

SECTION 380

SPECIAL DISTRICT 350 (SP.350)

380.1 For the purpose of this by-law, land use district “Special District 350” is hereby established and may be referred to as the symbol “SP.350”.

PERMITTED USE:

380.2 No person shall within an SP.350 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS:

380.3 No person shall within an SP. 350 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot area per dwelling unit	91 square metres
b) maximum lot area per dwelling unit	133 square metres
c) minimum lot width	45 metres
d) minimum lot depth	45 metres
e) minimum building setback	6.0 metres or 3 metres per storey,
i) side lot line	whichever is greater
ii) rear lot line	6.0 metres or 3 metres per storey,
	whichever is greater
f) maximum building coverage	40%
g) maximum number of storeys	5
h) maximum coverage by open parking areas, driveways and vehicle movement areas	25%

380.4 SP.350 District is hereby designated as a residential district.

SECTION 381

SPECIAL DISTRICT 351 (SP.351)

381.1 For the purpose of this by-law, land use district “Special District 351” is hereby established and may be referred to as the symbol “SP.351”.

PERMITTED USE:

381.2 No person shall within an SP.351 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a video rental establishment
- b) a personal service establishment
- c) a sub post office
- d) a dry cleaning depot (Class 2)
- e) a printing shop
- f) a clinic
- g) a convenience retail store
- h) a bake shop
- i) a self service laundry
- j) a studio or craft workshop
- k) a day nursery
- l) a repair shop for electronics and appliances
- m) a mailbox rental service outlet
- n) a retail establishment
- o) a retail catalogue sales establishment
- p) a rental establishment with no outdoor display and/or storage
- q) a food store
- r) a drug store
- s) a hardware store
- t) an art school, music school, dance school or fine arts school
- u) a gymnasium or health club
- v) a place of assembly
- w) a restaurant
- x) a bowling alley
- y) a bank, financial institution or loan company
- z) an office

REGULATIONS:

381.3 No person shall within an SP. 351 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot width	85 metres
b) minimum lot depth	80 metres
c) minimum building setback i) side lot line ii) rear lot line	9.0 metres or twice the height of the building, whichever is greater 9.0 metres or twice the height of the building, whichever is greater
d) maximum building coverage	30%
e) maximum number of storeys	3
f) landscaped open space of a minimum width of 6 metres shall be provided and maintained along a lot line abutting a residential or development district	
g) landscaped open space including a planting strip, having a minimum width of 3 metres shall be provided and maintained along all other lot lines	
h) maximum floor area per commercial purpose: i) uses (a) to (p) inclusive ii) use (q) iii)uses (r) and (s) iii)uses (t) to (y) inclusive iv) use (z)	330 square metres 464 square metres 1725 square metres no restriction 300 square metres
i) maximum floor area for all commercial purposes, including basements	2,700 square metres

381.4 SP.351 District is hereby designated as a commercial district.

SECTION 383

SPECIAL DISTRICT 353 (SP.353)

383.1 For the purpose of this by-law, land use district “Special District 353” is hereby established and may be referred to as the symbol “SP.353”.

PERMITTED USES

383.2 No person shall within any SP.353 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a video rental establishment
- (b) a personal service establishment
- (c) a sub post office
- (d) a dry cleaning depot (Class 2)
- (e) a printing shop
- (f) a bake shop
- (g) a self service laundry
- (h) a studio or craft workshop
- (i) a day nursery
- (j) a repair shop for electronics and appliances
- (k) a mailbox rental service outlet
- (l) a retail establishment
- (m) a retail catalogue sales establishment
- (n) a rental establishment with no outdoor display and/or storage
- (o) a bank, financial institution or loan company
- (p) a convenience retail store
- (q) a food store
- (r) a drug store
- (s) a hardware store
- (t) a clinic
- (u) an art school, music school, dance school or fine arts school
- (v) a gymnasium or health club
- (w) a place of assembly
- (x) a restaurant
- (y) a bowling alley

REGULATIONS

383.3 No person shall, within any SP.353 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot depth	60 metres
b) maximum floor area per commercial purpose: i) uses (a) to (p) inclusive ii) uses (q) to (y) inclusive	348 square metres 650 square metres
c) maximum floor area for all commercial purposes, including basements	650 square metres
d) maximum building coverage	30%
e) maximum building height	3 storeys
f) minimum building setback i) side lot line ii) rear lot line	9 metres 9 metres
g) landscaped open space shall be provided and maintained along lot lines	Existing or 1.5 metres along all lot lines provided such open space may be interrupted by driveways
h) a waste receptacle or garbage storage area may be erected or located within the district, except within the minimum required landscaped open space area, provided the following regulations are complied with: i) minimum building setback ii) maximum building height iii) maximum building or site area	3 metres 3 metres 15 square metres

i) Notwithstanding the provisions of Section 6.11, a building may be set back a minimum distance of 2.6m from the street line along Victory Crescent	
j) Notwithstanding the provisions of Section 4.3, the minimum aisle width for the existing parking spaces adjacent to the Clonsilla Avenue street line shall be 4.9m	

383.4 SP.353 District is hereby designated as a commercial district.

January 31, 2013 (OMB Decision PL100787)
January 21, 2016 (OMB Decision PL151135)(15-154)

SECTION 384

SPECIAL DISTRICT 354 (SP.354)

384.1 For the purpose of this by-law, land use district “Special District 354” is hereby established and may be referred to as the symbol “SP.354”.

