

**SECTION 280**

**SPECIAL DISTRICT 250 (SP.250)**

280.1 For the purpose of this by-law, land use district "Special District 250" is hereby established and may be referred to as the symbol "SP.250".

**PERMITTED USES:**

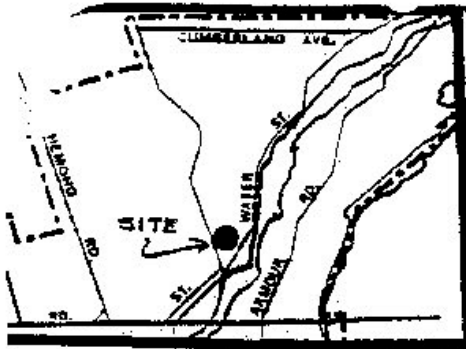
280.2 No person shall within an SP.250 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a residential building containing not less than 15 dwelling units and not more than 50 dwelling units

**REGULATIONS**

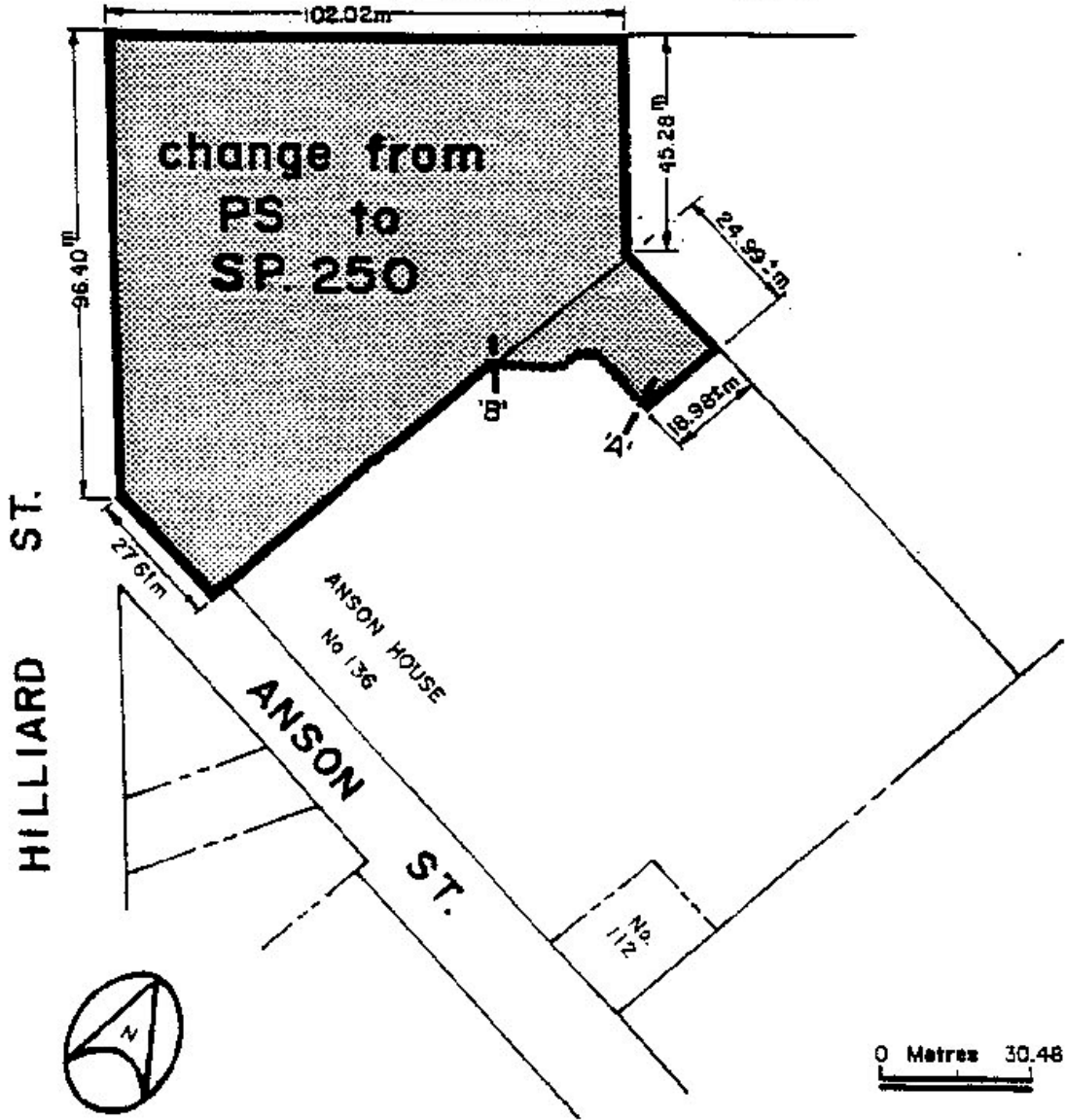
280.3 No person shall within an SP.250 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot area	9,290 square metres
b) minimum lot area per dwelling unit	185 square metres
c) minimum street line (Anson Street)	25 metres
d) minimum building setback - side or rear lot line	6 metres, excepting 1.5 metres for the lot line between points A to B, on the sketch attached hereto as Schedule >A=
e) maximum building coverage	20%
f) maximum building height	4 storeys
g) minimum landscaped open space	60% of the area of the lot
h) maximum lot coverage by open parking areas, driveways and vehicle movement area	20%
j) notwithstanding the provisions of Section 4.2(A), a minimum of 44 motor vehicle parking spaces shall be provided and maintained within this land use district	
k) minimum floor area	
i) bachelor dwelling unit	32.5 square metres
ii) dwelling unit other than bachelor dwelling unit	41.8 square metres plus 14 square metres for each habitable room in excess of 4
280.4 SP.250 District is hereby designated as a residential district	



