.0 m min / 2.0 m max	45.0 m	7.5 m(1)	20.0 m min / 63.0 m max
Building with sole retail / commercial uses	-	30.0 m	0.0 m	3.0 m(3)	0.0 or 7.5 m(1),(2)	0.0 m min / 2.0 m max	-	9.0 m	5.0 m min / 63.0 m max

Notes:

1. Except that for an underground garage the minimum **setback** is 0.0 m.
2. Adjacent to the other commercial uses, the minimum **side yard** shall be 0.0 m. Adjacent to residential uses, the minimum **side yard** shall be 7.5 m.
3. The maximum **front yard setback** applies to all **buildings** located within 30.0 m of an adjacent **arterial road**, and for such **buildings**, the maximum **front yard setback** applies to 75% of the **front wall**; 25% of each **front wall** can have a greater **front yard setback**.

14.5.6.2 Additional Apartment Provisions

1. The minimum net density shall be 80 units per hectare
2. The maximum net density shall be 140 units per hectare and up to and including 2.5 **FSI**.
3. Minimum **balcony** depth: 1.5 m
4. Minimum **ground floor height** where **ground floor** commercial uses are provided: 4.5 m (floor to floor)
5. Maximum **building** width: 60.0 m
6. **Buildings** taller than 12 **storeys** shall have a **podium** and a **tower** component to the **building**, which shall meet the following requirements:
   a) The minimum **height** of a **podium**: 3 **storeys** / 10.5 m
   b) The maximum **height** of a **podium**: 5 **storeys** / 16.0 m
   c) Minimum **setback** from a **podium** to a **tower**: 5.0 m
   d) Maximum floor plate within a **tower**: 800 m^2
7. For **buildings** 12 **storeys** and less, a minimum **pedestrian perception step-back** of 1.5 m shall be required above the 4th **storey** and below the 8th **storey**. An additional **pedestrian perception step-back** of 1.5 m shall be required above the 8th **storey** between 80% and 90% of the **building height**.
8. Where the **rear yard** or **side yard** of a **lot** containing an **apartment building** abuts a **lot** in the Low Density or Medium Density zone, the **building height** above 12.0 m shall be limited by a 45-degree **angular plane** measured from a **height** of 12.0 m at the 7.5 m **setback** from adjoining Low Density or Medium Density zones.
9. **Block townhouse dwellings** and **back-to-back townhouse dwellings** constructed on a site in conjunction with an **apartment dwelling** shall meet the **setback**, **amenity area**, **landscaped open space** and **height** requirements of the SMC2 zone for those **dwelling** types.

14.5.6.3 Additional Commercial Provisions

1. **Parking lots** abutting a **street** shall incorporate a 2.5 m **landscape strip** between the **parking lot** and the **street line**.
2. A **primary entrance door** open to the public shall be incorporated into the **front wall** of all **buildings** facing the **front lot line** or alternatively on a side wall within 3.0 m of the **front wall**.

a) For the Seaton Community Node (SCN) zone on Taunton Road, Taunton Road shall be deemed to be the **front lot line**;

b) For the Seaton Community Node (SCN) zone at Sideline 26/Whites Road and the Whitevale Road By-pass, the Whitevale By-pass shall be deemed to be the **front lot line**; and

c) For the Seaton Community Node (SCN) zone at Sideline 22 and the Whitevale Road By-pass, the Whitevale Road By-pass shall be deemed to be the **front lot line**.

3. Within a Seaton Community Node (SCN) zone and any adjacent SCNPP zone, the total **gross leasable area** on the **ground floor** of all **buildings** within the two (2) zones that are available for the retailing of goods and services shall not exceed 20,000 m^2.

4. For **buildings** under 4,000 m^2, at least 60% of the surface area of each wall facing and located within 30.0 m of an adjacent **arterial road** shall be comprised of **openings**. For **buildings** 4,000 m^2, and larger, at least 40% of the surface area of each wall facing and located within 30.0 m of an adjacent **arterial road** shall be comprised of **openings**. This provision only applies to that proportion of the wall that is within 3.0 m of **established grade**.

