

## 4.0 MISSISSIPPI DISTRICT



The Mississippi District is composed of the Town's core area which developed with a focus on the Mississippi River. It includes the Downtown District, the Transitional District, the Mississippi Residential District and four properties known as Strategic Properties. The Mississippi Residential District also includes Community Commercial and Institutional uses which are subject to the provisions of Sections 7.0 and 9.0 respectively.

The purpose and intent of the provisions and regulations in Section 4.0 of this By-law is to ensure that development and re-development will be undertaken in a manner which respects the historical, traditional, and heritage characteristics of this part of Carleton Place, which is valued by all residents as the heart of the Municipality. Prior to submitting development and re-development proposals proponents shall ensure that the Built Form Inventory and Design Criteria as expressed in Sections 13 and 14 have been consulted and properly integrated into submissions.

## 4.1 DOWNTOWN DISTRICT

The purpose and intent of the Downtown District designation is to provide a flexible regulatory framework which will help ensure the preservation and enhancement of the areas architectural and cultural character while providing for increased economic activity in a mixed use environment featuring pedestrian oriented commercial uses and increased residential density.

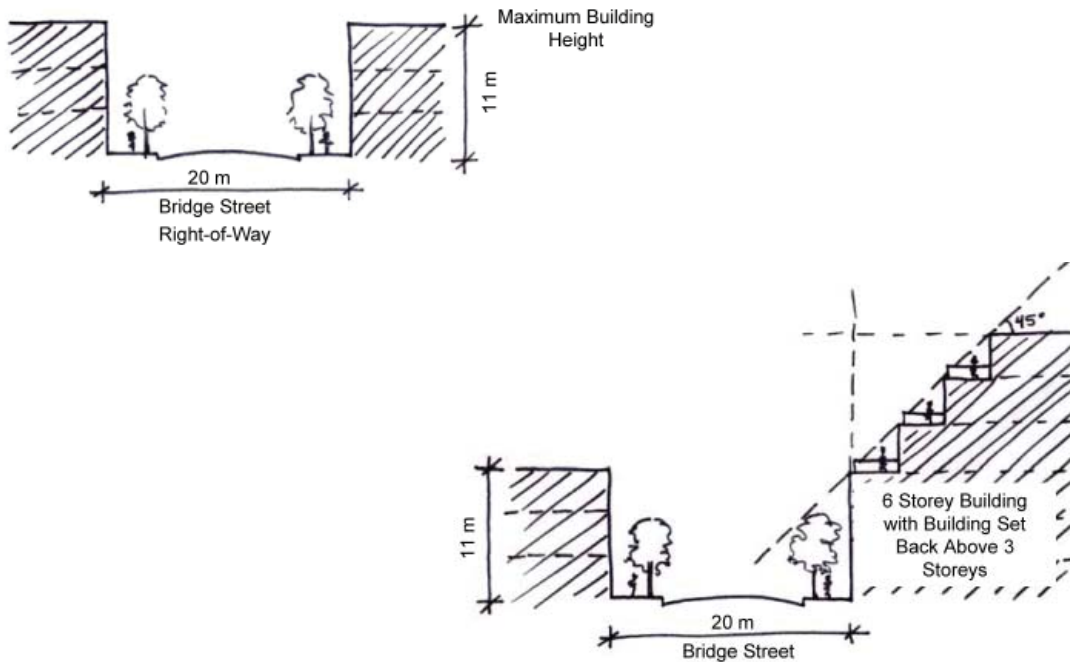
### 4.1.1 Permitted Uses

- Auction House
- Auditorium
- Bank
- Brew Pub
- Church
- Commercial Sports and Recreational Establishment
- Dry Cleaning or Laundry Outlet
- Hotel
- Nightclub / Bar / Pub
- Office
- Outdoor Café
- Parking Lot
- Personal Service Business
- Pharmacy
- Public Market
- Restaurant
- Residential uses subject to 4.1.3, 4.1.4, 4.1.5 and 4.1.6.
- Retail Store
- Studio
- Theatre, Cinema

### 4.1.2 Development Standards

STANDARDS NON-RESIDENTIAL USES	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage	Nil
Lot Frontage (minimum)	Nil
Front Yard (maximum)	0.0 metres and shall match the median setback of the adjacent blocks
Exterior Side Yard (maximum)	0.0 metres and shall match the median setback of the adjacent blocks
Interior Side Yard (minimum)	0.0 meters
Rear Yard Depth (minimum)	Nil
Usable Landscaped Open Space in the rear yard (minimum)	Nil
Building Height (maximum)	25.0 metres (82 feet) Buildings over 3 storeys shall be stepped back with each successive storey at 45.0 degrees
No Encroachment Area from front or exterior side lot line	Nil
Parking Spaces	As per Section 3 of this By-law

# DOWNTOWN DISTRICT



## 4.1.3 Additional Provisions

Development and redevelopment shall be subject to the existing site analysis and design criteria of Sections 13 and 14. **A Planning Brief shall be submitted with any development proposal, which brief shall demonstrate how the project will be compatible with existing built form. Impacts to adjacent properties shall also be evaluated prior to development approval.**

## 4.1.4 Permitted Uses - Residential

The following residential uses are permitted subject to Sections 4.1.5 and 4.1.6

- One or more Dwelling Unit(s) on the upper floor of existing non-residential buildings with frontage on Bridge Street.
- Medium to high density residential uses on lots which are located in the Downtown District but which do not have frontage on Bridge Street.
- Residential dwellings (all types) existing as of the date of passing of this By-law
- Existing residential dwellings may be converted to higher density housing types (for example converting a single dwelling to a duplex dwelling)

## 4.1.5 Development Standards

1. Development standards for permitted residential uses shall be in accordance with **Section 6**.
2. Where development is proposed which would result in a change to a residential use permitted in Section 4.1.4 and / or where development is proposed for a use permitted in 4.1.1, such development shall be subject to a **Development Permit agreement**.