SCHEDULE - A TO  
BY-LAW 1991-229  
PASSED THE 20th DAY  
OF October 1991  
*Paul R. Smith* MAYOR  
*Debra* CLERK

DUTTON RD.



## SECTION 281

### SPECIAL DISTRICT 251 (SP.251)

281.1 For the purpose of this by-law, land use district "Special District 251" is hereby established and may be referred to as the symbol "SP.251".

#### PERMITTED USES:

281.2 No person shall within an SP.251 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a day nursery
- b) a library, museum, or art gallery
- c) an art school, music school, dance school, or fine arts school
- d) a recreation hall or gymnasium
- e) a place of assembly
- f) a clubhouse or lodge hall
- g) a park

#### REGULATIONS:

281.3 No person shall within an SP.251 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	6,250 square metres
b) maximum building coverage	25%
c) maximum building height	1 storey
d) maximum lot coverage by open parking areas, driveways and vehicle movement areas	30%
e) minimum building setback - side lot line or rear lot line	6 metres
f) minimum width of landscaped open space along a lot line abutting a residential district	1.5 metres
g) notwithstanding the provisions of Section 4.10, not less than 40 of the required motor vehicle parking spaces must be provided and maintained within the district. The balance of the required motor vehicle parking spaces must be provided and maintained within James Stevenson Park in a location shown on an approved Site Plan Agreement	

281.4 SP.251 District is hereby designated as a public service district

## SECTION 282

### SPECIAL DISTRICT 252 (SP.252)

282.1 For the purpose of this by-law, land use district "Special District 252" is hereby established and may be referred to as the symbol "SP.252".

#### PERMITTED USES:

282.2 In this district "gross leasable area" shall exclude any mezzanine area of a major food store used for utility or administration and staff purposes.

282.3 No person shall within an SP.252 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a department store
- b) a retail establishment for the sale of:
  - i) hardware
  - ii) new auto parts and accessories
  - iii) radio, television, electrical, electronic and home appliances
  - iv) furniture
  - v) shoes and clothing
  - vi) dry goods
  - vii) jewellery
  - viii) optical supplies
  - ix) books, magazines and stationery
  - x) smoking supplies
  - xi) art supplies
  - xii) musical instruments
  - xiii) floral and horticultural products
  - xiv) photographic supplies
  - xv) pets
  - xvi) paint, wallpaper and decorating supplies
  - xvii) sporting goods
  - xviii) pharmaceuticals
  - xviii) toys
- c) a retail establishment for the sale of:
  - i) food
  - ii) antiques
  - iii) beer, wine or liquor (98-14)
- d) a convenience retail store
- e) a drug store
- f) a bakeshop
- g) a retail catalogue sales establishment
- h) a rental or repair establishment
- j) a bank, financial institution or loan company
- k) an office, excluding a veterinary office
- l) a clinic
- m) a personal service use
- n) a video rental establishment
- o) a dry-cleaning establishment - Class 2
- p) a studio or craft workshop
- q) an art school, music school, dance school or fine arts school
- r) a library, museum or art gallery
- s) a restaurant
- t) a place of assembly
- u) a cinema
- v) a gymnasium or health club
- w) a service station
- x) a taxi stand
- y) a sub-post office

