

## Section 11

### Glendale Community Zoning District

## SECTION 11: GLENDALE COMMUNITY ZONING DISTRICT

The provisions of the Glendale Community Zoning District shall apply to all lands within the Urban Area Boundary established on Schedule “F” in the Town of Niagara-on-the-Lake’s Official Plan and shown on Schedule ‘A-21’ of this By-law.

### 11.1 **GENERAL REQUIREMENTS**

- 11.1.1 More than one zone may apply to one parcel located in the Glendale Community Zoning District. This is permitted to help manage use of land in the “Natural Heritage System” and on “Key Natural Heritage Features” and “Key Hydrologic Features”. If conflicting regulations are found, the more restrictive regulations shall apply. Resolution of such conflicts may also be accommodated in a site specific zoning amendment.
- 11.1.2 All new development shall be subject to site specific zoning requirements if proposed within 120 metres of an Open Space Key Features (OSF) Zone. In establishing site specific requirements, reference shall be given to the applicable Regional EIS Guidelines.

### 11.2 **QUEENSTON ROAD RESIDENTIAL (QR) ZONE**

In the Glendale Community Zoning District – Queenston Road Residential (QR) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.2.1 Permitted Uses:

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *group home* in accordance with Section 6.20
- (c) *home occupation or home profession* in accordance with Section 6.24
- (d) *public use*
- (e) second unit in accordance with the following provisions:
  - i) second unit is permitted in a single detached dwelling, garage or carriage house.
  - ii) only one (1) second unit shall be permitted on a lot.
  - iii) second units shall not be located on a property where a bed and breakfast establishment, country inn, villa, garden suite, or group home is permitted.
  - iv) second units shall be subject to an urban design review and

approval process.

- v) second units shall be required to obtain the approval of the Public Works Department with respect to storm water management and surface run-off. In some cases, the permission of the Niagara Peninsula Conservation Authority may be required.
- vi) second units may be permitted on a property with a private water supply and private sewage system subject to the review and approval of the Niagara Region Public Works Department (Development Services Division).
- vii) second units shall have a separate entrance from that provided for the main residential dwelling and shall have one (1) separate parking space. Tandem parking shall not be permitted for the second unit parking space.
- viii) second units shall have a gross floor area in accordance with the following:

(1)	Bachelor unit	37.0 m <sup>2</sup> (400.0 ft <sup>2</sup> )
(2)	1 bedroom unit	55.7 m <sup>2</sup> (600.0 ft <sup>2</sup> )
(3)	2 bedroom unit	69.0 m <sup>2</sup> (743.0 ft <sup>2</sup> )
(4)	3 bedroom unit	80.0 m <sup>2</sup> (861.0 ft <sup>2</sup> )

- ix) the gross floor area for a second unit shall not exceed 40% of the gross floor area of the main residential dwelling or 80.0 m<sup>2</sup> (861.0 ft<sup>2</sup>) whichever is less.
- x) the following zone requirements shall apply:

(1)	Amenity area	20%
(2)	All other requirements of this By-law pertaining to the QR Zone shall continue to apply.	

- xi) second units shall be required to meet the requirements of the Ontario Building Code and obtain all necessary Building Permits

(f) *single detached dwelling*

#### 11.2.2 Zone Requirements:

(a)	Minimum lot frontage	15.0 m (49.2 ft)
(b)	Minimum lot area	475.0 m <sup>2</sup> (5113 ft <sup>2</sup> )
(c)	Maximum lot coverage	40%
(d)	Minimum landscaped open space	25%
(e)	Maximum front yard setback	6.0 m (19.69 ft)
(f)	Minimum front yard setback to front face of	7.5 m (24.6 ft)

	attached garage	
(g)	Maximum width of garage face	7.5 m (24.6 ft)
(h)	Minimum interior side yard setback on each side, <i>except where there is no attached garage, the minimum side yard shall be 3.0 m (9.84 ft) on one side</i>	1.2 m (3.94 ft)
(i)	Minimum exterior side yard setback	4.5 m (14.76 ft)
(j)	Minimum rear yard setback	7.5 m (24.6 ft)
(k)	Minimum dwelling floor area	93.0 m <sup>2</sup> (1001.0 ft <sup>2</sup> )
(l)	Maximum building height	10.0 m (32.8 ft)
(m)	Minimum accessory building yards setback	1.5 m (5.0 ft)
(n)	Minimum accessory building exterior side yard setback	4.5 m (14.76 ft)

### 11.3 **RESIDENTIAL (R1) ZONE**

In the Glendale Community Zoning District – Residential (R1) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.3.1 Permitted Uses:

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *group homes* in accordance with Section 6.20
- (c) *home occupations or home profession* in accordance with Section 6.24
- (d) *lodging house or a bed and breakfast establishment* in accordance with Section 6.5
- (e) *semi-detached dwelling*
- (f) *single detached dwelling*
- (g) *roomers and boarders* (maximum of 2 persons per dwelling)

#### 11.3.2 Zone Requirements:

No person shall within the Residential (R1) Zone use any lot, erect or alter or use any building or structure for any purpose except in accordance with **Table 11-1 – Zone Requirements**, as applicable.

### 11.4 **RESIDENTIAL MULTIPLE (RM2) ZONE**

In the Glendale Community Zoning District – Residential Multiple (RM2) Zone, no land

shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

**11.4.1 Permitted Uses:**

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *home occupations or home profession* in accordance with Section 6.24
- (c) *group homes* in accordance with Section 6.20
- (d) *roomers and boarders* (maximum of 2 persons per dwelling)
- (e) *semi-detached dwelling* (Types 9 & 10) [Notes: see item #6 from Table 11-1 re: types]
- (f) *single detached dwelling* (Types 1-7) [Notes: see item #6 from Table 11-1 re: types]
- (g) *townhouse or row dwelling* (Type 12 & 13) [Notes: see item #6 from Table 11-1 re: types]

**11.4.2 Zone Requirements:**

No person shall within the Residential Multiple (RM2) Zone use any lot, erect or alter or use any building or structure for any purpose except in accordance with **Table 11-2 – Zone Requirements**, as applicable.