## 4.1.6 Additional Provisions – Residential Uses

1. Redevelopment, including vertical or horizontal expansions of existing permitted residential types shall be subject to a Class **2** Development Permit.
2. Where lots have frontage on Bridge Street the development or redevelopment of land for exclusively residential purposes is not permitted.
3. Where lots have frontage on Bridge Street the development of multi-residential structure may be permitted provided street level floors are restricted to non-residential permitted uses.
4. Where lots located in the Downtown District are proposed for residential development or redevelopment and where such lots do not have frontage on Bridge Street, street level non-residential uses are not required.
5. All development and redevelopment shall be subject to the existing site analysis and design criteria of Sections 14 and 15.
6. Each residential unit shall be required to provide 1.0 parking space.
7. No parking shall be permitted within the front or exterior side yard setback requirements.

## 4.1.7 Discretionary Uses

- Private School

Notwithstanding Section 3.30.5, **four (4) parking spaces are required per classroom for a Private School in the Downtown District as per Section 3.30.3.**

### 4.1.7.1 Discretionary Use Provisions

All discretionary uses are required to submit a full drawing set. All discretionary uses shall be subject to the Class **2** Development permit approval stream.

## 4.2 MISSISSIPPI TRANSITIONAL SECTOR

The purpose and intent of the Mississippi Transitional Sector is to provide a flexible regulatory framework which will facilitate the evolution of this area into a secondary hub of commercial and residential activity which can provide a transition from the large commercial land uses centered on Highway 416 to the Traditional Downtown core.

### 4.2.1 Permitted Uses

- Art Gallery
- Auditorium
- Bank
- Brew Pub
- Church
- Clinic, Medical
- Commercial Sports and Recreational Establishment
- Dry Cleaning or Laundry Outlet
- Funeral Establishment
- Gas Bar
- Hotel
- Institution
- Laundry Service(s)
- Office
- Parking Lot
- Personal Service Business
- Pharmacy
- Propane Refilling Outlet
- Public Market
- Repair Service Shop
- Retail Store
- Residential uses subject to Section 4.2.3, 4.2.4 and 4.2.5.
- Restaurant
- School, Private
- Studio
- Theatre, Cinema
- Veterinarian Establishment

### 4.2.2 Development Standards - Non-Residential Uses

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage	Nil
Lot Frontage (minimum)	Nil
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard (maximum)	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum)	3.0 metres (9.8 feet), minimum where lot abuts Residential Use
Rear Yard Depth (minimum)	Nil
Usable Landscaped Open Space in the rear yard (minimum)	Nil
Building Height (maximum)	22.0 metres (72 feet)
No Encroachment Area from front or exterior side lot line	Nil
Parking Spaces	As per Section 3 of this By-law

# MISSISSIPPI TRANSITIONAL SECTOR

## 4.2.3 Permitted Uses – Residential

- One or more dwelling unit(s) on the upper floor of existing non-residential buildings.
- Medium to high density residential uses.
- Residential dwellings (all types) existing as of the date of passing of this By-law.
- Existing residential dwellings may be converted to higher density housing types (for example converting a single dwelling to a duplex dwelling)

## 4.2.4 Discretionary Uses

- Automobile Service Station
- Outdoor Café
- Warehouse Use accessory to any of the permitted uses

## 4.2.5 Development Standards – Residential

1. Development standards for permitted residential uses as per 4.2.1 and 4.2.3 shall be in accordance with **Section 6**.
2. Where development is proposed which would result in a change to a residential use permitted in Sections 4.2.1 and / or where development is proposed for a use permitted in 4.2.3, such development shall be subject to the issuance of a Class 2 Development Permit.

## 4.2.6 Provisions – Residential Uses

1. Redevelopment, including vertical or horizontal expansions of existing permitted residential types shall be subject to a Class 2 Development Permit.
2. Redevelopment of an existing commercial building that results in low density residential uses requires a Class 2 Development Permit.
3. All development and redevelopment shall be subject to the existing site analysis and design criteria of sections 13 and 14.
4. Each residential unit shall be required to provide 1.0 parking space.
5. No parking shall be permitted within the front or exterior side yard setback requirements.

### 4.2.6.1 Provisions - Discretionary Use

1. All discretionary uses are required to submit a full drawing set as determined by the **Director of Development Services** or designate and subject to a Class **2** Development permit approval stream.

## 4.3 MISSISSIPPI RESIDENTIAL SECTOR

The **Mississippi Residential Sector** is an established older residential area which is composed of a mix of neighborhoods characterized by a range of housing types. The area, though dominated by single dwelling units, includes semi-detached, duplex, row townhouses and small apartment dwellings located on tree lined streets with several parks, schools, churches, local commercial uses and municipal amenities. The range of dwellings vary from modest single dwellings to stately heritage homes.

The purpose and intent of the following regulatory framework is to provide for appropriate development and redevelopment while recognizing existing neighborhood character and architectural styles. **Prior to submitting development and re-development proposals proponents shall ensure that the Built Form Inventory and Design Criteria as expressed Sections 13 and 14 has been consulted and properly integrated into submissions.**

### 4.3.1 Permitted Uses

- Single Detached Dwelling
- Semi-Detached Dwelling
- Duplex Dwelling
- Triplex Dwelling
- Quadplex Dwelling
- Apartment Dwelling
- Senior's Residential Dwelling
- Daycare Facilities
- Recreation Facilities
- Parks
- Existing Institutional Uses
- Existing Commercial and Industrial Uses

### 4.3.2 Development Standards

Development standards shall be in accordance with **Section 6** and subject to all of the applicable provisions of this By-law including consistency **and compatibility with the Built Form Inventory and** Community Design Framework in **Sections 13 and 14.**

# MISSISSIPPI RESIDENTIAL SECTOR

## 4.3.3 Discretionary Uses

- Bed and Breakfast Establishments
- Office, Retail Store and Personal Service Businesses are permitted on lots adjacent to the Downtown District on Victoria, Beckwith and Allan Streets.

### 4.3.3.1 Discretionary Use Provisions for Bed & Breakfast Establishments

1. All proposals are subject to Class 2 Development Permit approval.
2. A full drawing set will be required to be submitted for review and consideration prior to approval;
3. The residential character of the neighbourhood will be maintained.
4. The proposed development must meet **compatibility with the Built Form Inventory and Community Design Framework in Sections 13 and 14.**
5. Adequate parking shall be provided as per Section 3.30.

