




BRAMPTON ZONING BY-LAW

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This Draft Zoning By-law is considered preliminary for discussion purposes only. The contents of this document are subject to change as a result of further analysis and consultation.

Chapter 2: General Provisions for All Zones

Section 2.1: Uses, Buildings and Structures Permitted in All Zones

2.1.A Uses, Buildings and Structures Permitted in All Zones

The following uses, buildings and structures shall be permitted in all zones and are not subject to the requirements of this By-law:

- .1 Temporary uses, buildings and structures associated with construction in progress on the same lot, provided:
 - .a a building permit has been issued where a building permit is required for the work being undertaken; and
 - .b the uses, buildings and structures associated with construction in progress are temporary and shall be removed at such time as construction activities are finished or have been discontinued for more than 120 days.
- .2 Conservation uses.
- .3 Trails, walkways and similar passive recreational features and associated structures.
- .4 Electric vehicle charging structures, excluding any associated parking space which shall be subject to the provisions of this By-law.
- .5 Soft landscaping landform features and permeable surfaces, including but not limited to bioswales, rain gardens and infiltration trenches are permitted in all zones and not subject to requirements of this By-law.
- .6 Model homes and temporary sales offices, provided:
 - .a the land is located within a proposed plan of subdivision or condominium that has been draft approved within the meaning of the *Planning Act* and the lands have been zoned to permit development;
 - .b the location of the model home or temporary sales office is not within the Natural System zone;
 - .c a development agreement has been executed with a public authority;
 - .d the model homes will comply with the requirements of this By-law with respect to the applicable zone and shall not be occupied for residential use until such time as the plan of subdivision or condominium has been registered within the meaning of the *Planning Act*; and
 - .e the number of model homes does not exceed the lesser of 10 units or 10% of the proposed number of dwelling units within the applicable plan of subdivision or plan of condominium.

2.1.B Public Uses

- .1 Notwithstanding any other provision of this By-law, the requirements of this By-law shall not apply to the use of any land, or the erection or use of any building or structure by a public authority for the purpose of an energy generation facility, infrastructure, power generation facility, telecommunications or communication infrastructure, public use, wayside pit, wayside quarry, or any structure required for the purpose of flood control or shoreline erosion mitigation, subject to the following provisions:
- .a Other than an electric power transmission line, the size, height, coverage and yard regulations required for the zone in which such land, building, structure, plant, or equipment is located shall be complied with except for a facility less than 1.0 m² in area and 2.0 m in height, which may be located not less than 3.0 m from a public street and 1.5 m from any other property line;
 - .b No goods, material or equipment may be stored in the open in a Residential Zone or in a lot abutting a Residential Zone;
 - .c Any parking and loading regulations prescribed for these uses shall be complied with;
 - .d Areas not used for parking, driveways or storage shall be landscaped; and,
 - .e All electric power facilities of Hydro One Inc. and Brampton Hydro Networks Inc. existing on the date of enactment of this By-law shall be deemed to conform with the requirements and restrictions pertaining to the applicable zone.
- .2 A public use, including an accessory use thereto, owned or leased by the Corporation of the City of Brampton is permitted in all zoning categories and is not subject to requirements and restrictions applicable to any zone category.

Section 2.2: Accessory Uses, Buildings and Structures

2.2.A General

- .1 In this By-law, where a use is permitted, any use which is accessory to the principal permitted use shall also be permitted.
- .2 Notwithstanding Section 2.2.A.1, where a specified accessory use is identified in the permitted use regulation tables for any zone, the permission of that accessory use shall be restricted in accordance with the permitted use tables.

2.2.B Accessory Buildings and Structures in Non-Residential Zones

In all zones except the Residential Zones, the following provisions shall apply to any accessory buildings or structures:

- .1 The height of an accessory building or structure shall not exceed 4.5 m.

- .2 The accessory building or structure shall be located at least 3.0 m from any lot line except where the lot abuts any Residential, Institutional, Natural System, or Open Space Zone, in which case the minimum setback shall be the minimum required setback as stated in the applicable zone.

Section 2.3: Provisions for Specific Uses

The following provisions apply to specific uses where they are permitted by this By-law. The requirements of this Section shall be read in conjunction with all other requirements of this By-law. Where there is conflict, the more restrictive requirements shall apply.