- z) a club house or lodge hall
- aa) a church

**REGULATIONS**

282.4 No person shall within an SP.252 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of department stores	1
b) maximum number of retail establishments for the sale of food which exceed 400 square metres of gross leasable area	1
c) maximum gross leasable area of a retail establishment for the sale of food	4,200 square metres
d) maximum gross leasable area of retail establishments listed in Section 282.3(b)	2,500 square metres
e) total maximum gross leasable area	16,500 square metres
f) notwithstanding Subsection 282.4(d) where the district does not contain a department store: <ul style="list-style-type: none"> <li>i) total maximum gross leasable area of retail establishments listed in Subsection 282.3(b) exceeding 1,000 square metres per purpose</li> <li>ii) total maximum gross leasable area of retail establishments listed in Subsection 282.3(b), not exceeding 1,000 square metres per purpose</li> </ul>	8,400 square metres  2,500 square metres
g) maximum number of storeys	2
h) minimum building setback - side lot line or rear lot line	9 metres
j) minimum landscaped open space width shall be provided and maintained along lot lines as follows: <ul style="list-style-type: none"> <li>i) a street line</li> <li>ii) all other lot lines</li> </ul>	6 metres 3 metres
282.5 SP.252 District is hereby designated as a commercial district	

## SECTION 284

### SPECIAL DISTRICT 254 (SP.254)

284.1 For the purpose of this by-law, land use district "Special District 254" is hereby established and may be referred to as the symbol "SP.254".

#### PERMITTED USES:

284.2 No person shall within an SP.254 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an apartment dwelling.

#### REGULATIONS:

284.3 No person shall within an SP.254 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	7,450 square metres
b) minimum lot area per dwelling unit	230 square metres
c) minimum lot width	30 metres
d) minimum building setback - side lot line or rear lot line	6 metres
e) maximum building coverage	25%
f) maximum building height	3 storeys
g) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20%
h) an accessory building or waste receptacle or garbage storage enclosure may be erected, within the district provided the following regulations are complied with: i) maximum building height ii) maximum coverage	1 storey 5%
284.4 SP.254 District is hereby designated as a residential district	

## SECTION 285

### SPECIAL DISTRICT 255 (SP.255)

285.1 For the purpose of this by-law, land use district "Special District 255" is hereby established and may be referred to as the symbol "SP.255".

#### PERMITTED USES:

285.2 No person shall within an SP.255 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a retail establishment including a department store, convenience retail store, drug store or bakeshop but not including a purpose set forth in Section 16.1 (a) and 16.1 (o)
- (b) a rental establishment
- (c) a repair shop but not including a purpose set forth in Section 16.1 (q) and 16.1 (r)
- (d) a bank, financial institution or loan company
- (e) an office excluding a veterinary office
- (f) a clinic
- (g) a barber shop or beauty salon
- (h) a dry cleaning establishment - Class 2
- (j) a studio or craft workshop
- (k) a trade school
- (l) an art school, music school, dance school or fine arts school
- (m) a school
- (n) a library, museum or art gallery
- (o) a restaurant
- (p) a place of entertainment
- (q) a place of assembly
- (r) a gymnasium or health club
- (s) a club house or lodge hall
- (t) a church
- (u) a hotel
- (v) a taxi stand
- (w) a post office or sub-post office
- (x) a dressmaker or tailor shop
- (y) a parking lot or parking garage
- (z) a funeral parlor
- (aa) a police station, jail or fire hall
- (ab) a hospital
- (ac) a nursing home
- (ad) a day nursery
- (ae) a boarding house
- (af) a printing shop or publishing house
- (ag) a transportation terminal
- (ah) a communication terminal
- (aj) a dwelling unit
- (ak) a place of amusement
- (al) a home for the aged

**REGULATIONS**

285.3 No person shall within an SP.255 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) dwelling units shall be located only in a second or higher storey	
b) a window in a habitable room of a dwelling unit shall be 1.5 metres from any side lot line or rear lot line it faces	
c) notwithstanding Section 283.3(c), a window in a habitable room can be created in an existing building that is less than 1.5 metres from any side lot line or rear lot line it faces	
d) maximum building coverage: i) for a parking structure below grade ii) for a building above grade	100% 80%
e) maximum building floor area ratio	4.0
f) maximum building height	16.76 metres
g) notwithstanding the provisions of Section 6.8, no building setback from the Charlotte Street street line is required to a maximum height of 6.7 metres above grade, and further, for buildings greater than 6.7 metres above grade, the setback shall be defined by an inclined plane at an angle of 42 degrees within the property measured from the vertical extension of the streetline	
h) notwithstanding Section 285.3(h), the minimum building setback (east lot line) for the fourth or higher storey shall be	6 metres
j) landscaped open space of a minimum width of 6 metres shall be provided and maintained along a lot line abutting a residential district	
k) minimum floor area i) bachelor dwelling unit ii) dwelling unit other than bachelor dwelling unit	28 square metres 55 square metres plus 14 square metres for each habitable room in excess of 4
285.4 SP.255 District is hereby designated as a commercial district	



**SECTION 286**

**SPECIAL DISTRICT 256 (SP.256)**

286.1 For the purpose of this by-law, land use district "Special District 256" is hereby established and may be referred to as the symbol "SP.256".

