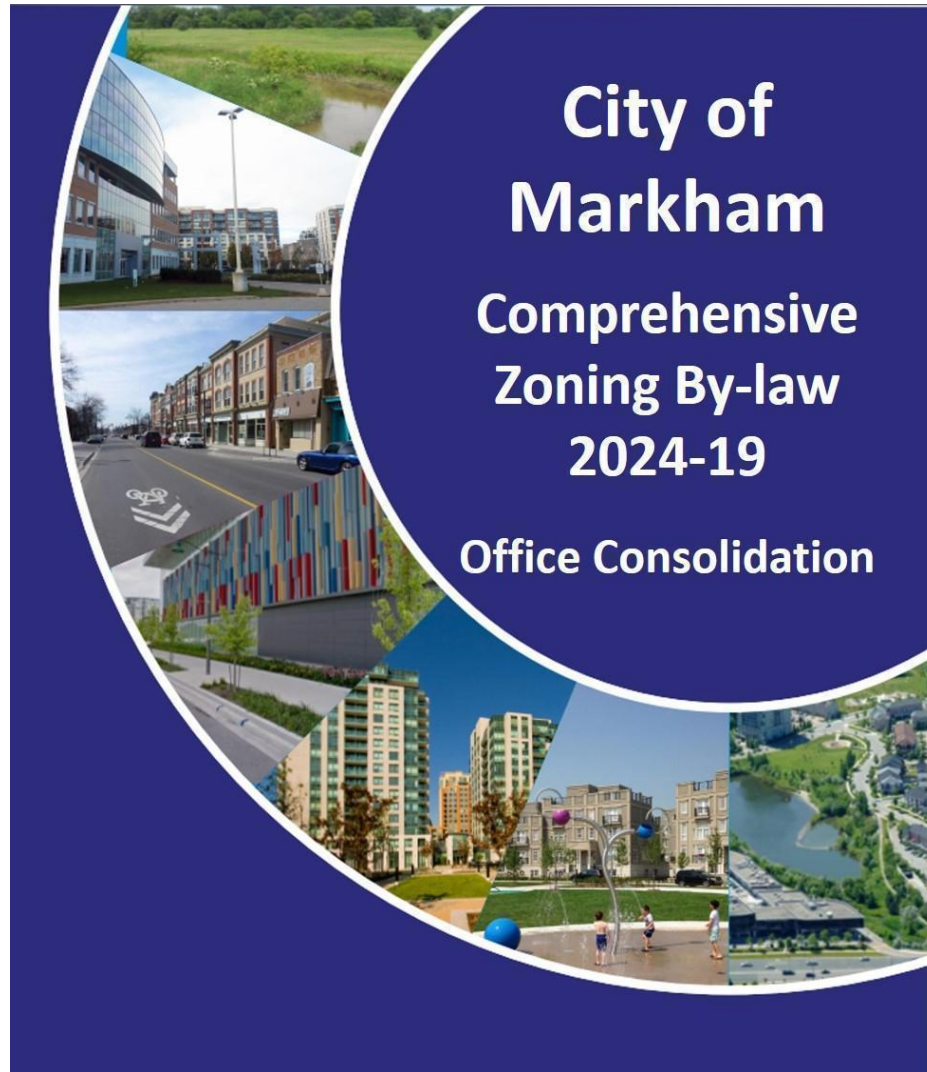




[Link to Interactive Zoning Map](#)

NOTE TO READER

This Office Consolidation is provided for convenience and ease of reference only. It comprises By-law Number [2024-19](#) and all enacted amendments and technical revisions as per [Section 1.10](#). The official version of By-law Number [2024-19](#) is contained in the Clerk's Department. The Corporation of the City of Markham does not verify the accuracy or completeness of the Office Consolidation and bears no responsibility or liability to any person or entity for any deficiencies, inaccuracies, errors or omissions contained in the Office Consolidation.

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BY-LAW 2024-19

City of Markham Comprehensive Zoning By-law

WHEREAS it is considered desirable to prohibit the use of land and the erection and use of building or structures except for certain purposes, and to regulate the type of construction and the height, bulk, location, size, floor area, character and use of buildings in accordance with the provisions of Section 34 of the [Planning Act, R.S.O. 1990, c.P.13](#) as amended;

NOW THEREFORE the Council of the Corporation of the City of Markham enacts as follows:

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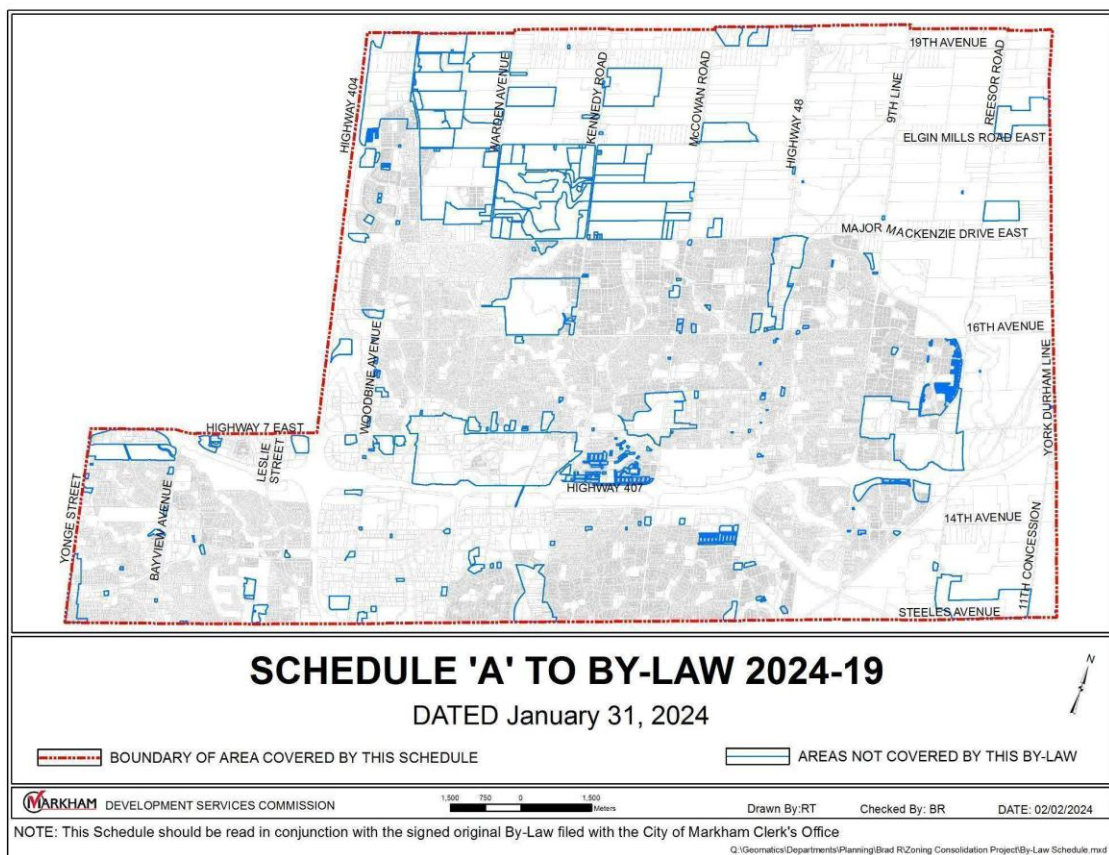
18.1 Exceptions (*)

PART 1.0 INTERPRETATION AND ENFORCEMENT

1.1 APPLICABILITY

This By-law may be referred to as the “City of Markham Zoning By-law” and applies to the lands within the City shown on Schedule ‘A’ below:

SCHEDULE ‘A’



1.2 CONFORMITY AND COMPLIANCE WITH THIS BY-LAW

No person shall change the use of any building, structure or land or erect or use any building or structure to which this By-law applies or occupy any

land, [building](#) or [structure](#) except in accordance with the provisions of this By-law.

[1.3](#) [INTERPRETATION](#)

[1.3.1](#) [USE OF PLAIN LANGUAGE](#)

This By-law is written in plain language with a deliberate attempt to keep the words, grammar and syntax as simple as possible while meeting the legal requirement for clear and precise language. The word “shall” is mandatory. The phrase “used for” includes “arranged for”, “intended for”, “maintained for”, “designated for”, or “occupied for”. Unless otherwise specified in the By-law, words used in the singular include the plural, and words used in the plural include the singular. Words used in the present tense include the future tense, and words used in the future tense include the present tense as the context shall require.

[1.3.2](#) [NEED TO COMPLY WITH OTHER REQUIREMENTS](#)

Nothing in this By-law shall relieve any person from any obligation to comply with the requirements of any other By-law, Act, or Legislation, of the [City](#) or any other requirement of the Regional Municipality of York, the Province of Ontario, the Government of Canada, or the Toronto and Region Conservation Authority, that may affect the [use](#) of lands, [building](#) or [structures](#) in the [City](#) to which the By-law, Act, or Legislation, applies.

[1.3.3](#) [REFERENCES TO PROVINCIAL ACTS](#)

Where this By-law references a Provincial Act, or section in a Provincial Act, which is amended, repealed, or replaced, reference shall be made to include the new section, or any successor legislation, as applicable.

[1.3.4](#) [SEVERABILITY](#)

A decision of a court or a tribunal that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.3.5 DEFINITIONS

- a) All words within the body of any Section, Subsection and Table that are bolded and underlined are defined in [Part 3.0](#) of this By-law.
- b) Each of the [uses](#) defined in [Part 3.0](#) of the By-law are distinct and separate from other defined [uses](#), unless the definition indicates otherwise.
- c) Unless otherwise defined, the words and phrases used in this By-law are defined as per the Canadian Oxford Dictionary.

1.3.6 PERMITTED USES

- a) Where a [use](#) is defined in [Part 3.0](#) of this By-law and not specifically listed as a permitted [use](#) in a [zone](#), the [use](#) as defined is not a permitted [use](#) in that [zone](#).
- b) Unless specifically permitted in this By-law, all [uses](#) identified in this By-law, shall be conducted in a wholly enclosed [building](#).

1.3.7 ILLUSTRATIONS

All illustrations in this By-law are not an operative part of this By-law. They are included only to assist as a visual aid to the reader with the interpretation of the By-law.

1.3.8 PURPOSE STATEMENTS

- a) Purpose statements are included in this By-law for each [zone](#) which are intended to assist in the understanding:
 - (i) of the [zones](#) objectives;
 - (ii) of the planning principles underlying the [use](#) provisions;
and,
 - (iii) of the regulatory provisions of the [zone](#).
- b) Purpose statements are also structured to reflect a prime objective of the By-law, which is to implement the land [use](#) related policies of the [Official Plan](#). In this regard, each purpose statement contains three basic elements:

- i) The land [use](#) designation in the [Official Plan](#) that is being implemented;
 - ii) The purpose of the land [use](#) designation; and,
 - iii) A general overview of the permitted [uses](#) in the [zone](#), the special [use](#) provisions that apply in the [zone](#) and the standards for that [zone](#).
- c) Purpose statements are included in this By-law for the convenience of the reader and are not an operative part of this By-law.

1.3.9 INTERPRETATION OF BY-LAW

Notwithstanding any of the above directions, the final interpretation of any aspect of this By-law is the responsibility of the Director of Building Standards and/or the Director of Planning and Urban Design or their designates.

1.4 [ENFORCEMENT](#)

Every person that contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to the fine(s) as provided in the [Planning Act](#) and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention is guilty of an offence and on conviction is liable to the fine(s) as provided in the [Planning Act](#). Where a conviction is entered under the Act, in addition to any other remedy or any penalty provided by By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted. Penalties imposed by conviction under this section shall be recoverable under the Provincial Offences Act.

1.5 [REPEAL OF FORMER BY-LAWS](#)

1.5.1 BY-LAWS TO BE REPEALED IN FULL OR IN PART

- a) All Zoning By-laws and associated amendments attached thereto, as identified in [Section 1.1 - Schedule 'A'](#), that are located within the geographical areas that are covered in this By-law, are superseded as they apply to those lands affected in this By-law.

- b) Upon this By-law becoming in full effect and in force on any lands, those By-laws and associated amendments attached thereto identified in [Section 1.1 - Schedule 'A'](#) as they apply to those lands, shall be repealed.
- c) Notwithstanding a), all parts of those By-laws identified in Table 1.5.1 below, and identified as areas not covered in this By-law in [Section 1.1 - Schedule 'A'](#), shall remain in full force and effect.
- d) Where this By-law has come in full effect and in force on all of the lands affected by a By-law identified in Table 1.5.1, that By-law shall be repealed in its entirety.

Table 1.5.1: By-laws to be repealed in full or in part	
By-law Number	By-law Name (if applicable) or general location
19-94	Buttonville Core Area By-law
28-82	14th Avenue and Highway 404
72-79	Birchmount Avenue and Steeles Avenue
72-81	Thornlea East Zoning By-law
77-73	Thornlea Industrial Area Zoning By-law
83-73	Victoria Square Hamlet By-law
88-76	Mount Joy Industrial Area Zoning By-law
91-79	Dicksons Hill Zoning By-law
108-81	South Markham Industrial Area Zoning By-law
118-79	Town Centre North
119-73	South Don Mills Industrial Area Zoning By-law

Table 1.5.1: By-laws to be repealed in full or in part	
127-76	Browns Corners Zoning By-law
134-79	Unionville Northeast
145-78	Main Street Markham and Highway 7
151-75	Thornlea Zoning By-law
153-80	16th Avenue and McCowan Road
162-78	South East Markham
163-78	North-East Markham Residential
193-81	Hagerman Corners Zoning By-law
194-82	Box Grove Hamlet Zoning By-law
196-82	Locust Hill Hamlet Zoning By-law
221-81	Brown's Corners Residential Zoning By-law
250-77	Risebrough Zoning By-law
1442	Greentree (Sciberras Highway 7) (portion of former Police Village of Thornhill)
1507	Hughson Drive and Lunar Crescent (Markham Township)
1767	Thornhill (Bayview Avenue and John Street)
1914	Thornhill (Bayview Avenue and Laureleaf Road)
2284-68	Don Mills Open Storage Industrial By-law
2402	14th Avenue and Warden Avenue
2489	Thornhill North

Table 1.5.1: By-laws to be repealed in full or in part	
2551	Langstaff Area Zoning By-law
2571	Leslie East Zoning By-law
2612	Bayview Summit - Leslie East Zoning By-law
47-85	Risebrough Centre Zoning By-law
88-76	Mount Joy Industrial Area Zoning By-law
90-81	Risebrough East Zoning By-law
122-72	Unionville Zoning By-law
165-80	Brown's Corners District Zoning By-law
177-96	Urban Area By-law
184-78	Markville and Centennial
304-87	Town of Markham Rural Area Zoning By-law
1229	Zoning By-law of the Village of Markham
2004-196	Markham Centre By-law
2053	Thornhill Industrial Area
2551	The Langstaff Area Zoning By-law
2150	North Thornhill Zoning By-law
2237	South Thornhill Zoning By-law

1.6 PREVIOUS APPROVALS

1.6.1 MINOR VARIANCES TO FORMER BY-LAWS

- a) Where the Committee of Adjustment of the [City](#), the Ontario Municipal Board, the Local Planning Appeal Tribunal or the Ontario Land Tribunal has authorized a minor variance from one or more of the By-laws listed in Section 1.5, the provisions of this By-law (as they apply to such land, [building](#) or [structure](#)) are modified to the extent necessary to only and solely give effect to the provisions of that previous minor variance that would otherwise not be in compliance with this By-law.
- b) Subsection a) does not authorize any relief from this By-law unless the relief was specifically granted in the previous minor variance.

1.6.2 PREVIOUS DECISIONS FOR PERMISSION UNDER SECTION 45 (2) OF THE PLANNING ACT OR TO EXPAND LEGAL NON-CONFORMING USES

Where the Committee of Adjustment of the [City](#), the Ontario Municipal Board, the Local Planning Appeal Tribunal or the Ontario Land Tribunal has made a decision in accordance with Sections 45(2)(a) or (b) of the [Planning Act](#), respecting a [use](#) that was a legal [non-conforming use](#) under a By-law listed in [Section 1.5](#), the provisions of this By-law (as they apply to such [use](#), [building](#) or [structure](#)) are modified to the extent necessary to implement the previous decision made before the effective date of this By-law.

1.6.3 SITE PLAN AND HERITAGE APPROVALS

Where site plan approval in accordance with the [Planning Act](#) or, a heritage permit in accordance with the [Heritage Act](#), has been granted by the [City](#) before the effective date of this By-law and a [building](#) permit for the project has not been issued, the provisions of this By-law, (as they apply to such land, [building](#) or [structure](#)), are modified to the extent necessary to implement the previous site plan approval or heritage permit.

1.7 APPLICATIONS IN PROCESS

The provisions of this section are repealed three years after the effective date of this By-law.

- a) The provisions of Section 1.7 shall continue to apply to building permit applications, Zoning Preliminary Review applications, minor variance applications, and site plan approval applications that are subject to [Amending By-law 2026-79](#)); and,
- b) Section a) above, shall be repealed three years after the effective date of Amending By-law 2026-79.
([Amending By-law 2026-79](#))

1.7.1 BUILDING PERMIT APPLICATIONS

Nothing in this By-law shall prevent the erection or [use](#) of a [building](#) or [structure](#) for which an application for a [building](#) permit or residential infill lot grading permit has been accepted, and the estimated fees have been paid in full, on or prior to the effective date of this By-law, if the project in question complies with the provisions of the applicable By-law as it read on the day before the effective date of this By-law.

1.7.2 ZONING PRELIMINARY REVIEW APPLICATIONS

Nothing in this By-law shall prevent the erection or [use](#) of a [building](#) or [structure](#) for which an application for a Zoning Preliminary Review application has been accepted, and the estimated fees have been paid in full, on or prior to the effective date of this By-law, if the project in

question complies, with the provisions of the applicable By-law as it read on the day before the effective date of this By-law.

1.7.3 MINOR VARIANCE APPLICATIONS

The requirements of this By-law do not apply to prevent the erection or [use](#) of a [building](#) or [structure](#) for which an application for a minor variance under Section 45 of the [Planning Act](#) was filed on or prior to the effective date of this By-law, provided the application was in compliance with the relevant By-law in [Section 1.5](#) that applies, except for those aspects of the previous By-law that are subject to the minor variance application.

1.7.4 SITE PLAN APPROVAL APPLICATIONS

The requirements of this By-law do not apply to prevent the erection or [use](#) of a [building](#) or [structure](#) for which an application for site plan approval under Section 41 of the [Planning Act](#) or a heritage permit in accordance with the [Heritage Act](#), was filed and accepted by the [City](#) on or prior to the effective date of this By-law provided the application conforms to the relevant By-law listed in [Section 1.5](#) before the effective date of this By-law.

1.8 NON-CONFORMING USES

- a) Nothing in this By-law shall prevent the [use](#) of any land, [building](#) or [structure](#) for any purpose prohibited in this By-law if such land, [building](#) or [structure](#) was lawfully used for such purpose on the effective date of this By-law, provided it continues to be used for that purpose.
- b) Nothing in this By-law shall prevent the erection of an [accessory building or structure](#), [deck](#), [outdoor patio](#), chimney breast, venting or other component supporting the operation of the [building](#), that is accessory to a legal [non-conforming use](#), provided that such [accessory building or structure](#), [deck](#), [outdoor patio](#), chimney breast, venting or other component supporting the operation of the [building](#), that is accessory to a legal [non-conforming use](#) complies with all applicable provisions of this By-law.

1.9 NON-COMPLYING BUILDINGS OR STRUCTURES

1.9.1 REPLACEMENT, ENLARGEMENT, REPAIR OR RENOVATION

- a) A non-complying building or structure that was legally erected or altered in accordance with a By-law or permitted by a variance to a By-law that was in effect prior to the effective date of this By-law may be enlarged, or renovated provided that the enlargement or renovation:
 - i) Does not further encroach into a required yard;
 - ii) Does not increase the amount of floor area or volume in a required yard;
 - iii) Does not in any other way increase a situation of non-compliance;
 - iv) Does not result in the removal of the foundation or framing to the top plate of the above grade walls within a required yard;
 - v) Complies with all other applicable provisions of this By-law.
 - vi) Where an existing building or structure is enlarged or altered, the number of additional required parking spaces, electric vehicle parking spaces, loading spaces and, bicycle parking spaces, shall be equal to the numeric difference, if positive, between the requirements of this By-law after the enlargement or alteration, and the requirements of this By-law prior to the enlargement or alteration;
 - vii) Where a building or structure undergoes a change of use which existed on the date of the passing of this By-law and which change requires additional parking spaces, electric vehicle parking spaces, loading spaces and, bicycle parking spaces, the number of additional required spaces shall be equal to the numeric difference, if positive, between requirements of this By-law after the change of use, and the requirements of this By-law prior to the change of use; and,
 - viii) Notwithstanding Sections 5.7 and 5.9 of this By-law, the requirement for additional required parking spaces, electric vehicle parking spaces, loading spaces and, bicycle parking

spaces, shall only apply to the area of alteration, enlargement or change of use.

- b) Nothing in this By-law prevents the repair, strengthening or restoration to a safe condition of any legal non-complying building or structure or part thereof provided that the dimensions of the original building or structure or of any yards associated with the building or structure are not altered in any way except in conformity with this By-law.
- c) Nothing in this By-law prevents the replacement or rebuilding of all or a portion of a legal non-complying building or structure, provided that:
 - i) The use that exists or is proposed is permitted by the By-law; and,
 - ii) The dimensions, volume and location of the original building or structure or of any yards associated with the building or structure are not altered in any way.

1.9.2 NON-COMPLIANCE AS A RESULT OF LAND ACQUISITION BY A PUBLIC AUTHORITY

Notwithstanding any other provision in this By-law, if land is acquired by the City, the Regional Municipality of York, the Province of Ontario, the Government of Canada or any department, board, commission or agency thereof, and the acquisition results in a contravention of this By-law, the following applies:

- a) If the acquisition results in a contravention of this By-law with respect to minimum lot frontage, lot depth, and lot area requirements, the remaining lot frontage, lot depth, and, or, lot area shall be deemed to comply.
- b) If the acquisition results in a contravention to this By-law relating to required yards, setbacks, or lot coverages, the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized.

- c) Notwithstanding subsection b), no new [building](#), [structure](#) or addition to an existing [building](#) or [structure](#) shall be erected or located except in accordance with all the provisions of this By-law, excluding subsection a).
- d) Notwithstanding any other provision in this By-law, where as a result of the establishment of a new [street](#) abutting a [lot](#) that would have been considered an [interior lot](#) prior to the establishment of the [street](#), such [lot](#) shall continue to be considered an [interior lot](#) for the purposes of determining compliance with this By-law.
- e) Notwithstanding any other provision in this By-law, where a [lot](#) owned by a [public authority](#) is in a contravention of this By-law with respect to minimum [lot frontage](#), [lot depth](#), and [lot area](#) requirements, and the [lot](#) is disposed of by the [public authority](#), the existing [lot frontage](#), [lot depth](#), and/or [lot area](#) shall be deemed to comply. ([Amending By-law 2026-44](#))

1.9.3 NON-COMPLYING LOTS

A [lot](#) in existence prior to the effective date of this By-law that does not meet the [lot area](#), [lot depth](#), and, or, [lot frontage](#) requirements of the applicable [zone](#), is permitted to be used and [buildings](#) and [structures](#) on the [lot](#) may be erected, enlarged, repaired, renovated, or replaced provided the [use](#) conforms with the By-law and the [buildings](#) or [structures](#) comply with all of the other provisions of this By-law.

1.10 TECHNICAL REVISIONS TO THE ZONING BY-LAW

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a Zoning By-law Amendment:

- a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;

- b) Additions to and revisions of technical information on maps and schedules including, but not limited to: topographic information; notes; legends; shading; and, title blocks;
- c) Alterations in punctuation or language; and,
- d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors.

1.11

LAND OWNERSHIP

The [City](#) makes no representation or implication, nor should any inference be drawn from the schedules attached to this By-law as to the ownership of any land and, or, rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a Court of competent jurisdiction.

PART 2.0 ESTABLISHMENT OF ZONES

2.1 ZONES

All lands subject to this By-law are contained within one or more of the following zones:

RESIDENTIAL ZONES (SEE PART 6.0)

<u>RES-ES</u>	<u>Residential - Estate</u>
<u>RES-ENLR</u>	<u>Residential - Established Neighbourhood Low Rise</u>
<u>RES-LR1</u>	<u>Residential - Low Rise One</u>
<u>RES-LR2</u>	<u>Residential - Low Rise Two</u>
<u>RES-LR3</u>	<u>Residential - Low Rise Three</u>
<u>RES-LR4</u>	<u>Residential - Low Rise Four</u>
<u>RES-LR5</u>	<u>Residential - Low Rise Five</u>
<u>RES-LR6</u>	<u>Residential - Low Rise Six</u>
<u>RES-LR7</u>	<u>Residential - Low Rise Seven</u>
<u>RES-PE</u>	<u>Residential - Public Education</u>
<u>RES-MR1</u>	<u>Residential - Mid Rise One</u>
<u>RES-MR2</u>	<u>Residential - Mid Rise Two</u>
<u>RES-MR3</u>	<u>Residential - Mid Rise Three</u>
<u>RES-HR1</u>	<u>Residential - High Rise One</u>
<u>RES-HR (IA)</u>	<u>Residential - High Rise (Intensification Area)</u>

MIXED USE ZONES (SEE PART 7.0)

<u>MU-FD</u>	<u>Mixed Use - Future Development</u>
<u>MU-LR</u>	<u>Mixed Use - Low Rise</u>
<u>MU-MR</u>	<u>Mixed Use - Mid Rise</u>
<u>MU-HR1</u>	<u>Mixed Use - High Rise One</u>
<u>MU-HR (IA)</u>	<u>Mixed Use - High Rise (Intensification Area)</u>

<u>MU-HMS (T)</u>	<u>Mixed Use - Heritage Main Street Thornhill</u>
<u>MU-HMS (U)</u>	<u>Mixed Use - Heritage Main Street Unionville</u>
<u>MU-HMS (M)</u>	<u>Mixed Use - Heritage Main Street Markham</u>

COMMERCIAL ZONE (SEE PART 8.0)

<u>COM</u>	<u>Commercial</u>
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EMPLOYMENT ZONES (SEE PART 9.0)

<u>EMP-GE</u>	<u>Employment - General Employment</u>
<u>EMP-SE</u>	<u>Employment - Service Employment</u>
<u>EMP-BP</u>	<u>Employment - Business Park</u>
<u>EMP-BP (O)</u>	<u>Employment - Business Park (Office Priority)</u>

GREENWAY, COUNTRYSIDE AND HAMLET ZONES (SEE PART 10.0)

<u>GWY1</u>	<u>Greenway One</u>
<u>GWY2</u>	<u>Greenway Two</u>
<u>GWY3</u>	<u>Greenway Three</u>
<u>CTS</u>	<u>Countryside</u>
<u>HAM-RES</u>	<u>Hamlet Residential</u>

OPEN SPACE AND COMMUNITY FACILITY ZONES (SEE PART 11.0)

<u>OS-PU</u>	<u>Open Space - Public</u>
<u>OS-PR</u>	<u>Open Space - Private</u>
<u>OS-CEM</u>	<u>Open Space - Cemetery</u>
<u>CF-PW</u>	<u>Community Facility - Place of Worship</u>

OTHER ZONES (SEE PART 12.0)

<u>FD</u>	<u>Future Development</u>
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<u>T-UT</u>	<u>Transportation and Utilities</u>
<u>PBW</u>	<u>Parkway Belt West</u>

[OVERLAY ZONES \(SEE PART 13.0\)](#)

<u>FP-SP</u>	<u>Flood Plain - Special Policy Area</u>
<u>ORM-HAV</u>	<u>Oak Ridges Moraine - High Aquifer Vulnerability</u>
<u>ORM-LC</u>	<u>Oak Ridges Moraine - Landform Conservation</u>

[OAK RIDGES MORaine CONSERVATION AREA ZONE SUFFIXES \(SEE PART 14.0\)](#)

<u>ORM(L)</u>	<u>Oak Ridges Moraine (Linkage)</u>
<u>ORM(CS)</u>	<u>Oak Ridges Moraine (Countryside)</u>

[2.2 ABBREVIATIONS](#)

All of the zoning designations identified in [Section 2.1](#) of this By-law are abbreviated in the remainder of this By-law. The full name of the zoning designations are as per [Section 2.1](#).

[2.3 ZONE SCHEDULES](#)

a) The [zones](#) and [zone](#) boundaries are shown on the following schedules that form part of this By-law:

1. A6 and A7;
2. B6 and B7;
3. C2/1 to C7;
4. D2/1 to D7;
5. E2/1 to E7;
6. F2/1 to F7;
7. G2/1 to G7;
8. H2/1 to H7;
9. J2/1 to J7;

10. K2/1 to K5; and,
 11. KL6 and KL7.
- b) For the convenience of the user, a single unofficial electronic consolidation of the schedules listed in subsection a) has been prepared and is available on the [City's](#) website or by clicking here: [Interactive Zoning Map](#)
- c) The paper copy of this By-law retained at the [City's](#) Clerk's Department is the legal version.

2.4

DETERMINING ZONE BOUNDARIES

When determining the boundary of any [zone](#) as shown on any schedule forming part of this By-law, the following provisions shall apply:

- a) Where a [zone](#) boundary is indicated as following a [street](#), or [lane](#), unopened road allowance, railway right-of-way or utility corridor, the [zone](#) boundary shall be the [lot line](#) abutting such a [street](#), or [lane](#), unopened road allowance, railway right-of-way or utility corridor.
- b) Where a [zone](#) boundary is indicated as substantially following [lot lines](#) shown on a Registered Plan of Subdivision or [lots](#) registered in a registry office or land titles office, the [zone](#) boundary shall be the same as such [lot lines](#). If the location of a [lot line](#) changes in accordance with [Section 1.9.2](#) of this By-law, the location of the [zone](#) boundary also changes to correspond with the new [lot line](#) location.
- c) Where the flooding hazard limit established by the Toronto and Region Conservation Authority extends outside the Greenway One or Greenway Two [zones](#), the applicable Greenway [zone](#) applies, except where located in a Special Policy Area as outlined in [Part 13](#).
- d) Where none of the above provisions apply, the [zone](#) boundary shall be scaled from the [City's](#) Geographic Information System-based Zone Boundary Feature Class.

- e) The limits of the Greenway One, Countryside Hold One (H1) and Greenway Two [zones](#) reflect the most accurate information available. The delineation of these [zones](#) are to be confirmed, refined or modified through the review of an area or site specific Zoning By-law Amendment, hold removal, or minor variance approval under the [Planning Act](#) supported by appropriate environmental studies and in accordance with the [Official Plan](#).

2.5 MULTIPLE ZONES ON A LOT

- a) Where a [lot](#) falls into two or more [zones](#), each portion of the [lot](#) shall be used in accordance with the provisions of this By-law for the applicable [zone](#).
- b) [Accessory buildings or structures](#) shall be located in the same [zone](#) as the [main building](#).
- c) In no case is a [zone](#) boundary dividing a [lot](#) into two or more [zone](#) categories intended to function as a property boundary for the purposes of calculating [yards](#) and [setbacks](#). In all cases, the [lot line](#) shall be used for the purposes of calculating [yards](#) and [setbacks](#), unless otherwise specified in this By-law.

2.6 EXCEPTION ZONES

- a) Where the letter (X) followed by a number within a set of brackets follows a [zone](#) symbol on the attached schedules to this By-law, the number refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in [Part 18](#) of this By-law.
- b) The provisions of the site-specific exception govern over any inconsistent provisions in this By-law.

2.7 TEMPORARY USES

- a) Where the letter (T) is followed by a number within a set of brackets following a [zone](#) symbol on the attached schedules to this

By-law, the lands affected are subject to a Temporary Use By-law in accordance with Section 39 of the [Planning Act](#). Temporary Use By-laws and the date that they expire are listed in [Part 16](#) of this By-law.

- b) Upon the expiry of a Temporary Use By-law, the [use](#) of the land, [buildings](#) or [structures](#) for the purposes temporarily authorized shall cease.

2.8 HOLDING PROVISIONS

- a) Notwithstanding any other provision in this By-law, where the letter (H) followed by a number within a set of brackets follows a [zone](#) symbol, the lands affected are subject to a Hold provision in accordance with Section 36 of the [Planning Act](#).
- b) No person shall use the land to which the letter (H) applies for any [use](#) other than the [use](#) which legally existed on the date the By-law applying the Holding provision came into effect, or expand or replace an existing [building](#) or [structure](#), until the (H) is removed in accordance with the policies of the [Official Plan](#) and the criteria or reasons for removal of the (H) have been satisfied.
- c) Notwithstanding the above, this provision does not apply to [public uses](#) in accordance with [Section 4.6 a\)](#) of this By-law and other [uses](#) as per [Section 4.6 d\)](#) of this By-law, which are permitted without the need to remove the Holding provision.
- d) The existence of the Holding provision does not prevent the issuance of a building permit to make structural repairs, carry out façade improvements, improve and, or replace mechanical systems and, or replace openings.
- e) The existence of the holding provision does not prevent the carrying out of shoring and excavation, or the development of underground [parking garages](#), except where the holding provision is applied to the following [zones](#):
 - 1. GWY1: Greenway One

2. GWY2: Greenway Two
3. GWY3: Greenway Three
4. CTS: Countryside
5. FD: Future Development

f) Holding provisions are listed in [Part 17](#) of this By-law.

PART 3.0 **DEFINITIONS**

Accessory Building or Structure means a detached **building** or **structure**, the **use** of which is incidental to, subordinate to and exclusively devoted to the **principal use** in the **main building** located on the same **lot**.

Accessory Industrial Equipment means any equipment accessory and subordinate to a permitted **industrial use** or manufacturing process which is necessary to the normal, proper and safe function of that **use** or process such as a storage vessel, tower, stack, vent, duct, waste handling or conveyer system and any supportive **structure** thereof and may include a protective and, or, decorative enclosure of such equipment.

Accessory Use means a **use** of land, **buildings** or **structures** that are incidental to, subordinate to and exclusively devoted to the **principal use** located on the same **lot**.

Additional Residential Unit means a self-contained **dwelling unit** consisting of one or more rooms, which contains cooking, eating, living and sanitary facilities. (Amending By-law 2026-44)

Adult Entertainment Establishment means an establishment used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations which a principal feature or characteristic is the nudity or partial nudity of any person.

Agricultural Use means the growing of crops, including nursery, biomass, sod farming, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; maple syrup production; and associated on-farm **buildings** and **structures**, including, but not limited to livestock facilities, and manure storage. **Agricultural use** shall not include a **cannabis outdoor cultivation establishment** or **cannabis establishment**, an abattoir or, the processing of farm related goods.

Agriculture-Related Uses means those farm-related commercial and farm-related **industrial uses** that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and, or, services to farm operations as a primary activity. Examples of **agriculture-related uses** include farmers markets, wineries, processing and storage of produce grown in the area and farm equipment repair.

Alteration means any modification to a **building** or **structure** that results in a change of **use**, or any increase or decrease in the volume or **floor area** of a **building** or **structure**.

Amenity Area means indoor or outdoor space on a **lot** that is designed for and available for use by the occupants of a **building** on the **lot** for recreational or social activities.

Angular Plane means an imaginary line that originates from the lowest grade of a **lot line** or **zone** boundary and inclines at an angle identified in the applicable **zone** category, across the entire subject **lot**. No portion of a **building** or **structure** shall project above the **angular plane** identified in the **zone** category.

Art Gallery means an establishment used for the preservation, exhibition and, or, sale of paintings or other works of art.

Artist studio means an establishment used for one or more artists for the creation of art or crafts, and may include an accessory **commercial school** or an accessory **art gallery**.

Arterial Road means a **street** owned, operated, managed or maintained by the **City**, City of Toronto, or the Regional Municipality of York, as shown on **Map 10** of the **Official Plan**.

Asphalt Plant means an establishment that produces and, or, recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and, or, tar, and includes as **accessory uses**:

- a) The stockpiling, recycling and storage of bulk materials used in the process or finished product(s) manufactured on the **premises**; and,
- b) The storage and maintenance of equipment, and facilities for the administration or management of the business.

Average Grade Level means the average of the topography at the corner of all exterior walls, or in the case of a curved wall, at the tangent of the wall.

Balcony means a covered or uncovered platform that projects from the **main wall** of a **building** above **average grade level**. A **balcony** may be cantilevered, or may have structural supports from grade, but is not accessed by stairs from the outside.

Banquet Hall means an establishment for the purpose of catering to special events such as weddings, receptions or similar functions for which food and beverages are prepared and, or served exclusively to a private group and not to the general public.

Barrier-free means when applied to a **building** and its facilities, that the **building** and its facilities can be approached, entered and used by persons with physical, or sensory disabilities in accordance with the **Ontario Building Code**, the **Ontario Human Rights Code** and the **Accessibility for Ontarians with Disabilities Act**.

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

Bay Window means a window or a combination of windows that project from the outer wall of a **building** that is not supported by a foundation wall.

Bed and Breakfast Establishment means an establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) to the public, in up to three guest rooms within a **detached dwelling** that is the principal residence of the proprietor of the establishment.

Bicycle Parking Space means an area that is provided and maintained for the purpose of temporary storage of a bicycle or motor assisted bicycle as defined under the **Highway Traffic Act**.

Bicycle Parking Space, Long-term means a **bicycle parking space** within a **building** or **structure** designed for the storage of Bicycles equipped with a rack or stand designed to lock the wheel and frame of a bicycle, or within a locked room for the exclusive use of parking bicycles.

Bicycle Parking Space, Short-term means a **bicycle parking space** that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle, that is available for use by the general public.

Body Rub Establishment means an establishment where services involving the kneading, manipulation, rubbing, massaging, touching or stimulating by any means a person's body for the purposes of appealing to erotic or sexual appetites or inclinations.

Breezeway means a covered **structure** with no **basement** that connects a detached **accessory building or structure** and the **main building** on the **lot** and which is designed and used as a walkway between **buildings** and not used for any other purpose. A

breezeway is not deemed to be part of the **main building** on a **lot**. (Amending By-law 2026-44)

Brewery, Craft means a brewery, winery, or distilling establishment where the fermentation or distillation of grains, fruits or other agricultural products is carried out, and which alcoholic beverages may be packaged and sold for distribution, retail, or wholesale. The establishment may include tours, hospitality and tasting areas, by-the-glass sales, but shall not include a **restaurant** or tied house.

Brewery, Retail means an establishment that provides the location, material and equipment with which to make fermented or distilled beverages for a person's personal use. A **retail brewery** shall not include accessory **restaurants** or **retail stores** selling fermented or distilled beverages.

Building means a **structure** consisting of any combination of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems.

Building Facade means the width of the **main building** facing a **street**, **lane**, or **private street** with the width measured from the exterior faces of the exterior walls. Where the facade of a **building** includes horizontal or vertical indentations, a **building facade** shall be considered continuous provided the indentation of the facade is less than 7.0 metres.

Business Office means an establishment used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and, or storage of information rather than the production and distribution of goods. For the purpose of this By-law a **business office** may include, but is not limited to, a **medical office**, **financial institution**, and a **motor vehicle rental office**.

Cannabis Establishment means a **use** where the production, cultivation, processing, research, or analytical testing, of cannabis is carried out in a wholly enclosed **building**, subject to regulations under the Federal **Cannabis Act** and the **Food and Drugs Act**, as amended.

Cannabis Outdoor Cultivation Establishment means the growing of cannabis in an open air setting, for medical or recreational purposes, subject to regulations under the Federal **Cannabis Act** and the **Food and Drugs Act**, as amended.

Carport means a **building** or **structure** that is not wholly enclosed, that is used (or intended to be used) for the parking or storage of one or more **motor vehicles**.

Car-share Parking Space means a **parking space** exclusively reserved and used only for car-share purposes whereby the **motor vehicle** is accessible to at least the occupants of a **building**.

Casino means an establishment where patrons participate in any wagering, betting or gambling activity played with cards, dice, equipment, the use of communications technology, any mechanical, or electronic device or machine.

Cemetery means land used for the interment of human remains, and which may include scattering grounds, burial grounds, a **crematorium**, a **columbarium** and a **mausoleum** and as set out in the **Funeral, Burial and Cremation Services Act**. A **cemetery** may also include **office buildings** accessory to the **principal use**.

Child Care Centre means an establishment operated by a person that is licensed in accordance with the **Child Care and Early Years Act**.

City means The Corporation of the **City** of Markham and where the context so implies, includes its **Council**, employees, solicitors, officers and agents.

Columbarium means a **building** or **structure** used for the interment of cremated human remains in sealed compartments.

Commercial Parking Lot or Garage means an area of land or a **building** or part of a **building** used for the parking of **motor vehicles** for a fee.

Commercial Storage Facility means an establishment used for the temporary storage of items in secured indoor areas or lockers.

Community Centre means a **building** or part of a **building** that is owned and, or, operated by a **public authority** or a **non-profit organization** that provides social, recreational or other similar facilities for use by the general public.

Community Garden means an area of land, rooftop, or other space managed and maintained by individuals and, or, **non-profit organizations** that is not located in a **building**, to grow and harvest:

- a) Food crops; or,
- b) Non-food, ornamental crops, such as flowers grown for personal or group use, consumption or donation.

A [community garden](#) shall not include a [cannabis outdoor cultivation establishment](#).

[Concrete Batching Plant](#) means an establishment where concrete or concrete products used in [building](#) or construction is produced, and includes as [accessory uses](#):

- a) The stockpiling, recycling and storage of bulk materials used in the process or finished product(s) manufactured on the [premises](#); and,
- b) The storage and maintenance of equipment, and facilities for the administration or management of the business.

[Conservation Use](#) means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system and which may include, as an [accessory use](#), passive recreational [uses](#) (such as hiking trails and cross country ski trails), and [buildings](#) and [structures](#) (such as nature interpretation centres and public information centres).

[Council](#) means the Council of the Corporation of the [City](#) of Markham.

[Crematorium](#) means a [building](#) that is fitted with appliances for the purpose of cremating human remains, and includes everything necessarily incidental and ancillary to that purpose, and has been approved or established as a [crematorium](#) in accordance with the requirements of the [Funeral, Burial and Cremation Services Act](#).

[Data Centre](#) means a facility that houses computer systems and associated components, such as storage and networking equipment, used for the purpose of collecting, storing, processing, distributing, or providing access to large amounts of data.
[\(Amending By-law 2026-44\)](#)

[Day Camp](#) means a non-residential facility, intended to accommodate primarily outdoor recreational and educational activities for children but not providing for overnight accommodation or camping.

Dead End Parking Space means a **parking space** which is abutting a **parking aisle** that only has one point of access.

Deep Waste Collection Receptacle means a container used for the temporary storage of garbage, rubbish, refuse, recyclable or compostable materials which is partially buried below grade.

Deck means an uncovered and unenclosed **structure** that is accessory to a residential **use** and used as an outdoor **amenity area**, with a foundation holding it erect and a floor which is above finished grade, and may include a landing or a stair. (**Amending By-law 2026-44**)

Dormer means a roofed **structure** often containing a window, set vertically that projects from a sloped roof.

Dormitory means a **building** or part of a **building** that provides residential living accommodations for people attending a **college**, **university**, **private school**, or camp. A **dormitory** may include an accessory communal lounge, cooking, eating, sanitary and laundry facilities. A **dormitory** shall not include a **hotel** or **student residence**.

Drive Aisle means a defined area providing access for **motor vehicles** from a **street**, **provincial highway**, a **private street** or a **lane** to a **parking aisle**. A **drive aisle** does not directly abut a **parking space** or **loading space**.

Drive-Through Service Establishment means the **use** of land, **buildings** or **structures**, or parts thereof including **stacking spaces**, to provide or dispense products or services, either wholly or in part, through an attendant at a window or an automated machine, to customers remaining in **motor vehicles**. **Drive-through service establishments** are an **accessory use** to a permitted **use**.

Driveway means a defined stable surface that provides access for **motor vehicles** from a **street**, a **private street** or a **lane** to a **private garage**, **carport**, **parking pad** or **parking space** on a **lot** containing residential **uses**.

Dwellings regulated in this By-law are defined as follows:

- a) **Apartment Dwelling** means a **dwelling unit** in a **building** containing seven or more **dwelling units** that share a common external access to the outside through a common entrance and, or, a common corridor system, in which the **dwelling units** are arranged in any horizontal or vertical configuration.

- b) **Coach House** means a **dwelling unit** where the majority of the unit is located above a detached **private garage** in the **rear yard** of a **lot** that is accessed by a **lane**, and which is accessory to the **principal use dwelling unit** on the same **lot**.
- c) **Detached Dwelling** means a **dwelling unit** in a **building** containing only one **dwelling unit**.
- d) **Dwelling Unit** means a unit consisting of one or more rooms, which contains cooking, eating, living and sanitary facilities and is not a **rooming house - large scale** or **rooming house - small scale**. A **recreational motor vehicle** is not permitted to be used as a **dwelling unit** unless otherwise specified in this By-law.
- e) **Garden Home** means a **dwelling unit** located within an **accessory building or structure** in the **rear yard** of a **lot** that is not accessed by a **lane** and which is accessory to the **principal use dwelling unit** on the same **lot**.
- f) **Garden Suite** means a temporary **dwelling unit** regulated under the **Planning Act** that is accessory to the **principal use dwelling unit** on the same **lot** and which is designed to be portable. For the purposes of this definition, a **garden suite** may include a **dwelling unit** in a **recreational motor vehicle**.
- g) **Multiple Dwelling** means a **dwelling unit** in a **building** containing seven or more **dwelling units** that would not be considered as any other type of **dwelling unit** as defined in this By-law.
- h) **Multiplex Dwelling** means a **dwelling unit** in a **building** containing four to six **dwelling units**, each with an entrance that is independent or through a shared landing and, or, external stairwell.
- i) **Semi-Detached Dwelling** means a **dwelling unit** in a **building** that is divided vertically into two **dwelling units** that share a common wall above grade.
- j) **Townhouse Dwelling, Back to Back** means a **dwelling unit** in a **building** that is vertically divided above grade into a minimum of four **dwelling units**, each of which has an independent entrance to the outside to the front of the **building**, and shares a rear wall. A maximum of two **dwelling units** within a **back to back townhouse dwelling** are permitted without sharing a common rear wall.

- k) **Townhouse Dwelling** means a **dwelling unit** in a **building** that is vertically divided above grade into a minimum of three **dwelling units**, each of which has an independent entrance to the outside to the front and rear of the **building**.

Electric Vehicle means a battery **electric vehicle** that runs only on a battery and an electric drivetrain, or a plug-in hybrid **electric vehicle** that runs on a battery and an electric drivetrain, and also uses an internal combustion engine.

Electric Vehicle Level 2 Charging Ready means a connected point in an electrical wiring installation at which Level 2 charging service can be taken to supply utilization equipment in accordance with the **Ontario Electrical Safety Code**.

Electric Vehicle Charging Station means a publicly or privately owned **parking space** that provides a minimum of Level 2 charging power transfer and information exchange between a branch electric circuit and an **electric vehicle** and in accordance with the **Ontario Electrical Safety Code**.

Entertainment Centre, Major Regional means an establishment used for social or amusement purposes and may include, but is not limited to, motion picture or live theatre establishments, concert halls, auditoriums, **nightclubs**, sports stadiums, go kart facilities, firearms ranges, but shall not include an **adult entertainment establishment**.

Entertainment Centre, Minor Local means an establishment used for social or amusement purposes and may include, but is not limited to, an arcade, gaming café, pool hall, virtual reality games, escape room, or karaoke facilities, but shall not include an **adult entertainment establishment** or **nightclub**.

Essential Emergency Service means services which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and, or, protection works, and, or, erosion and includes **uses** such as police and fire stations and ambulance dispatch.

Established Building Line means a line that is the average distance between the **front lot line** and the nearest wall (including the **private garage**) of the **main building** facing the **front lot line** on the two **neighbouring lots** fronting the same **street**.

Established Grade means the level of the ground that is measured by averaging the grade located at two points that are 0.1 metres beyond the two side **lot lines** at a distance from the **front lot line** that is equal to the minimum **front yard setback**.

Farm Labour Residence means a **dwelling unit**, **multiple dwelling**, a camp containing temporary or mobile **dwelling units** or, other forms of shared housing which provides accommodations for employees of an **agricultural use** located on the same **lot**.

Farm Vacation Home means an establishment located on a farm that is the principal residence of the proprietor of the establishment. A **farm vacation home** provides sleeping accommodations and may include the participation in farm activities, meals, services, facilities and amenities for the exclusive use of guests in up to three guest rooms within a **detached dwelling**.

Film Studio means an establishment where live action or animated videos are filmed, produced or edited.

Financial Institution means an establishment in which financial services are offered to the public and includes a bank, credit union, trust company, savings office or any other retail banking operation.

First Storey means the **storey** with its floor closest to **average grade level** and having its ceiling more than 1.8 metres above **average grade**, or in the case of the RES-ENLR zone, **established grade**. (*Amending By-law 2026-44*)

Fitness Centre, Recreational means a **use** of land, **building** or **structure** that has been designated and equipped for the conduct of physical fitness and athletic activities and may include, but is not limited to, gymnasiums, indoor sports fields or arenas, yoga or pilates facilities, **swimming pools**, bowling alleys, skate or bicycle parks, rock climbing facilities, paintball facilities, and laser tag or indoor playgrounds. **Recreational Fitness Centres** may also provide instructional classes in dance, martial arts, and other similar physical fitness activities. (*Amending By-law 2026-44*)

Floor Area means as set out below:

- a) **Gross Floor Area** means the aggregate of the areas of each floor of a **building** or **structure** above or below grade, measured between the exterior faces of the exterior walls of the **building** or **structure**, or where there are common walls between **uses** or **buildings** or **structures**; measured to the centre-line of a common wall. The calculation of **gross floor area** excludes the areas of each floor used, or designed or intended for the parking of **motor vehicles**, unless the parking of **motor vehicles** is the **principal use** of a **building** or **structure**.

- b) **Gross Leasable Floor Area** means the total floor area designed for tenant occupancy and exclusive **use**, including **basements**, upper floors and mezzanines. It is measured from the centre line of joint partitions and from outside wall faces. For the purposes of this definition, common areas that are not designed nor leased for the exclusive **use** of the tenant are not included in the calculation of **gross leasable floor area**.
- c) **Net Floor Area** means the sum of the **gross floor areas** of a **building** above or below grade, but excluding:
- i) **Motor vehicle parking areas** within the **building**;
 - ii) Stairways and common hallways not devoted to any individual **premises**; elevator shafts and other service and mechanical shafts;
 - iii) Service rooms, mechanical rooms and penthouses;
 - iv) Washrooms;
 - v) Waste rooms and recycling rooms;
 - vi) Staff locker, staff restrooms and staff lunch rooms;
 - vii) Loading areas within a **building**;
 - viii) Any space with a floor to ceiling **height** of less than 1.8 metres; and,
 - ix) Any part of a **basement** that is unfinished is used solely for storage purposes and is not accessible to the public.

Floor Space Index (FSI) means the ratio of the **gross floor area** of all **buildings** on a **lot** divided by the area of the **lot** on which the **buildings** are located.

Forest Management means the management of woodlands, including **accessory uses** such as the construction and maintenance of forest access roads, maple syrup production facilities, for the production of wood and wood products and the provision of outdoor recreation opportunities.

Funeral Establishment means a funeral home, funeral parlour, undertaking establishment, or similar **use**, for the furnishing of funeral supplies and services to the public and includes facilities intended for the care and preparation of the human body for interment or cremation and, facilities for the coordination of rites and ceremonies with respect to interment or cremation.

Garage Door means an opening used for vehicular access to a **private garage** from a **street** or a **lane**. Where there is more than one opening, the **garage door** shall be the

distance between the two outer extremities of the [garage door](#) openings, including any intervening columns, doors, windows, or wall sections which may separate two or more [garage door](#) openings.

[Golf Course](#) means an area of land laid out for golf with a series of holes including tees, fairways, and putting greens and often one or more natural or artificial hazards, and may include an accessory clubhouse, [golf driving range](#), mini golf, chipping and putting areas and banquet facilities.

[Golf Driving Range](#) means an outdoor establishment dedicated to the driving of golf balls from fixed golf tees. A [golf driving range](#) may include an accessory clubhouse and chipping and putting areas.

[Group Home](#) means an establishment used to provide supervised living accommodations, licensed or funded under Province of Ontario or Government of Canada legislation, for three to ten persons, exclusive of staff, living together in a single housekeeping unit in a group living arrangement.

[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.

[Hazardous Sites](#) means property or lands that could be unsafe for development and site [alteration](#) due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

[Hazardous Waste](#) is as defined in [Regulation 347](#) of the [Environmental Protection Act](#).

[Height](#) (unless otherwise defined in this By-law) means with reference to a [building](#) or [structure](#), the vertical distance measured from the [average grade level](#) to:

- a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) The mean level between the eaves and ridge of a gabled, hip, or other type of pitched roof; and,
- c) In case of a [structure](#) with no roof, the highest point of the said [structure](#).

Heritage Building means any **building** or **structure** located on a property designated under Part IV or Part V of the **Ontario Heritage Act**, or its successors.

Home Industry means a small-scale **industrial use**, such as a carpentry shop, a metal working shop, a welding shop or an electrical shop that provides services or wares which is an **accessory use** to an **Agricultural Use** or a **detached dwelling**. For the purpose of this definition, the repairing of **motor vehicles**, mobile homes or trailers, a paint shop, or furniture stripping is not a **home industry**.

Home Child Care means the caring of children in a **dwelling unit** in accordance with the **Child Care and Early Years Act**.

Home Occupation means an occupation or profession conducted in a residential **dwelling unit** or **accessory building or structure** where the business or profession is conducted wholly within the **dwelling unit** or **accessory building or structure** in a manner that is accessory to the principal residential **use**.

Hotel means an establishment for temporary overnight accommodation to the public, and may include meeting facilities, recreation facilities, a **restaurant**, **banquet hall**, and **retail stores**, all of which are accessory and exclusively devoted to the primary temporary overnight accommodation function, and located on the same **lot**. A **hotel** shall not contain **dwelling units**.

Impervious Surface means a surface that does not allow the infiltration of water, such as a rooftop, asphalt pavement, or concrete.

Industrial Use means an establishment used for the assembly of manufactured goods, the manufacturing of goods, the processing of goods, the repair and servicing of goods and similar **uses** and the warehousing of goods and materials. For the purposes of this By-law, an **industrial use** shall include urban agriculture or urban farming within an enclosed **building**, and the storage of goods and materials associated with a contractor or trade group. An **industrial use** shall not include a **commercial storage facility use** or **motor vehicle** related **uses**. (**Amending By-law 2026-44**)

Infrastructure means physical **structures** (facilities and corridors) that form the foundation for development. **Infrastructure** includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems,

communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional Care Home means an establishment used to provide supervised living accommodations, licensed or funded under Province of Ontario or Government of Canada legislation, for more than ten persons, exclusive of staff, living together in a single housekeeping unit in a group living arrangement.

Kennel means an establishment where domestic pets are boarded or are kept for the purposes of breeding.

Landform Conservation Area means an area that contains important natural landscapes or features that are important for natural heritage, protection, appreciation, scientific study or education.

Landform Conservation Areas include, but are not limited to, kames, kettles, ravines, ridges and other Areas of Natural and Scientific Interest (ANSI's) as defined in the Oak Ridges Moraine Conservation Plan.

Landscaped Open Space means an area on a **lot** that is used exclusively for **landscaping**.

Landscaping means trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property and shall not be used for the parking of **motor vehicles** or **outdoor patios** or equipment related to **electric vehicle charging stations**. ([Amending By-law 2026-44](#))

Landscaping, Hard includes any combination of brickwork, stonework, interlocking pavers or stones, or other **impervious surfaces** that are not covered by horticultural elements such as flowers, grass, shrubs, sod, or trees. A **deck** constructed over an **impervious surface** is considered **hard landscaping**. For the purposes of this By-law, **hard landscaping** shall include artificial grass or artificial turf. ([Amending By-law 2026-44](#))

Landscaping, Soft means that portion of a **lot** that consists of any combination of trees, shrubs, flowers, grass or other permeable horticultural elements, and gravel and loose stone, that is not covered by architectural elements including but not limited to: interlocking pavers or stones, asphalt, **buildings**, brickwork, concrete, stonework or **structures**. ([Amending By-law 2026-44](#))

Landscaping Strip means an area of land at the periphery of a **lot** that is used exclusively for **landscaping**. A **landscaping strip** can be crossed by walkways, **drive aisles** and ramps that access a **lot** from a **street**, **lane** or abutting **lot**.

Lane means a right of way owned by the **City** that is not intended for general traffic circulation and which provides **motor vehicle** access to an abutting **lot**.

Liquid Industrial Waste means waste that is both liquid waste and industrial waste but does not include:

- a) hauled sewage;
- b) waste from the operation of sewage works subject to the **Ontario Water Resources Act**, where the works:
 - c) are owned by a municipality;
 - d) are owned by the Crown subject to an agreement with a municipality under the **Ontario Water Resources Act**; or,
 - e) receives only waste similar in character to the domestic sewage from a household;
- f) waste from the operation of a water works subject to the **Ontario Water Resources Act**;
- g) waste that is produced in any month in an amount less than twenty-five litres or otherwise accumulated in an amount less than twenty-five litres;
- h) waste directly discharged by a generator from a waste generation facility into a sewage works subject to the **Ontario Water Resources Act** or established before April 3, 1957 or into a sewage system regulated under Part 8 of the **Ontario Building Code** made under the **Building Code Act**, 1992;
- i) waste that results directly from food processing and preparation operations, including food packing, food preserving, wine making, cheese making and **restaurants**;
- j) drilling fluids and produced waters associated with the exploration, development or production of crude oil or natural gas;

- k) processed organic waste; or,
- l) asbestos waste.

Loading Space means an unobstructed area of land that is used for the temporary parking of one or more **commercial motor vehicles** or **commercial motor vehicle** trailers while merchandise or materials are being loaded or unloaded from such vehicles or trailers.

Lodging Room means one or more rooms within a **building** used for sleeping accommodations. **Lodging rooms** may contain cooking or washroom facilities, but not both.

Long Term Care Home means an establishment in accordance with the **Long-Term Care Homes Act**, where living accommodation is provided for persons of any age and which has personal and medical care facilities, and may contain common lounges and dining areas. A **long term care home** may include an accessory **respite care home** or accessory **retirement home**.

Lot means a parcel of land that is registered as a legally conveyable parcel of land in the Registry Office and may include:

- a) **Corner Lot** means a **lot** at the intersection of two or more **streets** or upon two parts of the same **street** with such **streets** containing an angle of less than or equal to 135 degrees.
- b) **Interior Lot** means a **lot** situated between adjacent **lots** and having access to one **street**, highway or **lane**.
- c) **Through Lot** means a **lot** that is not a **corner lot** but has frontage on more than one **street**. If a **lot** is a **through lot**, both of the **lot lines** abutting the **street** are deemed to be **front lot lines**. Notwithstanding the above, where a 0.3 metre wide **reserve** or greater is located along one of the **lot lines** abutting a **street**, the **lot** is not a **through lot**.

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

Lot Coverage means the percentage or area of the **lot** covered by all **buildings** and **structures** and shall not include that portion of such **lot area** which is occupied by a

building or portion thereof which is completely below grade. Lot coverage in each zone shall be deemed to apply only to that portion of such lot that is located within said zone.
(Amending By-law 2026-44)

Lot Centre Line means a straight line measured from the middle of the front lot line, to the middle of the rear lot line. In the case where the rear lot line is a point, the lot centre line is measured from the middle of the front lot line to the point that forms the rear lot line.

Lot Depth means the length of the lot centre line.

Lot Frontage means the horizontal distance between the interior side lot lines and, or, exterior side lot lines, with such distance being measured perpendicularly to the lot centre line, to a point on that line that is 8.0 metres from the front lot line.