2.3.A Additional Residential Units (ARU)

Additional residential units shall be in accordance with the following provisions:

- .1 An additional residential unit shall only be permitted on the same lot as a principal detached dwelling, linked dwelling, a semi-detached dwelling, or a townhouse dwelling where the principal dwelling is contained on an individual lot.
- .2 A maximum of two additional residential units are permitted per residential lot which may include either:
- .a One attached additional residential unit and one garden suite in accordance with Section 2.3.F; or
 - .b Two attached additional residential units.
- .3 An additional residential unit shall not be permitted within or on the same lot as a lodging house or supportive housing residence.
- .4 An additional residential unit shall not be permitted within a Natural System Zone or Open Space Zone or otherwise as prohibited by this By-law.
- .5 Lots containing both an attached additional residential unit and a garden suite are required to provide one additional parking space in addition to the parking required under Section 3 for the principal dwelling unit located on the same lot. All required parking spaces shall be located entirely within the boundaries of the subject lot. No additional parking spaces shall be required for a lot containing only one additional residential unit.
- .6 Notwithstanding Section 3.1, each parking space on a residential lot containing both a second unit and a garden suite shall be not less than 2.6 metres in width and 5.4 metres in length. Tandem parking spaces shall be permitted and, the maximum width for a driveway shall not exceed the permitted width as specified in Section 3 of this By-law. For the purposes of this section, tandem parking shall mean a parking space that can only be accessed by passing through another parking space from a street, lane or driveway.
- .7 An additional residential unit shall be subject to the applicable Registration By-law.
- .8 Where the principal entrance to an attached additional residential unit is provided through a door located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 metres shall be provided along any portion of the yard extending from the front wall of

the building to the door used as the principal entrance to an attached additional residential unit unless the principal entrance to the attached additional residential unit has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property.

- .9 An above grade side door meeting the minimum 1.2 metre path of travel requirement used as the principal entrance to an attached additional residential unit may be accessed by a landing less than 0.6 metres above ground level having a maximum length and width of 0.9 metres. Steps shall be provided at both the front and rear of the landing as may be necessary to provide pedestrian access from the front yard to the rear yard.

2.3.B Automobile Impound Yard

Where permitted by this By-law, an automobile impound yard shall be in accordance with the following provisions:

- .1 The automobile impound yard shall include a permanent building on the site.
- .2 The minimum lot area shall be 1,800 m².
- .3 A minimum of 5 public parking spaces shall be provided on the site.
- .4 The outdoor storage area used for impounded motor vehicles shall be screened from view from any lands not zoned General Employment (GE) or Heavy Employment (HE) with an opaque fence that is no less than 1.8 m in height.
- .5 A minimum 3.0 m wide landscaped strip shall be provided abutting a public street.

2.3.C Automobile Service Stations

Where permitted by this By-law, an automobile service station shall be in accordance with the following provisions:

- .1 No portion of a gas bar canopy or gas pump shall be located closer than 6.0 m from any lot line and no closer than 30.0 m from any residential, institutional, mixed-use or open space zone.
- .2 Accessory convenience retail and an accessory restaurant shall be permitted.
- .3 No underground or above ground storage tanks for fuel shall be permitted in any required yard that abuts any residential or mixed-use zone.
- .4 Notwithstanding any other provision of this By-law, no dwelling unit shall be permitted on the same lot as the automobile service station.

2.3.D Community Garden

Where permitted by this By-law, a community garden shall be in accordance with the following provisions:

- .1 In any residential zone where the community garden is the principal use of the lot, any buildings and structures associated with the community garden shall be in compliance with the setbacks for the main building requirements of the zone. Where the community garden is an accessory use

on a residentially zoned lot, the buildings and structures associated with the use shall be in accordance with the applicable requirements for accessory buildings and structures.

- .2 In any residential zone where a community garden is the principal use of the lot, the maximum lot coverage shall be 10% and no minimum landscaped area shall be required.
- .3 In any zone other than a residential zone, any buildings and structures associated with the community garden shall be in accordance with the lot and building requirements of the applicable zone.
- .4 A community garden shall not include any retail use, except that a temporary outdoor market may be used to sell or trade the produce grown on the premises, provided the market does not exceed 10 days in any calendar year, and provided the temporary outdoor market is located no closer than 3.0 m from any lot line and does not include any permanent structures.

2.3.E Drive Throughs and Automatic Automobile Washing Facilities

Where permitted by this By-law, a drive-through or automatic automobile washing facility shall be in accordance with the following provisions:

- .1 A drive-through and automatic automobile washing facility shall only be permitted as a use including any accessory use if it is specifically identified as a permitted use in this By-law.
- .2 The minimum number of stacking spaces shall be in accordance with Table 2.3.1.