**PERMITTED USES:**

286.2 No person shall within an SP.256 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office excluding a veterinary office
- b) a dwelling unit

**REGULATIONS:**

286.3 No person shall within an SP.256 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) an office use shall be limited to the first storey of an existing building	
b) no motor vehicle parking shall be permitted between the front building face and the front lot line	
c) notwithstanding the provisions of Section 4.3.1, each required motor vehicle parking space shall be at least 2.5 metres by 5.5 metres and shall be readily accessible and useable at all times by way of a driveway conforming to the following: 0-45 degree parking 46-60 degree parking 61-90 degree parking	Aisle Width 3.6 metres 4.8 metres 5.5 metres
d) minimum landscaped open space	20% of the area of the lot
e) maximum building coverage	the greater of the existing building coverage or 35%
f) minimum building setback i) side lot line ii) rear lot line	the lesser of the existing setback or 3 metres the lesser of the existing setback or 9 metres
286.4 SP.256 District is hereby designated as a commercial district	

## SECTION 287

### SPECIAL DISTRICT 257 (SP.257)

287.1 For the purpose of this by-law, land use district "Special District 257" is hereby established and may be referred to as the symbol "SP.257".

#### PERMITTED USES:

287.2 No person shall within an SP.257 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
- e) a place of assembly
- f) a private club
- g) a place of entertainment
- h) an art school, music school, or dance school
- i) a gymnasium or health club
- j) a place of amusement
- k) a hotel
- l) a restaurant
- m) a service station
- n) a car wash
- o) a public garage
- p) a gas bar
- q) a retail establishment for the sale of:
  - i) motor vehicles
  - ii) motor vehicle parts
  - iii) building products and contractor supplies
  - iv) farm equipment
  - v) farm supplies, grain and feed
  - vi) boats, trailers, travel trailers and mobile homes.
- r) a nursery or green house
- s) a funeral parlour
- t) a police station
- u) an ambulance station
- v) a fire hall
- w) a church
- x) library, museum or art gallery
- y) an animal hospital or office of a veterinarian
- z) a rental establishment
- aa) a printing shop
- bb) a flea market
- cc) an auction hall
- dd) a parking lot or garage
- ee) miniature golf course
- ff) an office
- gg) a retail establishment for the sale of sport memorabilia

**REGULATIONS:**

287.3 No person shall within an SP.257 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	45 metres
c) minimum building setback - side lot line or rear lot line	the lesser of the existing setback or 10 metres
d) maximum building coverage	40%
e) maximum building height	15 metres
f) minimum landscaped open space	15% of the area of the lot
g) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none"> <li>i) a minimum 10 metres along a lot line abutting a residential district</li> <li>ii) a minimum 1.5 metres along all other lot lines provided such open space may be interrupted by driveways</li> </ul>	
h) 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) an accessory building or waste receptacle or garbage storage area may be erected or located within the district, excepting within the minimum required landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building setback</li> <li>ii) maximum building height</li> <li>iii) maximum building or site area</li> </ul>	3 metres 3 metres 30 square metres
k) for the purposes of this district up to 50% of that area between the front face of a building and the front lot line may be used for the open display of merchandise associated with uses (m), (n), (o), (p), (q), and (r)	
287.4 SP.257 District is hereby designated as a commercial district	

**SECTION 288**

**SPECIAL DISTRICT 258 (SP.258)**

288.1 For the purpose of this by-law, land use district "Special District 258" is hereby established and may be referred to as the symbol "SP.258".

**PERMITTED USES:**

288.2 No person shall within an SP.258 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling
- b) a two unit dwelling
- c) a three unit dwelling

**REGULATIONS:**

288.3 No person shall within an SP.258 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area	1,020 square metres
b) minimum lot area per dwelling unit	325 square metres
c) minimum lot depth	30 metres
d) minimum street line (Lake Street)	7.3 metres
e) minimum building setback	
i) side lot line	6 metres
ii) rear lot line (north)	3.5 metres
f) maximum building coverage	35%
g) maximum number of stories	2
h) maximum coverage by open parking areas, driveways and vehicle movement areas	30%
288.4 SP.258 District is hereby designated as a residential district	

**SECTION 290**

**SPECIAL DISTRICT 260 (SP.260)**

290.1 For the purpose of this by-law, land use district "Special District 260" is hereby established and may be referred to as the symbol "SP.260".

**PERMITTED USES:**

290.2 No person shall within an SP.260 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a semi-detached dwelling
- b) a row dwelling containing not more than 6 dwelling units

**REGULATIONS:**

290.3 No person shall within an SP.260 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area per dwelling unit	420 square metres
b) minimum lot width	30 metres
c) minimum building setback - side lot line or rear lot line	7.6 metres, excepting that an attached garage may extend 4 metres into the minimum building setback
d) maximum building height	2 storeys
e) maximum building coverage	35%
f) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
290.4 SP.260 District is hereby designated as a residential district	

## SECTION 291

### SPECIAL DISTRICT SP.261

291.1 For the purpose of this by-law, land use district "Special District 261" is hereby established and may be referred to as the symbol "SP.261".