### 4.3.3.2 Discretionary Uses - Other than Bed & Breakfast

1. All proposals are subject to Class 2 Development Permit approval.
2. The character of the neighbourhood/streetscape must be maintained **and consistency and compatibility with the Built Form Inventory and Community Design Framework of Sections 13 and 14 of this By-law must be demonstrated through a study conducted by a professional.**
3. **Adequate parking shall be provided as per Section 3.30.**



## 4.4 HIGH STREET RESIDENTIAL SECTOR

The High Street Residential Sector is an established older residential area which is composed primarily of single family dwelling units some of which date back to the 1900's.

The purpose and intent of the following regulatory framework is to provide for appropriate development and redevelopment while recognizing existing neighbourhood character and architectural styles. Prior to submitting development and re-development proposals, proponents shall ensure that the Built Form Inventory and Design Criteria as expressed in Sections 13 and 14 has been consulted and properly integrated into submissions.

### 4.4.1 Permitted Uses

- Single Detached Dwelling
- Semi-Detached Dwelling
- Duplex Dwelling

### 4.4.2 Discretionary Uses

- Bed and Breakfast Establishments
- Converted Dwellings

### 4.4.3 Development Standards - Single Detached Dwelling

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	18.2 metres (60 feet)
Front Yard Build Within Area	Match the median setback of adjacent properties
Exterior Side Yard Build Within Area	Match the median setback of adjacent properties
Interior Side Yard (minimum)	1.2 metres (3.9 feet)
Rear Yard Depth (minimum)	8.0 metres (26.2 feet)
Usable Landscaped Open Space in the rear yard (minimum)	50.0 square metres (538 square feet)
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2 spaces per dwelling unit, one of which may be provided within the garage

## HIGH STREET RESIDENTIAL SECTOR

### 4.4.4 Development Standards - Semi-Detached Dwelling

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	9 metres (29.5 feet)
Front Yard Build Within Area	Match the median setback of adjacent properties
Exterior Side Yard Build Within Area	Match the median setback of adjacent properties
Interior Side Yard (minimum)	1.2 metres (3.9 feet) No side yard shall be required along the common property line or common wall
Rear Yard Depth (minimum)	8.0 metres (26.2 feet)
Usable Landscaped Open Space in the rear yard (minimum)	40.0 square metres (430 square feet)
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2 spaces per dwelling unit, one of which may be provided within the garage

# HIGH STREET RESIDENTIAL SECTOR

## 4.4.5 Development Standards, Duplex

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	9 metres (29.5 feet)
Front Yard Build Within Area	Match the median setback of adjacent properties
Exterior Side Yard Build Within Area	Match the median setback of adjacent properties
Interior Side Yard (minimum)	1.2 metres (3.9 feet) No side yard shall be required along the common property line or common wall
Rear Yard Depth (minimum)	8.0 metres (26.2 feet)
Usable Landscaped Open Space in the rear yard (minimum)	40.0 square metres (430 square feet)
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2 spaces per dwelling unit, one of which may be provided within the garage

## 4.4.6 Additional Provisions - Permitted Residential Uses

1. The width of the garage for both single detached dwellings and semi-detached dwellings shall not exceed 45% of the overall lot frontage. The width of the garage for duplex dwellings shall not exceed 60% of the overall lot frontage.
2. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line and shall be even or setback from the front of the dwelling.
3. The driveway must not extend further than the exterior wall of the garage **and shall be constructed as defined in Section 3.30.**
4. 50% of the total frontage for single and semi-detached units must have soft/green landscape elements.
5. **All new development proposals must demonstrate consistency and compatibility with the Built Form Inventory and Community Design Framework in Sections 13 and 14.**

# HIGH STREET RESIDENTIAL SECTOR

## 4.4.6.1 Additional Provisions – Bed and Breakfast Establishments

Bed and Breakfast establishments may be permitted subject to the following provisions:

- 1 All proposals are subject to Class 2 Development Permit approval.
- 2 A full drawing set will be required to be submitted for review and consideration prior to approval.
- 3 Residential character of the neighbourhood will be maintained.
- 4 Adequate parking, as per Section 3.30, shall be provided and screened year round.
- 5 Proposed development must meet the provisions, requirements and standards of the single family designation.

## 4.4.7 Development Standards – Converted Dwelling

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	15 metres (49.2 feet)
Front Yard Build Within Area	Match the median setback of adjacent properties
Exterior Side Yard Build Within Area	Match the median setback of adjacent properties
Interior Side Yard (minimum)	1.2 metres (3.9 feet)
Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
Usable Landscaped Open Space in the rear yard (minimum)	40.0 square metres (322 square feet)
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	83.1 square metres (900 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	1.5 spaces per dwelling unit, one of which may be provided within the garage

## HIGH STREET RESIDENTIAL SECTOR

### 4.4.7.1 Additional Provisions – Converted Dwelling

1. All multi-unit dwellings are required to provide 0.25 visitor parking spaces per dwelling unit.
2. No parking shall be allowed in either the required front or exterior side yards.
3. All parking areas must be screened year round.
4. A maximum of 40% of the lot area may be used for at grade parking.
5. Any proposed converted dwelling shall require a Class 2 Development Permit process and must submit a Design Brief that demonstrates consistency with surrounding built forms. Impact on adjacent properties will be evaluated in order to maintain existing neighbourhood character.

## 4.5 STRATEGIC PROPERTY

There are four identified strategic properties which present opportunities for new residential and mixed use residential and commercial development which can complement and support the Downtown District and help provide linkages between the downtown core and the newer commercial and residential districts. **The purpose and intent of the following regulations, which apply to each individual property, is to facilitate their renewal and adaptive re-use.**

### 4.5.1 Permitted Uses

- Art Gallery
- Brew Pub
- Commercial Sports and Recreation Centre
- Dry Cleaning or Laundry Outlet
- Hotel
- Office
- Personal Service Business
- Public Square
- Retail Store, Accessory
- Medium to high density residential uses
- Restaurant
- Studio

### 4.5.2 Permitted Uses – Additional Provisions DRS Site, **115 Emily Street**

Notwithstanding the above permitted uses, on the property identified as **115 Emily Street**, permitted uses shall be restricted to medium to high density residential uses. Non-residential uses listed in Section 4.5.1 are permitted where medium to high density residential uses exist. A maximum of 30% of the developed footprint may be used for the non-residential uses. As of the date of passing of this By-law, existing buildings that have legal non-complying setbacks are permitted.