Table 2.3.1 – Minimum Stacking Spaces

Use	Minimum Number of Stacking Spaces
Restaurant	10
Retail	3
Automatic automobile washing facility	8
Financial establishment	4
Any other use providing service to patrons while they remain in their motor vehicle	3

- .3 The minimum dimensions of a stacking space shall be 3.0 m by 5.5 m.
- .4 No part of a drive-through shall be located within 20.0 m of any residential zone or open space zone.
- .5 No part of a drive-through or stacking space shall be located within a parking area or driveway.
- .6 No part of a drive-through or stacking space shall be located within the front yard or exterior side yard.

2.3.F Garden Suites

Where permitted by this By-law, a garden suite shall be subject to the following provisions:

- .1 A garden suite shall only be permitted in the rear yard or interior side yard of a lot containing a principal detached dwelling, linked dwelling, semi-detached dwelling, or a townhouse dwelling where the principal dwelling is contained on an individual lot.
- .2 A garden suite shall be subject to the lot coverage requirements of the applicable zone or Section 11.3 of this By-law where applicable, whichever is more restrictive.
- .3 The maximum gross floor area shall not exceed:
 - .a 80 m² on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - .b 35 m² on a lot in all other Residential zones; or,
 - .c Notwithstanding subsection .a and .b, a garden suite located above a detached garage shall be permitted provided that the maximum gross residential floor does not exceed 48 m² or the gross floor area of the detached garage, whichever is less. The combined gross floor area for a detached garage with a garden suite above shall not exceed 96 m² or twice the area of the garage, whichever is less.
- .4 The minimum rear yard setback shall be 2.5 metres.
- .5 The minimum interior side yard setback shall be 1.8 metres.
- .6 The minimum separation distance from the principal dwelling shall be 3 metres.
- .7 Encroachments into the minimum required rear yard depth set out in subsection .4 or into the building separation distance set out in subsection .6 shall be permitted as follows:
 - .a Maximum 0.6 metres for a window bay with or without foundation;
 - .b Maximum 0.5 metres for eaves, cornices, gutters, chimneys, pilasters or parapets; and
 - .c Maximum 0.9 metres for an open sided, roofed porch or deck.
- .8 The building height shall not exceed:
 - .a 7.5 metres or the height of the principal building, whichever is less, on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
 - .b 4.5 metres or the height of the principal building, whichever is less, on a lot in all other Residential zones; or,
 - .c Notwithstanding subsections .8.a and .8.b above, a garden suite shall be permitted above a detached garage provided the overall height of the building does not exceed 7.5 metres or the height of the principal dwelling, whichever is less.
- .9 Balconies and roof top patios shall not be permitted.
- .10 A minimum 1.2 metre wide unobstructed pedestrian path of travel shall be provided along any portion of the yard extending from the front wall of the principal dwelling to the main entrance of

the garden suite, unless the garden suite has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property.

- .11 Except as required by Section 2.3.A, no additional parking space is required for a garden suite.
- .12 A garden suite is permitted within a converted intermodal shipping container.

2.3.G Home Occupations

Where permitted by this By-law, a home occupation shall be subject to the following provisions:

- .1 A maximum of one home occupation is permitted per dwelling unit.
- .2 The home occupation shall be operated by the residents occupying the associated dwelling unit and a maximum of one employee who does not reside in the associated dwelling unit.
- .3 A home occupation shall occupy a maximum of 15% of the gross floor area of the dwelling unit.
- .4 A home occupation is permitted within the dwelling unit, or within an attached or detached garage.
- .5 The home occupation use shall be carried out entirely within an enclosed building or structure.
- .6 The home occupation and dwelling shall meet the applicable minimum parking requirement of this By-law.
- .7 The sale of goods to customers on the premises shall be limited to items that are prepared within the area associated with the home occupation, or are goods that are directly related to the home occupation.
- .8 The home occupation shall not include any of the following:
 - .a Repair or servicing of motor vehicles;
 - .b Operation or storage of heavy machinery;
 - .c Any associated outside storage;
 - .d The manufacturing, sale or service of any explosives, fuels, firearms, or otherwise hazardous or explosive substances;
 - .e The tutoring of more than one student at a time; and
 - .f Any use, which from its nature of operation, creates a nuisance or is liable to become a nuisance by the creation of noise, vibration, or by reason of the emission of gas, fumes, dust, glare or odour.