#### PERMITTED USES:

291.2 No person shall within an SP.261 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a retail convenience store
- b) a personal service establishment
- c) a sub post office
- d) an office
- e) a clinic
- f) a studio or craft workshop
- g) a bank, financial institution or loan company
- h) a video rental establishment
- j) a restaurant
- k) a place of assembly
- l) a private club
- m) a place of entertainment
- n) an art school, music school, dance school or fine arts school
- o) a gymnasium or health club
- p) a place of amusement
- q) a hotel
- r) a service station
- s) a car wash
- t) a public garage
- u) a gas bar
- v) a retail establishment for the sale of:
  - i) motor vehicles
  - ii) motor vehicle parts
  - iii) building products and contractor supplies
  - iv) farm equipment
  - v) farm supplies, grain and feed
  - vi) boats, trailers, travel trailers and mobile homes
  - vii) furniture and appliances
- aa) a nursery or greenhouse
- bb) a funeral parlour
- cc) a police station
- dd) an ambulance station
- ee) a fire hall
- ff) a church
- gg) a library, museum or art gallery
- hh) an animal hospital or office of a veterinarian
- jj) a rental establishment
- kk) a parking lot or garage
- ll) a miniature golf course
- mm) a repair shop
- nn) a muffler, auto glass, or other motor vehicle repair establishment
- oo) a taxi stand
- pp) an autobody repair establishment

**REGULATIONS:**

291.3 No person shall within an SP.261 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	45 metres
c) maximum floor area per commercial purpose for uses (a) to (g) inclusive	235 square metres
d) minimum building setback - side lot line or rear lot line	the lesser of the existing setback or 9 metres
e) maximum building coverage	40%
f) maximum building height	3 storeys
g) minimum landscaped open space	15% of the area of the lot
h) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none"> <li>i) a minimum 10 metres along a lot line abutting a residential district</li> <li>ii) a minimum 1.5 metres along all other lot lines provided such open space may be interrupted by driveways</li> </ul>	
j) planting strips and/or privacy fencing shall be required to be constructed within the landscaped open space along a lot line abutting a residential district	
k) an accessory building or waste receptacle or garbage storage area may be erected or located within the district excepting within the minimum required landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building setback</li> <li>ii) maximum building height</li> <li>iii) maximum building or site area</li> </ul>	3 metres 3 metres 30 square metres
l) for purposes of this district up to 50% of that area between the building and the front lot line may be used for the open display of merchandise associated with uses (r) to (v) inclusive	
291.4 SP.261 is hereby designated as a commercial district	

**SECTION 293**

**SPECIAL DISTRICT 263 (SP.263)**

293.1 For the purpose of this by-law, land use district "Special District 263" is hereby established and may be referred to as the symbol "SP.263".

**PERMITTED USES:**

293.2 No person shall within an SP.263 district use any land or erect, alter or use any building or part thereof for any purpose other than:

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

**REGULATIONS:**

293.3 No person shall within an SP.263 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area	560 square metres
b) minimum lot width	18 metres
c) minimum building setback i) side lot line ii) rear lot line	the lesser of the existing setback or 1.5 metres the lesser of the existing setback or 9 metres
d) maximum building coverage	45%
e) maximum lot coverage by open parking areas, driveways, and vehicle movement areas	30%
f) notwithstanding the provisions of Section 4.2(A), a minimum of 6 motor vehicle parking spaces shall be provided and maintained within this district	
g) notwithstanding the provisions of Section 4.3.1, within this district each required parking space shall be at least 2.5 metres by 5.5 metres, and shall be readily accessible and useable at all times by way of a driveway with an aisle width of not less than 5.5 metres. Each space shall be used only for the parking of serviceable motor vehicles used in conjunction with the permitted use	
293.4 SP.263 District is hereby designated as a residential district	



**SECTION 294**

**SPECIAL DISTRICT 264 (SP.264)**

294.1 For the purpose of this by-law, land use district "Special District 264" is hereby established and may be referred to as the symbol "SP.264".

