

APPENDIX 'E'

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Zoning By-law 2009-189

2.1 Zones (2012-001), (2013-065)

This By-law establishes the following *zones* and places all lands subject to this By-law in one or more of the following *zones*:

Zone	Symbol	Uses / Standards (non-operative)
Trafalgar Urban Core	TUC	5.1 and 7.1
Dundas Urban Core	DUC	5.1 and 7.2
Neyagawa Urban Core Area	NUC	5.1 and 7.3
Palermo Village North Urban Core	PUC	5.1 and 7.4
Neighbourhood Centre	NC	5.1 and 7.5
General Urban	GU	5.1 and 7.6
Sub-urban	S	5.1 and 7.7
High Density Residential	HDR	5.1 and 7.8
Light Employment	LE	5.1 and 7.9
General Employment	GE	5.1 and 7.10
Service Area - Employment	SA	5.1 and 7.11
Institutional	I	5.1 and 7.12
Future Development (2022-007)	FD	5.1 and 7.13
Natural Heritage System	NHS	5.1 and 7.14
Cemetery	CE	5.1 and 7.15
Park	P	5.1 and 7.12
Stormwater Management Facility	SMF	5.1 and 7.12
Automotive Service	AS	5.1 and 7.17

Section 4.0

General Regulations

4.3 Uses Permitted in All Zones (2012-001)

4.3.1 All Zones

The following *uses, buildings and structures* shall be permitted in all *zones*:

- i. Fish, wildlife and conservation management *uses*;
- ii. A trail or fence undertaken or maintained by a *public authority*; and,

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Neighbourhood Centre (NC) Zone

7.5.2 Building Types Permitted and Related Standards								
Building Type	Min. Floor Space Index / Density	Max. Floor Space Index / Density	Min. Lot Frontage	Min. Lot Depth	Min. Interior Side Yard Setback One Side	Min. Interior Side Yard Setback Opposite Side	Min. Flankage Setback	Min. Rear Yard Setback
			A	B	C	D	E	F
Townhouse dwelling Unit Street Access Private garage	n/a	n/a	4.9 m/unit	23 m	Interior Unit 0.0 m	Interior Unit 0.0 m	2 m	6 m
Townhouse dwelling Unit lane access	n/a	n/a	5.5 m/unit	17 m	Exterior Unit 1.2 m	Exterior Unit 1.2 m		0.75 m
Townhouse dwelling Unit Back to Back	n/a	n/a	5.5 m/unit	12 m				0 m

7.5.3 Front Yard Setback by Permitted Yard Types

7.5.3.1 Townhouse Dwelling or Apartment

Minimum Setback

Common Yard	2.5 m
Porch Yard	2.5 m
Inset Porch Yard	2.5 m
Stoop Yard on lots accessed by a rear lane	1.5 m

7.5.3.2 All Other Buildings

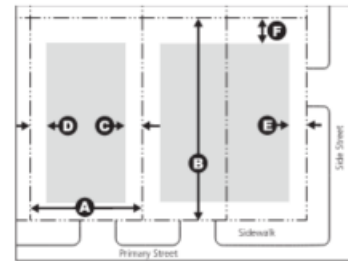
Minimum Setback	0 m
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7.5.4 Permitted Yard Encroachments

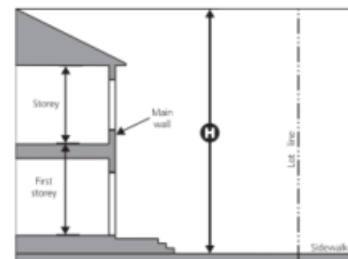
See Section 4.21.

7.5.5 Height

- H** Minimum height, other than accessory buildings and structures - 2 storeys
- Maximum height - 5 storeys



The grey represents potential building area. The internal dashed line represents the maximum yard.



Height is measured to the tallest point of a building.

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General Urban Zone

7.6 General Urban (GU) Zone Regulations

7.6.1 Uses Permitted

See Section 6.

7.6.2 Building Types Permitted and Related Standard						
Building Type	Minimum Lot Frontage A	Minimum Lot Depth B	Minimum Interior Side Yard Setback One Side C	Min. Interior Side Yard Setback Opposite Side D	Minimum Flankage Setback	Minimum Rear Yard Setback
<i>A single detached dwelling street access attached private garage</i>	8.5 m	22 m	1.2 m	0.6 m	2 m	7 m ¹
<i>A single detached dwelling street access detached private garage or parking pad</i>	8.5 m	22 m	3 m	0.6 m	E 2 m	F 7 m ¹
<i>A single detached dwelling attached rear private garage accessed from the front or side</i>	9 m	26 m	3 m	0.6 m	2 m	0.3 m
<i>A single-detached dwelling with lane access</i>	8 m	17 m	1.2 m	0.6 m	2 m	0.75 m
<i>Semi-detached dwelling unit street access attached private garage</i>	5.5 m / unit	22 m	0.9 m	0.0 m	2 m	7 m
<i>Semi-detached dwelling unit street access detached private garage or attached rear private garage accessed from front or side</i>	5.5 m / unit	26 m	3 m	0.0 m	2 m	0.3 m

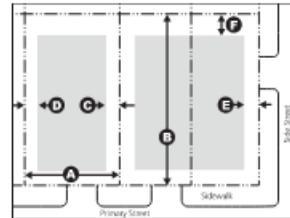
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General Urban Zone