2.3.H Kennel

Where permitted by this By-law, a kennel shall be in accordance with the following provisions:

- .1 The minimum lot area shall be 1.0 ha.

- .2 No part of a kennel use, building or structure shall be located within 150 m of any lot line other than a front lot line or exterior side lot line.

2.3.I Lodging Houses

Where permitted by this By-law, a lodging house shall be in accordance with the following provisions:

- .1 A lodging house shall be permitted only in a detached dwelling and is permitted to encompass all or part of the dwelling.
- .2 A lodging house shall comply with the requirements of the Lodging House Licensing By-law.

2.3.J Micro Manufacturing

Where permitted by this By-law, micro manufacturing shall be in accordance with the following provisions:

- .1 An accessory retail and/or restaurant use shall be a component of the micro manufacturing use.
- .2 The gross floor area used for any manufacturing purposes shall be limited to 1,200 m² on the lot, including any storage areas.
- .3 Any proposed accessory retail shall be included in the calculation of total retail gross floor area for the purposes of meeting any applicable maximum amount of retail uses, as may be required by the zone.

2.3.K Outside Display and Sales

Where permitted by this By-law, outside display and sales shall be in accordance with the following provisions:

- .1 Outside display and sales shall be permitted as an accessory use only and there shall be a principal building on the lot.
- .2 No portion of outside display and sales shall be permitted within any minimum required yard setback.
- .3 The maximum height of an outside display and sales area shall be 3.0 m.
- .4 The maximum lot coverage of an outside display and sales area shall be the lesser (more restrictive) of:
 - .a 10%; or
 - .b 25% of the gross floor area of the related principal commercial use.
- .5 Sections 2.3.K.4 and .5 shall not apply to an outside display and sales area associated with an automobile dealership, boat or recreational vehicle sales and service, or garden centre.
- .6 Notwithstanding Section 2.3.K.2, in any mixed-use zone, an outside display and sales area shall be permitted within any part of the front yard or exterior side yard.

2.3.L Outside Storage

Where permitted by this By-law, outside storage shall be in accordance with the following provisions:

- .1 Outside storage shall be permitted as an accessory to the principal use only.
- .2 Outside storage shall not be permitted within any front yard or exterior side yard.
- .3 The location of outside storage shall be in accordance with the required minimum yard setbacks of the zone.
- .4 Outside storage shall be screened from view from a street by an opaque fence, berm, or wall where the outside storage use abuts a street, or along any lot line where the outside storage use is adjacent to any zone other than a zone in which outside storage is also permitted.

2.3.M Place of Worship

Where permitted by this By-law, a place of worship shall be in accordance with the following provisions:

- .1 Notwithstanding the lot and building requirements of the applicable zone, a place of worship shall be in accordance with the requirements in Table 2.3.2.
- .2 Where any lot and building requirements are not specified in Table 2.3.2, the requirements of the zone shall apply.
- .3 The parking requirements for places of worship in accordance with Chapter 3 of this By-law shall apply.

Table 2.3.2 – Place of Worship Lot and Building Requirements

	In Any Residential Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Employment Zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Minimum Lot Area	8,000 m ²	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Lot Frontage	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Front Yard	4.5 m	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Minimum Interior Side Yard	3.0 m	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone

	In Any Residential Zone Where a Place of Worship is Permitted	In Any Commercial or Mixed-Use zone where a Place of Worship is Permitted	In Any Employment Zone where a Place of Worship is Permitted	In Any Other Zone where a Place of Worship is Permitted
Minimum Exterior Side Yard	3.0 m	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Rear Yard	7.5 m	In accordance with the applicable zone	7.5 m	In accordance with the applicable zone
Minimum Landscaped Strip Width	3.0 m abutting all lot lines	In accordance with the applicable zone	3.0 m abutting all lot lines	In accordance with the applicable zone
Height	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone	In accordance with the applicable zone
Maximum Gross Floor Area	N/A	N/A	3,000 m ²	In accordance with the applicable zone

2.3.N Restaurant Patio

Where permitted by this By-law, a restaurant patio shall be in accordance with the following provisions:

- .1 A restaurant patio shall be permitted within any portion of the front yard, interior side yard or exterior side yard provided it is no closer than 3.0 m to any lot line.
- .2 Notwithstanding the provisions above, a restaurant patio shall be permitted up to 0.0 m of any front lot line or exterior side lot line in any mixed-use zone.
- .3 A restaurant patio shall be enclosed with a decorative fence that is no less than 1.2 m in height.
- .4 Notwithstanding the provisions above, a restaurant patio shall not extend beyond the lot line onto an abutting street without the prior written consent of the municipality having jurisdiction over the street.
- .5 The parking requirements for a restaurant patio shall be in accordance with Section 3 of this By-law.
- .6 No portion of a restaurant patio shall be closer than 15.0 m to any residential, institutional, or open space zone.
- .7 A restaurant patio shall not be permitted within any sight triangle.