**PERMITTED USES:**

294.2 No person shall within an SP.264 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office, excluding a veterinary office
- b) a clinic
- c) a convenience retail store
- d) a personal service use
- e) a laundromat
- f) a dry cleaning depot
- g) a restaurant
- h) a video rental establishment
- j) a drug store
- k) a food store
- l) a sub-post office
- m) a dwelling unit

**REGULATIONS**

294.3 No person shall within an SP.264 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) maximum floor area per commercial purpose	250 square metres
b) total maximum floor area for all commercial purposes	745 square metres
c) minimum lot area per dwelling unit	230 square metres
d) minimum building setback i) side lot line ii) rear lot line	the lesser of the existing setback or 3 metres the lesser of the existing setback or 9 metres
e) maximum building coverage	30%
f) minimum landscaped open space	the lesser of the existing landscaped open space or 10%
g) maximum number of storeys	2
h) a dwelling unit in a building which also contains a commercial use shall be located in a second storey	
294.4 SP.264 District is hereby designated as a commercial district	

**SECTION 295**

**SPECIAL DISTRICT 265 (SP.265)**

295.1 For the purpose of this by-law, land use district "Special District 265" is hereby established and may be referred to as the symbol "SP.265".

**PERMITTED USES:**

295.2 No person shall within an SP.265 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a bank, financial institution or loan company
- b) a restaurant
- c) a video rental establishment
- d) a convenience retail store
- e) a personal service use
- f) a sub-post office
- g) a gas bar
- h) a public garage
- j) a service station
- k) a car wash
- l) an autobody repair establishment
- m) a muffler, autoglass, or other motor vehicle repair establishment

**REGULATIONS**

295.3 No person shall within an SP.265 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area	1,400 square metres
b) minimum building setback	
i) side lot line (south)	0.3 metres
ii) rear lot line (west)	10 metres
c) maximum building coverage	30%
d) maximum building height	2 storeys
e) maximum floor area per commercial purpose for uses in Section 295.3 (a) to (f) inclusive	235 square metres
f) a minimum of 2 spaces for motor vehicles shall be located in advance of each washing stall of a self-service car wash	
g) a minimum of 8 spaces for motor vehicles shall be located in advance of each washing stall of an automatic car wash	
h) notwithstanding the provisions of Section 6.19 eaves, cornices, canopies, awnings, roofs or other overhanging projections of a building may extend a distance of not more than 1.0 metres into the minimum building setback abutting Lansdowne Street	
j) up to 10% of the area between a building and a street line may be used for the open display of merchandise, associated with permitted uses in Section 295.2 (g) to (m) inclusive	
295.4 SP.265 District is hereby designated as a commercial district	

## SECTION 296

### SPECIAL DISTRICT 266 (SP.266)

296.1 For the purpose of this by-law, land use district "Special District 266" is hereby established and may be referred to as the symbol "SP.266".

#### PERMITTED USES:

296.2 No person shall within an SP.266 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a convenience retail store
- b) a video rental establishment
- c) a personal service establishment
- d) a sub post-office
- e) a dry cleaning depot
- f) a place of assembly
- g) a private club
- h) a place of entertainment
- j) an art school, music school, dance school or fine arts school
- k) a gymnasium or health club
- l) a place of amusement
- m) a hotel
- n) a restaurant
- o) a service station
- p) a car wash
- q) a public garage
- r) a retail establishment for the sale of:
  - i) motor vehicles
  - ii) motor vehicle parts
  - iii) building products and contractor supplies
  - iv) farm equipment
  - v) farm supplies, grain and feed
  - vi) boats, trailers, travel trailers and mobile homes.
- s) a nursery or greenhouse
- t) a funeral parlour
- u) a police station
- v) an ambulance station
- w) a fire hall
- x) a church
- y) a library, museum or art gallery
- z) an animal hospital or veterinary office
- aa) a rental establishment
- bb) a printing shop
- cc) a flea market
- dd) an auction hall
- ee) a parking lot or parking garage
- ff) a miniature golf course

**REGULATIONS:**

296.3 No person shall within an SP.266 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	45 metres
c) minimum building setback - side lot line or rear lot line	the lesser of the existing setback or 9 metres
d) maximum building coverage	20%
e) maximum building height	2 storeys
f) minimum landscaped open space	15% of the area of the lot
g) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none"> <li>i) a minimum 10 metres along a lot line abutting a residential district</li> <li>ii) a minimum 1.5 metres along all other lot lines provided such open space may be interrupted by driveways</li> </ul>	
h) 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) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting within the minimum required landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building setback</li> <li>ii) maximum building height</li> <li>iii) maximum building area</li> </ul>	3 metres 3 metres 30 square metres
k) for purposes of this district up to 10% of the area between the front face of a building and the front lot line may be used for the open display of merchandise associated with uses (o), (q), (r) and (s)	
296.4 SP.266 District is hereby designated as a commercial district	

**SECTION 297**  
**SPECIAL DISTRICT (SP.267)**

297.1 For the purpose of this by-law, land use district "Special District 267 " is hereby established and may be referred to as the symbol "SP.267".