5. A minimum of 40% of the **street line** abutting an adjacent **arterial road** shall be the location of a **front wall** that is set back no further than 3.0 m from the **street line**. The minimum requirement shall be deemed to be met when it is shown on an approved site plan.

14.5.7 Seaton Community Node Pedestrian Predominant Area (SCNPP) Zone Provisions

14.5.7.1 Lot and Building Requirements

1. The following Table 14.18 establishes the zone standards that apply to the Seaton Community Node Pedestrian Predominant Area (SCNPP) zone.

Table 14.18: Lot and Building Requirements for the Community Node Pedestrian Predominant Area (SCNPP) Zone

Building Type	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Lot Depth	Min. Rear Yard	Max. Building Height
Apartment Building	-	45.0 m	0.0 m	3.0 m(1)	6.0 m(2)	0.0 m min / 2 m max(1)	45.0 m	7.5 m(2)	20.0 m min / 63.0 m max
Live Work Unit	125.0 m	5.0 m / unit	0.0 m	3.0 m	0.9 m at **building** end	2.0 m	-	25.0 m^2 **amenity area**	12.5 m max
Building With Sole Retail / Commercial Uses	-	30.0 m	0.0 m	3.0 m(1)	0.0 m or 7.5m(3)	0.0 m min / 2.0 m max(1)	-	9.0 m	7.5 m min / 63.0 m max

Notes:

1. For 75% of the **building** facing the **street**, 25% can have a greater **yard**.
2. Except that for an underground garage the minimum **setback** is 0.0 m.
3. Adjacent to the other commercial uses, the minimum **side yard** shall be 0.0 m. Adjacent to residential uses, the minimum **side yard** shall be 7.5 m.

14.5.7.2 Additional Provisions

1. Despite any **flankage yard** requirement, on a **corner lot**, the minimum **flankage yard** to a **corner rounding** for any **live work unit** shall be 1.5 m. Where applicable, the requirements of Section 14.2.12, 14.2.13 and 14.2.14 shall continue to apply.

14.5.7.3 Additional Apartment Provisions

1. The minimum net density shall be 80 units per hectare.
2. The maximum net density shall be 140 units per hectare and up to and including 2.5 **FSI**.
3. Minimum **balcony** depth: 1.5 m
4. Minimum **ground floor height**: 4.5 m (floor to floor)
5. Maximum **building** width: 60.0 m
6. **Buildings** taller than 12 **storeys** shall have a **podium** and a **tower** component to the **building**, which shall meet the following requirements:
   a) The minimum **height** of a **podium**: 3 **storeys** / 10.5 m
   b) The maximum **height** of a **podium**: 5 **storeys** / 16.0 m
   c) Minimum **setback** from a **podium** to a **tower**: 5.0 m
   d) Maximum floor plate within a **tower**: 800 m^2
7. For **buildings** 12 **storeys** and less, a minimum **pedestrian perception step-back** of 1.5 m shall be required above the 4th **storey** and below the 8th **storey**. An additional **pedestrian perception step-back** of 1.5 m shall be required above the 8th **storey** between 80% and 90% of the **building height**.
8. Where the **rear yard** or **side yard** of a **lot** containing an **apartment building** abuts a **lot** in the Low Density or Medium Density zone, the **building height** above 12.0 m shall be limited by a 45-degree **angular plane** measured from a **height** of 12.0 m at the 7.5 m **setback** from adjoining Low Density or Medium Density zones.
9. Residential uses shall be prohibited on the **ground floor** of **apartment dwellings** facing the **street** or the **private street** within the SCNPP zone.