PERMITTED USES

384.2 No person shall within an SP.354 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a video rental establishment
- (b) a personal service establishment
- (c) a sub post office
- (d) a dry cleaning depot (Class 2)
- (e) a printing shop
- (f) a convenience retail store
- (g) a bake shop
- (h) a self service laundry
- (i) a studio or craft workshop
- (j) a day nursery
- (k) a repair shop for electronics and appliances
- (l) a mailbox rental service outlet
- (m) a retail establishment
- (n) a retail catalogue sales establishment
- (o) a rental establishment with no outdoor display and/or storage
- (p) a food store
- (q) a clinic
- (r) an art school, music school, dance school or fine arts school
- (s) a gymnasium or health club
- (t) a place of assembly
- (u) a restaurant
- (v) a bowling alley
- (w) a bank, financial institution or loan company
- (x) a retail establishment for the sale of:
 - i. beer, wine and/or liquor
 - ii. optical
 - iii. paint, wallpaper, decorating supplies
 - iv. hardware
 - v. general merchandise

REGULATIONS

384.3 No person shall within an SP.354 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot width	80 m
b) minimum lot depth	80 m
c) maximum floor area per commercial purpose: i) uses (a) to (p) inclusive ii) use (q) iii) use (r) to (w) inclusive iv) use (x)	330 m ² no restriction no restriction maximum of 1 large scale retail establishment up to 2314m ²
d) maximum floor area for all commercial purposes, including basements	4,750m ²
e) maximum building coverage	30%
f) maximum building height	3 storeys
g) minimum building setback from the side or rear lot line	9 m or the height of the building, whichever is greater
h) landscaped open space shall be provided and maintained along lot lines	10 m along a lot line abutting a residential district and 1.5 m along all other lot lines provided such open space may be interrupted by driveways
i) planting strips and/or privacy fencing shall be required to be constructed and maintained within the landscaped open space along a lot line abutting a residential district	
j) a waste receptacle or garbage storage area may be erected or located within the district, except within the minimum required landscaped open space area, provided the following regulations are complied with: 1) maximum building setback 2) maximum building height 3) maximum building or site area	3 m 3 m 15 m ²
k) notwithstanding Section 4 of the By-law, a minimum of 1 Loading Space shall be provided	

384.4 SP.354 is hereby designated as a commercial district.

SECTION 385

SPECIAL DISTRICT 355 (SP.355)

385.1 For the purpose of this by-law, land use district “Special District 355” is hereby established and may be referred to as the symbol “SP.355”.

PERMITTED USES

385.2 No person shall within any SP.355 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a video rental establishment
- (b) a personal service establishment
- (c) an office
- (d) a bank, financial institution or loan company
- (e) a clinic, excluding a veterinary clinic
- (f) an art school, music school, dance school or fine arts school
- (g) a gymnasium or health club
- (h) a retail establishment for the sale of furniture and appliances

REGULATIONS

385.3 No person shall, within any SP.355 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirements
a) Minimum Lot Width	30 metres
b) Minimum Lot Depth	45 metres
c) Minimum widths of landscaping to be provided and maintained along lot lines, to be in accordance with the following	6 metres from side lot line (east) adjacent to parking 10 metres from side lot line (east) adjacent to building 20 metres from rear lot line (south) 1.5 metres along other lot lines except as interrupted by driveways (or walkways)
d) Maximum Building Coverage	20 %
e) Maximum Building Height	2 storeys

Type	Requirements
f) Maximum Floor Area per commercial purpose for either a clinic or an office	250 square metres per commercial purpose
g) Minimum Building Setbacks North lot line South lot line East lot line West lot line	As per Section 6 20 metres 10 metres 6 metres
h) Notwithstanding Section 4.3, the minimum width of a driveway adjacent to the westerly lot line shall be 6m	

385.4 SP.355 District is hereby designated as a commercial district.”

SECTION 386

SPECIAL DISTRICT 356 (SP.356)

386.1 For the purpose of this by-law, land use district 'Special District 356' is hereby established and may be referred to by the symbol 'SP.356'.