**11.5 RESIDENTIAL MULTIPLE (RM3) ZONE**

In the Glendale Community Zoning District – Residential Multiple (RM3) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

**11.5.1 Permitted Uses:**

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *apartment building*
- (c) *decked or stacked townhouse*
- (d) *group homes* in accordance with Section 6.20
- (e) *home occupations or home profession* in accordance with Section 6.24
- (f) *roomers and boarders* (maximum of 2 persons per dwelling)
- (g) *townhouse or row dwelling* (Type 12 & 13) [Notes: see item #6 from Table 11-1 re: types]

#### 11.5.2 Zone Requirements:

No person shall within the Residential Multiple (RM3) Zone use any lot, erect or alter or use any building or structure for any purpose except in accordance with **Table 11-2 – Zone Requirements**, as applicable.

### 11.6 **RESIDENTIAL MULTIPLE (RM4) ZONE**

In the Glendale Community Zoning District – Residential Multiple (RM4) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.6.1 Permitted Uses:

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *group homes* in accordance with Section 6.20
- (c) *home occupations or home profession* in accordance with Section 6.24
- (d) *roomers and boarders* (maximum of 2 persons per dwelling)
- (e) *semi-detached dwelling* (Types 9 -11) [Notes: see item #6 from Table 11-1 re: types]
- (f) *single detached dwelling* (Types 1-8) [Notes: see item #6 from Table 11-1 re: types]
- (g) *stacked townhouse*
- (h) *townhouse or row dwelling* (Type 12 & 13) [Notes: see item #6 from Table 11-1 re: types]

#### 11.6.2 Zone Requirements:

No person shall within the Residential Multiple (RM4) Zone use any lot, erect or alter or use any building or structure for any purpose except in accordance with **Table 11-2 – Zone Requirements**, as applicable.

### 11.7 **RESIDENTIAL MULTIPLE (RM5) ZONE**

In the Glendale Community Zoning District – Residential Multiple (RM5) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.7.1 Permitted Uses:

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *fourplex or quadraplex dwelling*

- (c) *group homes* in accordance with Section 6.20
- (d) *home occupations* or *home profession* in accordance with Section 6.24
- (e) multiple dwellings such as *on-street townhouses* and *block development townhouses*
- (f) *roomers and boarders* (maximum of 2 persons per dwelling)
- (g) *semi-detached dwelling*

#### 11.7.2 Zone Requirements:

No person shall within the Residential Multiple (RM5) Zone use any lot, erect or alter or use any building or structure for any purpose except in accordance with **Table 11-2 – Zone Requirements**, as applicable.

### 11.8 **RESIDENTIAL DEVELOPMENT (RD) ZONE**

In the Glendale Community Zoning District – Residential Development (RD) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.8.1 Permitted Uses:

- (a) existing uses

#### 11.8.2 Zone Requirements:

- (a) additions to an existing single detached dwelling shall be in accordance with Section 11.1.2
- (b) existing

### 11.9 **REGIONAL COMMERCIAL (RC) ZONE**

In the Glendale Community Zoning District – Regional Commercial (RC) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.9.1 Permitted Uses:

- (a) business service
- (b) *cinema*
- (c) *commercial entertainment establishment or theatre*
- (d) *commercial recreation facility*
- (e) *financial institution*

- (f) *medical or professional office*
- (g) *micro-brewery*
- (h) *personal services establishment*
- (i) *parking garage*
- (j) *public use*
- (k) residential dwelling units above and/or behind any commercial use in accordance with Section 6.48
- (l) *restaurant*
- (m) *retail store*
- (n) *trade or commercial school*
- (o) *winery*

#### 11.9.2 Zone Requirements:

(a)	Minimum lot frontage	30.0 m (98.43 ft)
(b)	Minimum front yard setback	2.0 m (6.56 ft)
(c)	Maximum front yard setback	3.0 m (9.84 ft)
(d)	Minimum interior side yard setback <i>except where there the interior side yard abuts a residential zone, a 15.0 m (49.21 ft) setback is required.</i>	0 m (0 ft)
(e)	Minimum exterior side yard setback	3.0 m (9.84 ft)
(f)	Minimum rear yard setback	15.0 m (49.21 ft)
(g)	Minimum landscaped open space	10%
(h)	Maximum building height	15.0 m (49.21 ft)

#### 11.9.3 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Regional Commercial (RC) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 6.0 m (19.69 ft) in width, and landscaped with coniferous plantings to a minimum of 2.0 m (6.56 ft) high shall be used as a buffer strip in accordance with Section 6.6.

### 11.10 **REGIONAL COMMERCIAL (RC1) ZONE**

In the Glendale Community Zoning District – Regional Commercial (RC1) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:



## 11.10.1 Permitted Uses:

- (j) *antique store*
- (f) *corporate or business office*
- (g) *financial institution*
- (h) *commercial recreation facility*
- (b) *convention centre*
- (a) *hotel or motel*
- (c) *restaurant*
- (d) *retail store*
- (e) *medical or professional office*
- (i) *parking garage*
- (k) *public use*

## 11.10.2 Zone Requirements:

(a)	Minimum lot frontage	30.0 m (98.43 ft)
(b)	Minimum front yard setback	2.0 m (6.56 ft)
(c)	Maximum front yard setback	3.0 m (9.84 ft)
(d)	Minimum interior side yard setback <i>except where there the interior side yard abuts a residential zone, a 12.0 m (39.37 ft) setback is required.</i>	0 m (0 ft)
(e)	Minimum exterior side yard setback	3.0 m (9.84 ft)
(f)	Minimum rear yard setback	15.0 m (49.21 ft)
(g)	Minimum landscaped open space	10%
(h)	Maximum building height	12.0 m (39.37 ft)
(i)	Loading, servicing and garbage areas: <i>Where loading, service and garbage areas are provided in an interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.</i>	

## 11.10.3 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Regional Commercial (RC1) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 6.0 m (19.69 ft) in width, and landscaped with coniferous plantings to a minimum of 2.0 m (6.56 ft) high shall be used as a buffer strip in accordance with Section 6.6.