14.5.7.4 Additional Commercial Provisions

1. **Parking lots** abutting a **street** shall incorporate a 2.5 m **landscape strip** between the **parking lot** and the **street line**.
2. The SCNPP zone shall straddle each side of a **street** or a **private street**. Where the SCNPP zone does not straddle each side of a **street**, a **private street** shall be provided where:

a) The front of all **buildings** or **structures** located within the SCNPP zone, face each other along the **private street** provided, however, that **buildings** located on corners may front on two (2) intersecting **streets/private streets**;

b) **Buildings** shall be separated by a minimum 17.0 m and a maximum of 20.0 m to accommodate pedestrian sidewalks, two (2) through **lanes** of traffic and parking parallel to the traffic **lanes**; and

c) Pedestrian sidewalks on each side of the **private street** shall have a width of at least 3.0 m.

3. A **primary entrance door** open to the public shall be incorporated into the **front wall** of the **building** facing the **front lot line** along a **street** or facing the pedestrian sidewalk along a **private street**.

4. At least 60% of the surface area of each wall facing the **street,** or facing the pedestrian sidewalk along a **private street,** shall be comprised of **openings**. This provision only applies to that proportion of the wall that is within 3.0 m of **established grade**.

5. A minimum of 75% of the **street line** abutting the **street,** or facing the pedestrian sidewalk along a **private street**, shall be the location of a **front wall** that is set back no further than 5.0 m from the **street line**. The minimum requirement shall be deemed to be met when it is shown on an approved site plan.

6. The minimum **ground floor area** for a **retail/commercial unit** shall be 70.0 m^2 and the maximum gross leasable area for a **retail/commercial unit** shall be 500 m^2

7. The width of each individual permitted use facing the **street,** or facing the pedestrian sidewalk along a **private street**, shall not exceed 15.0 m.

8. A minimum of 6,000 m^2 of gross leasable area for the retailing of goods and services shall be provided within the SCNPP zone, except that the SCNPP zone located immediately north and/or south of Taunton Road between Sideline 22 and Sideline 24 shall have a minimum gross leasable area for the retailing of goods and services of 7,500 m^2.

14.6 Seaton Employment Area Zone Regulations

14.6.1 Uses Permitted

1. The following Table 14.19 and Table 14.20 establish the permitted uses in the Seaton Prestige Employment General (SPEG), Seaton Prestige Employment Node (SPEN), Seaton Prestige Employment Heritage Lot (SPEHL) and Seaton Employment Service (SES) zones.

   a) The following categories of uses shall be permitted. The list of specific uses after each underlined category are intended as examples only. Other similar uses which may fall under the category will also be permitted.

Table 14.19: Categories of Uses Permitted in the Seaton Employment Zones

Permitted Use	SPEG	SPEN	SPEHL	SES
Light manufacturing: such as assembly, processing, packaging and fabricating wholly within an enclosed **building**.	●			
Food processing: such as bakery, dairy, cannery, distillery, brewery, meat processor.	●			
Business services: such as industrial supply, industrial equipment repair, contractor shop, **service and repair shop**.	●	●		
Graphics and design: such as printing, publishing, graphic design, web design	●	●	●	
Educational / research: such as community college, university, trade school, training centre, adult education, laboratory and research and development facility.	●	●		
Visitor and Convention services: such as **hotels**, **assembly halls, convention or conference halls**		●		
Data and communications: such as film, radio and television studio, call centre, data centre, programming and software development, phone, phone and internet provider.	●	●	●	

   b) The following specific uses shall be permitted in addition to those permitted uses in Section 14.6.1 a).