PERMITTED USES:

386.2 No person within a SP.356 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) A dwelling unit
- b) Clinic
- c) Office, excluding a veterinary office
- d) Personal Service Use
- e) A bank, financial institution or loan company
- f) A retail establishment including a convenience retail store and drug store
- g) A post office or sub-post office

REGULATIONS

386.3 No person shall within a SP.356 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum number of dwelling units per building	3
b) minimum lot area per dwelling unit	87 square metres
c) maximum building coverage	30%
d) minimum building setback <ul style="list-style-type: none">i) side lot lineii) rear lot line	the lesser of the existing or 2m
e) maximum lot coverage by open parking, driveways and vehicle movement areas	46%
f) notwithstanding the provisions of Section 4.2(A), a minimum of 1 parking spaces shall be provided and maintained per dwelling unit	
g) notwithstanding the provisions of Section 4.2(B), a minimum of 1 parking space shall be provided and maintained per 35m ² of retail/commercial use permitted in Section	

386.2	
h) notwithstanding the provisions of Section 4.2, up to 80 parking spaces shall be permitted off site within 100 m of lands zoned SP.356.	
i) The area zoned SP.356 shall continue to be treated as one lot for the purposes of zoning regulations despite future land division, part lot control exemption or plan of condominium.	

386.4 SP.356 District is hereby designated as a Commercial District.

Section 387

Special District 357 (SP.357)

387.1 For the purpose of this by-law, land use district 'Special District 357' is hereby established and may be referred to by the symbol 'SP.357'.

Permitted Uses:

387.2 No person within a SP.357 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) An apartment dwelling

Regulations

387.3 No person shall within a SP.357 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
Minimum lot area per dwelling unit	220 m ²
Maximum building height	2 storeys
Minimum building setbacks: i) from east side lot line ii) from west side lot line iii) from rear lot line iv) from street line (pergola)	2m to main bldg 1m to main bldg 1.5m to main bldg 4m to covered porch
Maximum building coverage	65%
Notwithstanding the provisions of Section 4.3.1(b) – Size of Parking Space – a motor vehicle parking space shall have a minimum length of 5.5 metres.	
Notwithstanding the provisions of Section 4.3.2 of the Zoning By-Law, a maximum of seven (7) motor vehicle parking spaces shall be provided and maintained within 6 metres of the street line	
Notwithstanding the provisions of Section 4.3.2(b), motor vehicle parking shall be permitted within 1 metre of the east side lot line.	
Notwithstanding the provisions of 4.3.2(c), a motor vehicle parking space and driveway may be located within 6 metres of a window to a habitable room in an apartment dwelling or group dwelling.	

387.4 SP.357 District is hereby designated as a Residential District.

Section 388

Special District 358 (SP.358)

388.1 For the purpose of this by-law, land use district 'Special District 358' is hereby established and may be referred to by the symbol 'SP.358'.

Permitted Uses:

388.2 No person within a SP.358 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling
- b) row dwelling unit
- c) stacked row dwelling

388.3 For the purposed of the SP.358 District the following definitions shall apply:

- a) Stacked Row Dwelling shall mean a building consisting solely of three (3) or more dwelling units separated by vertical and horizontal party walls and contains separate or common entrance and access to grade from one or more yards.
- b) Amenity Space shall mean an outdoor area that is designed and intended for the exclusive leisure and recreational use of the occupants of the dwelling unit and may include landscaped open spaces, building rooftops, patios, terraces, balconies, decks and other similar uses.

Regulations:

388.4 No person shall within a SP.358 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Provision	Requirement
a) Minimum dwelling units per hectare	25
b) Maximum dwelling units per hectare	75

Provision	Requirement
c) Minimum Building Setback - from Woodland Drive streetline - from Hetherington Drive streetline - from Westerly Lot Line - from Southerly Lot Line - from Daylight Triangle	6.0m 6.0m to garage or carport 4.5m to dwelling 3.0m to porch or verandah 1.5m to stairs 6.0m 6.0m 4.5m
d) Minimum Separation between units and/or buildings for row dwellings or stacked row dwellings: - Between Units (Internal) - Between Buildings (External) - 2 Storeys - 3 Storeys	0.0m 1.5m 3m
e) Minimum Building Separation between buildings for single unit dwellings	0.6m on one side and 1.2m on the other side
f) Minimum Lot Width for each Single Unit Dwelling	9m
g) Maximum Height: Single Detached Dwelling Row Dwelling Stacked Row Dwelling	2 storeys 3 storeys 3 storeys
h) Minimum Landscaped Open Space For Single Unit Dwellings on individual lots	20% of Lot Area 35% of Lot Area
i) Minimum Amenity Space: Row Dwellings and Stacked Row Dwellings	6m ² per dwelling unit
j) Minimum Landscaped Open Space along southerly lot line	7m
k) A maximum of one (1) tandem parking space shall be permitted for residential dwellings containing a garage or carport.	
The area zoned SP.358 shall be treated as one lot for the purposes of zoning regulations despite any future land division.	
Notwithstanding Section 4, a maximum of one (1) tandem parking space shall be permitted for residential dwellings containing a garage or carport.	