2.3.O Seasonal Garden Centre or Sales Tent

Where permitted by this By-law, a seasonal garden centre or a sales tent shall be in accordance with the following provisions:

- .1 The seasonal garden centre or seasonal sales tent shall be prohibited within any required minimum yard setback.
- .2 The height of any associated tent or structure shall be in accordance with the maximum height contained in the zone provisions.
- .3 No additional parking shall be required for a temporary sales tent, provided it operates for no more than 60 days in any calendar year.
- .4 The seasonal garden centre or seasonal sales tent is permitted to be located within any part of a parking area, provided it does not result in deficiencies in the required parking provision greater than 10% of the applicable minimum number of parking spaces which are accessed by aisles and driveways.

2.3.P Supportive Housing Residence Type 1 and Type 2

Where permitted by this By-law, a Supportive Housing Residence Type 1 and Type 2 shall be in accordance with the following provisions:

- .1 A supportive housing residence is not permitted in a dwelling that contains additional residential unit(s) as defined by this By-law.
- .2 Supportive Housing Residence Type 2 shall be located in a dwelling unit, including a single dwelling unit within a mixed-use development.
- .3 Where not located within a mixed-use development, a Supportive Housing Residence Type 2 use shall occupy the entire dwelling.
- .4 A minimum separation distance of 610 metres shall be maintained between a supportive housing residence Type 2 and another supportive housing residence type 2.

2.3.Q Waste Transfer Station or Waste Processing Station

Where permitted by this By-law, a waste transfer station or waste processing shall be in accordance with the following provisions:

- .1 Notwithstanding the permitted uses of the zone, outside storage is only permitted to be in the form of enclosed bins or containers and in accordance with the provisions of this By-law for outside storage.

2.3.R Hazardous Waste Transfer

A hazardous waste transfer use shall be in accordance with the following provisions:

- .1 This use shall not be permitted within 300 m of any Residential, Mixed-Use, Open Space, or Institutional Zone.

2.3.S Hazardous Waste Processing and Thermal Degradation

Where permitted by this By-law, a hazardous waste processing or a thermal degradation use shall be in accordance with the following provisions:

- .1 This use shall not be permitted within 1000 m of any Residential, Mixed-Use, Open Space or Institutional Zone.

Section 2.4: Other General Provisions

2.4.A Frontage on Road or Street

- .1 No person shall erect any building or structure in any zone unless:
 - .a the lot upon which such building or structure is to be erected fronts upon a public street;
 - .b the lot will have frontage on a public street that will be assumed by a public authority, pursuant to an approved development agreement with a public authority;
 - .c the building or structure is part of a plan of condominium whose lot has direct access to a public street; or
 - .d Notwithstanding the provisions of this section, infrastructure, trails and conservation uses shall not require frontage on a public street.

2.4.B Mix of Uses

- .1 Where more than one use is permitted in the applicable zone, the lot may be used for any combination of the permitted uses, except as otherwise specified in this By-law.
- .2 Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with.

2.4.C Number of Buildings Per Lot

- .1 Except where specifically prescribed in an applicable zone, this By-law shall not restrict the number of permitted buildings on one lot, provided all requirements of the By-law are complied with for each building.
- .2 Notwithstanding Section 2.4.C.1, a maximum of one detached dwelling, semi-detached dwelling, linked dwelling, triplex dwelling, duplex dwelling, and street townhouse dwelling is permitted per lot. This shall not apply to restrict the creation of any additional residential unit or garden suite as may be permitted by this By-law.

2.4.D Permitted Yard Encroachments

- .1 Every part of any minimum yard as required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except by:
 - .a minor accessory structures or components inclusive of drop awnings, clothes lines or poles, flag poles, garden trellises, fences, retaining walls, and signs; and
 - .b the structures listed in Table 2.4.1 which are permitted to project into the minimum yards indicated for the distances specified.