Table 14.20: Specific Uses Permitted in the Seaton Employment Zones

Permitted Use	SPEG	SPEN	SPEHL	SES
Office	●	●	●	●
Commercial Fitness/ Recreation Centre		●(1)		●
Medical Office		●(1)	●	●
Restaurant		●(1)	●	●
Bake Shop		●(1)	●	●
Café		●(1)	●	●
Personal Service Establishments		●(1)	●	●
Day Care Centre		●(1)	●	●
Dry-Cleaner's Distributing Station		●(1)		●
Convenience Store		●(1)		●
Financial Institution		●(1)		●
Gas Bar, including an **Accessory Car Washing Establishment**, **Convenience Store** and/or **Café**				●
Ancillary Retail Sales	●	●		
Dry-Cleaning Establishments	●			
Storage and **Warehousing** as an **accessory** use	●			

Notes:

1. Uses are permitted within an **office**, **hotel** or other similar multi-tenant industrial **building**.

14.6.2 Use Limitations

1. Uses permitted in the SES zone shall be clustered on a **lot** with a minimum of four (4) **retail / commercial units** on a **lot**.
2. SES zones shall abut an **arterial road** and be located within 100.0 m of a signalized intersection and a transit stop.
3. Only one (1) **gas bar** shall be located within 100.0 m of a signalized intersection.
4. For **ancillary retail sales**, up to a maximum of 15% of the total **gross leasable floor area** of a use may be used for the display and retail sale of products manufactured, fabricated, processed or assembled on the premises provided the retail sales and display area is separated from the principal industrial use by solid partition walls. The maximum **gross leasable floor area** for **ancillary retail sales** may be increased to 25% provided the total **gross leasable floor area** of the use is less than 1,000 m^2.

14.6.3 Uses Prohibited

1. The following uses shall be prohibited in the SPEG and SPEN zones:

   a) **Retail stores**;

   b) **Outdoor storage**;

   c) **Waste processing station**, **waste transfer station** and recycling facilities;

   d) Freight transfer, trucking terminals and similar uses;

   e) **Vehicle dealership**, **vehicle repair shop** and **automobile body shops**;

   f) **Places of worship**; and

   g) **Elementary schools**, **secondary schools** and **private schools**.

14.6.4 Seaton Employment Zone Provisions

14.6.4.1 Lot and Building Requirements

1. The following Table 14.21 establishes the zones standards that apply to the Seaton Prestige Employment General (SPEG), Seaton Prestige Employment Node (SPEN) and Seaton Employment Service (SES) zones.

Table 14.21: Lot and Building Requirements for the Seaton Employment Zones

Zone	Min./Max. Lot Area	Min. Lot Frontage	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Max. Building Height
SPEG	0.8 ha / n/a	40.0 m	2.0. m	5.0 m	1.5 m	3.0 m	3.0 m	16.0 m
SPEN	0.4 ha / n/a	30.0 m	2.0 m	5.0 m	1.5 m	3.0 m	3.0 m	60.0 m
SES	0.4 ha / 2.0 ha	30.0 m	2.0 m	5.0 m	1.5 m	3.0 m	3.0 m	12.5 m

14.6.4.2 Additional Provisions

1. Notwithstanding Section 14.6.4.1, any **lot line** that abuts Highway 407 shall have a minimum **lot line** length of 60.0 m.
2. Notwithstanding Section 14.6.4.1, an **interior side yard** or **rear yard setback** abutting a Residential zone shall be a minimum of 7.5 m, 100% of which must be landscaped.
3. In no case shall parking be permitted between a **building** and the **front lot line**.
4. A **primary entrance door** shall be incorporated into the **front wall** of the **building** facing the **front lot line**.
5. For **lots** abutting Highway 407, no **building**, **structure** or required **parking spaces** and aisles shall be permitted within 14.0 m of the **lot line** abutting Highway 407.

14.6.4.3 Seaton Prestige Employment Heritage Lot “SPEHL” Provisions

1. On lands zoned SPE-HL, the minimum **lot area** and minimum **lot frontage** shall be the **lot area** and **lot frontage existing** on the date this By-law came into effect.

2. The minimum **yards** shall be the **yards existing** on the date this By-law came into effect. However, **yards** except the **front yard** may be decreased by 10% subject to an approved site plan application.