388.5 SP.358 District is hereby designated as a Residential District

Section 389

Special District 359 (SP.359)

389.1 For the purpose of this by-law, land use district 'Special District 359' is hereby established and may be referred to by the symbol 'SP.359'.

Permitted Uses:

389.2 No person within a SP.359 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling
- b) row dwelling unit
- c) stacked row dwelling
- d) apartment dwelling

389.3 For the purpose of the SP.359 District the following definitions shall apply:

- a) Stacked Row Dwelling shall mean a building consisting solely of three (3) or more dwelling units separated by vertical and horizontal party walls and contains separate or common entrance and access to grade from one or more yards.
- b) Amenity Space shall mean an outdoor area that is designed and intended for the exclusive leisure and recreational use of the occupants of the dwelling unit and may include landscaped open spaces, building rooftops, patios, terraces, balconies, decks and other similar uses, except that in the case of an apartment dwelling, amenity space may be provided in the form of indoor and or outdoor amenity space or combinations thereof and that is communal and intended for the exclusive use of apartment residents.

Regulations:

389.4 No person shall within a SP.359 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Provision	Requirement
a) Minimum dwelling units per hectare	25
b) Maximum dwelling units per hectare	75

Provision	Requirement
c) Minimum Building Setback for detached dwelling, apartment dwelling, row dwelling or stacked row dwelling: - from Woodland Drive streetline - from Hetherington Drive streetline - from easterly lot line - from southerly lot line	6.0m 6.0m to garage or carport 4.5m to dwelling 3.0m to porch or verandah 1.5m to stairs 6.0m 7.0m
d) Minimum separation between units and or buildings for row dwellings, stacked row dwellings or apartment buildings: - Between units (internal) - Between buildings (external)	0.0m 1.5m for 2 storeys 3.0m for 3 storeys 4.5m for 4 storeys 6.0m for 5 storeys
e) Minimum Building Separation between buildings for single unit dwellings	0.6m on one side and 1.2m on the other side
f) Minimum Landscaped Open Space For Single Unit Dwellings on individual lots	20% 35%
g) Maximum Height: - Single Detached Dwelling - Row Dwelling - Stacked Row Dwelling - Apartment Dwelling	2 storeys 3 storeys 4 storeys 5 storeys
h) Minimum Landscaped Open Space - Single Unit Dwellings - Other	35% of lot area 20% of lot area
i) Minimum Amenity Space - Row Dwelling and Stacked Row Dwelling - Apartment Dwelling	6m ² per dwelling unit 4m ² per dwelling unit
j) Minimum setback for parking areas abutting commercially zoned lands	3.0m
k) Minimum Motor Vehicle Parking for Apartment Dwellings (notwithstanding the requirements of Section 4.1 of the By-Law)	1.28 spaces per unit
l) Minimum Landscaped Open Space - along southerly lot line - along northerly lot line	7m 6m

Provision	Requirement
m)	A maximum of one (1) tandem parking space shall be permitted for residential dwellings containing a garage or carport.
n)	The Maximum land area devoted to single use dwellings, apartment dwellings, row dwellings, stacked row dwellings or combination thereof shall not exceed 1.29ha.
The areas zoned SP.359 shall be treated as one lot for the purposes of zoning despite any future land division.	

(By-law 18-102)

389.5 SP.359 District is hereby designated as a Residential District

Section 390

Special District 360 (SP.360)

390.1 For the purpose of this by-law, land use district 'Special District 360' is hereby established and may be referred to by the symbol 'SP.360'.

Permitted Uses:

390.2 No person within a SP.360 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) Apartment dwelling
- b) Office
- c) Veterinary Clinic
- d) Clinic
- e) Retail Establishments including:
 - i. Convenience retail store
 - ii. Drug store
 - iii. Bakeshop
 - iv. Grocery/Food store
- f) Retail Establishment for the sale of beer, wine and/or liquor
- g) Bank, Financial Institutions or Loan Company
- h) Restaurant
- i) Personal Service Use
- j) Copy/Printing Centre
- k) Rental Establishment
- l) Hardware store
- m) Taxi stand
- n) Tavern
- o) Private Educational Facility
- p) Day Nursery
- q) Studio or Craft Workshop
- r) Sub-post Office
- s) Church
- t) Place of Amusement
- u) Place of Assembly
- v) Gymnasium or Health Club including a Fitness Studio

390.3 For the purposes of the SP.360 District the following definitions shall apply:

- a) Amenity Space shall mean an outdoor area that is designed and intended for the exclusive leisure and recreational use of the occupants of the dwelling unit and may include landscaped open spaces, building rooftops, patios, terraces, balconies, decks and other similar uses, except that in the case of an apartment dwelling, amenity space may be provided in the form of indoor and or outdoor amenity space or combinations thereof and that is communal and intended for the exclusive use of apartment residents.

