

Proposed Residential (RES) Zones



Secondary Plan Land Use	Proposed RES ZONE	Purpose of Proposed RES ZONE	Proposed Permitted Residential Uses	Proposed Permitted Non-Residential Uses	Max. # of Storeys	Min. and Max. Floor Space Ratio
Low Rise Residential Limited	RES-3	Accommodate a limited range of low density dwelling types in low rise areas.	SINGLE DETACHED DWELLING ADDITIONAL DWELLING UNIT (ATTACHED/ DETACHED) SEMI DETACHED DWELLING HOSPICE SMALL RESIDENTIAL CARE FACILITY	Home Occupation	3 storeys or 11metres whichever is greater	
Low Rise Residential Limited Office	RES-3	Accommodate a limited range of low density dwelling types in low rise areas and professional offices	SINGLE DETACHED DWELLING ADDITIONAL DWELLING UNIT (ATTACHED/ DETACHED) SEMI DETACHED DWELLING HOSPICE SMALL RESIDENTIAL CARE FACILITY	Health offices, personal services, artisan's establishment, studio, craftsman shop, home occupations, daycare facilities, and office.	Refer zones and zoning map for more information on site specific regarding FSR, height and related regulations	
Low Rise Residential Limited	RES-4	Accommodate a range of low density dwelling types that allow up to four dwelling units on a range of lot sizes in low rise areas	SINGLE DETACHED DWELLING ADDITIONAL DWELLING UNIT (ATTACHED/ DETACHED) SEMI DETACHED DWELLING STREET TOWNHOUSE DWELLING MULTIPLE DWELLING UP TO 4 UNITS HOSPICE SMALL RESIDENTIAL CARE FACILITY	Home Occupation	Max – 0.6	
	RES-5	Accommodate the widest range of low density dwelling types on the widest range of lot sizes in low rise areas.	SINGLE DETACHED DWELLING ADDITIONAL DWELLING UNIT (ATTACHED/ DETACHED) SEMI DETACHED DWELLING STREET TOWNHOUSE DWELLING CLUSTER TOWNHOUSE DWELLING MULTIPLE DWELLING LODGING HOUSE HOSPICE SMALL RESIDENTIAL CARE FACILITY LARGE RESIDENTIAL CARE FACILITY	Home Occupation		
Medium Rise Residential	RES-6	Accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas	CLUSTER TOWNHOUSE DWELLING MULTIPLE DWELLING LODGING HOUSE HOSPICE SMALL RESIDENTIAL CARE FACILITY LARGE RESIDENTIAL CARE FACILITY	Artisan's Establishment, Community Facility, Convenience Retail, Day Care Facility, Office, Home Occupation, Studio	8 storeys	Min – 0.6 Max – 2.0
High Rise Residential	RES-7	Accommodate high density dwelling types and a range of complementary non-residential uses in high rise residential areas	MULTIPLE DWELLING LODGING HOUSE HOSPICE SMALL RESIDENTIAL CARE FACILITY LARGE RESIDENTIAL CARE FACILITY	Artisan's Establishment, Community Facility, Convenience Retail, Day Care Facility, Financial Establishment, Health Office, Office, Personal Services, Home Occupation, Studio	None	Min – 2.0 Max – 4.0

- Refer to associated zones and zoning map for additional regulation, FSR, building height transition regulations and site specifics