Lot Line means the boundary of a lot. Below are the four types of lot lines:

- a) Exterior Side Lot Line means the lot line of a corner lot, other than the front lot line, which divides the lot from a street.
- b) Front Lot Line means the lot line which divides the lot from a street, but, in the case of:
 - i) a corner lot, the shortest of the lot lines that divides the lot from a street shall be deemed to be the front lot line;
 - ii) a corner lot where such lot lines are of equal length and where one lot line abuts a Regional road or provincial highway, the front lot line shall be deemed to be that line which abuts the Regional road or provincial highway;
 - iii) a corner lot where such lot lines are of equal length and where both lot lines abut a street under the same jurisdiction, the City may designate either street as the front lot line;
 - iv) a lot that is separated from a street by a public park and provided the lot is accessed by a lane, the shortest lot line that abuts the public park shall be deemed to be the front lot line; and,
 - v) a through lot, the longest of the lot lines which divides the lot from the streets shall be deemed to be the front lot line. If both such lot lines are of equal length, the City may designate either street as the front lot line.

- c) **Interior Side Lot Line** means a **lot line**, other than a **rear lot line** that does not abut a **street**.
- d) **Rear Lot Line** means the **lot line** opposite to, and most distant from the **front lot line**. For the purpose of this definition, if two side **lot lines** join at a point, that point shall be deemed as a **rear lot line**.

Main Building means a **building** in which the **principal use** of a **lot** is conducted. Attached **private garages** are considered part of a **main building**.

Main Building Coverage means the area of the **main building** that is enclosed by the **main walls** measured between the exterior faces of the exterior walls. For the purpose of this definition, unenclosed **decks**, **porches**, cold cellars, and **balconies** are not considered to be within the **main building coverage**.

Main Wall means the exterior front, side and rear wall of a **building** and all structural components essential to the support of a fully enclosed space.

Major Collector Road means a **street** owned, operated, managed or maintained by the **City**, as shown on **Map 10** of the **Official Plan**.

Massage Establishment means an establishment where services involving the kneading, manipulation, rubbing, massaging, touching or stimulating by any means a person's body, and may include a licensed massage therapist, but does not include a **body rub establishment**.

Mausoleum means a **building** or **structure**, other than a **columbarium**, used for the interment of human remains.

Mechanical Penthouse means a room or enclosure on the roof of a **building** exclusively used for mechanical equipment, elevator equipment, **building** services equipment, or any combination thereof. For the purposes of this definition, a stair tower or elevator tower providing access to an outdoor **amenity area** is a **mechanical penthouse**.

Medical Office means an establishment used for the medical, dental, surgical and, or therapeutic treatment of human beings by licensed or registered medical professionals, and shall include clinics operated by a number and, or, a variety of practitioners.

Mineral Aggregate Operation means:

- a) Lands under licence or permit, other than for **wayside pits and quarries**, issued in accordance with the **Aggregate Resources Act**; and,
- b) Associated facilities used in extraction, transport, beneficiation, processing or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the **Aggregate Resources Act** suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the **Mining Act**.

Minor Collector Road means a **street** owned, operated, managed or maintained by the **City**, as shown on **Map 11** of the **Official Plan**.

Model Home means a **building**, which is used on a temporary basis as a sales office or as an example of the type of **dwelling unit** that is for sale in a related development. A **model home** shall not be occupied or used as a **dwelling unit**.

Motor Vehicle means an automobile, motorcycle, motor-assisted bicycle unless otherwise indicated in the **Highway Traffic Act** and any other vehicle propelled or driven otherwise than by muscular power.

Motor Vehicle Fuelling Station means an establishment for the retail sale of lubricating oils and fuel for **motor vehicles**. **Accessory uses** may include a **motor vehicle maintenance shop**, the sale of **motor vehicle** parts and accessories, a **restaurant**, **retail store** and a **motor vehicle washing establishment**.

Motor Vehicle Maintenance Shop means an establishment used for the maintenance and minor repair of **motor vehicles**, such as tire replacement and repair, the changing of fluids, repair of electrical systems, and the installation or replacement of filters or **motor vehicle** parts, but shall not include a paint or spray booth, or **motor vehicle repair and body shop**.

Motor Vehicle Repair and Body Shop means an establishment used for major structural, mechanical, painting and cosmetic repair of **motor vehicles**, and may include a **motor vehicle maintenance shop** and **motor vehicle washing establishment**.

Motor Vehicle Rental Office means an establishment used for the rental of **motor vehicles**, and does not include onsite or overnight **motor vehicle** storage.

Motor Vehicle Rental Establishment means an establishment used for the rental of **motor vehicles**, and includes onsite or overnight **motor vehicle** storage.

Motor Vehicle Sales Establishment means an establishment used for the lease or sale of **motor vehicles**. **Accessory uses** may include a **motor vehicle maintenance shop**, **motor vehicle washing establishment**, and the retail sales of **motor vehicle** parts.

Motor Vehicle, Special means a **motor vehicle** used for commercial, service or recreational special vehicle purposes. A special vehicle shall include a **commercial motor vehicle**; and a **recreational motor vehicle** as follows:

- a) **Commercial Motor Vehicle** means a **motor vehicle** used for commercial or service purposes and includes, but is not limited to, school buses, construction trucks, refreshment vehicles, food trucks, delivery vehicles, utility trailers, or any oversized **motor vehicle** not otherwise defined in this By-law. For the purposes of this definition, any **motor vehicle** used for the exclusive purposes of farming activities, is not considered a **commercial motor vehicle**. (Amending By-law 2026-44)
- b) **Recreational Motor Vehicle** means a **motor vehicle** or trailer that is primarily designed to provide temporary living quarters for recreational camping, travel or seasonal use, whether under its own motor power, or is mounted on, or towed by another vehicle. A **recreational motor vehicle** includes, but is not limited to, motor homes, travel trailers, fifth wheel travel trailers, tent trailers and campers whether or not the camper is, or is not, attached to a **motor vehicle**, all-terrain vehicles, boats, utility trailers, motorized personal watercraft, snowmobiles and other similar equipment. For the purposes of this definition, a **garden suite** is not considered a **recreational motor vehicle**. (Amending By-law 2026-44)

Motor Vehicle Washing Establishment means an establishment used for the washing and detailing of **motor vehicles**.

Municipal Parking Lot or Garage means an area of land, **building** or **structure** used for the parking of **motor vehicles** and operated by a **public authority**.

Municipal Wastewater Services means sewage works within the meaning of Section 1 of the **Ontario Water Resources Act** that is owned or operated by the Regional Municipality of York.

Municipal Water Services means a municipal drinking-water system within the meaning of Section 2 of the **Safe Drinking Water Act**.

Neighbouring Lot means a **lot** or **lots** immediately abutting either side of a subject **lot** that fronts on the same side of a **street**. In the case of a **corner lot**, a **neighbouring lot** is the immediately abutting **lot** that fronts onto the same side of a **street**.

Net Developable Area means the area of a **lot** or site, less any area within a key natural heritage feature as identified on **Map 5 - Natural Heritage Features and Landforms** or, a key hydrologic feature as identified on **Map 6 - Hydrologic Features** in the **Official Plan**.

Nightclub means an establishment whose primary function is the provision of theatrical performances, pre-recorded music, dancing or live musical entertainment. A **nightclub** may include the accessory sale and consumption of food, alcoholic and non-alcoholic beverages and includes hookah lounges.

Non-Complying means an existing **building**, **structure** or **lot** that does not comply with the regulations of this By-Law.

Non-Conforming Use means an existing **use** that is not a permitted **use** in the **zone** in which the said **use** is situated.

Non-Profit Organization means an incorporated organization that is established and which is operated in a manner that does not result in the generation of profits.

Non-Profit Private Club means an establishment used as a meeting place by members and guests of members of non-commercial community service and **non-profit organizations**.

Noxious Use means a **use** which from its nature or operation, creates a nuisance, or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material.

Office Building means a **building** designed to be primarily occupied by **business offices**.

Office Supply or Computer Retail Store means a **retail store** where the sale of office supplies and equipment or computers is the primary focus.

Outdoor Display and Sales Area means an outdoor open space area, used in conjunction with the **main building** on the same **lot**, for the accessory display and, or sale of produce, merchandise or the supply of services in association with the **principal use** of the **lot**. Such a display and, or sales area may be wholly or partially contained within a temporary tent **structure**.

Outdoor Patio means an outdoor patron area that is accessory to a non-residential **use**.

Outdoor Storage, Accessory means an area of land that is accessory to the **principal use** on the same **lot**, for the storage of goods and materials in the open air or in portable objects such as **shipping containers**.

Outdoor Storage Use means an area of land whose **principal use** is for the storage of goods and materials such as a **motor vehicle** wrecking **yard**, a **motor vehicle** storage compound or a construction equipment and, or materials **yard**.

Outside Wall Height means the vertical distance from **established grade** to the highest top plate of the outside wall of the upper most floor or **storey**.

Parcel of Tied Land means a freehold parcel of land or any parcel of land with an attached interest in a common elements condominium corporation.

Parking Aisle means a defined area adjacent to a **parking space** or **loading space** that provides access for **motor vehicles** from a **drive aisle** to a **parking space** or **loading space**.

Parking Area means an open area of land not located within a **street** or **lane** that is used for the parking of **motor vehicles**, but shall not include the parking or storage of **motor vehicles** for the purpose of sale, rent, or repair.

Parking Garage means a **building**, or part thereof, used for the parking or storage of **motor vehicles** designed to be accessed by **multiple dwellings**, **apartment dwellings**, or by non-residential units.

Parking Pad means an open area of land in any residential low rise **zone**, other than a **driveway**, that provides access to **motor vehicles** from a **street** or **lane**, and that is paved or treated with a stable surface that is used for the parking of **motor vehicles**.

Parking Space means a space that has been designed and, or located for the parking of **motor vehicles**.

Personal Service Establishment means a **use** where a service is performed for the grooming, repair, or cleaning, or treatment of a person or their apparel, and may include a hairdresser, barber shop, beauty shop, spa, sauna, shoe repair, dry cleaning establishment, or laundromat, or **massage establishment**.

Pervious Surface means a surface that allows the filtration of water into the underlying soil and shall not include asphalt, concrete, stone, interlocking stone or other similar **impervious surfaces**.

Pet Services Establishment means an establishment for the aesthetic care, animal daycare, or a training centre for animals intended for use by domestic pets, located within a wholly enclosed **building**. A **pet services establishment** shall not provide for overnight accommodation or include a **kennel**.

Place of Worship means a **building** or part of a **building** used by a charitable religious group(s) for a **sanctuary** and may include **accessory uses** that includes programs for community social benefit, which are subordinate and incidental to the practice of religious rites. A **cemetery**, **child care centre**, or **private school** are not permitted **accessory uses** to a **place of worship**.

Podium means the base or lower portion of a multi-**storey building**, which is located above **average grade level**, and is measured from **average grade level** to the maximum **podium height** as set out in the applicable **zone**. A **podium** may or may not have a **point tower** projecting above it.

Point Tower means portions of a **building** that projects above a **podium**.

Porch means a **structure** with a floor and roof, and at least two other sides that are open and unenclosed that are accessed directly from grade which provides access to the **first storey** of a **dwelling unit**. In the case of a **townhouse dwelling** and a **back-to-back townhouse dwelling**, at least one side of the **porch** shall be open and unenclosed.

Portable Asphalt Plant means an establishment:

- a) With equipment designed to heat and, or, dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,
- b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable Concrete Plant means a **building** or **structure**:

- a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,
- b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Premises means the area of **buildings** or part thereof, occupied or used by an individual business or enterprise.

Principal Use means the primary purpose for which a **lot**, **building**, or **structure** is used.

Private Garage means an enclosed **structure**, **building**, or part thereof, accessory to a **detached dwelling**, **semi-detached dwelling**, **townhouse dwelling**, or other individual **dwelling unit**, designed for the storage or parking of one or more **motor vehicles**.

Private Hospital under the **Private Hospitals Act**, means a facility where four or more persons may be admitted for the purpose of treatment. A **private hospital** shall not include:

- a) a children's residence licensed under Part IX (Residential Licensing) of the Child, Youth and **Child and Family Services Act**, 2017;
- b) a community health facility within the meaning of the **Oversight of Health Facilities and Devices Act**, 2017;
- c) a **group home**;

- d) an [institutional care home](#);
- e) a [long term care home](#);
- f) a [medical office](#);
- g) a [public hospital](#) as defined by the [Public Hospitals Act](#);
- h) a [respite care home](#);
- i) a [retirement home](#);
- j) a [shared housing - large scale](#);
- k) a [shared housing - small scale](#); and,
- l) a [shared housing - supervised care home](#).

[Private Park](#) means an area of land that is publicly accessible and intended for active or passive recreational [uses](#), but is privately owned and maintained.

[Private Street](#) means a private right-of-way that is used by [motor vehicles](#) but is not owned by the [City](#) or any other [public authority](#).

[Provincial Highway](#) means a [street](#) owned, operated, managed or maintained by the Province of Ontario, as shown as a [provincial highway](#) or Provincial 400 Series Highway on [Map 10](#) of the [Official Plan](#).

[Public Authority](#) means any commission, board, or authority or any quasi-public body that is controlled by the Federal and, or, Provincial governments and, or, any commission, board, or authority or any quasi-public body controlled by the Regional Municipality of York and, or, the [City](#), provided it is owned or operated by or for, or under the authority of, the Government of Canada, the Province of Ontario, the Regional Municipality of York or the [City](#).

[Public Easement](#) means an instrument that is registered on title that provides for the [use](#) of or, access across, land subject to the easement, including but not limited to, sewer, water, drainage or utility purposes and which may include a right-of-way in favour of a [public authority](#).

Public Facility means an establishment owned and operated by a **public authority** that includes, but is not limited to the following:

- a) Playgrounds;
- b) **Community centres**;
- c) Ambulance, fire and police stations;
- d) Public washrooms;
- e) Museums;
- f) **Art galleries**;
- g) **Stormwater management facilities**;
- h) Sewage treatment facilities;
- i) **Public schools**;
- j) **Universities** or **colleges**; and,
- k) Affordable housing developments as identified in **Section 11.2** of the **Official Plan**

Public Hospital means an establishment for the purpose of the treatment of persons, as defined under the **Public Hospitals Act** as a hospital.

Public Park means any area of land under the jurisdiction of a **public authority** that is designed and, or, maintained for recreational purposes and is open to the public. A **public park** may include playgrounds, **golf courses**, **swimming pools**, tennis courts, bowling greens, botanical gardens and sports fields, and may contain accessory **retail stores**.

Public Use means any **use** of land, **buildings** or **structures** owned by or operated on behalf of a **public authority**.

Research and Development Facility means an establishment dedicated to systematic investigation, experimentation, and innovation aimed at creating new products,

processes, or technologies, including but not limited to scientific research, technology development, and the development of prototypes. ([Amending By-law 2026-44](#))

[Reserve](#) means a strip of land abutting a [street](#) and owned by the authority having jurisdiction over such a [street](#).

[Respite Day Program Establishment](#) means an establishment offering the temporary care of older adults, persons with disabilities, or other persons requiring supervised care on a temporary basis, which provides day programs, education, training or supervision to participants, such as an adult day program, but does not include overnight stays. [Child care centres](#) or [schools](#) are not considered as [respite day program establishments](#).

[Respite Care Home](#) means a temporary [institutional care](#) of the infirmed, sick, elderly, or other persons requiring supervised care for overnight stays, and may include an accessory [respite day program establishment](#).

[Restaurant](#) means an establishment in which the preparation and serving of food and beverages are sold to the public for consumption, and may include table service within or outside the [building](#), and may include a [take-out restaurant](#).

[Restaurant, Take-Out](#) means a [premises](#) designed and used for the sale of food or refreshments to the public for consumption off the [premises](#) and may include, as an [accessory use](#), a seating area for up to twelve patrons.

[Retail Store](#) means an establishment in which goods; wares, merchandise, substances, articles or things are displayed, rented or sold directly to the public. A [retail store](#) includes, but is not limited to, a supermarket and an [office supply or computer retail store](#).

[Retirement Home](#) means a residential [building](#) or part of a residential [building](#) used for semi-independent living accommodation, in accordance with the [Retirement Homes Act](#), and may include a [dwelling unit](#).

[Rooming House - Large Scale](#) means a [building](#) where lodging is provided in return for remuneration or services (or both) in more than five [lodging rooms](#). A [rooming house - large scale](#) may include one [dwelling unit](#) in addition to the [lodging rooms](#), but does not include [shared housing - large scale](#), [shared housing - small scale](#) or [shared housing - supervised care home](#).

Rooming House - Small Scale means a **building** where lodging is provided in return for remuneration or services (or both) in three to five **lodging rooms**. A **rooming house - small scale** may include one **dwelling unit** in addition to the **lodging rooms**, but does not include **shared housing - large scale**, **shared housing - small scale** or **shared housing - supervised care home**.

Sanctuary means a room or series of rooms in which general worship services or religious rites are held.

School means an establishment where instruction is provided to students as the **principal use**. **Schools** that are regulated in this By-law are defined below:

- a) **College** means a publicly funded or publicly assisted community **college** that receives ongoing operating funding and, or, grants from the Province of Ontario, and which may include a **child care centre**.
- b) **Commercial School** means a **school** conducted for profit, that provides organized instruction or training in art, hobbies, business, or trades. A **commercial school** may include, but is not limited to, musical instruction, computer training, driving instruction, an adult day program centre, tutoring services, and private career colleges or trade schools. A **commercial school** shall not include a **day camp**, **recreational fitness centre**, or a **private school**. (*Amending By-law 2026-44*)
- c) **Public School** means an academic **school** under the jurisdiction of the York Region District School Board, the York Catholic District School Board, the Conseil Scolaire de district du Centre Sud-Ouest, the Conseil Scolaire de district Catholique Centre-Sud, or other similar provincially approved educational institution or parochial **school** operated on a non-profit basis, and may include an accessory **child care centre**.
- d) **Private school** means a **building** used as an academic **school** that follows the Ministry of Education's curriculum for elementary and, or, secondary **schools**, and which secures the major part of its funding from private sources.
- e) **University** means a publicly funded or publicly assisted **university** that receives ongoing operating funding and, or, grants from the Province of Ontario, and which may include a **child care centre**.

School Portable means a temporary **building** or **structure** designed to serve as a classroom on a **lot** that is also the site of a **public school**.

Service and Repair Establishment means an establishment used primarily for the repair of household articles, lawn and garden equipment, small engine devices, and small electric motors, but shall not include shops for the repair of **motor vehicles**.

Setback means the distance of a **structure** or other feature, from the property line or other feature.

Shared Housing - Large Scale means a form of housing where more than ten persons share accommodations with support services and may include a **respite care home**, **retirement home** or **institutional care home**.

Shared Housing - Small Scale means a form of housing where three to ten persons share accommodations with support services and may include a **group home**, **respite care home** or **retirement home**.

Shared Housing - Supervised Care Home means an establishment for persons where living accommodations are provided that contain supervised, personal and medical care facilities, common lounges and dining areas. **Shared housing - supervised care home** may include a **group home**, **institutional care home**, **long term care home**, **respite care home** or **retirement home**.

Shipping Container means a freight container that is used for the transportation and storage of goods and materials that can be loaded onto trucks, trains or ships for the purpose of moving goods and materials. A **shipping container** shall also include, but is not limited to, the body of a transport trailer or a straight truck and any prefabricated portable metal storage unit. For the purpose of this definition, a **shipping container** does not have wheels or include a **motor vehicle** or a transport trailer.

Shopping Centre means a **building** or a group of **buildings** containing a combination of permitted non-residential **uses** which have been designed, developed, and managed as one unit by a single owner or tenant, or group of owners and tenants, as distinguished from a business area comprised of unrelated individual **uses**.

Short Term Accommodation means an establishment that operates or offers a place of temporary overnight accommodation by way of concession, permit, lease, licence, rental agreement or similar commercial arrangements for overnight accommodation, for one or more periods of less than 30 consecutive days, and not more than 180 total days over the

duration of the calendar year, within a [dwelling unit](#) that is the principal residence of the proprietor of the establishment.

[Stacking Space](#) means a space specifically designated as a waiting area for [motor vehicles](#) patronizing a [drive-through service establishment](#).

[Stepback](#) means a portion of a [building](#) that is set back further from a [lot line](#) than any other portion of a [building](#).

[Storey](#) means the portion of a [building](#) that is situated between the top of any floor and the top of the floor immediately above it. Where there is no floor above, [storey](#) means the portion of a [building](#) that is situated between the top of the floor and the ceiling above the floor. A [mechanical penthouse](#), or any portion of a [building](#) below the [first storey](#), shall not be considered a [storey](#) or part thereof. ([Amending By-law 2026-44](#))

[Stormwater Management Facility](#) means a detention basin, underground tank or other similar facility designed to temporarily store collected stormwater runoff and release it at a controlled rate. A [Stormwater management facility](#) may include a [stormwater management pond](#).

[Stormwater Management Pond](#) means a naturalized detention basin designed to temporarily store collected stormwater runoff and release it at a controlled rate.

[Street](#) means a roadway owned by a [public authority](#), which may include a [provincial highway](#), but which does not include a [lane](#).

[Student Residence](#) means a [building](#) that is operated by a [public authority](#) and designed and used to accommodate students that are attending a [college](#) or [university](#).

[Structure](#) means anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground. For the purpose of this definition, the following are deemed to not be [structures](#):

- a) Fences;
- b) Light standards;
- c) Transformers;
- d) Signs;

- e) Natural gas or electricity metres;
- f) Air conditioning units;
- g) Antennas;
- h) Freestanding mailboxes;
- i) [Driveway](#) entrance feature statues;
- j) Storage lockers or dog houses, under 1.5 metres high, and under 10.0 square metres;
- k) Pool pumps and filters not inside [accessory buildings or structures](#);
- l) Flag poles;
- m) Trellises;
- n) Shopping cart enclosures;
- o) Waste receptacles;
- p) School bus shelters;
- q) Composters;
- r) [Electric Vehicle Charging Stations](#);
- s) [Swimming Pools](#)
- t) Planters;
- u) Barbeques; and,
- v) [Buildings](#) containing stairs, elevators, or other means of egress used as an emergency exit from a transit system or underground [parking garage](#). ([Amending By-law 2026-44](#))

[Swimming Pool](#) means any body of water located outdoors contained in whole by artificial means, in which the depth of the water at any point can exceed 0.6 metres, and includes spas, hot tubs, landscaped ponds, wading pools, inflatable pools, above ground [swimming pools](#), and in-ground [swimming pools](#).

[Tandem Parking Space](#) means a [parking space](#) that is located behind another [parking space](#) and which, if used, prevents the other [parking space](#) from being accessed by a [motor vehicle](#) and shall not include parking on mechanical lifts.

Total Developable Area means the total area of the property less the area occupied by key natural heritage features, key hydrologic features and any related vegetation protection **zones** as identified by the **Official Plan**.

Trade and Convention Centre means a **building** or part of a **building** where facilities are provided for the displaying of goods and, or services for the general public, such as an auto show or a computer trade show or where groups of people meet for civic, educational, political, religious or social purposes.

Transport Terminal means an establishment used for the purpose of storing, servicing, washing, repairing or loading of trucks and, or transport trailers with materials or goods which are not manufactured, assembled, or processed on the same **lot**.

Use means the purpose for which any land, **building** or **structure** is arranged, designed, occupied or maintained.

Utility Trailer means any portable unit so constructed as to be suitable for attachment to a **motor vehicle** and capable of being used for the transportation of goods and, or, equipment.

Veterinary Clinic means an establishment where a licenced member of the College of Veterinarians of Ontario as identified under the **Veterinarians Act**, treats domestic animals, birds or other livestock. A **veterinary clinic** may contain as an **accessory use**, boarding facilities for the purposes of animals undergoing treatment and recovery, but shall not include a **kennel**.

Wayside Pits and Quarries means a temporary pit or quarry opened and used by or for a **public authority** solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Yard means an open, uncovered space on a **lot** between a **building** and a **lot line** and which is unoccupied by **buildings** or **structures** except as specifically permitted in this By-law. The four types of **yards** are defined below:

- a) **Exterior Side Yard** means the **yard** of a **corner lot** extending from the **front yard** to the **rear yard** between the **exterior side lot line** and the nearest **main wall** of the **main building** or **structure** on the **lot**.

- b) Front Yard means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.
- c) Interior Side Yard means a yard other than an exterior side yard that extends from the front yard to the rear yard between the interior side lot line and the main wall of the main building or structure on the lot.
- d) Rear Yard means a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the main building or structure on the lot.

Zone means a classification of a land use shown on the Zoning schedules of this By-law.

PART 4.0 GENERAL PROVISIONS THAT APPLY IN ALL ZONES

4.1 BARRIER-FREE ACCESS

Nothing in this By-law prevents the establishment of barrier-free access in accordance with the requirements of the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act. In addition, nothing prevents the location of barrier-free access in a private garage that is attached to a dwelling unit provided the required number of parking spaces can still be provided.

4.2 FRONTAGE ON A STREET

Unless otherwise specified in this By-law, no person shall erect any building or structure and no person shall use any building or structure or lot unless the lot:

- a) Abuts or fronts on a street which is assumed by a public authority for maintenance purposes; or,
- b) Is being constructed pursuant to a Subdivision Agreement with a public authority; or,
- c) Fronts on a year round maintained street that was not established as a consequence of Registering a Plan of Subdivision; or,
- d) Abuts or fronts on a private street within a Plan of Condominium that either provides direct access to a street or which connects with other private streets within a Plan of Condominium or other Plans of Condominium to access a street.

Unless otherwise specified in this By-law, the front lot line of a lot separated from a street by a reserve or an open space block owned by a public authority shall be deemed to abut such a street.

4.3 PHASED DEVELOPMENT (AMENDING BY-LAW 2026-79)

4.3.1 Unless provided elsewhere, where a Plan of Condominium is proposed to be developed as a phased condominium as defined and set out in the [Condominium Act](#), the lands shall be considered as one singular property for the purpose of determining conformity with the provisions of this By-law, and temporary [lot lines](#) created as a result of the phasing shall not be considered.

4.3.2 Where a development is proposed to be phased, the following additional parking and loading provisions apply:

- a) The minimum number of [parking spaces](#), accessible [parking spaces](#), and [bicycle parking spaces](#) are required for each phase of a development.
- b) Notwithstanding a) above, the minimum number of [electric vehicle charging stations](#), and/or [electric vehicle level 2 charging ready parking spaces](#) are only required at the time of the final phase of the development.
- c) The maximum number of [parking spaces](#) only applies at the time of the final phase of a development.

(See [Part 5.0 PARKING AND LOADING STANDARDS](#))

4.4 MEASUREMENT OF SETBACKS AND YARDS

- a) Where two [lot lines](#) meeting at the intersection of two [streets](#) and, or, a [street](#) and a [lane](#) are curved where they meet, the [yards](#) and [setbacks](#) required in this By-law shall be measured to the hypothetical [front lot line](#), [interior side lot line](#), [rear lot line](#), or [exterior side lot line](#), projected from the tangent of the actual [lot line](#) in question.
- b) Where an area of land has been dedicated for a utility or snow storage notch, the [yards](#) and [setbacks](#) required in this By-law shall be measured from the extension of the [lot line](#) in question on the

side of the utility or snow storage notch closest to the [street](#) or [lane](#).

- c) No [building](#) or [structures](#), including encroachments such as eaves or gutters, may extend beyond the actual property line.

4.5

SIGHT TRIANGLES

- a) Notwithstanding any other provision of this By-law, no [building](#) or [structure](#), fence, wall, [driveway](#), [parking pad](#) or other hard surface or vegetative planting or [landscaping](#) that has a [height](#) of greater than 0.75 metres above [average grade level](#) shall be permitted in a sight line triangle as defined in subsection b).
- b) A sight line triangle is that portion of a [corner lot](#) within the triangular space on a [lot](#) that is formed by creating a triangle that extends 6.0 metres from the hypothetical point of intersection of the [front yard](#) and [exterior side lot lines](#).

4.6

PUBLIC USES, ACTIVITIES, OR INFRASTRUCTURE PERMITTED IN ALL ZONES

- a) [Public uses](#) or activities or [infrastructure](#) are permitted in all [zones](#), unless such [uses](#) are expressly prohibited in this By-law. Examples of [public uses](#) and [infrastructure](#) include, but are not limited to:
 - i) Municipal sewage services and [municipal water services](#);
 - ii) Publicly owned and operated [community centres](#) and libraries, provided the [use](#) is located on an [arterial road](#), a [major collector road](#) or [minor collector road](#) as shown on [Maps 10](#) and [11](#) of the [Official Plan](#);
 - iii) [Community gardens](#);
 - iv) Gateway features;
 - v) Government offices;
 - vi) [Municipal parking lots or garages](#);
 - vii) [Public parks](#);
 - viii) Public works [yards](#);
 - ix) [Stormwater management facilities](#);
 - x) Telecommunication [infrastructure](#);

- xi) Any component of a public transit system;
 - xii) Any component of a municipal utility, including a municipal district heating and, or, cooling system;
 - xiii) [Essential emergency services](#);
 - xiv) [Electric vehicle charging stations](#); and,
 - xv) [Accessory outdoor storage](#) and [outdoor storage uses](#) on lands owned by the [City](#). ([Amending By-law 2025-56](#))
- b) Where a [public use](#) is permitted, the following provisions apply:
- i) Such [public use](#) must comply with all applicable [zone](#) standards, and parking and loading requirements of the [zone](#) in which it is located.
 - ii) Notwithstanding subsection 4.6 b) (i) above, where one or more abutting or adjacent [lots](#) are owned by the same [public authority](#), the abutting [lots](#) shall be deemed to be one [lot](#) for the purpose of applying zoning provisions for a [public use](#).
 - iii) [Accessory outdoor storage](#) or [outdoor storage uses](#) are permitted subject to the following:
 - 1. Where [accessory outdoor storage](#) or [outdoor storage uses](#) are specifically permitted in the [zone](#); and,
 - 2. On lands owned by the [City](#), not within the Greenway One (GWY1) and Greenway Two (GWY2) [zones](#), or within any flood regulated areas or [hazardous lands](#) as defined by the Toronto and Region Conservation Authority.
([Amending By-law 2025-56](#))
- c) Notwithstanding subsections a) and b) above, no [buildings](#) or [structures](#) associated with a [public use](#) are permitted if [buildings](#) or [structures](#) are specifically prohibited in a [zone](#).
- d) Notwithstanding subsections a) and b) above, [public schools](#), [colleges](#) and [universities](#) and [student residences](#) are only permitted if such [use](#) is expressly permitted in a [zone](#).

- e) Notwithstanding subsection a) above, [infrastructure](#) is only permitted in a Greenway One (GWY1) [zone](#) if approved by a [public authority](#).

4.7

USES PROHIBITED IN ALL ZONES

The following [uses](#) are not part of any [use](#) permitted in this By-law, unless expressly permitted in this By-law:

- a) The [use](#) of any [lot](#) without a [main building](#) on the same [lot](#);
- b) The [use](#) of any tent, trailer, coach body, rail car, or [motor vehicle](#) for human habitation;
- c) The storage or [use](#) of [shipping containers](#) on a [lot](#) unless [accessory outdoor storage](#) is specifically permitted on the [lot](#) in this By-law or if the [shipping container](#) is permitted on a temporary basis on a [lot](#) in a Residential [zone](#) in accordance with [Part 6.0](#) of this By-law;
- d) The permanent placement of [shipping containers](#) on a [lot](#) in a Residential [zone](#);
- e) The [outdoor storage](#) of disused or partially dismantled [motor vehicles](#), rail cars, streetcars, buses, truck bodies, trailers, appliances, or other scrap;
- f) The parking or storage of trailers or [commercial motor vehicles](#) on a vacant [lot](#), unless an [accessory outdoor storage use](#) is permitted on the [lot](#) in this By-law;
- g) The parking or storage of trailers or [commercial motor vehicles](#) on a [lot](#) for the purposes of advertising;
- h) The manufacturing, refining, rendering or distillation of acid, ammonia, ammunitions, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar;

- i) The bulk storage of ammunitions, industrial chemicals, fuels and oils, [hazardous waste](#) or [liquid industrial waste](#) unless specifically permitted under the [Environmental Protection Act](#); and,
- j) [Cemeteries](#);
- k) [Colleges](#);
- l) [Commercial schools](#);
- m) [Child care centres](#);
- n) [Essential emergency services](#) such as police, fire stations, ambulance dispatch and electrical substations;
- o) The following [uses](#) on [hazardous lands](#) or [hazardous sites](#):
 - i) [Home child care](#);
 - ii) [Long term care homes](#);
 - iii) [Motor vehicle repair and body shops](#);
 - iv) [Motor vehicle maintenance shops](#);
 - v) [Non-profit organizations](#);
 - vi) [Private schools](#);
 - vii) [Private hospitals](#);
 - viii) [Public hospitals](#);
 - ix) [Public schools](#);
 - x) [Retirement homes](#);
 - xi) [Shared housing, large scale](#);
 - xii) [Shared housing, small scale](#);
 - xiii) [Shared housing, supervised care home](#);
 - xiv) [Short term accommodation](#);
 - xv) [Student residences](#);
- p) The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar; and,
- q) [Noxious uses](#);

4.8 SPECIAL STANDARDS

4.8.1 ACCESSORY BUILDINGS OR STRUCTURES (AMENDING BY-LAW 2026-44)

Unless otherwise identified in this By-law, accessory buildings or structures are subject to the following provisions:

4.8.1.1 GENERAL PROVISIONS FOR ALL ACCESSORY BUILDINGS (AMENDING BY-LAW 2026-44)

- a) No accessory building or structure shall:
 - i) Be erected on a lot prior to the erection of the main building on the lot;
 - ii) Be located within a public easement;
 - iii) Be located within a front yard, or a front yard and an exterior side yard within a Mixed Use zone; and,
 - iv) Exceed 15 square metres if located on hazardous lands or hazardous sites.
- b) The minimum setback for an accessory building or structure from any other building or structure on a lot is:
 - i) Buildings less than 15 square metres - 1.8 metres
 - ii) Buildings 15 square metres or greater – 4.0 metres
- c) The following features attached to an accessory building may encroach into the required setback prescribed by b), above:
 - i) Eaves, gutters and roof overhangs are permitted to encroach into the required setback to a maximum of 0.9 metres;
 - ii) Balconies, decks, and stairs are permitted to encroach into the required setback to the main building.

4.8.1.2 ACCESSORY BUILDINGS OR STRUCTURES ACCESSED BY THE FRONT YARD OR EXTERIOR SIDE YARD (AMENDING BY-LAW 2026-44)

- a) The maximum number of accessory buildings or structures permitted on a lot is:
 - i) 2 if the lot area is less than or equal to 4,000 square metres;
 - ii) 4 if the lot area is greater than 4,000 square metres.
- b) The maximum permitted gross floor area above average grade per accessory building or structure is:
 - i) 15 square metres if the lot area is less than or equal to 500 square metres;
 - ii) 60 square metres if the lot area is greater than 500 square metres.
- c) Notwithstanding b) above, where the main building does not have an exterior side yard, and no interior side yard setback for the main building is greater than or equal to 1.2 metres, the maximum gross floor area for an accessory building or structure is 15 square metres.
- d) The maximum height per accessory building or structure is:
 - i) 4.0 metres if the lot area is less than or equal to 4,000 square metres;
 - ii) 5.5 metres if the lot area is greater than 4,000 square metres; and,
 - iii) 7.5 metres in all Open Space and Community Facility zones.
- e) The minimum setback for an accessory building or structure from the interior side lot line and rear lot line is:
 - i) 1.2 metres;
 - ii) Notwithstanding i) above, the setback may be reduced to 0.5 metres if the lot area is less than 4,000 square metres

- and the wall of the building has no doors or windows on the wall facing the lot line; and,
- iii) Where an accessory building or structure is located between the main building and an interior side lot line, the minimum setback for an accessory building or structure from the interior side lot line shall be equal to the required interior side yard for the main building.
 - f) The minimum setback for an accessory building or structure from the exterior side lot line shall be no less than the setback between the main building and the exterior side lot line on any sized lot.
 - g) Accessory buildings or structures are only permitted to contain a private garage subject to the following:
 - i) where accessed by an exterior side yard; and,
 - ii) where accessed by a front yard, and where the main building is set back a minimum of 3.5 metres from the interior side lot line on the side of the lot that provides vehicular access to the private garage.
 - h) Notwithstanding e) above, within a Mixed Use zone, no accessory building or structure shall be located within 3.0 metres of a residential zone boundary.
 - i) Notwithstanding e) above, within all Open Space and Community Facility zones, no accessory building or structure shall be located:
 - 1) closer than 7.5 metres of any lot line; and,
 - 2) closer than 15 metres of any Residential or Mixed Use zone

4.8.1.3 ACCESSORY BUILDINGS OR STRUCTURES ACCESSED BY A LANE (AMENDING BY-LAW 2026-44)

- a) An accessory building or structure may be used as a private garage.
- b) Maximum number of accessory building or structures on lots less than 4,000 square metres – 3

- c) The maximum permitted gross floor area above average grade per accessory building or structure - 15 square metres.
- d) Notwithstanding c) above, one accessory building or structure may have a lot coverage the greater of:
 - i) 15 percent; or,
 - ii) 1) 40 square metres if the lot area is less than 4,000 square metres;
2) 60 square metres if the lot area is 4,000 square metres or greater.
- e) The provisions of d) above, does not apply to a lot where a private garage is located within the main building.
- f) Accessory buildings or structures greater than 15 square metres must be set back a minimum of 4 metres from the main building.
- g) The maximum height per accessory building or structure is:
 - i) 3.0 metres if the lot area is less than or equal to 4,000 square metres; or,
 - ii) 5.5 metres if the lot area is greater than 4,000 square metres.
- h) Notwithstanding g) above, the maximum height of an accessory building or structure that exceeds 15 square metres and is a minimum of 2 storeys in height is 8 metres.
- i) Where an accessory building or structure contains a private garage with a garage door that faces an interior side lot line, the garage door must be a minimum of 5.8 metres from the interior side lot line.
- j) The minimum setback for an accessory building or structure from the interior side lot line and rear lot line is:
 - i) 1.2 metres;

- ii) Notwithstanding (i) above, the [setback](#) may be reduced to 0.5 metres if the [lot area](#) is less than 4,000 square metres and the wall of the [building](#) has no doors or windows on the wall facing the [lot line](#);
- iii) Where an [accessory building or structure](#) is located between the [main building](#) and an [interior side lot line](#), the minimum [setback](#) for an [accessory building or structure](#) from the [interior side lot line](#) shall be equal to the required [interior side yard](#) for the [main building](#).
- k) The minimum [setback](#) for an [accessory building or structure](#) from the [exterior side lot line](#) shall be no less than the [setback](#) between the [main building](#) and the [exterior side lot line](#) on any sized [lot](#).

4.8.2 DELETED - ([AMENDING BY-LAW 2026-44](#))

4.8.3 DECKS

[Decks](#) are permitted associated with all dwelling types except [apartment dwellings](#), in accordance with the following regulations:

- a) [Decks](#) that have a [height](#) of between 0.61 metres and 1.0 metre above the lowest ground surface at all points around the perimeter of the platform are permitted provided that:
 - i) The [deck](#) is located no closer than 3.0 metres to the [rear lot line](#);
 - ii) The [deck](#) is located no closer to the [interior side lot line](#) than the [interior side yard](#) requirement for the [main building](#);
 - iii) The [deck](#) is located no closer to the [exterior side lot line](#) than the required [exterior side yard](#) for the [main building](#); and,
 - iv) The [deck](#) is not located in the [front yard](#).
- b) [Decks](#) that have a [height](#) greater than 1.0 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the [rear lot line](#) a

maximum of 3.7 metres, (except if the [lot](#) is the site of a detached [private garage](#)), provided:

- i) The [deck](#) is located no closer than 3.0 metres to the [rear lot line](#);
 - ii) The [deck](#) is located no closer to the [interior side lot line](#) than the [interior side yard](#) requirement for the [main building](#);
 - iii) The [deck](#) is located no closer to the [exterior side lot line](#) than the required [exterior side yard](#) for the [main building](#);
 - iv) The floor of the [deck](#) is not higher than the floor level of the [first storey](#) of the [main building](#); and,
 - v) The [deck](#) does not extend more than 1.5 metres into the [setback](#) area required by subsection [4.8.1.1 b\) ii](#)).
- c) Notwithstanding the above provisions, stair landings less than 1.0 square metres, and stairs used to access a [deck](#) shall not be subject to the [setback](#) requirements of this section, provided they are no closer than 0.6 metres from any [lot line](#).
- d) [Decks](#) with a [height](#) less than 1.0 metres are permitted to encroach into the [setback](#) area required by subsection [4.8.1.1. b\) ii](#)).

4.8.4 EXCEPTIONS TO HEIGHT REQUIREMENTS IN ALL ZONES

The [height](#) requirements of this By-law shall not apply to:

- a) Communication towers and antennas;
- b) Ornamental roof construction features such as unoccupied towers, steeples, or cupolas.
- c) Water storage tanks;
- d) Aggregate processing facilities;
- e) [Buildings](#) or [structures](#) associated with a public or municipal works depot including but not limited to snow storage facilities and power generation facilities;

- f) Agricultural [buildings](#) or [structures](#), including silos and grain elevators;
- g) Silos used for [industrial uses](#);
- h) Cooling towers;
- i) Flagpoles;
- j) Chimneys and other stacks;
- k) All heating, ventilation and air conditioning equipment (HVAC) that is not enclosed in a [mechanical penthouse](#);
- l) Stair access; and,
- m) solar panels ([Amending By-law 2026-44](#))

4.8.5 SHIPPING CONTAINERS

The temporary placement of one [shipping container](#) is permitted per [lot](#) associated with low-rise residential [uses](#) including those residential [uses](#) permitted in the Greenway, Countryside, Hamlet, and Future Development [zones](#), provided the [shipping container](#):

- a) Is located on the [driveway](#) or [parking pad](#);
- b) Is not located within a GWY1 [zone](#);
- c) Is set back a minimum of 1.0 metre from any [lot line](#);
- d) Has a maximum [height](#) of 2.5 metres, a maximum width of 2.5 metres and a maximum length of 6.0 metres; and,
- e) Is not located on the [lot](#) for more than 30 days in a calendar year.

4.8.6 OUTDOOR PATIOS

Outdoor Patios are permitted accessory to a non-residential use, subject to the following regulations:

- a) An outdoor patio shall be set back a minimum of 10 metres from a low-rise residential zone; and,
- b) No additional parking shall be required for an outdoor patio where the outdoor patio does not exceed 50 percent of the gross floor area of the premises it serves.

4.8.7 OUTDOOR DISPLAY AND SALES AREAS

Where an outdoor display and sales area is permitted, the following provisions apply:

- a) The outdoor display and sales area must be accessory to a permitted use on the lot;
- b) The outdoor display and sales area must be set back a minimum of 12.0 metres from a Residential zone boundary;
- c) The outdoor display and sales area must be located outside of any required parking spaces, drive aisles, parking aisles, loading spaces, or required landscaping strips;
- d) Where an outdoor display and sales area is associated with a motor vehicle fuelling station, the maximum area of an outdoor display and sales area shall be 200 square metres;
- e) Notwithstanding subsection c) above, where a temporary outdoor display and sales area exists for not more than 12 weeks in a calendar year, it may occupy up to 10 percent of the required parking spaces (excluding required accessible parking spaces or electric vehicle level 2 charging ready parking spaces) for the uses; and,

- f) Subsection (d) above shall not apply to an [outdoor display and sales area](#) accessory to a [motor vehicle sales establishment](#), or a [motor vehicle rental establishment](#). ([Amending By-law 2026-44](#))

4.8.8 ENCROACHMENTS INTO REQUIRED YARDS, HARD AND SOFT LANDSCAPING (EXCLUDING DECKS AND PORCHES)

Encroachments of the following [structures](#) or features attached to a [main building](#) or [accessory building or structure](#) are permitted in accordance with the following Table 4.8.8.1, below. ([Amending By-law 2026-44](#))

- 4.8.8.1 The provisions of [Section 4.8.9](#) are modified to the extent necessary to permit encroachments into [hard landscaping](#) and [soft landscaping](#). There is no restriction of the location of gutters into required [yards](#).

Table 4.8.8.1: Permitted Encroachments into Required Yards	
(A)	Architectural features such as sills, window wells, belt courses, cornices, chimney breasts and pilasters are permitted to encroach a maximum of 0.6 metres into any required yard .
(B)	Eaves and roof overhangs are permitted to encroach a maximum of 0.9 metres into any required yard , provided they are no closer than 0.1 metres from any lot line . See Special Provision (1), below.
(C)	Balconies are permitted to encroach a maximum of 1.8 metres into any required yard provided they are no closer than 1.0 metres from any lot line . See Special Provision (1) and (2), below.

Table 4.8.8.1: Permitted Encroachments into Required Yards	
(D)	Bay windows are permitted to encroach a maximum of 1.0 metres into any required yard provided the bay window: i) Is cantilevered a minimum of 0.15 metres above grade or above a porch ii) Is not wider than 4.0 metres, and iii) Is located no closer than 1.2 metres from any lot line See Special Provision (1), below.
(E)	Main walls are permitted to project a maximum of 1.0 metres into the required front yard or exterior side yard provided the projection: i) Contains windows; ii) Is no wider than 3.0 metres; iii) Is located no closer than 1.2 metres from any lot line; and, iv) Occupies no more than 50 percent of a building facade See Special Provision (1), below.
(F)	Stairs and landings that access any part of the main building which are not associated with a deck or porch are permitted to encroach into the required: i) Rear yard a maximum of 2.0 metres ii) Front yard and exterior side yards provided that no part of the stairs or landings are located closer than 0.6 metres from the front lot line and/or exterior side lot line iii) Interior side yard provided that no part of the stairs or landings are located closer than 1.2 metres from the interior side lot line

Table 4.8.8: Special Provisions	
(1)	Within the RES-ES and RES-ENLR zones , the maximum permitted encroachment into the required interior side yard is 0.45 metres.
(2)	Notwithstanding the balcony encroachment permission above, within the RES-ES and RES-ENLR zones , the maximum projection of any balcony from the main wall is 1.8 metres.

4.8.8.2 Notwithstanding any other provision in [Section 4.8.9](#), any [structure](#) or feature identified in Table 4.8.8.1 is permitted to encroach into required [soft landscaping](#). [\(Amending By-law 2026-44\)](#)

4.8.9 HARD AND SOFT LANDSCAPING

[Hard landscaping](#) and [soft landscaping](#) associated with all [dwelling units](#) other than [apartment dwellings](#), are subject to the following provisions.

4.8.9.1 HARD LANDSCAPING

a) The maximum area of [hard landscaping](#) shall not exceed:

- i) [Front yard](#) - 15 percent
- ii) [Exterior side yard](#) - 15 percent

For the purposes of this Section, [driveways](#) and [porches](#) with associated stairs are not included in the calculation of [hard landscaping](#). [\(Amending By-law 2026-44\)](#)

b) [Hard landscaping](#) may project into the required [rear yard](#) a maximum of 50 percent of the minimum [rear yard setback](#) for the [main building](#);

c) Notwithstanding b) above, [hard landscaping](#) may project a maximum of 50 percent of the required [setback](#) of [4.8.1.1. b\) ii\)](#);

d) Notwithstanding any other provision in Section 4.8.9:

- i) A 1.2 metre [hard landscaping](#) strip is permitted around [swimming pool](#); and,
- ii) A landing consisting of [hard landscaping](#) is permitted to project 1.2 metres from the base of the stairs exiting a [dwelling unit](#) or [deck](#).

4.8.9.2 SOFT LANDSCAPING

The provisions in this section are modified to the extent necessary to permit [accessory buildings or structures](#), detached [private garages](#) accessed by a [lane](#), and [garden suites](#) as permitted by other Sections of this By-law.

- a) The minimum width of a [landscaping strip](#) made up of [soft landscaping](#) abutting [interior side lot lines](#), [exterior side lot lines](#) and [rear lot lines](#) on a [lot](#) that is not accessed by a [lane](#) is:
[\(Amending By-law 2026-44\)](#)
 - i) 1.5 metres in the RES-ES (RESIDENTIAL - ESTATE), RES-ENLR (RESIDENTIAL - ESTABLISHED NEIGHBOURHOOD LOW RISE), GWY2 (GREENWAY TWO), GWY3 (GREENWAY THREE), CTS, (COUNTRYSIDE), and HAM-RES (HAMLET - RESIDENTIAL) [zones](#);
 - ii) 1.2 metres in the RES-LR1 (RESIDENTIAL - LOW RISE ONE) [zone](#); and,
 - iii) 0.6 metres in all other residential low rise [zones](#) not accessed by a [lane](#).
- b) The minimum width of a [landscaping strip](#) made up of [soft landscaping](#) abutting the [interior side lot line](#) on a [lot](#) that has a detached [private garage](#) that is accessed by a [lane](#) is 0.6 metres abutting the [interior side lot line](#) between the [front lot line](#) and the wall of the detached [private garage](#) closest to the [main building](#).
- c) Notwithstanding subsections a) and b) above, where a required [interior side yard](#) is less than 0.6 metres, the required [landscaping strip](#) made up of [soft landscaping](#) shall be equal to the required [interior side yard](#) for the [main building](#).

4.8.10 PORCHES

Porches associated with low-rise residential uses including those residential uses permitted in the Greenway, Countryside, Hamlet, and Future Development zones, are subject to the following provisions.

4.8.10.1 SIZE OF PORCHES

Porches in the front yard and exterior side yards are permitted provided:

- a) The floor of any porch that is located between a wall of the main building and any lot line that serves as the boundary of a street shall have a depth of at least 1.8 metres;
- b) Notwithstanding subsection a) above, columns, piers, and, or railings associated with the porch are permitted to encroach within this area;
- c) Notwithstanding subsection a) above, stairs can encroach a maximum of 0.3 metres into the minimum required porch depth provided a minimum 1.6 metre by 1.6 metre unencumbered area is maintained abutting the door; and,
- d) The maximum height of a porch floor above the average grade level of the porch is 1.2 metres.

4.8.10.2 ENCROACHMENT OF PORCHES INTO REQUIRED YARDS

- a) Porches and underground cold cellars located entirely beneath the porch, may encroach:
 - i) Into the required front yard and exterior side yard provided that no part of the porch is located closer than 1.0 metre from the front lot line or exterior side lot line;
 - ii) Into the required rear yard a distance of 3.0 metres, provided it does not extend more than 1.8 metres into the setback area required by Section 4.8.1.1. b) ii);
 - iii) Into the required interior side yard a distance of 0.2 metres

- iv) if the required [interior side yard](#) is 0.6 metres or less; and
Into the required [interior side yard](#) a distance equal to one-half of the required [interior side yard](#) where the required [interior side yard](#) is greater than 0.6 metres.
- b) Stairs that are used to provide access to a [porch](#) from the ground shall not be located closer than 0.6 metres from the [front lot line](#) or [exterior side lot line](#).
- c) Eaves associated with a [porch](#) are permitted to encroach an additional 0.45 metres beyond what is permitted by subsection (a) above. There is no restriction on the location of gutters.
- d) Notwithstanding subsection a) (i), (ii), (iv) and b) above, in the RES-ES (RESIDENTIAL - ESTATE), RES-ENLR (RESIDENTIAL - ESTABLISHED NEIGHBOURHOOD LOW RISE), GWY2 (GREENWAY TWO), GWY3 (GREENWAY THREE), CTS, (COUNTRYSIDE), and HAM-RES (HAMLET - RESIDENTIAL) [zones](#):
 - i) [Porches](#) and underground cold cellars located entirely beneath the [porch](#), may encroach into the required [front yard](#) and [exterior side yard](#) by a maximum of 1.8 metres, provided that the underside of the roof of the [porch](#) is located not more than 4.5 metres above [established grade](#).
 - ii) The encroachment of a [porch](#) and underground cold cellar into the required [interior side yard](#) is not permitted.
 - iii) Stairs used to access a [porch](#) may project 1.2 metres beyond a permitted [porch](#) encroachment. ([Amending By-law 2026-44](#))

4.8.11 MECHANICAL PENTHOUSES

Notwithstanding the application of [height](#) or [storey](#) within this By-law, a [mechanical penthouse](#) may be exempt from the [height](#) or [storey](#) requirements provided:

- a) In residential low rise [zones](#), the [mechanical penthouse](#) does not project more than 3.5 metres above the highest point of the roof surface, regardless of the [height](#) of the [building](#), and does not cover more than 50 percent of the roof upon which it is located.

- b) Notwithstanding a) above this exemption does not apply to a mechanical penthouse located in the RES-ES (RESIDENTIAL - ESTATE) and the RES-ENLR (RESIDENTIAL - ESTABLISHED NEIGHBOURHOOD LOW RISE) zone.
- c) In all other zones, the height requirements of this By-law shall not apply to a mechanical penthouse that does not project more than 6.0 metres above the highest point of the roof surface, regardless of the height of the building, and does not cover more than 50 percent of the roof upon which it is located.
- d) The mechanical penthouse shall not contain any habitable floor area, or any indoor amenity area.

4.8.12 MAJOR TRANSIT STATION AREAS (AMENDING BY-LAW 2025-49)

The following provisions apply to lands shown on the schedules to this By-law as being within a Major Transit Station Area:

4.8.12.1 Notwithstanding any other provision in this By-law, where a building contains a residential dwelling unit:

- a) Within the Residential Established Neighbourhood Low Rise (RES-ENLR) zone:
 - i) Maximum number of storeys – 4
 - ii) Maximum outside wall height - 11 metres
- b) For all other zones:
 - i) Where the maximum number of storeys of a building is equal to or less than 4, the maximum number of storeys shall be 4.
 - ii) Where the maximum height of a building is equal to or less than 14 metres, the maximum height shall be 14 metres.

4.8.12.2 TRANSIT STATIONS IN MAJOR TRANSIT STATION AREAS (AMENDING BY-LAW 2026-44)

Notwithstanding any other provision in this By-law, the following are the only provisions that apply to transit stations, and accessory uses associated with a transit station:

- a) Minimum front yard and exterior side yard - The lesser of the minimum setback required for a main building or 2.0 metres.
- b) Minimum interior side yard and rear yard - The lesser of the minimum setback required for a main building or 0.6 metres.
- c) Maximum height - The greater of the maximum height permitted for a main building or 14.0 metres.
- d) Where a transit station is located within a building containing other uses, the minimum setbacks prescribed in this Section continue to apply to the portion of the building containing a transit station and associated accessory uses. Uses other than a transit station and associated accessory uses shall continue to comply with the provisions of the zone in which they are located.
- e) Notwithstanding a) to d) above, no setbacks are required for portions of a transit station located entirely below established grade.

4.8.13 DELETED (AMENDING BY-LAW 2026-44)

4.8.14 INCLUSIONARY ZONING (AMENDING BY-LAW 2026-27)

The following provisions shall apply where inclusionary zoning is applied to lands through a Zoning By-law Amendment.

The provisions of this section only apply through site specific amendment or, where specified within this By-law.

4.8.14.1 By adding the following definitions to lands where inclusionary zoning applies:

Affordable Ownership Housing Unit means the least expensive of housing for which the purchase price results in annual accommodation costs not exceeding 30 per cent of gross annual household income for low and moderate income households or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.

Affordable Rental Housing Unit means the least expensive of a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households or below the average market rent of a unit in the municipality.

Gross Floor Area – Inclusionary Zoning means the sum of all areas of a building, measured from the exterior of outside walls of the building including gross floor areas occupied by interior walls but shall only include area dedicated for a dwelling unit and excludes any areas dedicated to rental replacement units required by Section 4.1.2.5 of the Official Plan.

Non-profit Housing Provider means:

- a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the Canada Business Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act; or
- d) an organization that is a registered charity within the meaning of the Income Tax Act (Canada) or a non-profit organization exempt from tax under paragraph 149(1)(l) of that Act, and whose land is

owned by the organization, all or part of which is to be used as affordable housing.

Purpose-Built Rental Housing means a building or part of a building containing dwelling units which are available for rent; which was originally constructed for rental; are not in a condominium registered under Section 2 of the Condominium Act, 1998 or a predecessor of that section; and, is not organized as a life lease project where a right to occupy the dwelling units is based on a life lease interest.

4.8.14.2 Section 4.8.14 shall not apply to:

- a) Existing buildings except where any addition or change in use would result in 100 or more new dwelling units;
- b) Development or redevelopment of less than 100 dwelling units;
- c) Notwithstanding a) above, any addition or change in use that results in 100 or more new dwelling units but is less than 7000 square metres of new residential gross floor area;
- d) Retirement homes;
- e) Student residences owned and/or operated by a college or university;
- f) Long-term care homes;
- g) Hospices;
- h) Group homes;
- i) Housing projects owned and/or operated by a public authority;
- j) A building owned and/or operated by a housing non-profit organization provider where the housing non-profit organization provider has 51 percent interest;

- k) Development as approved pursuant to the following (any specific exemptions i.e. life lease etc.);
- l) Development that, on or before the effective date of this Zoning By-law Amendment bringing Section [4.8.14](#) inclusionary zoning provisions into this By-law, is the subject of a complete application for:
 - i) A plan of subdivision under section 51 of the [Planning Act](#);
 - ii) A description or an amendment to a description under section 9 of the [Condominium Act 1998](#);
 - iii) A building permit; and or,
 - iv) Site plan control under section 41 of the [Planning Act](#).

4.8.14.3 The minimum percentage of [affordable ownership housing units](#) or [affordable rental housing units](#) required pursuant to this By-law is 0 percent. Any increase to the minimum percentage shall only be established through a site or area specific exception under [Part 18](#) of this By-law.

4.8.14.4 Notwithstanding Section [4.8.14.3](#), the maximum required percentage of [gross floor area – inclusionary zoning](#) to be affordable housing is not applicable to [purpose built-rental housing](#).

4.8.14.5 [Affordable ownership housing units](#) or [affordable rental housing units](#) required in Section [4.8.14.3](#), shall be maintained at affordable rents or prices commencing upon execution of an agreement referred to in Section [4.8.14.8](#), for 25 years from the date of first occupancy of an [affordable rental housing unit](#) or an [affordable ownership housing unit](#).

4.8.14.6 The permitted resale price for [affordable ownership housing units](#) and annual increases to the rates for existing [affordable rental housing units](#) required in Section [4.8.14.5](#), shall be determined on an annual basis by the [City](#).

4.8.14.7 For an [affordable ownership housing unit](#) which is subject to the requirements of Section [4.8.14.5](#), the [City](#) shall receive a portion of the net proceeds from the sale of an [affordable ownership housing unit](#) as follows:

- a) Where an [affordable ownership housing unit](#) is sold within the 25 year affordability period, the [City](#) shall receive a portion of the net proceeds of the sale, as identified in an amending By-law, to recover administration costs. The [City's](#) entitlement shall not exceed an amount identified in an amending By-law; and,
- b) Where an [affordable ownership housing unit](#) is sold at market value following the expiry of the affordability period, the [City](#) shall receive a percentage of the net proceeds of sale, as identified in an amending By-law, to a maximum of 50 percent, after the deduction of legal, administration, and real estate fees. Such proceeds shall be directed to the further provision of affordable housing.

4.8.14.8 For development or re-development of lands subject to the regulations of Section [4.8.14](#) the owner of such lands shall enter into one or more legal agreements with the [City](#), registered on title, securing the inclusionary zoning requirements outlined in Section [4.8.14.7](#), and the following, to the satisfaction of the City Solicitor and the Commissioner of Development Services or their designates, securing:

- a) Requirements ensuring occupants of [affordable ownership housing units](#) and [affordable rental housing units](#) have the same [building](#) and amenity access as occupants of market rate units;
- b) Requirements for eligibility to purchase an [affordable ownership housing unit](#) or to rent an [affordable rental housing unit](#); and,
- c) Requirements for ongoing administration, reporting and monitoring of [affordable ownership housing units](#) and [affordable rental housing units](#) over the 25 year affordability period;
- d) Requirements for the timely delivery of [affordable ownership housing units](#) and [affordable rental housing units](#), and any phasing of the units, if applicable;
- e) Adjustments to the requirements of Section [4.8.14.1](#) in the event that the tenure is converted from a [purpose-built rental housing](#) development to condominium tenure or from condominium tenure

to [purpose-built rental housing](#); the approach to determining maximum rent and permitted rent increases;

- f) Conditions for offsite [affordable ownership housing units](#) and [affordable rental housing units](#) delivery, if applicable;
- g) Requirements for ensuring [affordable ownership housing units](#) and [affordable rental housing units](#) are provided to eligible households and tenants;
- h) An approach to determine the maximum resale price of [affordable ownership housing units](#) within the 25 year affordability period; and,
- i) Other standards or arrangements, as appropriate.

