

Corresponding Chart to By-law

Section 2.1 - General Provisions:

By-Law Section			Proposed Zone Regulations
Part 1	Administration, Interpretation and Enforcement		
Part 2	General Provisions		
2.1.3	Frontage on Street		
2.1.3.1	All lots shall have frontage on a street or CEC – road.		Remains in force and effect
2.1.4	0.3 m Reserves		
	For the purposes of this By-law, a 0.3 m reserve shall be considered to be part of the street		Remains in force and effect
2.1.17	Setback to Greenland Zones – Non-Residential		
1.0	Minimum setback of all buildings and structures in a non-residential zone to all lands zoned G1 or G2 Base Zone, or G1 Exception Zones	the greater of 5.0 m or the required yard/setback	The Minimum Required Setback of all buildings and structures in a non-residential zone to all lands zoned G1-XX are as per the attached Schedule “B”.
2.0	Minimum setback of parking areas, driveways, loading spaces, other paved areas and an area used for outdoor storage in a non-residential zone to all lands zoned G1 or G2 Base Zone	the greater of 5.0 m or the required yard/setback	The Minimum Required Setback of parking areas, driveways, loading spaces, other paved areas and an area used for outdoor storage in a non-residential zone to all lands zoned G1-XX are as per the attached Schedule “B”.
2.1.18.1	Restrictions to Development		
2.1.18.2.1	The construction of any building or structure or addition to an existing building or structure, on		Remains in force and effect

	lands that are subject to the greenlands overlay may not be permitted and shall require the approval of the City and the Conservation Authority having jurisdiction. Approval shall require environmental technical studies be completed to the satisfaction of the City and the Conservation Authority having jurisdiction or that their submission be waived by the City and the Conservation Authority.	
2.1.9	Outdoor Garbage Enclosures in Non-Residential Zones	
	Outdoor garbage enclosures in non-residential zones shall comply with the following:	
2.1.19.2	Shall be located outside of any required landscaped area.	Remains in force and effect
2.1.19.3	Shall not be located on any required parking area or obstruct any required parking space.	Remains in force and effect
2.1.21	Temporary Buildings and Structures	
	Notwithstanding any other provisions of this By-law, land may be used for buildings, structures, or parts thereof, erected or used for a temporary period, for a construction camp, construction trailer, sales trailer, scaffold or other building or structure incidental to ongoing construction on the lot which has neither been finished nor abandoned.	Remains in force and effect
2.1.22	Encroachment of Eaves	
	Unless otherwise regulated within this By-law, eaves are permitted to encroach a maximum of 0.45 m into any required yard.	Remains in force and effect
2.1.25	Landscaped Buffers	
2.1.25.1	The minimum depth of a required landscaped buffer abutting a sight triangle or a 0.3 m reserve that abuts a sight triangle may be reduced to 0.0 m.	Remains in force and effect
2.1.25.2	A landscaped buffer will not be required for that portion of a shared property line where a driveway, condominium road, aisle or parking area are shared with the abutting lands.	Remains in force and effect

2.1.25.3	In E2 and E3 zones, the minimum depth of a required landscaped buffer from a lot line that is a street line may be reduced to 3.0 m if the property does not abut a street identified on Schedules 2.1.25(1) and (2) - Landscaped Buffers, notwithstanding any intervening 0.3 m reserves.	Remains in force and effect
Part 3	Parking, Loading, Stacking Lane and Bicycle Parking Regulations	
3.1.1.4.3	Parking Space Dimensions	
	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.75 m where the length of one side of the parking space abuts a building, structure or part thereof, except for a building, structure or part thereof, that extends 1.0 m or less into the front and/or rear of the parking space.	Remains in force and effect
3.1.1.4.4	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.9 m where the length of both sides of the parking space abuts a building, structure or part thereof, except for a building, structure or part thereof, that extends 1.0 m or less into the front and/or rear of the parking space.	Remains in force and effect
3.1.1.4.5	Accessible Parking Space Dimensions	
	<p>Accessible parking spaces are to be provided in two sizes and maintain a 1.5 m wide access aisle abutting the entire length of each parking space:</p> <ul style="list-style-type: none"> (1) Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m. (2) Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m. (3) An access aisle is required to abut each accessible parking space. Where two or more accessible parking spaces are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the 	Remains in force and effect