7.6.2 Building Types Permitted and Related Standard						
Building Type	Minimum Lot Frontage A	Minimum Lot Depth B	Minimum Interior Side Yard Set-back One Side C	Min. Interior Side Yard Setback Opposite Side D	Minimum Flankage Setback E	Minimum Rear Yard Setback F
<i>Semi-detached dwelling unit with lane access</i>	5.5 m / unit	17 m	0.9 m	0.0 m	2 m	0.75 m
<i>Triplex or duplex</i>	7 m	23 m	1.5 m	1.5 m	2 m	0.75 m
<i>Townhouse dwelling unit street access private garage</i>	4.9 m / unit	23 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	6 m
<i>Townhouse dwelling unit with lane access</i>	5.5 m / unit	17 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	0.75 m
<i>townhouse dwelling unit back to back</i>	5.5 m / unit	12 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	0.0 m

¹ The minimum rear yard setback may be reduced to 3.0 m for a one storey addition for a maximum of 45% of the dwelling width measured at the rear of the main building. The one storey addition shall have a maximum vertical distance of 4.0 m measured between the finished floor level of the first storey and the highest point of the roof of the one storey addition. (2022-007)



The grey represents potential building area. The internal dashed line represents the maximum yard.

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Section 7.0

General Urban Zone

7.6.3 Front Yard Types Permitted - Minimum Setback

Common Yard - 2.5 m
Porch Yard - 2.5 m
Inset Porch Yard - 2.5 m

7.6.4 Permitted Yard Encroachments

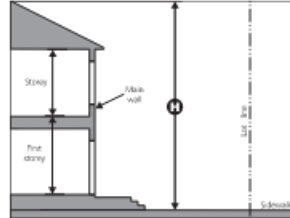
See Section 4.21

7.6.5 Maximum Height

H 3 storeys

7.6.6 Parking

See Section 5



Height is measured to the tallest point of a building.

7.6.7 Accessory Buildings and Structures

See the following sections with respect to standards for:

<i>Accessory buildings and structures other than private garages and walkways</i>	See Section 4.14
<i>Detached private garages accessed by a driveway from a street</i>	See Section 4.15
<i>Detached private garages accessed by a lane</i>	See Section 4.16
<i>Attached private garages accessed by a lane</i>	See Section 4.17
<i>Attached private garages accessed by a street</i>	See Section 4.18
<i>Standards for parking pads</i>	See Section 4.19
<i>Enclosed and roofed walkways</i>	See Section 4.20

7.6.8 Minimum Landscape Area

Minimum *landscape area* - 10 %

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Institutional and Park Zone

7.12 Institutional and Park Zone Regulations (2012-001)

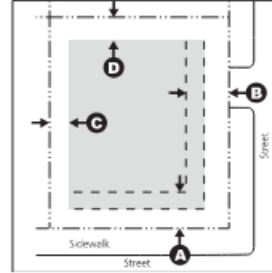
7.12.1 Uses Permitted

See Section 6.

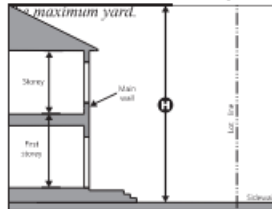
7.12.2 Building Standards (2023-007)				
For all buildings		I	P	SMF
Minimum required front yard	A	3.0 m	3.0 m	n/a
Maximum front yard	A	6.0 m	6.0 m	n/a
Minimum required flankage	B	3.0 m	3.0 m	n/a
Maximum flankage	B	6.0 m	6.0 m	n/a
Minimum required interior side yard	C	1.5 m (1)	n/a (2)	n/a
Minimum required rear yard	D	7.5 m (3)	7.5 m (3)	n/a
Minimum height (2023-025)	H	11.0 m (4)	11.0 m	n/a
Maximum height	H	16.0 m	16.0 m	n/a
Accessory buildings and structures are permitted subject to Section 4.14 of this By-law.				
Yard encroachments are permitted subject to Section 4.21 of this By-law.				
Parking standards are set out in Section 5 of this By-law.				

Notes to Section 7.12.2

1. Minimum required interior side yard where a building is greater than 16.0 metres in height – 3.0 metres.
2.
 - i) Minimum required interior side yard where the interior side yard abuts a lot in the General Urban (GU) or Sub-urban (S) Zone – 1.5 metres.
 - ii) Minimum required interior side yard where a building is greater than 16.0 metres in height and where the interior side yard abuts a lot in the General Urban (GU) or Sub-urban (S) Zone – 3.0 metres.
3.
 - i) Minimum required rear yard on a lot only accessed by a rear lane – 0.75 metres.
 - ii) Minimum required rear yard on a lot abutting lands in the Natural Heritage System (NHS), Cemetery (CE), or Park (P) Zone – 3.0 metres.
4. Shall not apply to a commercial school, post-secondary school, private school or public school. (2023-025)



The grey represents potential building area. The internal dashed line represents the maximum yard.



Height is measured to the tallest point of a building.

Section 7.0

Natural Heritage System Zone

7.14 Natural Heritage System (NHS) Zone Regulations

(2012-001)

7.14.1 Permitted Uses

- i. The uses as permitted in Section 4.3.1;