Regulations:

390.4 No person shall within a SP.360 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Provision	Requirement
a) Minimum Lot Area	9290 m ²
b) Maximum building floor area of commercial uses	5000 m ²
c) Maximum height Commercial uses Buildings containing apartment dwelling units above commercial uses	2 storeys 5 storeys, of which the commercial uses shall not exceed 2 storeys
d) Maximum Gross Leasable Area of each individual small scale uses, exclusive of the uses listed in e) and f)	330 m ²
e) Maximum Gross Leasable Area of an individual establishment for the following uses: - Bank, Financial Institution or Loan Company - Copy/Printing Establishment - Restaurant - Veterinary Clinic - Place of Assembly - Club House or Lodge Hall - Church - Private Educational Facility - Place of Amusement - Tavern - Day Nursery - Clinic	600 m ²

f) Maximum Gross Leasable Area of a food store, hardware store, drug store, retail establishment for the sale of beer, wine and liquor, gymnasium or health club	3000 m ²
g) Maximum Gross Leasable Floor Area of all offices	1320 m ²
h) Minimum Building Setbacks: - Abutting Woodland Drive streetline - Abutting Water Street streetline - Abutting west property line - Abutting south property line	6.0 m 6.0 m 4.5 m 7.0 m
i) Minimum Landscaped Open Space - along southerly lot line - along northerly lot line	7m 6m
j) Minimum setback for parking areas abutting residentially zoned lands	1.5m
k) Minimum Motor Vehicle Parking for Apartment Dwellings (notwithstanding the requirements of Section 4.1 of the By-law)	1.28 spaces per unit
The areas zoned SP. 360 shall continue to be treated as one lot for the purpose of zoning despite any future land division	

(By-law 18-102)

390.5 SP.360 District is hereby designated as a Commercial District

Section 391

Special District 361 (SP.361)

391.1 For the purpose of this by-law, land use district 'Special District 361' is hereby established and may be referred to by the symbol 'SP.361'.

Permitted Uses:

391.2 No person within a SP.361 District shall use any land or erect, alter or use any building or part thereof for any purpose other than: a dwelling unit

Regulations:

391.3 No person shall within a SP.361 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Provision	Requirement
Minimum Lot Area per Dwelling Unit	73 m ²
Minimum Lot Width	30m
Minimum Building Setback	
i) from side lot line	4.4m
ii) from rear lot line	14m
iii) from street line	2.6m
Maximum building coverage	35%
Minimum landscaped open space	25%
Maximum number of storeys	3
Maximum lot coverage by open parking, driveways and vehicle movement areas	40%
Notwithstanding Section 4.3.2, Minimum distance between parking and driveway areas to the window of a habitable room	0.5m
Notwithstanding Section 4, Minimum number of loading spaces required	1
Notwithstanding Section 4.3.2, Minimum width of planting strip and height of hedgerow along westerly property line, a distance of 11m from the street line	0m
Notwithstanding Section 6.37, Minimum floor area of a single bedroom dwelling unit	50m ²
Notwithstanding Section 4, Minimum width of driveway/aisle	5m

391.4 SP.361 District is hereby designated as a Residential District

Section 392

Special District 362 (SP.362)

392.1 For the purpose of this by-law, land use district 'Special District 362' is hereby established and may be referred to by the symbol 'SP.362'.

Permitted Uses:

392.2 No person within a SP.362 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling unit

Regulations:

392.3 No person shall within a SP.362 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Regulation	Requirement
Minimum Lot Area per Dwelling Unit	200 m2
Minimum Lot Width	30m
Minimum Building Setback	
i) from side lot line	6m
ii) from rear lot line	4.5m
iii) from street line	6m
Maximum building coverage	40%
Minimum landscaped open space	25%
Maximum number of storeys	3 for apartment dwelling 2 for other dwelling
Maximum lot coverage by open parking, driveways and vehicle movement areas	35%

392.4 SP.362 District is hereby designated as a Residential District

Section 393

Special District 363 (SP.363)

393.1 For the purpose of this by-law, land use district 'Special District 363' is hereby established and may be referred to by the symbol 'SP.363'.