**11.11 VILLAGE COMMERCIAL (VC) ZONE**

In the Glendale Community Zoning District – Village Commercial (VC) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

**11.11.1 Permitted Uses:**

- (a) *bake shop*
- (b) *catering establishment*
- (c) *commercial recreation facility*
- (d) *convenience store*
- (e) *convention centre*
- (f) *corporate or other business office*
- (g) *courier service establishment*
- (h) *day care centre*
- (i) *dry cleaning outlet*
- (j) *educational facility*
- (k) *financial institution*
- (l) *grocery store*
- (m) *hotel or motel*
- (n) *laboratory*
- (o) *medical clinic*
- (p) *medical or professional office*
- (q) *outdoor patio restaurant as a secondary use to a restaurant use in accordance with Section 6.36*
- (r) *personal service establishment*
- (s) *place of worship*
- (t) *postal outlet*
- (u) *public use*
- (v) *recreation facilities*
- (w) *residential dwelling units above and/or behind any commercial use in accordance with Section 6.48*
- (x) *restaurants*
- (y) *retail stores*

(z) *tavern*

## 11.11.2 Zone Requirements:

(a)	Minimum lot frontage	30.0 m (98.43 ft)
(b)	Minimum front yard setback	2.0 m (6.56 ft)
(c)	Maximum front yard setback	3.0 m (9.84 ft)
(d)	Minimum interior side yard setback <i>except where there the interior side yard abuts a residential zone, a 15.0 m (49.21 ft) setback is required.</i>	0 m (0 ft)
(e)	Minimum exterior side yard setback	3.0 m (9.84 ft)
(f)	Minimum rear yard setback	15.0 m (49.21 ft)
(g)	Minimum landscaped open space	10%
(h)	Maximum building height	15.0 m (49.21 ft)
(i)	Loading, servicing and garbage areas: <i>Where loading, service and garbage areas are provided in an interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.</i>	

## 11.11.3 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Village Commercial (VC) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 6.0 m (19.69 ft) in width, and landscaped with coniferous plantings to a minimum of 2.0 m (6.56 ft) high shall be used as a buffer strip in accordance with Section 6.6.

**11.12 LIGHT INDUSTRIAL (LI) ZONE**

In the Glendale Community Zoning District – Light Industrial (LI) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

## 11.12.1 Permitted Uses:

- (a) *business or professional Office*
- (b) *business office* that supports an industrial operation on the same site
- (c) construction and agricultural equipment sales and rental facility
- (e) *data processing establishment*
- (e) *dry cleaning* and laundry plants
- (f) *fabrication*

- (g) goods distribution and *warehousing*, including a mini-warehouse
- (h) industrial and transportation servicing and maintenance facility
- (i) *laboratory*
- (j) *manufacturing* and assembly
- (k) *marihuana for Medical Purposes Production Facility*
- (l) *printing and binding establishment*
- (m) *public use*
- (n) *research and development facility*
- (o) *retail* use as subsidiary to a permitted use
- (p) *secondary uses* in accordance with Section 6.57
- (q) *service establishment*

#### 11.12.2 Zone Requirements:

(a)	Minimum lot frontage	30.0 m (98.43 ft)
(b)	Minimum lot depth	60.0 m (196.85 ft)
(c)	Minimum lot area	0.2 ha (0.5 ac)
(d)	Maximum lot coverage	50%
(e)	Minimum front yard setback	6.0 m (19.69 ft)
(f)	Maximum front yard setback	18.0 m (59.06 ft)
(g)	Minimum interior side yard setback	3.0 m (9.84 ft)
(h)	Minimum exterior side yard setback	6.0 m (19.69 ft)
(i)	Minimum rear yard setback	18.0 m (59.0)
(j)	Minimum landscaped open space	10%
(k)	Outside storage is permitted, provided it does not exceed 25% of the lot area and is located in a rear yard and screened from view from any public street. Materials to be stored shall not exceed 3.0 m (9.84 ft) in height.	
(l)	Maximum building height	12.0 m (39.37 ft)
(m)	Loading, servicing and garbage areas: <i>Where loading, service and garbage areas are provided in an interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.</i>	

#### 11.12.3 Additional Provisions for Marihuana for Medical Purposes Production Facilities:

In addition to the zone requirements of Section 11.12.2, the following provisions shall apply to Marihuana for Medical Purposes Production Facilities:

(a)	No outside storage is permitted
(b)	Where an interior side yard or rear yard is adjacent to the property of a sensitive land use, a strip of land adjacent to the adjoining property line being a minimum of 3.0 m (9.84 ft) in width shall be used as a buffer strip in accordance with Section 6.6

### 11.13 **PRESTIGE INDUSTRIAL (PI) ZONE**

In the Glendale Community Zoning District – Prestige Industrial (PI) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.13.1 Permitted Uses:

- (a) *assembly hall*
- (b) *automotive gas and service stations* on sites fronting York Road provided that such areas are not located on a corner lot where two public roads meet.
- (c) *corporate or business office*
- (d) *educational facility*
- (e) *goods distribution and warehousing*, including a mini-warehouse
- (f) *information processing*
- (g) *manufacturing and assembly*
- (h) *one hotel*, including conference facilities, with a maximum of 120 rooms south of the QEW, provided it is a component of an office complex.
- (i) *printing and binding establishment*
- (j) *public use*
- (k) *research and development facility*
- (l) *retail* use as a subsidiary to a permitted use.
- (m) *restaurant* use and convenience store use provided that such uses are located on the ground floor of an office building.
- (n) *secondary uses* in accordance with Section 6.57
- (o) *trade or commercial school*

#### 11.13.2 Exception:

Outside storage may be permitted on properties fronting York Road east of Townline Road, provided that such areas are located entirely behind a building, are screened and do not occupy more than 15% of the lot area.

#### 11.13.3 Zone Requirements:

(a)	Minimum lot frontage: i) York or Airport Road ii) Other areas	50.0 m (164.04 ft) 30.0 m (98.43 ft)
(b)	Minimum lot depth	60.0 m (196.85 ft)
(c)	Maximum lot area	0.4 ha (1.0 ac)
(d)	Maximum lot coverage	50%
(e)	Minimum front yard setback: i) Airport Road ii) Other lots	9.0 m (29.53 ft) 6.0 m (19.69 ft)
(f)	Maximum front yard setback: i) York Road ii) Airport Road iii) Other lots	6.0 m (19.69 ft) 12.0 m (39.37 ft) 18.0 m (59.06 ft)
(g)	Minimum interior side yard setback	3.0 m (9.84 ft)
(h)	Minimum exterior side yard setback	6.0 m (19.69 ft)
(i)	Minimum rear yard setback	15.0 m (49.21 ft)
(j)	Minimum landscaped area	20%
(k)	Maximum building height	10.0 m (32.81 ft)
(l)	Loading, servicing and garbage areas: <i>Where loading, service and garbage areas are provided in an interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.</i>	

#### 11.13.4 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Prestige Industrial (PI) abuts a residential or institutional zone, a strip of land adjacent to the adjoining lot line being a minimum of 6.0 m (19.69 ft) in width, and landscaped with coniferous plantings to a minimum of 2.0 m (6.56 ft) high shall be used as a buffer strip in accordance with Section 6.6.