4.8.14.9 Where [purpose-built rental housing](#) ceases to meet the definition of [purpose-built rental housing](#), the requirements of Section [4.8.14.3](#) of this By-law shall apply to the [building](#).

Notwithstanding Section [4.8.14.4](#), the owner of lands proposing [purpose-built rental housing](#) in a condominium registered under section 2 of the [Condominium Act, 1998](#), or a predecessor of that section, shall enter into one or more legal agreements with the [City](#), registered on title, securing inclusionary zoning requirements outlined in Section [4.8.14.3](#), including Section [4.8.14.8](#), that would be applicable if the [purpose-built rental housing](#) ceases to meet the definition of [purpose-built rental housing](#).

[4.9](#) [SPECIAL USE PROVISIONS](#)

4.9.1 HOME OCCUPATIONS

- a) Where a [home occupation](#) is permitted, the [home occupation](#):
 - i) Shall clearly be a secondary [use](#) of the [lot](#), and accessory to a [dwelling unit](#);
 - ii) Shall be conducted entirely within any permitted [building](#) on a [lot](#);

- iii) Shall be conducted by at least one of the residents of a [dwelling unit](#) located on the same [lot](#);
 - iv) Shall not employ more than one employee, in addition to members of the household;
 - v) Shall not occupy more than 25 percent of the [gross floor area](#) of the [dwelling unit](#) and any associated [accessory building or structure](#) on the same [lot](#);
 - vi) Shall not create noise, vibration, fumes, odour, dust, glare or radiation which is evident outside the [dwelling unit](#);
 - vii) Shall not involve the [accessory outdoor storage](#) or outdoor display of materials or finished products;
 - viii) Shall not consist of an occupation that involves the sale of a commodity not produced on the [premises](#). Notwithstanding the above, telephone, mail order, or internet sales of goods is permitted provided products are not picked up on the [premises](#).
 - ix) If involving instructional activity, shall not be occupied by more than four students at any one time;
 - x) If involving a [personal service establishment use](#), shall not be occupied by more than four patrons at any one time; and,
 - xi) Shall not require receipt or delivery of merchandise, goods or equipment by other than a passenger [motor vehicle](#) or by parcel or letter carrier mail service using [motor vehicles](#) typically employed in residential deliveries.
- b) Notwithstanding the above, the following [uses](#) are not [home occupations](#) for the purposes of this By-law:
- i) Any [use](#) involving the storage, repair, maintenance and, or, towing of [motor vehicles](#) or other machinery or equipment;
 - ii) [Medical offices](#), except as set out in subsection c) below;
 - iii) [Pet services establishments](#) except for aesthetic care;
 - iv) [Kennels](#);
 - v) Any [use](#) involving the sale of prepared food for human consumption;
 - vi) Dating bureaus and, or, escort services;
 - vii) [Outdoor storage use](#) or [accessory outdoor storage](#);
 - viii) Taxi service depot and, or, dispatch;

- ix) [Home industries](#);
 - x) Paint Shop or furniture stripping;
 - xi) [Retail stores](#); and,
 - xii) Any [use](#) offering temporary overnight accommodation including a [bed and breakfast establishment](#) and [short term accommodation](#).
- c) A [medical office](#) may be located within the [dwelling unit](#) of a physician provided the [dwelling unit](#) is located on a [lot](#) that has a [front lot line](#) or an [exterior side lot line](#) that abuts a [provincial highway](#), an [arterial road](#), a [major collector road](#) or [minor collector road](#) as shown on [Maps 10](#) and [11](#) of the [Official Plan](#).

4.9.2 PLACE OF WORSHIP

Where a [place of worship](#) is permitted in this By-law, the following shall apply:

- a) [Accessory uses](#) shall not exceed the [gross floor area](#) of the [sanctuary](#);
- b) [Accessory uses](#) may include classrooms for the instruction of religious rites, assembly areas with kitchen facilities, a residence for the faith group leader, and offices subordinate and incidental to the [place of worship](#) as the [principal use](#);
- c) The [gross floor area](#) of a [place of worship](#) in a multi-unit [building](#) in any Mixed Use or Employment [zone](#) shall not exceed 500 square metres.

4.9.3 TEMPORARY TENTS AND SPECIAL EVENTS ([AMENDING BY-LAW 2026-82](#))

- a) Temporary tents, marquees and similar [structures](#) are permitted to be erected in any non-residential [zone](#) for a temporary period not exceeding 12 weeks in any calendar year subject to the following provisions:
 - i) Shall not be located in any [landscaping strip](#); and,

- ii) Shall not occupy a required accessible [parking space](#) or [electric vehicle level 2 charging ready parking space](#).
- b) In addition to a), within any residential [zone](#), temporary tents shall comply with the [setbacks](#) and [height](#) provisions for [accessory buildings or structures](#) and shall not exceed 60 square metres.
- c) Provision a) above, does not apply to temporary tents located over a permitted [outdoor patio](#).
- d) The provisions of this By-law shall not apply to temporary tents, [buildings](#) and [structures](#), or the temporary [use](#) of land for a [commercial parking lot](#) and/or special event activities, approved as part of an event declared by the [City](#), to be of municipal significance. ([Amending By-law 2026-44](#))
- e) In addition to the provisions of d) above, [parking areas](#) and [parking garages](#) associated with special event activities approved as part of an event declared by [City](#) to be of municipal significance, are permitted to occupy required [parking spaces](#) on affected lands. ([Amending By-law 2026-82](#))

4.9.4 ACCESSORY WASTE DISPOSAL AREAS

- a) Except for freehold [townhouse dwellings](#), waste generated from all lands zoned RES-LR6 (RESIDENTIAL LOW RISE- SIX), RES-PE (RESIDENTIAL - PUBLIC EDUCATION), Residential Mid-Rise, Residential High Rise, Mixed Use, Commercial, Employment and CF-PW (COMMUNITY FACILITY - PLACE OF WORSHIP) shall be stored inside an enclosed [building](#) or [structure](#) or [deep waste collection receptacle](#) provided the [building](#), [structure](#) or waste receptacle:
 - i) Is located within the [interior side yard](#) or [rear yard](#);
 - ii) Is located no closer to any [lot line](#) than required for an [accessory building or structure](#) in this By-law;
 - iii) Does not occupy any required [parking spaces](#) and the access to these [parking spaces](#); and,
 - iv) Is not located within any required [landscaping strip](#).

- b) Minimum size of a waste storage room, or [building](#) or [structure](#) used for waste storage is in accordance with Table 4.9.4, below:

Table 4.9.4: Minimum Size of a Waste Storage Room	
Residential Uses	
(A)	11 to 32 dwelling units : 18 square metres
(B)	33 to 180 dwelling units : 55 square metres
(C)	181 to 360 dwelling units : 93 square metres
(D)	361 dwelling units and greater: 125 square metres
Non-Residential Uses - See Special Provision (1), below.	
(A)	Gross floor area less than 500 square metres: 10 square metres
(B)	Gross floor area of 500 square metres to 1,500 square metres: 18 square metres
(C)	Gross floor area of 1,501 square metres to 2,500 square metres: 25 square metres
(D)	Gross floor area greater than 2,500 square metres: 30 square metres

Table 4.9.4: Special Provisions	
(1)	Where an expansion is made to an existing building , the minimum size of a waste disposal room only applies to the area of expansion.

4.9.5 TEMPORARY CONSTRUCTION AND MODEL HOMES

- a) Nothing in this By-law shall prevent [uses](#) incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold, temporary waste disposal receptacle, or other [building](#) or [structure](#) incidental to the construction, only for so long as the same are necessary for work in progress that has neither been finished nor abandoned;
- b) Nothing in this By-law shall prevent the [use](#) of land for a [model home](#), provided that the [dwelling units](#) to be sold are to be located on lands within the [City](#);
- c) Notwithstanding subsection b) above, the number of [model homes](#) within a draft or approved plan of subdivision shall be limited to 25 percent of the number of [dwelling units](#) within the subdivision, to a maximum of ten (10) [model home dwelling units](#); and,
- d) Notwithstanding c) above, the maximum number of [model home dwelling units](#) may be exceeded where the units are contained within a single [building](#).
- e) Nothing in this By-law shall prevent the [use](#) of land for an office for the temporary sales of industrial, commercial or [dwelling units](#), provided that the units to be sold are to be located on lands within the limits of the [City](#). ([Amending By-law 2026-44](#))

4.9.6 MOTOR VEHICLE SALES AND MOTOR VEHICLE RENTAL ESTABLISHMENTS

Where a [motor vehicle sales establishment](#), or a [motor vehicle rental establishment](#) is located on a [lot](#), the following provisions apply:

The minimum required width of a [landscaping strip](#) shall be:

- a) 3.0 metres adjacent to any [lot line](#) that serves as the boundary of a [street](#); and,
- b) 6.0 metres adjacent to any other [lot line](#).

4.9.7 MOTOR VEHICLE FUELLING STATIONS

Where a [motor vehicle fuelling station](#) is located on a [lot](#), the following provisions apply:

- a) The minimum required width of a [landscaping strip](#) shall be:
 - i) 3.0 metres adjacent to any [lot line](#) that serves as the boundary of a [street](#); and,
 - ii) 6.0 metres adjacent to any other [lot line](#).
- b) Fuel islands and canopies shall maintain the [setback](#) requirements for the [main building](#) on a [lot](#).
- c) Notwithstanding any other provisions in the By-law, [buildings](#) or [structures](#) associated with a [motor vehicle fuelling station](#) shall be set back a minimum of 15 metres from a residential [zone](#).
- d) Notwithstanding any other provision in this By-law, no minimum [height](#) requirements shall apply to [motor vehicle fuelling stations](#).

4.9.8 MOTOR VEHICLE MAINTENANCE SHOP AND MOTOR VEHICLE REPAIR AND BODY SHOP

Where a [motor vehicle maintenance shop](#) or [motor vehicle repair and body shop](#) is located on a [lot](#), the following provisions apply:

- a) Where [accessory outdoor storage](#) is permitted with a [motor vehicle maintenance shop](#) or [motor vehicle repair and body shop](#), the [accessory outdoor storage](#) is subject to the following:
 - i) [Accessory outdoor storage](#) is permitted only in a [rear yard](#) or [interior side yard](#) and not closer than 9.0 metres to any [lot line](#) that abuts a [street](#);
 - ii) The [height](#) of stored materials shall not exceed the lesser of the [height](#) of the [main building](#) on the [lot](#), or 12.0 metres;
 - iii) Opaque fencing with a minimum [height](#) of 2.75 metres or a berm with a minimum [height](#) of 3.0 metres shall screen the [accessory outdoor storage](#); and,
 - iv) [Accessory outdoor storage](#) is not permitted within any [yard](#) abutting a Residential or Mixed Use [zone](#) boundary.
- b) Overhead doors providing vehicular access to a [building](#) shall not be located within 15 metres of a residential [zone](#).
- c) Notwithstanding any other provisions, [buildings](#) or [structures](#) associated with a [motor vehicle maintenance shop](#) or [motor vehicle repair and body shop](#) shall be set back a minimum of 15 metres from a residential [zone](#).

4.9.9 ADDITIONAL RESIDENTIAL UNITS (AMENDING BY-LAW 2026-44)

[Additional residential units](#) are subject to the following provisions:

- a) [Additional residential units](#) are only permitted on a [lot](#) containing a [detached dwelling](#), [semi-detached dwelling](#) or [townhouse dwelling](#).

- b) No more than 2 [additional residential units](#) are located entirely within the same [building](#) as the [detached dwelling](#), [semi-detached dwelling](#) or [townhouse dwelling](#).
- c) Only one [dwelling unit](#) entrance is contained in any [main wall](#) facing a [street](#) unless the second entrance is located below [average grade level](#).
- d) Where direct access to the [additional residential units](#) are provided from the [interior side yard](#), the entrances to the [additional residential units](#) are required to be a minimum of 1.2 metres from the [interior side lot line](#) and no stairs accessing the [additional residential units](#) are permitted within 1.2 metres from the [interior side lot line](#).
- e) Notwithstanding b) above, where an [additional residential unit](#) is located in an [accessory building or structure](#), only one [additional residential unit](#) is permitted in a [detached dwelling](#), [semi-detached dwelling](#) or [townhouse dwelling](#).
- f) [Additional residential units](#) are not permitted within a GWY1 [zone](#), or within hazard lands as prescribed by the Toronto Region Conservation Authority.

4.9.10 GARDEN SUITES

NOTE: Refer to Environmental Registry posting - [Ontario Regulation 462/24](#)
- Additional Residential Units for certain modified standards

Where permitted through the passage of a Temporary Use By-law in accordance with the [Planning Act](#), one [garden suite](#) is permitted in a detached [accessory building or structure](#) in the [rear yard](#) of a [lot](#), provided:

- a) There is no [coach house](#) dwelling or [garden home](#) on the [lot](#);
- b) The [garden suite](#) is in the [rear yard](#);

- c) The [garden suite](#) has a maximum [gross floor area](#) of 60 square metres provided it does not exceed the [gross floor area](#) of the [principal use dwelling unit](#) on the same [lot](#);
- d) The [garden suite](#) is designed to be portable;
- e) The [garden suite](#) is set back a minimum of 6.0 metres from the [main building](#) on the [lot](#);
- f) The [garden suite](#) has a [height](#) of no greater than 4.5 metres;
- g) The [garden suite](#) is located no further than 30.0 metres from the [lot line](#) over which access from a [street](#) is obtained;
- h) The [garden suite](#) is accessed from the [street](#) by a clear path of travel that has a minimum width of 1.2 metres; and,
- i) The [garden suite](#) is located a minimum of:
 - i) 1.2 metres from the [rear lot line](#);
 - ii) The required [exterior side yard](#) for the [main building](#) from the [exterior side lot line](#); and,
 - iii) 1.2 metres from the [interior side lot line](#).
- j) The [garden suite](#) shall be located outside of the Special Policy Area, as identified on [Map 8](#) of the [Official Plan](#).

PART 5.0 PARKING AND LOADING STANDARDS

5.1 APPLICABILITY OF THIS SECTION

- a) The standards and provisions of this Part of the By-law do not apply to any use in existence on the effective date of this By-law so long as the net floor area that existed on that date is not increased.
- b) Where an existing building is enlarged or altered, or where the use of the building changes, additional parking spaces, accessible parking spaces, electric vehicle parking spaces, bicycle parking spaces, and loading spaces shall be provided for the additional net floor area, as required in this By-law.
- c) If the use of a building changes, additional parking spaces equal to the difference between what exists before the change of use and what is required in this By-law shall be provided.

5.2 GENERAL PARKING PROVISIONS

5.2.1 RESTRICTION ON USE OF LAND, BUILDINGS AND STRUCTURES

- a) Unless otherwise specified in this By-law, no person shall use or permit the use of any land, building or structure in any zone for any purpose permitted in this By-law, unless the minimum number of parking spaces required are provided on the same lot in accordance with the provisions of this By-law.
- b) Notwithstanding the above, the required parking for public uses can be located on an abutting or nearby lot that is also the site of a public use.

5.2.2 CALCULATION OF PARKING REQUIREMENTS

- a) Where the minimum number of parking spaces are calculated on the basis of a rate or ratio, the required number of parking spaces shall be increased to the next highest whole number if the fraction is 0.5 or greater.
- b) Notwithstanding a) above, the minimum number of accessible parking spaces shall be increased to the nearest whole number. For example, 6.25 spaces shall be rounded up to 7 spaces.
- c) In calculating net floor area and gross leasable floor area for the purposes of applying the minimum number of parking spaces required, the net floor area and gross leasable floor area shall not be less than 75 percent of the gross floor area of a building or structure.
- d) A car-share parking space is permitted to occupy a required parking space, or electric vehicle charging station parking space, but is not permitted to occupy an accessible parking space.

5.2.3 MORE THAN ONE USE ON A LOT

Unless otherwise specified in this By-law, the parking space requirements for two or more uses on a lot shall be the sum of the requirements for each individual use.

5.2.4 EXCLUSIVE USE OF A PARKING SPACE

Unless otherwise specified in this By-law, all required parking spaces shall be unobstructed and available for parking purposes and used exclusively for that purpose at all times. Parking spaces required by this section of the By-law shall not be used for the storage of inoperable motor vehicles, waste receptacles or snow storage, or for the keeping or storage of motor vehicles for sale, rent, or repair.

5.2.5 SIZE OF PARKING SPACES

- a) Each required perpendicular [parking space](#) shall have a width of not less than 2.75 metres and a length of not less than 5.8 metres. ([Amending By-law 2026-79](#))
 - i) Notwithstanding a), above, each required parallel [parking space](#) shall have a width of not less than 2.6 metres and a length of not less than 6.7 metres. ([Amending By-law 2026-79](#))
- b) Notwithstanding the provisions of subsection 5.2.5 a) above, [parking spaces](#) dedicated as accessible [parking spaces](#) in accordance with [Section 5.6](#) shall be subject to the following standards:
 - i) A Type A accessible [parking space](#) shall have a width of not less than 3.4 metres and a length of not less than 5.8 metres;
 - ii) A Type B accessible [parking space](#) shall have a width of not less than 2.4 metres and a length of not less than 5.8 metres; and,
 - iii) A Type A and Type B accessible [parking space](#) shall have a 1.5 metre wide access aisle adjacent to the accessible [parking space](#). The 1.5 metre wide access aisle adjacent to an accessible [parking space](#) may be shared between two adjacent accessible [parking spaces](#).
- c) Notwithstanding the above, [parking areas](#), [private garages](#), and [parking garages](#) that legally existed on the effective date of this By-law, are exempt from the [parking space](#) minimum size requirements as set out in subsection a) and b) above. ([Amending By-law 2026-44](#))
- d) [Electric vehicle charging stations](#) are permitted to encroach 0.3 metres into a required [parking space](#) provided the encroachment is not located further than 1.0 metre from either end of the [parking space](#).

5.2.6 ACCESS TO PARKING SPACES

- a) Direct access shall be provided to each of the [parking spaces](#) required in this By-law, unless otherwise specified in this By-law.
- b) Notwithstanding the above, [tandem parking spaces](#) are permitted on [lots](#) with [buildings](#) containing no more than four [dwelling units](#) and for condominium [townhouse dwellings](#) with parking provided at grade and accessed via a [private street](#).
- c) No more than 6 [dead end parking spaces](#) are permitted on a [parking aisle](#).

5.2.7 WIDTH OF PARKING AISLES

The width of [parking aisles](#) within a [parking area](#) or [parking garage](#), shall be in accordance with the following:

- a) For two-way [parking aisles](#), the minimum unobstructed [parking aisle](#) width shall be 6.0 metres.
- b) For one-way [parking aisles](#), the minimum unobstructed [parking aisle](#) width shall be 3.0 metres.
- c) Where the [parking aisle](#) width in a [parking area](#) or [parking garage](#) is less than 6.0 metres, the [parking aisle](#) shall be one-way.
- d) Notwithstanding the above, [parking areas](#) and [parking garages](#) that legally existed on the effective date of this By-law are exempt from the minimum [parking aisle](#) width requirements set out in subsections a), b) and c) above.

5.2.8 WIDTH OF DRIVE AISLES

- a) [Drive Aisles](#) accessing a [parking area](#) or [parking garage](#), shall be unobstructed with a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic.

- b) Where [parking spaces](#) are located adjacent to the terminus of a [parking aisle](#), the full width of the [drive aisle](#) shall project a minimum of 1.2 metres beyond the adjacent [parking spaces](#).
- c) Notwithstanding the above, a two-way [drive aisle](#) located on the same [lot](#) as a [heritage building](#), may be reduced to an unobstructed width of 4.0 metres when accessing a [parking area](#) or [parking garage](#) with ten [parking spaces](#) or less and, provided the [drive aisle](#) is not a designated fire route.

5.2.9 PARKING GARAGES

- a) Where any portion of a [parking garage](#) is located more than 1 metre above [average grade level](#), the portion of the [parking garage](#) that is 1 metres above [average grade level](#) shall be:
 - i) Set back a minimum of 10.0 metres from any [lot line](#);
 - ii) Set back a minimum of 10.0 metres from the [main wall](#) of a [building](#) nearest to a [lot line](#) abutting a [street](#); and,
 - iii) Comply with all other requirements of the [main building](#) for the [zone](#) in which it is located.
- b) Where no portion of a [parking garage](#) is located more than 1 metre above [average grade level](#), the [parking garage](#) shall be:
 - i) Set back a minimum of 0.6 metres from any [lot line](#); and,
 - ii) Set back a minimum of 3.0 metres from a [lot line](#) abutting a residential low rise [zone](#) within the first 0.9 metres below [average grade level](#).

5.2.10 SPECIAL PARKING REGULATIONS WITHIN A PARKING GARAGE

Notwithstanding the provisions of [Section 5.2.5](#) and [5.2.7](#), where [parking spaces](#) are located within a structured [parking garage](#), the following provisions apply.

- a) [Parking space](#) lengths may be reduced to 5.4 metres where the [parking aisle](#) is a minimum 6.5 metres in width.
- b) Columns and pipes can encroach into a required [parking space](#) by up to 0.3 metres provided the encroachment is no more than 0.5 metres in length, and is not located further than 1.0 metre from either end of the [parking space](#).

5.2.11 SURFACE TREATMENT

- a) All [parking spaces](#) and [parking areas](#) and all [driveways](#), [drive aisles](#), or [parking aisles](#) associated with any [parking area](#) must be surface treated with asphalt, concrete, concrete pavers or similar materials.
- b) Notwithstanding a) above, [parking spaces](#) and [parking areas](#) and all [driveways](#), [drive aisles](#), or [parking aisles](#) associated with any [parking area](#) in the Greenway, Countryside and Hamlet [zones](#) may be treated with an aggregate, to provide a stable surface.
- c) The [use](#) of sod or other soft landscape areas for the parking of [motor vehicles](#) is not permitted.

5.2.12 CHARGING OF A FEE FOR REQUIRED PARKING

- a) Unless otherwise prescribed within this By-law, no charge, fee or payment shall be required for the temporary [use](#) of any [parking space](#) required in this By-law, except for the following:
 - i) [Commercial Parking Lot or Garage](#);
 - ii) A parking lot owned or operated by a [public authority](#);
 - iii) [Public Hospital](#); and,
 - iv) Connecting to an [electric vehicle charging station](#).

5.2.13 SPECIFIC EXEMPTIONS

Where this Section is specifically referenced in this By-law, any additional parking and loading standards shall not apply to the [uses](#) outlined below:

- i) [Multiplex Dwellings](#);
- ii) [Detached Dwellings](#);
- iii) [Semi-detached Dwellings](#);
- iv) [Townhouse Dwellings](#);
- v) [Bed and Breakfast Establishments](#);
- vi) [Farm Vacation Homes](#);
- vii) [Agricultural Use](#), and [Agricultural Related Uses](#);
- viii) [Shared Housing - Small Scale](#);
- ix) [Shared Housing - Supervised Care Home](#); and,
- x) [Group Homes](#).

[5.3](#) [ADDITIONAL RESIDENTIAL PARKING REQUIREMENTS](#)

[5.3.1](#) [LOCATION OF MOTOR VEHICLE PARKING](#)

- a) The parking of [motor vehicles](#) associated with a residential [use](#) in a residential [zone](#) is only permitted:
 - i) In a [parking garage](#);
 - ii) In a [parking area](#);
 - iii) In an attached or detached [private garage](#);
 - iv) In a [carport](#);
 - v) On a [parking pad](#); and,
 - vi) On a [driveway](#).
- b) For all dwelling types in low rise residential [zones](#) requiring two [parking spaces](#) per unit, no more than one required [parking space](#) may be provided within the required [front yard](#) or the required [exterior side yard](#) on the [lot](#).

[5.3.2](#) [DRIVEWAYS](#)

- a) Unless otherwise permitted in this By-law, no more than one [driveway](#) is permitted to access a [lot](#) from a [street](#) in a residential [zone](#).
- b) A [driveway](#) located in a [front yard](#) shall be located:

- i) No closer to an interior side lot line than the required interior side yard for the main building from the interior side lot line;
 - ii) No closer to an exterior side lot line than the required exterior side yard for the main building from the exterior side lot line; and,
 - iii) Where a private garage is detached from the main building, no closer to the exterior side lot line or interior side lot line than the required setback for the detached private garage from the exterior side lot line or interior side lot line.
- c) A driveway located in an exterior side yard shall be located:
 - i) No closer to a rear lot line than the required rear yard for the main building from the rear lot line;
 - ii) No closer to a front lot line than the required front yard for the main building from the front lot line; and,
 - iii) Where a private garage is detached from the main building, no closer to the rear lot line than the required setback for the detached private garage from the rear lot line.
- d) Notwithstanding subsection b) and c) above, the setback for the driveway may be reduced to match the setback of a detached private garage that legally existed on the effective date of this By-law.
- e) The minimum driveway width shall be equal to the garage door width.
- f) The maximum driveway width shall not exceed the garage door width plus 2.0 metres.
- g) Notwithstanding subsection f) above, the maximum driveway width shall not exceed 50 percent of the lot frontage.
- h) Where a detached private garage is located wholly or partially within the rear yard and is accessed by a driveway crossing the front lot line, the minimum driveway width is 2.5 metres.

- i) Notwithstanding subsections b) and c) above, [driveways](#) that legally existed on the effective date of this By-law are exempt from this section.

5.3.3 CIRCULAR, HORSESHOE AND HAMMERHEAD PROVISIONS

- a) On [lots](#) with a [lot frontage](#) equal or greater than 16.8 metres, a horseshoe [driveway](#) is permitted, subject to the following provisions:
 - i) The [main building](#) is set back at least 8.0 metres from the [front lot line](#) or [exterior side lot line](#);
 - ii) A minimum 7.0 metre separation is provided between the two access points measured at the [street](#) line;
 - iii) The arc portion of the horseshoe [driveway](#) has a minimum width of 3.0 metres and a maximum width of 3.7 metres;
 - iv) The arc portion of the horseshoe [driveway](#) connects the [street](#) to the other [driveway](#) that provides direct access from the [street](#); and,
 - v) The minimum [setback](#) requirements of 5.3.2 shall be maintained.
- b) On [lots](#) with a [lot frontage](#) equal or greater than 19.2 metres, or on [lots](#) with direct access onto a regional road or [provincial highway](#), a hammerhead [driveway](#) is permitted in the [front yard](#) or [exterior side yard](#), subject to the following provisions:
 - i) The [main building](#) is set back a minimum of 15.0 metres from the [front lot line](#) or [exterior side lot line](#);
 - ii) The hammerhead portion of the [driveway](#) shall be:
 - 1) A maximum width of 3.7 metres;
 - 2) Shall not extend more than 4.5 metres from one edge of the [driveway](#);
 - 3) The parking of [motor vehicles](#) is not permitted on the hammerhead portion of the [driveway](#); and,
 - 4) Shall have a minimum [setback](#) from the [front lot line](#) and [exterior side lot line](#) of 3.0 metres.

- iii) The minimum [setback](#) requirements of 5.3.2 shall be maintained.
- c) On [lots](#) with a [lot frontage](#) equal or greater than 19.2 metres, a circular [driveway](#) is permitted in the [front yard](#) or [exterior side yard](#), subject to the following provisions:
 - i) The [main building](#) is set back a minimum of 15.0 metres from the [front lot line](#) or [exterior side lot line](#);
 - ii) The arc portion of the circular [driveway](#) shall be:
 - 1) A minimum width of 3.0 metres and a maximum width of 3.7 metres;
 - 2) Shall have a minimum [setback](#) from the [front lot line](#) and [exterior side lot line](#) of 3.0 metres; and,
 - iii) The minimum [setback](#) requirements of [Section 5.3.2](#) shall be maintained.

5.3.4 PROVISIONS FOR PARKING PADS IN LOW RISE RESIDENTIAL ZONES

5.3.4.1 PARKING PADS ON A LOT ACCESSED BY A STREET

Where there is no [private garage](#) associated with a low rise residential [dwelling unit](#), a [parking pad](#) is permitted in the [front yard](#) or [exterior side yard](#), provided:

- (a) The maximum [parking pad](#) width facing the [street](#) shall be the greater of:
 - i) 3.7 metres; or,
 - ii) 6.1 metres, provided a minimum 40 percent [soft landscaping](#) is provided in the [front yard](#) or [exterior side yard](#) in which the [parking pad](#) is located.
- (b) Notwithstanding a), in no case shall the width of a [parking pad](#) exceed 50 percent of the [lot frontage](#).

5.3.4.2 PARKING PADS ON A LOT ACCESSED BY A LANE

- a) The parking of motor vehicles on a parking pad between a main building and the rear lot line on a lot accessed by a lane is permitted provided:
 - i) That at least one parking space is located within a detached private garage that is also accessed by the lane and provided the parking pad is located:
 - 1) No closer than the minimum distance equal to the exterior side yard requirement for the main building from the exterior side lot line; and,
 - 2) No further than 7.2 metres from the rear lot line.
- b) Notwithstanding the above, a parking pad located on a lot accessed by a lane is permitted in conjunction with a private garage attached to a main building, where such a private garage is expressly permitted in this By-law, provided the parking pad is located:
 - i) No closer than the required exterior side yard for the main building from the exterior side lot line; and,
 - ii) No further than 7.2 metres from the rear lot line.

5.3.5 ACCESS TO PARKING SPACES IN A PRIVATE GARAGE

- a) Where a driveway leads to an attached private garage, the finished floor elevation of the private garage shall be higher than the elevation of the street or lane from which access to the private garage is provided, measured at the midpoint of the driveway where it meets the edge of the right-of-way of the street or lane;
- b) Notwithstanding subsection a) above, where the finished floor elevation of the first storey of a dwelling unit is lower in elevation than the midpoint of the driveway where it meets the street or lane from which access to the private garage is provided, the finished floor elevation of an attached private garage shall be a maximum of 1.0 metre below the finished floor elevation of the first storey of the dwelling unit; and,

- c) Notwithstanding subsections a) and b) above, [private garages](#) that legally existed on the effective date of this By-law are exempt from this section.

5.3.6 PARKING SPACES IN PRIVATE GARAGES

Where [parking spaces](#) are located in a [private garage](#), the following provisions apply:

- a) A [private garage](#) intended to occupy a single [motor vehicle](#) shall be a minimum of 3.0 metres in width and 6.0 metres in length. For each additional required [parking space](#), the [private garage](#) width shall increase by 2.75 metres.
- b) For [lots](#) with a [lot frontage](#) of less than 18 metres, the maximum width of a [private garage](#) shall not exceed the maximum [garage door](#) width plus 1.0 metre.
- c) Within the [private garage](#), stair encroachments into the [parking spaces](#) required in subsection a) above, are permitted provided that the size of each [parking space](#) is no less than 5.4 metres in length and 2.6 metres in width and has a vertical clearance of at least 2.1 metres.
- d) Notwithstanding subsections a) and b) and c) above, [private garages](#) that legally existed on the effective date of this By-law are exempt from this section.

5.3.7 MINIMUM PARKING REQUIREMENT – RESIDENTIAL USES IN PARKING ZONE 4 ([AMENDING BY-LAW 2026-79](#))

The minimum number of [parking spaces](#) required for residential [uses](#) located in Parking Zone 4, as identified in [SCHEDULE 'D'](#) of [Section 13.4](#), shall be calculated in accordance with the standards set out in [Table 5.3.7](#), below.

Table 5.3.7: Minimum Parking Requirement – Residential Uses in Parking Zone 4

Table 5.3.7: Minimum Parking Space Requirement in Parking Zone 4 See Schedule 'D' of Section 13.4	
(A) Garden Suite	1.0 parking space per dwelling unit (5)
(B) Additional Residential Unit associated with a Detached Dwelling , Semi-detached Dwelling or Townhouse Dwelling	1.0 parking space per dwelling unit (5)
(C) Apartment Dwelling	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(D) Multiple Dwelling	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(E) Multiplex Dwelling	1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(F) All other Dwelling Units	2.0 parking spaces per dwelling unit (1) (2) (3) (4) (5)
(G) Shared Housing - Small Scale	2.0 parking spaces per dwelling unit
(H) Shared Housing - Supervised Care Home	2.0 parking spaces per dwelling unit
(I) Group Home	2.0 parking spaces per dwelling unit

Table 5.3.7: Minimum Parking Space Requirement in Parking Zone 4 See Schedule 'D' of Section 13.4	
(J)	Bed & Breakfast Establishment 1.0 parking space per guest room in addition to the requirement for the dwelling unit
(K)	Farm Vacation Home 1.0 parking space per guest room in addition to the requirement for the dwelling unit
(L)	Home Industry Home Child Care Home Occupation No additional requirement
(M)	Dormitory 0.50 parking spaces per bed
(N)	Long Term Care Home 0.50 parking spaces per bed
(O)	Shared Housing - Large Scale 0.50 parking spaces per bed
(P)	Respite Care Home 0.50 parking spaces per bed
(Q)	Student Residence 0.50 parking spaces per bed
(R)	Retirement Home 0.50 parking spaces per unit plus 0.20 visitor parking spaces per unit

Table 5.3.7: Minimum Parking Space Requirement in Parking Zone 4 See Schedule 'D' of Section 13.4	
(S)	Rooming House - Small Scale As required by site specific By-law Amendment
(T)	Rooming House - Large Scale As required by site specific By-law Amendment
(U)	Short Term Accommodation As required by site specific By-law Amendment
(V)	Affordable Ownership Housing Unit Affordable Rental Housing Unit 1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per unit

Table 5.3.7: Special Provisions	
(1)	Where accessed by a private street an additional 0.20 parking spaces per unit is to be provided for visitor parking.
(2)	Visitor parking spaces shall not be located on any lands intended solely for the exclusive use of an individual residential dwelling unit in a development.
(3)	Visitor parking spaces shall not be located as tandem parking spaces .
(4)	Accessible parking spaces in accordance with Section 5.2.5 b) and Section 5.6 of this By-law shall be provided as a percentage of the required visitor parking only.
(5)	Where an additional residential unit is located on the same lot within a detached dwelling , semi-detached dwelling , or townhouse dwelling , the required parking for the detached dwelling , semi-detached dwelling , or townhouse dwelling is reduced to one (1) parking space .

5.4 NON-RESIDENTIAL PARKING REQUIREMENTS

5.4.1 MINIMUM PARKING REQUIREMENT – NON-RESIDENTIAL USES IN PARKING ZONE 4 (AMENDING BY-LAW 2026-79)

The minimum number of parking spaces required for non-residential uses located in Parking Zone 4, as identified in [SCHEDULE 'D'](#) of [Section 13.4](#), shall be calculated in accordance with the standards set out in [Table 5.4.1](#), below.

Table 5.4.1: Minimum Parking Requirement – Non-Residential
Uses in Parking Zone 4

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(A) Adult Entertainment Establishment	13.33 parking spaces per 100 square metres
(B) Body Rub Establishment	13.33 parking spaces per 100 square metres
(C) Nightclub	13.33 parking spaces per 100 square metres
(D) Agricultural Use	No requirement

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(E)	Agriculture-Related Uses 2 parking spaces, plus 3.33 parking space per 100 square metres accessible to the public. See Special Provision (1), below.
(F)	Art Gallery 1 parking space per 100 square metres
(G)	Artist Studio 1 parking space per 100 square metres
(H)	Asphalt Plant 2.86 parking space per 100 square metres
(I)	Banquet Hall 11.11 parking space per 100 square metres
(J)	Brewery, Craft Brewery, Retail 2 parking spaces per premises, plus 1 parking space per 100 square metres
(K)	Business Office 2.86 parking space per 100 square metres

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(L)	Cannabis Establishment 2 parking spaces per premises, plus 1 parking space per 100 square metres
(M)	Cemetery 3.33 parking space per 100 square metres
(N)	Child Care Centre 1.5 parking spaces per classroom, plus 1 parking space per every 5 children capacity.
(O)	Commercial Storage Facility 2 parking spaces per premises, plus 0.5 parking space for every 100 square metres
(P)	Library Museum Non-Profit Organization Private Park Public Park Transit Station 2.5 parking spaces per 100 square metres
(Q)	Community Centre 3.0 parking spaces for every 100 square metres
(R)	Community Garden No requirement

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(S)	Concrete Batching Plant 2 parking spaces per premises, plus 0.5 parking space for every 100 square metres See Special Provisions (3) and (4), below.
(T)	Crematorium 2.86 parking spaces per 100 square metres
(U)	Data Centre 2 parking spaces per premises, plus 0.5 parking space for every 100 square metres See Special Provisions (3) and (4), below.
(V)	Film Studio 2 parking spaces per premises, plus 0.5 parking space for every 100 square metres See Special Provisions (3) and (4), below.
(W)	Financial Institution 3.33 parking spaces per 100 square metres
(X)	Financial Institution with drive-through service establishment 5.0 parking spaces per 100 square metres

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(Y)	Fitness Centre, Recreational 3.33 parking spaces per 100 square metres
(Z)	Funeral Establishment 7.69 parking spaces per 100 square metres
(AA)	Golf Course 11 parking spaces per hole
(BB)	Golf Driving Range 1.5 parking spaces per tee
(CC)	Private Hospital Public Hospital The greater of: (a) 0.5 parking spaces per patient bed or, (b) 2.7 parking spaces per 100 square metres
(DD)	Hotel 0.85 parking spaces per guest room plus 10 parking spaces per 100 square metres devoted to accessory restaurants, banquet halls, trade and convention centres, or meeting rooms

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(EE)	Industrial Use 2 parking spaces per premises, plus 0.5 parking space for every 100 square metres See Special Provisions (3) and (4), below
(FF)	Major Regional Entertainment Centre The greater of: (a) 1 parking space for every 3.33 parking spaces per 100 square metres or, (b) 1 space per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(GG)	Massage Establishment 3.33 parking spaces per 100 square metres
(HH)	Medical Office 5.0 parking spaces per 100 square metres
(II)	Minor Local Entertainment Centre 11.11 parking spaces per 100 square metres
(JJ)	Motor Vehicle Fuelling Station 2.86 parking spaces per 100 square metres

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(KK)	Motor Vehicle Maintenance Shop 2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(LL)	Motor Vehicle Rental Establishment 3.33 parking spaces per 100 square metres
(MM)	Motor Vehicle Repair and Body Shop 2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(NN)	Motor Vehicle Sales Establishment 3.33 parking spaces per 100 square metres
(OO)	Motor Vehicle Washing Establishment (If not associated with a Motor Vehicle Maintenance Shop or a Motor Vehicle Fuelling Station) 2.0 parking spaces plus 1.0 per service bay
(PP)	Non-Profit Private Club 3.33 parking spaces per 100 square metres
(QQ)	Personal service establishment 3.33 parking spaces per 100 square metres
(RR)	Pet Services Establishment 3.33 parking spaces per 100 square metres

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(SS)	Place of Worship The greater of: (a) 1 parking space for every 3.33 parking spaces per 100 square metres or, (b) 1 space per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(TT)	Restaurant 11.11 parking spaces per 100 square metres See Special Provision (5), below
(UU)	Research and Development Facility 2 parking spaces per premises, plus 0.5 parking space for every 100 square metres See Special Provisions (3) and (4), below
(VV)	Retail Store (a) 3.33 parking spaces per 100 square metres for a premises with a net floor area of 6000 square metres or less or, (b) 5.0 parking spaces per 100 square metres for a premises with a net floor area greater than 6000 square metres
(WW)	Commercial School 3.33 parking spaces per 100 square metres

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(XX)	Private School 4 parking spaces per classroom
(YY)	Public School, Elementary 1.5 parking spaces per classroom
(ZZ)	Public School, Secondary 3 parking spaces per classroom
(AAA)	Service and Repair Establishment 3.33 parking spaces per 100 square metres
(BBB)	Shopping Centres with a gross floor area equal to or less than 1200 square metres 4.0 parking spaces per 100 square metres Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: (a) 4.0 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre and, (b) 11.11 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(CCC)	Shopping Centres with a gross floor area from 1201 square metres to 2499 square metres 4.3 parking spaces per 100 square metres Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: (a) 4.35 parking spaces per 100 square metres for that portion which occupies 20 percent or less of the shopping centre and, (b) 11.11 parking spaces per 100 square metres for that portion which occupies more than 20 percent of the shopping centre
(DDD)	Shopping Centres with a gross floor area greater than 2500 square metres 5.5 parking spaces per 100 square metres Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: (a) 5.5 parking spaces per 100 square metres for that portion which occupies 20 percent or less of the shopping centre and, (b) 11.11 parking spaces per 100 square metres for that portion which occupies more than 20 percent of the shopping centre
(EEE)	Trade and Convention Centre 5.0 parking space per every 100 square metres Associated restaurants and/or, banquet halls shall be separately assessed at 11.11 parking spaces per every 100 square metres

Table 5.4.1: Minimum Parking Space Requirement in Parking Zone 4 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(FFF) College University	5 parking spaces per classroom, plus 1 parking space per 6 seats in an auditorium or theatre. See Special Provision (2), below
(GGG) Veterinary Clinic	3.33 parking spaces per 100 square metres
(HHH) Any other use not listed in this Table	3.33 parking spaces per 100 square metres
(III) Any place of assembly not listed in this Table	The greater of 3.33 parking spaces per 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Table 5.4.1: Special Provisions	
(1)	Required parking may be provided on a gravel surface.
(2)	Where seating is provided in the form of open benches, each 0.6 linear metre of bench width shall be considered as one seat for the purposes of this By-law.
(3)	Where an existing occupied building is being subdivided into additional premises , the provision of additional parking spaces per premises is not required.

Table 5.4.1: Special Provisions	
(4)	Where an industrial use existed prior to the passing of this By-law, any accessory business office space may be converted to a business office premises as a primary use , and no additional parking spaces would be required.
(5)	Restaurants located in designated heritage conservation districts as shown on Map 13 - Heritage Conservation Districts of the Official Plan shall have a parking requirement of 6.67 parking spaces per 100 square metres in Parking Zone 4.

5.4.2 SHARED PARKING PROVISIONS

Notwithstanding the minimum non-residential [parking space](#) requirements set out in Tables under [Sections 5.3, 5.4, and 5.5](#), the parking requirements may be reduced if the [lot](#) is used for two or more separate [uses](#) in accordance with [Table 5.4.2](#), below.

To determine the parking requirement for such a [building](#) or [lot](#), the total parking required for each [use](#) type is multiplied by the occupancy rates below, and the individual sums determined for each of the morning, noon, afternoon and evening periods. The largest of these sums shall be the minimum parking requirement for the [uses](#) on the [lot](#). If a [use](#) is listed in [Section 5.4.1](#) of this By-law but is not listed in this section, the parking requirement for the [use](#) is as required in [Section 5.4.1](#).

Table 5.4.2: Shared Parking Requirements	
(A)	Business Office
1)	Morning: 100 percent
2)	Noon: 90 percent
3)	Afternoon: 95 percent
4)	Evening: 10 percent

Table 5.4.2: Shared Parking Requirements	
(B) Medical Office	1) Morning: 100 percent 2) Noon: 90 percent 3) Afternoon: 95 percent 4) Evening: 15 percent
(C) Retail Store and Personal Service Establishment	1) Morning: 50 percent 2) Noon: 90 percent 3) Afternoon: 100 percent 4) Evening: 100 percent
(D) Restaurant	1) Morning: 30 percent 2) Noon: 100 percent 3) Afternoon: 50 percent 4) Evening: 100 percent
(E) Hotel	1) Morning: 80 percent 2) Noon: 70 percent 3) Afternoon: 75 percent 4) Evening: 100 percent
(F) Required visitor parking spaces for residential uses	1) Morning: 50 percent 2) Noon: 40 percent 3) Afternoon: 70 percent 4) Evening: 100 percent
(G) Major Regional Entertainment Centre	1) Morning: 0 percent 2) Noon: 40 percent 3) Afternoon: 50 percent 4) Evening: 100 percent

Table 5.4.2: Shared Parking Requirements	
(H) <u>Banquet Hall</u>	1) Morning: 20 percent 2) Noon: 70 percent 3) Afternoon: 50 percent 4) Evening: 100 percent
(I) <u>Fitness Centre, Recreational</u>	1) Morning: 25 percent 2) Noon: 25 percent 3) Afternoon: 80 percent 4) Evening: 100 percent
(J) <u>Industrial Use</u>	1) Morning: 100 percent 2) Noon: 100 percent 3) Afternoon: 95 percent 4) Evening: 10 percent
(K) <u>Minor Local Entertainment Centre</u>	1) Morning: 25 percent 2) Noon: 25 percent 3) Afternoon: 80 percent 4) Evening: 100 percent
(L) <u>Financial Institution</u>	1) Morning: 55 percent 2) Noon: 95 percent 3) Afternoon: 95 percent 4) Evening: 50 percent
(M) <u>Public School</u>	1) Morning: 100 percent 2) Noon: 100 percent 3) Afternoon: 100 percent 4) Evening: 30 percent

5.5 PARKING STANDARDS FOR PARKING ZONES 1, 2, AND 3 (AMENDING BY-LAW 2026-79)

The parking requirements in this section shall apply to Parking Zones 1, 2, and 3 as identified in [SCHEDULE 'D'](#) of [Section 13.4](#).

Note: There are no minimum number of [parking spaces](#) required for residential and non-residential [uses](#) in Parking Zones 1 and 2.

Note: There are no maximum number of [parking spaces](#) for residential and non- residential [uses](#) in Parking Zone 3.

5.5.1 MINIMUM PARKING REQUIREMENT – RESIDENTIAL USES IN PARKING ZONE 3 (AMENDING BY-LAW 2026-79)

The number of [parking spaces](#) required for residential [uses](#) located in Parking Zones 3 shall be calculated in accordance with the standards set out in [Table 5.5.1](#) below, as identified in [SCHEDULE 'D'](#) of [Section 13.4](#).

Table 5.5.1: Minimum Parking Requirement – Residential Uses in Parking Zone 3 See Schedule 'D' of Section 13.4	
(A)	Garden Suite 1.0 parking space per dwelling unit See Special Provision (5), below
(B)	Additional Residential Unit associated with a Detached Dwelling , Semi-detached Dwelling or Townhouse Dwelling 1.0 parking space per dwelling unit See Special Provision (5), below

Table 5.5.1: Minimum Parking Requirement – Residential Uses in Parking Zone 3 See Schedule 'D' of Section 13.4	
(C)	Apartment Dwelling 1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(D)	Multiple Dwelling 0.75 parking space per dwelling unit plus 0.15 visitor parking spaces per dwelling unit
(E)	Multiplex Dwelling 0.75 parking space per dwelling unit plus 0.15 visitor parking spaces per dwelling unit
(F)	All other Dwelling Units 2.0 parking spaces per dwelling unit See Special Provisions (1) (2) (3) (4) (5), below
(G)	Shared Housing - Small Scale 1.5 parking spaces per dwelling unit
(H)	Shared Housing - Supervised Care Home 1.5 parking spaces per dwelling unit
(I)	Group Home 1.5 parking spaces per dwelling unit
(J)	Bed & Breakfast Establishment 1.0 parking space per guest room in addition to the requirement for the dwelling unit

Table 5.5.1: Minimum Parking Requirement – Residential Uses in Parking Zone 3 See Schedule 'D' of Section 13.4	
(K)	Farm Vacation Home 1.0 parking space per guest room in addition to the requirement for the dwelling unit
(L)	Home Industry Home Child Care Home Occupation No additional requirement
(M)	Dormitory 0.40 parking spaces per bed
(N)	Long Term Care Home 0.50 parking spaces per bed
(O)	Shared Housing - Large Scale 0.50 parking spaces per bed
(P)	Respite Care Home 0.50 parking spaces per bed
(Q)	Student Residence 0.40 parking spaces per bed
(R)	Retirement Home 0.50 parking spaces per unit plus 0.15 visitor parking spaces per unit
(S)	Rooming House - Small Scale As required by site specific By-law Amendment
(T)	Rooming House - Large Scale As required by site specific By-law Amendment

Table 5.5.1: Minimum Parking Requirement – Residential Uses in Parking Zone 3 See Schedule 'D' of Section 13.4	
(U)	Short Term Accommodation As required by site specific By-law Amendment
(V)	Affordable Ownership Housing Unit Affordable Rental Housing Unit 0.5 parking space per dwelling unit plus 0.15 visitor parking spaces per unit

Special Provisions: Table 5.5.1	
(1)	Where accessed by a private street an additional 0.15 parking spaces per unit is to be provided for visitor parking.
(2)	Visitor parking spaces shall not be located on any lands intended solely for the exclusive use of an individual residential dwelling unit in a development.
(3)	Visitor parking spaces shall not be located as tandem parking spaces .
(4)	Accessible parking spaces in accordance with Section 5.2.5 b) and Section 5.6 of this By-law shall be provided as a percentage of the required visitor parking only.
(5)	Where an additional residential unit is located on the same lot as detached dwelling , semi-detached dwelling , or townhouse dwelling , the required parking for the detached dwelling , semi-detached dwelling , or townhouse dwelling is reduced to one (1) parking space .

5.5.2 MINIMUM PARKING REQUIREMENT – NON-RESIDENTIAL USES IN PARKING ZONE 3 (AMENDING BY-LAW 2026-79)

The number of [parking spaces](#) required for non-residential [uses](#) located in Parking Zone 3 shall be calculated in accordance with the standards set out in [Table 5.5.2](#) below, as identified in [SCHEDULE 'D'](#) of [Section 13.4](#).

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(A) Adult Entertainment Establishment	13.33 parking spaces per 100 square metres
(B) Body Rub Establishment	13.33 parking spaces per 100 square metres
(C) Nightclub	8.0 parking spaces per 100 square metres
(D) Agricultural Use	No Requirement
(E) Agriculture-Related Use	2.0 parking spaces plus 3.33 parking spaces per 100 square metres accessible to the public See Special Provision (1), below
(F) Art Gallery	0.60 parking spaces per 100 square metres
(G) Artist Studio	0.80 parking spaces per 100 square metres
(H) Asphalt Plant	2.86 parking spaces per 100 square metres

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(I) Banquet Hall	6.65 parking spaces per 100 square metres
(J) Brewery, Craft Brewery, Retail	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(K) Business Office	2.7 parking spaces per 100 square metres
(L) Cannabis Establishment	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(M) Cemetery	3.33 parking spaces per 100 square metres
(N) Child Care Centre	1.5 parking spaces per classroom plus 1.0 parking space per every 5 children capacity
(O) Commercial Storage Facility	2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres
(P) Library, Museum, Non-Profit Organization , Private Park , Public Park , Transit Station	1.5 parking spaces per 100 square metres
(Q) Community Centre	3.0 parking spaces per 100 square metres

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(R)	Community Garden No Requirement
(S)	Concrete Batching Plant 2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres See Special Provisions (3) and (4), below
(T)	Crematorium 1.7 parking spaces per 100 square metres
(U)	Data Centre 2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres See Special Provisions (3) and (4), below
(V)	Film Studio 2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres See Special Provisions (3) and (4), below
(W)	Financial Institution 3.0 parking spaces per 100 square metres
(X)	Financial Institution with drive-through service establishment 2.0 parking spaces per 100 square metres
(Y)	Fitness Centre, Recreational 3.0 parking spaces per 100 square metres

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(Z) Funeral Establishment	4.6 parking spaces per 100 square metres
(AA) Golf Course	11.0 parking spaces per hole
(BB) Golf Driving Range	1.5 parking spaces per tee
(CC) Private Hospital Public Hospital	The greater of: (a) 0.5 parking spaces per patient bed or, (b) 2.7 parking spaces per 100 square metres
(DD) Hotel	0.85 parking spaces per guest room plus 10.0 parking spaces per 100 square metres devoted to accessory restaurants , banquet halls , trade and convention centres , or meeting rooms
(EE) Industrial Use	2.0 parking spaces per premises plus 0.50 parking spaces per 100 square metres See Special Provisions (3) and (4), below
(FF) Major Regional Entertainment Centre	The greater of: (a) 3.33 parking spaces per 100 square metres or, (b) 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(GG) Massage Establishment	2.0 parking spaces per 100 square metres
(HH) Medical Office	3.0 parking spaces per 100 square metres
(II) Minor Local Entertainment Centre	6.65 parking spaces per 100 square metres
(JJ) Motor Vehicle Fuelling Station	2.3 parking spaces per 100 square metres
(KK) Motor Vehicle Maintenance Shop	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(LL) Motor Vehicle Rental Establishment	2.0 parking spaces per 100 square metres
(MM) Motor Vehicle Repair and Body Shop	2.0 parking spaces per premises plus 1.0 parking space per 100 square metres
(NN) Motor Vehicle Sales Establishment	2.0 parking spaces per 100 square metres
(OO) Motor Vehicle Washing Establishment (If not associated with a Motor Vehicle Maintenance Shop or Motor Vehicle Fuelling Station)	2.0 parking spaces plus 1.0 parking space per service bay
(PP) Non-Profit Private Club	3.33 parking spaces per 100 square metres

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(QQ) Personal Service Establishment	3.33 parking spaces per 100 square metres
(RR) Pet Services Establishment	3.33 parking spaces per 100 square metres
(SS) Place of Worship	The greater of: (a) 3.33 parking spaces per 100 square metres or, (b) 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(TT) Research and Development Facility	2.0 parking spaces per premises plus 0.5 parking spaces per 100 square metres See Special Provisions (3) and (4), below
(UU) Restaurant	6.65 parking spaces per 100 square metres
(VV) Retail Store	(a) 3.33 parking spaces per 100 square metres for a premises with a net floor area of 6000 square metres or less or, (b) 5.0 parking spaces per 100 square metres for a premises with a net floor area greater than 6000 square metres
(WW) Commercial School	3.33 parking spaces per 100 square metres

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(XX) Private School	4.0 parking spaces per classroom
(YY) Public School , Elementary	1.5 parking spaces per classroom
(ZZ) Public School , Secondary	3.0 parking spaces per classroom
(AAA) Service and Repair Establishment	3.33 parking spaces per 100 square metres
(BBB) Shopping Centre with a gross floor area equal to or less than 1200 square metres	4.0 parking spaces per 100 square metres Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: (a) 4.0 parking spaces per 100 square metres for that portion which occupies 50 percent or less of the shopping centre and, (b) 6.65 parking spaces per 100 square metres for that portion which occupies more than 50 percent of the shopping centre

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(CCC) Shopping Centre with a gross floor area from 1201 square metres to 2499 square metres	4.3 parking spaces per 100 square metres Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: (a) 4.35 parking spaces per 100 square metres for that portion which occupies 20 percent or less of the shopping centre and, (b) 6.65 parking spaces per 100 square metres for that portion which occupies more than 20 percent of the shopping centre
(DDD) Shopping Centre with a gross floor area greater than 2500 square metres	5.5 parking spaces per 100 square metres Restaurants and minor local entertainment centres within such shopping centres including associated food courts or eating areas are subject to the following requirements: (a) 5.5 parking spaces per 100 square metres for that portion which occupies 20 percent or less of the shopping centre and, (b) 6.65 parking spaces per 100 square metres for that portion which occupies more than 20 percent of the shopping centre
(EEE) Trade and Convention Centre	5.0 parking spaces per 100 square metres Associated restaurants and, or, banquet halls shall be separately assessed at 11.11 parking spaces per 100 square metres See Special Provision (5), below

Table 5.5.2: Minimum Parking Requirement – Non-Residential Uses in Parking Zone 3 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(FFF) University or College	5.0 parking spaces per classroom plus 1.0 parking space per 6 seats in an auditorium or theatre See Special Provision (2), below
(GGG) Veterinary Clinic	3.33 parking spaces per 100 square metres
(HHH) Any other use not listed in this table	3.33 parking spaces per 100 square metres
(III) Any place of assembly not listed in this table	The greater of 3.33 parking spaces per 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Table 5.5.2: Special Provisions	
(1)	Required parking may be provided on a gravel surface.
(2)	Where seating is provided in the form of open benches, each 0.6 linear metre of bench width shall be considered as one seat for the purposes of this By-law.
(3)	Where an existing occupied building is being subdivided into additional premises , the provision of additional parking spaces per premises is not required.
(4)	Where an industrial use existed prior to the passing of this By-law, any accessory business office space may be converted to a business office premises as a primary use , and no additional parking spaces would be required.
(5)	A maximum of 10 percent of the required parking spaces shall be located in a surface parking area .

5.5.3 MAXIMUM NUMBER OF PARKING SPACES FOR RESIDENTIAL USES (AMENDING BY-LAW 2026-79)

- a) That the maximum number of [parking spaces](#) for residential [uses](#) located in Parking Zones 1 and 2 shall be calculated in accordance with the standards set out in [Table 5.5.3](#) below, as identified in [SCHEDULE 'D'](#) of [Section 13.4](#).
- b) The maximum number of [parking spaces](#) shall not apply to any [use](#) operated by a [public authority](#).

Table 5.5.3 - Maximum Parking Requirement – Residential Uses in Parking Zones 1 and 2 See Schedule 'D' of Section 13.4	
(A) Garden Suite	(i) Parking Zone 1 - 2.0 parking spaces per dwelling unit (ii) Parking Zone 2 - 2.0 parking spaces per dwelling unit
(B) Additional Residential Unit associated with a Detached Dwelling , Semi-detached Dwelling or Townhouse Dwelling	(i) Parking Zone 1 - 2.0 parking spaces per dwelling unit (ii) Parking Zone 2 - 2.0 parking spaces per dwelling unit
(C) Apartment Dwelling	(i) Parking Zone 1 - 0.90 parking spaces per dwelling unit plus 0.20 visitor parking spaces per dwelling unit (ii) Parking Zone 2 - 1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit

Table 5.5.3 - Maximum Parking Requirement – Residential Uses in Parking Zones 1 and 2 See Schedule 'D' of Section 13.4	
(D)	Multiple Dwelling (i) Parking Zone 1 - 0.90 parking spaces per dwelling unit plus 0.20 visitor parking spaces per dwelling unit (ii) Parking Zone 2 - 1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(E)	Multiplex Dwelling (i) Parking Zone 1 - 0.90 parking spaces per dwelling unit plus 0.20 visitor parking spaces per dwelling unit (ii) Parking Zone 2 - 1.0 parking space per dwelling unit plus 0.20 visitor parking spaces per dwelling unit
(F)	All other Dwelling Units (i) Parking Zone 1 - 4.0 parking spaces per dwelling unit (ii) Parking Zone 2 - 4.0 parking spaces per dwelling unit See Special Provisions (1) (2) (3) (4) , below
(G)	Shared Housing - Small Scale (i) Parking Zone 1 - 1.4 parking spaces per dwelling unit (ii) Parking Zone 2 - 1.4 parking spaces per dwelling unit
(H)	Shared Housing - Supervised Care Home (i) Parking Zone 1 - 1.4 parking spaces per dwelling unit (ii) Parking Zone 2 - 1.4 parking spaces per dwelling unit

Table 5.5.3 - Maximum Parking Requirement – Residential Uses in Parking Zones 1 and 2 See Schedule 'D' of Section 13.4	
(I)	Group Home (i) Parking Zone 1 - 1.4 parking spaces per dwelling unit (ii) Parking Zone 2 - 1.4 parking spaces per dwelling unit
(J)	Bed & Breakfast Establishment (i) Parking Zone 1 - 1.5 parking spaces per guest room in addition to the requirement for the dwelling unit (ii) Parking Zone 1 - 1.5 parking spaces per guest room in addition to the requirement for the dwelling unit
(K)	Farm Vacation Home (i) Parking Zone 1 - 1.5 parking spaces per guest room in addition to the requirement for the dwelling unit (ii) Parking Zone 1 - 1.5 parking spaces per guest room in addition to the requirement for the dwelling unit
(L)	Home Industry Home Child Care Home Occupation (i) Parking Zone 1 - 2.0 parking spaces per dwelling unit (ii) Parking Zone 2 - 2.0 parking spaces per dwelling unit
(M)	Dormitory (i) Parking Zone 1 - 0.35 parking spaces per bed (ii) Parking Zone 2 - 0.35 parking spaces per bed

Table 5.5.3 - Maximum Parking Requirement – Residential Uses in Parking Zones 1 and 2 See Schedule 'D' of Section 13.4	
(N)	Long Term Care Home (i) Parking Zone 1 - 1.0 parking space per bed (ii) Parking Zone 2 - 1.0 parking space per bed
(O)	Shared Housing - Large Scale (i) Parking Zone 1 - 0.6 parking spaces per bed (ii) Parking Zone 2 - 0.6 parking spaces per bed
(P)	Respite Care Home (i) Parking Zone 1 - 0.6 parking spaces per bed (ii) Parking Zone 2 - 0.6 parking spaces per bed
(Q)	Student Residence (i) Parking Zone 1 - 0.35 parking spaces per bed (ii) Parking Zone 2 - 0.35 parking spaces per bed
(R)	Retirement Home (i) Parking Zone 1 - 1.0 parking space per unit plus 0.20 visitor parking spaces per unit (ii) Parking Zone 1 - 1.0 parking space per unit plus 0.20 visitor parking spaces per unit
(S)	Rooming House - Small Scale (i) Parking Zone 1 - As required by site specific By-law Amendment (ii) Parking Zone 2 - As required by site specific By-law Amendment

Table 5.5.3 - Maximum Parking Requirement – Residential Uses in Parking Zones 1 and 2 See Schedule 'D' of Section 13.4	
(T)	Rooming House - Large Scale (i) Parking Zone 1 - As required by site specific By-law Amendment (ii) Parking Zone 2 - As required by site specific By-law Amendment
(U)	Short Term Accommodation (i) Parking Zone 1 - As required by site specific By-law Amendment (ii) Parking Zone 2 - As required by site specific By-law Amendment
(V)	Affordable Ownership Housing Unit Affordable Rental Housing Unit (i) Parking Zone 1 - 0.90 parking spaces per unit plus 0.20 visitor parking spaces per unit (ii) Parking Zone 2 - 1.0 parking space per unit plus 0.20 visitor parking spaces per unit

Table 5.5.3: Residential Special Provisions	
(1)	Where accessed by a private street a maximum of 0.20 parking spaces per unit shall be provided for visitor parking.
(2)	Visitor parking shall not be located on any lands intended solely for the exclusive use of an individual residential unit in a development.
(3)	Visitor parking shall not be located as tandem parking spaces .
(4)	Accessible parking in accordance with Section 5.2.5 b) and Section 5.6 of this By-law shall be provided as a percentage of the required visitor parking only.