Permitted Uses:

393.2 No person within a SP.363 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a gaming establishment / casino
- b) a hotel
- c) a restaurant

Regulations:

393.3 No person shall within a SP.363 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Regulation	Requirement
a) minimum lot width	30 metres
b) minimum lot depth	45 metres
c) minimum building setback side lot line or rear lot line	10 metres
d) maximum building coverage	20%
e) maximum building height	7 storeys for a hotel 3 storeys for all other uses
f) minimum landscaped open space	15% of the area of the lot
g) minimum landscaped open space	1.5 metres along all lot lines provided such open space may be interrupted by driveways
h) maximum floor area devoted to live music and performing acts uses	300 square metres
i) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting within the minimum landscaped open space area, provided the following regulations are complied with:	
i) Minimum setback	3 metres
ii) Maximum height	3 metres
iii) Maximum building or site area	15 square metres

j) minimum motor vehicle parking requirements: i) Gaming establishment / casino ii) Restaurant iii) Hotel	0.75 spaces per gaming position In accordance with Section 4.2 In accordance with Section 4.2
k) notwithstanding the provisions of Section 4.2, 25% of the required motor vehicle parking may be permitted off site within 100m of land zoned SP. 363.	
393.4 SP.363 District is hereby designated as a Commercial District	

Section 394

Special District 364 (SP.364)

394.1 For the purpose of this by-law, land use district 'Special District 364' is hereby established and may be referred to by the symbol 'SP.364'.

Permitted Uses:

394.2 No person within a SP.364 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling unit

Regulations:

394.3 No person shall within a SP.364 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Regulation	Requirement
Minimum Lot Area per Dwelling Unit	215 m ²
Minimum Building Setback	
i) from side lot line	9m
Maximum building coverage	20%
Minimum landscaped open space	35%
Maximum number of storeys	2
Maximum lot coverage by open parking, driveways and vehicle movement areas	45%

394.4 SP.364 District is hereby designated as a Residential District

Section 395

Special District 365 (SP.365)

395.1 For the purpose of this by-law, land use district 'Special District 365' is hereby established and may be referred to by the symbol 'SP.365'.

Permitted Uses:

395.2 No person shall within a SP.365 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling
- b) an apartment dwelling
- c) a multi-suite residence
- d) a nursing home
- e) a home for the aged
- f) any of the following commercial purposes if located in a dwelling containing 20 or more dwelling units:
 - i. a personal service establishment
 - ii. a drug store
 - iii. a sub-post office
 - iv. a restaurant
 - v. a food store
 - vi. a convenience retail store
 - vii. a clinic
 - viii. a bank, financial institution or loan company
 - ix. an office, excluding a veterinary office
 - x. a day nursery
 - xi. a place of assembly

Regulations:

395.3 No person shall within a SP.365 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Regulation	Requirement
a) minimum lot area	135 square metres per dwelling unit or 67 square metres per suite
b) maximum lot area per dwelling unit	165 square metres per dwelling unit or 82 square metres per suite
c) minimum lot width	45 metres
d) minimum lot depth	45 metres

e) minimum building setback i) side lot line ii) rear lot line	6 metres or 3 metres per storey, whichever is the greater 12 metres or 6 metres per storey, whichever is the greater
f) maximum building coverage	40%
g) maximum number of storeys	6
h) minimum floor area per dwelling unit	56 square metres
i) maximum coverage by open parking areas, driveways and vehicle movement areas	35%
j) notwithstanding the provisions of Section 4.2(A), motor vehicle parking spaces shall be provided and maintained as follows:	1.75 spaces per dwelling unit 0.75 spaces per suite
k) the following regulations shall apply to the commercial purposes in section 395.2f) i) the maximum floor area per commercial purpose ii) the maximum commercial floor area per building iii) shall only be located on the first storey or the basement iv) there shall be no open storage or external display of merchandise	140 square metres 370 square metres
395.4 SP.365 District is hereby designated as a Residential District.	

Section 396

Special District 366 (SP.366)

396.1 For the purpose of this by-law, land use district “Special District 366” is hereby established and may be referred to by the symbol “SP.366”.

Permitted Uses:

396.2 No person shall within a SP.366 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a row dwelling containing not more than 6 dwelling units.

Regulations:

396.3 No person shall within a SP.366 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Regulation	Requirement
a) minimum lot area per dwelling unit	200 square metres
b) minimum lot width per dwelling unit	6 metres
c) minimum lot depth	30 metres
d) minimum building setback <ul style="list-style-type: none"> i) side lot line ii) rear lot line iii) rear lot line, where abutting an R.1 district 	1.2 metres 6 metres 9 metres
e) maximum building coverage	50%
f) maximum number of storeys	2
g) minimum floor area per dwelling unit	56 square metres
h) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
i) notwithstanding the provisions of Section 4.2, one tandem parking space may be provided and maintained per dwelling unit	
j) notwithstanding the provisions of Section 4.8, one driveway shall be provided and maintained per dwelling unit having a maximum width at the street line as follows:	3 metres for units have a lot width of less than 7.6 metres 4.5 metres for units having a lot width of 7.6 metres or more but less than 9 metres 6 metres for units having a lot width of 9 metres or more
396.4 SP.366 District is hereby designated as a Residential District.	