### 11.14 **INSTITUTIONAL (I) ZONE**

In the Glendale Community Zoning District – Institutional (I) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with

the following uses and provisions:

#### 11.14.1 Permitted Uses:

- (a) *commercial or trade school*
- (b) *day care centre*
- (c) *public use*
- (d) *research facility*
- (e) *school*
- (f) *small scale commercial uses catering to the daily needs of the students and employees, such as restaurants and a book store, shall be permitted on Niagara College campus.*

#### 11.14.2 Zone Requirements:

(a)	Minimum lot frontage	30.0 m (98.43 ft)
(b)	Minimum lot area	0.2 ha (0.49 ac)
(c)	Maximum lot coverage	50%
(d)	Minimum landscaped area	10%
(e)	Minimum lot depth	60.0 m (196.85 ft)
(f)	Minimum front yard setback	9.0 m (29.53 ft)
(g)	Minimum interior side yard setback	7.5 m (24.61 ft)
(h)	Minimum exterior side yard setback	9.0 m (29.53 ft)
(i)	Minimum rear yard setback: <i>except that where the rear yard abuts a residential zone, 14.0 m (45.93 ft) is required.</i>	7.5 m (24.61 ft)
(j)	Maximum building height	4.0 m (13.12 ft)
(k)	Minimum accessory building yards: <i>except that where the rear yard abuts a residential zone, 14.0 m (45.93 ft) is required.</i>	7.5 m (24.61 ft)
(l)	Loading, servicing and garbage areas: <i>Where loading, service and garbage areas are provided in an interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.</i>	

#### 11.14.3 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Institutional (I) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 6.0 m (19.69 ft) in width, and landscaped with coniferous plantings

to a minimum of 2.0 m (6.56 ft) high shall be used as a buffer strip in accordance with Section 6.6.

### **11.15 OPEN SPACE (OS) ZONE**

In the Glendale Community Zoning District – Open Space (OS) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### **11.15.1 Permitted Uses:**

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *cemetery*
- (c) *conservation management activities and uses (b)private club*
- (d) *existing building and structure*
- (e) *golf course*
- (f) *historic sites*
- (g) *public and private parks*
- (h) *public use*

#### **11.15.2 Zone Requirements:**

(a)	Minimum lot frontage	n/a
(b)	Minimum lot area	n/a
(c)	Maximum lot coverage	25%
(d)	Minimum front yard setback	7.5 m (24.6 ft)
(e)	Minimum interior side yard setback	7.5 m (24.6 ft)
(f)	Minimum exterior side yard setback	7.5 m (24.6 ft)
(g)	Minimum rear yard setback	7.5 m (24.61 ft)
(h)	Maximum building height	10.0 m (32.8 ft)
(i)	Minimum accessory building yards setback	1.5 m (5 ft)
(j)	Minimum accessory building exterior side yard setback	7.5 m (49.2 ft)

### **11.16 OPEN SPACE – KEY FEATURES (OSF) ZONE**

**(Notes: Significant Natural Heritage and Hydrologic Features)**

#### **11.16.1 Permitted Uses:**



- (a) existing *accessory Building or Structure* (in accordance with Section 6.1)
- (b) existing *Agricultural Farm*
- (c) existing *Agricultural Related Uses*
- (d) existing *Dwellings* (i.e. farm and non-farm)
- (e) expansions of (a) to (d) inclusive, subject to an EIS
- (f) *conservation Management Activities and Uses*
- (g) existing Boathouses and Docks
- (h) public Boat Launch and Dock, subject to an EIS
- (i) existing *Cemetery*
- (j) existing Historic Sites and Forts
- (k) existing *Public Parks*
- (l) existing *Secondary Use* (in accordance with Section 6.49)
- (m) municipal Irrigation and Drainage Systems, including dams
- (n) uses pursuant to the Niagara Parks Act on Niagara Parks Commission land in accordance with Section 1.2

#### 11.16.2 Zone Requirements:

Notwithstanding the General Requirements found in Section 11.1, Expansions [permitted use (e)] shall be directed further from the feature or in a manner that has the least impact on the feature.

### 11.17 **HOLDING (H) PROVISIONS**

For the Glendale Community Zoning District, when an “H” Symbol is used as a suffix in conjunction with any zoning designation, the following Holding Provisions shall apply:

#### 11.17.1 **Environmental Studies (H-e)**

The development of the lands shall only be permitted upon removal of the “H-e” Holding symbol. Prior to the removal of the “H-e” Holding symbol, the Region of Niagara and Town of Niagara-on-the-Lake shall approve a study related to environmental conditions (including but not limited to noise, light and air emissions), transportation, servicing, stormwater management or design features. Such approval may also include any required mitigation measures related to potential environmental impacts.

#### 11.17.2 **Phasing Study (H-p)**

The development of the lands shall only be permitted upon removal of the “H-p” Holding symbol. Prior to the removal of the “H-p” Holding symbol, the Region of Niagara and Town of Niagara-on-the-Lake shall approve a phasing study for

the lands.

**11.17.3 Archaeological Assessment (H-a)**

The development of the lands shall only be permitted upon removal of the “H-a” Holding symbol. The Town may remove the “H-a” Holding symbol when the required archaeological assessment has been completed, a clearance letter from the Ministry of Tourism, Culture and Sport has been received, and site mitigation measures, if applicable, have been carried out.

**11.17.4 Concept Plans (H-c)**

The development of the lands shall only be permitted upon removal of the “H-c” Holding symbol. Prior to the removal of the “H-c” Holding symbol, the Region of Niagara and Town of Niagara-on-the-Lake shall approve a concept plan, site plan and/or subdivision design for the lands.

**11.17.5 Public Infrastructure (H-i)**

The development of the lands shall only be permitted upon removal of the “H-i” Holding symbol. Prior to the removal of the “H-i” Holding symbol, it shall be established that adequate public infrastructure is available, including but not limited to roads, sanitary sewers, stormwater management facilities and water supply, to the satisfaction of the Region of Niagara and the Town of Niagara-on-the-Lake.

**11.17.6 Land Ownership (H-l)**

The development of the lands shall only be permitted upon removal of the “H-l” Holding symbol. Prior to the removal of the “H-l” Holding symbol, consolidation of land ownership or execution of a development agreement among landowners is required to ensure orderly development, secure funding and/or equitably cost-share among benefiting landowners for community infrastructure, to the satisfaction of the Region of Niagara and the Town of Niagara-on-the-Lake.