### 4.5.3 Permitted Uses – Additional Provisions Woolgrowers Site, **142 Franktown Road**

Notwithstanding the above permitted uses the current agricultural related uses will be permitted and redevelopment of the existing buildings shall be restricted to retail commercial uses. Nothing in this Bylaw is intended to restrict the expansion of the existing use.

### 4.5.4 Permitted Uses – Additional Provisions McArthur Island, **150 Mill Street**

In addition to the permitted uses listed in Section 4.5.1 a Retirement Home and Long Term Care Facility is also permitted.

A maximum of 30% developed net floor space shall be for non-residential uses.

### 4.5.5 Permitted Uses – Additional Provisions Findlay Foundry, **28 High Street**

A maximum of 30% developed net floor space shall be for non-residential uses.

### 4.5.6 Permitted Uses – Additional Provisions Braydon Mill, **150 Rosamond Street**

A maximum of 30% developed net floor space shall be for non-residential uses.

# STRATEGIC PROPERTY

## 4.5.6 Development Standards

DEVELOPMENT STANDARDS NON-RESIDENTIAL USES	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage	Nil
Lot Frontage (minimum)	Nil
Front Yard (maximum)	Nil
Exterior Side Yard (maximum)	0.0 meters
Interior Side Yard (minimum)	0.0 meters 3.0 metres (9.8 feet) where lot abuts Residential Use
Rear Yard Depth (minimum)	Nil
Usable Landscaped Open Space (minimum)	20%
Building Height (maximum)	23.7 metres (78 feet) Buildings over 3 storeys shall be stepped back with each successive storey at 45.0 degrees
Parking Spaces	As per Section 3 of this By-law

## 4.5.7 Additional Provisions

1. Medium to high density residential uses shall only be permitted in a mixed use setting.
2. All development and redevelopment shall be subject to the existing site analysis and design criteria of Sections 13 and 14.
3. Each residential unit shall be required to provide 1.5 parking spaces. Non-residential parking shall be in accordance with the provisions in Section 3.30.

## 5.0 EMPLOYMENT DISTRICT



The following designations apply to the Employment lands within the Town of Carleton Place and have been divided into three separate employment areas, each with its own specific character: **Health Campus, Business Campus and Industrial Campus.**

**The purpose and intent of the Employment District is to facilitate appropriate development and re-development which will result in an expanded employment base for the Town of Carleton Place through three land use areas having separate and distinct long term objectives.**



## 5.1 HEALTH CAMPUS

The Health Campus is located adjacent **a block of land reserved for a future new regional hospital. The purpose and intent** of the designation is to provide for uses which will serve and complement health related land uses **and activities.**

### 5.1.1 Permitted Uses

- Accessory, Retail
- Auditorium
- Catering Establishment
- Commercial Sports and Recreation Centre
- **Community Health Service**
- Custom Workshop, Health Related
- Funeral Establishment
- Hotel
- Hospital
- Hospice
- Laboratory
- Long Term Care Facility
- Medical Clinic
- Medical Equipment and Supply Outlet
- Office
- Parking Facilities
- Restaurant
- School, Private
- Uniform Supply Services
- Veterinary Establishment

### 5.1.2 Discretionary Uses

- Daycare Facilities
- Dry Cleaning or Laundry Outlet
- Laundry Service
- Personal Service Business

### 5.1.3 Development Standards

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	70%
Lot Frontage (minimum)	Nil
Front Yard (minimum)	6.0 metres (19.6 feet)
Exterior Side Yard (minimum)	6.0 metres (19.6 feet)
Interior Side Yard (minimum)	3.5 metres (11.4 feet)
Rear Yard Depth (minimum)	8 metres (26.2 feet)
Landscaped Open Space (minimum)	10%
Building Height (maximum)	24 metres (78 feet)
Parking Spaces	As per Section 3 of this By-law

### 5.1.4 Additional Provisions

A minimum 1.5m landscape open area is to be provided around all parking areas. All development shall be subject to the design criteria in **Section 13** and 14

## 5.2 BUSINESS CAMPUS

There are two areas designated as Business Campus. The **purpose and intent** of the designation is to provide for traditional business park development which will accommodate non-industrial employment uses.

### 5.2.1 Permitted Uses

- Accessory Retail
- Auction House
- Auditorium
- **Automotive Repair Garage**
- Catering Establishment
- Commercial Sports and Recreational Establishment
- **Community Health Service**
- Communication Facility
- Custom Workshop
- Factory Outlet
- Funeral Establishment
- Hotel
- Industrial Use - Class I Light
- Office
- Sample Showroom
- School, Private
- Veterinary Establishment

### 5.2.2 Discretionary Uses

- Daycare Facilities
- Distribution Centre
- Gas Bar
- Parking Lot
- Restaurant
- Wholesale Establishment

### 5.2.3 Development Standards

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	70%
Lot Frontage (minimum)	Nil
Front Yard (minimum)	6.0 metres (19.6 feet)
Exterior Side Yard (minimum)	6.0 metres (19.6 feet)
Interior Side Yard (minimum)	3.5 metres (11.4 feet)
Rear Yard Depth (minimum)	8 metres (26.2 feet)
Landscaped Open Space (minimum)	10%
Building Height (maximum)	24 metres (78 feet)
Parking Spaces	As per Section 3 of this By-law

### 5.2.4 Additional Provisions

All development is subject to the design provisions of Section 13 and 14.