**PERMITTED USES**

297.2 No person shall within an SP.267 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an apartment dwelling
- b) a group dwelling

**REGULATIONS**

297.3 No person shall within an SP.267 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area per dwelling unit	175 square metres
b) maximum building height	2 storeys
c) maximum building coverage	25%
d) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	6 metres 3 metres
e) maximum lot coverage by open parking areas, driveways and vehicle movement areas	35%
f) for all purposes of this By-law, the area designated as SP.267 shall be deemed to be a lot	

297.4 SP.267 is hereby designated as a residential district.

## SECTION 298

### SPECIAL DISTRICT 268 (SP.268)

298.1 For the purpose of this by-law, land use district "Special District 268" is hereby established and may be referred to as the symbol "SP.268".

#### PERMITTED USES:

298.2 No person shall within an SP.268 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 use
- c) a sub post-office
- d) a dry cleaning depot
- e) a place of assembly
- f) a private club
- g) a place of entertainment
- h) an art school, music school, dance school or fine arts school
- j) a gymnasium or health club
- k) a place of amusement
- l) a hotel
- m) a restaurant
- n) a service station
- o) a car wash
- p) a public garage
- q) a retail establishment for the sale of:
  - i) motor vehicles
  - ii) motor vehicle parts
  - iii) building products and contractor supplies
  - iv) farm equipment
  - v) farm supplies, grain and feed
  - vi) boats, trailers, travel trailers and mobile homes
  - vii) furniture and appliances.
- r) a nursery or greenhouse
- s) a funeral parlour
- t) a police station
- u) an ambulance station
- v) a fire hall
- w) a church
- x) a library, museum or art gallery
- y) an animal hospital or veterinary office
- z) a rental establishment
- aa) a printing shop
- bb) a flea market
- cc) an auction hall
- dd) a parking lot or parking garage
- ee) a miniature golf course

**REGULATIONS**

298.3 No person shall within an SP.268 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	45 metres
c) minimum building setback - side lot line or rear lot line	the lesser of the existing setback or 10 metres
d) maximum building coverage	20%
e) maximum building height	2 storeys
f) minimum landscaped open space	15% of the area of the lot
g) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none"> <li>i) the lesser of the existing landscaped open space or 10 metres along a lot line abutting a residential district</li> <li>ii) the lesser of the existing landscaped open space or 1.5 metres along all other lot lines provided such open space may be interrupted by driveways</li> </ul>	
h) 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) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting within the minimum required landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building setback</li> <li>ii) maximum building height</li> <li>iii) maximum building or site area</li> </ul>	3 metres 3 metres 15 square metres
k) for purposes of this district up to 10% of the area between the front face of a building and the front lot line may be used for the open display of merchandise associated with uses (n), (o), (p), (z), (bb) and (cc)	
298.4 SP.268 District is hereby designated as a commercial district	

**SECTION 299**

**SPECIAL DISTRICT 269 (SP.269)**

299.1 For the purpose of this by-law, land use district "Special District 269" is hereby established and may be referred to as the symbol "SP.269".

**PERMITTED USES:**

299.2 No person shall within an SP.269 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a day nursery
- b) a library
- c) a school
- d) a church

**REGULATIONS:**

299.3 No person shall within an SP.269 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot width	30 metres
b) minimum building setback - side lot line or rear lot line	the lesser of the existing setback or 6 metres
c) maximum building coverage	40%
d) maximum building height	2 storeys
e) minimum landscaped open space	the lesser of the existing landscaped open space or 20% of the area of the lot
299.4 SP.269 District is hereby designated as a public service district	



**SECTION 300**

**SPECIAL DISTRICT 270 (SP.270)**

300.1 For the purpose of this by-law, land use district "Special District 270" is hereby established and may be referred to as the symbol "SP.270".

**PERMITTED USES:**

300.2 No person shall within an SP.270 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office in existing buildings, excluding a veterinary office
- b) a dwelling unit in existing buildings

**REGULATIONS**

300.3 No person shall within an SP.270 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) office uses shall be restricted to the basement or first storey of the building	
b) for purposes of this district, no additional vehicle parking shall be permitted between the building face and the street line	
c) for purposes of this district, a motor vehicle parking space shall be at least 2.5 metres by 5.5 metres	
d) for purposes of this district, a maximum of 1 tandem parking space shall be permitted	
e) for purposes of this district, a minimum of 20% of the lot area shall be comprised of landscaped open space	
f) notwithstanding Section 300.2, additions may be permitted to existing buildings provided that: <ul style="list-style-type: none"> <li>i) the total building addition not exceed the equivalent of 5% of existing building area</li> <li>ii) minimum building setback - side lot line</li> <li>iii) minimum building setback - rear lot line</li> </ul>	the lesser of the existing setback or 1.5 metres the lesser of the existing setback or 9 metres

300.4 SP.270 District is hereby designated as a commercial district

**SECTION 301**

**SPECIAL DISTRICT 271 (SP.271)**

301.1 For the purpose of this by-law, land use district "Special District 271" is hereby established and may be referred to as the symbol "SP.271".