14.7 Seaton Community Use Zone Regulations

14.7.1 Uses Permitted

1. The following Table 14.22 establishes the uses permitted in the Seaton Community Use (SCU) zone.

Table 14.22: Uses Permitted in the Seaton Community Use Zone

Permitted Use	SCU
Arena	
Elementary School	●
Secondary School	●
Private School	●
Places Of Worship	●
Library	●
Community Centre	●
Day Care Centre	●
Emergency Service Facility	●

14.7.2 Seaton Community Use (SCU) Zone Provisions

14.7.2.1 Lot and Building Requirements

1. The following Table 14.23 establishes the zones standards that apply to the Seaton Community Use (SCU) zone.

Table 14.23: Lot and Building Requirements for the Seaton Community Use (SCU) Zone

Building Type	Min. Area	Min. Lot Frontage	Min. Front Yard	Max. Front yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Max. Building Height
All uses	-	30.0 m	3.0 m	4.5 m(1)(2)	1.5 m	3.0 m	7.5 m	See 14.6.2.2

Notes:

1. The maximum **front yard setback** shall not apply to garage bays for emergency **vehicles**.
2. 25% of the **building** facing the **street** can have a greater **yard**.
3. The maximum **front yard** requirement can alternatively apply to the **flankage yard** in which case no maximum **front yard** would apply.

14.7.2.2 Height Maximum

1. The maximum **height** of a **day care centre** shall be 10.5 m.

2. The maximum **height** of a **secondary school** and **community centre** shall be 16.0 m.

3. The maximum **height** of all other uses shall be 12.5 m.

14.7.2.3 Additional Provisions

1. In no case shall parking be permitted between a **building** and the **front lot line** or alternatively a **flankage lot line** where applicable.

2. **Parking lots** abutting a **street** shall incorporate a 2.5 m **landscape strip** between the **parking lot** and the **street line**.

3. **Parking lots** abutting a Residential zone shall be set back 3.0 m from the **lot line** with an intervening **landscape strip**.

4. A **primary entrance door** shall be incorporated into the **front wall** of the **building** facing the **front lot line** or alternatively a **flankage lot line** where applicable.

5. In the case of a **place of worship**, the **gross floor area** devoted to worship must be a minimum of 50% of the total **gross floor area** of the **building**.

6. Where an adjacent zone permits a minimum **front yard** or **flankage yard** of 0.0 m, the minimum **front yard** and minimum **flankage yard** shall be 0.0 m where the adjacent **flankage yards** or **front yards** are located along the same **street**.

7. Where the use is adjacent to a **detached**, **semi-detached**, **townhouse** or **multiple attached dwelling**, the minimum **interior side yard** shall be 3.0 m and shall be increased by 1.0 m for every metre of **height** in excess of 8.0 m to a maximum of 7.5 m.

14.8 Seaton Natural Heritage and Open Space Zone Regulations

14.8.1 Uses Permitted

1. The following Table 14.24 establishes the uses permitted in the Seaton District/Community Park (SDCP), Seaton Open Space (SOS), Seaton Stormwater Management (SSWM), Seaton Golf Course (SGC), Seaton Natural Heritage System (SNHS), Seaton Cemetery (SCE) and Seaton Hamlet Heritage Open Space (SHHOS) zones.

Table 14.24: Uses Permitted in the Seaton Open Space Zones

Permitted Use	SDCP	SOS	SSWM	SGC	SNHS	SCE	SHHOS
Arena	●						
Community Centre	●						
Community Gardens	●	●			●		●
Library	●						
Outdoor Public Swimming Pool	●						
Outdoor Skating Rink	●						●
Illuminated Play Fields / Courts	●			●			●
Non-Illuminated Play Fields / Courts	●	●		●			●
Passive Fringe Areas To Play Fields / Courts	●	●			●		●
Playground	●	●		●	●		●
Picnic Area	●	●			●		●
Unorganized Play Areas	●	●		●	●		●
Public Trails, Trailheads, Rest Areas	●	●	●		●		●
Stormwater Management Facilities	●		●	●	●		●
Existing Detached Dwellings	●	●			●		●
Forest, Fish And Wildlife Management and Associated Scientific and Educational Uses					●		
Golf Course				●			
Associated **Parking Lots**	●			●		●	●