## 5.3 INDUSTRIAL CAMPUS

There are two areas designated as Industrial Campus. One is located on the north east side of the limit of the Town and is known as the North Industrial Park and the other is located on the southwest corner of Highway 7 & 15. The **purpose and intent** of the designation is to provide for traditional industrial **employment uses which should generally be set back from more sensitive land uses.**

**The minimum separation distance for any lands designated as Class 1, 2 and 3 Industrial shall be in accordance with the Ministry of the Environment Guidelines D-6.**

### 5.3.1 Permitted Uses

- Auditorium
- Automotive Body Shop
- Automotive Repair Garage
- Automotive Service Station
- Automotive Washing Establishment
- Building Contractor's Shop
- Bulk **and/or Commercial Storage**
- Commercial Greenhouse
- Communications Facility
- Commercial Sports and Recreation Establishment
- Custom Workshop
- Distribution Centre
- Dry Cleaning or Laundry Plant
- Fuel Depot
- Gas Bar
- Industrial Class I, II, III
- Laboratory
- Manufacturing
- Municipal Garage
- Printing and Publishing Establishment
- Propane and/or Natural Gas Transfer Handling Facility
- Propane Refilling Outlet
- Recreational Vehicle Sales and Storage
- Service and Repair Establishment
- Sawmill or Planing Mill
- Transportation Depot
- Warehouse
- Workshop

### 5.3.2 Discretionary Uses

- Accessory Residential
- Accessory Retail
- Automotive Sales
- Gate House
- Parking Lot
- Private School
- Restaurant

# INDUSTRIAL CAMPUS

## 5.3.3 Development Standards

STANDARDS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	70%
Lot Frontage (minimum)	Nil
Front Yard (minimum)	6.0 metres (19.6 feet)
Exterior Side Yard (minimum)	6.0 metres (19.6 feet)
Interior Side Yard (minimum)	3.5 metres (11.4 feet)
Rear Yard Depth (minimum)	8 metres (26.2 feet)
Landscaped Open Space (minimum)	10%
Building Height (maximum)	24 metres (78 feet)
Parking Spaces	As per Section 3 of this By-law

## 5.3.4 Additional Provisions – Discretionary Uses

1. All proposals are subject to a Class 2 Development Permit approval.
2. A full drawing set will be required to be submitted for review and consideration prior to approval.
3. Accessory Residential uses for the specific use of a site caretaker may be permitted subject to the following provisions:
  - i. The health and safety of the resident would not be compromised by means of development approval,
  - ii. A Gatehouse is required as a security measure on site,
  - iii. Where a Gatehouse is required for access control and security, the development standards of Section 5.3.3 shall not apply.
4. Where a restaurant is approved as a discretionary use the following development standards shall apply:
  - Maximum Lot Coverage 40%
  - Minimum Landscaped Open Space 25%
  - Maximum Building Height 11 m
  - All other development standards in Section 5.3.3 shall apply.
5. All development is subject to the design provisions of design criteria of Section 13 and 14 of this by-law.

## 6.0 RESIDENTIAL DISTRICT



The Residential District designation applies to existing residential areas within the Town's boundaries. It applies to a number of different types of housing, from low density single dwellings to row dwellings to apartment buildings. All of the different housing types are permitted within the Primary Residential designation subject to the following standards and subject to the standards illustrated in the Existing Site Analysis and the Design Criteria described and illustrated in Sections 13 and 14.

**The purpose and intent of the Residential District is to promote compatible residential development within neighbourhoods. Infill development must consider existing built forms and fit into the surrounding landscape with minimal impact.**

# RESIDENTIAL DISTRICT

## 6.1 PERMITTED USES

The following uses shall be permitted subject to all of the applicable provisions of this By-law including consistency with existing area development and the ability to meet design criteria as provided in Sections 13 and 14.

- Apartments Dwelling
- Single Detached Dwelling
- Semi-Detached Dwelling
- Duplex Dwelling
- Daycare Facilities
- Quadraplex - Dwelling
- Triplex Dwelling
- Townhouse Dwelling
- Senior's Residential Dwelling