Section 397

Special District 367 (SP.367)

397.1 For the purpose of this by-law, land use district “Special District 367” is hereby established and may be referred to as the symbol “SP.367”.

Permitted Use:

397.2 No person shall within an SP.367 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) A Row Dwelling

Regulations:

397.3 No person shall within an SP.367 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) maximum number of dwelling units per lot	8
b) minimum lot area per dwelling unit	150 square metres
c) minimum lot width per dwelling unit	6.0 metres
d) minimum lot depth	25 metres
e) minimum building setback <ul style="list-style-type: none">i) side lot lineii) rear lot line	1.2 metres 6.0 metres
f) maximum building coverage	70%
g) maximum number of storeys	3
h) minimum floor area per dwelling unit	56 square metres
i) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
j) Notwithstanding the provisions of Sections 6.9 and 6.11, the minimum building setback from the street line shall be:	<ul style="list-style-type: none">i) 3.0 metres for a dwelling, excepting an attached garage or carportii) 6.0 metres for an attached garage or carportiii) 1.5 metres for a verandah

k) Notwithstanding the provisions of Section 6.18, the following regulations shall apply to an accessory building to be used as a garage for motor vehicle parking in accordance with Section 4.3:	
i) minimum distance to rear of dwelling (detached structure)	2.4 metres
ii) minimum distance from side lot line (detached structure)	0.3 metres; 0 metres for a jointly-owned garage which serves two properties whose common lot line is the dividing line of such garage
iii) Notwithstanding the definition of an Accessory Use in Section 1, an accessory building to be used as a garage for motor vehicle parking may be attached to the dwelling subject to the following regulations:	
a) maximum width of dwelling at point of attachment (measured from the exterior side of the exterior walls or supporting structure)	2.85 metres for lots with a minimum lot width per dwelling unit of 6 metres; 3.5 metres for lots with a minimum lot width per dwelling unit of 7.6 metres
b) maximum height of dwelling at point of attachment	1 storey
iv) minimum distance from side lot line (attached structure)	1.2 metres; 0 metres for a jointly-owned garage which serves two properties whose common lot line is the dividing line of such garage
v) minimum distance from rear lot line	0.6 metres
vi) maximum height	4.8 metres for a one motor vehicle parking space garage, 5.5 metres for a two motor vehicle parking space garage
vii) maximum coverage	No regulation for a lot with a lot area of less than 360 square metres subject to compliance with Regulation f) of this district; 10% for all other lots
l) A lot line which abuts a public lane shall be deemed to be a rear lot line.	
m) Notwithstanding the provisions of Section 4.2 (a), a minimum of 2 parking spaces per dwelling unit shall be provided.	

397.4 SP.367 District is hereby designated as a residential district.

Section 399

Special District 369 (SP.369)

399.1 For the purposes of this by-law, land use district “Special District 369” is hereby established and may be referred to as the symbol “SP.369”.

Permitted Uses:

399.2 No person shall within a SP.369 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a. a dwelling unit
- b. an apartment dwelling
- c. a multi-suite residence
- d. a nursing home
- e. a home for the aged
- f. group dwelling
- g. accessory buildings or structures

Regulations:

399.3 No person shall within a SP.369 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Regulation	Requirement
a) minimum building setbacks:	7 m from all property lines, except the property line adjacent to parkland where a minimum of 6 m shall be permitted
b) minimum lot area per unit	135 m ²
c) maximum lot area per unit	185 m ²
c) maximum building coverage:	50%
d) maximum number of storeys:	8
e) Notwithstanding the provisions of Section 4.3.2 c), a motor vehicle parking space or driveway shall be permitted within 6 metres of a window to a habitable room in an apartment dwelling, multi-suite residence, nursing home, or group dwelling.	
f) Notwithstanding the provisions of Section 4, a minimum of 0.75 parking spaces per suite for a multi-suite residence shall be provided and maintained on site	

399.4 SP.369 District is hereby designated as a Residential District

Section 400

Special District 370 (SP.370)

400.1 For the purposes of this by-law, land use district “Special District 370” is hereby established and may be referred to as the symbol “SP.370”.