5.5.4 MAXIMUM NUMBER OF PARKING SPACES FOR NON-RESIDENTIAL USES (AMENDING BY-LAW 2026-79)

- a) The maximum number of [parking spaces](#) for non-residential [uses](#) located in Parking Zones 1 and 2 shall be calculated in accordance with the standards set out in [Table 5.5.4](#) below, as identified in [SCHEDULE 'D'](#) of [Section 13.4](#).
- b) The maximum number of [parking spaces](#) shall not apply to any [use](#) operated by a [public authority](#).

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(A)	Adult Entertainment Establishment
	(i) Parking Zone 1 - 14.7 parking spaces per 100 square metres
	(ii) Parking Zone 2 - 14.7 parking spaces per 100 square metres
(B)	Body Rub Establishment
	(i) Parking Zone 1 - 14.7 parking spaces per 100 square metres
	(ii) Parking Zone 2 - 14.7 parking spaces per 100 square metres
(C)	Nightclub
	(i) Parking Zone 1 - 3.0 parking spaces per 100 square metres
	(ii) Parking Zone 2 - 5.8 parking spaces per 100 square metres
	See Special Provision (5), below
(D)	Agricultural Use
	(i) Parking Zone 1 - No Requirement
	(ii) Parking Zone 2 - No Requirement

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(E)	Agriculture- Related Uses (i) Parking Zone 1 - 2.0 parking spaces plus 3.7 parking spaces per 100 square metres accessible to the public (ii) Parking Zone 2 - 2.0 parking spaces plus 3.7 parking spaces per 100 square metres accessible to the public See Special Provision (1) , below
(F)	Art Gallery (i) Parking Zone 1 - 0.60 parking spaces per 100 square metres (ii) Parking Zone 2 - 0.60 parking spaces per 100 square metres
(G)	Artist Studio (i) Parking Zone 1 - 0.80 parking spaces per 100 square metres (ii) Parking Zone 2 -0.80 parking spaces per 100 square metres
(H)	Asphalt Plant (i) Parking Zone 1 - 3.1 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.1 parking spaces per 100 square metres
(I)	Banquet Hall (i) Parking Zone 1 - 3.1 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.1 parking spaces per 100 square metres See Special Provision (5), below

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(J)	Brewery, Craft Brewery, Retail (i) Parking Zone 1 - 2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres
(K)	Business Office (i) Parking Zone 1 - 3.0 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.0 parking spaces per 100 square metres See Special Provision (5) , below
(L)	Cannabis Establishment (i) Parking Zone 1 - 2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 1.1 parking spaces per 100 square metres
(M)	Cemetery (i) Parking Zone 1 - 3.7 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.7 parking spaces per 100 square metres

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(N)	Child Care Centre (i) Parking Zone 1 - 3.0 parking spaces per classroom plus 1.0 parking space per every 5 children capacity (ii) Parking Zone 2 - 3.0 parking spaces per classroom plus 1.0 parking space per every 5 children capacity
(O)	Commercial Storage Facility (i) Parking Zone 1 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres
(P)	Library Museum Non-Profit Organization Private Park Public Park Transit Station (i) Parking Zone 1 - 1.5 parking spaces per 100 square metres (ii) Parking Zone 2 - 1.5 parking spaces per 100 square metres
(Q)	Community Centre (i) Parking Zone 1 - 3.0 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.0 parking spaces per 100 square metres

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(R)	Community Garden (i) Parking Zone 1 - 1.0 parking space per community garden (ii) Parking Zone 2 - 1.0 parking space per community garden
(S)	Concrete Batching Plant (i) Parking Zone 1 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres See Special Provisions (3) and (4) , below
(T)	Crematorium (i) Parking Zone 1 - 3.1 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.1 parking spaces per 100 square metres
(U)	Data Centre (i) Parking Zone 1 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres See Special Provisions (3) and (4), below

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(V)	Film Studio (i) Parking Zone 1 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres See Special Provisions (3) and (4), below
(W)	Financial Institution (i) Parking Zone 1 - 3.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.6 parking spaces per 100 square metres See Special Provision (5), below
(X)	Financial Institution with drive-through service establishment (i) Parking Zone 1 - 2.4 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.4 parking spaces per 100 square metres
(Y)	Fitness Centre, Recreational (i) Parking Zone 1 - 3.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.6 parking spaces per 100 square metres See Special Provision (5), below
(Z)	Funeral Establishment (i) Parking Zone 1 - 8.5 parking spaces per 100 square metres (ii) Parking Zone 2 - 8.5 parking spaces per 100 square metres

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(AA)	Golf Course (i) Parking Zone 1 - 14.0 parking spaces per hole (ii) Parking Zone 2 - 14.0 parking spaces per hole
(BB)	Golf Driving Range (i) Parking Zone 1 - 2.0 parking spaces per tee (ii) Parking Zone 2 - 2.0 parking spaces per tee
(CC)	Private Hospital Public Hospital (i) Parking Zone 1 - The greater of 0.6 parking spaces per patient bed, or 3.15 parking spaces per 100 square metres (ii) Parking Zone 2 - The greater of 0.6 parking spaces per patient bed, or 3.15 parking spaces per 100 square metres
(DD)	Hotel (i) Parking Zone 1 - 0.9 parking spaces per guest room plus 4.3 parking spaces per 100 square metres devoted to accessory restaurants , banquet halls , trade and convention centres , or meeting rooms (ii) Parking Zone 2 - 0.9 parking spaces per guest room plus 4.3 parking spaces per 100 square metres devoted to accessory restaurants , banquet halls , trade and convention centres , or meeting rooms See Special Provision (5), below

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(EE)	Industrial Use (i) Parking Zone 1 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres See Special Provisions (3) and (4) , below
(FF)	Major Regional Entertainment Centre (i) Parking Zone 1 - The greater of 3.7 parking spaces per 100 square metres, or 1.0 parking space for every 4 persons of the designed occupant load of the unit under the Ontario Building Code (ii) Parking Zone 2 - The greater of 3.7 parking spaces per 100 square metres, or 1.0 parking space for every 4 persons of the designed occupant load of the unit under the Ontario Building Code See Special Provision (5), below
(GG)	Massage Establishment (i) Parking Zone 1 - 3.7 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.7 parking spaces per 100 square metres
(HH)	Medical Office (i) Parking Zone 1 - 3.6 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.6 parking spaces per 100 square metres See Special Provision (5), below

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(II)	Minor Local Entertainment Centre (i) Parking Zone 1 - 3.0 parking spaces per 100 square metres (ii) Parking Zone 2 - 6.65 parking spaces per 100 square metres See Special Provision (5), below
(JJ)	Motor Vehicle Fuelling Station (i) Parking Zone 1 - 2.8 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.8 parking spaces per 100 square metres
(KK)	Motor Vehicle Maintenance Shop (i) Parking Zone 1 - 2.0 parking spaces per premises plus 1.2 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 1.2 parking spaces per 100 square metres
(LL)	Motor Vehicle Rental Establishment (i) Parking Zone 1 - 2.4 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.4 parking spaces per 100 square metres
(MM)	Motor Vehicle Repair and Body Shop (i) Parking Zone 1 - 2.0 parking spaces per premises plus 1.2 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 1.2 parking spaces per 100 square metres

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(NN)	Motor Vehicle Sales Establishment (i) Parking Zone 1 - 2.4 parking spaces per 100 square metres (ii) Parking Zone 2 - 2.4 parking spaces per 100 square metres
(OO)	Motor Vehicle Washing Establishment (If not associated with a Motor Vehicle Maintenance Shop or Motor Vehicle Fuelling Station) (i) Parking Zone 1 - 2.0 parking spaces plus 2.0 parking spaces per service bay (ii) Parking Zone 2 - 2.0 parking spaces plus 2.0 parking spaces per service bay
(PP)	Non-Profit Private Club (i) Parking Zone 1 - 3.0 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.0 parking spaces per 100 square metres See Special Provision (5), below
(QQ)	Personal Service Establishment (i) Parking Zone 1 - 3.7 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.7 parking spaces per 100 square metres See Special Provision (5), below
(RR)	Pet Services Establishment (i) Parking Zone 1 - 3.2 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.2 parking spaces per 100 square metres

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(SS)	Place of Worship (i) Parking Zone 1 - The greater of 5.9 parking spaces per 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code (ii) Parking Zone 2 -The greater of 5.9 parking spaces per 100 square metres, or 1.0 parking space per 4 persons of the designed occupant load of the unit under the Ontario Building Code
(TT)	Research and Development Facility (i) Parking Zone 1 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (3) (4) (ii) Parking Zone 2 - 2.0 parking spaces per premises plus 0.6 parking spaces per 100 square metres (3) (4) See Special Provisions (3) and (4), below
(UU)	Restaurant (i) Parking Zone 1 - 3.0 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.0 parking spaces per 100 square metres See Special Provision (5), below
(VV)	Retail Store (i) Parking Zone 1 - 3.4 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.4 parking spaces per 100 square metres See Special Provision (5), below

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(WW) Commercial School	(i) Parking Zone 1 - 3.4 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.4 parking spaces per 100 square metres See Special Provision (5), below
(XX) Private School	(i) Parking Zone 1 - 4.4 parking spaces per classroom (ii) Parking Zone 2 - 4.4 parking spaces per classroom
(YY) Public School , Elementary	(i) Parking Zone 1 - 3.0 parking spaces per classroom (ii) Parking Zone 2 - 3.0 parking spaces per classroom
(ZZ) Public School , Secondary	(i) Parking Zone 1 - 3.4 parking spaces per classroom (ii) Parking Zone 2 - 3.4 parking spaces per classroom
(AAA) Service and Repair Establishment	(i) Parking Zone 1 - 4.0 parking spaces per 100 square metres (ii) Parking Zone 2 - 4.0 parking spaces per 100 square metres See Special Provision (5), below

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in
Parking Zones 1 and 2 (Gross floor area unless noted otherwise)

See [Schedule 'D'](#) of [Section 13.4](#)

(BBB) [Shopping Centre](#) with a [gross floor area](#) equal to or less than 1200 square metres

(i) Parking Zone 1 - 4.4 [parking spaces](#) per 100 square metres

[Restaurants](#) and [minor local entertainment centres](#) within such [shopping centres](#) including associated food courts or eating areas are subject to the following requirements:

(a) 1.2 [parking spaces](#) per 100 square metres for that portion which occupies 50 percent or less of the [shopping centre](#)

and,

(b) 3.0 [parking spaces](#) per 100 square metres for that portion which occupies more than 50 percent of the [shopping centre](#)

(ii) Parking Zone 2 - 4.4 [parking spaces](#) per 100 square metres

[Restaurants](#) and [minor local entertainment centres](#) within such [shopping centres](#) including associated food courts or eating areas are subject to the following requirements:

(a) 1.2 [parking spaces](#) per 100 square metres for that portion which occupies 50 percent or less of the [shopping centre](#)

and,

(b) 3.0 [parking spaces](#) per 100 square metres for that portion which occupies more than 50 percent of the [shopping centre](#)

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in
Parking Zones 1 and 2 (Gross floor area unless noted otherwise)

See [Schedule 'D'](#) of [Section 13.4](#)

(CCC) [Shopping Centre](#) with a [gross floor area](#) from 1201 square metres to 2499 square metres

(i) Parking Zone 1 - 4.7 [parking spaces](#) per 100 square metres

[Restaurants](#) and [minor local entertainment centres](#) within such [shopping centres](#) including associated food courts or eating areas are subject to the following requirements:

(a) 1.2 [parking spaces](#) per 100 square metres for that portion which occupies 20 percent or less of the [shopping centre](#)

and,

(b) 3.0 [parking spaces](#) per 100 square metres for that portion which occupies more than 20 percent of the [shopping centre](#)

(ii) Parking Zone 2 - 4.7 [parking spaces](#) per 100 square metres

[Restaurants](#) and [minor local entertainment centres](#) within such [shopping centres](#) including associated food courts or eating areas are subject to the following requirements:

(a) 1.2 [parking spaces](#) per 100 square metres for that portion which occupies 20 percent or less of the [shopping centre](#)

and,

(b) 3.0 [parking spaces](#) per 100 square metres for that portion which occupies more than 20 percent of the [shopping centre](#)

**Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in
Parking Zones 1 and 2 (Gross floor area unless noted otherwise)**

See [Schedule 'D'](#) of [Section 13.4](#)

(DDD) [Shopping Centre](#) with a [gross floor area](#) greater than 2500 square metres

(i) Parking Zone 1 - 5.9 [parking spaces](#) per 100 square metres

[Restaurants](#) and [minor local entertainment centres](#) within such [shopping centres](#) including associated food courts or eating areas are subject to the following requirements:

(a) 1.2 [parking spaces](#) per 100 square metres for that portion which occupies 20 percent or less of the [shopping centre](#)

and,

(b) 3.0 [parking spaces](#) per 100 square metres for that portion which occupies more than 20 percent of the [shopping centre](#)

(ii) Parking Zone 2 - 5.9 [parking spaces](#) per 100 square metres

[Restaurants](#) and [minor local entertainment centres](#) within such [shopping centres](#) including associated food courts or eating areas are subject to the following requirements:

(a) 1.2 [parking spaces](#) per 100 square metres for that portion which occupies 20 percent or less of the [shopping centre](#)

and,

(b) 3.0 [parking spaces](#) per 100 square metres for that portion which occupies more than 20 percent of the [shopping centre](#)

(EEE) [Trade and Convention Centre](#)

(i) Parking Zone 1 - 3.0 [parking spaces](#) per 100 square metres

(ii) Parking Zone 2 - 3.0 [parking spaces](#) per 100 square metres

See Special Provision (5), below

Table 5.5.4: Maximum Parking Requirement – Non-Residential Uses in Parking Zones 1 and 2 (Gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(FFF) University College	(i) Parking Zone 1 - 5.5 parking spaces per classroom plus 1.1 parking spaces per 6 seats in an auditorium or theatre (ii) Parking Zone 2 - 5.5 parking spaces per classroom plus 1.1 parking spaces per 6 seats in an auditorium or theatre See Special Provision (2), below
(GGG) Veterinary Clinic	(i) Parking Zone 1 - 3.7 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.7 parking spaces per 100 square metres
(HHH) Any other use not listed in this table	(i) Parking Zone 1 - 3.0 parking spaces per 100 square metres (ii) Parking Zone 2 - 3.0 parking spaces per 100 square metres
(III) Any place of assembly not listed in this table	(i) Parking Zone 1 - The greater of 3.67 parking spaces per 100 square metres, or 1.1 parking spaces per 4 persons of the designed occupant load of the unit under the Ontario Building Code (ii) Parking Zone 2 - The greater of 3.67 parking spaces per 100 square metres, or 1.1 parking spaces per 4 persons of the designed occupant load of the unit under the Ontario Building Code

Table 5.5.4: Non-Residential Special Provisions	
(1)	Required parking may be provided on a gravel surface
(2)	Where seating is provided in the form of open benches, each 0.6 linear metre of bench width shall be considered as one seat for the purposes of this By-law
(3)	Where an existing occupied building is being subdivided into additional premises , the provision of additional parking spaces per premises is not required.
(4)	Where an industrial use existed prior to the passing of this By-law, any accessory business office space may be converted to a business office premises as a primary use , and no additional parking spaces would be required
(5)	A maximum of 10 percent of the parking spaces provided shall be located in a surface parking area .

5.6 ACCESSIBLE PARKING SPACE REQUIREMENTS

5.6.1 MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES

The minimum number of accessible **parking spaces** shall be required as set out in Table 5.6.1, below.

Table 5.6.1: Accessible Parking Space Requirements	
(A)	Where the number of required parking spaces on a lot is 1-12 spaces: (i) The number of accessible parking spaces required is 1. (ii) The number of Type A accessible parking spaces required is 1. (iii) The number of Type B accessible parking spaces required is 0.

Table 5.6.1: Accessible Parking Space Requirements	
(B) Where the number of parking spaces required on a lot is 13-100 spaces: (i) The number of accessible parking spaces required is 4 percent of the total number of required parking spaces. (ii) The number of Type A accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision (1), below. (iii) The number of Type B accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision (1), below.	
(C) Where the number of parking spaces required on a lot is 101-200 spaces: (i) The number of accessible parking spaces required is 3 percent of the total number of required parking spaces plus 1 space. (ii) The number of Type A accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision (1), below. (iii) The number of Type B accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision (1), below.	
(D) Where the number of parking spaces required on a lot is 201-1000 spaces: (i) The number of accessible parking spaces required is 2 percent of the total number of required parking spaces plus 1 space. (ii) The number of Type A accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision (1), below. (iii) The number of Type B accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision (1), below.	

Table 5.6.1: Accessible Parking Space Requirements	
(E)	Where the number of parking spaces required on a lot is greater than 1001 spaces: (i) The number of accessible parking spaces required is 1 percent of the total number of required parking spaces plus 11 spaces. (ii) The number of Type A accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision 1, below. (iii) The number of Type B accessible parking spaces required is 50 percent of the number of accessible parking spaces required. See Special Provision (1), below.

Table 5.6.1: Special Provisions	
(1)	Where the minimum number of required accessible parking spaces results in an odd number of accessible parking spaces being required, the additional space may be a Type B accessible parking space .

5.6.2 ACCESSIBLE PARKING SPACE REQUIREMENTS

Notwithstanding Table 5.6.1., the requirement for accessible [parking spaces](#) shall not apply to the [uses](#) identified in [Section 5.2.13](#), except for 5.2.13 v) [bed and breakfast establishments](#).

[5.7](#) [ELECTRIC VEHICLE PARKING REQUIREMENTS](#)

5.7.1 MINIMUM NUMBER OF REQUIRED ELECTRIC VEHICLE PARKING SPACES

The minimum number of required [electric vehicle parking spaces](#) are as set out in Table 5.7.1, below.

<u>Table 5.7.1 - Electric Vehicle Parking Requirements</u>	
(A)	Where the number of required parking spaces for apartment dwellings , multiple dwellings and non-residential buildings , in accordance with Sections 5.3.7 , 5.4.1 , 5.4.2 and 5.5.1 of this By-law is less than 10 spaces: No Level 2 electric vehicle charging station parking spaces or, electric vehicle level 2 charging ready parking spaces are required.
(B)	Where the number of required parking spaces for apartment dwellings , multiple dwellings and non-residential buildings , in accordance with Sections 5.3.7 , 5.4.1 , 5.4.2 and 5.5.1 of this By-law is 10 spaces or greater: (1) 10 percent of the required parking spaces shall be Level 2 electric vehicle charging station parking spaces ; and, (2) 10 percent of the required parking spaces shall be electric vehicle level 2 charging ready parking spaces .

5.7.2 PERCENTAGE OF ACCESSIBLE PARKING SPACES AS ELECTRIC VEHICLE PARKING SPACES

- a) No more than 50 percent of the required accessible [parking spaces](#) may contain an [electric vehicle charging station](#).
- b) Where more than 6 accessible [parking spaces](#) are required by this Bylaw, a minimum of one (1) accessible [parking space](#) shall also contain an [electric vehicle charging station](#).

5.7.3 EXCEPTIONS TO ELECTRIC VEHICLE PARKING

- a) Notwithstanding [Table 5.7.1](#)., the requirement for [electric vehicle parking spaces](#) shall not apply to the [uses](#) identified in [Section 5.2.13](#).
- b) Notwithstanding the provisions contained in [Section 5.1](#), [Section 5.7](#) does not apply to any [building](#) that legally existed on the effective date of this By-law.

- c) Where an addition to a [building](#), or a change of [use](#) within a [building](#) requires the provision of additional [parking spaces](#) in accordance with this By-law, the provisions of [Table 5.7.1](#) shall only apply to any additional [parking spaces](#) required by this By-law.

[5.8](#) [REGULATIONS FOR LOADING SPACES](#)

[5.8.1](#) MINIMUM NUMBER OF REQUIRED LOADING SPACES FOR NON-RESIDENTIAL USES

- a) [Loading spaces](#) shall be required for all non-residential [uses](#) in accordance with the following standards identified in [Table 5.8.1](#), below:

Table 5.8.1: Non-Residential Loading Space Requirements	
(A)	If the gross floor area of a use , or combination of uses is less than 300 square metres, no loading spaces are required.
(B)	If the gross floor area of a use, or combination of uses is between 300 and 999 square metres: 1) 1 loading space is required 2) Minimum size of a loading space is: a) 3.5 metres wide; b) 5.8 metres in length See Special Provision (2), below; and, c) 4.5 metre vertical clearance See Special Provision (1), below.
(C)	If the gross floor area of a use, or combination of uses is between 1,000 and 1,860 square metres: 1) 1 loading space is required 2) Minimum size of a loading space: a) 3.5 metres wide; b) 10 metres in length; and, c) 4.5 metre vertical clearance See Special Provision (1), below.

Table 5.8.1: Non-Residential Loading Space Requirements	
(D)	If the gross floor area of a use, or combination of uses is greater than 1,860 square metres: 1) 2 loading spaces are required 2) Minimum size of a loading space: a) 3.5 metres wide; b) 10 metres in length; and, c) 4.5 metre vertical clearance See Special Provision (1), below.

Table 5.8.1: Special Provisions	
(1)	Where a loading space is located partially or wholly within a building , the minimum vertical clearance shall be increased to 6.1 metres.
(2)	Where an industrial use , or a motor vehicle sales establishment is located within a building between 300 and 999 square metres, the minimum length of a loading space shall be 10 metres.

- b) Notwithstanding Table 5.8.1, **child care centres**, **golf courses**, **places of worship**, **public schools** and **private schools** are not required to provide **loading spaces**.

5.8.2 MINIMUM NUMBER OF REQUIRED LOADING SPACES FOR RESIDENTIAL USES

- a) **Loading Spaces** shall be required for all **uses** not identified in **Section 5.2.13** in accordance with the following standards:

Table 5.8.2: Residential Loading Space Requirements	
(A)	If the gross floor area of a use , or combination of uses contains 16 or fewer units, no loading spaces are required.

Table 5.8.2: Residential Loading Space Requirements	
(B)	If the gross floor area of a use, or combination of uses is between 17 and 30 units: 1) 1 loading space is required 2) Minimum size of the loading space: a) 3.5 metres wide; b) 5.8 metres in length; and, c) 4.5 metre vertical clearance See Special Provision (1), below.
(C)	If the gross floor area of a use, or combination of uses is over 30 units: 1) 2 loading spaces are required 2) Minimum size of the loading space: a) 3.5 metres wide; b) One at 10 metres in length and one at 5.8 metres in length; and, c) 4.5 metre vertical clearance See Special Provision (1), below.

Table 5.8.2: Special Provisions
(1) Where a loading space is located partially or wholly within a building, the minimum vertical clearance shall be increased to 6.1 metres

- b) Notwithstanding Table 5.8.2, [child care centres](#), [golf courses](#), [places of worship](#), [public schools](#) and [private schools](#) are not required to provide [loading spaces](#).

5.8.3 REQUIREMENTS FOR LOADING SPACES

Where a [loading space](#) is provided, the following regulations apply:

- a) A [loading space](#) is not permitted:
 - i) In any [front yard](#); and,
 - ii) Between the [main wall](#) closest to the [exterior side lot line](#) and the [exterior side lot line](#).

- b) Minimum [setback](#) of a [loading space](#) from a residential or mixed use [zone](#):
 - i) 15 metres when located within an employment or commercial [zone](#); and,
 - ii) 7.5 metres when located within any other [zone](#)
- c) Access to [loading spaces](#) must be by means of a [drive aisle](#) or [parking aisle](#) that is at least 6.0 metres wide within the [lot](#) on which the [loading spaces](#) are located.
- d) All vehicular movements required to access the [loading space](#) must be on private property.

5.9 BICYCLE PARKING SPACE REQUIREMENTS

5.9.1 GENERAL PROVISIONS FOR BICYCLE PARKING ([AMENDING BY-LAW 2026-79](#))

Where [bicycle parking spaces](#) are required by this By-law, the following provisions apply:

- a) [Bicycle Parking Spaces](#) apply only to [buildings](#) where the total [gross floor area](#) of all non-residential [uses](#) on a single [lot](#) is greater than 1,200 square metres; ([Amending By-law 2026-79](#))
- b) Where a required [bicycle parking space](#) is located wholly within a [building](#) or [structure](#), it shall have direct access from an interior communal area of a [building](#) or [structure](#); and,
- c) The minimum width of an aisle providing unobstructed access to a [bicycle parking space](#) shall be 1.5 metres.
- d) The minimum dimensions of a horizontal [bicycle parking space](#) are as follows:
 - i) Length 1.8 metres;

- ii) Width 0.6 metres; and,
 - iii) Vertical clearance 1.9 metres.
([Amending By-law 2026-79](#))
- e) The minimum dimensions of a vertical [bicycle parking space](#) are as follows:
 - i) Length - 1.2 metres from the wall;
 - ii) Width - 0.6 metres; and,
 - iii) Vertical clearance - 1.9 metres.
([Amending By-law 2026-79](#))
- f) The minimum dimensions of a stacked horizontal [bicycle parking space](#) are as follows:
 - i) Length - 1.8 metres from the wall;
 - ii) Width - 0.6 metres; and,
 - iii) Vertical clearance - 1.2 metres
([Amending By-law 2026-79](#))
- g) Where the minimum number of [bicycle parking spaces](#) is calculated on the basis of a rate or ratio, the required number of [bicycle parking spaces](#) shall be increased to the next highest whole number if the fraction is 0.5 or greater.
([Amending By-law 2026-79](#))

5.9.2 MINIMUM NUMBER OF REQUIRED BICYCLE PARKING SPACES ([AMENDING BY-LAW 2026-79](#))

- a) The minimum number of [bicycle parking spaces](#) required shall be calculated in accordance with the standards set out in [Table 5.9.2](#) below, as identified in [SCHEDULE 'D'](#) of [Section 13.4](#).

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(A)	Any building on a lot containing more than 7 dwelling units (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.8 spaces per dwelling unit (b) Short-term - The greater of 0.2 space per dwelling unit or 6 spaces (ii) Parking Zone 4 (a) Long-term - 0.5 spaces per dwelling unit (b) Short-term - The greater of 0.1 spaces per dwelling unit or 3 spaces
(B)	Long Term Care Home (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.2 spaces per bed (b) Short-term - 0.15 spaces per bed (ii) Parking Zone 4 (a) Long-term - 0.5 spaces per dwelling unit (b) Short-term - The greater of 0.1 spaces per dwelling unit or 3 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(C)	Retirement Home (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.2 spaces per unit (b) Short-term - 0.15 spaces per unit (ii) Parking Zone 4 (a) Long-term - 0.15 spaces per unit (b) Short-term - The greater of 0.1 spaces per unit or 3 spaces
(D)	Business Office (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.2 spaces per 100 square metres (b) Short-term - The greater of 0.15 spaces per 100 square metres or 6 spaces (ii) Parking Zone 4 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - The greater of 0.08 spaces per 100 square metres or 3 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(E)	Medical Office i) Parking Zones 1, 2, and 3 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - 0.15 spaces per 100 square metres ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.12 spaces per 100 square metres or 3 spaces
(F)	Restaurant (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.15 spaces per 100 square metres (b) Short-term - The greater of 0.25 space per 100 square metres or 6 spaces (ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.12 spaces per 100 square metres or 3 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(G)	Retail Store Shopping Centre (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.15 spaces per 100 square metres (b) Short-term - The greater of 0.25 space per 100 square metres or 6 spaces (ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.12 spaces per 100 square metres or 3 spaces
(H)	Community Centre (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.2 spaces per 100 square metres (b) Short-term - 0.25 spaces per 100 square metres (ii) Parking Zone 4 (a) Long-term - 0.05 spaces per 100 square metres (b) Short-term - The greater of 0.2 per 100 square metres or 3 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(I)	Public Hospital Private Hospital (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - 0.25 spaces per 100 square metres (ii) Parking Zone 4 (a) Long-term - 0.05 spaces per 100 square metres (b) Short-term - The greater of 0.15 spaces per 100 square metres or 3 spaces
(J)	Place of Worship (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - The greater of 0.15 spaces per 100 square metres or 3 spaces (ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.1 spaces per 100 square metres or 3 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(K)	Commercial Storage Facility (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.05 spaces per 100 square metres (b) Short-term - The greater of 0.05 spaces per 100 square metres or 2 spaces (ii) Parking Zone 4 (a) Long-term - 0.05 spaces per 100 square metres (b) Short-term - The greater of 0.1 spaces per 100 square metres or 2 spaces
(L)	Industrial Use (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.05 spaces per 100 square metres (b) Short-term - The greater of 0.15 spaces per 100 square metres or 2 spaces (ii) Parking Zone 4 (a) Long-term - 0.05 spaces per 100 square metres (b) Short-term - The greater of 0.1 spaces per 100 square metres or 2 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(M)	Child Care Centre (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - The greater of 0.15 spaces per 100 square metres or 3 spaces (ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.12 spaces per 100 square metres or 3 spaces
(N)	Private School (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - The greater of 0.15 spaces per 100 square metres or 2 spaces (ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.12 spaces per 100 square metres or 3 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(O)	Public School (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - The greater of 0.4 spaces per 100 square metres or 6 spaces (ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.4 spaces per 100 square metres or 6 spaces
(P)	University College (i) Parking Zones 1, 2, and 3 (a) Long-term - 0.1 spaces per 100 square metres (b) Short-term - The greater of 0.25 spaces per 100 square metres or 6 spaces (ii) Parking Zone 4 (a) Long-term - 0.08 spaces per 100 square metres (b) Short-term - The greater of 0.12 spaces per 100 square metres or 3 spaces

Table 5.9.2: Bicycle Parking Standards (Based on gross floor area unless noted otherwise) See Schedule 'D' of Section 13.4	
(Q)	Any other use not listed in this table
(i)	Parking Zones 1, 2, and 3
(a)	Long-term - 0.15 spaces per 100 square metres
(b)	Short-term - The greater of 0.25 spaces per 100 square metres or 6 spaces
(ii)	Parking Zone 4
(a)	Long-term - 0.08 spaces per 100 square metres
(b)	Short-term - The greater of 0.12 spaces per 100 square metres or 3 spaces

5.9.3

SPECIAL PROVISIONS FOR LONG TERM BICYCLE PARKING ([AMENDING BY-LAW 2026-79](#))

- a) A [long-term bicycle parking space](#) shall be located wholly within the [building](#) where the [principal use](#) is located and for which the [bicycle parking space](#) is required.
- b) A [long-term bicycle parking space](#) required for a [dwelling unit](#) shall be located within the following areas of a [building](#):
 - i) Within the first or second [storey](#); or,
 - ii) Any [storey](#) located below grade.
- c) Access to [long term bicycle parking spaces](#) shall be unobstructed, with a minimum aisle/corridor width of 1.8 metres. ([Amending By-law 2026-79](#))
- d) Entrances to bicycle parking rooms shall be provided via secure automatic doors with a minimum unobstructed width of 1.5 metres. ([Amending By-law 2026-79](#))

5.9.4 SPECIAL PROVISIONS FOR SHORT TERM BICYCLE PARKING

- a) A [short-term bicycle parking space](#) shall be located in the following areas:
 - i) Wholly within a [building](#) in which the [principal use](#) is located and for which the [short-term bicycle parking space](#) is required; or,
 - ii) In any [yard](#), provided the [short-term bicycle parking space](#) is wholly open and unenclosed.
- b) Where a [short-term bicycle parking space](#) is located in a [yard](#), it shall be permitted to be located in a required [yard](#), subject to the following:
 - i) A [short-term bicycle parking space](#) shall have a minimum [setback](#) of 0.6 metres from the nearest [lot line](#).
 - ii) A [short-term bicycle parking space](#) shall have a minimum [setback](#) of 3.0 metres from a [parking area](#).
- c) Where a [short-term bicycle parking space](#) is located wholly within a [building](#), the following additional requirements shall apply:
 - i) A [short-term bicycle parking space](#) located wholly within a [building](#) shall be located within the [first storey](#); and,
 - ii) A [short-term bicycle parking space](#) shall have direct access from the exterior of a [building](#).

[5.10](#) [DRIVE-THROUGH SERVICE ESTABLISHMENTS](#)

5.10.1 MINIMUM LOT AREA

The minimum [lot area](#) for a [drive-through service establishment](#) is 0.3 hectares.

5.10.2 STACKING SPACE REQUIREMENTS

Stacking spaces are required for all drive-through service establishments and shall be exclusive of any other parking space, loading space, drive aisle and parking aisle requirements contained within this By-law.

5.10.3 STACKING SPACE DIMENSIONS

Stacking spaces shall have:

- a) A minimum unobstructed width of 3.0 metres; and,
- b) A minimum unobstructed length of 6.5 metres.

5.10.4 MINIMUM NUMBER OF STACKING SPACES

The minimum number of required stacking spaces per drive-through service establishment shall be provided in accordance with Table 5.10.4, below.

Table 5.10.4: Minimum Number of Stacking Spaces Required	
(A) <u>Restaurant</u> :	10 <u>stacking spaces</u> measured from the closest pick-up window from the entrance of the <u>drive-through service establishment</u> .
(B) <u>Financial Institution</u> , Pharmacy, <u>Retail Store</u> , and <u>Personal Service Establishment</u> :	4 <u>stacking spaces</u> measured from the closest pick-up window from the entrance of the <u>drive-through service establishment</u> .
(C) <u>Motor Vehicle Washing Establishment</u> (shall not apply to manual or hand operated washing bays):	8 <u>stacking spaces</u> measured from the washing bay entrance door.

5.10.5 SETBACKS FROM RESIDENTIAL ZONE BOUNDARY

Stacking spaces shall be set back a minimum of 15.0 metres to any Residential zone boundary.

5.10.6 LOCATION OF DRIVE-THROUGH SERVICE ESTABLISHMENT COMPONENTS

No stacking spaces associated with a drive-through service establishment shall be located in any minimum required yard.

5.11 SPECIAL MOTOR VEHICLES

5.11.1 PARKING OF COMMERCIAL MOTOR VEHICLES

The following provisions apply to the parking or storage of commercial motor vehicles:

- a) Within any low-rise residential zone, the owner or occupant of a dwelling unit may use a parking space for the purposes of parking or storage of one commercial motor vehicle that does not exceed any of the following:
 - i) A length of 5.8 metres;
 - ii) A width of 2.75 metres;
 - iii) A height of 3.0 metres; or,
 - iv) A manufacturers identified maximum gross vehicle weight rating of 4600 kg.
- b) Within a countryside zone, the owner or occupant of a permitted use within the zone may use a parking space for the purposes of parking or storage of one commercial motor vehicle that exceeds the restrictions identified in Section 5.11.1 a), provided:
 - i) It is located in the interior side yard or rear yard;
 - ii) It is set back no closer than 6.0 metres from the interior side lot line or rear lot line; and
 - iii) Is located on a stable surface as per Section 5.2.11.

- c) Within any non-residential [zone](#), the owner or occupant of a permitted [use](#) within the [zone](#) may park a [commercial motor vehicle](#) that exceeds the restrictions identified in [Section 5.11.1 a\)](#), provided:
 - i) It is located in the [interior side yard](#) or [rear yard](#);
 - ii) It does not occupy a required [parking space](#); [landscaping area](#), [drive isle](#) or [parking isle](#); and,
 - iii) Is located on a stable surface as per [Section 5.11.1](#).
- d) Unless otherwise identified in this By-law, the parking or storage of [commercial motor vehicles](#) are not permitted in any Greenway [zone](#), Open Space [zone](#), Future Development [zone](#), Transportation and Utilities [zone](#), Parkway Belt West [zone](#) or Overlay [zone](#).

5.11.2 PARKING OF RECREATIONAL MOTOR VEHICLES

The following provisions apply to the parking or storage of [recreational motor vehicles](#):

- a) [Recreational motor vehicles](#) may be stored in the [interior side yard](#) and [rear yard](#) on a [lot](#) provided that, if the [recreational motor vehicle](#) has a height of 1.8 metres or more, it shall be located no closer than 1.2 metres from any [lot line](#).
- b) [Recreational motor vehicles](#) may be parked or stored in the [front yard](#) or [exterior side yard](#) on a [lot](#) provided they are parked or stored on a [driveway](#) and they are located no closer than 9.0 metres from the edge of the paved surface of any public [street](#).
- c) Notwithstanding the provisions of subsection (a) and (b) above, the temporary parking of [recreational motor vehicles](#) is permitted on a [lot](#) within 9.0 metres of a public [street](#) for a maximum of 14 continuous days provided that it is located no closer than 0.6 metres from the closest edge of a sidewalk, or the closest edge of the curb of the public [street](#) if there is no sidewalk, if the [recreational motor vehicle](#) or has a height of 1.0 metre or more at this location.

- d) Unless otherwise identified in this By-law, the parking or storage of [recreational motor vehicles](#) are not permitted in any Commercial [zone](#), Employment [zone](#), Greenway [zone](#), Open Space [zone](#), Future Development [zone](#), Transportation and Utilities [zone](#), Parkway Belt West [zone](#) or Overlay [zone](#).

PART 6.0 RESIDENTIAL ZONES

6.1 ZONES

The provisions of this section apply in addition to all relevant general provisions in [Part 4.0](#) of this By-law.

The following residential [zones](#) have been established in this By-law:

Section	Zone Symbol	Zone Name
6.3.1	RES-ES	Residential - Estate
6.3.2	RES-ENLR	Residential - Established Neighbourhood Low Rise
6.3.3	RES-LR1	Residential - Low Rise One
6.3.4	RES-LR2	Residential - Low Rise Two
6.3.5	RES-LR3	Residential - Low Rise Three
6.3.6	RES-LR4	Residential - Low Rise Four
6.3.7	RES-LR5	Residential - Low Rise Five
6.3.8	RES-LR6	Residential - Low Rise Six
6.3.9	RES-LR7	Residential - Low Rise Seven
6.3.10	RES-PE	Residential - Public Education
6.3.11	RES-MR1	Residential - Mid Rise One
6.3.12	RES-MR2	Residential - Mid Rise Two
6.3.13	RES-MR3	Residential - Mid Rise Three
6.3.14	RES-HR1	Residential - High Rise One
6.3.15	RES-HR(IA)	Residential - High Rise (Intensification Area)

6.2 ADDITIONAL GENERAL PROVISIONS

The provisions of this section apply in addition to all relevant general provisions in [Part 4.0](#) of this By-law.

6.2.1 MAXIMUM OUTSIDE WALL HEIGHT

Where this By-law specifies a maximum [outside wall height](#), the following provisions apply:

- a) Pitched roofs with a slope of not less than 18 degrees may project a maximum of 3.0 metres above the maximum permitted [outside wall height](#). For the purposes of this provision, up to 10 percent of the roof area may have a slope less than 18 degrees; ([Amending By-law 2026-44](#))
- b) Except as indicated in provision a) above, any other architectural feature or roof [structure](#) with a pitch of less than 18 degrees, can project a maximum of 1.0 metre above the maximum [outside wall height](#); ([Amending By-law 2026-44](#))
- c) Notwithstanding subsections a) and b) above, the maximum projection for a hip or gable roof with a slope greater than 18 degrees may be increased to the average of the highest points of the two [neighbouring lots](#); ([Amending By-law 2026-44](#))
- d) [Dormers](#) are permitted provided that the sum total of the [dormers](#) widths from outside wall to outside wall of the [dormer](#) shall not occupy more than 35 percent of the width of the roof length on which they are located;
- e) [Dormers](#) are not permitted within a roofline or wall facing or abutting an [interior side lot line](#);
- f) Ornamental roof construction features such as unoccupied towers, steeples, or cupolas, as well as skylights, chimneys and other stacks are permitted to project above the maximum [outside wall height](#).

6.2.2 BREEZEWAYS

A [breezeway](#) is permitted on a [lot](#) with a detached [private garage](#) that is accessed by a [lane](#) provided:

- a) The [breezeway](#) is no wider than 2.75 metres with the width being measured from the exterior faces of the exterior walls;
- b) The [height](#) of a [breezeway](#) does not exceed 3.3 metres;
- c) If a [breezeway](#) is located on a [corner lot](#) it is not located any closer to an [exterior side lot line](#) than the minimum distance equal to the required [exterior side yard](#) for the [main building](#) from the [exterior side lot line](#);
- d) If a [breezeway](#) is located on an [interior lot](#), it is set back a minimum of 0.5 metres from the [interior side lot line](#).
Notwithstanding this provision, a [breezeway](#) may share a common wall with another [breezeway](#) on an abutting [lot](#) and no [setback](#) from the [interior side lot line](#) is required on that side of the [lot](#); and,
- e) Notwithstanding any other provision in this By-law, no part of a [breezeway](#) is part of the [main building](#) or the [accessory building or structure](#) on a [lot](#).

6.3 PERMITTED USES AND ZONE STANDARDS

Permitted [uses](#) and [zone](#) standards are contained within the following tables:

6.3.1 RES-ES (RESIDENTIAL ESTATE ZONE)

6.3.1 RES-ES (RESIDENTIAL ESTATE ZONE)

The Residential - Estate (RES-ES) [zone](#) applies to lands within the 'Residential Estate' designation shown on [Map 3](#) of the [Official Plan](#). The lands in the RES-ES [zone](#) are the site of existing subdivisions with [detached dwellings](#) on large [lots](#). The intent of the RES-ES [zone](#) is to retain the landscape character established by the pattern of [lot](#) sizes and to ensure that any proposed changes to [buildings](#) reflect the pattern of development already established in the area.



Image: A large detached home with a 4 car garage.

6.3.1.1 Permitted Uses

- (a) [Detached dwelling](#)
- (b) [Home child care](#)
- (c) [Home occupation](#)
- (d) [Shared housing - small scale](#)

6.3.1 RES-ES (RESIDENTIAL ESTATE ZONE)	
6.3.1.2 Standards	
A.	Minimum lot frontage - 36.5 metres (i)
B.	Minimum lot area - 0.4 hectares
C.	Minimum front yard - 7.5 metres
D.	Minimum rear yard - 7.5 metres
E.	Minimum exterior side yard - 6.0 metres
F.	Minimum interior side yard - 3.0 metres provided minimum combined interior side yards on both sides are no less than 9.0 metres
G.	Maximum height - 10.7 metres
Special Standards	
(i)	Where a lot is separated from a street by a reserve , block, or park block, the lot shall be deemed not to have frontage on that street .

Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Decks - Section 4.8.3	
Exceptions to height requirements all zones - Section 4.8.4	
Shipping containers - Section 4.8.5	
Encroachments into required yards - Section 4.8.8	
Hard landscaping and soft landscaping - Section 4.8.9	
Porches - Section 4.8.10	
Home Occupations - Section 4.9.1	
Temporary Tents and Special Events - Section 4.9.3	

Other Requirements
<u>Additional residential units</u> - <u>Section 4.9.9</u>
General parking provisions - <u>Section 5.2</u>
Additional residential parking requirements - <u>Section 5.3</u>
<u>Special Motor Vehicles</u> - <u>Section 5.11</u>

6.3.2 RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)

6.3.2 RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)

The Residential - Established Neighbourhood Low Rise (RES-ENLR) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) that were generally developed before 1996.

This [zone](#) seeks to establish a predictable set of standards that focuses on the exterior massing of a [building](#) that forms the [main building coverage](#) while also allowing variation in architectural form. The [zone](#) also seeks to ensure that while new residential infill developments are sympathetic to the established character of these neighbourhoods, the reinvestment and evolution of these areas of the [City](#) is also facilitated.

The [Official Plan](#) anticipates infill development and redevelopment and therefore, the intent of the RES-ENLR [zone](#) is to ensure that such infill development generally respects and reflects the existing pattern and character of adjacent development.



Image: Single and two storey detached homes with a double car garages

6.3.2 RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)	
6.3.2.1 Permitted Uses	
(a)	Detached dwelling
(b)	Home child care
(c)	Home occupation
(d)	Shared housing - small scale
(e)	The following uses that legally existed on the lot on the date of the passing of this By-law:
i)	Child Care Centre
ii)	Personal Service Establishment
iii)	Place of worship
iv)	Public school
v)	Retail Store
vi)	Semi-detached dwelling (Amending By-law 2026-44)
6.3.2.2 Standards	
A.	Minimum lot frontage - The greater of 23.0 metres or the average lot frontage of the two neighbouring lots (i) (viii)
B.	Minimum lot depth - The greater of 30.0 metres or the average lot depth of the two neighbouring lots (ii)
C.	Maximum main building coverage - 30 percent of the lot area for the first storey , and 20 percent of the lot area for any storey above the first (iii) (vi) (xiii) (xiv)
D.	Maximum lot coverage - 45 percent (vi) (Amending By-law 2026-44)
E.	Maximum distance of the main building from the established building line - The greater of 19.5 metres for the first storey , and 14.5 metres for any storey above the first storey or the average maximum distance of the main building from the established building line of the two neighbouring lots (iii) (iv)
F.	Minimum front yard - The average front yard setback of the neighbouring lots (v) (xi)
G.	Minimum rear yard - 7.5 metres
H.	Minimum exterior side yard - 2.4 metres (xi)

6.3.2 RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)	
I.	Minimum interior side yard - 1.8 metres provided minimum combined interior side yards on both sides are the greater of 4.0 metres, or 25 percent of the lot frontage (ix) (xii) (xiv) (Amending By-law 2026-44)
J.	Maximum outside wall height (see also Section 6.2.1) - 7.0 metres
K.	Maximum number of storeys - 2
L.	Maximum garage door width of an attached private garage - 50 percent of the building facade (x) (Amending By-law 2026-44)
M.	Maximum projection of an attached private garage beyond the main wall of the building - 1.8 metres (vii)
Special Standards	
(i)	Where a lot does not have a neighbouring lot , the minimum lot frontage is 23.0 metres.
(ii)	Where a lot does not have a neighbouring lot , the minimum lot depth is 30.0 metres.
(iii)	Any portion of a storey with an outside wall height greater than 4.5 metres is considered an additional storey .
(iv)	Maximum distance of the main building from the established building line shall not include: unenclosed decks , porches , cold cellars, and balconies , and can be increased by 5.0 metres where the building does not exceed one storey , and where the maximum outside wall height does not exceed 4.5 metres. (Amending By-law 2026-44)
(v)	Where there are no neighbouring lots , the minimum front yard is 7.5 metres.
(vi)	Where a building is a single storey , with an outside wall height of less than 4.5 metres, the maximum main building coverage for a one storey building is 45 percent, and the maximum lot coverage is 50 percent.
(vii)	A garage shall not project beyond the front main wall of a heritage building .
(viii)	Where a lot is separated from a street by a reserve , block, or park block, the lot shall be deemed not to have frontage on that street .
(ix)	Where a lot has a frontage of less than 18 metres, a one storey portion of the building containing only a garage may encroach 0.5 metres into the

6.3.2 RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)	
	required combined side yards , provided a 1.8 metre setback is maintained.
(x)	For lots with a frontage of less than 18 metres, the maximum width of a private garage shall not exceed the maximum garage door width plus 1.0 metre.
(xi)	Notwithstanding Section 4.8.8 (e), projections of main walls are not permitted.
(xii)	Where, on the date of the passing of this By-law, a dwelling was linked to a dwelling on a neighbouring lot , the interior side yard setback may be: (1) where linked below grade, reduced to 1.2 metres, or 0.3 metres to any linked side. (2) where linked above grade, reduced to 1.2 metres, or 0.0 metres to any attached side.
(xiii)	Maximum main building coverage applies to the main building , detached private garages and attached or detached carports . For the purposes of this provision, main building coverage of a carport shall be measured to the exterior face of the exterior wall, column, or pillar.
(xiv)	An opening for a door that provides access to the interior of the main building is not permitted in any portion of a wall facing the interior side lot line that is located less than 1.2 metres from the interior side lot line . (Amending By-law 2026-44)
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Decks - Section 4.8.3	

6.3.2 RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE)
Exceptions to height requirements in all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Special Motor Vehicles - Section 5.11
Maximum Outside Wall Height - Section 6.2.1
Breezeways - Section 6.2.2

6.3.3 RES-LR1 (RESIDENTIAL LOW RISE ONE)

6.3.3 RES-LR1 (RESIDENTIAL LOW RISE ONE)

The Residential - Low Rise One (RES-LR1) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) that were generally developed after 1996. [Detached dwellings](#) on larger [lots](#) that are not accessed by a [lane](#) are permitted in this [zone](#).



Image: A two storey detached home with a two car garage

6.3.3.1 Permitted Uses

- (a) [Detached dwelling](#)
- (b) [Shared housing - small scale](#)
- (c) [Home child care](#)
- (d) [Home occupation](#)

6.3.3.2 Standards

- A. Minimum [lot frontage](#) - 18.0 metres
- B. Minimum [lot depth](#) - 30.0 metres
- C. Minimum [front yard](#) - 3.0 metres (i)
- D. Minimum [rear yard](#) - 7.5 metres
- E. Minimum [exterior side yard](#) - 2.4 metres (i)
- F. Minimum [interior side yard](#) - 1.2 metres (iii) ([Amending By-law 2026-44](#))

6.3.3 RES-LR1 (RESIDENTIAL LOW RISE ONE)	
G.	Maximum height - 12.0 metres (ii)
H.	Maximum number of storeys - 3
I.	Maximum garage door width - 50 percent of the building facade
J.	Maximum projection of an attached private garage beyond the main wall of the building - 1.8 metres
Special Standards	
(i)	The minimum setback of a garage door from a lot line is 5.8 metres
(ii)	Any portion of a building with a floor to ceiling height greater than 4.5 metres shall be considered an additional storey
(iii)	An opening for a door that provides access to the interior of the main building is not permitted in any portion of a wall facing the interior side lot line that is located less than 1.2 metres from the interior side lot line . (Amending By-law 2026-44)
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Decks - Section 4.8.3	
Exceptions to height requirements in all zones - Section 4.8.4	
Shipping containers - Section 4.8.5	
Encroachments into required yards - Section 4.8.8	
Hard landscaping and soft landscaping - Section 4.8.9	
Porches - Section 4.8.10	
Home occupations - Section 4.9.1	
Temporary Tents and Special Events - Section 4.9.3	

6.3.3 RES-LR1 (RESIDENTIAL LOW RISE ONE)
<u>Additional residential units</u> - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
<u>Special Motor Vehicles</u> - Section 5.11

6.3.4 RES-LR2 (RESIDENTIAL LOW RISE TWO)

6.3.4 RES-LR2 (RESIDENTIAL LOW RISE TWO)

The Residential - Low Rise Two (RES-LR2) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) that were generally developed after 1996. [Detached dwellings](#) and [semi detached dwellings](#) that are not accessed by a [lane](#) permitted in this [zone](#).



Image: Detached and Semi-detached two storey homes with single and two car garages

6.3.4.1 Permitted Uses

- (a) [Detached dwelling](#)
- (b) [Semi-detached dwelling](#)
- (c) [Home child care](#)
- (d) [Home occupation](#)
- (e) [Shared housing - small scale](#)

6.3.4.2 Standards

- A. Minimum [lot frontage](#) ([detached dwelling](#) - [interior lot](#)) - 9.15 metres
- B. Minimum [lot frontage](#) ([detached dwelling](#) - [corner lot](#)) - 10.5 metres
- C. Minimum [lot frontage](#) (per [semi-detached dwelling](#) - [interior lot](#)) - 9.1 metres
- D. Minimum [lot frontage](#) (per [semi-detached dwelling](#) - [corner lot](#)) - 10.35 metres
- E. Minimum [front yard](#) - 3.0 metres (iii)

6.3.4 RES-LR2 (RESIDENTIAL LOW RISE TWO)	
F.	Minimum rear yard - 7.0 metres
G.	Minimum exterior side yard - 2.4 metres (iii)
H.	Minimum interior side yard (detached dwelling) - 1.2 metres and 0.6 metres (i)
I.	Minimum interior side yard (semi-detached dwelling) - 1.2 metres and 0.0 metres (i)
J.	Maximum height - 12.0 metres (iv)
K.	Maximum number of storeys - 3 (iv)
L.	Maximum garage door width - 50 percent of the building facade (iii)
M.	Maximum projection of an attached private garage beyond the main wall of the building - 1.8 metres
N.	Minimum outdoor amenity area - 36.0 square metres
Special Standards	
(i)	An opening for a door that provides access to the interior of the main building is not permitted in any portion of a wall facing the interior side lot line that is located less than 1.2 metres from the interior side lot line .
(ii)	The minimum setback of a garage door from a lot line is 5.8 metres
(iii)	For lots with a frontage of less than 18 metres, the maximum width of a private garage shall not exceed the maximum garage door width plus 1.0 metre
(iv)	Notwithstanding the maximum height and number of storeys , stairs accessing a roof, a rooftop/outdoor amenity area or mechanical room may project a maximum of 1.5 metres above the maximum height of a building provided the projection does not exceed 20 percent of the roof upon which it is located
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	

6.3.4 RES-LR2 (RESIDENTIAL LOW RISE TWO)
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Special Motor Vehicles - Section 5.11

6.3.5 RES-LR3 (RESIDENTIAL LOW RISE THREE)

6.3.5 RES-LR3 (RESIDENTIAL LOW RISE THREE)

The Residential - Low Rise Three (RES-LR3) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) that were generally developed after 1996. [Townhouse dwellings](#) that are not accessed by a [lane](#) permitted in this [zone](#).



Image: A row of townhouses with single car garages.

6.3.5.1 Permitted Uses

- (a) [Townhouse dwelling](#)
- (b) [Home child care](#)
- (c) [Home occupation](#)
- (d) [Shared housing - small scale](#)

6.3.5.2 Standards

- A. Minimum [lot frontage](#) (exterior end unit) - 9.9 metres
- B. Minimum [lot frontage](#) (interior end unit) - 8.7 metres
- C. Minimum [lot frontage](#) (interior unit) - 7.5 metres
- D. Minimum [front yard](#) - 3.0 metres (ii)
- E. Minimum [rear yard](#) - 7.0 metres
- F. Minimum [exterior side yard](#) - 2.4 metres

6.3.5 RES-LR3 (RESIDENTIAL LOW RISE THREE)	
G.	Minimum interior side yard - 0.0 metres for interior unit and 1.2 metres for interior end unit (v) (Amending By-law 2026-44)
H.	Maximum height - 12.0 metres (iv)
I.	Maximum number of storeys - 3 (iv)
J.	Maximum garage door width - 50 percent of the building facade (i)
K.	Maximum garage projection beyond front wall of main building - 1.8 metres
L.	Minimum outdoor amenity area - 36.0 square metres (iii)
Special Standards	
(i)	The maximum width of a private garage shall not exceed the maximum garage door width plus 1.0 metre
(ii)	The minimum setback of a garage door from a lot line is 5.8 metres
(iii)	Required outdoor amenity area shall not be located within 10 metres of the front lot line
(iv)	Notwithstanding the maximum height and number of storeys , stairs accessing a roof, a rooftop/outdoor amenity area or mechanical room may project a maximum of 1.5 metres above the maximum height of a building provided the projection does not exceed 20 percent of the roof upon which it is located
(v)	An opening for a door that provides access to the interior of the main building is not permitted in any portion of a wall facing the interior side lot line that is located less than 1.2 metres from the interior side lot line . (Amending By-law 2026-44)
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Decks - Section 4.8.3	

6.3.5 RES-LR3 (RESIDENTIAL LOW RISE THREE)
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Special Motor Vehicles - Section 5.11

6.3.6 RES-LR4 (RESIDENTIAL LOW RISE FOUR)

6.3.6 RES-LR4 (RESIDENTIAL LOW RISE FOUR)

The Residential - Low Rise Four (RES-LR4) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) that were generally developed after 1996. [Detached dwellings](#) and [semi-detached dwellings](#) which have attached or detached [private garages](#) that are accessed by a [lane](#), are permitted in this [zone](#).



Image: Birdseye view of a neighbourhood of single detached homes accessed by a lane

6.3.6.1 Permitted Uses

- (a) [Detached dwelling](#)
- (b) [Semi-detached dwelling](#)
- (c) [Home child care](#)
- (d) [Home occupation](#)
- (e) [Shared housing - small scale](#)

6.3.6.2 Standards

- A. Minimum [lot frontage](#) ([detached dwelling](#)) - 8.0 metres
- B. Minimum [lot frontage](#) ([detached dwelling](#) - [corner lot](#)) - 9.1 metres

6.3.6 RES-LR4 (RESIDENTIAL LOW RISE FOUR)	
C.	Minimum lot frontage (per semi-detached dwelling) - 7.3 metres
D.	Minimum lot frontage (per semi-detached dwelling - corner lot) - 8.5 metres
E.	Minimum front yard - 3.0 metres
F.	Minimum rear yard (if private garage is detached) - 12.0 metres
G.	Minimum rear yard (if private garage is attached) - 5.8 metres
H.	Minimum exterior side yard - 2.4 metres
I.	Minimum interior side yard (detached dwelling) - 1.2 metres and 0.6 metres (iii) (Amending By-law 2026-44)
J.	Minimum interior side yard (semi-detached dwelling) - 1.2 metres and 0.0 metres (iii) (Amending By-law 2026-44)
K.	Maximum height - 12.5 metres (ii)
L.	Maximum number of storeys - 3 (ii)
M.	Minimum outdoor amenity area - 36.0 square metres (i)
Special Standards	
(i)	Required outdoor amenity area shall not be located within 10 metres of the front lot line
(ii)	Notwithstanding the maximum height and number of storeys , stairs accessing a roof, a rooftop/outdoor amenity Area or mechanical room may project a maximum of 1.5 metres above the maximum height of a building provided the projection does not exceed 20 percent of the roof upon which it is located
(iii)	An opening for a door that provides access to the interior of the main building is not permitted in any portion of a wall facing the interior side lot line that is located less than 1.2 metres from the interior side lot line . (Amending By-law 2026-44)
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	

6.3.6 RES-LR4 (RESIDENTIAL LOW RISE FOUR)
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Special Motor Vehicles - Section 5.11
Breezeways - Section 6.2.2

6.3.7 RES-LR5 (RESIDENTIAL LOW RISE FIVE)

6.3.7 RES-LR5 (RESIDENTIAL LOW RISE FIVE)

The Residential - Low Rise Five (RES-LR5) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) that were generally developed after 1996. [Townhouse dwellings](#) that are accessed by a [lane](#) and have attached or detached [private garages](#) that are accessed by a [lane](#), are permitted in this [zone](#).