## 6.2 DISCRETIONARY USES

- Bed and Breakfast Establishment
- Retirement Home

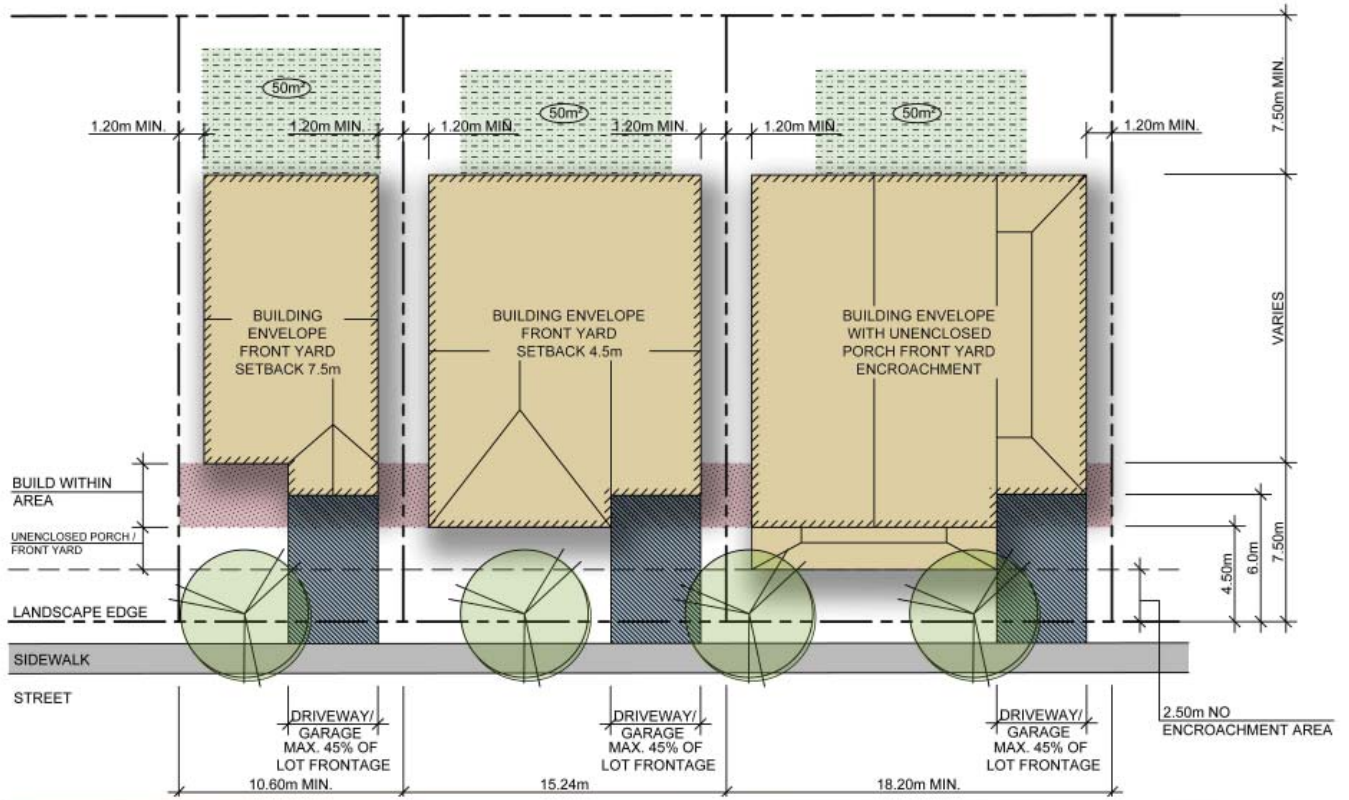
## 6.3 DEVELOPMENT STANDARDS

### 6.3.1 Development Standards - Single Detached Dwelling

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	10.6 metres (35 feet)
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum)	1.2 metres (3.9 feet)
Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
Usable Landscaped Open Space in the rear yard (minimum)	50.0 square metres (538 square feet)
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2 spaces per dwelling unit, one of which may be provided within the garage

# RESIDENTIAL DISTRICT

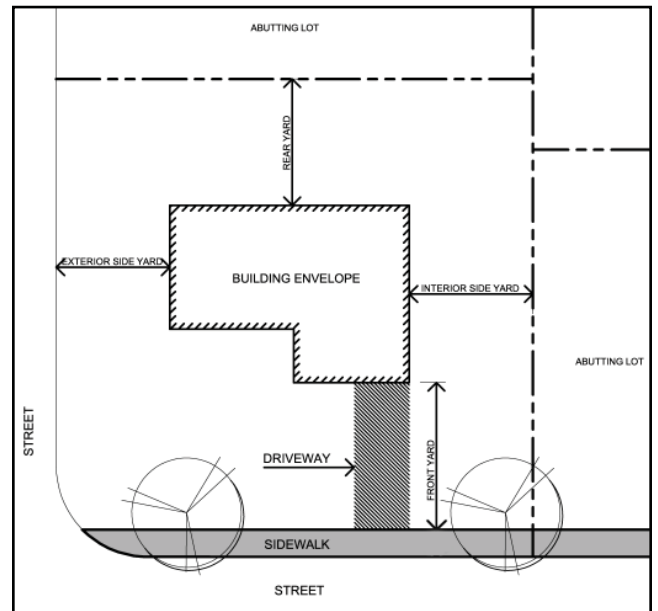
## Illustration of Site Provisions



## SINGLE DETACHED DWELLING

### LEGEND

- USABLE LANDSCAPED OPEN SPACE (MIN.)
- DRIVEWAY
- BUILD WITHIN AREA
- PROPERTY LINE



# RESIDENTIAL DISTRICT

## 6.3.2 Additional Provisions - Single Detached Dwelling

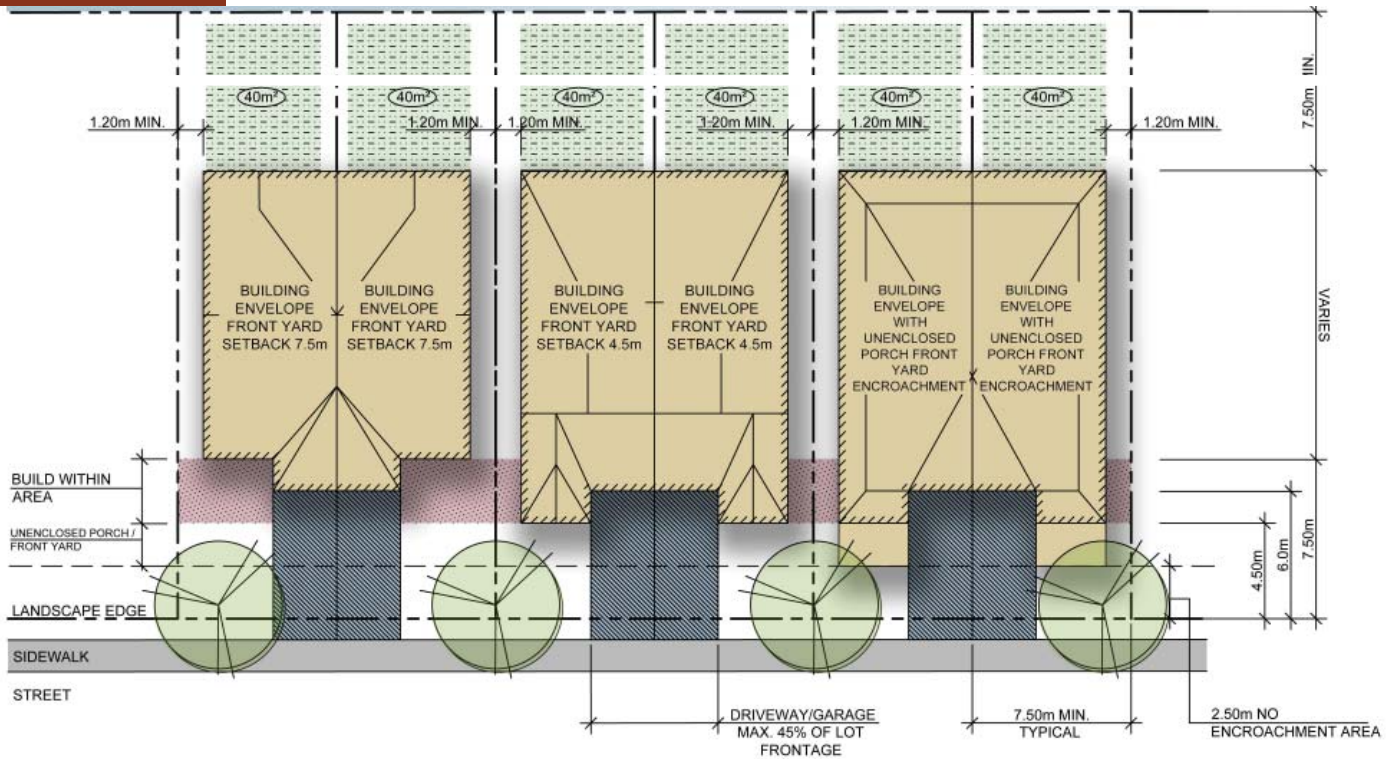
1. The **interior width** of the garage for single detached dwellings shall not exceed 45% of the overall lot frontage.
2. **The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line.**
3. The driveway must not extend further than the exterior wall of the garage **and shall be constructed as per Section 3.30.**
4. At least fifty percent (50%) of the total lot frontage must have soft/green landscape elements **such as grass, trees and shrubbery.**