**11.18 SITE SPECIFIC EXCEPTIONS****11.18.1 500 York Road – See Schedule ‘A-21’ (RC1-1) & (OS-1)**

Notwithstanding the provisions of the Institutional (I) Zone, for lands known as Willowbank School of Restoration Arts identified as I-1 and OS-1 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

**11.18.1.1 Permitted Uses (RC1-1):**

- (a) *automotive uses*
- (b) *building or contractor supply store*
- (c) *catering establishment*
- (d) *clinic*
- (e) *commercial recreational establishment*
- (f) *convenience store*
- (g) *day care centre*
- (h) *dry cleaning and laundry depot*
- (i) *duplicating shop*
- (j) *financial institution*
- (k) *hotel or motel*
- (l) *household furnishing store*
- (m) *laboratory*
- (n) *offices, business*
- (o) *offices, medical / dental*
- (p) *offices, professional*
- (q) *offices, service*
- (r) *parking garages, structures or lots*
- (s) *personal service establishment*
- (t) *private club*
- (u) *restaurant*
- (v) *restaurant outdoor patio* in accordance with Section 6.36
- (w) *service trade*

**11.18.1.2 Zone Provisions (RC1-1):**

(a)	Maximum building height <i>to the midpoint of the roof from the existing grade</i>	12.0 m (39.0 ft)
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## 11.18.1.3 Permitted uses (OS-1):

- (a) existing on the date of passing of the By-law.

## 11.18.1.4 Zone Provisions (OS-1):

- (a) existing on the date of passing of the By-law.

**11.18.2 590 York Road – See Schedule ‘A-21’ (PI-2)**

Notwithstanding the provisions of the Prestige Industrial (PI) Zone, for lands identified as PI-2 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

## 11.18.2.1 Permitted Uses:

- (a) *automobile sales and service establishment*

## 11.18.2.2 Zone Provisions:

(a)	As existing on the date of the passage of the By-law
(b)	Outdoor display and storage is prohibited

**11.18.3 382 Airport Road – See Schedule ‘A-21’ (PI-3)**

Notwithstanding the provisions of the Prestige Industrial (PI) Zone, for lands identified as PI-3 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

## 11.18.3.1 Permitted Uses:

- (a) First Nations Native Centre (Niagara Regional Native Centre)

## 11.18.3.2 Zone Provisions:

(a)	Maximum lot frontage	75.0 m (246.06 ft)
(b)	Minimum lot depth	111.0 m (364.17 ft)
(c)	Minimum lot area	8,325.0 m <sup>2</sup> (2.06 ac)
(d)	Minimum front yard setback	15.24 m (50.0 ft)
(e)	Minimum interior side yard setback	3.0 m (9.84 ft)
(f)	Minimum exterior side yard setback	9.0 m (29.53 ft)
(g)	Minimum rear yard setback	15.24 m (50.0 ft)
(h)	Maximum lot coverage	15%

(i)	Minimum parking spaces	40
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#### 11.18.3.3 Site Specific Definition:

FIRST NATIONS NATIVE CENTRE will be the same as Cultural Communications Group Ind., o/a "Niagara Regional Native Centre" shall mean: a building or buildings used as a meeting place by bona fide members paying dues, which owns, hires or leases the building or buildings, the use of such premises being restricted to members and their guests for social, recreation or charitable purposes.

#### 11.18.4 509 Glendale Avenue – See Schedule 'A-21' (PI-4A) (PI-4B)

Notwithstanding the provisions of the Prestige Industrial (PI) Zone, for lands identified as PI-4A and PI-4B on Schedule 'A-21', the following permitted uses and zone provisions shall apply:

##### 11.18.4.1 Permitted Uses (PI-4A):

- (a) *bank*
- (b) *day care centre*
- (c) *hotel and/or motel*
- (d) *restaurant*

##### 11.18.4.2 Permitted Uses (PI-4B):

- (a) *accessory buildings and structures*
- (b) *data processing establishment*
- (c) *laboratories*
- (e) *manufacturing establishment*
- (e) *offices, business*
- (f) *offices, medical/dental*
- (g) *offices, professional*
- (h) *printing establishment*
- (i) *recreational facilities*
- (j) *retail sales as a subsidiary use to any permitted use provided the retail area (including showrooms and display areas and other areas to which the general public may have access) does not exceed 15% of the total floor area of the building in which the retail area is permitted.*
- (k) *single dwelling unit for the accommodation of a watchman or caretaker*

## (l) warehousing and wholesaling

## 11.18.4.3 Zone Provisions:

(a)	Minimum lot area	0.5 ha (1.24 ac)
(b)	Minimum lot frontage	21.0 m (68.89 ft)
(c)	Maximum building height	13.0 m (42.65 ft)
(d)	Maximum lot coverage	50%
(e)	Minimum amount of landscaped open space	25%
(f)	Minimum building setback from any property line	7.6 m (24.93 ft)
(g)	Minimum setback between buildings on the same lot	15.0 m (49.21 ft)
(h)	Accessory buildings and structures:	
	(i) Maximum building height	4.5 m (14.76 ft)
	(ii) Maximum lot coverage	10%
	(iii) Minimum building setback from any property boundary	4.5 m (14.76 ft)
(i)	Parking:	
	(i) Office uses	1 space per 28.0 m <sup>2</sup> (301.39 ft <sup>2</sup> ) of Gross Leasable Floor Area
	(ii) Residential	1 space per dwelling
	(iii) Retail uses / banks	1 space per 19 m <sup>2</sup> (204.51 ft <sup>2</sup> ) of Gross Leasable Floor Area
	(iv) Restaurants	1 space per 9 m <sup>2</sup> (96.88 ft <sup>2</sup> ) of Gross Leasable Floor Area
	(v) Hotel / motel	1 space per rental room plus 1 space per 28.0 m <sup>2</sup> (301.39 ft <sup>2</sup> ) Gross Leasable Floor Area devoted to uses associated with a motel or hotel such as dining rooms, meeting rooms, lounges, reception areas, retail space, etc., but excluding active recreational space such as tennis courts, ice surfaces, and swimming pools
	(vi) Manufacturing and other permitted uses	1 space per 100.0 m <sup>2</sup> (1,076.39 ft <sup>2</sup> ) of Floor Area

**11.18.5 SS Queenston Road – See Schedule ‘A-21’ (QR-5)**

Notwithstanding the provisions of the Queenston Road Residential (QR) Zone, for lands identified as QR-5 on Schedule ‘A-21’, and illustrated on Figure 11.18.5F, the following permitted uses and zone provisions shall apply:

## 11.18.5.1 Permitted Uses:

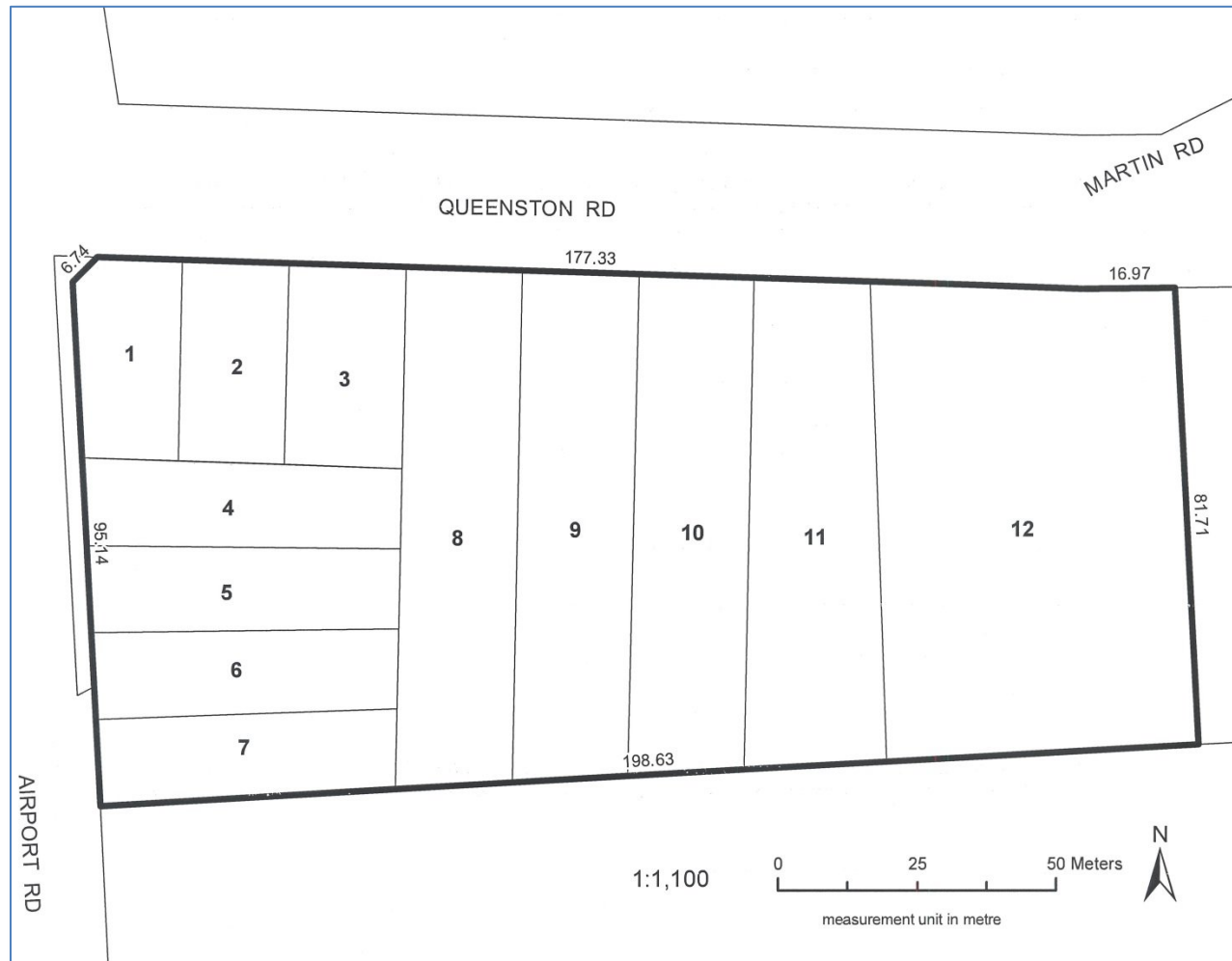
## (a) accessory structures in accordance with Section 6.1

- (b) *home occupation or home profession* within a single detached dwelling in accordance with Section 6.24
- (c) *single detached residential dwelling*

## 11.18.5.2 Zone Provisions:

(a)	Minimum lot frontage	15.4 m (50.5 ft)
(b)	Minimum front yard setback for Lots 1, 2, 4, 5, 6 and 7 to the face of the dwelling including covered porch	11.0 m (36.0 ft)
(c)	Minimum front yard setback for Lots 3, 8, 9, 10, 11 and 12 to the face of the dwelling including a covered porch:	
	(i) Lot 3	14.0 m (45.9 ft)
	(ii) Lot 8	18.5 m (60.7 ft)
	(iii) Lot 9	20.5 m (67.3 ft)
	(iv) Lot 10	23.0 m (75.5 ft)
	(v) Lot 11	25.0 m (82.0 ft)
	(vi) Lot 12	19.45 m (63.8 ft)
(d)	An attached garage shall not project beyond the front face of the dwelling for Lots 1 to 12	
(e)	Minimum rear yard setback for lots 8-11	20.0 m (66.0 ft)
(f)	Maximum lot coverage:	
	(i) Lots 1 to 7	30%
	(ii) Lots 8 to 12	25%
(g)	Maximum building height measure to peak of dwelling:	
	(i) Lots 1 to 11	9.75 m (32.0 ft)
	(ii) Lot 12	8.5 m (28.0 ft)

Figure 11.18.5F: Queenston Banks

**11.18.6 491, 493, 495 York Road – See Schedule ‘A-21’ (RC1-6)**

Notwithstanding the provisions of the Regional Commercial (RC1) Zone, for lands identified as RC1-6 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

**11.18.6.1 Permitted Uses:**

- (a) *gas bar / convenience store*
- (b) *restaurant*
- (c) *retail sales of wine, beer & liquor*
- (d) *seasonal fresh fruit market*
- (e) *tourist information centre*



## 11.18.6.2 Zone Provisions:

(a)	As existing on the date of the passage of the By-law
(b)	The lot frontage of the subject lands shall be considered to be the lot line abutting York Road.