Image: Row of detached garages accessed by a lane

6.3.7.1 Permitted Uses

- (a) [Townhouse dwelling](#)
- (b) [Home child care](#)
- (c) [Home occupation](#)
- (d) [Shared housing - small scale](#)

6.3.7.2 Standards

6.3.7 RES-LR5 (RESIDENTIAL LOW RISE FIVE)	
A.	Minimum lot frontage (if private garage is attached) - exterior end unit - 6.5 metres interior end unit - 6.0 metres, and interior unit - 4.5 metres
B.	Minimum lot frontage (if private garage is detached) - exterior end unit - 8.4 metres, interior end unit - 7.2 metres, and interior unit - 6.0 metres
C.	Minimum front yard - 1.2 metres
D.	Minimum rear yard (if private garage is detached) - 12.0 metres
E.	Minimum rear yard (if private garage is attached) - 0.6 metres for the first storey , and 6 metres for every storey above the first storey
F.	Minimum exterior side yard - 2.4 metres
G.	Maximum garage door width (if private garage is attached) - 50 percent of the building facade (iii)
H.	Minimum interior side yard - 0.0 metres for an interior unit and 1.2 metres for an interior end unit (iv) (Amending By-law 2026-44)
I.	Maximum height - 12.5 metres (ii)
J.	Maximum number of storeys - 3 (ii)
K.	Minimum outdoor amenity area (if private garage is attached) - 20.0 square metres (i)
L.	Minimum outdoor amenity area (if private garage is detached) - 36.0 square metres (i)
Special Standards	
(i)	Required outdoor amenity area shall not be located within 10 metres of the front lot line
(ii)	Notwithstanding the maximum height and number of storeys , stairs accessing a roof, a rooftop/outdoor amenity area or mechanical room may project a maximum of 1.5 metres above the maximum height of a building provided the projection does not exceed 20 percent of the roof upon which it is located
(iii)	This provision applies only where a driveway crosses the front lot line or exterior side lot line
(iv)	An opening for a door that provides access to the interior of the main building is not permitted in any portion of a wall facing the interior side lot line that is located less than 1.2 metres from the interior side lot line . (Amending By-law 2026-44)

6.3.7 RES-LR5 (RESIDENTIAL LOW RISE FIVE)
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Special Motor Vehicles - Section 5.11
Breezeways - Section 6.2.2

6.3.8 RES-LR6 (RESIDENTIAL LOW RISE SIX)

6.3.8 RES-LR6 (RESIDENTIAL LOW RISE SIX)

The Residential - Low Rise Six (RES-LR6) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) where a common element condominium containing [townhouse dwellings](#), are permitted.



Image: A row of condominium townhouses with single car garages

6.3.8.1 Permitted Uses

- (a) [Townhouse dwelling](#)
- (b) [Home child care](#)
- (c) [Home occupation](#)
- (d) [Shared housing - small scale](#)

6.3.8.2 Standards

- A. Minimum [lot frontage](#) - 30.0 metres (i)
- B. Minimum unit width - 6.0 metres
- C. Maximum [garage door](#) width - 50 percent of the [building facade](#)
- D. Minimum [front yard](#) - 6.0 metres
- E. Minimum [rear yard](#) - 6.0 metres
- F. Minimum [exterior side yard](#) - 2.4 metres
- G. Minimum [interior side yard](#) - 2.4 metres

6.3.8 RES-LR6 (RESIDENTIAL LOW RISE SIX)	
H.	Maximum height - 12.5 metres (ii)
I.	Maximum number of storeys - 3 (ii)
J.	Minimum outdoor amenity area per townhouse dwelling - the greater of 36 square metres per dwelling unit or 25 percent of the lot area
Special Standards	
(i)	Notwithstanding the further subdivision of land, parcels zoned RES-LR6, and within the same condominium plan, shall be deemed to be one lot.
(ii)	Notwithstanding the maximum height and number of storeys , stairs accessing a roof, a rooftop/outdoor amenity area or mechanical room may project a maximum of 1.5 metres above the maximum height of a building provided the projection does not exceed 20 percent of the roof upon which it is located
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Decks - Section 4.8.3	
Exceptions to height requirements in all zones - Section 4.8.4	
Shipping containers - Section 4.8.5	
Encroachments into required yards - Section 4.8.8	
Hard landscaping and soft landscaping - Section 4.8.9	
Porches - Section 4.8.10	
Home occupations - Section 4.9.1	
Temporary Tents and Special Events - Section 4.9.3	

6.3.8 RES-LR6 (RESIDENTIAL LOW RISE SIX)
<u>Additional residential units</u> - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
<u>Special Motor Vehicles</u> - Section 5.11

6.3.9 RES-LR7 (RESIDENTIAL LOW RISE SEVEN)

6.3.9 RES-LR7 (RESIDENTIAL LOW RISE SEVEN)

The Residential - Low Rise Seven (RES-LR7) [zone](#) applies to those lands within the 'Residential Low Rise' designation shown on [Map 3](#) of the [Official Plan](#) where [multiplex dwellings](#) containing 4 to 6 units are permitted in the [zone](#). In this [zone](#), all [multiplex dwellings](#) shall have direct frontage on a [street](#).



Image: A row of multiplex homes

6.3.9.1 Permitted Uses

- (a) [Multiplex dwelling](#)
- (b) [Home child care](#)
- (c) [Home occupation](#)
- (d) [Shared housing - small scale](#)

6.3.9.2 Standards

- A. Minimum [lot frontage](#) - 30.0 metres
- B. Minimum [front yard](#) - 6.0 metres
- C. Minimum [rear yard](#) - 6.0 metres
- D. Minimum [exterior side yard](#) - 2.4 metres
- E. Minimum [interior side yard](#) - 2.4 metres
- F. Maximum [height](#) - 12.5 metres (i)
- G. Maximum number of [storeys](#) - 3 (i)

6.3.9 RES-LR7 (RESIDENTIAL LOW RISE SEVEN)	
H.	Minimum outdoor amenity area per dwelling unit - The greater of 36 square metres per dwelling unit or 25 percent of the lot area
I.	Maximum garage door width - 50 percent of the building facade
Special Standards	
(i)	Notwithstanding the maximum height and number of storeys , stairs accessing a roof, a rooftop/outdoor amenity area or mechanical room may project a maximum of 1.5 metres above the maximum height of a building provided the projection does not exceed 20 percent of the roof upon which it is located.
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Decks - Section 4.8.3	
Exceptions to height requirements in all zones - Section 4.8.4	
Shipping containers - Section 4.8.5	
Encroachments into required yards - Section 4.8.8	
Hard landscaping and soft landscaping - Section 4.8.9	
Porches - Section 4.8.10	
Home occupations - Section 4.9.1	
Temporary Tents and Special Events - Section 4.9.3	
General parking provisions - Section 5.2	
Additional residential parking requirements - Section 5.3	
Special Motor Vehicles - Section 5.11	

6.3.10 RES-PE (RESIDENTIAL - PUBLIC EDUCATION)

6.3.10 RES-PE (RESIDENTIAL - PUBLIC EDUCATION)

The Residential - Public Education (RES-PE) [zone](#) applies to publicly operated [school](#) sites under the jurisdiction of the York Region District School Board, the York Catholic District School Board, the Conseil Scolaire de district du Centre Sud-Ouest, the Conseil Scolaire de district Catholique Centre-Sud, or other similar provincially approved educational institution or parochial [school](#) operated on a non-profit basis.



Image: An elementary school with portables

6.3.10.1 Permitted Uses

- (a) [Public school](#)
- (b) [Child care centre](#) (1)
- (c) [Detached dwelling](#) (2)
- (d) [Home child care](#) (3)
- (e) [Home occupation](#) (3)
- (f) [Shared housing - small scale](#) (3)

Special Use Provisions

- (1) This [use](#) is only permitted accessory to a [public school](#)
- (2) Refer to the [RES-ENLR \(RESIDENTIAL - ESTABLISHED NEIGHBOURHOOD LOW RISE\)](#) for [zone](#) standards
- (3) This [use](#) is only permitted accessory to a [detached dwelling](#)

6.3.10 RES-PE (RESIDENTIAL - PUBLIC EDUCATION)	
6.3.10.2 Standards	
A.	Minimum lot frontage - No requirement
B.	Minimum lot area - No requirement
C.	Minimum front yard - 3.0 metres
D.	Minimum rear yard - 7.5 metres (i)
E.	Minimum exterior side yard - 3.0 metres (i)
F.	Minimum interior side yard - 7.5 metres (i)
G.	Maximum height - 15.0 metres (i) (ii)
H.	Maximum number of storeys - 3 (ii)
I.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres
J.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
Special Standards	
(i)	A school portable is considered to be a main building
(ii)	Notwithstanding the maximum height and number of storeys , stairs accessing a roof, a rooftop/outdoor amenity area or mechanical room may project a maximum of 1.5 metres above the maximum height of a building provided the projection does not exceed 20 percent of the roof upon which it is located
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Shipping containers - Section 4.8.5	

6.3.10 RES-PE (RESIDENTIAL - PUBLIC EDUCATION)
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Accessory Waste Disposal Areas - Section 4.9.4
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Special Motor Vehicles - Section 5.11

6.3.11 RES-MR1 (RESIDENTIAL MID RISE ONE)

6.3.11 RES-MR1 (RESIDENTIAL MID RISE ONE)

The Residential - Mid Rise One (RES-MR1) [zone](#) applies to those lands within the 'Residential Mid Rise' designation shown on [Map 3](#) of the [Official Plan](#) where [multiple dwellings](#) are permitted.

In accordance with the [Official Plan](#), the minimum [height](#) of a [building](#) in the RES-MR1 [zone](#) is three [storeys](#) and the maximum permitted [height](#) is six [storeys](#).



Image: A row of three storey mid rise homes

6.3.11.1 Permitted Uses

- (a) [Multiple dwelling](#) (1)
- (b) [Home child care](#)
- (c) [Home occupation](#)
- (d) [Shared housing - large scale](#) (2)
- (e) [Shared housing - small scale](#)
- (f) [Shared housing - supervised care home](#) (2)

Special Use Provisions

- (1) For units with direct access to a [street](#), refer to [RES-LR7 \(RESIDENTIAL LOW RISE SEVEN\)](#) for [zone](#) standards
- (2) This [use](#) is only permitted on lands abutting an [arterial road](#) or [major collector road](#) or [minor collector road](#)

6.3.11 RES-MR1 (RESIDENTIAL MID RISE ONE)	
6.3.11.2 Standards	
A.	<u>Lot frontage</u> 1) Minimum - 30.0 metres (i) 2) Maximum - 55.0 metres (i)
B.	Minimum <u>front yard</u> - 3.0 metres (iii)
C.	Minimum <u>rear yard</u> - 6.0 metres (ii)
D.	Minimum <u>exterior side yard</u> - 2.4 metres (iii)
E.	Minimum <u>interior side yard</u> - 2.4 metres
F.	<u>Height</u> 1) Minimum - 9.0 metres 2) Maximum - 15.0 metres
G.	<u>Storeys</u> 1) Minimum - 3 2) Maximum - 4
H.	Minimum outdoor <u>amenity area</u> per <u>dwelling unit</u> - the greater of 20 square metres per <u>dwelling unit</u> or 25 percent of the <u>lot area</u>
Special Standards	
(i)	Notwithstanding the further subdivision of land, parcels zoned RES-MR1, and, or, within the same condominium plan, shall be deemed to be one <u>lot</u>
(ii)	<u>Setback</u> increased to 7.5m where lands abut a residential estate (RES-ES) and all residential low rise <u>zones</u>
(iii)	A wall containing a <u>garage door</u> that faces a <u>front lot line</u> or <u>exterior side lot line</u> shall be set back a minimum of 6.0 metres
Other Requirements	
<u>Barrier-free</u> access - <u>Section 4.1</u>	
Frontage on a <u>street</u> - <u>Section 4.2</u>	
Phased Development - <u>Section 4.3</u>	
Measurement of <u>setbacks</u> and <u>yards</u> - <u>Section 4.4</u>	
Sight Triangles - <u>Section 4.5</u>	
<u>Public Uses</u> , activities, or <u>Infrastructure</u> permitted in all <u>zones</u> - <u>Section 4.6</u>	

6.3.11 RES-MR1 (RESIDENTIAL MID RISE ONE)
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Accessory Waste Disposal Areas - Section 4.9.4
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9

6.3.12 RES-MR2 (RESIDENTIAL MID RISE TWO)

6.3.12 RES-MR2 (RESIDENTIAL MID RISE TWO)

The Residential - Mid Rise (RES-MR2) [zone](#) applies to those lands within the 'Residential Mid Rise' designation shown on [Map 3](#) of the [Official Plan](#) where [apartment dwellings](#), [multiple dwellings](#), [multiplex dwellings](#), and [townhouse dwellings](#), are permitted.

In accordance with the [Official Plan](#), the minimum [height](#) of [buildings](#) in the RES-MR2 [zone](#) is three [storeys](#). The maximum permitted [height](#) is six [storeys](#).



Image: Five storey apartment building

6.3.12.1 Permitted Uses

- (a) [Apartment dwelling](#)
- (b) [Multiple dwelling](#) (1)
- (c) [Multiplex dwelling](#) (1) (4)
- (d) [Townhouse dwelling](#) (2) (4)
- (e) [Home child care](#)
- (f) [Home occupation](#)

6.3.12 RES-MR2 (RESIDENTIAL MID RISE TWO)	
(g)	Shared housing - supervised care home (3)
(h)	Shared housing - small scale
(i)	Shared housing - large scale (3)
Special Use Provisions	
(1)	For units with direct access to a street , refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards
(2)	For units with direct access to street , refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards
(3)	This use is only permitted on lands abutting an arterial road or major collector road or minor collector road
(4)	For units that are in whole or, a part of a common element condominium, refer to RES-LR6 (RESIDENTIAL LOW RISE SIX) for zone standards
6.3.12.2 Standards	
A.	Height 1) Minimum - 9.0 metres 2) Maximum - 21.0 metres
B.	Storeys 1) Minimum - 3 2) Maximum - 6
C.	Podium Height 1) Minimum - 9.0 metres (iv) 2) Maximum - 21.0 metres
D.	Number of storeys - podium 1) Minimum - 3 2) Maximum - 6
E.	Front yard and exterior side yard setbacks to the podium 1) Minimum - 3.0 metres 2) Maximum - 4.5 metres
F.	Minimum interior side yard and rear yard setbacks - 6.0 metres (i)
G.	Minimum rear yard setbacks for lands abutting all Residential Estate (RES-ES), Residential Established Neighbourhood Low Rise (RES-ENLR) and Residential Low Rise One through Seven (RES-LR 1-7) zones - 7.5 metres

6.3.12 RES-MR2 (RESIDENTIAL MID RISE TWO)	
H.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres
I.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
J.	Minimum common amenity area - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii) (iii)
K.	Maximum floor space index (FSI) - 2.0
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent, with a minimum 40 square metre area providing direct access to the common indoor amenity area
(iii)	Minimum amenity area required as common indoor amenity area - 25 percent, with a minimum 40 square metre area providing direct access to the outdoor amenity area
(iv)	Notwithstanding the minimum podium height , a maximum of 10 percent of the first storey floor area of the podium may have a minimum height of 4.5 metres
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Decks - Section 4.8.3	
Exceptions to height requirements in all zones - Section 4.8.4	

6.3.12 RES-MR2 (RESIDENTIAL MID RISE TWO)
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Accessory Waste Disposal Areas - Section 4.9.4
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Major Transit Station Areas - Section 4.8.12

6.3.13 RES-MR3 (RESIDENTIAL MID RISE THREE)

6.3.13 RES-MR3 (RESIDENTIAL MID RISE THREE)

The Residential - Mid Rise Three (RES-MR3) [zone](#) applies to those lands within the 'Residential Mid Rise' designation shown on [Map 3](#) of the [Official Plan](#) that were generally developed after 1996. [Back to back townhouse dwellings](#) are permitted in this [zone](#).



Image: A pair of back to back townhomes

6.3.13.1 Permitted Uses

- (a) [Back to back townhouse dwelling](#)
- (b) [Home child care](#)
- (c) [Home occupation](#)
- (d) [Shared housing - large scale](#) (1)
- (e) [Shared housing - small scale](#)
- (f) [Shared housing - supervised care home](#) (1)

Special Use Provisions

- (1) This [use](#) is only permitted on lands abutting an [arterial road](#) or [major collector road](#) or [minor collector road](#)

6.3.13 RES-MR3 (RESIDENTIAL MID RISE THREE)	
6.3.13.2 Standards	
A.	Minimum lot frontage (exterior end unit) - 8.4 metres
B.	Minimum lot frontage (interior end unit) - 7.2 metres
C.	Minimum lot frontage (interior unit) - 6.0 metres
D.	Minimum front yard - 3.0 metres (ii)
E.	Minimum rear yard - 0.0 metres
F.	Minimum exterior side yard - 2.4 metres
G.	Minimum interior side yard - 0 metres for interior unit and 1.2 metres for interior end unit (iii) (Amending By-law 2026-44)
H.	Height 1) Minimum - 9.0 metres 2) Maximum - 15.0 metres
I.	Storeys 1) Minimum - 3 2) Maximum - 4
J.	Maximum garage door width - 50 percent of building facade (i)
K.	Maximum garage projection beyond front wall of main building - 1.8 metres
L.	Minimum outdoor amenity area - 2.0 square metres
Special Standards	
(i)	The maximum width of a private garage shall not exceed the maximum garage door width plus 1.0 metre
(ii)	The minimum setback of a garage door from a lot line is 5.8 metres
(iii)	An opening for a door that provides access to the interior of the main building is not permitted in any portion of a wall facing the interior side lot line that is located less than 1.2 metres from the interior side lot line . (Amending By-law 2026-44)
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	

6.3.13 RES-MR3 (RESIDENTIAL MID RISE THREE)
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Special Motor vehicles - Section 5.11

6.3.14 RES-HR1 (RESIDENTIAL HIGH RISE ONE)

6.3.14 RES-HR1 (RESIDENTIAL HIGH RISE ONE)

The Residential - High Rise (RES-HR1) [zone](#) applies to those lands within the 'Residential High Rise One' designation shown on [Map 3](#) of the [Official Plan](#) where [townhouse dwellings](#), [multiple dwellings](#) and [apartment dwellings](#) are permitted.

In accordance with the [Official Plan](#), the minimum [height](#) of [buildings](#) in the RES-HR [zone](#) is three [storeys](#). The maximum permitted [height](#) is fifteen [storeys](#).



Image: A highrise apartment building with stepback terraces on the upper floors

6.3.14.1 Permitted Uses

- (a) [Apartment dwelling](#)
- (b) [Multiple dwelling](#) (1)(3)
- (c) [Townhouse dwelling](#) (2)(5)
- (d) [Home occupation](#)

6.3.14 RES-HR1 (RESIDENTIAL HIGH RISE ONE)	
(e)	Shared housing - large scale (4)
(f)	Shared housing - small scale
(g)	Shared housing - supervised care home (4)
Special Use Provisions	
(1)	For units with direct access to a street , refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards
(2)	For units with direct access to a street , refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards
(3)	Multiple dwellings in the form of back to back townhouse dwellings are not permitted
(4)	This use is only permitted on lands abutting an arterial road or major collector road or minor collector road
(5)	For units that are in whole or, a part of a common element condominium, refer to RES-LR6 (RESIDENTIAL LOW RISE SIX) for zone standards
6.3.14.2 Standards	
A.	Height
1)	Minimum - 9.0 metres
2)	Maximum - 46.5 metres
B.	Storeys
1)	Minimum - 3
2)	Maximum - 15
C.	Podium height
1)	Minimum - 10.5 metres (iv)
2)	Maximum - 21.0 metres
D.	Number of storeys - podium
1)	Minimum - 3
2)	Maximum - 6
E.	Front yard and exterior side yard setbacks to the podium (i) (iii)
1)	Minimum - 3.0 metres
2)	Maximum - 4.5 metres
F.	Minimum interior side yard and rear yard setbacks (i) (iii) - 6.0 metres

6.3.14 RES-HR1 (RESIDENTIAL HIGH RISE ONE)	
G.	Minimum interior side yard and rear yard setbacks for lands abutting all residential low rise (RES-LR) and residential estate (RES-ES) zones - 6.0 metres
H.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres
I.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
J.	Minimum common amenity area (ii) (v) - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area
K.	Minimum stepback of a point tower from a podium - 1.8 metres
L.	Maximum gross floor area of each floor plate of a point tower - 750 square metres
M.	Minimum separation between point towers - 30.0 metres
N.	Maximum floor space index (FSI) - 2.5
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent, with a minimum 100 square metre area providing direct access to the common indoor amenity area
(iii)	Minimum stepback of a parking garage attached to a building - 3.0 metres
(iv)	Notwithstanding the minimum podium height , a maximum of 10 percent of the first storey floor area of the podium may have a minimum height of 4.5 metres
(v)	Minimum amenity area required as common indoor amenity area 25 percent, with a minimum 100 square metre area providing direct access to the outdoor amenity area
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	

6.3.14 RES-HR1 (RESIDENTIAL HIGH RISE ONE)
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Accessory Waste Disposal Areas - Section 4.9.4
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Major Transit Station Areas - Section 4.8.12

6.3.15 RES-HR(IA) (RESIDENTIAL HIGH RISE (INTENSIFICATION AREA))

6.3.15 RES-HR (IA) (RESIDENTIAL HIGH RISE (INTENSIFICATION AREA))

The Residential - High Rise (Intensification Area) (RES-HR(IA)) [zone](#) is intended to be used within the [City's](#) KDA's, MTSA's, Secondary Plan areas subject to intensification areas within the [City](#).

The establishment of this aspirational [zone](#) is intended to guide future development in certain areas of the [City](#) that may have opportunities for additional [heights](#) and densities that are not presently provided for in the [Official Plan](#). Consistent with the [Official Plan](#), the minimum [height](#) of [buildings](#) in the RES-HR(IA) [zone](#) remains at three [storeys](#).

Until such time as the [Official Plan](#) is amended or, a new [Official Plan](#) is adopted by [Council](#), any development application intending on implementing the provisions of this table will require the adoption and enactment of a site specific [Official Plan](#) and Zoning By-law Amendment to establish maximum permitted [building heights](#), floorplates and densities.



Image: Two high-rise apartment building point towers above two storey podiums

6.3.15 RES-HR (IA) (RESIDENTIAL HIGH RISE (INTENSIFICATION AREA))	
6.3.15.1 Permitted Uses	
(a)	Apartment dwelling
(b)	Multiple dwelling (1)(3)
(c)	Townhouse dwelling (2)(5)
(d)	Home occupation
(e)	Shared housing - large scale (4)
(f)	Shared housing - small scale
(g)	Shared housing - supervised care home (4)
Special Use Provisions	
(1)	For units with direct access to a street , refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards
(2)	For units with direct access to a street , refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards
(3)	Multiple dwellings in the form of back to back townhouse dwellings are not permitted
(4)	This use is only permitted on lands abutting an arterial road or major collector road or minor collector road
(5)	For units that are in whole or, a part of a common element condominium, refer to RES-LR6 (RESIDENTIAL LOW RISE SIX) for zone standards
6.3.15.2 Standards	
A.	Height
1)	Minimum - 9.0 metres
2)	Maximum - Denoted by a number in metres following the letters 'IA' on the schedules to the By-law
B.	Storeys
1)	Minimum - 3
2)	Maximum - Denoted by a number in metres following the letters 'IA' on the schedules to the By-law
C.	Podium height
1)	Minimum - 10.5 metres (iv)
2)	Maximum - 21.0 metres
D.	Number of storeys - podium

6.3.15 RES-HR (IA) (RESIDENTIAL HIGH RISE (INTENSIFICATION AREA))	
1)	Minimum - 3
2)	Maximum - 6
E.	Front yard and exterior side yard setbacks to the podium (i) (iii) 1) Minimum - 3.0 metres 2) Maximum - 4.5 metres
F.	Minimum interior side yard and rear yard setbacks - 6.0 metres (i) (iii)
G.	Minimum interior side yard and rear yard setbacks for lands abutting all residential low rise (RES-LR) and residential estate (RES-ES) zones - 6.0 metres
H.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres
I.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
J.	Minimum common amenity area - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii) (v)
K.	Minimum stepback of a point tower from a podium - 1.8 metres
L.	Maximum gross floor area of each floor plate of a point tower - 900 square metres
M.	Minimum separation between point towers - 30.0 metres
N.	Maximum floor space index (FSI) - Not Applicable
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent, with a minimum 100 square metre area providing direct access to the common indoor amenity area
(iii)	Minimum stepback of a parking garage attached to a building - 3.0 metres
(iv)	Notwithstanding the minimum podium height , a maximum of 10 percent of the first storey floor area of the podium may have a minimum height of 4.5 metres

6.3.15 RES-HR (IA) (RESIDENTIAL HIGH RISE (INTENSIFICATION AREA))
(v) Minimum amenity area required as common indoor amenity area - 25 percent, with a minimum 100 square metre area providing direct access to the outdoor amenity area
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Phased Development - Section 4.3
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Accessory Waste Disposal Areas - Section 4.9.4
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Major Transit Station Areas - Section 4.8.12

PART 7.0 MIXED USE ZONES

7.1 ZONES

The following Mixed Use [zones](#) have been established in this By-law:

Section	Zone Symbol	Zone Name
7.2.1	MU-FD	Mixed Use - Future Development
7.2.2	MU-LR	Mixed Use - Low Rise
7.2.3	MU-MR	Mixed Use - Mid Rise
7.2.4	MU-HR1	Mixed Use - High Rise One
7.2.5	MU-HR (IA)	Mixed Use - High Rise (Intensification Area)
7.2.6	MU-HMS (T)	Mixed Use - Heritage Main Street (Thornhill)
7.2.7	MU-HMS (U)	Mixed Use - Heritage Main Street (Unionville)
7.2.8	MU-HMS (M)	Mixed Use - Heritage Main Street (Markham)

7.2 PERMITTED USES AND ZONE STANDARDS

Permitted [uses](#) and [zone](#) standards are contained within the following tables:

7.2.1 MU-FD (MIXED USE FUTURE DEVELOPMENT)

7.2.1 MU-FD (MIXED USE FUTURE DEVELOPMENT)

The Mixed Use – Future Development (MU-FD) [zone](#) applies to existing developed lands. Over time, these areas are expected to transform into multi-[use](#), multi- purpose areas that offer a diverse range of residential, retail, service, [restaurant](#), and office type [uses](#) serving nearby residents and businesses.

In order to implement the [Official Plan](#), the MU-FD [zone](#) only recognizes existing [uses](#) and [buildings](#) as well as compatible [uses](#) customarily found in traditional shopping plazas. A Zoning By-law Amendment would be required to properly assess the merits of the redevelopment of these sites, with urban design, land [use](#) compatibility and off-site impacts being the primary considerations.



Image: A shopping plaza with storefronts on the first floor and offices on the second floor

7.2.1.1 Permitted Uses

7.2.1 MU-FD (MIXED USE FUTURE DEVELOPMENT)	
(a)	Those uses that legally existed on the date this By-law was enacted by Council (1) (2)
(b)	Additional uses as follows (1):
i)	Art gallery
ii)	Artist studio
iii)	Business office
iv)	Child Care Centre
v)	Commercial school
vi)	Financial institution
vii)	Medical office
viii)	Personal service establishment
ix)	Pet services establishment
x)	Non-profit private club
xi)	Restaurant
xii)	Retail store (2)
xiii)	Recreational fitness centre (3) (Amending By-law 2026-44)
xiv)	Service and repair establishment
xv)	Veterinary clinic
Special Use Provisions	
(1)	The expansion of an existing building , structure or, use provided the expansion does not exceed 3 storeys .
(2)	Outdoor display and sales area is permitted
(3)	This use shall not exceed a net floor area of 250 square metres
7.2.1.2 Standards	
A.	Minimum lot frontage - As existing on the date Council passed this By-law
B.	Minimum lot area - As existing on the date Council passed this By-law
C.	Minimum front yard - The lessor of 6.0 metres or the minimum existing setback on the date Council passed this By-law
D.	Minimum rear yard - The lessor of 6.0 metres or the minimum existing setback on the date Council passed this By-law (i)
E.	Minimum exterior side yard - The lessor of 6.0 metres or the minimum existing setback on the date Council passed this By-law
F.	Minimum interior side yard - The lessor of 6.0 metres or the minimum existing setback on the date Council passed this By-law (i)

7.2.1 MU-FD (MIXED USE FUTURE DEVELOPMENT)	
G.	Maximum height - The greater of three storeys or the height as existing on the date Council passed this By-law
H.	Minimum landscaping strip abutting an interior side lot line and rear lot line - The lessor of 3.0 metres or the minimum existing setback on the date Council passed this By-law
I.	Minimum landscaping strip abutting a front lot line and exterior side lot line - 6.0 metres or the minimum existing setback on the date Council passed this By-law
Special Standards	
(i)	Where a yard abuts an Employment, Commercial or Mixed Use zone , the required setback may be reduced to 3.0 metres
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	
Hard landscaping and soft landscaping (applicable to existing residential uses) - Section 4.8.9	
Temporary Tents and Special Events - Section 4.9.3	
Accessory Waste Disposal Areas - Section 4.9.4	
General parking provisions - Section 5.2	
Additional residential parking requirements - Section 5.3	
Non-residential parking requirements - Section 5.4	
Accessible parking space requirements - Section 5.6	

7.2.1 MU-FD (MIXED USE FUTURE DEVELOPMENT)
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Drive-Through Service Establishments - Section 5.10

7.2.2 MU-LR (MIXED USE LOW RISE)

7.2.2 MU-LR (MIXED USE LOW RISE)

The Mixed Use - Low Rise (MU-LR) [zone](#) applies to lands within the 'Mixed Use Low Rise' designation shown on [Map 3](#) of the [Official Plan](#).

[Buildings](#) within this [zone](#) are permitted up to three [storeys](#) in [height](#) containing a mix of non-residential [uses](#) at grade and may include residential [uses](#) above the [first storey](#). Sites developed exclusively for residential [uses](#) are not permitted.



Image: A row of small stores on the first floor with residences on the second floor

7.2.2.1 Permitted Uses

Residential

- (a) [Apartment dwelling](#) (1)
- (b) [Home occupation](#) (1)
- (c) [Shared housing - small scale](#)

Non-Residential

- (d) [Art gallery](#)
- (e) [Artist studio](#)
- (f) [Business office](#)
- (g) [Child care centre](#)

7.2.2 MU-LR (MIXED USE LOW RISE)	
(h)	Commercial school
(i)	Entertainment centre, minor local
(j)	Financial institution
(k)	Recreational fitness centre (2) (Amending By-law 2026-44)
(l)	Medical office
(m)	Personal service establishment
(n)	Pet services establishment
(o)	Private school
(p)	Public school
(q)	Restaurant
(r)	Retail store (3)
(s)	Service and repair establishment
(t)	Veterinary clinic
Special Use Provisions	
(1)	Only permitted above the first storey of a building containing non-residential uses
(2)	This use shall not exceed a net floor area of 250 square metres
(3)	Outdoor display and sales area is permitted
7.2.2.2 Standards	
A.	Height
1)	Minimum - 4.5 metres
2)	Maximum - 11.5 metres
B.	Maximum number of storeys - 3
C.	Front yard and exterior side yard setbacks (i)
1)	Minimum - 2.0 metres
2)	Maximum - 18.0 metres
D.	Minimum interior side yard and rear yard setbacks - 1.5 metres (i)
E.	Minimum interior side yard and rear yard setbacks for lands abutting all Residential Estate (RES-ES), Residential Established Neighbourhood Low Rise (RES-ENLR) and Residential Low Rise One through Seven (RES-LR1-7) zones - 6.0 metres
F.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres

7.2.2 MU-LR (MIXED USE LOW RISE)	
G.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
H.	Minimum amenity area (ii) - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area
I.	Maximum gross floor area of any individual non-residential premises - 500 square metres 1000 square metres abutting an arterial road
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent
(iii)	Minimum landscaping strip abutting an interior side yard and rear yard on all Residential Estate (RES-ES), Residential Established Neighbourhood Low Rise (RES-ENLR) and Residential Low Rise One through Seven (RES-LR1-7) zones - 3.0 metres
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Exceptions to height requirements in all zones - Section 4.8.4	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	
Home Occupations - Section 4.9.1	
Temporary Tents and Special Events - Section 4.9.3	

7.2.2 MU-LR (MIXED USE LOW RISE)
Accessory Waste Disposal Areas - Section 4.9.4
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Drive-Through Service Establishments - Section 5.10

7.2.3 MU-MR (MIXED USE MID RISE)

7.2.3 MU-MR (MIXED USE MID RISE)

The Mixed Use - Mid Rise (MU-MR) [zone](#) applies to lands within the 'Mixed Use Mid Rise' designation shown on [Map 3](#) of the [Official Plan](#).

[Buildings](#) within this [zone](#) shall be multi-storey containing a mix of residential and non-residential [uses](#) at grade and residential [uses](#) above the [first storey](#). Sites developed exclusively for residential or non-residential [uses](#) are not permitted.



Image: A six storey mid rise building with shops on the first floor and residential condos on the five upper floors

7.2.3.1 Permitted Uses

Residential

- (a) [Apartment dwelling](#)
- (b) [Townhouse dwelling](#) (3)
- (c) [Home occupation](#)
- (d) [Multiple dwelling](#) (2)
- (e) [Shared housing - large scale](#) (4)

7.2.3 MU-MR (MIXED USE MID RISE)	
(f)	Shared housing - small scale
(g)	Shared housing - supervised care home (4)
<u>Non-Residential</u>	
(h)	Art gallery
(i)	Artist studio
(j)	Business office
(k)	Child care centre
(l)	College
(m)	Commercial parking lot or garage (1)
(n)	Commercial school
(o)	Entertainment centre, Minor local
(p)	Financial institution
(q)	Fitness centre, Recreational
(r)	Medical office
(s)	Motor vehicle sales establishment (5)
(t)	Motor vehicle fuelling station (5)
(u)	Motor vehicle maintenance shop (5)
(v)	Motor vehicle rental establishment (5)
(w)	Motor vehicle rental office
(x)	Motor vehicle washing establishment
(y)	Personal service establishment
(z)	Private school
(aa)	Restaurant
(bb)	Retail store (5)
(cc)	Service and repair establishment
(dd)	University
(ee)	Veterinary clinic
Special Use Provisions	
(1)	Stepback of this use to any other portion of a building - 3.0 metres
(2)	For units with direct access to a street , refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards
(3)	For units with direct access to a street , refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards
(4)	This use is only permitted on lands abutting an arterial road or major collector road or minor collector road
(5)	Outdoor display and sales area is not permitted

7.2.3 MU-MR (MIXED USE MID RISE)	
7.2.3.2 Standards	
A.	Height 1) Minimum - 10.5 metres (v) 2) Maximum - 36.5 metres
B.	Storeys 1) Minimum - 3 2) Maximum - 8
C.	Podium height 1) Minimum - 10.5 metres (iv) 2) Maximum - 24.0 metres
D.	Number of storeys - podium 1) Minimum - 3 2) Maximum - 6
E.	Front yard and exterior side yard setbacks to the podium (i) 1) Minimum - 2.0 metres 2) Maximum - 18.0 metres
F.	Minimum interior side yard and rear yard setbacks - 6.0 metres (i)
G.	Minimum rear yard setbacks for lands abutting all Residential Estate (RES-ES), Residential Established Neighbourhood Low Rise (RES-ENLR) and Residential Low Rise One through Seven (RES-LR1-7) zones - 7.5 metres
H.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres
I.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
J.	Minimum common amenity area - The greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii) (iii)
K.	Minimum stepback of a point tower from a podium - 1.8 metres
L.	Maximum gross floor area of each floor plate of a residential point tower - 750 square metres
M.	Maximum gross floor area of any individual retail store - 6000 square metres
N.	Minimum separation between point towers - 30.0 metres

7.2.3 MU-MR (MIXED USE MID RISE)	
O.	Maximum floor space index (FSI) - 2.0
P.	Minimum gross floor area devoted to non-residential uses - 750 square metres
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent, with a minimum 40 square metre area providing direct access to the common indoor amenity area
(iii)	Minimum amenity area required as common indoor amenity area - 25 percent, with a minimum 40 square metre area providing direct access to the common indoor amenity area
(iv)	Notwithstanding the minimum podium height , a maximum of 10 percent of the first storey floor area of the podium may have a minimum height of 4.5 metres
(v)	The minimum height of a motor vehicle fuelling station , a motor vehicle maintenance shop , and a motor vehicle washing establishment is 4.5 metres
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Exceptions to height requirements in all zones - Section 4.8.4	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	

7.2.3 MU-MR (MIXED USE MID RISE)
Home Occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Accessory Waste Disposal Areas - Section 4.9.4
Motor Vehicle Sales Establishment and Motor Vehicle Rental Establishment - Section 4.9.6
Motor Vehicle Fuelling Stations - Section 4.9.7
Motor Vehicle Maintenance Shop - Section 4.9.8
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Drive-Through Service Establishments - Section 5.10

7.2.4 MU-HR1 (MIXED USE HIGH RISE ONE)

7.2.4 MU-HR1 (MIXED USE HIGH RISE ONE)

The Mixed Use - High Rise One (MU-HR1) [zone](#) applies to lands within the 'Mixed Use High Rise' designation shown on [Map 3](#) of the [Official Plan](#).

Lands zoned Mixed Use - High Rise are priority locations for development where the greatest levels of intensification are intended to take place in Markham. These lands will permit, amongst other [uses](#), office, retail, entertainment, educational and service [uses](#) serving a regional population mixed with high density residential [uses](#). In addition to accommodating residential intensification, these areas have the potential for significant [business office](#) development due to their high levels of existing or planned transit access.

[Buildings](#) within this [zone](#) shall be a minimum of three [storeys](#) in [height](#) with the potential of containing a mix of residential and non-residential [uses](#). Sites developed exclusively for residential [uses](#) are not permitted.



Image: A high rise point tower building with shops located within a two-storey podium and residential units above

7.2.4 MU-HR1 (MIXED USE HIGH RISE ONE)	
7.2.4.1 Permitted Uses	
<u>Residential</u>	
(a)	<u>Apartment dwelling</u>
(b)	<u>Multiple dwelling</u> (2) (4)
(c)	<u>Townhouse dwelling</u> (3)
(d)	<u>Home occupation</u>
(e)	<u>Shared housing - large scale</u> (5)
(f)	<u>Shared housing - small scale</u>
(g)	<u>Shared housing - supervised care home</u> (5)
<u>Non-Residential</u>	
(h)	<u>Art gallery</u>
(i)	<u>Artist studio</u>
(j)	<u>Business office</u>
(k)	<u>Child care centre</u>
(l)	<u>College</u>
(m)	<u>Commercial parking lot or garage</u> (1)
(n)	<u>Commercial school</u>
(o)	<u>Entertainment centre, major regional</u>
(p)	<u>Entertainment centre, minor local</u>
(q)	<u>Financial institution</u>
(r)	<u>Fitness centre, recreational</u>
(s)	<u>Hotel</u>
(t)	<u>Medical office</u>
(u)	<u>Motor vehicle sales establishment</u> (6)
(v)	<u>Motor vehicle fuelling station</u> (6)
(w)	<u>Motor vehicle maintenance shop</u> (6)
(x)	<u>Motor vehicle rental establishment</u> (6)
(y)	<u>Motor vehicle rental office</u>
(z)	<u>Motor vehicle washing establishment</u>
(aa)	<u>Personal service establishment</u>
(bb)	<u>Non-profit private club</u>
(cc)	<u>Private school</u>
(dd)	<u>Restaurant</u>
(ee)	<u>Retail store</u> (6)
(ff)	<u>Service and repair establishment</u>
(gg)	<u>Trade and convention centre</u>
(hh)	<u>University</u>

7.2.4 MU-HR1 (MIXED USE HIGH RISE ONE)	
(ii)	Veterinary clinic
Special Use Provisions	
(1)	Stepback of this use to any other portion of a building - 3.0 metres
(2)	For units with direct access to a street , refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards
(3)	For units with direct access to a street , refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards
(4)	Multiple dwellings in the form of back to back townhouse dwellings are not permitted
(5)	This use is only permitted on lands abutting an arterial road or major collector road or minor collector road
(6)	Outdoor display and sales area is not permitted
7.2.4.2 Standards	
A.	Height
1)	Minimum - 10.5 metres (v)
2)	Maximum - 68.0 metres
B.	Storeys
1)	Minimum - 3
2)	Maximum - 15
C.	Podium height
1)	Minimum - 10.5 metres (iv)
2)	Maximum - 27.0 metres
D.	Number of storeys - podium
1)	Minimum - 3
2)	Maximum - 6
E.	Front yard and exterior side yard setbacks (i)
1)	Minimum - 2.0 metres
2)	Maximum - 18.0 metres
F.	Minimum interior side yard and rear yard setbacks - 6.0 metres (i)
G.	Minimum rear yard setbacks for lands abutting all Residential Estate (RES-ES), Residential Established Neighbourhood Low Rise (RES-ENLR) and Residential Low Rise One through Seven (RES-LR1-7) zones - 7.5 metres

7.2.4 MU-HR1 (MIXED USE HIGH RISE ONE)	
H.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres
I.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
J.	Minimum common amenity area - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii) (iii)
K.	Minimum stepback of a point tower from a podium - 1.8 metres
L.	Maximum gross floor area of each floor plate of a residential point tower - 750 square metres
M.	Maximum gross floor area of any individual retail store - 6000 square metres for the first storey
N.	Minimum separation between point towers - 30.0 metres
O.	Maximum floor space index (FSI) - 3.0
P.	Minimum gross floor area devoted to non-residential uses - 750 square metres
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent, with a minimum 100 square metre area providing direct access to the common indoor amenity area
(iii)	Minimum amenity area required as common indoor amenity area - 25 percent, with a minimum 100 square metre area providing direct access to the common indoor amenity area
(iv)	Notwithstanding the minimum podium height , a maximum of 10 percent of the first storey floor area of the podium may have a minimum height of 4.5 metres
(v)	The minimum height of a motor vehicle fuelling station , a motor vehicle maintenance shop , and a motor vehicle washing establishment is 4.5 metres
Other Requirements	
Barrier-free access - Section 4.1	

7.2.4 MU-HR1 (MIXED USE HIGH RISE ONE)
Frontage on a street - Section 4.2
Phased Development - Section 4.3
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Exceptions to height requirements in all zones - Section 4.8.4
Outdoor Patios - Section 4.8.6
Outdoor Display and Sales Areas - Section 4.8.7
Encroachments into required yards - Section 4.8.8
Home Occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Accessory Waste Disposal Areas - Section 4.9.4
Motor Vehicle Sales Establishment and Motor Vehicle Rental Establishment - Section 4.9.6
Motor Vehicle Fuelling Stations - Section 4.9.7
Motor Vehicle Maintenance Shop and Motor Vehicle Repair and Body Shop - Section 4.9.8
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Drive-Through Service Establishments - Section 5.10

7.2.5 MU-HR (IA) (MIXED USE - HIGH RISE (INTENSIFICATION AREA))

7.2.5 MU-HR (IA) (MIXED USE - HIGH RISE (INTENSIFICATION AREA))

The Mixed Use - High Rise Intensification Area (MU-HR (IA)) [zone](#) is intended to be used within the [City's](#) KDA's, MTSA's, Secondary Plan areas subject to intensification within the [City](#). Consistent with the [Official Plan](#), the minimum [height](#) of [buildings](#) in the MU-HR(IA) [zone](#) shall be three [storeys](#).

Until such time as the [Official Plan](#) is amended or, a new [Official Plan](#) is adopted by [Council](#), any development application intending on implementing the provisions of this table will require the adoption and enactment of a site specific [Official Plan](#) and Zoning By-law Amendment to establish maximum permitted [building height](#), floorplates and densities.



Image: A high rise apartment building with stores on the first floor and apartments above

7.2.5 MU-HR (IA) (MIXED USE - HIGH RISE (INTENSIFICATION AREA))

7.2.5.1 Permitted Uses

Residential

- (a) [Apartment dwelling](#)
- (b) [Multiple dwelling](#) (2) (4)
- (c) [Townhouse dwelling](#) (3)
- (d) [Home occupation](#)
- (e) [Shared housing - large scale](#) (5)
- (f) [Shared housing - small scale](#)
- (g) [Shared housing - supervised care home](#) (5)

Non-Residential

- (h) [Art gallery](#)
- (i) [Artist studio](#)
- (j) [Business office](#)
- (k) [Child care centre](#)
- (l) [College](#)
- (m) [Commercial parking lot or garage](#) (1)
- (n) [Commercial school](#)
- (o) [Entertainment centre, major regional](#)
- (p) [Entertainment centre, minor local](#)
- (q) [Financial institution](#)
- (r) [Fitness centre, recreational](#)
- (s) [Hotel](#)
- (t) [Medical office](#)
- (u) [Motor vehicle sales establishment](#) (6)
- (v) [Motor vehicle fuelling station](#) (6)
- (w) [Motor vehicle maintenance shop](#) (6)
- (x) [Motor vehicle rental establishment](#) (6)
- (y) [Motor vehicle rental office](#)
- (z) [Motor vehicle washing establishment](#)
- (aa) [Personal service establishment](#)
- (bb) [Non-profit private club](#)
- (cc) [Private school](#)
- (dd) [Restaurant](#)
- (ee) [Retail store](#) (6)
- (ff) [Service and repair establishment](#)
- (gg) [Trade and convention centre](#)
- (hh) [University](#)

7.2.5 MU-HR (IA) (MIXED USE - HIGH RISE (INTENSIFICATION AREA))	
(ii)	Veterinary clinic
Special Use Provisions	
(1)	Stepback of this use to any other portion of a building - 3.0 metres
(2)	For units with direct access to a street , refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards
(3)	For units with direct access to a street , refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards
(4)	Multiple dwellings in the form of back to back townhouse dwellings are not permitted
(5)	This use is only permitted on lands abutting an arterial road or major collector road or minor collector road
(6)	Outdoor display and sales area is not permitted
7.2.5.2 Standards	
A.	Height
1)	Minimum - 10.5 metres (v)
2)	Maximum - Denoted by a number in metres following the letters 'IA' on the schedules to the By-law
B.	Storeys
1)	Minimum - 3
2)	Maximum - Denoted by a number in metres following the letters 'IA' on the schedules to the By-law
C.	Podium height
1)	Minimum - 10.5 metres (iv)
2)	Maximum - 27.0 metres
D.	Number of storeys - podium
1)	Minimum - 3
2)	Maximum - 6
E.	Front yard and exterior side yard setbacks (i)
1)	Minimum - 2.0 metres
2)	Maximum - 18.0 metres
F.	Minimum interior side yard and rear yard setbacks - 6.0 metres (i)
G.	Minimum rear yard setbacks for lands abutting all Residential Estate (RES-ES), Residential Established Neighbourhood Low Rise (RES-ENLR) and Residential Low Rise One through Seven (RES-LR1-7) zones - 7.5 metres

7.2.5 MU-HR (IA) (MIXED USE - HIGH RISE (INTENSIFICATION AREA))	
H.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres
I.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
J.	Minimum common amenity area - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii) (iii)
K.	Minimum stepback of a point tower from a podium - 1.8 metres
L.	Maximum gross floor area of each floor plate of a residential point tower - 900 square metres
M.	Maximum gross floor area of any individual retail store - 6000 square metres
N.	Minimum separation between point towers - 30.0 metres
O.	Maximum floor space index (FSI) - Not Applicable
P.	Minimum gross floor area devoted to non-residential uses - The greater 5 percent of the GFA of the entire building or site, or 1000 square metres
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent, with a minimum 100 square metre area providing direct access to the common indoor amenity area
(iii)	Minimum amenity area required as common indoor amenity area - 25 percent, with a minimum 100 square metre area providing direct access to the common indoor amenity area
(iv)	Notwithstanding the minimum podium height , a maximum of 10 percent of the first storey floor area of the podium may have a minimum height of 4.5 metres
(v)	The minimum height of a motor vehicle fuelling station , a motor vehicle maintenance shop , and a motor vehicle washing establishment is 4.5 metres
Other Requirements	
Barrier-free access - Section 4.1	

7.2.5 MU-HR (IA) (MIXED USE - HIGH RISE (INTENSIFICATION AREA))
Frontage on a street - Section 4.2
Phased Development - Section 4.3
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Exceptions to height requirements in all zones - Section 4.8.4
Outdoor Patios - Section 4.8.6
Outdoor Display and Sales Areas - Section 4.8.7
Encroachments into required yards - Section 4.8.8
Home Occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Accessory Waste Disposal Areas - Section 4.9.4
Motor Vehicle Sales Establishment and Motor Vehicle Rental Establishment - Section 4.9.6
Motor Vehicle Fuelling Stations - Section 4.9.7
Motor Vehicle Maintenance Shop and Motor Vehicle Repair and Body Shop - Section 4.9.8
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Drive-Through Service Establishments - Section 5.10

7.2.6 MU-HMS(T) (MIXED USE HERITAGE MAIN STREET – THORNHILL VILLAGE)

MU-HMS(T) (MIXED USE HERITAGE MAIN STREET - THORNHILL VILLAGE)

The Mixed Use - Heritage Main Street - Thornhill (MU-HMS (T)) [zone](#) applies to lands within the 'Mixed Use Heritage Main Street' designation shown on [Map 3](#) of the [Official Plan](#). The lands within this [zone](#) are located along the eastern side of Yonge Street in the historic Village of Thornhill.

This Mixed Use Heritage Main Street area offers a traditional shopping experience for residents and visitors in an historic main [street](#) setting where at-grade [uses](#) are predominantly retail. Opportunities for residential [uses](#) exist above the [first storey](#) of [buildings](#). Exclusively residential [buildings](#) are not permitted on lands abutting Yonge or John Streets. The area represents opportunities for residents and visitors to engage in a unique experience that is not typically experienced in newer shopping and dining areas. The [zone](#) permits a wide array of pedestrian-oriented non-residential [uses](#) at-grade that contributes to the animation of this historic area.



Image: Intersection of John Street and Yonge Street within the Thornhill Heritage Conservation District showing corner stores and heritage buildings

MU-HMS(T) (MIXED USE HERITAGE MAIN STREET - THORNHILL VILLAGE)



Image: Street view of a small two storey office building within the Thornhill Heritage Conservation District

7.2.6.1 Permitted Uses

Residential

- (a) [Apartment dwelling](#) (6)
- (b) [Multiple dwelling](#) (2)(6)
- (c) [Semi-detached dwelling](#) (4)(5)
- (d) [Detached dwelling](#) (1)(5)
- (e) [Townhouse dwelling](#) (3)(5)
- (f) [Home occupation](#)
- (g) [Shared housing - small scale](#)
- (h) [Shared housing - supervised care home](#) (8)

Non-Residential

- (i) [Art gallery](#)
- (j) [Artist studio](#)
- (k) [Bed and breakfast establishment](#)
- (l) [Business office](#)
- (m) [Child care centre](#) (8)
- (n) [Fitness centre, recreational](#)
- (o) [Financial institution](#) (7)
- (p) [Hotel](#)
- (q) [Commercial school](#)
- (r) [Personal service establishment](#)
- (s) [Medical office](#)
- (t) [Restaurant](#) (7) (10)
- (u) [Retail store](#) (7) (9) (10)
- (v) [Service and repair establishment](#)
- (w) [Veterinary clinic](#)

MU-HMS(T) (MIXED USE HERITAGE MAIN STREET - THORNHILL VILLAGE)	
Special Use Provisions	
(1)	Refer to RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE) for zone standards
(2)	Refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards
(3)	Refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards
(4)	Refer to RES-LR2 (RESIDENTIAL LOW RISE TWO) for zone standards
(5)	This use is not permitted on lands abutting an arterial road or minor collector road
(6)	This use is only permitted above the first storey of a building containing non-residential uses
(7)	Drive-through service establishments are not permitted
(8)	This use is only permitted on lands abutting an arterial road , major collector road or minor collector road
(9)	Outdoor display and sales area is permitted
(10)	This use shall not exceed a gross floor area of 1000 square metres
7.2.6.2 Standards	
A.	Maximum height - 12.0 metres Minimum first storey height - 4.0 metres
B.	Maximum number of storeys - 2
C.	Front yard and exterior side yard setbacks (i) 1) Minimum - 1.8 metres 2) Maximum - 5.2 metres
D.	Minimum interior side yard and rear yard setbacks - 1.5 metres (i)
E.	Minimum interior side yard and rear yard setbacks for lands abutting all low rise residential (RLR) zones - 7.5 metres
F.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 1.5 metres or 3.0 metres abutting a RES-ENLR zone
G.	Minimum amenity area - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii)
H.	Maximum gross floor area of any individual non-residential premises - 1000 square metres

MU-HMS(T) (MIXED USE HERITAGE MAIN STREET - THORNHILL VILLAGE)	
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	
Home Occupations - Section 4.9.1	
Temporary Tents and Special Events - Section 4.9.3	
Accessory Waste Disposal Areas - Section 4.9.4	
Additional residential units - Section 4.9.9	
General parking provisions - Section 5.2	
Additional residential parking requirements - Section 5.3	
Non-residential parking requirements - Section 5.4	
Accessible parking space requirements - Section 5.6	
Electric Vehicle Parking Requirements - Section 5.7	
Regulations for Loading Spaces - Section 5.8	
Bicycle parking space requirements - Section 5.9	

7.2.7 MU-HMS(U) (MIXED USE HERITAGE MAIN STREET – UNIONVILLE VILLAGE)

MU-HMS(U) (MIXED USE HERITAGE MAIN STREET - UNIONVILLE VILLAGE)

The Mixed Use - Heritage Main Street – Unionville (MU-HMS (U)) [zone](#) applies to lands within the 'Mixed Use Heritage Main Street' designation shown on [Map 3](#) of the [Official Plan](#). The lands within this [zone](#) are located along the historic Main Street area of the Village of Unionville.

This Mixed Use Heritage Main Street area offers a broad shopping, dining and cultural experience which is intended to appeal to both local residents and the wider Markham community as well as a certain segment of the tourist market. The historic Mixed Use village dates back to the early 1840s and attracts thousands of visitors each year for its shopping and dining experiences offered in a unique setting and enhanced due to the intact, well preserved and protected historic village. The [zone](#) permits a variety of pedestrian oriented retail, office, service and [restaurant uses](#) at-grade that contributes to the unique quality of this well-known historic area.



Image: A street view of historic Main Street Unionville showing the Old Firehall and shops within heritage buildings on both sides of the street

MU-HMS(U) (MIXED USE HERITAGE MAIN STREET - UNIONVILLE VILLAGE)	
7.2.7.1 Permitted Uses	
<u>Residential</u> (a) Apartment dwelling (5) (b) Multiple dwelling (2)(5) (c) Semi-detached dwelling (4) (d) Detached dwelling (1) (e) Townhouse dwelling (3) (f) Home occupation (g) Shared housing - small scale <u>Non-Residential</u> (h) Art gallery (i) Artist studio (j) Bed and breakfast establishment (k) Business office (9) (10) (l) Fitness centre, recreational (m) Hotel (n) Commercial school (o) Personal service establishment (p) Medical office (q) Restaurant (6) (8) (r) Retail store (6) (7) (s) Service and repair establishment (t) Veterinary clinic	
Special Use Provisions	
(1) Refer to RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE) for zone standards (2) Refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards (3) Refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards (4) Refer to RES-LR2 (RESIDENTIAL LOW RISE TWO) for zone standards (5) This use is only permitted above the first storey of a building containing non-residential uses (6) Drive-through service establishments are not permitted (7) Outdoor display and sales area is permitted (8) Restaurants in the form of take-out restaurants are not permitted (9) This use shall not be permitted in the first storey of a building located within 10 metres of the streetline abutting Main Street Unionville (10) Business offices in the form of financial institutions are not permitted	

MU-HMS(U) (MIXED USE HERITAGE MAIN STREET - UNIONVILLE VILLAGE)	
7.2.7.2 Standards	
A.	Maximum height - 12.0 metres Minimum first storey height - 4.0 metres
B.	Maximum number of storeys - 2
C.	Front yard and exterior side yard setbacks (i) (iii) 1) Minimum - 2.0 metres 2) Maximum - 6.0 metres
D.	Minimum interior side yard and rear yard setbacks - 1.5 metres (i)
E.	Minimum interior side yard and rear yard setbacks for lands abutting all low rise residential (RLR) zones - 6.0 metres
F.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 1.5 metres or 3.0 metres abutting a RES-ENLR zone
G.	Minimum amenity area - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii)
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent
(iii)	Buildings containing a business office , medical office , commercial school or a personal service establishment shall be located a minimum of 10 metres from the main front wall of a building .
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Outdoor Patios - Section 4.8.6	

MU-HMS(U) (MIXED USE HERITAGE MAIN STREET - UNIONVILLE VILLAGE)
Outdoor Display and Sales Areas - Section 4.8.7
Encroachments into required yards - Section 4.8.8
Home Occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Accessory Waste Disposal Areas - Section 4.9.4
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9

7.2.8 MU-HMS(M) (MIXED USE HERITAGE MAIN STREET – MARKHAM VILLAGE)

7.2.8 MU-HMS(M) (MIXED USE HERITAGE MAIN STREET - MARKHAM VILLAGE)

The Mixed Use - Heritage Main Street – Markham (MU-HMS (M)) [zone](#) applies to lands within the 'Mixed Use Heritage Main Street' designation shown on [Map 3](#) of the [Official Plan](#). The lands within this [zone](#) are located along the historic Main Street North area of Markham Village.

This Mixed Use Heritage Main Street area represents a symbolic, historic focal point of the [City](#) that celebrates one of Markham’s original town settlements. A unique shopping, dining and cultural experience appealing to both local residents and the wider Markham community has, and will continue to be, the vision for this area of the [City](#). A large variety of pedestrian oriented non-residential [uses](#) at grade that contribute to the animation of the historic Mixed Use area are permitted. Opportunities for residential [uses](#) above the [first storey](#) of mixed use [buildings](#) are also encouraged.



Image: A four storey corner building located on historic Main Street Markham with stores on the first floor and offices and apartments above

7.2.8 MU-HMS(M) (MIXED USE HERITAGE MAIN STREET - MARKHAM VILLAGE)
7.2.8.1 Permitted Uses
Residential (a) Apartment dwelling (5) (b) Multiple dwelling (2)(5) (c) Semi-detached dwelling (4) (d) Detached dwelling (1) (e) Townhouse dwelling (3) (f) Home occupation (g) Shared housing - small scale Non-Residential (h) Art gallery (i) Artist studio (j) Bed and breakfast establishment (k) Business office (l) Financial institution (6) (m) Fitness centre, recreational (n) Hotel (o) Commercial school (p) Personal service establishment (q) Medical office (r) Restaurant (6) (s) Retail store (6) (7) (t) Service and repair establishment (u) Veterinary clinic
Special Use Provisions
(1) Refer to RES-ENLR (RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE) for zone standards (2) Refer to RES-LR7 (RESIDENTIAL LOW RISE SEVEN) for zone standards (3) Refer to RES-LR3 (RESIDENTIAL LOW RISE THREE) for zone standards (4) Refer to RES-LR2 (RESIDENTIAL LOW RISE TWO) for zone standards (5) This use is only permitted above the first storey of a building containing non-residential uses (6) Drive-Through Service Establishments are not permitted (7) Outdoor display and sales area is permitted
7.2.8.2 Standards
A. Maximum height - 12.0 metres

7.2.8 MU-HMS(M) (MIXED USE HERITAGE MAIN STREET - MARKHAM VILLAGE)	
	Minimum first storey height - 4.0 metres
B.	Maximum number of storeys - 2
C.	Front yard and exterior side yard setbacks (i) 1) Minimum - 2.0 metres 2) Maximum - 6.0 metres
D.	Minimum interior side yard and rear yard setbacks - 1.5 metres (i)
E.	Minimum interior side yard and rear yard setbacks for lands abutting all low rise residential (RLR) zones - 6.0 metres
F.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 1.5 metres or 3.0 metres abutting a RES-ENLR zone
G.	Minimum amenity area - the greater of 5.0 square metres per dwelling unit or 10 percent of the lot area (ii)
Special Standards	
(i)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.6 metres from any lot line
(ii)	Minimum amenity area required as common outdoor amenity area - 50 percent
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory buildings or structures - Section 4.8.1	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	
Home Occupations - Section 4.9.1	
Temporary Tents and Special Events - Section 4.9.3	

7.2.8 MU-HMS(M) (MIXED USE HERITAGE MAIN STREET - MARKHAM VILLAGE)
Accessory Waste Disposal Areas - Section 4.9.4
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9

PART 8.0 COMMERCIAL ZONE

8.1 ZONE

The following Commercial [zone](#) has been established in this By-law:

Section	Zone Symbol	Zone Name
8.3.1	COM	Commercial

8.2 ADDITIONAL GENERAL PROVISIONS

The provisions of this Section apply in addition to all relevant general provisions in [Part 4.0](#) of this By-law.