	access aisle may be shared between the accessible parking spaces.	
3.1.1.5	Aisles	
3.1.1.5.1	The minimum aisle width shall be 7.0 m.	Remains in force and effect
3.1.1.5.2	Notwithstanding Sentence 3.1.1.5.1, where a one-way aisle is provided for access to and from parking spaces with a parking angle not exceeding 60°, the minimum aisle width may be 5.5 m.	Remains in force and effect
3.1.1.6	Driveways	
	The minimum width of a non-residential driveway shall be 2.6 m.	Remains in force and effect
3.1.1.7	Surface Treatment and Drainage	
3.1.1.7.1	All parking areas, driveways and loading areas shall have a minimum overall vertical depth of 15.0 cm comprised of a stable surface such as asphalt, concrete, pervious materials or other hard-surfaced material.	Remains in force and effect
3.1.1.7.2	All parking areas, driveways and loading areas shall be drained so as to control the pooling of surface water and prevent the flow of surface water onto adjacent lands.	Remains in force and effect
3.1.1.8	Access	
3.1.1.8.1	Access to and from parking and loading spaces shall be provided by unobstructed on-site driveways or aisles.	Remains in force and effect
3.1.1.9	Alternative Gross Floor Area Deductions for Non-Residential Uses	
	For the purposes of calculating required parking for a non-residential use, gross floor area, as defined by this By-law, may be used instead of gross floor area - non residential as contained in Table 3.1.2.2 of this By-law and the following deductions to the total gross floor area calculated shall apply: 2% for manufacturing facility and warehouse/distribution facility, wholesaling facility, 10% for office and medical office uses and 5% for all other non-residential uses.	Remains in force and effect
3.1.2.2	Required Number of Off-Street Parking Spaces for Non-Residential Uses	

	Warehouse/ Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building)	1.1 spaces per 100m2 GFA non-residential Total vehicle parking spaces required: 516 spaces	714 parking spaces provided Regulation met
	Parking for individual warehouse/distribution occupancies and wholesaling occupancies which exceed a GFA - non-residential of 6 975 m2 shall be calculated in accordance with the regulations applicable to warehouse/distribution facilities, wholesaling facilities (Single-Occupancy Building).		
3.1.2.2.3	For the purpose of Article 3.1.2.2 of this By-law, a warehouse/distribution facility, wholesaling facility (multiple-occupancy building) is a building(s) occupied by more than one occupant located on one lot, where the primary function of all occupants is warehousing, distribution or wholesaling.		Remains in force and effect
3.1.3.1	Required Number of Accessible Parking Spaces		
3.1.3.1B	201-1000	2.0 spaces plus 2% of the total (2) Total accessible parking spaces required: 23 spaces	28 accessible parking spaces provided Regulation met
3.1.3.1.2	Where more than one accessible parking space is required: (1) if an even number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided; (2) if an odd number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type B accessible parking space.		Remains in force and effect
3.1.4.3	Required Number of Loading Spaces		

	<p>Greater than 250 m² but less than or equal to 2 350 m² – 1.0 space</p> <p>Greater than 2 350 m² but less than or equal to 7 500 m² – 2.0 spaces</p> <p>Greater than 7 500 m² but less than or equal to 14 000 m² – 3.0 spaces</p>	Total loading spaces required: 16 spaces	<p>95 loading spaces provided</p> <p>Regulation met</p>
3.1.4.4	Loading Space Dimensions		
	Required loading spaces shall have an unobstructed rectangular area with a minimum width of 3.5 m and a minimum length of 9.0 m.		Remains in force and effect
3.1.6.3	Bicycle Parking Space Dimensions		
	<p>A bicycle parking space is to be provided in either the following sizes:</p> <p>(1) minimum length of 1.8 m, a minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m; or,</p> <p>(2) minimum clearance from the wall of 1.2 m, minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m.</p>		Remains in force and effect
3.1.6.4	Bicycle Parking Aisles		
3.1.6.4.1	The minimum bicycle parking aisle width shall be 1.5 m		Remains in force and effect
3.1.6.4.2	Access to and from bicycle parking spaces shall be provided by unobstructed on-site driveways or bicycle parking aisles.		Remains in force and effect
3.1.6.6	Required Number of Parking Spaces for Non-Residential Uses		
	Education and Training Facility, Financial Institution, Manufacturing Facility, Science and	<p>Class A: 47</p> <p>Class B: 14</p>	<p>106 bicycle parking spaces provided</p> <p>Class A: 50</p>

	Technology Facility, Warehouse/Distribution Facility, and Wholesaling Facility Bicycle Parking Class A: 0.1 spaces per 100m ² GFA – non-residential Bicycle Parking Class B: 2.0 spaces	Total: 61 bicycle parking spaces required	Class B: 56 Regulation met
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Section 8.1 - General Provisions for Employment Zones:

By-Law Section	E2 General Provisions for Employment Zones	E2-XX Proposed Zone Regulations
8.1.1	Uses to be Located within a Building	
	Unless otherwise permitted, all uses in an E1 or an E2 zone shall be located wholly within a building, structure or part thereof.	Remains in force and effect
8.1.1.1	All uses pertaining to cannabis production shall be located wholly within a building, structure, or part thereof.	Remains in force and effect
8.1.2	Accessory Uses in Employment Zones	
8.1.2.1	An accessory use shall only be permitted accessory to an office building or medical office building and shall be contained wholly within the office building or medical office building.	Remains in force and effect
8.1.2.1.1	Permitted accessory uses shall include laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, pharmacy, motor vehicle rental facility, retail store less than 600 m ² and a service establishment. In an E1 zone, permitted	Remains in force and effect

	accessory uses shall also include a restaurant and take-out restaurant. In an E1 and E2 zone, permitted accessory uses shall also include a day care.	
8.1.2.1.2	A maximum of 20% of the total gross floor area - non-residential of an office building or medical office building may be used for accessory uses.	Remains in force and effect
8.1.2.1.2	An accessory day care shall only be permitted in an E1 and E2 zone, subject to the provisions contained in Subsection 2.1.23 of this By-law.	Remains in force and effect
8.1.3	Accessory Retail Sales and/or Accessory Retail Display in Employment Zones	
8.1.3.1	In an E1 to E3 zone, a maximum of 20% of the total gross floor area - non-residential of a Business Activity use contained in Table 8.2.1 of this By-law, may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products, other than motor vehicles, provided:	Remains in force and effect
	<ul style="list-style-type: none"> (1) the accessory retail sales, leasing and/or rental, accessory retail display and/or installation are only those products which are manufactured within a manufacturing facility, repaired within a repair establishment, wholesaled within a wholesaling facility, or distributed from a warehouse/distribution facility; (2) such area is wholly within an enclosed building, structure or part thereof; (3) such area is located within the same unit as the principal permitted use; and, (4) sentence 8.1.3.1(1) of this By-law shall not apply to recreational cannabis producers; and accessory retail sales, accessory retail display and/or installation shall be limited 	

	to products purchased from the Ontario Cannabis Store.	
8.1.3.1.1	The area within any building, structure or part thereof used for accessory retail sales and/or accessory retail display of products shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors.	Remains in force and effect
8.1.4	Accessory Dwelling Unit in E2 and E3 Zones	
8.1.4.1	One dwelling unit for caretaking and/or security staff shall be permitted accessory to a Business Activity use contained in Table 8.2.1 of this By-law.	Remains in force and effect
8.1.4.2	An accessory dwelling unit shall have a maximum gross floor area - residential of 70 m ² .	Remains in force and effect
8.1.5	Outdoor Storage in an E2 Zone	
8.1.5.1	Outdoor storage in an E2 zone is permitted accessory to a Business Activity use contained in Table 8.2.1 of this By-law, subject to the following:	Remains in force and effect
8.1.5.1.1	Outdoor storage shall not exceed 5% of the lot area, or 10% of the gross floor area - non-residential of the building, structure or part thereof, whichever is the lesser and shall be located on the same lot	Remains in force and effect
8.1.5.1.2	Outdoor storage shall not be located closer to any street line than any portion of a building, structure or part thereof;	Remains in force and effect
8.1.5.1.3	The area to be used for outdoor storage shall not be located within the front yard or exterior side yard;	Remains in force and effect

8.1.5.1.4	A fence, having a minimum height of 2.4 m shall be required for screening around the perimeter of the area to be used for outdoor storage.	Remains in force and effect
8.1.6	Outdoor Display in an E2 Zone	
8.1.6.1	The provisions contained in Subsection 8.1.5 of this By-law shall not prevent the outdoor display of new products produced or distributed on a lot, by a Business Activity use contained in Table 8.2.1 of this By-law, subject to the following:	Remains in force and effect
8.1.6.1.1	The total area used for outdoor display shall not exceed 5% of the lot area;	Remains in force and effect
8.1.6.1.2	Outdoor display shall not be located closer to any street line than any portion of a building, structure or part thereof.	Remains in force and effect

Section 8.2 - E2 Permitted Uses and Zone Regulations:

By-Law Section	E2 Base Zone Regulations	E2-XX Proposed Zone Regulations
8.2.1	E1 to E3 Permitted Uses and Zone Regulations	
	(1) Medical Office; (2) Office; (3) Broadcasting/Communication Facility; (4) Manufacturing Facility; (5) Science and Technology Facility; (6) Truck Terminal; (7) Warehouse/distribution facility; (8) Wholesaling facility; (9) Composting facility; (10) Self-storage facility; (11) Contractor service shop; (12) Medicinal Product Manufacturing facility;	In an E2-XX zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply: No Building or Structure or part thereof shall be erected or used for the following purposes:

	(13) Medicinal Product Manufacturing facility – restricted; (14) Plant-based manufacturing facility; (15) Restaurant; (16) Convenience restaurant; (17) Take-out restaurant; (18) Commercial school; (19) Financial institution; (20) Veterinary clinic; (21) Animal care establishment; (22) Gas bar; (23) Motor vehicle service station; (24) Motor vehicle sales; (25) Leasing and/or rental facility – commercial motor vehicles; (26) Banquet hall/conference centre/convention centre; (27) Night club; (28) Overnight accommodation; (29) Animal boarding establishment; (30) Active recreational use; (31) Body-rub establishment; (32) Entertainment establishment; (33) Recreational establishment; (34) Funeral establishment; (35) Private club; (36) Repair establishment; (37) Parking lot; (38) University/college; (39) Courier/messenger service.	(1) Waste processing station; (2) Waste transfer station; (3) Motor vehicle repair facility – restricted; (4) Motor vehicle repair facility; (5) Motor vehicle wash facility – restricted; (6) Adult video store; (7) Adult entertainment establishment; (8) Truck fuel dispensing facility;	
8.2.1	E1 to E3 Permitted Uses and Zone Regulations		
8.2.1 (3.0)	Minimum Lot Frontage	30.0m (9)	Remains in force and effect

8.2.1 (5.0)	Minimum Front Yard Setback	7.5m	For the purposes of this amendment, the minimum front yard setback shall be defined as identified in Schedule “B” of this By-law.
8.2.1 (7.0)	Minimum Exterior Side Yard Setback	7.5m (5)(10)	For the purposes of this amendment, the minimum interior side yard setback shall be defined as identified in Schedule “B” of this By-law.
8.2.1 (9.0)	Minimum Interior Side Yard Setback	<p>Lots with frontage less than or equal to 75m: greater of 10% of frontage or 4.5m (5)(7)(10)</p> <p>Lots with frontage greater than 75m: 7.5m (5)(7)(10)</p>	For the purposes of this amendment, the minimum interior side yard setback shall be defined as identified in Schedule “B” of this By-law.
8.2.1 (10.0)	Minimum Rear Yard Setback	7.5m (5)(8)(10)	For the purposes of this amendment, the minimum rear yard setback shall be defined as identified in Schedule “B” of this By-law.
8.2.1 (11.0)	Minimum Height	n/a	Remains in force and effect
8.2.1 (12.0)	Minimum Landscaped Buffer		
8.2.1 (12.2)	Minimum depth of a landscaped buffer	4.5m (11)	The required Minimum Depth of Landscaped Buffer measured from a

	measured from a lot line that is a street line		lot line that is a street line is as per the attached Schedule "B".
8.2.1 (12.3)	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, Commercial, Downtown Core, Parkway Belt, or Buffer Zone, or any	3.0m (11)	Remains in force and effect
8.2.1. (12.4)	Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0m (11)	The Required Minimum Depth of a Landscaped Buffer measured from a lot line that abuts an Employment or Utility Zone is as per the attached Schedule "B".
8.2.1 (12.5)	Minimum depth of a landscaped buffer measured from any other lot line	4.5m (11)	Remains in force and effect

Section 10.2 - G1 and G2 Zones (Greenlands)

By-Law Section	G1 and G2 Zones (Greenlands) Base Zone Regulations	G1-XX Proposed Zone Regulations
10.2.1	G1 and G2 Permitted Uses	
2.0	GREENLANDS	
2.1	Flood Control	

2.2	Stormwater Management	<p>Notwithstanding the provisions of Section 10.2.1 of the G1 zone, the following permitted uses/regulations shall apply:</p> <p>Servicing infrastructure and a bridge crossing shall be permitted in the G1-YY Zone as per the attached Schedule "A".</p> <p>Servicing infrastructure shall be permitted in the G1-XX Zone as per the attached Schedule "A".</p>
2.3	Erosion Management	
2.5	Natural Heritage Features and Areas Conservation	