**11.18.7 362 Airport Road – See Schedule ‘A-21’ (PI-7)**

Notwithstanding the provisions of the Prestige Industrial (PI) Zone, for lands identified as PI-7 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

## 11.18.7.1 Permitted Uses:

- (a) *business offices* and offices which are an accessory use to a permitted use
- (b) *commercial printing establishment*
- (c) *commercial uses* which are operated as a subsidiary function of a permitted use
- (d) manufacturing, processing, packaging, crating, bottling, or assembly of processed materials
- (e) *public or private club*
- (f) *recreational facilities*
- (g) *research and development laboratories*
- (h) *warehousing* or cold storage
- (i) *wholesale establishments*
- (j) *winery*

## 11.18.7.2 Zone Provisions:

(a)	Minimum lot area	18,000.0 m <sup>2</sup> (4.45 ac)
(b)	Minimum lot frontage	30.0 m (98.43 ft)
(c)	Minimum front yard	15.0 m (49.21 ft)
(d)	Minimum interior side yard	3.5 m (11.48 ft)
(e)	Minimum exterior side yard	7.5 m (24.6 ft)
(f)	Minimum rear yard	12.0 m (39.37 ft)
(g)	Minimum setback from any lot zoned for residential purposes (any yard)	22.5 m (73.82 ft)
(h)	Maximum height of building or structure	10.5 m (34.45 ft)

(i)	Minimum height of exterior walls of any building or structure shall be 2.5 m (8.20 ft) above the elevation of the finished ground level at the mid-point of the wall in question	
(j)	Maximum lot coverage	50%
(k)	Landscaping Requirements:	
	(i) A minimum of 5% of the lot area shall be landscaped.	
	(ii) The first 6.0 m (19.69 ft) of the front yard and exterior side yard on corner lots shall be reserved for landscaping purposes only, except for land required for access driveways and walkways onto the site.	
	(iii) A 7.5 m (24.61 ft) wide landscaped buffer strip of land shall be provided on any lot abutting a rural, residential or institutional zone.	
(l)	Parking in the front yard shall be limited to 5 visitor or executive parking spaces plus 2 additional parking spaces for each 15.0 m (49.21 ft) of the building front wall.	
(m)	Open storage of goods or materials, or other materials associated with the processing shipping and receiving operations of those permitted uses is prohibited.	

#### 11.18.8 440 Taylor Road – See Schedule ‘A-21’ (RC-8)

Notwithstanding the provisions of the Regional Commercial (RC) Zone, for lands identified as RC-8 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

##### 11.18.8.1 Permitted Uses:

- (a) furniture, appliance and electronics showroom including an ancillary warehouse thereto supplying goods sold on the premises
- (b) *restaurant*, including a take-out food outlet within a furniture, appliance and electronics showroom
- (c) *retail store*
- (d) *seasonal outdoor display of goods* for retail sale

##### 11.18.8.2 Zone Provisions:

(a)	Minimum front yard setback (Homer Road)	10.66 m (35.0 ft)
(b)	Minimum landscape area	30%
(c)	Minimum lot area	3.38 ha (8.35 ac)
(d)	Maximum building height	14.0 m (46.0 ft)

**11.18.9 451 Queenston Road – See Schedule ‘A-21’ (QR-9)**

Notwithstanding the provisions of the Queenston Road Residential (QR) Zone, for lands identified as QR-9 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

**11.18.9.1 Permitted Uses:**

- (a) *accessory structures* in accordance with Section 6.1
- (b) *home occupation* or *home profession* within a single detached dwelling in accordance with Section 6.24
- (c) *single detached dwelling*

**11.18.9.2 Zone Provisions:**

(a)	Minimum lot frontage	27.4 m (90.0 ft)
(b)	Minimum lot depth	87.1 m (286.0 ft)
(c)	Minimum lot area	0.24 ha (0.603 ac)
(d)	Minimum front yard setback	15.24 m (50.0 ft)
(e)	Maximum building height	8.53 m (28.0 ft)
(f)	Maximum lot coverage	28%
(g)	Minimum landscape coverage	35%

**11.18.10 235 & 253 Taylor Road – See Schedule ‘A-21’ (VC-10)**

Notwithstanding the provisions of the Village Commercial (VC) Zone, for lands identified as VC-10 on Schedule ‘A-21’, the following zone requirements shall apply:

**11.18.10.1 Permitted Uses:**

- (a) As approved on October 24<sup>th</sup>, 2005.

**11.18.11 609 & 645 York Road – See Schedule ‘A-21’ (PI-11)**

Notwithstanding the provisions of the Prestige Industrial (PI) Zone, for lands identified as PI-11 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

**11.18.11.1 Permitted Uses:**

- (a) *fuel storage*
- (b) *motel*
- (c) *offices*

- (d) *restaurant*
- (e) *service station*
- (f) *truck loading*
- (g) *truck service building*
- (h) *warehouse*

#### 11.18.11.2 Zone Provisions:

(a)	Minimum front yard setback	10.0 m (32.8 ft)
(b)	Minimum landscape area	50%
(c)	Minimum interior side yard setback	6.096 m (20.0 ft)
(d)	Minimum lot frontage	14.0 m (46.0 ft)

#### **11.18.12 303 Townline Road, 2 Westwood Court, SS Westwood Court & ES Westwood Court – See Schedule ‘A-21’ (LI-12)**

Notwithstanding the provisions of the Light Industrial (LI) Zone, for lands identified as LI-12 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

#### 11.18.12.1 Permitted Uses:

- (a) *assembly hall and daycare centre* use associated with a main use to a maximum of 15% of the Gross Floor Area of the main use.
- (b) *automotive sales and service establishments*
- (c) *automobile services stations*
- (d) *business office* that supports an industrial operation on the same site
- (e) *construction and agricultural equipment sales and rental facility*
- (f) *data processing establishment*
- (g) *dry cleaning and laundry plants*
- (h) *fabrication*
- (i) *goods distribution and warehousing*
- (j) *industrial and transportation servicing and maintenance facility*
- (k) *laboratories*
- (l) *manufacturing establishments*
- (m) *parking garages, structures or lots*
- (n) *printing establishments*
- (o) *repair and rental establishment*

- (p) *retail* use associated with a main use to a maximum of 15% of the Gross Floor Area of the main use.
- (q) *service and Repair establishment*
- (r) *service trades*
- (s) *wholesales establishments*

#### 11.18.12.2 Zone Provisions:

(a)	Minimum lot frontage	30.0 m (98.43 ft)
(b)	Minimum lot depth	60.0 m (196.85 ft)
(c)	Minimum lot area	0.2 ha (0.5 ac)
(d)	Maximum lot coverage	50%
(e)	Minimum front yard setback	6.0 m (19.69 ft)
(f)	Maximum front yard setback	18.0 m (59.06 ft)
(g)	Minimum interior side yard setback	3.0 m (9.84 ft)
(h)	Minimum exterior side yard setback	6.0 m (19.69 ft)
(i)	Minimum rear yard setback	18.0 m (59.06 ft)
(j)	Minimum landscaped open space	10%
(k)	Outside storage is permitted, provided it does not exceed 25% of the lot area and is located in a rear yard and screened from view from any public street. Materials to be stored shall not exceed 3.0 m (9.84 ft) in height.	
(l)	Maximum building height	12.0 m (39.37 ft)
(m)	Where loading, service and garbage areas are provided in the interior side yard, they shall be located a minimum of 20.0 m (65.62 ft) from the front wall of the building.	