8.2.1 ACCESSORY BUILDINGS OR STRUCTURES IN THE COMMERCIAL ZONE

Notwithstanding [Section 4.8.1](#), [accessory buildings or structures](#) are permitted in the Commercial [zone](#) subject to the following provisions:

- a) [Accessory buildings or structures](#) shall not be erected on a [lot](#) prior to the erection of the [main building](#) on the [lot](#);
- b) [Accessory buildings or structures](#) shall not be erected within a [public easement](#);
- c) [Accessory buildings or structures](#) shall not be erected within a [front yard](#) or [exterior side yard](#);
- d) [Accessory buildings or structures](#) shall not be erected within 15.0 metres of a Residential or Mixed Use [zone](#) boundary;
- e) [Accessory buildings or structures](#) shall not have a [height](#) greater than 7.5 metres;

- f) [Accessory buildings or structures](#) shall be set back a minimum of 1.2 metres from an [interior side lot line](#) or [rear lot line](#); and,
- g) [Accessory buildings or structures](#) shall not be erected within 1.8 metres of a [main building](#).

8.2.2 ACCESSORY INDUSTRIAL EQUIPMENT IN THE COMMERCIAL ZONE

[Accessory Industrial Equipment](#) shall not be located within or on:

- a) A [public easement](#);
- b) A [lot](#) prior to the erection of the [main building](#) on the [lot](#);
- c) A [front yard](#);
- d) A minimum [exterior side yard](#) required in this By-law; and
- e) 15.0 metres of a residential or mixed use [zone](#) boundary.

8.3 PERMITTED USES AND ZONE STANDARDS

Permitted [uses](#) and [zone](#) standards are contained within the following table:

8.3.1 COM (COMMERCIAL)

8.3.1 COM (COMMERCIAL)

The Commercial (COM) [zone](#) applies to lands within the 'Commercial' designation shown on [Map 3](#) of the [Official Plan](#).

The Commercial designation primarily applies to certain lands that accommodate existing large-format retail development serving a wide area. It is the intent of the [Official Plan](#) to provide for the evolution of lands within the Commercial designation to more intensive [building](#) forms for office, retail and service [uses](#), while remaining compatible with adjacent land [uses](#).

In order to implement the [Official Plan](#), the COM [zone](#) permits a wide range of commercial [uses](#) that are subject to standards that are intended to establish a more urban form.



Image: A shopping plaza with a large surface parking area

8.3.1 COM (COMMERCIAL)



Image: A three storey shopping centre with entrances onto an arterial road

8.3.1.1 Permitted Uses

- (a) Those [uses](#) that legally existed on the date this By-law was enacted by [Council](#) (4)
- (b) [Artist studio](#)
- (c) [Banquet hall](#)
- (d) [Business office](#)
- (e) [Commercial parking lot or garage](#) (3)
- (f) [Commercial school](#)
- (g) [Data centre](#) (Amending By-law 2026-44)
- (h) [Entertainment centre, minor local](#)
- (i) [Entertainment centre, major regional](#)
- (j) [Film Studio](#) (Amending By-law 2026-44)
- (k) [Fitness centre, recreational](#)
- (l) [Hotel](#)
- (m) [Industrial use](#) (1)
- (n) [Motor vehicle fuelling station](#) (2)
- (o) [Motor vehicle maintenance shop](#) (2)
- (p) [Motor vehicle rental establishment](#) (2)
- (q) [Motor vehicle rental office](#)
- (r) [Motor vehicle sales establishment](#) (2)
- (s) [Personal service establishment](#)
- (t) [Pet services establishment](#)

8.3.1 COM (COMMERCIAL)	
(u)	Non-profit private club
(v)	Research and development facility (Amending By-law 2026-44)
(w)	Restaurant
(x)	Retail store (2)
(y)	Trade and convention centre
(z)	Service and repair establishment
(aa)	Veterinary clinic
(bb)	The following uses that legally existed on the lot on the date of the passing of this By-law:
i)	Child care centre
ii)	Place of worship
iii)	Funeral establishment
Special Use Provisions	
(1)	Accessory outdoor storage and outdoor processing is not permitted
(2)	Outdoor display and sales area is permitted
(3)	Stepback of this use to any other portion of a building - 3.0 metres
(4)	The expansion of an existing building , structure or use by no more than 10 percent of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below
8.3.1.2 Standards	
A.	Minimum lot frontage - 60.0 metres
B.	Minimum lot area - 0.4 hectares
C.	Front yard
(1)	Minimum - 3.0 metres
(2)	Maximum - 18.0 metres (ii)
D.	Minimum rear yard - 7.5 metres (i)
E.	Minimum exterior side yard - 3.0 metres
F.	Minimum interior side yard - 6.0 metres (i)
G.	Maximum height - 46.0 metres
H.	Minimum height within 12.0 metres of any lot line - 6.0 metres
I.	Minimum landscaping strip abutting an interior side lot line and rear lot line - 3.0 metres

8.3.1 COM (COMMERCIAL)	
J.	Minimum landscaping strip abutting a front lot line and exterior side lot line - The lesser of 6.0 metres or the minimum required front yard or exterior side yard setback
Special Standards	
(i)	Increased to 15.0 metres if yard abuts a residential or mixed use zone boundary
(ii)	Applies to 75 percent of the building facade facing any lot line that serves as the boundary of a street
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Exceptions to height requirements in all zones - Section 4.8.4	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	
Temporary Tents and Special Events - Section 4.9.3	
Accessory Waste Disposal Areas - Section 4.9.4	
Motor Vehicle Sales Establishment and Motor Vehicle Rental Establishment - Section 4.9.6	
Motor Vehicle Fuelling Station - Section 4.9.7	
Motor Vehicle Maintenance Shop - Section 4.9.8	
General parking provisions - Section 5.2	
Non-residential parking requirements - Section 5.4	
Accessible parking space requirements - Section 5.6	
Electric Vehicle Parking Requirements - Section 5.7	

8.3.1 COM (COMMERCIAL)
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Drive-through service establishments - Section 5.10
Accessory buildings or structures in the Commercial zone - Section 8.2.1
Accessory Industrial Equipment in the Commercial zone - Section 8.2.2

PART 9.0 EMPLOYMENT ZONES

9.1 ZONES

The following Employment zones have been established in this By-law:

Section	Zone Symbol	Zone Name
<u>9.4.1</u>	EMP-GE	Employment - General Employment
<u>9.4.2</u>	EMP-SE	Employment - Service Employment
<u>9.4.3</u>	EMP-BP	Employment - Business Park
<u>9.4.4</u>	EMP-BP (O)	Employment - Business Park (Office)

9.2 SPECIFIC USE PROVISIONS

9.2.1 RESTRICTIONS ON THE LOCATION OF CANNABIS RELATED USES

Cannabis related uses are only permitted in a single use building and no outdoor cultivation, storage or processing is permitted. In addition, the lot on which the use is located is required to be set back a minimum of 150.0 metres from a lot that is the site of a:

- a) College;
- b) Community centre;
- c) Child care centre;
- d) Dwelling unit;
- e) Group Home;
- f) Long term care home;
- g) Place of worship;
- h) Public park;

- i) [Public school](#);
- j) [Private park](#);
- k) [Private school](#);
- l) [Retirement home](#);
- m) [Trade and convention centre](#); and,
- n) [University](#).

[9.3](#) [ADDITIONAL GENERAL PROVISIONS](#)

The provisions of this section apply in addition to all relevant general provisions in [Part 4.0](#) of this By-law.

[9.3.1](#) [ACCESSORY OUTDOOR STORAGE](#)

Where [accessory outdoor storage](#) is permitted in an Employment [zone](#), the following provisions apply:

- a) [Accessory outdoor storage](#) shall be permitted only in a [rear yard](#) or [interior side yard](#) and shall be located no closer than 9.0 metres to any [lot line](#) that abuts a [street](#).
- b) The height of stored materials shall not exceed the lesser of the [height](#) of the [main building](#) on the [lot](#), or 12.0 metres.
- c) Opaque fencing with a minimum height of 2.75 metres or a berm with a minimum height of 3.0 metres shall screen the [accessory outdoor storage](#).
- d) [Accessory outdoor storage](#) is not permitted within any [yard](#) abutting a Residential or Mixed Use [zone](#) boundary.

[9.3.2](#) [ACCESSORY BUILDINGS OR STRUCTURES IN EMPLOYMENT ZONES](#)

Notwithstanding [Section 4.8.1](#), [accessory buildings or structures](#) located in all Employment [zones](#) are subject to the following provisions:

- a) Accessory buildings or structures shall not be erected on a lot prior to the erection of the main building on the lot;
- b) Accessory buildings or structures shall not be erected within a public easement;
- c) Accessory buildings or structures shall not be erected within a front yard or exterior side yard;
- d) Accessory buildings or structures shall not be erected within 15.0 metres of a Residential or Mixed Use zone boundary;
- e) Accessory buildings or structures shall not have a height greater than 7.5 metres;
- f) Accessory buildings or structures shall be set back a minimum of 1.2 metres from an interior side lot line or rear lot line;
- g) Accessory buildings or structures shall not be erected within 1.8 metres of a main building;
- h) The maximum permitted gross floor area of all accessory buildings or structures is 20 square metres;
- i) Accessory buildings or structures shall be used for storage, and shall not be occupied for the carrying out of the primary use of the property.

9.3.3 ACCESSORY INDUSTRIAL EQUIPMENT

Accessory Industrial Equipment related to any permitted use shall not be:

- a) located within a public easement;
- b) located on a lot prior to the erection of the main building on the lot;
- c) located within a front yard;
- d) located within a minimum exterior side yard required in this By-law;

- e) located on required [parking spaces](#); and
- f) located within 15.0 metres of a Residential or Mixed Use [zone](#) boundary.

9.3.4 LANDSCAPING STRIP REQUIREMENTS

- a) [Landscaping strips](#) in any Employment [zone](#) are required to be:
 - i) A minimum of 3.0 metres wide adjacent to any [lot line](#) that abuts a [street](#);
 - ii) A minimum of 3.0 metres wide abutting an [interior side lot line](#) and [rear lot line](#); and,
 - iii) A minimum of 6.0 metres wide adjacent to any [lot line](#) that abuts a Residential or Mixed Use [zone](#) boundary.

9.4 PERMITTED USES AND ZONE STANDARDS

Permitted [uses](#) and [zone](#) standards are contained within the following tables:

9.4.1 EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)

9.4.1 EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)

The Employment - General Employment (EMP-GE) [zone](#) applies to lands within the 'General Employment' designation shown on [Map 3](#) of the [Official Plan](#).

The General Employment designation is characterized by large properties to accommodate single and multiple unit manufacturing, processing and warehousing [uses](#) and accessory office, retail or service [uses](#). Consistent with the [Official Plan](#), the preservation of this designation from incompatible and, or sensitive land [uses](#) and other non-industrial [uses](#) is of importance.



Image: Street view of an employment manufacturing and warehouse area

9.4.1 EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)



Image: Street view of a two storey office and warehouse building

9.4.1.1 Permitted Uses

- (a) [Data centre \(Amending By-law 2026-44\)](#)
- (b) [Industrial use](#) (1)
- (c) [Business office](#) (2) (4)
- (d) [Film Studio](#)
- (e) [Research and development facility \(Amending By-law 2026-44\)](#)
- (f) [Retail store](#) (3) (5)
- (g) [Service and repair establishment](#) (3)
- (h) The following [uses](#) that legally existed on the [lot](#) on the date of the passing of this By-law:
 - i) [Restaurant](#) (3)
 - ii) [Artist studio](#)
 - iii) [Commercial school](#)
 - iv) [Business office](#)
 - v) [Motor vehicle repair and body shop](#)
 - vi) [Crematorium](#)
 - vii) [Asphalt plant](#) (1)
 - viii) [Concrete batching plant](#) (1)
 - ix) [Transport terminal](#) (1)
 - x) [Outdoor storage use](#)

9.4.1 EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)	
(i)	Any use not listed above that legally existed on the date this By-law was enacted by Council (6)
Special Use Provisions	
(1)	Accessory outdoor storage is permitted however, shall not include the outdoor storage of livestock
(2)	This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use
(3)	This use is only permitted accessory to an industrial use and provided that it is located in the same premises as industrial use . This use shall not exceed the lesser of 500 square metres of gross floor area or a maximum of 15 percent of the gross floor area of the principal use . This use shall be physically separated by a wall from the primary industrial use
(4)	Medical offices and financial institutions are not permitted
(5)	Outdoor display and sales area is permitted
(6)	The expansion of an existing building , structure or use by no more than 10 percent of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below
9.4.1.2 Standards	
A.	Minimum lot frontage - 60.0 metres
B.	Minimum lot area - 0.4 hectares
C.	Minimum front yard - 6.0 metres
D.	Minimum rear yard - 9.0 metres (i)
E.	Minimum exterior side yard - 3.0 metres
F.	Minimum interior side yard - 3.0 metres (i) (ii)
G.	Maximum height - 21.0 metres
Special Standards	
(i)	Increased to 15.0 metres if yard abuts a Residential or Mixed Use zone boundary
(ii)	Can be reduced to 0.0 metres if the building shares a dividing wall(s) with a building on an abutting lot , or if access is shared between neighbouring lots by a drive aisle or parking aisle
Other Requirements	

9.4.1 EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Phased Development - Section 4.3
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Exceptions to height requirements in all zones - Section 4.8.4
Outdoor Display and Sales Areas - Section 4.8.7
Encroachments into required yards - Section 4.8.8
Temporary Tents and Special Events - Section 4.9.3
Accessory Waste Disposal Areas - Section 4.9.4
Motor Vehicle Maintenance Shop and Motor Vehicle Repair and Body Shop - Section 4.9.8
General parking provisions - Section 5.2
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Accessory outdoor storage - Section 9.3.1
Accessory buildings or structures - Section 9.3.2
Accessory Industrial Equipment - Section 9.3.3
Landscaping strip requirements - Section 9.3.4

9.4.2 EMP-SE (EMPLOYMENT - SERVICE EMPLOYMENT)

9.4.2 EMP-SE (EMPLOYMENT - SERVICE EMPLOYMENT)

The Employment - Service Employment (EMP-SE) [zone](#) applies to lands within the 'Service Employment' designation shown on [Map 3](#) of the [Official Plan](#).

Lands zoned Service Employment (EMP-SE) are intended to accommodate [uses](#) that serve and support other business [uses](#) and also applies to lands in older employment areas that have been transitioning from [industrial uses](#) to small-scale office and service employment [uses](#). Service employment [uses](#) are typically suited to locations in shared multiple unit [buildings](#). These [uses](#) provide goods and services to the businesses in Markham's employment areas, but may also serve residents' needs.

In order to implement the [Official Plan](#), the EMP-SE [zone](#) permits a wide range of business [uses](#) in multiple [building](#) types.



Image: Street view of a large plaza with fast food chains

9.4.2 EMP-SE (EMPLOYMENT - SERVICE EMPLOYMENT)

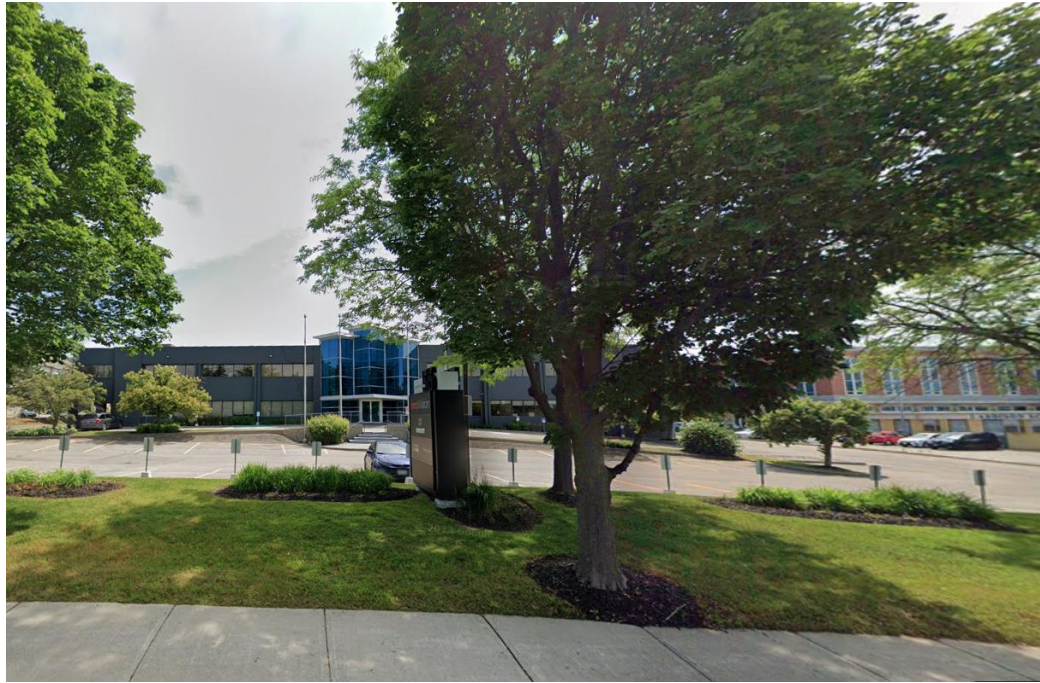


Image: A large office building with parking and landscaping in the front yard

9.4.2.1 Permitted Uses

- (a) [Artist studio](#)
- (b) [Business office](#)
- (c) [Cannabis establishment](#)
- (d) [Service and repair establishment](#)
- (e) [Commercial parking lot or garage](#) (7)
- (f) [Commercial school](#)
- (g) [Data centre](#) (Amending By-law 2026-44)
- (h) [Film studio](#)
- (i) [Financial institution](#) (8)
- (j) [Fitness centre, recreational](#)
- (k) [Hotel](#)
- (l) [Industrial use](#) (5)
- (m) [Craft brewery](#) (2) (6)
- (n) [Motor vehicle repair and body shop](#) (5)
- (o) [Motor vehicle maintenance shop](#) (5)
- (p) [Personal service establishment](#) (2) (6)
- (q) [Pet services establishment](#) (2) (6)

9.4.2 EMP-SE (EMPLOYMENT - SERVICE EMPLOYMENT)

- (r) [Research and development facility](#) ([Amending By-law 2026-44](#))
- (s) [Retail store](#) (1) (2) (3) (4) (6) (8)
- (t) [Retail brewery](#) (2) (6)
- (u) [Veterinary clinic](#)
- (v) The following [uses](#) that legally existed on the [lot](#) on the date of the passing of this By-law:
 - i) [Industrial use](#) (10)
 - ii) [Banquet hall](#)
 - iii) [Non-profit private club](#)
 - iv) [Trade and convention centre](#)
 - v) [College](#)
 - vi) [University](#)
 - vii) [Child care centre](#)
 - viii) [Funeral establishment](#)
 - ix) [Crematorium](#)
 - x) [Commercial storage facility](#)
 - xi) [Motor vehicle fuelling station](#) (10)
 - xii) [Motor vehicle maintenance shop](#) (10)
 - xiii) [Motor vehicle washing establishment](#)
 - xiv) [Motor vehicle repair and body shop](#) (10)
 - xv) [Motor vehicle sales establishment](#) (10)
 - xvi) [Motor vehicle rental establishment](#) (10)
 - xvii) [Nightclub](#) integrated within a [hotel](#);
 - xviii) [Place of worship](#)
 - xix) [Entertainment centre, minor local](#)
 - xx) [Restaurant](#)
 - xxi) [Respite day program establishment](#)
- (w) Any [use](#) not listed above that legally existed on the date this By-law was enacted by [Council](#) (9)

Special Use Provisions

- (1) Shall be located in the same [building](#) as an [industrial use](#) and not exceed 1,000 square metres of [gross floor area](#). This [use](#) shall be physically separated by a wall from the primary [industrial use](#). ([Amending By-law 2026-44](#))

9.4.2 EMP-SE (EMPLOYMENT - SERVICE EMPLOYMENT)	
(2)	Shall not exceed 1,000 square metres of gross floor area per establishment, except if use is an office supply or computer retail store , in which case the maximum gross floor area is 3,000 square metres.
(3)	No more than 50 percent of a building with two or more uses , or 3,000 square metres of gross floor area , whichever is less, can be used for retail stores
(4)	The maximum gross floor area permitted on a lot is 3,000 square metres
(5)	Accessory outdoor storage is not permitted
(6)	Outdoor display and sales area is not permitted
(7)	Stepback of this use to any other portion of a building - 3.0 metres
(8)	Drive-Through Service Establishments are not permitted
(9)	The expansion of an existing building , structure or use by no more than 10 percent of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below
(10)	Accessory outdoor storage is permitted
9.4.2.2 Standards	
A.	Minimum lot frontage - 60.0 metres
B.	Minimum lot area - 0.4 hectares
C.	Minimum front yard - 3.0 metres
D.	Minimum rear yard - 3.0 metres (i)
E.	Minimum exterior side yard - 3.0 metres
F.	Minimum interior side yard - 3.0 metres (i) (ii)
G.	Minimum height within 12 metres of any lot line that serves as the boundary of a street - 6.0 metres
H.	Maximum height - 46.0 metres
Special Standards	
(i)	Increased to 15.0 metres if yard abuts Residential or Mixed Use zone boundary
(ii)	Can be reduced to 0.0 metres if the building shares a dividing wall(s) with a building on an abutting lot , or if access is shared between neighbouring lots by a drive aisle or parking aisle .
Other Requirements	
Barrier-free access - Section 4.1	

9.4.2 EMP-SE (EMPLOYMENT - SERVICE EMPLOYMENT)
Frontage on a street - Section 4.2
Phased Development - Section 4.3
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Exceptions to height requirements in all zones - Section 4.8.4
Outdoor Display and Sales Areas - Section 4.8.7
Encroachments into required yards - Section 4.8.8
Temporary Tents and Special Events - Section 4.9.3
Accessory Waste Disposal Areas - Section 4.9.4
Motor Vehicle Maintenance Shop and Motor Vehicle Repair and Body Shop - Section 4.9.8
General parking provisions - Section 5.2
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Accessory outdoor storage - Section 9.3.1
Accessory buildings or structures - Section 9.3.2
Accessory Industrial Equipment - Section 9.3.3
Landscaping strip requirements - Section 9.3.4

9.4.3 EMP-BP (EMPLOYMENT - BUSINESS PARK)

9.4.3 EMP-BP (EMPLOYMENT - BUSINESS PARK)

The Employment - Business Park (EMP-BP) [zone](#) applies to lands within the 'Business Park Employment' designation shown on [Map 3](#) of the [Official Plan](#).

In order to implement the [Official Plan](#), the EMP-BP [zone](#) permits a wide range of office and manufacturing [uses](#) located in larger format [buildings](#) on large properties.

[Hotels](#), [trade and convention centres](#), and small scale accessory retail and service [uses](#) associated with a primary [industrial use](#) are also permitted in this [zone](#).



Image: A medium sized office building with large spandrel glass windows

9.4.3 EMP-BP (EMPLOYMENT - BUSINESS PARK)



Image: A large multi-storey office building with curvilinear spandrel glass wall

9.4.3.1 Permitted Uses

- (a) [Business office](#)
- (b) [Cannabis establishment](#)
- (c) [Commercial parking lot or garage](#) (5)
- (d) [Craft brewery](#) (2) (3)
- (e) [Data centre](#) (Amending By-law 2026-44)
- (f) [Film Studio](#)
- (g) [Financial institution](#) (2) (3) (7)
- (h) [Fitness centre, recreational](#) (2) (3)
- (i) [Hotel](#)
- (j) [Industrial use](#) (1) (4)
- (k) [Massage establishment](#) (2) (3)
- (l) [Personal service establishment](#) (2) (3)
- (m) [Research and development facility](#) (Amending By-law 2026-44)
- (n) [Restaurant](#) (2) (3) (7)
- (o) [Retail store](#) (1) (2) (3) (6) (7)
- (p) [Service and repair establishment](#) (1) (2) (3)
- (q) [Trade and convention centre](#)
- (r) [Veterinary clinic](#)
- (s) The following [uses](#) that legally existed on the [lot](#) on the date of the passing of this By-law:
 - i) [Artist studio](#)

9.4.3 EMP-BP (EMPLOYMENT - BUSINESS PARK)	
ii) Banquet hall integrated within a hotel or trade and convention centre iii) College iv) University v) Child care centre vi) Commercial school vii) Motor vehicle fuelling station viii) Motor vehicle maintenance shop ix) Nightclub integrated within a hotel or trade and convention centre x) Industrial use with accessory outdoor storage xi) Respite day program establishment	
(t)	Any use not listed above that legally existed on the date this By-law was enacted by Council (8)
Special Use Provisions	
(1)	Retail Stores and service and repair establishments are permitted accessory to a permitted industrial use provided it does not exceed the lesser of 500 square metres of net floor area or a maximum of 15 percent of net floor area of principal use . This use shall be physically separated by a wall from the primary industrial use . (Amending By-law 2026-44)
(2)	Only permitted in the first storey of a multi unit industrial use building provided the uses subject to this provision do not collectively occupy more than 15 percent of the gross floor area of the multi unit industrial use building . (Amending By-law 2026-44)
(3)	Only permitted in the first storey of an office building where access to the use is integrated within the office building .
(4)	Accessory outdoor storage is not permitted
(5)	Stepback of this use to any other portion of a building - 3.0 metres
(6)	Outdoor display and sales area is permitted
(7)	Drive-Through Service Establishments are not permitted
(8)	The expansion of an existing use by no more than 10 percent of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below
9.4.3.2 Standards	
A.	Minimum lot frontage - 60.0 metres
B.	Minimum lot area - 0.4 hectares

9.4.3 EMP-BP (EMPLOYMENT - BUSINESS PARK)	
C.	Front yard 1) Minimum - 3.0 metres 2) Maximum - The greater of 19.0 metres or the average setback of the neighbouring lots (iii)
D.	Minimum rear yard - 3.0 metres (i)
E.	Minimum exterior side yard - 3.0 metres
F.	Minimum interior side yard - 3.0 metres (i) (ii)
G.	Minimum height within 12 metres of any lot line that serves as the boundary of a street - 6.0 metres
H.	Maximum height - 46.0 metres
Special Standards	
(i)	Increased to 15.0 metres if yard abuts a Residential or Mixed Use zone boundary
(ii)	Can be reduced to 0.0 metres if the building shares a dividing wall with a building on an abutting lot
(iii)	Applies to 75 percent of the building facade facing any lot line that serves as the boundary of a street
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Exceptions to height requirements in all zones - Section 4.8.4	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	
Temporary Tents and Special Events - Section 4.9.3	
Accessory Waste Disposal Areas - Section 4.9.4	

9.4.3 EMP-BP (EMPLOYMENT - BUSINESS PARK)
General parking provisions - Section 5.2
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Accessory buildings or structures - Section 9.3.2
Accessory Industrial Equipment - Section 9.3.3
Landscaping strip requirements - Section 9.3.4

9.4.4 EMP-BP (O) (EMPLOYMENT - BUSINESS PARK (OFFICE PRIORITY))

9.4.4 EMP-BP (O) (EMPLOYMENT - BUSINESS PARK (OFFICE PRIORITY))

The Employment - Business Park (Office Priority)(EMP-BP (O)) [zone](#) applies to lands within the 'Business Park Employment' designation shown on [Map 3](#) of the [Official Plan](#).

As Markham continues to grow, much of the new major office development will be established on lands zoned 'Business Park Office Priority Employment'. Multi-[storey office buildings](#) and the redevelopment of existing industrial sites to office [uses](#) is encouraged in this [zone](#). Permitting structured [parking areas](#) and [commercial parking lots or garages](#) will assist in supporting higher employment densities in this [zone](#).

In order to implement the [Official Plan](#), the EMP-BP (O) [zone](#) permits a more limited range of employment [uses](#) than the EMP-BP [zone](#) focusing more on office [uses](#).



Image: A seven storey office building with large surface parking area in the foreground

9.4.4.1 Permitted Uses

- (a) [Business office](#)
- (b) [College](#)

9.4.4 EMP-BP (O) (EMPLOYMENT - BUSINESS PARK (OFFICE PRIORITY))	
(c)	Commercial parking lot or garage (3)
(d)	Data centre (Amending By-law 2026-44)
(e)	Film studio (Amending By-law 2026-44)
(f)	Financial institution (1) (5)
(g)	Fitness centre, recreational (1) (2)
(h)	Massage establishment (1)
(i)	Personal service establishment (1)
(j)	Research and development facility (Amending By-law 2026-44)
(k)	Restaurant (1) (5)
(l)	Retail store (1) (4) (5)
(m)	Service and repair establishment (1)
(n)	University
(o)	Veterinary clinic
(p)	The following uses that legally existed on the lot on the date of the passing of this By-law: i) Artist studio ii) Child care centre iii) Commercial school iv) Respite day program establishment
(q)	Any use not listed above that legally existed on the date this By-law was enacted by Council (6)
Special Use Provisions	
(1)	Only permitted in the first storey of an office building .
(2)	Only permitted accessory to a college , or university where the combined uses do not exceed 15 percent of the gross floor area of a building .
(3)	Stepback of this use to any other portion of a building - 3.0 metres.
(4)	Outdoor display and sales area is permitted
(5)	Drive-Through Service Establishments are not permitted
(6)	The expansion of an existing building , structure or use by no more than 10 percent of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below
9.4.4.2 Standards	
A.	Minimum lot frontage - 60.0 metres
B.	Minimum lot area - 0.4 hectares
C.	Front yard

9.4.4 EMP-BP (O) (EMPLOYMENT - BUSINESS PARK (OFFICE PRIORITY))	
1)	Minimum - 2.0 metres
2)	Maximum - The greater of 12.0 metres or the average setback of the neighbouring lots
D.	Minimum rear yard - 7.5 metres (i)
E.	Minimum exterior side yard - 0.0 metres
F.	Minimum interior side yard - 0.0 metres on one side and 6.0 metres on other side (i)
G.	Height
1)	Minimum - The greater of 9.0 metres or 3 storeys
2)	46.0 metres
Special Standards	
(i)	Increased to 15.0 metres if yard abuts a Residential or Mixed Use zone boundary
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Exceptions to height requirements in all zones - Section 4.8.4	
Outdoor Patios - Section 4.8.6	
Outdoor Display and Sales Areas - Section 4.8.7	
Encroachments into required yards - Section 4.8.8	
Temporary Tents and Special Events - Section 4.9.3	
Accessory Waste Disposal Areas - Section 4.9.4	
General parking provisions - Section 5.2	
Non-residential parking requirements - Section 5.4	
Accessible parking space requirements - Section 5.6	

9.4.4 EMP-BP (O) (EMPLOYMENT - BUSINESS PARK (OFFICE PRIORITY))
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9
Accessory outdoor storage - Section 9.3.1
Accessory buildings or structures - Section 9.3.2
Accessory Industrial Equipment - Section 9.3.3
Landscaping strip requirements - Section 9.3.4

PART 10.0 GREENWAY, COUNTRYSIDE AND HAMLET ZONES

10.1 ZONES

The following Greenway, Countryside and Hamlet [zones](#) have been established in this By-law:

Section	Zone Symbol	Zone Name
10.3.1	GWY1	Greenway One
10.3.2	GWY2	Greenway Two
10.3.3	GWY3	Greenway Three
10.3.4	CTS	Countryside
10.3.5	HAM-RES	Hamlet Residential

10.2 SPECIFIC USE PROVISIONS

10.2.1 LANDS SUBJECT TO THE GREENBELT PLAN

10.2.1.1 EXISTING USES

- a) All [uses](#) legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004 are permitted on the lands subject to the Greenbelt Plan as shown on Schedule 'A'.
- b) In a circumstance where lands are added to the Greenbelt Plan after December 16, 2004, all [uses](#) legally established prior to the date that additional lands were added to the Greenbelt Plan are permitted on the lands subject to the Greenbelt Plan as shown on Schedule 'A'.

10.2.1.2 EXISTING LOTS

Notwithstanding any other provision in this By-law, a [detached dwelling](#) is

permitted on a [lot](#) that existed on the date that the Greenbelt Plan came into force on December 16, 2004, provided the [lot](#) was zoned to permit the [use](#) on December 16, 2004.

10.2.2 HOME INDUSTRY

No more than 2 percent to a maximum of 2,000 square metres (0.2 ha) of the [lot area](#) shall be used for a [home industry](#) including but not limited to, [buildings](#) or [structures](#), [parking areas](#) and all components used exclusively for the [home industry](#).

A [home industry](#) may be carried on in whole or in a part of an [accessory building or structure](#).

10.3 PERMITTED USES AND ZONE STANDARDS

Permitted uses and zone standards are contained within the following tables:

10.3.1 GWY1 (GREENWAY ONE)

10.3.1 GWY1 (GREENWAY ONE)

The Greenway One (GWY1) zone applies to lands within the 'Natural Heritage Network' shown on Map 4 of the Official Plan. The 'Natural Heritage Network' is a core element of the Greenway System and includes remaining examples of Markham's natural ecosystem that are essential for preserving biodiversity and providing representation of the natural environment in which Markham was established. The GWY1 zone includes lands in the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.

Within and adjacent to the Future Urban Area shown on Map 1 of the Official Plan, the GWY1 zone applies to all lands within the Greenway System until such time as the boundaries of natural heritage and hydrologic features are confirmed through future studies.

In order to implement the Official Plan, the GWY1 zone only permits conservation uses and public uses. Buildings or structures are not permitted.



Image: A multi-use trail and the shoreline of Milne Dam Conservation Park

10.3.1.1 Permitted Uses

- (a) Conservation use (1)

10.3.1 GWY1 (GREENWAY ONE)
(b) Detached dwelling that legally existed on the date this By-law was enacted by Council
(c) Forest management (1)
(d) Home occupation
(e) Golf course that legally existed on the date this By-law was enacted by Council (1)
Special Use Provisions
(1) Buildings and structures are not permitted.
10.3.1.2 Standards
A. Minimum lot frontage - No Requirement
B. Minimum lot area - No Requirement
C. Minimum front yard - Not Applicable
D. Minimum rear yard - Not Applicable
E. Minimum exterior side yard - Not Applicable
F. Minimum interior side yard - Not Applicable
G. Maximum height - Not Applicable
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3

10.3.1 GWY1 (GREENWAY ONE)

Additional residential units - [Section 4.9.9](#)

10.3.2 GWY2 (GREENWAY TWO)

10.3.2 GWY2 (GREENWAY TWO)

The Greenway Two (GWY2) [zone](#) applies to certain lands within the Greenway System that are identified as 'Other Greenway System Lands' and 'Natural Heritage Restoration Areas' shown on [Map 4](#) of the [Official Plan](#). The lands within the GWY2 [zone](#) are intended to maintain and, or, enhance the interconnected system of natural open space, certain agricultural lands and enhancement areas and increase the resilience of the Natural Heritage Network by facilitating movement of wildlife and dispersal of plants among features.

In order to implement the [Official Plan](#), the GWY2 [zone](#) permits an array of [agricultural uses](#), [conservation uses](#) and [public uses](#), as well as [detached dwellings](#), and [home occupations](#).

Lands that are within 30 metres of the boundary of the GWY1 [zone](#) are the subject of a Holding provision (H1) in [Part 17](#) of this By-law that prohibits [buildings](#) or [structures](#) unless the Holding provision is lifted in accordance with [Section 10.2.3](#) of the [Official Plan](#).



Image: An aerial view of a farm and the surrounding farmland

10.3.2.1 Permitted Uses

- (a) [Agricultural use](#)
- (b) [Agriculture-related use](#) (2)
- (c) [Bed and breakfast establishment](#)
- (d) [Conservation use](#)
- (e) [Detached dwelling](#)
- (f) [Farm labour residence](#) (1)
- (g) [Forest management](#)
- (h) [Home child care](#)

10.3.2 GWY2 (GREENWAY TWO)
(i) Home occupation
Special Use Provisions
(1) Only permitted accessory to an agricultural use
(2) Use only permitted on lots with a lot area of 4.0 hectares or greater
10.3.2.2 Standards
A. Minimum lot frontage - 100 metres
B. Minimum lot area - 40 hectares
C. Minimum front yard 7.5 metres
D. Minimum rear yard - 7.5 metres
E. Minimum exterior side yard - 4.5 metres
F. Minimum interior side yard - 4.5 metres
G. Maximum height - 11.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3

10.3.2 GWY2 (GREENWAY TWO)
Special Motor Vehicles - Section 5.11
Lands subject to the Greenbelt Plan - Section 10.2.1
Oak Ridge Moraine Conservation Area - Part 14.0

10.3.3 GWY3 (GREENWAY THREE)

10.3.3 GWY3 (GREENWAY THREE)

The GWY3 [zone](#) permits a broader array of [agricultural uses](#) and [agriculture-related uses](#) than the GWY1, GWY2, and (CTS) [zones](#), including [detached dwellings](#), [farm vacation homes](#), [pet services establishments](#), [veterinary clinics](#), [kennels](#), [home occupations](#), and [home industries](#).

A site specific Zoning By-law Amendment application to apply the GWY3 [zone](#) is required. Specific studies will be necessary to determine the appropriateness of an application against the policies of the [Official Plan](#).



Image: A red roofed single storey farm building with loft area surrounded by an orchard

10.3.3.1 Permitted Uses (2)

- (a) [Agricultural use](#)
- (b) [Agriculture-related use](#) (1)
- (c) [Bed and breakfast establishment](#)
- (d) [Conservation use](#)
- (e) [Detached dwelling](#)
- (f) [Farm labour residence](#) (3)
- (g) [Farm vacation home](#)
- (h) [Forest management](#)
- (i) [Home child care](#)
- (j) [Home occupation](#)
- (k) [Home industry](#)
- (l) [Kennel](#)
- (m) [Pet services establishment](#)
- (n) [Veterinary clinic](#)

10.3.3 GWY3 (GREENWAY THREE)
Special Use Provisions
(1) Use only permitted on lots with a lot area of 4.0 hectares or greater
(2) Accessory outdoor storage is not permitted unless associated with an agricultural use , or an agriculture-related use
(3) Only permitted accessory to an agricultural use
10.3.3.2 Standards
A. Minimum lot frontage - 100 metres
B. Minimum lot area - 40 hectares
C. Minimum front yard - 7.5 metres
D. Minimum rear yard - 7.5 metres
E. Minimum exterior side yard - 4.5 metres
F. Minimum interior side yard - 4.5 metres
G. Maximum height - 11.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2

10.3.3 GWY3 (GREENWAY THREE)
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Special Motor Vehicles - Section 5.11
Lands subject to the Greenbelt Plan - Section 10.2.1
Home industry - Section 10.2.2
Oak Ridges Moraine Conservation Area - Part 14.0

10.3.4 CTS (COUNTRYSIDE)

10.3.4 CTS (COUNTRYSIDE)

The Countryside (CTS) [zone](#) applies to lands that are within the Countryside designation in the [Official Plan](#) as shown on [Map 3](#) of the [Official Plan](#). These lands are not subject to the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan. It is the intent of the [Official Plan](#) that these lands be protected for [agricultural uses](#) and to support farming activities.

In order to implement the [Official Plan](#), the CTS [zone](#) permits an array of [agricultural uses](#) and non-agricultural [uses](#).



Image: A large farm building, paddock area, and multiple silos

10.3.4.1 Permitted Uses

- (a) [Agricultural](#)
- (b) [Agriculture-related use](#) (1)
- (c) [Bed and breakfast establishment](#)
- (d) [Conservation use](#)
- (e) [Detached dwelling](#)
- (f) [Farm labour residence](#) (2)
- (g) [Forest management](#)
- (h) [Home child care](#)
- (i) [Home industry](#)
- (j) [Home occupation](#)
- (k) [Kennel](#)

10.3.4 CTS (COUNTRYSIDE)
(l) Pet services establishment
(m) Veterinary clinic
Special Use Provisions
(1) Use only permitted on lots with a lot area of 4.0 hectares or greater
(2) Only permitted accessory to an agricultural use
10.3.4.2 Standards
A. Minimum lot frontage - 100 metres
B. Minimum lot area - 40 hectares
C. Minimum front yard - 7.5 metres
D. Minimum rear yard - 7.5 metres
E. Minimum exterior side yard - 4.5 metres
F. Minimum interior side yard - 4.5 metres
G. Maximum height - 11.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9

10.3.4 CTS (COUNTRYSIDE)
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Special Motor Vehicles - Section 5.11
Home industry - Section 10.2.2

10.3.5 HAM-RES (HAMLET RESIDENTIAL)

10.3.5 HAM-RES (HAMLET RESIDENTIAL)

The Hamlet Residential (HAM-RES) [zone](#) applies to lands that are zoned for residential [uses](#) in the Hamlets of Almira, Dickson Hill, Locust Hill and Cedar Grove.

These existing historic communities are intended to remain predominantly as low-density residential communities within a settlement area established by the boundary of the 'Hamlets' designation shown on [Map 3](#) of the [Official Plan](#).

It is the intent of [Council](#) that the historic and rural residential character of the hamlets be protected and maintained.



Image: Two storey heritage homes in traditional Hamlet community

10.3.5.1 Permitted Uses

- (a) [Cemetery](#) that legally existed on the date this By-law was enacted by [Council](#)
- (b) [Detached dwelling](#)
- (c) [Home occupation](#)
- (d) [Home child care](#)
- (e) [Place of worship](#) that legally existed on the date this By-law was enacted

10.3.5 HAM-RES (HAMLET RESIDENTIAL)
by Council
(f) Public school (1)
Special Use Provisions
(1) This use is only permitted on lands abutting an arterial road , major collector road or minor collector road
10.3.5.2 Standards
A. Minimum lot frontage - 30.0 metres
B. Minimum lot area - 0.2 hectares
C. Minimum front yard - 7.6 metres
D. Minimum rear yard - 7.6 metres
E. Minimum exterior side yard - 3.0 metres
F. Minimum interior side yard - 3.0 metres
G. Maximum height - 11.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Decks - Section 4.8.3
Exceptions to height requirements all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9

10.3.5 HAM-RES (HAMLET RESIDENTIAL)
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Non-residential parking requirements - Section 5.4
Special Motor Vehicles - Section 5.11
Lands subject to the Greenbelt Plan - Section 10.2.1
Oak Ridges Moraine Conservation Area - Part 14.0

PART 11.0 OPEN SPACE AND COMMUNITY FACILITY ZONES

11.1 ZONES

The following Open Space and Community Facility [zones](#) have been established in this By-law:

Section	Zone Symbol	Zone Name
11.3.1	OS-PU	Open Space - Public
11.3.2	OS-PR	Open Space - Private
11.3.3	OS-CEM	Open Space - Cemetery
11.3.4	CF-PW	Community Facility - Place of Worship

11.2 PERMITTED USES AND ZONE STANDARDS

Permitted [uses](#) and [zone](#) standards are contained within the following tables:

11.2.1 OS-PU (OPEN SPACE - PUBLIC)

11.2.1 OS-PU (OPEN SPACE - PUBLIC)

The Open Space - Public (OS-P) [zone](#) applies to publicly owned lands that are used for [public park](#) purposes.



Image: Three play structures in the playground behind Angus Glen Community Centre

11.2.1.1 Permitted Uses

- (a) [Child care centre](#) (1) (2)
- (b) [Community centre](#) (2)
- (c) [Conservation use](#)
- (d) [Public park](#)

Special Use Provisions

- (1) Only permitted accessory to a [community centre](#)

11.2.1 OS-PU (OPEN SPACE - PUBLIC)
(2) Accessory outdoor storage is not permitted
11.2.1.2 Standards
A. Minimum lot frontage - No requirement
B. Minimum lot area - No requirement
C. Minimum front yard - 3.0 metres
D. Minimum rear yard - 7.5 metres
E. Minimum exterior side yard - 3.0 metres
F. Minimum interior side yard - 7.5 metres
G. Maximum height - 11.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Exceptions to height requirements all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Temporary Tents and Special Events - Section 4.9.3
General parking provisions - Section 5.2
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9

11.2.2 OS-PR (OPEN SPACE - PRIVATE)

11.2.2 OS-PR (OPEN SPACE - PRIVATE)

The Open Space - Private (OS-PR) [zone](#) applies to privately owned lands that are used primarily for [golf courses](#), cemeteries, [private parks](#) and [accessory uses](#).



Image: A fenced off golf course and pond area with large trees around the perimeter

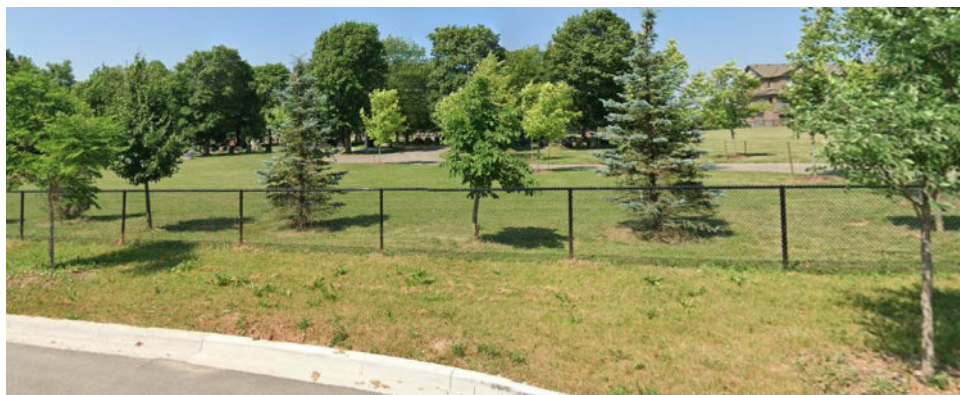


Image: A large fenced in park area with vegetation throughout

11.2.2.1 Permitted Uses

- (a) A [cemetery](#) that legally existed on the date this By-law was enacted by [Council](#) (2) (3)
- (b) [Conservation use](#)
- (c) [Golf course](#)
- (d) [Non-profit private club](#)
- (e) Private outdoor [amenity area](#)

11.2.2 OS-PR (OPEN SPACE - PRIVATE)
(f) Private Park
(g) Restaurant (1)
Special Use Provisions
(1) Only permitted as an accessory use to a golf course
(2) Accessory office buildings shall not exceed 50 percent of the total gross floor area of all buildings on a lot
(3) The expansion of an existing building , structure or use by no more than 10 percent of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below
11.2.2.2 Standards
A. Minimum lot frontage - 60.0 metres
B. Minimum lot area - 0.2 hectares
C. Minimum front yard - 7.5 metres
D. Minimum rear yard - 7.5 metres
E. Minimum exterior side yard - 7.5 metres
F. Minimum interior side yard - 7.5 metres
G. Maximum height - 11.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Exceptions to height requirements all zones - Section 4.8.4
Outdoor Patios - Section 4.8.6
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Temporary Tents and Special Events - Section 4.9.3
General parking provisions - Section 5.2

11.2.2 OS-PR (OPEN SPACE - PRIVATE)
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9

11.2.3 OS-CEM (OPEN SPACE - CEMETERY)

11.2.3 OS-CEM (OPEN SPACE - CEMETERY)

The Open Space - [Cemetery](#) (OS-CEM) [zone](#) applies to lands that are used for [cemeteries](#) and [accessory uses](#).



Image: A small in-ground burial cemetery with gravestones and mature vegetation

11.2.3.1 Permitted Uses

- (a) [Cemetery](#) (2)
- (b) [Funeral establishment](#) (1)

Special Use Provisions

- (1) This [use](#) is only permitted on lands abutting an [arterial road](#), [major collector road](#) or [minor collector road](#)
- (2) Accessory [office buildings](#) shall not exceed 50 percent of the total [gross floor area](#) of all [buildings](#) on a [lot](#)

11.2.3.2 Standards

- A. Minimum [lot frontage](#) - No requirement
- B. Minimum [lot area](#) - No requirement
- C. Minimum [front yard](#) - 3.0 metres
- D. Minimum [rear yard](#) - 7.5 metres
- E. Minimum [exterior side yard](#) - 3.0 metres

11.2.3 OS-CEM (OPEN SPACE - CEMETERY)
F. Minimum interior side yard - 7.5 metres
G. Maximum height - 11.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory buildings or structures - Section 4.8.1
Exceptions to height requirements all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Regulations for Loading Spaces - Section 5.8
Bicycle parking space requirements - Section 5.9

11.2.4 CF-PW (COMMUNITY FACILITY - PLACE OF WORSHIP)

11.2.4 CF-PW (COMMUNITY FACILITY - PLACE OF WORSHIP)

The Community Facility - [Place of Worship](#) (CF-PW) [zone](#) applies to lands that are the site of [places of worship](#). In accordance with [Section 8.13.7](#) of the [Official Plan](#), the CF-PW [zone](#) only recognizes existing [places of worship](#) and vacant [place of worship](#) sites. No additions to existing [places of worship](#) are permitted unless [Council](#) passes an amendment to this By-law to permit an addition.



Image: A small single storey place of worship



Image: A place of worship on Main Street Markham

11.2.4 CF-PW (COMMUNITY FACILITY - PLACE OF WORSHIP)	
11.2.4.1 Permitted Uses	
(a)	Child care centre (2)
(b)	Community centre
(c)	Place of worship (1)
Special Use Provisions	
(1)	For all places of worship that exist in the CF-PW zone on the effective date of this By-law, accessory uses are limited to the confines of the building that legally existed on the effective date of this By-law. The erection of new buildings and structures on a lot is not permitted
(2)	Only permitted as an accessory use to a place of worship
11.2.4.2 Standards	
A.	Minimum lot frontage - 19.2 metres
B.	Minimum lot area - 2.5 hectares
C.	Minimum front yard - 3 metres
D.	Minimum rear yard - 7.5 metres (i)
E.	Minimum exterior side yard - 2.4 metres
F.	Minimum interior side yard - 3.0 metres (i)
G.	Minimum Landscaped Open Space - 25 percent
H.	Minimum Width of Landscaped Open Space - 6.0 metres adjacent to front lot line and exterior side lot line ; 3.0 metres adjacent to interior and rear lot lines
I.	Maximum height - 20.0 metres
Special Standards	
(i)	Increased to 15.0 metres if yard abuts a Residential or Mixed Use zone boundary
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	

11.2.4 CF-PW (COMMUNITY FACILITY - PLACE OF WORSHIP)
Accessory buildings or structures - Section 4.8.1
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
General parking provisions - Section 5.2
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Bicycle parking space requirements - Section 5.9

PART 12.0 OTHER ZONES

12.1 ZONES

The following other [zones](#) have been established in this By-law:

Section	Zone Symbol	Zone Name
12.3.1	FD	Future Development
12.3.2	T-UT	Transportation and Utilities
12.3.3	PBW	Parkway Belt West

12.2 SPECIFIC USE PROVISIONS

12.2.1 FUTURE DEVELOPMENT

Lands zoned Future Development (FD) are predominantly identified as Future Urban Area in the [Official Plan](#). The Future Development [zone](#) only recognizes existing legal [uses](#) and [buildings](#) within the zoning designation. A Zoning By-law Amendment would be required to properly assess the merits of any redevelopment of these lands into the appropriate land [use](#) designations.

12.2.2 TRANSPORTATION AND UTILITIES

Lands zoned Transportation and Utilities are intended for the provision of corridors for transportation facilities, particularly highways and railways, and utility lines including hydroelectric transmission, gas and oil pipelines, telephone and any other cable services. In the case of transmission corridors, additional secondary [uses](#) are to be permitted including [stormwater management facilities](#), district cooling and heating facilities, trails and linear parks, [community gardens](#) and [agricultural uses](#), appropriate naturalized low-maintenance [landscaping](#) and transportation. In the case of other utility corridors additional secondary [uses](#) are to be permitted including open space, natural heritage areas, trails, [community](#)

[gardens](#) and [agricultural uses](#). These [uses](#) shall be compatible with surrounding land [uses](#).

12.2.3 PARKWAY BELT WEST

Lands identified within the Parkway Belt West shall be governed by the provincial land [use](#) regulation made under the [Parkway Belt West Plan](#), as amended, or Zoning By-laws passed by [Council](#) and acceptable to the Ministry of Municipal Affairs and Housing.

12.3 PERMITTED USES AND ZONE STANDARDS

Permitted [uses](#) and [zone](#) standards are contained within the following tables:

12.3.1 FD (FUTURE DEVELOPMENT)

12.3.1 FD (FUTURE DEVELOPMENT)

The Future Development (FD) [zone](#) is intended to apply to those lands in the future urban area that are designated within the [Official Plan](#) as Urban Area, but are currently being used for agricultural or other rural purposes. The limits of the FD [zone](#) in relation to the GWY1 (GREENWAY ONE) [zone](#) will be established through future Zoning By-law Amendment applications.



Image: A large open field with farm buildings in the background

12.3.1.1 Permitted Uses

- (a) [Agricultural use](#)
- (b) [Conservation use](#)
- (c) [Detached dwelling](#)
- (d) [Forest management](#)
- (e) [Home child care](#)
- (f) [Home occupation](#)

12.3.1.2 Standards

- A. Minimum [lot frontage](#) - 100.0 metres
- B. Minimum [lot area](#) - 10.0 hectares

12.3.1 FD (FUTURE DEVELOPMENT)	
C.	Minimum front yard - 7.5 metres
D.	Minimum rear yard - 7.5 metres
E.	Minimum exterior side yard - 4.5 metres
F.	Minimum interior side yard - 4.5 metres
G.	Maximum height - 11.0 metres
H.	Minimum setback from a GWY1 zone - 30.0 metres
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Phased Development - Section 4.3	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory Buildings or Structures - Section 4.8.1	
Exceptions to height requirements all zones - Section 4.8.4	
Shipping containers - Section 4.8.5	
Hard landscaping and soft landscaping - Section 4.8.9	
Home Occupations - Section 4.9.1	
General parking provisions - Section 5.2	
Additional residential parking requirements - Section 5.3	
Bicycle parking space requirements - Section 5.9	
Special Motor Vehicles - Section 5.11	

12.3.2 T-UT (TRANSPORTATION AND UTILITIES)

12.3.2 T-UT (TRANSPORTATION AND UTILITIES)

The Transportation and Utilities (T-UT) [zone](#) applies to lands used for transportation and utility corridors that include highways, rail lines, hydroelectric transmission lines, gas and oil pipelines, telephone and any other cable services. Energy generation and production facilities, plants, [buildings](#), [structures](#) or stations shall also be permitted within this [zone](#).



Image: A multi-use pathway beneath a hydro-electric corridor

12.3.2.1 Permitted Uses

- (a) [Agricultural use](#)
- (b) [Community garden](#)
- (c) [Private park](#)
- (d) [Public park](#)
- (e) [Outdoor patios](#) associated with a permitted [use](#) on an adjacent [lot](#) ([Amending By-law 2026-44](#))

12.3.2 T-UT (TRANSPORTATION AND UTILITIES)
12.3.2.2 Standards
A. Minimum lot frontage (i) - Not Applicable
B. Minimum lot area - Not Applicable
C. Minimum front yard - 6.0 metres
D. Minimum rear yard - 6.0 metres
E. Minimum exterior side yard - 3.0 metres
F. Minimum interior side yard - 3.0 metres
G. Maximum height - 15.0 metres
Special Standards
(i) Minimum required lot frontage for lots containing buildings - 20.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory Buildings or Structures - Section 4.8.1
Exceptions to height requirements all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9

12.3.3 PBW (PARKWAY BELT WEST)

12.3.3 PBW (PARKWAY BELT WEST)

The Parkway Belt West Plan (PBW) was implemented in 1978 to create a multi-purpose utility corridor, urban separator and linked open space system. The primary effect of the plan is to designate and protect land needed for linear regional [infrastructure](#) such as transit, utility and electric power facility corridors.

The [City](#) is the approval authority for all Site Plan applications in the [zone](#) and the Province is the approval authority for all permitted [uses](#).