Permitted Uses:

400.2 No person shall within a SP.370 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a. Office
- b. Veterinary office (excluding boarding, kennel or outdoor dog run facilities)

Regulations:

400.3 No person shall within an SP.370 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) Minimum lot area	1,600 square metres
b) Minimum building setback <ul style="list-style-type: none"> i) Rear lot line ii) Side lot line iii) Centreline of Sherbrooke Street 	20 metres 3 metres 19 metres
c) Maximum building coverage	25%
d) Minimum landscaped open space	25%
e) Maximum number of storeys	2
f) Maximum commercial floor area, per use	350 square metres
g) Minimum width of a landscape open space along a property line, provided that such open space may be interrupted by driveways: <ul style="list-style-type: none"> i) East side lot line ii) West side lot line iii) Rear lot line iv) Street line 	0.15 metres 3 metres 1.5 metres 1.5 metres
h) An accessory building, waste receptacle or garbage storage area may be erected or located within the district, except within the minimum landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> i) Minimum building setback from a side or rear lot line ii) Maximum building height iii) Maximum building or site area 	5 metres 3 metres 30 square metres

i) Minimum motor vehicle parking requirement for a veterinary office	1 / 22 square metres of floor area
j) Minimum width of a drive aisle serving standard and accessible motor vehicle parking spaces	6 metres
k) Minimum vehicle clear throat length	1.5 metres
l) Minimum loading space requirement	1 space
m) Minimum loading space dimension	6 metres x 3.6 metres
n) Where a lot contains five or more motor vehicle parking spaces, such spaces and the driveway thereto shall not be located within 1.5 metres of a public street, or sidewalk, or located within 1.5 metres of a rear lot line.	
o) When a two-way drive aisle terminates in a dead end on a lot, a 0.5-metre-deep turnaround area shall be provided at the end of the drive aisle, extending the full width of the aisle.	

400.4 The SP.370 District is hereby designated as a commercial district.

(By-law 25-074)

Section 401

Special District 371 (SP.371)

401.1 For the purposes of this by-law, land use district “Special District 371” is hereby established and may be referred to as the symbol “SP.371”.

Permitted Uses:

401.2 No person shall within a SP.371 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a. Clinic
- b. Office
- c. Dwelling Unit

Regulations:

401.3 No person shall within an SP.371 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
Maximum commercial floor area, per use, per lot	350 Square Metres
Maximum building coverage	30%
Minimum landscaped open space	30%
Minimum building setback <ul style="list-style-type: none"> i) Rear lot line ii) Side lot line iii) Centreline of Sherbrooke Street iv) Centreline of Reid Street 	7.5 metres 2.5 metres 12 metres 12 metres
Minimum number of storeys	2
Minimum width of landscape open space along a lot line: <ul style="list-style-type: none"> i) North side lot line ii) East side lot line iii) North rear lot line iv) East rear lot line 	1.5 metres 1.2 metres 0 metres 0 metres
An accessory building, waste receptacle or garbage storage area may be erected or located within the district, except within the minimum landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> i) Minimum building setback from a side or rear lot line ii) Maximum building height iii) Maximum building or site area 	1 metre 4.3 metres 20 square metres

Minimum dimensions of a parking space i) Length ii) Width	5.5 metres 2.5 metres
Minimum width of a drive aisle serving standard and accessible motor vehicle parking spaces	6 metres
Minimum loading space requirement	1 space (Type 'B')
The area zoned SP.371 shall be treated as one lot for the purposes of all zoning regulations, except for the maximum commercial floor area regulation that is applied per lot.	

401.4 The SP.371 District is hereby designated as a commercial district.

(By-law 25-088)

Section 402

Special District 372 (SP.372)

402.1 For the purposes of this by-law, land use district “Special District 372” is hereby established and may be referred to as the symbol “SP.372”.

Permitted Uses:

402.2 No person shall within a SP.372 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a. Dwelling unit
- b. Multi-suite residence
- c. Adult education/training centre
- d. School
- e. Day nursery
- f. Place of worship
- g. Place of assembly
- h. Studio or craft workshop
- i. Clinic
- j. Office
- k. Personal service commercial
- l. Restaurant

Regulations:

402.3 No person shall within an SP.372 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) Minimum lot width	30 metres
b) Minimum lot depth	30 metres
c) Minimum building setback, side or rear lot line	3 metres or the height of the building, whichever is greater
d) Maximum building coverage	40%
e) Maximum lot coverage by open parking, driveways and vehicle movement areas	25%
f) Minimum width of landscape open space along a lot line, provided that such open space may be interrupted by driveways	3 metres
g) Maximum total gross leasable floor area for uses (g) through (l)	4,000 square metres
h) Maximum total gross leasable floor area for uses (i) through (l), per use	350 square metres

i) An accessory building, waste receptacle or garbage storage area may be erected or located within the district, except within the minimum landscaped open space area, provided the following regulations are complied with:	
i) Minimum building setback from a side or rear lot line	1.5 metres
ii) Maximum building height	4.3 metres
iii) Maximum building or site area	20 square metres

402.4 The SP.372 District is hereby designated as a residential district.

(By-law 25-089)