

Vehicle	Includes a motor vehicle, trailer, traction engine, farm tractor, road-building machine, bicycle and any vehicle drawn, propelled or driven by an kind of power, including muscular power, however does not include a street car.
Warehouse	Means a premises used for the storage and or distribution of wares or goods, however does not include a commercial self storage facility or a transportation terminal.
Yard	Means the open and uncovered area on a lot between the nearest main wall of the main building and a lot line.

## 27.D.2 Uses Permitted

### Principal Uses:

- convention centre
- data processing centre
- day nursery, day centre-adult, day centre- intergenerational, provided no part of the building is used for industrial uses or warehouses
- fitness centre
- food processing establishment
- industrial use, if conducted within wholly enclosed buildings
- hotel
- motel
- office
- park, public
- printing, media and communications establishment
- public authority
- research and training facility
- warehouse, if more than 200 metres distant from Wellington Street and from Highway 404
- **Notwithstanding the foregoing, uses including any of the above which are or may become noxious are specifically excluded.**

**27.D.3 Accessory Uses:**

**27.D.3.1** Parking Garage

**27.D.3.2** Within a building in which the principal use is industrial:

- ancillary retail
- warehouse

**27.D.3.3** Within a building in which the principal use is an office, provided the accessory uses are designed as an integral part of the building, are located internal to the building and have the primary access from the lobby of the building:

- convenience retail store
- dry cleaning distribution depot
- motor vehicle rental establishment
- personal service shop
- private club
- restaurant

**27.D.3.4** Within a building in which the principal use is a hotel or motel, provided the accessory uses are designed as an integral part of the building, are located internal to the building and have the primary access from the lobby of the building:

- motor vehicle rental establishment
- personal service shops
- restaurant
- retail store
- theatre

**27.D.4 Zone Requirements**

**27.D.4.1 Lot Specifications:**

lot area (minimum)	
- lots adjacent to Highway 404	1.0 hectares
- other locations	0.8 hectares
lot frontage (minimum)	60 metres

**27.D.4.2 Siting Specifications:**

Yard adjacent to a public highway (minimum)

- adjacent to Highway 404 13.7 metres
- adjacent to Wellington Street and Leslie Street 9 metres
- adjacent to other streets 6 metres
- yard adjacent to Open Space zone (minimum) 10 metres
- other yards (minimum) 3 metres

**27.D.4.3 Landscaping Requirements:**

Adjacent to front lot line (minimum, except for driveway locations)

- lots fronting on arterials 6 metres
- lots fronting on other roads 3 metres
- adjacent to Open Space zone (minimum) 10 metres
- adjacent to other lot lines (minimum) 3 metres

**27.D.4.4 Building Specifications:**

- floor area ratio (maximum) 50 %
- height (maximum) 4 storeys
- distance between two buildings on the same lot (minimum) 0.25 times the sum of the building heights or 12 m whichever is greater

**27.D.4.5 Loading Space Requirements:**

**27.D.4.5.1 Loading Spaces – Office Use:**

The owner or occupant of a lot, building or structure where the principal use is an office, shall provide and maintain in a location suitable to the Municipality loading or unloading spaces nine (9.0) metres long, three decimal five (3.5) metres wide, and having a vertical clearance of at least four (4.0) metres in accordance with the following standards:

<u>Total Office Floor Area of Building or Structure</u>	<u>Number of Loading Spaces Required</u>
- 1,000.0 square metres or less	0
- 1,000.0 square metres or more but less than 2,500.0 square metres	1
- 2,500.0 square metres or more but less than 7,500.0 square metres	2
- 7,500.0 square metres or more	1 additional space for every 7,500.0 square metres or fractional part thereof.

**27.D.4.5.2 Loading Spaces – Industrial Uses:**

The owner or occupant of a lot, building or structure where the principal use is industrial uses, excluding the portions of the building used for an accessory office use, shall provide and maintain in a location suitable to the Municipality loading or unloading spaces nine (9.0) metres long, three decimal five (3.5) metres wide, and having a vertical clearance of at least four (4.0) metres in accordance with the following standards:

<u>Total Office Floor Area of Building or Structure</u>	<u>Number of Loading Spaces Required</u>
- 140 square metres or less	0
- More than 140 square metres	1
- 300 square metres or more but less than 2500 square metres	2
- 2500 square metres or more but less than 7500 square metres	3
- 7500 square metres or more	1 additional space for every 7500 square metres or fractional part thereof

**27.D.4.5.3** Each loading space shall be suitable for the temporary parking of one (1) commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display. The loading space shall not be located upon or partly upon any street, lane or alley, driveway or aisle. In addition, the loading space shall have adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas. All interior loading spaces are to have complementary exterior spaces for vehicles awaiting entry to the interior space.

**27.D.4.6 Parking Requirements:**

Notwithstanding the provisions of Section 6.26 the following parking requirements shall apply for the uses listed below. All other provisions of Sections 6.26 and 6.27 of By-law Number 2213-78 shall also apply.

Use:	No. of parking spaces required:
- convention centre	1.0 per 4 seats or 3 metres of bench space <b>or</b> 11.0 per 100 square metres, if no fixed seats
- data processing centre	5.0 per 100 square metres plus 1.1 per 100 square metres for storage
- day nursery - day centre, adult - day centre, intergenerational	2.5 per 100 square metres
- fitness centre	5.0 per racquet court 6.0 per tennis court 1.0 per 30 square metres for exercise
- hotel - motel	1.0 per room <b>plus</b> 10 per 100 square metres devoted to public uses
- industrial use, including: - food processing establishment - research and training facility - printing, media and communications establishment	2.0 per 100 square metres for first 3 000 square metres <b>plus</b> 1.0 per 100 square metres for next 3 000 square metres <b>plus</b> 0.5 per 100 square metres for remaining space
- industrial uses as noted above within a multiple occupancy building	3.0 per 100 square metres for first 100 square metres <b>plus</b> 2.0 per 100 square metres for next 2 700 square metres <b>plus</b> 1.0 per 100 square metres for next 3 000 square metres <b>plus</b> 0.5 per 100 square metres for remaining space
- office	3.5 per 100 square metres
- public authority	3.6 per 100 square metres
- warehouse	1.0 per 100 square metres
- warehouse within a multiple occupancy building	3.0 per 100 square metres for first 100 square metres <b>plus</b> 2.0 per 100 square metres for next 900 square metres <b>plus</b> 1.1 per 100 square metres for remaining space