Image: Highway 407 and hydro corridor

12.3.3.1 Permitted Uses

- (a) [Uses](#) permitted in the Parkway Belt West Plan per Ontario Regulation 473/73

12.3.3.2 Standards

- A. Minimum [lot frontage](#) - Not Applicable (i)
- B. Minimum [lot area](#) - Not Applicable
- C. Minimum [front yard](#) - 15.0 metres
- D. Minimum [rear yard](#) - 15.0 metres
- E. Minimum [exterior side yard](#) - 15.0 metres
- F. Minimum [interior side yard](#) - 15.0 metres
- G. Maximum [height](#) - 11.0 metres

12.3.3 PBW (PARKWAY BELT WEST)
Special Standards
(i) Minimum required lot frontage for lots containing buildings - 20.0 metres
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Accessory Buildings or Structures - Section 4.8.1
Exceptions to height requirements all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
General parking provisions - Section 5.2
Non-residential parking requirements - Section 5.4
Accessible parking space requirements - Section 5.6
Electric Vehicle Parking Requirements - Section 5.7
Bicycle parking space requirements - Section 5.9

PART 13.0 OVERLAY ZONES

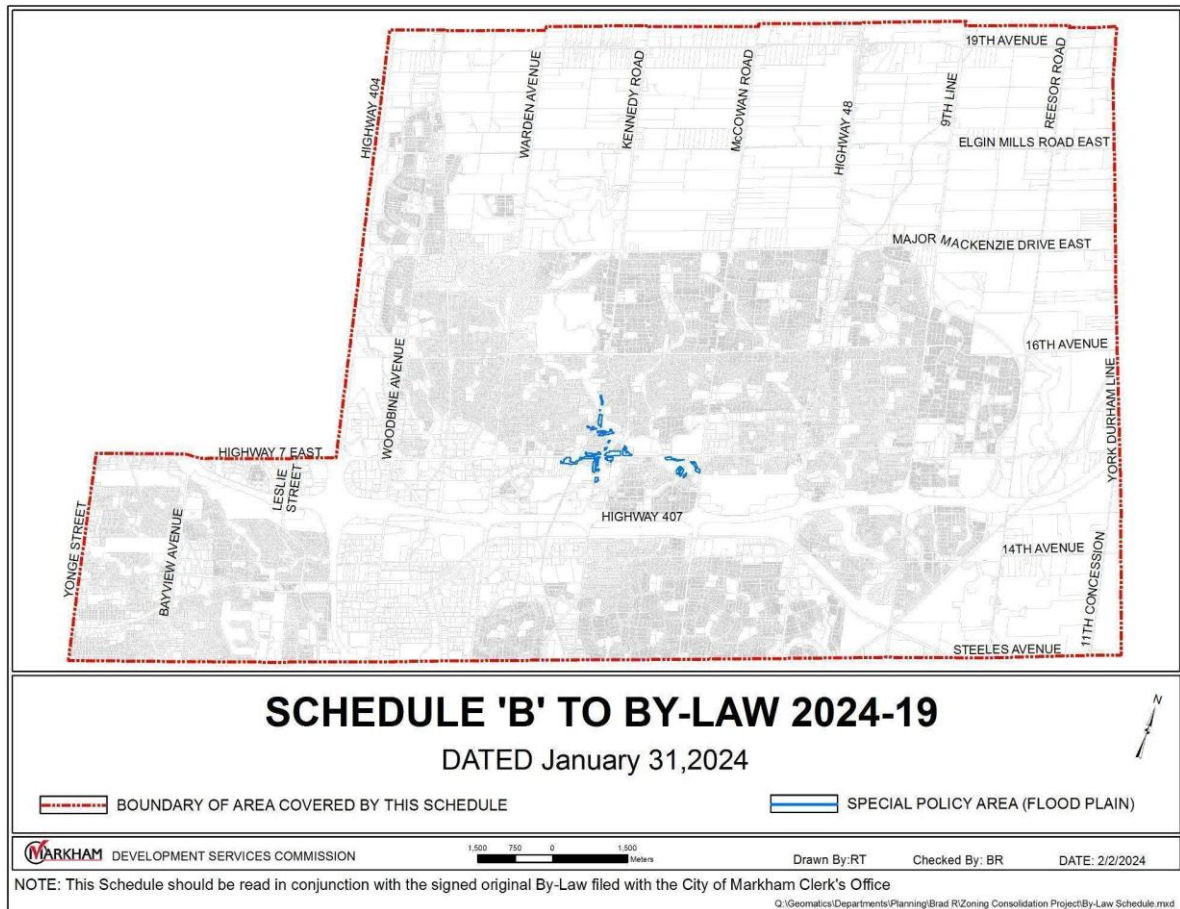
13.1 ZONES

The following overlay [zones](#) have been established in this By-law:

Section	Zone Symbol	Zone Name
13.2	FP-SP	Special Policy Area (Flood Plain)
13.3 a)	ORM - HAV	Oak Ridges Moraine - High Aquifer Vulnerability
13.3 b)	ORM - LC	Oak Ridges Moraine - Landform Conservation
13.4 Schedule 'D'	No Zone Symbol	Parking Zones Parking Zone 1: Markham Centre Secondary Plan Area Langstaff Secondary Plan Area All MTSAs along Yonge Street Parking Zone 2: Other MTSAs/KDAs along Highway 7 Milliken Secondary Plan Area Cornell Secondary Plan Area Mount Joy Secondary Plan Area Parking Zone 3: Intensification areas along Highway 7, and on Main Street Markham Steeles Avenue/Don Mills Road Bayview Avenue/John Street Parking Zone 4: All other areas not covered by Parking Zones 1-3

13.2 SPECIFIC USE PROVISIONS SPECIAL POLICY AREA (FLOOD PLAIN)

SCHEDULE 'B'



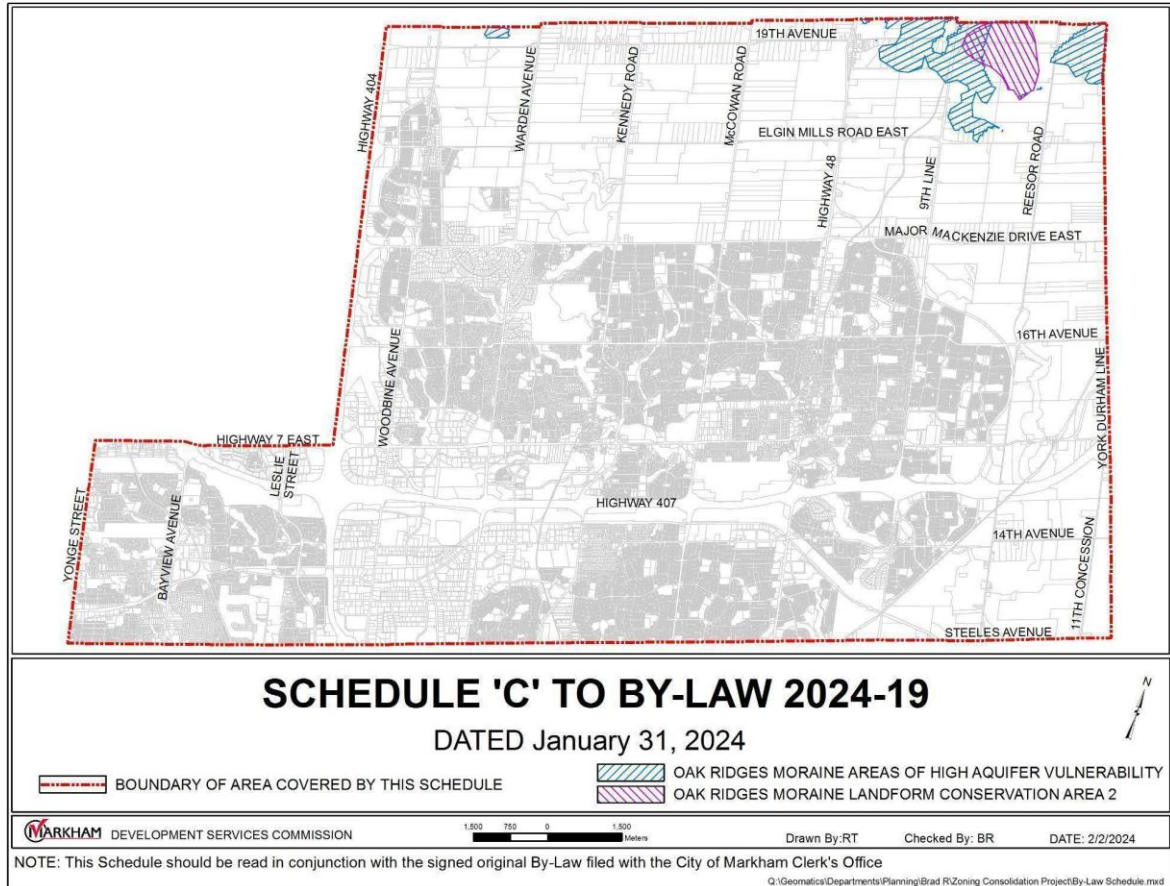
Notwithstanding any other provision in this By-law, the following [uses](#) are prohibited on lands within a Special Policy Area (Flood Plain) as shown on [Schedule 'B'](#) to this By-law:

- a) [Cemeteries](#);
- b) [Colleges](#);
- c) [Commercial schools](#);
- d) [Child care centres](#);
- e) [Essential emergency services](#) such as police, fire stations, ambulance dispatch and electrical substations;
- f) All [uses](#) on lands determined as [hazardous lands](#) or [hazardous sites](#);

- g) [Home child care;](#)
- h) [Long term care homes;](#)
- i) [Motor vehicle repair and body shops;](#)
- j) [Motor vehicle maintenance shops;](#)
- k) [Non-profit organizations;](#)
- l) [Private schools;](#)
- m) [Private hospitals;](#)
- n) [Public hospitals;](#)
- o) [Public schools;](#)
- p) [Retirement homes;](#)
- q) [Shared housing, large scale;](#)
- r) [Shared housing, small scale;](#)
- s) [Shared housing, supervised care home;](#)
- t) [Short term accommodation;](#)
- u) [Student residences;](#)
- v) The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar; and,
- w) The bulk storage of industrial chemicals, fuels and oils; and the disposal, manufacture, treatment or storage of [hazardous waste](#) or [liquid industrial waste](#), unless specifically permitted by the [Environmental Protection Act](#).

13.3 SPECIFIC USE PROVISIONS (OAK RIDGES MORaine - HIGH AQUIFER VULNERABILITY AND, OAK RIDGES MORaine - LANDFORM CONSERVATION)

SCHEDULE 'C'

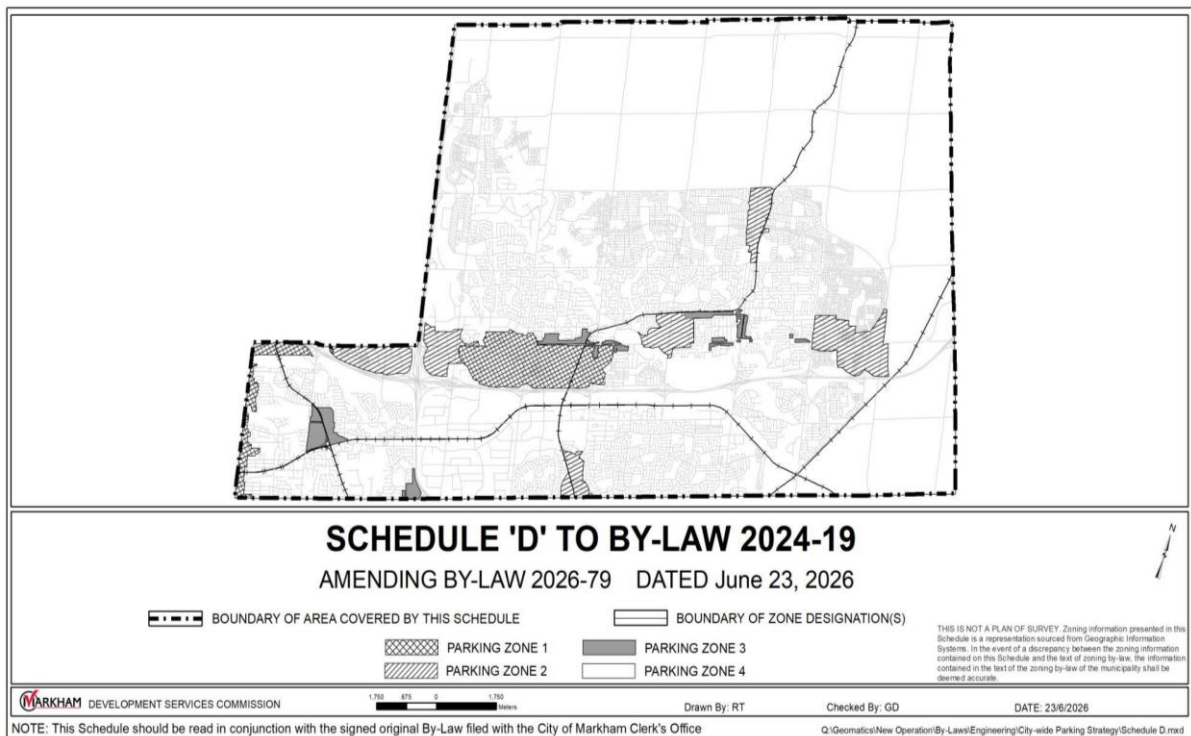


- a) Notwithstanding any other provision in this By-law, the following uses are prohibited on lands within the Oak Ridges Moraine - High Aquifer Vulnerability (ORM-HAV) zone as shown on Schedule 'C' to this By-law:
- i) Generation and storage of hazardous waste or liquid industrial waste (ORM);
 - ii) Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;

- iii) Underground and above-ground storage tanks that not equipped with an approved secondary containment device; and,
 - iv) Storage of contaminants listed in [Schedule 3 \(Severely Toxic Contaminants\) to Regulation 347 of the Revised Regulations of Ontario](#).
- b) Within the Oak Ridges Moraine - Landform Conservation (ORM-LC) [zone](#) as shown on Schedule "C" to this By-law:
- i) the [net developable area](#) of the site that is disturbed shall not exceed 50 per cent of the total area of the site; and,
 - ii) the [net developable area](#) of the site that has [impervious surfaces](#) shall not exceed more than 20 per cent of the total area of the site.

13.4 [PARKING ZONES \(AMENDING BY-LAW 2026-79\)](#)

SCHEDULE 'D'



The following parking zones are established in accordance with [Schedule 'D'](#), above.

Refer to [PART 5 – PARKING AND LOADING STANDARDS](#) for specific standards.

Parking Zone 1:

Markham Centre Secondary Plan Area, Langstaff Secondary Plan Area, and all MTSAs along Yonge Street

Parking Zone 2:

Other MTSAs/KDAs along Highway 7, Milliken Secondary Plan Area, Cornell Secondary Plan Area, and Mount Joy Secondary Plan Area

Parking Zone 3:

Intensification areas along Highway 7, and at Main Street Markham, Steeles Avenue/Don Mills Road, and Bayview Avenue/John Street

Parking Zone 4:

All other areas not covered by Parking Zones 1-3.

PART 14.0 OAK RIDGES MORaine CONSERVATION AREA ZONES

14.1 ZONES

The following Oak Ridges Moraine Conservation Area [zones](#) have been established in this By-law:

Section	Zone Symbol	Zone Name
14.6.1	ORM - L	Oak Ridges Moraine - Linkage
14.6.2	ORM - CS	Oak Ridges Moraine - Countryside

14.2 DEFINITIONS

The definitions below only apply to the [zones](#) that have been established in [Part 14](#) of this By-law and each definition is followed by (ORM) for convenience purposes. Where a term is defined in [Part 14](#), but not listed in this section, reference shall be made to [Part 3](#) of this By-law for the definition.

[Home Business \(ORM\)](#) means a business that is not located on a farm that:

- a) Involves providing personal or professional services or producing custom or artisanal products,
- b) Is carried on as a small-scale secondary [use](#) within a single dwelling, or a [building](#) that is accessory to the dwelling, by one or more residents of the dwelling, and,
- c) Does not include [uses](#) such as an auto repair or paint shop or furniture stripping.

[Home Industry \(ORM\)](#) means an industry:

- a) That is carried out in a [dwelling unit](#) or, in a [building](#) that is accessory to a [dwelling unit](#) or, if the [dwelling unit](#) is located on a farm, accessory to the agricultural operation;

- b) If the dwelling unit is not located on a farm:
 - i) Is carried on as a small-scale use that is secondary to the principal use of the dwelling unit as a detached dwelling;
 - ii) Provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community; and,
 - iii) Does not include uses such as motor vehicle repair or paint shop or furniture stripping; and,
- c) If the dwelling unit is located on a farm:
 - i) Is carried on as a small-scale use that is secondary to the principal use of the farm as an agricultural operation; and,
 - ii) May include, but is not limited to, a sawmill, welding or woodworking shop, manufacturing or fabrication shop, equipment repair and seasonal storage of recreational motor vehicles;

Home Occupation (ORM) means an occupation that is carried out on a farm that:

- a) Involves providing personal or professional services such as those offered at or by a; business office, bookkeeper, land surveyor, art studio, hairdresser, massage establishment, home child care, veterinary clinic, or kennel; and,
- b) Is carried on as a small-scale secondary use within a detached dwelling (ORM) on the farm.

Low Intensity Recreational Use (ORM) means recreational uses that have minimal impact on the natural environment, and requires little terrain or vegetation modification and few, if any, buildings or structures. Low intensity recreational uses (ORM) include, but are not limited to, the following:

- a) Non-motorized trail uses;
- b) Natural Heritage appreciation;
- c) Unserved camping on public land; and,

- d) Accessory uses.

Low intensity recreational uses (ORM) shall not include a golf course.

Detached Dwelling (ORM) means a building containing only one dwelling unit and, in any area other than an area within a Natural Linkage Area, includes a building containing one primary dwelling unit and no more than one additional residential unit.

14.3

GENERAL PROVISIONS

- a) Nothing in this By-law applies to prevent the use of any land, building or structure for a purpose prohibited in 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.
- b) Nothing in this By-law applies to prevent the use, erection or location of a detached dwelling (ORM) if the use, erection and location would have been permitted by the applicable Zoning By-law on November 15, 2001.
- c) Nothing in this By-law applies to prevent the reconstruction, within the same location and dimensions, of a building or structure that was lawfully in existence on November 15, 2001 that is damaged or destroyed by causes beyond the owner's control.
- d) Notwithstanding any other provision in this By-law, the erection of a building that has a first storey floor area of 500 square metres or more is not permitted.

14.4

SPECIFIC USE PROVISIONS

14.4.1

HOME OCCUPATION (ORM)

Where a home occupation (ORM) is permitted, the home occupation (ORM):

- a) Shall clearly be a secondary use of the lot;
- b) Shall be conducted entirely within a dwelling unit in the main building on the lot;

- c) Shall be conducted by at least one of the residents of a [dwelling unit](#) located on the same [lot](#);
- d) Shall not employ more than one person who does not reside in the [dwelling unit](#);
- e) Shall not occupy more than 25 percent of the [gross floor area](#) (not including the [private garage](#) or the [basement](#)) of the [dwelling unit](#), if the [home occupation \(ORM\)](#) provides a service that the general public can access;
- f) Shall, if involving tutoring, not be occupied by more than four students at any one time;
- g) Shall not involve the [accessory outdoor storage](#) or outdoor display of materials or finished products;
- h) Shall not consist of an occupation that involves the sale of a commodity not produced on the [premises](#), unless the items being sold are related to the primary business of the [home occupation \(ORM\)](#); and,
- i) Shall not include the following [uses](#):
 - i) Any other [use](#) defined in this By-law;
 - ii) Any [use](#) requiring ventilation, other than ventilation typically found in any residence;
 - iii) Any [use](#) involving the sale of prepared food for human consumption;
 - iv) [Medical offices](#), unless the [lot](#) has a [front lot line](#) or an [exterior side lot line](#) that abuts a [provincial highway](#), an [arterial road](#) or a [major collector road](#) as shown on [Maps 10](#) or [11](#) of the [Official Plan](#);
 - v) Any [use](#) involving the storage, repair, maintenance, painting and, or, towing of [motor vehicles](#) or [commercial motor vehicles](#);
 - vi) Any [use](#) involving furniture stripping;
 - vii) Dating/escort services; and,
 - viii) Taxi and limousine service depot/dispatch establishments.

14.4.2 HOME BUSINESS (ORM)

Where a [home business \(ORM\)](#) is permitted, the [home business \(ORM\)](#):

- a) Shall clearly be a secondary [use](#) of the [lot](#);
- b) Shall be conducted entirely within a [dwelling unit](#) in the [main building](#) on the [lot](#) or within an [accessory building or structure](#);
- c) Shall be conducted by at least one of the residents of a [dwelling unit](#) located on the same [lot](#);
- d) Shall not employ more than one person who does not reside in the [dwelling unit](#);
- e) Shall, if involving tutoring, not be occupied by more than four students at any one time;
- f) Shall not involve the [outdoor storage](#) or outdoor display of materials or finished products;
- g) Shall not consist of an business that involves the sale of a commodity not produced on the [premises](#), unless the items being sold are related to the primary business of the [home business \(ORM\)](#); and,
- h) Shall not include the following [uses](#):
 - i) Any other [use](#) defined in this By-law;
 - ii) Any [use](#) requiring ventilation, other than ventilation typically found in any residence;
 - iii) Any [use](#) involving the sale of prepared food for human consumption;
 - iv) [Medical offices](#), unless the [lot](#) has a [front lot line](#) or an [exterior side lot line](#) that abuts a [provincial highway](#), an [arterial road](#) or a [major collector road](#) as shown on [Maps 10](#) or [11](#) of the [Official Plan](#);
 - v) Any [use](#) involving the treatment, care and, or, grooming of any animal;
 - vi) Any [use](#) involving the storage, repair, maintenance, painting and, or, towing of [motor vehicles](#) or special vehicles;
 - vii) Any [use](#) involving furniture stripping;
 - viii) Dating/escort services; and

- ix) Taxi and limousine service depot/dispatch establishments.

14.5 ADDITIONAL GENERAL PROVISIONS

The provisions of this section apply in addition to all relevant general provisions in [Part 4.0](#) of this By-law.

14.5.1 GENERAL PROVISIONS FOR ACCESSORY BUILDINGS OR STRUCTURES

No [accessory building or structure](#) shall:

- a) Be erected on a [lot](#) prior to the erection of the [main building](#) on the [lot](#);
- b) Be used for human habitation unless expressly permitted by this By-law;
- c) Be located within a [public easement](#); and,
- d) Be located within a [front yard](#), unless expressly permitted by this By-law.

14.5.2 SPECIAL PROVISIONS FOR SMALL ACCESSORY BUILDINGS

Small [accessory buildings or structures](#), which do not include detached [private garages](#), are subject to the following provisions:

- a) The maximum permitted [gross floor area](#) per [accessory building or structure](#) is:
 - i) 20.0 square metres if the [lot area](#) is greater than 1,000 square metres and less than 4,000 square metres; or,
 - ii) 50.0 square metres if the [lot area](#) is 4,000 square metres or greater.
- b) The maximum [height](#) per [accessory building or structure](#) is:
 - i) 4.5 metres if the [lot area](#) is greater than 1,000 square metres and less than 4,000 square metres; or,

- ii) 5.5 metres if the [lot area](#) is 4,000 square metres or greater.
- c) The maximum number of permitted [accessory buildings or structures](#) on a [lot](#) is:
 - i) 2 including a detached [private garage](#) if the [lot area](#) is greater than 1,000 square metres and less than 4,000 square metres; or,
 - ii) 4 if the [lot area](#) is 4,000 square metres or greater.
- d) The minimum [setback](#) for an [accessory building or structure](#) from the [interior side lot line](#) and [rear lot line](#) is:
 - i) 1.2 metres from the [lot line](#), which can be reduced to 0.5 metres if there are no doors or windows on the wall facing the [lot line](#) if the [lot area](#) is greater than 1,000 square metres and less than 4,000 square metres; or,
 - ii) 1.2 metres if the [lot area](#) is 4,000 square metres or greater.
- e) The minimum [setback](#) for an [accessory building or structure](#) from the [exterior side lot line](#) shall be no less than the [setback](#) between the [main building](#) and the [exterior side lot line](#) on any sized [lot](#).

14.5.3 DETACHED PRIVATE GARAGES

One detached [private garage](#) is permitted in accordance with the following provisions:

- a) The [height](#) of a detached [private garage](#) shall be no greater than 4.5 metres.
- b) The detached [private garage](#) shall be set back a minimum of:
 - i) 1.2 metres from the [rear lot line](#);
 - ii) The [setback](#) required for the [main building](#) from the [exterior side lot line](#); and,
 - iii) 1.2 metres from the [interior side lot line](#) which can be reduced to 0.5 metres if there are no doors or windows on the wall facing the [interior side lot line](#).

14.6 PERMITTED USES AND ZONE STANDARDS IN ORM-L AND ORM-CS ZONES

Permitted uses and zone standards in the ORM-L and ORM-CS zones are listed within the following tables:

14.6.1 ORM-L (OAK RIDGES MORaine - LINKAGE)

14.6.1 ORM-L (OAK RIDGES MORaine - LINKAGE)	
The Oak Ridges Moraine - Linkage (ORM-L) <u>zone</u> applies to lands that are within the Natural Linkage Area designation as identified within the Oak Ridges Moraine Conservation Plan, which are areas forming part of a central corridor system that support or have the potential to support movement of plants and animals among the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors.	
 Image: A large, forested area surrounded by farmland and river system	
14.6.1.1 Permitted Uses	
(a)	<u>Agricultural use</u>
(b)	<u>Conservation use</u>
(c)	<u>Forest management</u>
(d)	<u>Low intensity recreational use (ORM)</u>
14.6.1.2 Standards	
A.	Minimum <u>lot frontage</u> - As existing on effective date of this By-law

14.6.1 ORM-L (OAK RIDGES MORaine - LINKAGE)	
B.	Minimum lot area - As existing on effective date of this By-law
C.	Minimum front yard - No requirement
D.	Minimum rear yard - No requirement
E.	Minimum exterior side yard - No requirement
F.	Minimum interior side yard - No requirement
G.	Maximum height - No requirement
Other Requirements	
Barrier-free access - Section 4.1	
Frontage on a street - Section 4.2	
Measurement of setbacks and yards - Section 4.4	
Sight Triangles - Section 4.5	
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6	
Uses prohibited in all zones - Section 4.7	
Accessory Buildings or Structures - Section 4.8.1	
Exceptions to height requirements all zones - Section 4.8.4	
Encroachments into required yards - Section 4.8.8	
Hard landscaping and soft landscaping - Section 4.8.9	
General parking provisions - Section 5.2	
Non-residential parking requirements - Section 5.4	
Accessible parking space requirements - Section 5.6	
Electric Vehicle Parking Requirements - Section 5.7	
Bicycle parking space requirements - Section 5.9	

14.6.2 ORM - CS (OAK RIDGES MORaine - COUNTRYSIDE)

14.6.2 ORM - CS (OAK RIDGES MORaine - COUNTRYSIDE)

The Oak Ridges Moraine - Countryside (ORM-CS) [zone](#) applies to lands that are within the Countryside designation in the Oak Ridges Moraine Conservation Plan. It is the intent of the Oak Ridges Moraine Conservation Plan and the [Official Plan](#) that these lands be protected for [agricultural uses](#) and to support farming activities.



Image: A large farm field north of 19th Avenue

14.6.2.1 Permitted Uses

- (a) [Agricultural use](#)
- (b) [Agriculture-related use \(1\)](#)
- (c) [Detached dwelling \(ORM\)](#)
- (d) [Bed and breakfast establishment](#)
- (e) [Conservation use](#)
- (f) [Forest management](#)
- (g) [Home child care](#)
- (h) [Home business \(ORM\)](#)
- (i) [Home occupation \(ORM\)](#)
- (j) [Low intensity recreational use \(ORM\)](#)

14.6.2 ORM - CS (OAK RIDGES MORaine - COUNTRYSIDE)
Special Use Provisions
(1) Provided the lot area is 4.0 hectares or greater
14.6.2.2 Standards
A. Minimum lot frontage - As existing on effective date of this By-law
B. Minimum lot area - As existing on effective date of this By-law
C. Minimum front yard - 7.5 metres
D. Minimum rear yard - 7.5 metres
E. Minimum exterior side yard - 4.5 metres
F. Minimum interior side yard - 4.5 metres
G. Maximum height - 11.0 metres (i)
Special Standards
(i) Agricultural buildings or structures , including silos and grain elevators shall not be included in the calculation of height
Other Requirements
Barrier-free access - Section 4.1
Frontage on a street - Section 4.2
Measurement of setbacks and yards - Section 4.4
Sight Triangles - Section 4.5
Public Uses , activities, or Infrastructure permitted in all zones - Section 4.6
Uses prohibited in all zones - Section 4.7
Exceptions to height requirements all zones - Section 4.8.4
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
General parking provisions - Section 5.2
Exceptions to height requirements in all zones - Section 4.8.4
Shipping containers - Section 4.8.5
Encroachments into required yards - Section 4.8.8
Hard landscaping and soft landscaping - Section 4.8.9
Porches - Section 4.8.10
Home occupations - Section 4.9.1

14.6.2 ORM - CS (OAK RIDGES MORaine - COUNTRYSIDE)
Temporary Tents and Special Events - Section 4.9.3
Additional residential units - Section 4.9.9
General parking provisions - Section 5.2
Additional residential parking requirements - Section 5.3
Special Motor Vehicles - Section 5.11
Home occupation (ORM) - Section 14.4.2
Home business (ORM) - Section 14.4.2
General Provisions for all accessory buildings or structures - Section 14.5.1
Special Provisions for Small accessory buildings or structures - Section 14.5.2
Detached private garages - Section 14.5.3

PART 15.0 ENACTMENT

READ A FIRST, SECOND, AND THIRD TIME AND PASSED ON THE 31ST DAY OF JANUARY, 2024.

KIMBERLEY KITTERINGHAM
CLERK

FRANK SCARPITTI
MAYOR

PART 16.0 TEMPORARY USES

16.1 TEMPORARY USES

Where the letters (TMP) follow a [zone](#) symbol on the attached schedules to this By-law, the lands affected are subject to a Temporary Use By-law in accordance with Section 39 of the [Planning Act](#). Temporary Use By-laws and the date that they expire are listed in Table 16.1 below.

Table 16.1: List of Temporary Use Zones

Zone	Property/ Legal Description	Temporary Uses	Zone Standards	Date Enacted	Date Expires
T1					

PART 17.0 HOLDING PROVISIONS

17.1 HOLDING PROVISIONS

Holding provisions are shown in Table 17.1 , below:

Table 17.1: Holding Provisions
17.001 - Lands within 30.0 metres of the boundary of a GWY1 zone Holding provision can be lifted in accordance with Section 10.2.3 of the Official Plan
17.002 - 2024-116 White Owl Properties Ltd. - 405 and 505 Miller Avenue - PLAN 23 150318
17.003 - 2024-161 1000503212 Ontario Inc. - 7960 Reesor Road - PLAN 24 163734
17.004 - 2024-158 Regency Property Inc. - West side of McCowan Road, north of 14 th Avenue and 7810, 7822, 7834, 7846 McCowan Road - PLAN 21 129900
17.005 - Reserved
17.006 - 2025-32 National Assembly of the Bahá'í's of Canada - 7200 and 7290 Leslie Street - PLAN 22 262723
17.007 - Reserved
17.008 - Reserved
17.009 - 2026-77 Eastside Chevrolet Buick GMC Ltd. - 8435 Woodbine Avenue
17.010 – 2025-116 TerraBona 7115 Yonge Ltd. - 7115 Yonge Street and 8, 10, 12, 14 Grandview Avenue
17.011 - Reserved

Table 17.1: Holding Provisions	
17.012 - 2026-16	DRC (Markham) Inc. 8127-8149 Yonge Street
17.013 - 2025-124	CF Markville Nominee Inc. - 5000 Highway 7
17.014 - 2026-50	Ruland Properties Inc. – The Remington Group - Birchmount Road, 65M4632 Block 12
17.015 - RESERVED	
17.016 - RESERVED	
17.017 - RESERVED	
17.018 - 2026-81	St. Marks Koinonia Housing - 455 Ferrier Street
17.019 - 2026-90	TH (Markham) Developments (BT) Corp. - 10233 Warden Avenue

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PART 18.0 EXCEPTIONS

18.1 EXCEPTIONS

The provisions of this By-law are modified as set out in the tables below.

Exception Number 18.001	Stormwater Management Facilities, Public Parks and Playgrounds in the Greenway One zone	Parent Zone GWY1
File Number Not applicable		Amending By-law Not Applicable
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *1 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.		
18.001.1 Additional Permitted Uses		
The following additional uses are permitted:		
a) Stormwater management facilities		
b) Public Parks		

Exception 18.002	28 and 32 Kirk Drive PLAN 4184 LOT 36 and PLAN 4184 LOT 35	Parent Zone RES-LR1
File Number PLAN 24 161084		Amending By-law 2024-86

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *2 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.002.1 Only Permitted Uses

The following are the only permitted uses:

- a) [Detached dwelling](#)
- b) [Shared housing – small scale](#)
- c) [Home child care](#)
- d) [Home occupation](#)

18.002.2 Special Zone Standards

The following special zone standards shall apply:

- a) Minimum [lot frontage](#) – 15.0 metres
- b) Minimum [front yard](#) – 8.0 metres
- c) Minimum [rear yard](#) – 10.0 metres
- d) Minimum [interior side yard](#) – 1.8 metres and 1.2 metres
- e) Maximum [height](#) – 9.6 metres
- f) Maximum [lot coverage](#) – 35.0 percent
- g) Notwithstanding [Section 4.8.10.1 d\)](#), the maximum [height](#) of a [porch](#) floor above the [average grade level](#) of the [porch](#) is 1.6 metres.
- h) Notwithstanding [Section 4.8.8](#), a portion of the [main wall](#) is permitted to encroach into the required [interior side yard](#) a maximum of 50 percent of the required [setback](#), provided it is no more than 3.0 metres wide.

Exception 18.003	1000503212 Ontario Incorporated 7960 Reesor Road	Parent Zone EMP-BP
File Number PLAN 24 163734		Amending By-law 2024-161

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *3 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.003.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Banquet hall](#)

18.003.2 Only permitted uses within a Heritage Building

The following are the only permitted uses within a Heritage Building:

- a) [Business office](#)
- b) [Financial institution](#)
- c) [Fitness centre, recreational](#)
- d) [Hotel](#)
- e) [Massage establishment](#)
- f) [Personal service establishment](#)
- g) [Restaurant](#)
- h) [Retail store](#)
- i) [Artist studio](#)
- j) [Child care centre](#)
- k) [Commercial school](#)
- l) [Respite Day program establishment](#)
- m) [Banquet hall](#)

18.003.3 Special Zone Standards

The following special zone standards shall apply:

- a) For the purposes of this By-law, the [front lot line](#) shall mean the [lot line](#) along Donald Cousens Parkway.
- b) Minimum [setback](#) to Sevendale Drive – 1.5 metres
- c) [Retail stores](#) and [service and repair establishments](#) are permitted accessory to a permitted [industrial use](#) provided it does not exceed a maximum of 15.0 percent of [net floor area](#) of the principal [use](#).

18.003.3 Special Zone Standards	
d)	A craft brewery , financial institution , recreational fitness centre , personal service establishment , retail store , restaurant , and service and repair establishment are permitted provided they do not exceed a maximum of 15.0 percent of the gross floor area of all buildings on the lot .
e)	A craft brewery , financial institution , recreational fitness centre , personal service establishment , retail store , restaurant , and service and repair establishment that are not located within a heritage building must be located within a building containing office or industrial uses .
f)	Landscaping Strip: (i) Minimum required width of landscaping adjacent to the front lot line – 3.0 metres (ii) Minimum required width of landscaping adjacent to any lot line other than the front lot line – 1.0 metre
g)	Section 5.2.6 c) shall not apply
h)	Section 5.9.3 a) shall not apply
i)	Section 5.9.4 b) ii) shall not apply
j)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned within *3 shall be deemed to be one lot for the purposes of this By-Law.

Exception 18.004	White Owl Properties Ltd. 405 and 505 Miller Avenue	Parent Zone EMP-SE
File Number PLAN 23 150318		Amending By-law 2024-116

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *4 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.004.1 Only Permitted Uses

The following are the only permitted uses:

- a) [Business office](#)
- b) [Restaurant](#)
- c) [Industrial use](#)
- d) [Film studio](#) (Amending By-law 2026-44)
- e) [Research and development facility](#) (Amending By-law 2026-44)
- f) [Data centre](#) (Amending By-law 2026-44)

18.004.2 Special Zone Standards

The following special zone standards shall apply:

- a) Minimum [height](#) – 8.0 metres
- b) Minimum [gross floor area](#) of an [office building](#) - 2,787.0 square metres

Exception 18.005	White Owl Properties Ltd. 405 and 505 Miller Avenue	Parent Zone EMP-SE
File Number PLAN 23 150318		Amending By-law 2024-116

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *5 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.005.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Child care centre](#)
- b) [Recreational fitness centre](#)
- c) [Financial institution](#)
- d) [Retail store](#)

18.005.2 Special Zone Standards

The following special zone standards shall apply:

- a) [Restaurants](#) are only permitted in an [office building](#)
- b) Maximum combined [gross floor area](#) devoted to [retail stores](#) and/or retail [uses](#) accessory to other permitted [use\(s\)](#) - 30.0 percent

Exception 18.006	White Owl Properties Ltd. 405 and 505 Miller Avenue	Parent Zone COM
File Number PLAN 23 150318		Amending By-law 2024-116

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *6 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.006.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Private school](#)
- b) [Child care centre](#)
- c) [Financial institution](#)

18.006.2 Special Zone Standards

The following special zone standards shall apply:

- a) [Section 8.3.1.2](#) Standards – The following Standards shall not apply C. 2), H., I.
- b) Within 20.0 metres of a [lot line](#) abutting Woodbine Avenue, the following additional provisions apply:
 - (i) Doors associated with [loading spaces](#) are not permitted; and,
 - (ii) [Drive through service establishments](#) and [stacking spaces](#) are not permitted.
- c) Only two [retail stores](#) are permitted to have a [gross floor area](#) exceeding 4,000.0 square metres.

Exception 18.007	Ledgemark Homes Inc. (LivGreen Condominiums) 3009 Elgin Mills Road East and 10731- 10745 Victoria Square Boulevard	Parent Zone MU-MR
File Number PLAN 24 160555		Amending By-law 2024-114

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *7 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.007.1 Only Permitted Uses
The following are the only permitted uses:
Residential Uses
a) Apartment dwelling
b) Townhouse dwelling
c) Home occupation
d) Multiple dwelling
e) Home child care
f) Shared housing - large scale
g) Shared housing - small scale
h) Shared housing – supervised care home
Non- Residential Uses
i) Art gallery
j) Artist studio
k) Business office
l) Child care centre
m) Commercial school
n) Financial institution
o) Fitness centre, studio
p) Medical office
q) Personal service establishment
r) Private school
s) Restaurant
t) Retail store

18.007.1 Only Permitted Uses	
u)	Service and repair establishment
v)	Veterinary clinic
18.007.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *7 shall be deemed to be one lot for the purposes of this By-law.
b)	Minimum height of a heritage building – 8.0 metres
c)	Maximum height – 17.0 metres
d)	Notwithstanding c) above, solar panels are permitted to project 3.0 metres above the maximum height
e)	Minimum numbers of storeys for a heritage building – 2
f)	Maximum number of storeys - 4
g)	Minimum required yards : i) Front yard – 1.0 metres ii) Exterior side yard – 1.0 metres iii) Interior side yard – 3.0 metres iv) Rear yard – 1.8 metres
h)	Minimum landscaping strip abutting a lot line : i) Interior side yard and rear yard – 1.8 metres ii) Front yard and exterior side yard – 0.3 metres
i)	Minimum common amenity area – 5.0 square metres per dwelling unit
j)	Section 5.2.6 c) shall not apply
k)	Section 5.2.9 b) ii) shall not apply
l)	Notwithstanding Table 4.8.8 (A), architectural features and balconies are permitted to encroach into the minimum required front yard and minimum required exterior side yard , provided the architectural features and balconies are a minimum of 0.3 metres from the lot line
m)	Minimum number of parking spaces i) 1.1 spaces per dwelling unit ii) 0.25 spaces per dwelling unit for visitor parking
n)	Notwithstanding Section 5.8.2 (C), only 1 loading space , with a minimum dimension of 3.5 metres by 5.8 metres, shall be required.

Exception 18.008	Regency Property Inc. West side of McCowan Road, north of 14 th Avenue 7810, 7822, 7834, 7846 McCowan Road	Parent Zone RES-LR6
File Number PLAN 21 129900		Amending By-law 2024-158

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *8 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.008.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Back to back townhouse dwelling](#)
- b) [Multiple dwelling](#)

18.008.2 Special Zone Standards

The following special zone standards shall apply:

- a) For the purpose to this By-law, the easterly [lot line](#) shall be deemed to be the [front lot line](#)
- b) Minimum [lot frontage](#) – 160.0 metres
- c) Minimum required [front yard](#) – 3.4 metres
- d) Minimum required southerly [interior side yard](#) – 1.1 metres
- e) Minimum required northerly [interior side yard](#) – 30 metres
- f) Minimum [setback](#) between [buildings](#) – 3.0 metres
- g) Minimum required [rear yard](#) – 7.5 metres
- h) Minimum width of a unit – 5.1 metres
- i) The maximum number of units:
 - i) [Multiple dwellings](#) in the form of stacked townhouse dwellings – 6
 - ii) [Back to back townhouse dwellings](#) – 78
 - iii) [Townhouse dwellings](#) – 49
- j) The provisions of [Section 4.9.4](#) shall not apply
- k) Minimum contiguous outdoor [amenity area](#) 950.0 square metres
- l) Maximum [height](#) – 13.0 metres
- m) Standards [6.3.8.2](#) C., I. and, J. shall not apply

18.008.2 Special Zone Standards	
n)	Multiple dwelling units shall not be permitted within 30.0 metres of the westerly lot line
o)	Minimum required number of parking spaces for multiple dwelling units – 1 parking space per unit

Exception 18.009	Arbutus Real Estate Ltd. c/o Andrea Carson Baker 7441 to 7455 Victoria Park Avenue and 200 to 248 Steelcase Road East	Parent Zone EMP-GE
File Number PLAN 24 187368		Amending By-law 2024-224

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *9 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.009.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Artist studio](#)
- b) [Craft brewery](#)
- c) [Retail brewery](#)
- d) [Restaurant](#)
- e) [Commercial school](#)

18.009.2 Special Use Provisions

The following special use provisions shall apply:

- a) [Retail stores](#) shall only be permitted accessory to an [industrial use](#), [artist studio](#), [craft brewery](#), or a [retail brewery](#)
- b) Total combined [gross floor area](#) occupied by [restaurants](#), [retail stores](#) and [commercial schools](#), whether primary or accessory, shall not exceed 15.0 percent of the [gross floor area](#) for all [buildings](#)
- c) [Retail stores](#) and [restaurants](#) shall only be located on the [first storey](#) of a [building](#)
- d) [Gross floor area](#) of [restaurants](#) shall not exceed a maximum of 100.0 square metres of the [premises](#) in which it is located
- e) [Outdoor patios](#) associated with [restaurants](#) are not permitted
- f) [Art galleries](#) are only permitted accessory to an [artist studio](#)
- g) [Retail stores](#) shall only be permitted accessory to an [industrial use](#), [artist studio](#), [craft brewery](#), or a [retail brewery](#)

18.009.3 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding Section 5.1 c), the provision of additional parking spaces is not required for a change of use within an existing building , provided the use is permitted in Section 9.4.1.1 , and 18.009 of this By-law.
b)	Notwithstanding Section 5.9 , the following provisions apply to short-term bicycle parking spaces : i) Minimum setback from the interior side lot line or rear lot line – 0.0 metres ii) Minimum setback from a parking area - 0.0 metres iii) The minimum width of a bicycle parking space shall be 0.45 metres
c)	Long term bicycle parking spaces are not required
d)	Section 9.3.4 shall not apply
e)	Minimum lot frontage - 30.0 metres

Exception 18.010	White Owl Properties Ltd. 405 and 505 Miller Avenue	Parent Zone EMP-GE
File Number PLAN 24 187368		Amending By-law 2024-116

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *10 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.010.3 Special Zone Standards

The following special zone standards shall apply:

- a) Notwithstanding [Section 5.2.6 c\)](#), no more than 17 [parking spaces](#) may be permitted as [dead end parking spaces](#)

Exception 18.011	W Garden Corporation 186 Old Kennedy Road, 31 & 51 Victory Avenue	Parent Zone RES-LR6
File Number PLAN 18 149630		Amending By-law 2025-25

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *11 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.011.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Detached dwelling](#) located in an existing [heritage building](#)

18.011.2 Special Zone Standards

The following special zone standards shall apply:

- a) For the purposes of this By-law, the [lot line](#) abutting Aldergrove Drive shall be deemed to be the [front lot line](#).
- b) Minimum width of a [townhouse dwelling](#) – 4.8 metres
- c) Minimum required [front yard](#) – 5.0 metres
- d) Minimum required [exterior side yard](#) – 2.3 metres
- e) Minimum required [interior side yard](#):
 - i) Within 30.0 metres of the [front lot line](#) – 3.0 metres
 - ii) 30.0 metres or greater from the [front lot line](#) – 11.5 metres

Exception 18.012	W Garden Corporation 186 Old Kennedy Road, 31 & 51 Victory Avenue	Parent Zone RES-LR6
File Number PLAN 18 149630		Amending By-law 2025-25

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *12 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.012.1 Special Zone Standards

The following special zone standards shall apply:

- a) For the purposes of this By-law, the [lot line](#) abutting Aldergrove Drive shall be deemed to be the [front lot line](#).
- b) Minimum width of a [townhouse dwelling](#) – 4.9 metres
- c) Minimum required [front yard](#) – 5.0 metres
- d) Minimum required [exterior side yard](#) – 1.6 metres
- e) Minimum required [interior side yard](#):
 - i) Within 30.0 metres of the [front lot line](#) – 8.7 metres
 - ii) 30.0 metres or greater from the [front lot line](#) - 14.5 metres
- f) Minimum required [rear yard](#) – 6.0 metres
- g) Minimum setback between townhouse [buildings](#) – 3.0 metres
- h) Notwithstanding Table 4.8.8 (C), [balconies](#) shall be permitted to extend a maximum of 3.0 metres from the [main wall](#) of a [building](#).
- i) Minimum outdoor [amenity area](#) per [townhouse dwelling](#) – 21.0 square metres
- j) Maximum number of [townhouse dwellings](#) – 46

EXCEPTIONS 13 TO 71 - RESERVED

Exception 18.072	Neamsby Investments Inc. 14 th Avenue - Block 270 and 271, Plan 65M4686	Parent Zone RES-HR1
File Number PLAN 24 198977		Amending By-law 2025-24

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *72 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.072.1 Only Permitted Uses

The following are the only permitted uses:

Residential Uses

- a) [Apartment dwelling](#)
- b) [Detached dwelling](#) located in an existing [heritage building](#)
- c) [Townhouse dwelling](#)
- d) [Home occupation](#)
- e) [Shared housing - large scale](#)
- f) [Shared housing - small scale](#)
- g) [Shared housing – supervised care home](#)

Non- Residential Uses

- h) [Business office](#)
- i) [Child care centre](#)
- j) [Personal service establishment](#)
- k) [Retail store](#)

18.072.2 Special Use Provisions

The following special use provisions shall apply:

- a) Maximum [gross floor area](#) for an individual [personal service establishment](#) or [retail store](#) – 100.0 square metres
- b) [Child care centres](#), [personal service establishments](#), [retail stores](#) and [business offices](#) are only permitted on the [first storey](#) of a multi [storey building](#)

18.072.3 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *72 shall be deemed to be one lot for the purposes of this By-law.
b)	14th Avenue is deemed to be the front lot line
c)	Townhouse dwellings are permitted to front onto a private street
d)	Maximum height of apartment buildings: i) West of Lepp Drive – 45.0 metres ii) East of Lepp Drive – 36.0 metres
e)	Maximum height and storeys of a townhouse dwelling or detached dwelling - 11.0 metres
f)	Minimum setbacks: i) Front lot line – 3.0 metres ii) Rear lot line – 5.0 metres iii) Exterior side lot line – 5.0 metres iv) Interior side lot line – 1.2 metres v) From a sight triangle – 5.0 metres vi) Townhouse dwellings from the centreline of a private street – 9.5 metres
g)	Any portion of a parking garage , or underground structures located completely below established grade , including any associated ventilation shafts and housings, stairways, and other similar facilities above established grade shall be set back a minimum of 0.15 metres from any lot line .
h)	Section 6.3.14.2 C., D., E., G., K., L., and M. shall not apply.
i)	Minimum common amenity area for apartment buildings i) West of Lepp Drive – 2500.0 square metres ii) East of Lepp Drive – 800.0 square metres
j)	Common amenity area is not required for townhouse dwellings or a detached dwelling .
k)	Minimum Parking: i) 0.88 spaces per apartment dwelling on the west side of Lepp Drive ii) 0.85 spaces per apartment dwelling on the east side of Lepp Drive iii) 0.15 spaces for visitors per apartment dwelling and townhouse dwelling
l)	Accessible parking spaces are not required for townhouse dwellings or detached dwellings .
m)	No additional parking is required for child care centres , personal service establishments , retail stores and business offices .

18.072.3 Special Zone Standards	
n)	Notwithstanding (B)(2) of Table 5.7.1 , 5 percent of parking spaces required in column A shall be available for use as electric vehicle level 2 charging ready parking spaces .
o)	No electric vehicle charging station parking spaces identified in (B)(1) of Table 5.7.1 , are required.

Exception 18.073	National Assembly of the Bahá'í's of Canada 7290 Leslie Street	Parent Zone CF-PW
File Number PLAN 22 262723		Amending By-law 2025-32

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *73 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.073.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Day camp](#)
- b) One (1) [detached dwelling](#)

18.073.2 Special Use Provisions

The following special use provisions shall apply:

- a) A [day camp](#) is only permitted accessory to a [place of worship](#)
- b) Offices, meeting rooms, educational or seminar rooms, assembly rooms, and kitchen areas are permitted accessory to a [principal use](#)
- c) [Section 4.9.2](#) a) shall not apply
- d) Special Provision (1) of [Table 11.3.4.1](#) shall not apply
- e) [Section 11.2.1](#) d), e) and f) shall not apply

18.073.3 Special Zone Standards

The following special zone standards shall apply:

- a) Notwithstanding any division or partition of the land subject to this Section, all lands zoned with Exceptions *73 and *75 shall be deemed to be one [lot](#) for the purposes of this By-law.
- b) Minimum [lot frontage](#) - 10.0 metres
- c) The front lot line shall be the easterly [lot line](#)
- d) Minimum westerly [yard](#) setback – 6.0 metres
- e) Minimum southerly [yard](#) setback – 3.0 metres
- f) [Section 11.3.4.2](#) H., and [Section 4.8.9.1](#) shall not apply
- g) Maximum [height](#) – 25.0 metres
- h) [Section 5.8](#) shall not apply

Exception 18.074	National Assembly of the Bahá'ís of Canada 7200 Leslie Street	Parent Zone CF-PW
File Number PLAN 22 262723		Amending By-law 2025-32

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *74 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.074.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Business office](#)
- b) [Dormitory](#)
- c) [Day camp](#)
- d) [Non-Profit private club](#)

18.074.2 Special Use Provisions

The following special use provisions shall apply:

- a) A [dormitory](#) is only permitted for people attending any other [principle use](#) on the [lot](#)
- b) Meeting rooms, educational or seminar rooms, assembly rooms, and kitchen areas are permitted accessory to a [principal use](#)
- c) [Section 4.9.2](#) a) shall not apply
- d) A [day camp](#) is only permitted accessory to a [principal use](#)

18.074.3 Special Zone Standards

The following special zone standards shall apply:

- a) Minimum [lot frontage](#) – 19.0 metres
- b) Minimum [lot area](#) – 1.0 hectares
- c) Minimum northerly [yard](#) – 0.30 metres
- d) Minimum southerly [yard](#) – 4.5 metres
- e) Minimum westerly [rear yard](#) – 6.0 metres
- f) [Section 11.2.1](#) d), e) and f) shall not apply

18.074.3 Special Zone Standards	
g)	Notwithstanding f) above, accessory buildings or structures must comply with the setbacks and height requirements of the main building .
h)	Section 11.3.4.2 F., H. and Section 4.8.9 shall not apply
i)	Notwithstanding h) above, the minimum width of landscaped open space abutting the southerly yard – 3.0 metres
j)	Minimum number of loading spaces -1
k)	Minimum size of a loading space : i) 3.5 metres wide ii) 10.0 metres in length iii) 4.2 metre vertical clearance
l)	A parking garage that is located no more than 1 metre above average grade level , shall be set back a minimum of: i) Northerly yard - 0.3 metres ii) Westerly yard - 6.0 metres iii) Southerly yard - 4.5 metres iv) Easterly yard - 0.6 metres

Exception 18.075	National Assembly of the Bahá'í's of Canada Vacant lands within 7290 Leslie Street	Parent Zone GWY1
File Number PLAN 22 262723		Amending By-law 2025-32

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *75 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.075.1 Special Zone Standards

The following special zone standards shall apply:

- a) Notwithstanding any division or partition of the land subject to this Section, all lands denoted by the symbols *73 and *75 shall be deemed to be one [lot](#) for the purposes of this By-law.
- b) Minimum [lot frontage](#) – 10.0 metres

Exception 18.076	National Assembly of the Bahá'í's of Canada 7015 Leslie Street	Parent Zone OS-PR
File Number PLAN 22 262723		Amending By-law 2025-32

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *76 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.076.1 Only Permitted Uses

The following are the only permitted uses:

- [Non-Profit private club](#)
- [Private park](#)
- [Day camp](#)
- [Conservation use](#)
- Those [uses](#) that legally existed on the date this By-law was enacted by Council

18.076.2 Special Use Provisions

The following special use provisions shall apply:

- The expansion of an existing [building](#) or [structure](#) associated with a [use](#) identified in provision e) above may be permitted subject to compliance with [Parts 4.0](#) and [5.0](#), and [Section 11.3.2.2](#).

18.076.3 Special Zone Standards

The following special zone standards shall apply:

- Notwithstanding [Section 5.4.1](#), the minimum required [parking spaces](#) shall be calculated based on 1 space per 30.0 square metres of [gross floor area](#).
- Notwithstanding [Section 5.2.6](#) c) shall not apply.
- Minimum combined number of [electric vehicle parking spaces](#) – 0
- Minimum number of [short-term bicycle parking spaces](#) – 0
- Minimum number of [long-term bicycle parking spaces](#) – 0

Exception 18.077	National Assembly of the Bahá'í's of Canada Portions of 7200 and 7290 Leslie Street	Parent Zone CF-PW
File Number PLAN 22 262723		Amending By-law 2025-32

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted by the symbol *77 on schedules to By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.077.1 Special Zone Standards

The following special zone standards shall apply:

- a) Notwithstanding [Section 5.2.1](#) a) required [parking spaces](#) are permitted on any lands denoted by the *77 symbol.
- b) Notwithstanding [Section 5.3.7](#) and [Table 5.4.1](#), the minimum required combined [parking spaces](#) shall be calculated at a rate of 1 space per 59.0 square metres of [gross floor area](#), for the first 6,850.0 square metres of [gross floor area](#).
- c) [Section 5.2.6](#) c) shall not apply
- d) Minimum combined number of [electric vehicle parking spaces](#) – 5
- e) Minimum combined number of [short-term bicycle parking spaces](#) – 25
- f) Minimum combined number of [long-term bicycle parking spaces](#) – 10
- g) The total number of required [electric vehicle parking spaces](#), [short-term bicycle parking spaces](#) and [long-term bicycle parking spaces](#) may be shared between the lands denoted by the *77 symbol.

EXCEPTIONS 78 AND 79 - RESERVED

Exception 18.080	Meadowpark Investments (BT) Inc. 77 Anderson Avenue	Parent Zone MU-HR1
File Number Plan 21 144733		Amending By-law 2025-97
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *80 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.080.1 Special Zone Standards		
The following special zone standards shall apply to the MU-HR1 zone:		
a)	Minimum front yard setback - 0.5 metres	
b)	Minimum exterior side yard setback - 2.0 metres	
c)	Minimum required interior side yard setback - 3.0 metres	
d)	Minimum setback to the Greenway One (GWY1) zone – 2.0 metres	
e)	The provisions of Section 7.2.4.2 F., G., H., and O. shall not apply	
f)	Notwithstanding c) above, an unenclosed roofed structure over a drive aisle may encroach into the required interior side yard setback, provided it is no closer than 1.0 metre from the interior side lot line .	
g)	Maximum height - 140.0 metres	
h)	Notwithstanding the definition of a storey , a mezzanine is permitted within the first storey , and not be considered an additional storey , provided it does not exceed 50.0 percent of the gross floor area of the first storey .	
i)	Minimum landscaping strip abutting:	
i)	Interior side lot line - 0.9 metres	
ii)	Rear lot line - 0.0 metres	
j)	Maximum number of dwelling units - 490	
k)	Maximum gross floor area - 41,000.0 square metres	

Exception 18.081	Eastside Chevrolet Buick GMC Ltd. 8435 Woodbine Avenue	Parent Zone MU-HR(IA)
File Number Plan 23 14260 OLT 23-001274		Amending By-law 2026-77
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *81 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.081.1 Special Use Provisions
The following special use provisions shall apply:
a) Special Use Provision (7) of Section 7.2.5.1 shall not apply to any applicable permitted use

18.081.2 Special Zone Standards
The following special zone standards shall apply:
a) Notwithstanding any future division, or partition, or conveyance of land for municipal purposes of/from 8435 Woodbine Avenue, all lands zoned MU-HR(IA145)*81, MU-HR(IA145)*81*85 and GWY1 shall be deemed to be one lot for the purposes of this By-law
b) Woodbine Avenue is deemed to be the front lot line
c) The number following the IA acronym of 145 refers to the maximum height of a building in metres and not the maximum number of storeys
d) Established grade shall be 184 metres above sea level (CGS)
e) Maximum height of a point tower : i) Northerly point tower –145 metres ii) Southerly point tower –130 metres
f) Maximum height of a podium i) Within 18.5 metres of the southerly lot line – 40 metres ii) 18.5 metres or greater from southerly lot line – 46 metres
g) Minimum setbacks : i) Westerly front yard – 0.0 metres ii) Easterly side yard – 5.5 metres iii) Southerly yard :

18.081.2 Special Zone Standards	
a.	Buildings and structures located below average grade level - 7.0 metres
b.	Buildings and structures located above average grade level - 15.3 metres
iv)	Northerly side yard – 0.0 metres
h)	Underground parking garages are permitted to be located 0.0 metres from any lot line but shall not be permitted in the GWY1 zone
i)	Minimum stepback of a point tower from a podium abutting Woodbine Avenue and the southerly lot line – 3.0 metres
j)	Notwithstanding the maximum floor space index (FSI) , the maximum gross floor area for all buildings – 80,000 square metres
k)	Notwithstanding Section 4.4 c) a parking garage located below established grade shall be permitted to encroach under a public street located within the *81 zone
l)	Minimum common amenity area – 1.4 square metres of amenity area per dwelling unit
m)	Minimum separation between point towers – 25 metres
n)	Section 4.9.6 shall not apply
o)	Notwithstanding Section 4.5 b), a sight line triangle is that portion of a corner lot within the triangular space on a lot that is formed by creating a triangle that extends 4.0 metres from the hypothetical point of intersection of the front lot line and exterior side lot line
p)	Outdoor display and sales area is not permitted on a public boulevard
q)	Minimum gross floor area devoted to non-residential uses shall be the greater of 5 percent of the gross floor area of the entire building or site, or 3,900 square metres
r)	There shall be no minimum required parking spaces for any permitted use
s)	The provisions of 5.2.8 b) and 5.2.9 b) i) shall not apply
t)	Notwithstanding section 5.2.5 a) and b), the minimum length of a parking space shall be 5.6 metres
u)	Where parking spaces are provided for any non-residential use , the greater of one parking space , or 3% of the spaces shall be provided as accessible parking spaces
v)	One loading space is required with the following minimum dimensions: i) Width - 3.5 metres ii) Length - 10.0 metres iii) Vertical clearance - 6.1 metres

18.081.2 Special Zone Standards	
w)	Minimum width of an aisle providing unobstructed access to a bicycle parking space - 1.2 metres
x)	Minimum dimensions of a bicycle parking space are as follows: i) Length - 1.8 metres; ii) Width - 0.45 metres; and, iii) Vertical clearance - 1.2 metres
y)	Stacked bicycle parking spaces may be provided in accordance with following the minimum dimensions for each stacked bicycle parking space : i) Width - 0.3 metres ii) Length - 1.2 metres iii) Vertical clearance - 1.2 metres
z)	Minimum number of required bicycle parking spaces shall be as follows: i) Long-term bicycle parking spaces associated with all residential uses: 0.82 spaces per dwelling unit; ii) Short-term bicycle parking spaces associated with all residential and non-residential uses: 0.08 spaces per dwelling unit; and, iii) A minimum of 0.1 bicycle parking spaces per unit of the bicycle parking spaces required in z) i) and ii) above, shall be allocated for visitors

Exception 18.082	DRC (Markham) Inc. 8127-8149 Yonge Street	Parent Zone MU-HR (IA)
File Number Plan 22 253004 OLT-23-000427		Amending By-law 2026-16

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *82 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.082.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Home child care](#)
- b) [Place of worship](#)
- c) [Non-Profit organization](#)

18.082.2 Special Zone Standards

The following special zone standards shall apply:

- a) Notwithstanding any future division, or partition, or conveyance of land for municipal purposes, all lands zoned MU-HR(IA)*82 shall be deemed to be one [lot](#) for the purposes of this By-law.
- b) The number following the IA refers to the maximum number of [storeys](#), and not the maximum [height](#) of a [building](#)
- c) Number of [storeys](#) - [podium](#):
 - 1) Minimum - 1
 - 2) Maximum - 8
- d) Notwithstanding zone standards b) and c) above, a mezzanine not exceeding 75 percent of the [gross floor area](#) of the [first storey](#), and incorporated into the [first storey](#) shall not be considered an additional [storey](#)
- e) The maximum height prescribed in [Section 7.2.5.2 C](#)) shall not apply
- f) Minimum [interior side yard](#) setbacks:
 - i) [Podium](#) - 1.8 metres
 - ii) [Point tower](#) - 13.8 metres
- g) Notwithstanding zone standard f) above, underground [parking garages](#) located at a depth of 1.0 metres or greater below grade are permitted to be located to 0.0 metres from any [lot line](#).