## 6.3.3 Development Standards - Semi-Detached

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	7.5 metres (29.5 feet), per unit
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum) No side yard shall be required along the common property line or common wall	1.2 metres (3.9 feet)
Rear Yard Depth (minimum)	7.5 metres (24.6 feet)
Usable Landscaped Open Space in the rear yard (minimum)	40.0 square metres (430 square feet)
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2 spaces per dwelling unit, one of which may be provided within the garage







## Illustration of Site Provisions



## SEMI-DETACHED

### LEGEND

-  USABLE LANDSCAPED OPEN SPACE (MIN.)
-  DRIVEWAY
-  BUILD WITHIN AREA
-  PROPERTY LINE

### 6.3.4 Additional Provisions - Semi-Detached Dwelling

1. The **interior width** of the garage for semi-detached dwellings shall not exceed 45% of the overall lot frontage.
2. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line.
3. The driveway must not extend further than the exterior wall of the garage **and shall be constructed as per Section 3.30**.
4. At least fifty percent (50%) of the total lot frontage must have soft/green landscape elements **such as grass, trees and shrubbery**.

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## 6.3.5 Development Standards - Duplex Dwelling

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	15.0 metres (49.2 feet), per unit
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum)	1.2 metres (3.9 feet)
Rear Yard Depth (minimum)	7.5 metres (24.5 feet)
Usable Landscaped Open Space in the rear yard (minimum)	30.0 square metres (322 square feet) per dwelling unit
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	92.9 square metres (1,000 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2.0 spaces per dwelling unit

## 6.3.6 Additional Provisions - Duplex Dwelling

1. The **interior width** of the garage shall not exceed 45% of the overall lot frontage.
2. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line.
3. **The driveway must not extend further than the exterior wall of the garage and shall be constructed as per Section 3.30.**
4. **At least fifty percent (50%) of the total lot frontage must have soft/green landscape elements such as grass, trees and shrubbery.**

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## 6.3.7 Development Standards - Townhome Dwellings

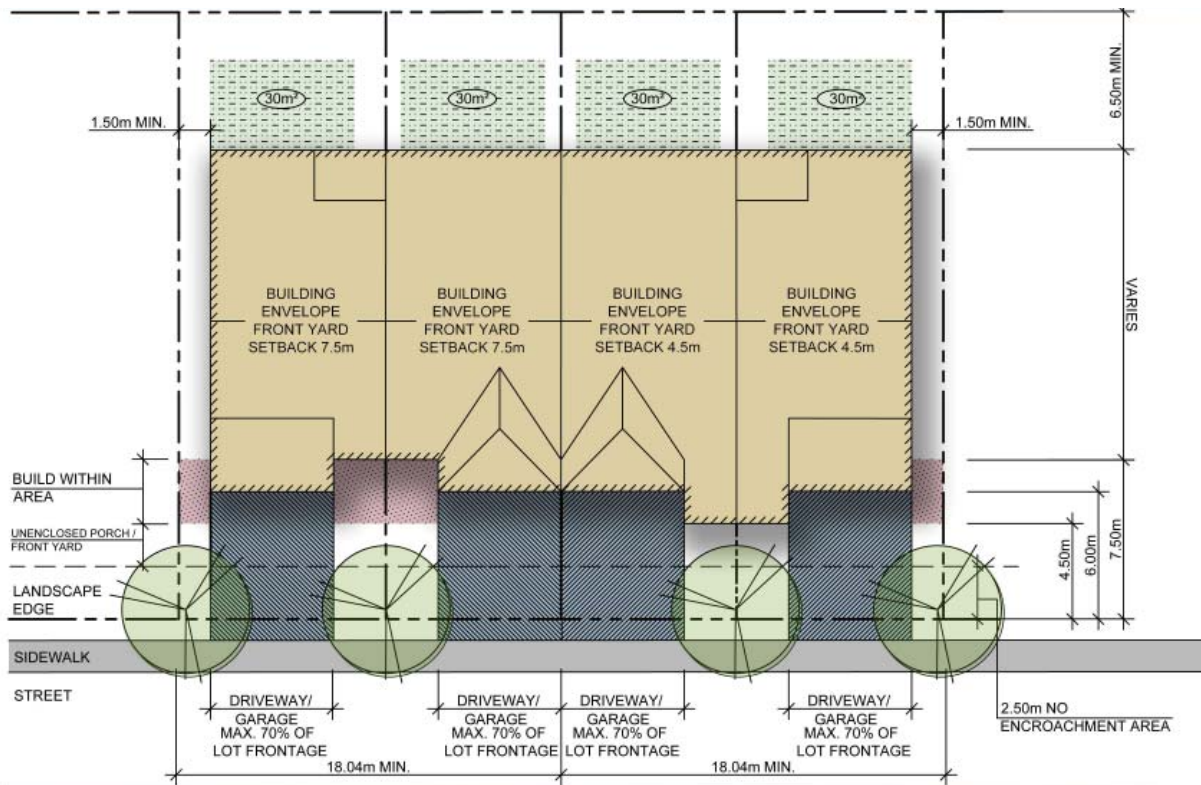
SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	5.5 metres (18.04 feet)
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum) No side yard shall be required along the common property line of common wall	1.5 metres (4.9 feet)
Rear Yard Depth (minimum)	6.5 metres (21.3 feet)
Usable Landscaped Open Space in the rear yard (minimum)	30.0 square metres (538 square feet)
Building Height (maximum)	11.0 metres (36 feet)
Minimum Dwelling Unit Area	83.1 square metres (900 square feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	2 spaces per dwelling unit, one of which may be provided with garage