#### 11.18.13 300 Taylor Road – See Schedule ‘A-21’ (RC(a)-13 and RC(b)-13)

Notwithstanding the provisions of the Regional Commercial (RC) Zone, for lands identified as RC(a)-13 and RC(b)-13 on Schedule ‘A-21’, the following permitted uses and zone provisions shall apply:

##### 11.18.13.1 Permitted Uses:

- (a) *amusement arcade*
- (b) *automobile gas bar*
- (c) *business or professional office*
- (d) *cinema*
- (e) *drug store or pharmacy*
- (f) *financial institution*

- (g) *health facilities*
- (h) *home improvement centre*
- (i) *medical office*
- (j) *micro-brewery*
- (k) *personal service establishments*
- (l) *retail kiosks and retail carts*
- (m) *retail store*, including Department Stores specializing in Department Store Type Merchandise (DSTM) but excluding supermarkets
- (n) *retail warehouse*
- (o) *restaurant with take-out restaurants*

#### 11.18.13.2 Secondary Uses:

- (a) *outdoor restaurant patio*
- (b) *public market*
- (c) *seasonal outdoor display of goods for retail sale (maximum 10% of tenant GLA floor area)*

#### 11.18.13.3 Additional Use permitted in the RC(b)-13 only:

- (a) *drive through restaurant*

#### 11.18.13.4 Zone Provisions:

(a)	Minimum lot frontage	20.0 m (65.62 ft)
(b)	Minimum lot area	3,000 m <sup>2</sup> (32,292.79 ft <sup>2</sup> )
(c)	Maximum lot coverage	35%
(d)	Minimum landscaped open space	10%
(e)	Minimum front yard setback	4.5 m (14.76 ft)
(f)	Minimum interior side yard setback	3.0 m (9.84 ft)
(g)	Minimum exterior side yard setback	3.0 m (9.84 ft)
(h)	Minimum rear yard setback	3.0 m (9.84 ft)
(i)	Maximum building height	15.0 m (49.21 ft)
(j)	Maximum height of fabric canopy structures:	
	(i) To peak of pole	25.0 m (82.0 ft)
	(ii) To fabric canopy	18.5 m (60.7 ft)
(k)	Maximum gross leasable area (as per OMB decision PL120848, August 22, 2012)	60,387 m <sup>2</sup> (650,000 ft <sup>2</sup> )
(l)	Minimum MTO setback from QEW frontage	9.0 m (29.5 ft)

(m)	Minimum parking space	1 per 21.0 m <sup>2</sup> GFLA
(n)	Minimum bicycle parking spaces	100

#### 11.18.13.5 Site specific definition:

RETAIL KIOSKS AND RETAIL CARTS shall be defined as a retail use located within the common pedestrian area located in the Outlet Centre that is a maximum of 10 square metres (per kiosk or retail cart) that may have counters and display cabinets although typically does not have walls.

#### 11.18.13.6 Site specific exemption:

An amusement arcade shall be permitted to include premises licensed under the Liquor License Act.

#### 11.18.13.7 All other zoning provisions, as amended, shall continue to apply to the lands identified as RC(a)-13 and RC(b)-13.

### 11.18.14 Niagara-on-the-Green North – See Schedule ‘A-21’ (VC-14)

The following permitted uses and zone provisions shall apply, for lands located in the Niagara-on-the-Green North Subdivision, identified as VC-14 on Schedule ‘A-21’:

#### 11.18.14.1 Permitted Uses (VC-14):

- (a) *accessory buildings and structures* in accordance with Section 6.1
- (b) *art, craft or photography studio*
- (c) *assembly hall*
- (d) *bake shop*
- (e) *bank or financial institution*
- (f) *brew your own operation*
- (g) *business or professional office*
- (h) *commercial recreation facility*
- (i) *convenience store*
- (j) *drug store*
- (k) *dry-cleaning outlet*
- (l) *fitness centre*
- (m) *florist shop*
- (n) *garden centre*
- (o) *grocery store*
- (p) *hardware store*

- (q) *laundromat*
- (r) *medical clinic, medical office or medical practitioner*
- (s) *micro-brewery*
- (t) *outdoor patio restaurant* in accordance with Section 6.36
- (u) *personal-service establishment*
- (v) *postal outlet*
- (w) *public library*
- (x) residential use in accordance with Section 6.48
- (y) *restaurant*
- (z) *retail store*
- (aa) *service establishment*
- (bb) *take-out restaurant*
- (cc) *tavern*
- (dd) *veterinary office*

#### 11.18.14.4 Zone Provisions:

(a)	Minimum lot frontage	15.0 m (49.21 ft)
(b)	Minimum lot area	700 m <sup>2</sup> (7,534.74 ft <sup>2</sup> )
(c)	Minimum front yard setback	1.5 m (4.92 ft)
(d)	Maximum front yard setback	3.0 m (9.84ft)
(e)	Minimum interior side yard setback <i>Except that where the interior side yard abuts a residential zone, a 1.5 m (4.92 ft) setback is required.</i>	0 m (0 ft)
(f)	Minimum exterior side yard setback	3.0 m (9.84 ft)
(g)	Minimum rear yard setback	6.0 m (19.69 ft)
(h)	Minimum landscaped open space	10%
(i)	Maximum lot coverage	50%
(j)	Maximum building height	15.0 m (49.21 ft)

#### 11.18.14.3 Buffer Strip (VC-14):

Where the interior side yard or rear lot line of a zoned Village Commercial (VC-14) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 1.524 m (5 ft) in width shall be used as a buffer strip in accordance with Section 6.6.

#### 11.18.14.4 Permitted Uses (F1-14):

- (a) *public use or civic use*



**11.18.15 NS York Road & WS Counsell Street – See Schedule ‘A-21’ (RC1-15)**

Notwithstanding the provisions of the Regional Commercial (RC1) Zone, for lands identified as RC1-15 on Schedule ‘A-21’, the following zone provisions shall apply:

**11.18.15.1 Zone Provisions:**

(a)	Maximum building height	17.0 m (55.77 ft)
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