18.082.2 Special Zone Standards	
h)	Minimum landscaping strip abutting an interior side lot line and rear lot line - 1.7 metres
i)	Bicycle parking spaces are permitted to be located within the landscaping strip abutting the front lot line , interior side lot line , and rear lot line .
j)	Minimum common amenity area - 2.0 square metres per dwelling unit
k)	Notwithstanding zone standard j) above, a minimum 100 square metre outdoor amenity area shall provide direct access to the common indoor amenity area .
l)	Minimum stepback of a point tower from a podium shall only be required for portions of a building façade facing the front , interior side , or rear lot lines .
m)	Minimum gross floor area devoted to non-residential uses : a. North Tower - 400 square metres b. South Tower - 400 square metres
n)	There shall be no minimum parking requirement for any permitted use .
o)	Where parking spaces are provided for any non-residential use , the greater of one parking space , or 3 percent of the spaces, shall be provided as accessible parking spaces .
p)	Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width – 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
q)	The following encroachments are permitted: i) Canopies - 3.0 metres into the front yard and 2.0 metres into the exterior side yard ii) Balconies - 1.8 metres into all yards iii) Encroachments prescribed in Section 4.8.8 (A), as well as piers - 1.0 metres into all yards
r)	Notwithstanding any other provision of this By-law, a mechanical penthouse is not an additional storey .

Exception 18.083	Eastside Chevrolet Buick GMC Ltd. 8435 Woodbine Avenue	Parent Zone OS-PR
File Number Plan 23 14260 OLT 23-001274		Amending By-law 2026-77

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *83 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.083.1 Only Permitted Uses

The following are the only permitted uses:

- a) [Conservation use](#)
- b) [Private park](#)
- c) [Commercial parking lot](#)
- d) [Parking Area](#)
- e) [Amenity Area](#) associated with uses permitted in the MU-HR (IA145)*81 [zone](#)

18.083.2 Special Use Standards

The following special use standards shall apply:

- a) [Uses](#) identified in Section 14.83.1 may be accessed by a [private street](#)

18.083.3 Special Zone Standards

The following special zone standards shall apply:

- a) [Buildings](#) are not permitted
- b) [Section 11.2.2.2](#) A) to G) shall not apply

Exception 18.084	Eastside Chevrolet Buick GMC Ltd. 8435 Woodbine Avenue	Parent Zone OS-PU
File Number Plan 23 14260 OLT 23-001274		Amending By-law 2026-77

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *84 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.084.1 Only Permitted Uses

The following are the only permitted uses:

- a) [Conservation use](#)
- b) [Public park](#)

18.084.2 Special Use Standards

The following special use standards shall apply:

- a) [Uses](#) identified in Section 18.084.1 may be accessed by a [private street](#)

18.084.3 Special Zone Standards

The following special zone standards shall apply:

- b) [Buildings](#) are not permitted
- c) [Section 11.2.1.2](#) A) to G) shall not apply

Exception 18.085	Eastside Chevrolet Buick GMC Ltd. 8435 Woodbine Avenue	Parent Zone MU-HR(IA)
File Number Plan 23 14260 OLT 23-001274		Amending By-law 2026-77

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *85 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.085.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Conservation use](#)

18.085.2 Special Use Standards

The following special use standards shall apply:

- a) Only support columns, [bicycle parking spaces](#), and uses permitted in the GWY1 zone are permitted within the first 4.0 metres above [established grade](#)
- b) [Buildings](#) and enclosed [structures](#) are only permitted greater than 4.0 metres above [established grade](#)

Exception 18.086	Weins Canada Inc. 391 John Street	Parent Zone EMP-SE
OLT File Number OLT-24-000256		Amending By-law 2026-17
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *86 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.086.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Motor vehicle maintenance shop (10)	
b)	Motor vehicle washing establishment	
c)	Motor vehicle repair and body shop (10)	
18.086.2 Special Use Provisions		
The following special use provisions shall apply:		
a)	Notwithstanding Section 9.3.1. c), where accessory outdoor storage is permitted in association with a motor vehicle maintenance shop or motor vehicle repair and body shop , opaque fencing with a minimum height of 1.8 metres shall screen the accessory outdoor storage from the street .	

Exception 18.087	Weins Canada Inc. 7537 Woodbine Avenue	Parent Zone EMP-SE
OLT File Number OLT-24-000256		Amending By-law 2026-18
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *87 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.087.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Motor vehicle sales establishment (10)	
b)	Motor vehicle fuelling station (10)	
c)	Motor vehicle washing establishment (10)	
18.087.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned within Exception *87 shall be deemed to be one lot for the purposes of this By-Law.	

Exception 18.088	Newdev Investments Ltd. and 1375920 Ontario Limited 5305 and 5307 Highway 7 East	Parent Zone RES-MR1
File Number ZA 20 139486		Amending By-law 2025-110
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *88 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.088.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	Minimum setbacks : i) Front yard – 1.2 metres ii) Rear yard – 11.5 metres, except that a driveway ramp accessing an underground parking garage shall have a minimum rear yard setback of 3.0 metres iii) East interior side yard – 7.8 metres iv) West interior side yard – 1.2 metres
b)	Minimum setback of an underground parking garage to any lot line – 0.15 metres
c)	Maximum number of storeys - 4; where a mechanical penthouse or enclosed stairs or elevator providing access to an outdoor amenity area or to a mechanical penthouse are not considered a storey for the purpose of interpreting this section
d)	Minimum outdoor amenity area : i) Common outdoor amenity area – 85 square metres ii) Balconies associated with multiple dwelling units located on the first and second storey – 6.1 square metres per unit iii) Rooftop terraces or balconies associated with multiple dwelling units located on the third and fourth storey – 28 square metres per unit
e)	Maximum number of multiple dwelling units - 28
f)	Maximum gross floor area of all buildings – 3960 square metres
g)	Minimum landscaped open space – 22 percent
h)	Sections 4.8.9, 5.2.6 c), and 5.2.8 b) shall not apply
i)	There shall be no minimum parking requirement for any permitted use

18.088.1 Special Zone Standards	
j)	Minimum number of bicycle parking spaces which may be horizontal, vertical or stacked: i) Short term bicycle parking spaces – 6 ii) Long term bicycle parking spaces – 10
k)	Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
l)	Vertical bicycle parking spaces may be provided in accordance with the following minimum dimensions for each vertical bicycle parking space : i) Width - 0.35 metres ii) Length or vertical clearance– 1.8 metres iii) Horizontal clearance – 1.2 metres
m)	Notwithstanding Section 5.9.1.c), the minimum width of an aisle providing unobstructed access to a bicycle parking space shall be 1.1 metres.
n)	Notwithstanding the definition of structure , enclosed stairs or elevators or other means of egress from a transit system or underground parking garage are not deemed to be structures.

Exception 18.089	Weins Canada Inc. 3300 Steeles Avenue East	Parent Zone EMP-SE
OLT File Number OLT-24-000256		Amending By-law 2026-19
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *89 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.089.1 Additional Permitted Uses		
The following additional uses are permitted:		
a) Motor vehicle sales establishment (10)		

Exception 18.090	White Owl Properties Limited 300, 302 and 304 Rodick Road	Parent Zone EMP-GE
OLT File Number OLT-24-000256		Amending By-law 2026-20
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *90 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.090.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Waste disposal facility in which the primary operation is the disposal of industrial, commercial, institutional water, recyclable materials and organics	
b)	Restaurant (3)	
c)	Commercial school	
d)	Motor vehicle repair and body shop	
e)	Crematorium	
f)	Transport terminal (1)	
18.090.2 Special Use Provisions		
The following special use provisions shall apply:		
a)	A waste disposal facility shall not include facilities for the disposal of hazardous waste or liquid industrial waste	
b)	Accessory industrial equipment and the accessory outdoor storage of motor vehicles are permitted in conjunction with a waste disposal facility	
c)	Notwithstanding special use provision (3) of Table 9.4.1, uses subject to this provision shall not exceed a maximum of 15 percent of the gross floor area of the principal use .	

Exception 18.091	TerraBona 7115 Yonge Ltd. 7115 Yonge Street and 8, 10, 12, 14 Grandview Avenue	Parent Zone MU-HR (IA)
File Number Plan 23 111529		Amending By-law 2025-116
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *91 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.091.1 Special Zone Standards
The following special zone standards shall apply:
a) Notwithstanding any division or partition of the land subject to this Section, all lands zoned MU-HR (IA163)*91 shall be deemed to be one lot for the purposes of this By-law.
b) Yonge Street is deemed to be the front lot line
c) The number following the IA acronym of 163 refers to the maximum height of a building in metres and not the maximum number of storeys
d) Established grade shall be 195.85 metres above sea level (Canadian Geodetic Datum Elevation)
e) Maximum height of a point tower : i) Westerly point tower – 163.0 metres from established grade ii) Easterly point tower – 152.5 metres from established grade
f) Maximum height of a podium – 31.0 metres
g) Maximum number of storeys : i) Westerly point tower – 49 ii) Easterly point tower - 46
h) A mechanical penthouse that does not project more than 6.0 metres above the highest point of the roof surface is not considered a storey
i) Maximum number of storeys of a podium – 8
j) Minimum front yard setback : i) Westerly point tower – 5.0 metres ii) Easterly point tower – 61.0 metres iii) Podium – 3.0 metres

18.091.1 Special Zone Standards	
k)	Minimum rear yard setback : i) Westerly point tower – 63.5 metres ii) Easterly point tower – 12.5 metres iii) Podium : 1) First storey – 0.6 metres 2) Above the second storey – 6.0 metres
l)	Minimum interior side yard setback : i) Westerly point tower – 12.5 metres ii) Easterly point tower – 12.5 metres iii) Podium - 0.6 metres
m)	Minimum exterior side yard setback : i) Westerly point tower – 2.0 metres ii) Easterly point tower – 2.0 metres iii) Podium – 0.1 metres
n)	Minimum setbacks for below grade structures: i) Front yard – 0.0 metres ii) Rear yard – 0.6 metres iii) Exterior side yard – 0.0 metres iv) Interior side yard – 0.6 metres
o)	Minimum separation between point towers - 25.0 metres
p)	Minimum landscaping strip : i) abutting the rear lot line and interior side lot line - 0.6 metres ii) abutting a front yard – 3.0 metres iii) abutting an exterior side yard – 0 metres
q)	An outdoor patio or amenity area may be permitted within a landscaping strip abutting the front lot line
r)	Minimum common indoor amenity area – 2.0 square metres per dwelling unit
s)	Minimum common outdoor amenity area – 2.0 square metres per dwelling unit
t)	Minimum stepback of a point tower from a podium - 1.7 metres
u)	Minimum gross floor area devoted to non-residential uses – 630 square metres
v)	There shall be no minimum parking requirement for any permitted use
w)	Where parking spaces are provided for any non-residential use , the greater of one parking space , or 3 percent of the spaces, shall be provided as accessible

18.091.1 Special Zone Standards
parking spaces .
x) Minimum ^m number of residential loading spaces per point tower - 1
y) Maximum gross floor area of all buildings – 70,150 square metres
z) Minimum width of an aisle providing unobstructed access to a bicycle parking space – 1.8 metres
aa) Minimum number of bicycle parking spaces which may be horizontal, vertical or stacked: i) Short term bicycle parking space – 0.2 spaces per unit ii) Long term bicycle parking space – 0.79 spaces per unit
bb) Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
cc) Ratio of Multi-Bedroom Units: A minimum of 30 percent of the total number of units shall be 2-bedroom and/or 3- bedroom units.

EXCEPTIONS 92 TO 106 - RESERVED

Exception 18.107	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone RES-LR2
File Number PLAN 23 121495		Amending By-law 2025-95
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *107 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.107.1 Special Zone Standards		
The following special zone standards shall apply:		
a) Maximum building height – the lesser of 3 storeys or 12.5 metres (iv)		
b) Minimum rear yard – 6.0 metres		

Exception 18.108	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone RES-LR3
File Number PLAN 23 121495		Amending By-law 2025-95
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *108 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.108.1 Special Zone Standards		
The following special zone standards shall apply:		
a) Minimum lot frontage (interior end unit) – 7.2 metres		
b) Minimum lot frontage (interior unit) – 6.0 metres		

Exception 18.109	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone RES-LR6
File Number PLAN 23 121 495		Amending By-law 2025-95
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *109 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.109.1 Special Zone Standards		
The following special zone standards shall apply:		
a) Minimum front yard – 3.0 metres		
b) Notwithstanding Section 4.8.8 (D), bay windows are permitted to encroach 0.6 metres into the required front yard , provided the bay window :		
i) is cantilevered a minimum of 0.15 metres above grade or above the porch		
ii) is not wider than 4.0 metres, and		
iii) is located no closer than 1.2 metres from any lot line .		
c) Table 4.8.8 (E) shall not apply.		
d) Porches , underground cold cellars and stairs are permitted to encroach into the required front yard provided no part of a porch or stairs are closer than 1.5 metres from the front lot line .		
e) Minimum outdoor amenity area per townhouse dwelling – 20.0 square metres		
f) Maximum garage door width for a rear lane accessed townhouse dwelling – 90 percent for a building façade facing a private street .		

Exception 18.110	GLENDOWER PROPERTIES INC. 11139 Victoria Square Boulevard and 11251 Woodbine Avenue	Parent Zone MU-MR
File Number PLAN 23 121 495		Amending By-law 2025-95
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *110 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.110.1 Additional Permitted Uses
a) Multiplex dwelling
b) Back to back townhouse dwelling

18.110.2 Special Use Provisions
The following special use provisions shall apply:
a) Multiplex dwelling shall be subject to standards in Section 6.3.12.2
b) Back to back townhouse dwelling shall be subject to Section 6.3.13.2

18.110.3 Special Zone Standards
The following special zone standards shall apply:
a) Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned MU-MR*110 shall be deemed to be one lot for the purposes of this By-law.
b) Height Maximum - 27.5 metres
c) Storeys Maximum - 6
d) Sections 7.2.3.2 C., D., and P. shall not apply
e) For the purposes of this By-law, the lot line abutting Vetmar Avenue shall be deemed to be the front lot line .
f) For the purposes of this By-law, exclusively residential and mixed use buildings are permitted, and no minimum gross floor area is required for non-residential uses.
g) Minimum Required interior side yard – 3.0 metres
h) Minimum front and exterior side yard – 2.0 metres

18.110.3 Special Zone Standards	
i)	Notwithstanding Special Standard 7.2.3.2 (i), the minimum setback to an underground parking garage entirely below grade, including associated ventilation and access stairs which may project above grade – 0.3 metres.
j)	Minimum amenity area associated with apartment dwellings , multiple dwellings , or multiplex dwellings – 5.0 square metres per dwelling unit which may be provided in any combination of private and/or shared common indoor and/or outdoor amenity areas (ii) (iii)
k)	Minimum amenity areas: 1) Townhouse dwelling accessed by a lane - 20.0 square metres 2) Townhouse dwelling accessed by a street - 36.0 square metres 3) Townhouse dwelling accessed by a private street - 36.0 square metres where the amenity area is located at grade or, 20.0 square metres where the amenity area is not located at grade. 4) Back to back townhouse dwelling - 20.0 square metres Amenity areas for townhouse dwellings and back to back townhouse dwellings may be provided in any combination of private and/or shared common indoor and/or outdoor amenity areas.
l)	Maximum number of dwelling units – 100

EXCEPTION 111 - RESERVED

Exception 18.112	Engenius Development Inc.	Parent Zone RES-ENLR
File Number Plan 24 189460	10 River Bend Road	Amending By-law 2026-6
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *112 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.112.1 Special Zone Standards		
The following special zone standards apply to lots with a lot frontage of 17.0 metres or less:		
a) Minimum lot frontage - 15.2 metres		
b) Minimum lot depth – 39.0 metres		
c) Minimum front yard setback – 9.75 metres (xi)		
d) Notwithstanding any other provision of this By-law, the established building line shall be – 9.75 metres		
e) Minimum interior side yard setback - 1.2 metres		
f) Minimum combined interior side yard setback – 3.0 metres		
g) Maximum outside wall height – 7.5 metres		
h) Minimum landscaping strip abutting interior side lot lines – 1.2 metres		
i) Maximum main building coverage for any storey above the first storey – 26.7 percent (iii) (iv)		
j) Maximum projection of a roof structure with a pitch of less than 25 degrees – 2.1 metres above the maximum outside wall height		
k) Maximum distance of the main building from the established building line for any storey above the first storey – 18.1 metres		
l) Notwithstanding Table 4.8.8 (ii), the maximum projection of a balcony from the main wall is 3.4 metres.		

Exception 18.113	City of Markham Northeast corner of Highway 404 and Elgin Mills Road (Westerly portion of Subject Lands)	Parent Zone MU-HR1
File Number Plan 25 140435		Amending By-law 2026-43
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *113 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.113.1	Only Permitted Uses
The following are the only permitted uses:	
a)	Shared housing, large scale
b)	Shared housing, supervised care home
c)	Retirement home
d)	Long term care home
e)	Art gallery
f)	Artist studio
g)	Business office
h)	Child care centre
i)	College
j)	Commercial parking lot or garage (1)
k)	Commercial school
l)	Entertainment centre, Minor local
m)	Financial institution
n)	Fitness centre, recreational
o)	Hotel
p)	Medical office
q)	Personal service establishment
r)	Place of worship
s)	Private school
t)	Restaurant
u)	Retail store (7)
v)	Service and repair establishment

w)	University
x)	Veterinary clinic

18.113.2	Special Use Provisions
The following special use provisions shall apply:	
a)	Shared housing - large scale and shared housing – supervised care home shall be permitted on lands abutting any street as defined in this Bylaw.

18.113.3	Special Zone Standards
The following special zone standards shall apply:	
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned with Exceptions *113 and *114 shall be deemed to be one lot for the purposes of this By-law.
b)	The lot line abutting Holborn High Road shall be deemed to be the front lot line .
c)	The lot line that abuts Highway 404 and the Highway 404 northbound onramp shall be deemed to be the rear lot line
d)	The minimum rear yard setback – 14.0 metres
e)	Maximum height for a building zoned MU-HR1*113 located within 50 metres of the northerly lot line – 45.0 metres
f)	Maximum combined gross floor area for all buildings zoned MU-HR1*113 and MU-LR*114 – 79, 000 square metres
g)	Standards 7.2.4.2 L), O), P), and E) 2) shall not apply
h)	Minimum separation between point towers - 11.0 metres
i)	Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
j)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located 0.6 metres from the front lot line and interior side lot line

Exception 18.114	City of Markham Northeast corner of Highway 404 and Elgin Mills Road (Easterly portion of Subject Lands)	Parent Zone MU-LR
File Number Plan 25 140435		Amending By-law 2026-43
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *114 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.114.1	Only Permitted Uses
The following are the only permitted uses:	
a)	Shared housing, large scale
b)	Shared housing, supervised care home
c)	Retirement home
d)	Long term care home
e)	Art gallery
f)	Artist studio
g)	Business office
h)	Child care centre
i)	College
j)	Commercial parking lot or garage
k)	Commercial school
l)	Entertainment centre, minor local
m)	Financial institution
n)	Fitness centre, recreational
o)	Hotel
p)	Medical office
q)	Personal service establishment
r)	Place of worship
s)	Private school
t)	Restaurant
u)	Retail store
v)	Service and repair establishment

18.114.1	Only Permitted Uses
w)	University
x)	Veterinary clinic

18.114.2	Special Use Provisions
The following special use provisions shall apply:	
a)	Shared housing - large scale and shared housing – supervised care home shall be permitted on lands abutting any street as defined in this Bylaw.
b)	Outdoor display and sales areas are not permitted associated with a retail store

18.114.3	Special Zone Standards
The following special zone standards shall apply:	
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned with Exceptions *113 and *114 shall be deemed to be one lot for the purposes of this By-law.
b)	The lot line abutting Holborn High Road shall be deemed to be the front lot line
c)	Maximum height – 17.0 metres
d)	Maximum number of storeys - 4
e)	Maximum combined gross floor area for all buildings zoned MU-HR1*113 and MU-LR*114 – 79,000 square metres
f)	Section 7.2.2.2 I) shall not apply
g)	Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
h)	Underground parking garages located at a depth of 1.0 metres or greater below grade are permitted to be located 0.6 metres from the front lot line and interior side lot line

Exception 18.115	North Commercial LP (Starlight Investments) 675 Cochrane Drive	Parent Zone EMP-BP (O)
File Number Plan 25 130531		Amending By-law 2025-103
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *115 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.115.1 Additional Permitted Uses
The following additional uses are permitted:
a) Child care centre
18.115.2 Special Use Provisions
The following special use provisions shall apply:
a) A child care centre is only permitted on the first storey of a multi storey building
18.115.3 Special Zone Standards
The following special zone standards shall apply:
a) Maximum gross floor area for a child care centre – 650.0 square metres
b) A child care centre shall provide direct access to an accessory outdoor play area

Exception 18.116	Box Grove North Inc. North of Copper Creek Drive, East of Ninth Line	Parent Zone RES-HR1
File Number PLAN 22 264697		Amending By-law 2025-106
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *116 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.116.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned RES-HR1*116 and RES-LR6*117 shall be deemed to be one lot for the purposes of this By-law.
b)	For the purposes of this By-law, the lot line abutting Copper Creek Drive shall be deemed to be the front lot line .
c)	Minimum setback from a lot line : i) South - 2.0 metres ii) West - 4.5 metres iii) North - 14.0 metres iv) From any GWY1 Zone - 1.5 metres
d)	Maximum combined gross floor area of all apartment buildings - 70,000 square metres
e)	Total number of apartment dwelling units - 700
f)	Maximum height - 71.0 metres
g)	Sections 5.9.3 a),b), 6.3.14.2 B., K., N., and 6.3.14.2 D. 1) shall not apply.
h)	Notwithstanding (B)(2) of Table 5.7.1 , 5.0 percent of parking spaces required in column A shall be available for use as electric vehicle level 2 charging ready parking spaces .
i)	No electric vehicle charging station parking spaces identified in (B)(1) of Table 5.7.1 , are required.
j)	Minimum podium height – 6.5 metres

18.116.1 Special Zone Standards	
k)	Architectural features, amenity areas , terraces, cornices, sills, canopies, awnings, stair enclosures, intake and exhaust vents, retaining walls, guardrails, green roof elements, wind mitigation, windowsills, building maintenance equipment, porches , decks , patios, architectural wing walls, balconies , underground cellars, stairs and landings are permitted to encroach into the required front yard , interior side yard , and exterior side yard up to 0.15 metres from any lot line .
l)	Any ornamental roof construction features, guardrails, cornices, railings, balustrades, trellises, mechanical screens, generators, window washing equipment on the roof of a building , shall not be included in the calculation of height .
m)	A mechanical penthouse is permitted to project a maximum of 7.0 metres above the highest point of the roof surface.
n)	Any portion of a parking garage , or underground structures located completely below established grade , including any associated ventilation shafts and housings, stairways, and other similar facilities above established grade shall be set back a minimum of 0.3 metres from any lot line .
o)	Parking space widths are reduced to 2.6 metres where parking spaces are located within a structured parking garage .
p)	Minimum landscaping strip abutting an interior side lot line - 0.5 metres
q)	Minimum total common amenity area for apartment dwellings : Indoor – 1.8 square metres per unit; and, Outdoor – 0.8 square metres per unit
r)	Maximum gross floor area of each floorplate of a point tower - 1,250 square metres.
s)	Parking for apartment dwellings shall be provided at a rate of: i) 0.95 parking spaces per unit; and, ii) 0.15 visitor parking spaces per unit
t)	Minimum number of loading spaces – 2
u)	Minimum bicycle parking space requirements: Long-term bicycle parking space - 0.5 spaces per dwelling unit Short-term bicycle parking space - 0.05 spaces per dwelling unit
v)	Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres

Exception 18.117	Box Grove North Inc. North of Copper Creek Drive, East of Ninth Line	Parent Zone RES-LR6
File Number PLAN 22 264697		Amending By-law 2025-106
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *117 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.117.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	Notwithstanding any division or partition of the land subject to this Section, all lands zoned RES-HR1*116 and RES-LR6*117 shall be deemed to be one lot for the purposes of this By-law.
b)	Maximum number of townhouse dwelling units – 40
c)	Minimum unit width- 4.5 metres
d)	Minimum outdoor amenity area per unit - 12.0 square metres
e)	Minimum setback from a lot line : i) South - 2.0 metres ii) East - 2.5 metres iii) West - 4.5 metres iv) North - 14.0 metres
f)	Sections 4.9.9 b), and 6.3.8.2 C. shall not apply

Exception 18.118	Jetport Management Group 146 Doncaster Avenue	Parent Zone RES-ENLR
File Number Plan 25 135386		Amending By-law 2025-118
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *118 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.118.1 Additional Permitted Uses
The following additional uses are permitted:
a) Business office

18.118.2 Special Zone Standards
The following special zone standards shall apply to business office uses:
a) Sections 6.2.1 and 6.3.2.2 shall not apply.
b) Minimum lot frontage - 14.5 metres
c) Minimum front yard - 8.4 metres
d) Minimum rear yard – 26 metres
e) Maximum gross floor area - 280 square metres
f) Maximum height – 8 metres
g) Maximum lot coverage – 20 percent
h) Minimum interior side yard :
i) East - 1.2 metres
ii) West - 4.2 metres
i) Minimum landscaping strip :
i) Abutting interior side lot line - 0.0 metres
ii) Abutting the rear yard – 1.5 metres
iii) Abutting the front yard – 1.6 metres
j) A drive aisle accessing a parking area , shall be unobstructed with a minimum width of 4.2 metres for two-way traffic.
k) No more than 8 dead end parking spaces are permitted on a parking aisle .

Exception 18.119	Rongfan He 50 River Bend Road	Parent Zone RES-ENLR
File Number Plan 25 198332		Amending By-law 2025-119
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *119 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.119.1 Special Zone Standards		
The following special zone standards shall apply:		
a)	Minimum lot frontage – 23.0 metres	
b)	Minimum lot depth – 30.0 metres	
c)	Minimum front yard setback and established building line – 9.25 metres	
d)	Maximum distance of the main building from the established building line for the first storey – 22 metres	
e)	Maximum distance of the main building from the established building line for the second storey – 17 metres	
f)	Notwithstanding Section 6.2.1 b) , the maximum projection of any other architectural feature or roof structure with a pitch of less than 25 degrees above the maximum outside wall height – 2.6 metres	
g)	A hammerhead driveway is permitted in the front yard , subject to the following provisions:	
i)	The main building is set back a minimum of 9.25 metres from the front lot line ;	
ii)	A minimum hammerhead portion of a driveway from an interior side lot line – 0.75 metres;	
iii)	The hammerhead portion of the driveway shall be a maximum width of 5.8 metres	
h)	Maximum main building coverage for the first storey – 32 percent	
i)	Maximum main building coverage for the second storey – 25 percent	
j)	Minimum interior side yard - 1.65 metres provided minimum combined interior side yards on both sides is not less than 3.65 metres	

18.119.1 Special Zone Standards
k) Notwithstanding Section 4.8.8 (C) (ii), the maximum projection of a balcony from the main wall - 4.1 metres

Exception 18.120	Rongfan He 50 River Bend Road	Parent Zone RES-ENLR
File Number Plan 25 198332		Amending By-law 2025-119
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *120 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.120.1 Special Zone Standards		
The following special zone standards shall apply:		
c)	Minimum lot frontage – 23.0 metres	
b)	Minimum lot depth – 30 metres	
c)	Minimum front yard setback and established building line – 9.25 metres	
d)	Maximum distance of the main building from the established building line for the first storey – 22 metres	
e)	Maximum Distance of the main building from the established building line for the second storey – 17 metres	
f)	Notwithstanding Section 6.2.1 b), the maximum projection of any other architectural feature or roof structure with a pitch of less than 25 degrees above the maximum outside wall height – 2.6 metres	
g)	A hammerhead driveway is permitted in the front yard , subject to the following provisions:	
i)	The main building is set back a minimum of 9.25 metres from the front lot line ;	
ii)	A minimum hammerhead portion of a driveway from an interior side lot line – 1.1 metres;	
iii)	The hammerhead portion of the driveway shall be a maximum width of 4.6 metres	
h)	Maximum main building coverage for the first storey – 35.0 percent	
i)	Maximum main building coverage for the second storey – 27.25 percent	
j)	Minimum interior side yard - 1.6 metres provided minimum combined interior side yards on both sides not less than 3.6 metres	
k)	Notwithstanding Section 4.8.8 (C) (ii), the maximum projection of a balcony from the main wall – 3.2 metres	

EXCEPTION 121 – RESERVED

Exception 18.122	CF Markville Nominee Inc. 5000 Highway 7	Parent Zone MU-HR (IA)
File Number Plan 24 172945		Amending By-law 2025-124
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *122 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.122.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Private park](#)

18.122.2 Special Use Provisions

The following special use provisions shall apply:

- a) Special Use Provision (7) of [Section 7.2.5](#) shall not apply to a [retail store](#) use
- b) [Retail stores](#) are not required to be located within a [building](#) or [structure](#).

18.122.3 Special Zone Standards

The following special zone standards shall apply:

- a) Notwithstanding any further division, partition or conveyance of land, all lands zoned MU-HR(IA)*122, MU-HR(IA)*122*123, MU-HR(IA)*122*124 and, MU-HR(IA)*122*125 shall be deemed to be one lot for the purposes of this By-law.
- b) Highway 7 is deemed to be the [front lot line](#)
- c) Minimum front yard setback – 5.0 metres
- d) Maximum [gross floor area](#) of all [buildings](#) – 167,000 square metres
- e) Section 7.2.5.2 H) shall not apply
- f) Minimum [heights](#) shall not apply to [buildings](#) or [structures](#) less than 15 square metres
- g) Notwithstanding Section [7.2.5.2\(K\)](#), the minimum [stepback](#) of a [point tower](#) from a [podium](#) shall be 1.8 metres abutting the southerly and easterly boundary lines of the lands zoned *122

18.122.3 Special Zone Standards	
h)	Notwithstanding Section 4.8.11.a), a mechanical penthouse is permitted to project 8.0 metres above the highest point of the roof surface regardless of the height of the building and is not considered a storey .
i)	There shall be no minimum parking requirement for any permitted use
j)	Where parking spaces are provided, the maximum number of parking spaces shall be: i) Residential - 0.8 parking spaces per dwelling unit, plus 0.2 parking space per dwelling unit for visitors.
k)	Where parking spaces are provided for any non-residential use , the greater of one parking space , or 3 percent of the parking spaces , shall be provided as accessible parking spaces .
l)	Underground parking garages , including ventilation shafts and housings, stairways and other similar facilities above average grade level associated with below grade parking garages , are permitted to be located 0.15 metres from all lot lines .
m)	Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space : i) Width - 0.3 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
n)	Minimum common amenity area – 4.0 square metres per dwelling unit (iii)
o)	Notwithstanding Section 7.2.5.2 P), the minimum combined gross floor area for all buildings devoted to non-residential uses – 2000 square metres

Exception 18.123	CF Markville Nominee Inc. 5000 Highway 7	Parent Zone MU-HR (IA)
File Number Plan 24 172945		Amending By-law 2025-124
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *123 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.123.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	The number following the IA acronym refers to the maximum height of a building in metres and not the maximum number of storeys
b)	Maximum number of storeys : i) West point tower - 30 ii) East point tower - 35
ii)	Minimum podium stepback above the fourth storey abutting the *123 zone boundary line: i) Southerly – 3.0 metres ii) Westerly – 3.0 metres iii) Within 25 metres of the northerly zone boundary line – 3.0 metres
d)	Section 7.2.5.2 K) shall not apply
e)	Podium height : i) Minimum - 13.5 metres (iv) ii) Maximum - 19.5 metres
f)	Notwithstanding Sections 7.2.5.2 E) and F) , the minimum setback from a zone boundary line shall be: i) West – 3.5 metres ii) East – 3.0 metres iii) North - 10.0 metres
g)	Minimum separation between point towers - 28.0 metres
h)	Notwithstanding Section 7.2.5.2 P) , the minimum combined gross floor area for all buildings devoted to non-residential uses – 690.0 square metres

Exception 18.124	CF Markville Nominee Inc. 5000 Highway 7	Parent Zone MU-HR (IA)
File Number Plan 24 172945		Amending By-law 2025-124
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *124 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.124.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	The number following the IA acronym refers to the maximum height of a building in metres and not the maximum number of storeys
b)	Maximum number of storeys : i) East point tower - 39 ii) West point tower - 37
c)	Podium height : i) Minimum - 13.5 metres (iv) ii) Maximum - 19.5 metres
d)	Minimum podium setback above the fourth storey abutting the *124 zone boundary line: i) Westerly – 3.0 metres ii) Within 25 metres of the northerly zone boundary line – 3.0 metres iii) Abutting Hwy 7 and McCowan Road boundary lines – 3.0 metres
e)	Section 7.2.5.2 E 2) and K) shall not apply
f)	Notwithstanding Sections 7.2.5.2 E and F), the minimum setback from a zone boundary line that does not abut a public street – 3.0 metres
g)	Notwithstanding Section 7.2.5.2 P), the minimum combined gross floor area for all buildings devoted to non-residential uses – 290.0 square metres

Exception 18.125	CF Markville Nominee Inc. 5000 Highway 7	Parent Zone MU-HR (IA)
File Number Plan 24 172945		Amending By-law 2025-124
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *125 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.125.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	The number following the IA acronym of 122 refers to the maximum height of a building in metres and not the maximum number of storeys
b)	Maximum number of storeys - 35
c)	Minimum number of storeys for a podium – 1
d)	Podium height : i) Minimum - 4.5 metres (iv) ii) Maximum - 19.5 metres
e)	Section 7.2.5.2 E) 2) shall not apply
f)	Minimum interior side yard and rear yard setbacks - 0.0 metres
g)	Notwithstanding Section 7.2.5.2 P), the minimum gross floor area devoted to non-residential uses – 530.0 square metres

Exception 18.126	City of Markham 249, 254, 258, 262, 352, 373, 377 Main Street North	Parent Zone RES-ENLR
File Number PR 25 131474		Amending By-law 2026-45
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *126 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.126.1 Additional Permitted Uses		
The following additional uses are permitted:		
a) Business office		
b) Veterinary clinic		

Exception 18.127	City of Markham 6007 16 th Avenue	Parent Zone RES-ENLR
File Number PR 25 131474		Amending By-law 2026-45
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *127 on Schedule ‘B’ to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.127.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Business office	
b)	Child care centre	
c)	Veterinary clinic	

EXCEPTION 128 - RESERVED

Exception 18.129	City of Markham 266 Main Street North	Parent Zone RES-ENLR
File Number PR 25 131474		Amending By-law 2026-45
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *129 on Schedule 'C' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.129.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Business office	
b)	Retail store	
c)	Personal service establishment	

Exception 18.130	Mark-Dev Inc. 136 Markland Street	Parent Zone RES-LR6
File Number Plan 25 118560		Amending By-law 2026-29
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *130 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.130.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	Maximum height – 12.7 metres
b)	Maximum number of storeys – 4
c)	Minimum front yard – 3.8 metres
d)	Minimum setback from a Greenway zone – 2.7 metres
e)	Section 6.3.8.2 C) and E) shall not apply.
f)	Minimum interior side yard : i) North – 5.1 metres ii) South – 4.4 metres
g)	Notwithstanding provisions a) and b) above, mechanical room and stairs accessing a roof is not permitted to exceed the maximum height or number of storeys
h)	Maximum area of hard landscaping in the front yard - 46 percent
i)	The provision of Section 4.8.9.2 (a)(iii) shall not apply to the rear lot line and south interior lot line
j)	The maximum height of a porch floor in the front yard above average grade level of the porch - 2.0 metres
k)	The provisions of Section 4.8.10.1 shall not apply
l)	The minimum size for a private garage intended to occupy two motor vehicles is 5.7 metres by 6.0 metres

18.130.1 Special Zone Standards	
m)	The provisions of Section 4.9.4 shall not apply
n)	The provision of Section 4.9.9 (b) shall not apply

Exception 18.131	Ruland Properties Inc. – The Remington Group Birchmount Road, 65M- 4632 Block 12	Parent Zone MU-HR (IA)
File Number PLAN 24 197692		Amending By-law 2026-50
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *131 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
18.131.1 Additional Permitted Uses		
The following additional uses are permitted:		
a) Banquet hall		
b) Nightclub		
c) Place of worship located in a mixed-use building		
d) Home child care		
e) Parking area		
f) Parking garage		
18.131.2 Special Use Provisions		
The following special use provisions shall apply:		
a) Special use provision (5) shall not apply		
b) Special use provision (7) shall not apply to a retail store		
c) Maximum gross floor area for a place of worship - 500 square metres		
18.131.3 Special Zone Standards		
The following special zone standards shall apply:		
a) For the purposes of this By-law, the lot line abutting Birchmount Road shall be deemed to be the front lot line		
b) The number following the IA acronym refers to the maximum height of a building in metres and not the maximum number of storeys		
c) Maximum height of a podium :		
i) Within 110 metres of Rouge Valley Drive West and Verdale Crossing – 50 metres		
ii) All other podiums - 29 metres		
d) Minimum heights , and standards relating to minimum and maximum heights in storeys , shall not apply		

18.131.3 Special Zone Standards
e) Dwelling units are permitted on any storey , including the first storey of an apartment building
f) Maximum number of dwelling units : i) In the MU-HR(IA91) zone - 510 ii) The total combined number of dwellings units in the MU-HR(IA103) and MU-HR(IA130) zones – 1,650
g) Minimum setbacks : i) Front yard , rear yard , and exterior side yard - 0.6 metres for the first storey , 0.0 metres for any storey above the first storey ii) Notwithstanding i) above, the minimum setback for canopies and awnings – 0.0 metres iii) Notwithstanding special standard (i), underground parking garages are permitted to be located to 0.3 metres from any lot line
h) The maximum front yard or exterior side yard setbacks shall not apply
i) Zone standards H) and I) shall not apply
j) The minimum common amenity area shall be 3.0 square metres per unit inclusive of both common indoor amenity area and common outdoor amenity area
k) The provisions of Section 7.2.5.2 K) shall only apply to a maximum of 14 metres of a point tower façade
l) Notwithstanding Section 7.2.5.2 P), the minimum gross floor area of non-residential uses is: i) In the MU-HR(IA91) zone – 2000 square metres ii) In the MU-HR(IA103) zone – 0.0 square metres iii) In the MU-HR(IA130) zone – 0.0 square metres
m) Special zone standard (iv) shall not apply
n) A mechanical penthouse that does not project more than 8.0 metres above the highest point of the roof surface is exempt from the maximum height requirements of this By-law
o) There shall be no minimum parking requirement for any permitted use
p) Where parking spaces are provided for any non-residential use , the greater of one parking space , or 3 percent of the parking spaces shall be provided as accessible parking spaces
q) Minimum bicycle parking spaces : i) Long term bicycle parking spaces – 0.8 spaces per unit ii) Short term bicycle parking spaces – 0.2 spaces per unit

18.131.3 Special Zone Standards
r) Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space: i) Width - 0.35 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres

EXCEPTIONS 132 AND 133 - RESERVED

Exception 18.134	Holme-Strader 171 Main Street North	Parent Zone RES-ENLR
File Number PLAN 25 144 333		Amending By-law 2026-73
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *134 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.134.1 Additional Permitted Use
The following additional use is permitted:
a) Business Office

18.134.2 Special Use Provisions
The following special use provisions shall apply:
a) Maximum combined gross floor area of business office uses within all buildings on a lot – 45 percent
b) A minimum of one (1) dwelling unit is required

18.134.3 Special Zone Standards
The following special zone standards shall apply:
a) Minimum lot frontage – 20.0 metres
b) Minimum front yard – 9.8 metres
c) Minimum interior side yard : (i) South - 1.1 metres (ii) North - 3.5 metres
d) Minimum landscaping strip : (i) Abutting interior south side lot line – 0.0 metres (ii) Abutting rear lot line – 1.27 metres (iii) Abutting North interior side lot line in the rear yard – 0.55 metres
e) Notwithstanding Section 5.2.8 c) , a two-way drive aisle located on the same lot as a heritage building , may be reduced to an unobstructed width of 3.8 metres when accessing a parking area or detached private garage with ten parking spaces or less

18.134.3 Special Zone Standards	
f)	Parking areas , including required parking spaces , drive aisles , and parking aisles shall be set back a minimum of: (i) South interior side lot line - 1.5 metres (ii) Rear lot line - 3.5 metres (iii) North interior side lot line for expansions to a driveway and parking area existing on the date of passing of this By-law - 1.5 metres
g)	The provisions of Section 5.2.6 c) shall not apply
h)	Maximum height of detached private garage : (i) 5.7 metres
i)	Notwithstanding Section 4.8.9.2 a) i) , a detached private garage is permitted to encroach 0.3 metres in the required minimum landscaping strip made up of soft landscaping

EXCEPTIONS 135 TO 137 - RESERVED

Exception 18.138	ST. MARKS KOINONIA HOUSING 455 FERRIER STREET	Parent Zone MU-HR1
File Number Plan 26 112050		Amending By-law 2026-81
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *138 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.138.1	Additional Permitted Uses
The following additional use is permitted:	
a)	Home Child Care

18.138.2	Uses Not Permitted
The following uses are not permitted:	
a)	Entertainment Centre, Major Regional
b)	Motor vehicle sales establishment
c)	Motor vehicle fuelling station
d)	Motor vehicle maintenance shop
e)	Motor vehicle rental establishment
f)	Motor vehicle washing establishment

18.138.3	Special Zone Standards
The following special zone standards shall apply:	
a)	The lot line abutting the east lot line is deemed to be the front lot line
b)	Maximum height – 113.0 metres

18.138.3	Special Zone Standards
c)	The following shall be permitted to project a maximum of 8.0 metres above the height of a building :
i)	In addition to the items listed in 4.8.4, equipment used for the functional operation of a building such as elevator overruns, vents, and associated architectural screens or enclosures, lightning rods, air intakes, garbage chutes, green roof elements, window washing equipment and maintenance equipment storage, and structures associated with wind protection or mitigation
ii)	A mechanical penthouse
d)	Maximum number of storeys - 33
e)	Maximum front yard setback – 8.0 metres
f)	Minimum interior side yard setback – 1.8 metres
g)	Minimum interior side yard setback and rear yard setback to an underground garage and building canopies – 0.0 metres.
h)	Section 7.2.4.2 H), I) and O) shall not apply
i)	Maximum gross floor area of each floor plate of a residential point tower – 925 square metres
j)	Minimum stepback of a point tower from a podium :
i)	Front yard and exterior side yard – 0.0 metres
ii)	Interior side yard and rear yard – 1.8 metres
k)	Maximum gross floor area – 35,000 square metres
l)	Maximum number of dwelling units - 425
m)	Minimum non-residential gross floor area on the first storey of a building - 800 square metres
n)	The provisions of Section 5.2.9 shall not apply to portions of a building abutting south and west facades, and on the east building façade within 20 metres of the southern lot line .
o)	Minimum Required Parking:
i)	Residential - 0.7 parking spaces per dwelling unit , plus 0.15 parking space per dwelling unit for visitors.
ii)	Non-Residential – 1.0 parking space per 60 square metres up to a maximum of 1100 square metres of non-residential gross floor area
p)	Non-residential and visitor parking spaces may be shared

18.138.3 Special Zone Standards
q) Stacked bicycle parking spaces may be provided in accordance with the following minimum dimensions for each stacked bicycle parking space: i) Width - 0.35 metres ii) Length – 1.2 metres iii) Vertical clearance – 1.2 metres
r) Notwithstanding Sections 5.8.1 and 5.8.2 two loading spaces are required in accordance with the following: i) vertical clearance – 6.1 metres ii) width - 3.5 metres iii) length – One at 10 metres and one at 5.8 metres
s) Section 5.8.3 c) shall not apply.

Exception 18.139	ST. MARKS KOINONIA HOUSING 455 Ferrier Street	Parent Zone MU-HR1
File Number Plan 26 112050		Amending By-law 2026-81

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *139 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.139.1	Additional Permitted Uses
The following additional uses are permitted:	
a)	Place of worship
b)	Banquet hall
c)	Community centre
d)	Museum

18.139.2	Uses Not Permitted
a)	Entertainment Centre, Major Regional
b)	Motor vehicle sales establishment
c)	Motor vehicle fuelling station
d)	Motor vehicle maintenance shop
e)	Motor vehicle rental establishment
f)	Motor vehicle washing establishment

18.139.3	Special Use Provisions
The following special use provisions shall apply:	
a)	A dwelling unit is permitted, accessory to a place of worship

18.139.4 Special Zone Standards	
The following special zone standards shall apply:	
a)	The lot line abutting the east lot line is deemed to be the front lot line
b)	Minimum number of parking spaces including provisions for accessible parking spaces for an existing place of worship shall be 450 parking spaces and 12 accessible parking spaces .

Exception 18.140	TH (Markham) Developments (BT) Corp. 10233 Warden Avenue	Parent Zone RES-LR2
File Number Plan 24 198202		Amending By-law 2026-90
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *140 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.140.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	Minimum rear yard setback – 6.0 metres
b)	Maximum garage door width – 61 percent of the building façade
c)	Porches , stairs, or underground cold cellars located entirely beneath a porch may encroach into the required front yard and exterior side yard provided that no part of a porch , stairs, or underground cold cellars are located closer than 0.3 metres from the front lot line or exterior side lot line
d)	Each required parking space within a private garage shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres
e)	A private garage intended to occupy two motor vehicles shall be a minimum of 5.2 metres in width and 6.0 metres in length
f)	Maximum driveway width shall not exceed 61 percent of the lot frontage

Exception 18.141	TH (Markham) Developments (BT) Corp. 10233 Warden Avenue	Parent Zone RES-LR5
File Number Plan 24 198202		Amending By-law 2026-90

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *141 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.141.1 Special Zone Standards

The following special zone standards shall apply:

- a) The provisions of [Section 5.3.2 f\)](#) and g) do not apply to lots accessed by a lane
- b) [Porches](#), stairs, [balconies](#), and underground cold cellars located entirely beneath the [porch](#) may encroach:
 - i) Into the required [front yard](#) and [exterior side yard](#) provided that no part of the [porch](#), stairs, [balconies](#), or underground cold cellars are located closer than 0.3 metres from the [front lot line](#) or [exterior side lot line](#)
- c) Notwithstanding [Section 4.8.10.1 a\)](#), [porches](#) in the [front yard](#) and [exterior side yards](#) are permitted provided the floor of any [porch](#) that is located between the [main building](#) wall and any [lot line](#) that serves as the boundary of a [street](#) shall have a depth of at least 1.5 metres
- d) Minimum outdoor [amenity area](#) – 18.0 square metres
- e) Outdoor [amenity area](#) may include steps, partitions, railings, and planters
- f) Each required [parking space](#) within a [private garage](#) shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres
- g) A [private garage](#) intended to occupy two [motor vehicles](#) shall be a minimum of 5.2 metres in width and 6.0 metres in length
- h) [Accessory buildings](#) containing a [private garage](#) accessed by a [lane](#) are permitted to be setback:
 - i) [Interior side yard](#) - 0.0 metres
 - ii) [Rear yard](#) - 0.6 metres

Exception 18.142	TH (Markham) Developments (BT) Corp. 10233 Warden Avenue	Parent Zone RES-LR6
File Number Plan 24 198202		Amending By-law 2026-90

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *142 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.142.1 Additional Permitted Uses

The following additional uses are permitted:

- a) [Detached dwelling](#)

18.142.2 Special Zone Standards

The following special zone standards shall apply:

- a) For the purposes of this By-law the west [lot line](#) shall be deemed to be the [front lot line](#)
- b) Maximum number of [dwelling units](#) – 30
- c) Notwithstanding b) above, the total number of [dwelling units](#) within the lands zoned RES-LR6*142 and RES-MR1*143 shall not exceed 210
- d) Maximum [garage door](#) width for a [detached dwelling](#) – 61 percent of the [building façade](#)
- e) Notwithstanding any provisions in this By-law, there shall be no maximum [garage door](#) width for a [townhouse dwelling](#)
- f) Each required [parking space](#) shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres
- g) Maximum [driveway](#) width for a [detached dwelling](#) shall not exceed 61 percent of the [lot frontage](#)
- h) [Section 5.3.2](#) f) and g) do not apply to a [townhouse dwelling](#)
- i) A [private garage](#) intended to occupy two [motor vehicles](#) shall be a minimum of 5.2 metres in width and 6.0 metres in length
- j) [Driveway](#) access is only permitted from a [private street](#)
- k) Visitor parking is only required for units providing two or fewer private [parking spaces](#)

Exception 18.143	TH (Markham) Developments (BT) Corp. 10233 Warden Avenue	Parent Zone RES-MR1
File Number Plan 24 198202		Amending By-law 2026-90
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *143 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.143.1	Additional Permitted Uses
The following additional uses are permitted:	
a)	Townhouse dwelling
b)	Back-to-back townhouse dwelling
c)	Multiple dwelling

18.143.2	Special Zone Standards
The following special zone standards shall apply:	
a)	For the purposes of this By-law the west lot line shall be deemed to be the front lot line
b)	Maximum number of dwelling units –210
c)	Notwithstanding b) above, the total number of dwelling units within the lands zoned RES-LR6*142 and RES-MR1*143 shall not exceed 210
d)	Maximum lot frontage shall not apply
e)	Each required parking space within a private garage shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres
f)	A private garage intended to occupy two motor vehicles shall be a minimum of 5.2 metres in width and 6.0 metres in length
g)	Section 5.3.2 f) and g) do not apply to a townhouse dwelling, back-to-back townhouse dwelling , and multiple dwelling
h)	Driveway access is only permitted from a private street
i)	Minimum setback from the eastern lot line – 2.4 metres

Exception 18.144	Warden Elgin Developments Ltd. 3975 Elgin Mills Road East	Parent Zone RES-LR2
File Number Plan 24 179088		Amending By-law 2026-91
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *144 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.144.1 Special Zone Standards	
The following special zone standards shall apply:	
a)	Minimum rear yard – 6.0 metres
b)	Maximum garage door width – 60 percent of a building façade
c)	Maximum projection of an attached private garage beyond the main wall of a building façade is 4.8 metres
d)	Window bays with or without a foundation are permitted to encroach into a required front yard , exterior side yard or, rear yard provided such window bays extend no more than 1.0 metre into the required yard and are no more than 4 metres wide
e)	Notwithstanding, Section 4.8.8 (E)(ii), main walls are permitted to project a maximum of 1.0 metres into the required front yard or exterior side yard provided the projection is no wider than 4.0 metres
f)	Notwithstanding Section 4.8.10.2 (b), stairs that are used to provide access to a porch from the ground shall not be located closer than 0.3 metres from the front lot line or exterior side lot line
g)	Notwithstanding Section 4.8.10.1 c), 2 stairs may encroach into a porch provided a minimum 1.2 metre unencumbered area is maintained abutting the door
h)	Notwithstanding Section 4.8.10.1 (d), the maximum height of a porch floor above the average grade level of the porch is 1.5 metres
i)	Notwithstanding Section 4.9.9 (c), one stair is permitted within 1.2 metres from the interior side lot line for a side door entry
j)	Notwithstanding Section 5.3.6 (a), where parking spaces are provided in a private garage , each required parking space shall have a width of not less than 2.75 metres

18.144.1 Special Zone Standards	
k)	Notwithstanding Section 5.3.2 (g), for driveways accessed by a street , the maximum driveway width shall not exceed 55 percent of the lot frontage
l)	Notwithstanding Section 4.8.9.1 a) and 4.8.9.2 a) iii), a pedestrian access pathway shall be permitted to extend within a front yard , exterior side yard and/or interior side yard to provide access to a dwelling unit and shall not be included in the calculation of maximum permitted hard landscaping , provided the maximum width of the pathway does not exceed 1.5 metres and shall be no closer than 0.6 metres to any lot line

Exception 18.145	Warden Elgin Developments Ltd. 3975 Elgin Mills Road East	Parent Zone RES-LR4
File Number Plan 24 179088		Amending By-law 2026-91

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *145 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.145.1 Special Zone Standards

The following special zone standards shall apply:

- a) Minimum [rear yard](#) (with attached [private garage](#)) – 0.6 metres
- b) Notwithstanding [Section 6.3.6.2](#) M., the minimum dimensions of an outdoor [amenity area](#) shall be not less than 4 metres by 4.5 metres provided the minimum outdoor [amenity area](#) is not less than 20 square metres
- c) Window bays with or without foundation are permitted to encroach into a required [front yard](#), [exterior side yard](#) or, [rear yard](#) provided such window bays extend no more than 1.0 metre into the required [yard](#) and are no more than 4 metres wide
- d) Notwithstanding [Section 4.8.8](#) (E)(ii), [main walls](#) are permitted to project a maximum of 1.0 metres into the required [front yard](#) or [exterior side yard](#) provided the projection is no wider than 4.0 metres
- e) Notwithstanding [Section 4.8.10.2](#) (b), stairs providing access to a [porch](#) may encroach into a [front yard](#) and [exterior side yard](#) provided that a minimum 0.3 metre setback is maintained
- f) Notwithstanding [Section 4.8.10.1](#) c), 2 stairs may encroach into a [porch](#) provided a minimum 1.2 metre unencumbered area is maintained abutting the door.
- g) Notwithstanding [Section 4.8.10.1](#) (d), the maximum [height](#) of a [porch](#) floor above the [average grade level](#) of a [porch](#) is 1.5 metres
- h) Notwithstanding [Section 4.9.9](#) (c), one stair is permitted within 1.2 metres from the [interior side lot line](#) for a side door entry
- i) Notwithstanding [Section 5.3.6](#) (a), where [parking spaces](#) are provided in a [private garage](#), each required [parking space](#) shall have a width of not less than 2.75 metres

18.145.1 Special Zone Standards	
j)	For the purposes of this By-law, Section 5.3.2 f) and g) shall not apply
k)	Notwithstanding Section 4.8.9.1 a) and 4.8.9.2 a) iii), a pedestrian access pathway shall be permitted to extend within a front yard , exterior side yard and/or interior side yard to provide access to a dwelling unit and shall not be included in the calculation of maximum permitted hard landscaping , provided the maximum width of the pathway does not exceed 1.5 metres and shall be no closer than 0.6 metres to any lot line

Exception 18.146	Warden Elgin Developments Ltd. 3975 Elgin Mills Road East	Parent Zone RES-LR5
File Number Plan 24 179088		Amending By-law 2026-91

Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *146 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

18.146.1 Special Zone Standards

The following special zone standards shall apply:

- a) Minimum required lot frontage (if private garage is attached or detached):
 - i) 5.5 metres per unit on an [interior lot](#)
 - ii) 5.8 metres for an end unit on an interior end unit
 - iii) 7.0 metres for an end unit on an exterior end unit
- b) Minimum required [rear yard](#) to a [dwelling unit](#):
 - i) With an attached [private garage](#):
 1. 0.6 metres for the [first storey](#)
 2. 3.0 metres for any storey above the [first storey](#)
 - ii) With a detached [private garage](#) – 11.6 metres
- c) Notwithstanding [Section 6.3.7.2](#) i) j), a portion of a [building](#) providing rooftop access is permitted to project above the maximum [height](#), provided the [floor area](#) of the rooftop access does not exceed 12 square metres. Rooftop access shall not be considered an additional [storey](#)
- d) The following outdoor [amenity area](#) provisions shall apply:
 - i) The outdoor [amenity area](#) may be located on a rooftop, above a [private garage](#) and/or [driveway](#), and/or be located on a [balcony](#); and
 - ii) [Decks](#) are permitted to be located above the [first storey](#) and a [balcony](#) is not required to be cantilevered
- e) For the purposes of this By-law, Elgin Mills Road East shall be deemed the [front lot line](#)
- f) Window bays with or without foundation are permitted to encroach into a required [front yard](#), [exterior side yard](#) or [rear yard](#) provided such window bays extend no more than 1.0 metre into a required [yard](#) and are no more than 4 metres wide

18.146.1 Special Zone Standards	
g)	Notwithstanding, Section 4.8.8 (E)(ii), main walls are permitted to project a maximum of 1.0 metres into the required front yard or exterior side yard provided the projection is no wider than 4.0 metres
h)	Notwithstanding Section 4.8.10.2 (b), stairs that are used to provide access to a porch from the ground shall not be located closer than 0.3 metres from the front lot line or exterior side lot line
i)	Notwithstanding Section 4.8.10.1 c), 2 stairs may encroach into a porch provided a minimum 1.2 metre unencumbered area is maintained abutting the door
j)	Notwithstanding Section 4.8.10.1 (d), the maximum height of a porch floor above the average grade level of the porch is 1.8 metres
k)	Notwithstanding Section 4.9.9 (c), one stair is permitted within 1.2 metres from the interior side lot line for a side door entry

Exception 18.147	Warden Elgin Developments Ltd. 3975 Elgin Mills Road East	Parent Zone RES-MR1
File Number Plan 24 179088		Amending By-law 2026-91
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *147 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.147.1	Additional Permitted Uses
The following additional uses are permitted:	
a)	Townhouse dwelling
b)	Back to back townhouse dwelling

18.147.2	Special Zone Standards
The following special zone standards shall apply:	
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *147 shall be deemed to be one lot for the purposes of this By-law.
b)	For the purposes of this By-law the west lot line shall be deemed to be the front lot line
c)	The total number of townhouse dwellings , back to back townhouse dwellings , and multiple dwellings within the lands zoned RES-MR1*147 shall not exceed 120
d)	Maximum lot frontage shall not apply
e)	Minimum unit widths: i) Back to back townhouse dwelling: 1. interior unit - 6.7 metres 2. interior end unit – 8.4 metres ii) Townhouse dwelling: 1. interior unit - 5.5 metres 2. interior end unit – 7.2 metres
f)	Minimum required setbacks : i) Front yard – 1.2 metres ii) Rear yard – 3.0 metres iii) Interior side yard – 7.2 metres

18.147.2 Special Zone Standards	
g)	The provisions of Section 6.3.11.2 F 1), G), and 4.8.9.1 shall not apply
h)	Section 5.3.2 f) and g) do not apply to a townhouse dwelling
i)	Driveway access is only permitted from a private street
j)	Each required parking space within a private garage shall have a width of not less than 2.75 metres and a length of not less than 5.8 metres
k)	Notwithstanding Section 4.8.9.1 a) and 4.8.9.2 a) iii), a pedestrian access pathway shall be permitted to extend within a front yard , exterior side yard and/or interior side yard to provide access to a dwelling unit and shall not be included in the calculation of maximum permitted hard landscaping , provided the maximum width of the pathway does not exceed 1.5 metres and shall be no closer than 0.6 metres to any lot line
l)	Outdoor amenity areas are subject to the following provisions: i) The outdoor amenity area may be located at grade, on a rooftop, above a private garage, porch, deck, and/or on a balcony; ii) One outdoor amenity area shall have a minimum area of 10 square metres; and, iii) An outdoor amenity area may include steps, partitions, railings, air conditioner units, and planters

Exception 18.148	Warden Elgin Developments Ltd. 3975 Elgin Mills Road East	Parent Zone MU-MR
File Number Plan 24 179088		Amending By-law 2026-91
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *148 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		

18.148.1	Only Permitted Uses
The following are the only permitted uses:	
Residential Uses	
a)	Apartment Dwelling
b)	Multiple Dwelling (2)
c)	Home Occupation
Non Residential Uses	
d)	Child Care Centre
e)	Retail Store (5)
f)	Fitness Centre, Recreational
g)	Art Gallery
h)	Commercial parking lot or garage (1)
i)	Financial Institution
j)	Medical Office
k)	Business Office
l)	Personal Service Establishment
m)	Place of Worship
n)	Restaurant
o)	Private School
p)	Public School
q)	Commercial School
r)	Veterinary Clinic

18.148.2	Special Zone Standards
The following specific zone standards shall apply:	
a)	The maximum net floor area permitted for an individual retail store or personal service establishment premise is 2,000 square metres
b)	Only residential uses and business office , medical office , and financial institution uses are permitted above the second storey
c)	Maximum number of dwelling units - 87
d)	Maximum height : i) 19.5 metres ii) within 25 metres of an arterial road – 25.5 metres
e)	Warden Avenue is deemed the front lot line
f)	Multiple dwellings shall not be located within 25 metres of on an arterial road
g)	Dwelling units are not permitted within the first storey of a portion of a building within 10 metres of an arterial road
h)	Non-residential uses shall be provided in the first storey of a portion of a building within 10 metres of an arterial road
i)	Notwithstanding Section 7.2.3.2 P), minimum gross floor area devoted to non-residential uses is 500 square metres
j)	Places of worship , public schools and private schools shall only be permitted within a multi-storey non-residential or mixed-use building