Permitted Use	SDCP	SOS	SSWM	SGC	SNHS	SCE	SHHOS
Cemetery						●	
Place of Worship							●
Other Social and Institutional Uses							●
Renewable Energy Systems							●

14.8.2 Seaton Open Space (SOS) Zone Provisions

14.8.2.1 Lot and Building Requirements

1. The following Table 14.25 establishes the zone standards that apply to the Seaton District/Community Park (SDCP), Seaton Open Space (SOS), Seaton Stormwater Management (SWM), Seaton Golf Course (SGC), Seaton Natural Heritage System (SNHS) and Seaton Cemetery (SCE) zones.

Table 14.25: Lot and Building Requirements for Seaton Open Space Zones

Zone	Min. Front Yard	Max. Front Yard	Min. Interior Side Yard	Min. Flankage Yard	Min. Rear Yard	Max. Coverage
SDCP	3.0 m	6.0 m	1.5 m	3.0 m	7.5 m	25%
SOS	3.0 m	-	1.5 m	3.0 m	7.5 m	5%
SSWMP	-	-	-	-	-	-
SGC	15.0 m	-	6.0 m	6.0 m	15.0 m	-
SNHS	-	-	-	-	-	-
SCE	15.0 m	-	6.0 m	6.0 m	7.5 m	-
SHHOS	15.0 m	-	6.0 m	6.0 m	15.0 m	25%

14.8.2.2 Height Maximum

1. The maximum **height** of a **community centre** shall be 16.0 m.
2. The maximum **height** of all other uses shall be 12.5 m.

14.8.2.3 Additional Provisions

1. **Parking lots** abutting a **street** shall incorporate a 2.5 m **landscape strip** between the **parking lot** and the **street line**.
2. **Parking lots** abutting a Residential zone shall be set back 3.0 m from the **lot line** with an intervening **landscape strip**.
3. Expansions to **existing detached dwellings** shall meet the **lot** and **building** requirements of Section 14.4.2.1.

14.9 Seaton Utility Zone Regulations

14.9.1 Uses Permitted

1. The following Table 14.26 establishes the uses permitted in the Seaton Utility (SUT) zone.

Table 14.26: Uses Permitted in the Seaton Utility (SUT) Zone

Permitted Use	SUT
Water storage, pumping and/or treatment facilities	●
Sewage pumping and/or treatment facilities	●
Gas, oil or geothermal pipelines	●
Transmission and distribution of electric power, excluding generation of electric power	●
Limited access highways, including associated bridges, overpasses and transit corridors	●

14.9.2 Seaton Utility (SUT) Zone Provisions

14.9.2.1 Lot and Building Requirements

1. **Buildings** shall be in compliance with the most restrictive provisions of any zone(s) adjacent to the Seaton Utility (SUT) zone.

15 Exception Zones

a) **Application of Exception Zones:** The provisions of each exception **zone** herein shall apply to the lands so designated by the exception number, shown as a prefix containing the letter X and a number on Schedule 1. For example, the symbol “X15” as shown on Schedule 1 refers to the provisions contained in Section 15.15 herein.

b) **Reference to Former Zoning By-laws:** For the purposes of this Section, “Former Zoning By-laws” shall refer to those zoning by-laws that are not repealed but are superseded by this Zoning By-law, as indicated in Section 16.

c) **Priority in Applying Zone Requirements:** Where an exception **zone** applies, the lands subject to the exception **zone** may be subject to one or more **zone** symbols shown in parentheses, which shall be interpreted as follows:

   i. The **zone** symbol shall correspond to the applicable provisions as contained in the exception **zone**.