Proposed Non-Residential Zones



Secondary Plan Land Use	Proposed ZONE	Purpose of Proposed ZONE	Proposed Permitted Uses*	Max. # of Storeys	Min. and Max. Floor Space Ratio*
Institutional	INS-1	Accommodate institutional uses intended to serve surrounding residential communities	Artisan's Establishment, Auditorium, Cemetery, Community Centre, Continuing Care Community, Cultural Facility, Day Care Facility, Health Office, Hospice, Place of Worship, Residential Care Facility, Elementary School	4 Storeys (Max. height – 14 metres)	Max – 1.0
	INS-2	Accommodate institutional uses that are intended to serve a region and/or city-wide population	Auditorium, Cemetery, Community Centre, Continuing Care Community, Cultural Facility, Day Care Facility, Funeral Home, Health Office, Hospice, Place of Worship, Residential Care Facility Large, Secondary School, Health Clinic, Health Office, Hospital, Post-Secondary School, Social Service Establishment	A base shall be required for buildings greater than 14 metres in height	N/A
Commercial	COM-1	Accommodate complementary commercial uses within residential neighbourhoods in Community Areas and Major Transit Station Areas.	Artisan's Establishment, Brewpub, Catering Service Establishment, Computer, Electronic, Data Processing, or Server Establishment, Convenience Retail, Craftsperson Shop, Day Care Facility, Dwelling Unit, Financial Establishment, Fitness Centre, Gas Station, Health Clinic, Office, Personal Services, Propane Retail Outlet, Research and Development Establishment, Restaurant	Max. height – 11 metres	Max – 0.6
	COM-5	Accommodate transit supportive and transit-oriented commercial uses within the City's Major Transit Station Areas.	Artisan's Establishment, Brewpub, Catering Service Establishment, Commercial Entertainment, Commercial School, Computer, Electronic, Data Processing, or Server Establishment, Conference, Convention, or Exhibition Facility, Convenience Retail, Craftsperson Shop, Day Care Facility, Dwelling Unit, Financial Establishment, Fitness Centre, Health Clinic, Hotel, Large Merchandise Retail, Light Repair Operation, Office, Pawn Establishment, Payday Loan Establishment, Personal Services, Pet Services Establishment, Place of Worship, Print Shop, Research and Development Establishment, Restaurant, Retail, Veterinary Services	N/A	Min – 1.0 Max – 6.0
Mixed Use	MIX-1	Accommodate a variety of uses within mixed use buildings within the City's Major Transit Station Areas.	Adult Education School , Artisan's Establishment , Brewpub , Commercial Entertainment, Commercial School, Community Facility, Computer, Electronic, Data Processing or Server Establishment, Craftsperson Shop , Cultural Facility , Day Care Facility , Dwelling Unit, Financial Establishment , Fitness Centre , Health Clinic , Hospice, Hotel, Light Repair Operation, Lodging House, Multiple Dwelling, Office, Personal Services, Pet Services Establishment, Place of Worship, Print Shop, Research and Development, Restaurant, Retail, Secondary School, Small Residential Care Facility, Social Service Establishment, Veterinary Services	4 Storeys (Max. height – 14 metres)	Min – 0.6 Max – 2.0
	MIX-2	Same as above	Uses allowed in MIX-1 plus Large Residential Care Facility, Payday Loan Establishment, Post-Secondary School	6 Storeys (Max. height – 20 metres)	Min – 0.6 Max – 3.0
	MIX-3	Same as above	Same as allowed in MIX-2	8 Storeys (Max. height – 26 metres)	Min – 0.6 Max – 4.0
	MIX-4	Same as above	Same as allowed in MIX-2	None	Min – 1.0 Max – 5.0

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Proposed Non-Residential Zones

Secondary Plan Land Use	Proposed ZONE	Purpose of Proposed ZONE	Proposed Permitted Uses*	Max. # of Storeys	Min. and Max. Floor Space Ratio
General Industrial Employment	EMP-2	Accommodate a broad range of industrial uses that are not noxious uses	Automotive Detailing and Repair Operation, Biotechnological Establishment, Building Material and Decorating Supply Establishment, Bulk Fuel and Oil Storage Establishment, Commercial Vehicle Wash Facility, Craftsperson Shop, Day Care Facility, Drive-Through Facility, Fitness Centre, Garden Centre, Nursery, and/or Landscaping Supply, Heavy Repair Operation, Indoor Recycling Operation, Major Equipment Supply and Service, Manufacturing, Printing or Publishing Establishment, Restaurant, Restoration, Janitorial, or Security Services, Towing Compound, Tradesperson or Contractor's Establishment, Truck Transport Terminal, Warehouse	N/A	N/A
Innovation Employment	EMP-6	Accommodate the employment lands for 'start-ups' and 'makers.'	Artisan's Establishment, Biotechnological Establishment, Catering Service Establishment, Commercial School, Computer, Electronic, Data Processing, or Server Establishment, Craftsperson Shop, Creative Products Manufacturing, Day Care Facility, Financial Establishment, Fitness Centre, Health Clinic, Industrial Administrative Office, Light Repair Operation, Office, Personal Services, Pet Boarding, Pet Services Establishment, Post-Secondary School, Print Shop, Printing or Publishing Establishment, Research and Development Establishment, Restaurant, Tradesperson or Contractor's Establishment, Veterinary Services	4 Storeys (Max. height – 14 metres)	Min – 0.6 Max – 2.0
Natural Heritage Conservation	NHC-1	Protect and/or conserve natural heritage features and their ecological functions. Further, it is intended to prevent the aggravation of existing natural hazards and/or the creation of new ones.	Existing Agriculture and Natural Heritage Conservation		
	EU-1	The purpose is to recognize existing uses within a floodway or floodplain.	Existing uses, a dwelling with the same or fewer dwelling units than that existing on, and continually used since the effective date of this By-law in a dwelling that was existing on the effective date of this By-law		
Open Space	OSR-2	The purpose is to provide lands for parks and public recreational uses and facilities	Cemetery, Community Facility, Outdoor Active Recreation, Outdoor Passive Recreation		
	OSR-2	Accommodate comprehensive and connected parkland and open space system	Outdoor active recreation, outdoor passive recreation and cemeteries		

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