## 6.3.8 Additional Provisions - Townhome Dwellings

1. The **interior width** of the garage shall not exceed 70% of the overall lot frontage.
2. The main garage foundation shall be set back a minimum of **9.0 metres (29.5 feet)** from the front or exterior side lot line and shall be even with or set back from the front of the dwelling.
3. **The driveway must not extend further than the exterior wall of the garage and shall be constructed as per Section 3.30.**
4. **At least twenty five (25%) of the total front yard of all townhouse units must have soft/green landscape elements such as trees and shrubbery.**





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## Illustration of Site Provisions



## TOWNHOME DWELLINGS

### LEGEND

-  USABLE LANDSCAPED OPEN SPACE (MIN.)
-  DRIVEWAY
-  BUILD WITHIN AREA
-  PROPERTY LINE

## 6.3.9 Development Standards - Apartment Dwellings

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	35 metres (114 feet)
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum)	3.0 metres (6.5 feet)
Rear Yard Depth (minimum)	7.5 metres (24.6 feet)
Usable Landscaped Open Space in the rear yard (minimum)	20% of the lot area
Building Height (maximum)	14.0 metres (45.9 feet) or four storeys
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	1.25 spaces per dwelling unit,

## 6.3.10 Additional Provisions - Apartment Style Dwellings

All development shall be serviced by a public water supply and a public sanitary sewage system. Development applications which propose development on private water and sewage systems will not be approved.

**All development requires coloured elevation drawings and an Urban Design brief as per outlined in Section 3.15**

1. In addition to the parking requirements of Section 3, an additional 0.25 parking space per dwelling unit shall be required, such spaces to be delineated through signage.
2. A maximum of 40% of the lot area may be used for at grade parking.
3. All residential buildings containing more than seven (7.0) dwelling units shall be required to be located on an arterial or collector roadway.
4. Off street parking areas shall not open directly on to a public street, but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles.

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5. All surfaces, other than green space, must be asphalt or other hard surfaced materials as per Section 3.30
6. Pedestrian walks shall be not less than 1.2 metres (4.0 feet) in width and shall be provided wherever normal pedestrian traffic will occur.
7. Garbage and refuse pickup and other multi-unit utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5.0 feet) in height around the perimeter.
8. All telephone and electric service utilities shall be underground in all multi-family developments.
9. All developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks shall be provided with shade trees which are of an appropriate size and character. Open space adjacent to buildings and malls between buildings that are to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded.
10. Approaches to multi-family dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped and shall be kept in an attractive condition.
11. Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid distributing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties.
12. Balconies located on the second storey or above shall be no closer than the minimum required setback for the main building from the front, interior and exterior side lot line.

## 6.3.11 Development Standards – Triplex and Quadraplex

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	15.0 metres (49.2 feet)
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum)	1.2 metres (3.9 feet)
Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
Usable Landscaped Open Space in the rear yard (minimum)	30.0 square metres (322 square feet) per dwelling unit
Building Height (maximum)	14.0 metres (45.9 feet) or four storeys
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	1.25 spaces per dwelling unit,

## 6.3.12 Additional Provisions - Triplex and Quadraplex

1. **Notwithstanding Section 3.30.3, a minimum of 1 visitor parking space shall be required in addition to the spaces required for the individual dwelling units.**
2. No parking shall be allowed in either the required front or exterior side yards. **Parking areas shall be asphalt or hard surfaced as per Section 3.30.**
3. All development proposals shall be subject to a Class 2 Development Permit.
4. Pedestrian walks shall not be less than 1.2m (4.0 feet) in width and shall be provided wherever normal pedestrian traffic will occur. Walkways shall be constructed with hard surfacing materials.
5. Garbage and refuse pickup and other utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5.0 feet) in height around the perimeter.
6. Approaches to dwelling structures and entrance areas shall be provided with trees and attractively shrubbed. Areas not used for buildings, drives and parking space shall be seeded or landscaped and shall be kept in an attractive condition.

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## 6.4 Additional Provisions- Discretionary Uses

1. **Bed and Breakfast Establishments** may be permitted subject to the following provisions:
  - All proposals are subject to a Class 2 Development Permit approval stream,
  - A full drawing set will be required to be submitted for review and consideration prior to approval,
  - Residential character of the neighbourhood will be maintained,
  - Adequate parking will be provided and screened year round,
  - Proposed development must meet the provisions, requirements and standards of the single family designation.
2. **Retirement Homes** are permitted subject to the development standards outlined in Section 9.0 and the Design requirements of Sections 13 and 14 and will require a Class 3 Development Permit agreement.

## 6.5 Additional Provisions - Greenfield Development

1. All permitted uses, development standards and provisions stated in Sections 6.1, 6.2 and 6.3 shall apply as appropriate in new greenfield development.
2. Consistency with the Design Criteria in Section 14 with respect to new residential communities shall be adhered to. Specifically, the criteria respecting the need to provide a balanced mix of housing types and green infrastructure.
3. New development shall include a mix of dwelling types in accordance with the provisions of Section 3.5 of the Official Plan.

## 6.6 Additional Provisions- Infill Developments

All proposed developments within existing neighbourhoods must demonstrate consistency with Sections 13 and 14 of this By-law by means of an Urban Design Brief and meet all other standards and provisions of the By-law. Proposed multi-residential developments shall consider surrounding built form and minimize impacts to the neighbourhood.

Any land assembly that results in a proposed increased density to the neighbourhood will require a Class 3 Development Permit.