   ii. Where the exception **zone** refers to the Former Zoning By-laws, the **zone** symbol shall refer to the corresponding **zone** and the associated provisions as may be contained in the Former Zoning By-laws. The requirements of the exception **zone** and all other applicable **zone** requirements under the Former Zoning By-law shall apply except as may be otherwise stated in the exception **zone**.

   iii. Where an exception **zone** does not refer to the Former Zoning By-laws, the **zone** symbol shall refer to the **zone** contained in this By-law. If an exception **zone** refers to a repealed by-law, it shall be deemed to refer to this By-law. The requirements of the exception **zone** shall apply and all other **zone** requirements of this By-law shall apply except as may be otherwise stated in the exception **zone**.

d) **Priority in Applying All Other Requirements**: Where an exception **zone** applies:

   i. First, the provisions and definitions of the applicable exception **zone** as contained in this section shall apply and where there is any inconsistency between the provisions and definitions of the exception **zone** and any other applicable requirements, the provisions and definitions of the exception **zone** shall prevail over all other inconsistent requirements.

   ii. Second, where an exception **zone** refers to the provisions of one of the Former Zoning By-laws, the definitions and general provisions of the referenced Former Zoning By-law shall apply but only to the extent necessary to interpret and support the provisions of the exception

zone. The general provisions of the Former Zoning By-law shall not apply unless they are explicitly applied and referenced by the exception **zone**. The definitions of the Former Zoning By-law shall apply to support the interpretation of the terminology, where the terms are defined by the Former Zoning By-law.

iii. Except as provided in i. and ii. above, all other provisions of this Zoning By-law shall apply.

e) **Convenience:** For convenience purposes only, the exception **zone** headings contain references to the original amending by-law(s) which added and incorporated the exception **zone**. These references shall not be deemed to affect the interpretation of the provisions or applicability of any exception **zone**.

16 Enactment

16.1 Effective Date

1. This By-law shall come into force the day that it is passed, if no appeals are received. If one or more appeals are received, the appealed portions shall come into force when all appeals of the particular portion of the By-law have been withdrawn or fully disposed of and the rest of the By-law shall come into force the day the By-law is passed.

16.2 Former Zoning By-laws

1. The following zoning by-laws passed under the *Planning Act*, as amended, as they apply to any part of the defined area of this Zoning By-law in Schedule 1, are hereby superseded by this By-law:

   a) By-law No. 2511 of the City of Pickering;

   b) By-law No. 2520 of the City of Pickering;

   c) By-law No. 3036 of the City of Pickering; and

   d) By-law No. 3037 of the City of Pickering.

   Nothing in this By-law repeals the provisions of the existing Zoning By-laws listed in this section 16.2.1. Where an existing zoning by-law listed in this section 16.2.1 is superseded by this By-law, it is effective only to the extent described in Section 1.9 and Section 15 of this By-law.

2. Upon this By-law coming into full force and effect on any lands, save and except to give effect to the transition clauses established in Section 1.9 of this By-law, the following former Zoning By-laws passed under the *Planning Act*, as amended, as they apply to those lands, are hereby repealed:

   a) By-law No. 7364/14 of the City of Pickering; and

   b) By-law No. 7553/17 of the City of Pickering.

3. Notwithstanding Sections 16.2.1 and 16.2.2 above, this By-law does not have the effect of repealing, amending, or otherwise replacing any Minister’s Zoning Order made in accordance with the *Planning Act*, and any such applicable Minster’s Zoning Order shall continue to apply and prevail over the provisions of this By-law, unless explicitly stated to the contrary in the By-law. Where there is no conflict between the MZO and this By-law, both will apply.

16.3 Enactment

Enacted by the Council of the Corporation of the City of Pickering this 16th day of December 2024.

_____

Kevin Ashe, Mayor

_____

Susan Cassel, City Clerk