Table 2.4.1 – Permitted Yard Encroachments in All Zones

Structure	Yard Where an Encroachment is Permitted	Maximum Encroachment
Sills, belt courses, cornices, gutters, pilasters, eaves, parapets or canopies	Any yard	0.5 m
Barrier-free access ramp	Any yard	Up to 0.6 m from any lot line
Access stairs, landings, stoops or fire escapes associated with the main building	Any yard	Up to 0.6 m from any lot line
Covered entryway for a second unit, with or without a foundation, not exceeding 3.5 m in width, or any landing or stairs providing entry into a second unit	Exterior side, interior side or rear yards	Up to 0.6 m from any lot line
Fireplace or chimney not exceeding 2 m in width	Interior side, exterior side or rear yards	1 m, but no closer than 0.6 m from any lot line
Windows bays, with or without a foundation, up to a maximum width of 3 m	Front, rear, and exterior side yards	1 m, but no closer than 1.2 m from any lot line
Balconies and decks, including any associated access stairs	Exterior side yard or interior side yard	1.5 m, but no closer than 0.6 m from any lot line
	Rear yard	3.5 m, but no closer than 0.6 m from any lot line
Awning in any Mixed-Use zone	Front yard or exterior side yard	Up to 0.0 from the front or exterior side lot line
	Interior side yard or rear yard	3.0 m, but no closer than 0.6 m from any lot line
Awning in any zone except a Residential or Mixed-Use zone	Front yard or exterior side yard	Up to 0.6 m from the front or exterior side lot line
	Interior side yard or rear yard	3.0 m, but no closer than 0.6 m from any lot line
Unenclosed, roofed porches, with or without a foundation, not exceeding one storey in height	Front, rear and exterior side yards	1.8 m, but no closer than 0.6 m from any lot line

2.4.E Reserves

- .1 Any front yard, rear yard or side yard that is separated from a street by a reserve of less than 1 metre in width, owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, shall be deemed to directly abut that street for the purposes of this By-law, except where the context of a specific section requires otherwise.

- .2 Any reserves of 1 metre or less owned by the City of Brampton, the Regional Municipality of Peel, or the Province of Ontario, may be considered as part of the required front yard, rear yard or side yard.

2.4.F Rooftop Mechanical Equipment

- .1 Rooftop mechanical equipment shall not be included in the determination of meeting any minimum height requirement of this By-law.
- .2 Notwithstanding Section 2.4.F.1, rooftop mechanical equipment used to house an elevator or similar structure shall not be subject to the maximum height requirements of this By-law, provided the height of any rooftop mechanical equipment does not exceed 6.0 m.
- .3 Any part of rooftop mechanical equipment that exceeds 2.0 m in height shall be enclosed and shall be located at least 4.0 m from the edge of the roof.
- .4 The total coverage of rooftop mechanical equipment that exceeds 2.0 m in height shall not exceed 35% of the roof area on which the equipment is situated.

2.4.G Setbacks from Provincial Highways

- .1 Notwithstanding any other provision of this By-law, the minimum required setback for any building or structure from any Provincial 400-Series Highway right-of-way shall be 14.0 m.

2.4.H Setbacks from Rail Corridors

- .1 The minimum required setback for any building or structure from a lot line abutting any rail main line shall be 30.0 m.
- .2 The minimum required setback for any building or structure from a lot line abutting any rail spur line shall be 7.5 m. In any Employment zone, this setback shall be 0.0 m.

2.4.I Setbacks from the TransCanada Pipeline

- .1 The minimum required setback for any principal building or structure from a lot line abutting the TransCanada pipeline corridor shall be 7.0 m.
- .2 The minimum required setback for any accessory structure or permitted encroachment from a lot line abutting the TransCanada pipeline corridor shall be 3.0 m.

2.4.J Sight Triangles

- .1 On any corner lot, a sight triangle shall be required to be provided and maintained with the minimum dimensions of 6.0 m by 6.0 m measured from the projected point of intersection of the lot lines abutting the streets and by joining those two points creating a triangular area.
- .2 No landscaping, planting, tree, or any type of structure greater than 0.8 m in height shall be permitted within any portion of a required sight triangle.
- .3 No part of a driveway shall be permitted within a sight triangle.

- .4 Notwithstanding the provisions of this subsection, no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way or will be incorporated in accordance with a development agreement. No portion of a driveway shall intersect with the lot line that forms part of the site triangle on the public right-of-way.