**PERMITTED USES:**

301.2 No person shall within an SP.271 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) administrative offices of a board of education
- b) a school
- c) a day nursery
- d) a place of assembly
- e) a park

**REGULATIONS**

301.3 No person shall within an SP.271 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum building setback - side lot line or rear lot line	10 metres
b) landscaped open space of a minimum width of 3 metres shall be provided and maintained along all lot lines provided that such space may be interrupted by driveways	
c) there shall be no open storage except for recreational equipment	
301.4 SP.271 District is hereby designated as a public service district	

## SECTION 302

### SPECIAL DISTRICT 272 (SP.272)

302.1 For the purpose of this by-law, land use district "Special District 272" is hereby established and may be referred to as the symbol "SP.272".

#### PERMITTED USES:

302.2 No person shall within an SP.272 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a department store
- b) a retail establishment for the sale of:
  - i) hardware
  - ii) new auto parts and accessories
  - iii) radio, television, electrical, electronic and home appliances
  - iv) furniture
  - v) shoes and clothing
  - vi) dry goods
  - vii) jewellery
  - viii) optical supplies
  - ix) books, magazines and stationery
  - x) smoking supplies
  - xi) art supplies
  - xii) musical instruments
  - xiii) floral and horticultural products
  - xiv) photographic supplies
  - xv) pets
  - xvi) paint, wallpaper and decorating supplies
  - xvii) sporting goods
  - xviii) pharmaceuticals
  - xviiii) toys
- c) a retail establishment for the sale of:
  - i) food
  - ii) beer, wine or liquor
  - iii) antiques
- d) a convenience retail store
- e) a drug store
- f) a bakeshop
- g) a retail catalogue sales establishment
- h) a rental or repair establishment
- j) a bank, financial institution or loan company
- k) an office, excluding a veterinary office
- l) a clinic
- m) a personal service use
- n) a video rental establishment
- o) a dry-cleaning establishment - Class 2
- p) a studio or craft workshop
- q) an art school, music school, dance school or fine arts school
- r) a library, museum or art gallery
- s) a restaurant
- t) a place of assembly
- u) a place of entertainment
- v) a place of amusement
- w) a gymnasium or health club
- x) a service station
- y) a taxi stand
- z) a sub-post office
- aa) a club house or lodge hall
- bb) a church

**REGULATIONS:**

302.3 No person shall within an SP.272 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) maximum number of department stores	1
b) maximum number of retail establishments for the sale of food which exceed 400 square metres of gross leasable area	1
c) maximum gross leasable area of a retail establishment for the sale of food	4,550 square metres
d) maximum gross leasable area of retail establishments listed in Sections 302.2 (a) and (b)	13,500 square metres
e) maximum number of storeys	2
f) minimum building setback - side lot line	9 metres
g) minimum width of landscaped open space to be provided and maintained along lot lines as follows: i) abutting Clonsilla Avenue ii) abutting Lansdowne Street iii) east iv) west	2 metres 0 metres 6 metres 3 metres
302.4 SP.272 District is hereby designated as a commercial district	

## SECTION 303

## SPECIAL DISTRICT 273 (SP.273)

303.1 For the purpose of this by-law, land use district "Special District 273" is hereby established and may be referred to by the symbol "SP.273".

**PERMITTED USE:**

303.2 No person shall within an SP.273 District use any land or erect, alter or use any building or part thereof for any part other than:

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

**REGULATIONS:**

303.3 No person shall within an SP.273 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	230 square metres
b) minimum lot width per dwelling unit	7.6 metres
c) minimum lot depth	30 metres
d) minimum building setback	
i) side lot line	1.2 metres
ii) side lot line, where abutting an R.1 district	6.2 metres
iii) rear lot line	9 metres
e) maximum building coverage	50%
f) maximum number of storeys	2
g) minimum floor area per dwelling unit	69 square metres
h) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
j) notwithstanding the provisions of Section 4.2, one tandem parking space shall be provided and maintained per dwelling unit	
k) 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 of 4.5 metres	
l) open space, consisting of grass, plants, trees and shrubs, of a minimum width of 5 metres shall be provided and maintained along a lot line which abuts an R.1 district	
m) notwithstanding Section 303.3(d), the minimum setback from a rear lot line shall be 6 metres for an uncovered, unenclosed deck so long as the lot does not abut a residential district which permits a single unit dwelling (98-20)	
303.4 SP.273 District is hereby designated as a residential district	



## SECTION 304

### SPECIAL DISTRICT 274 (SP.274)

304.1 For the purpose of this by-law, land use district "Special District 274" is hereby established and may be referred to as the symbol "SP.274".

#### PERMITTED USES:

304.2 No person shall within an SP.274 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office
- b) a clinic
- c) a bank, loan company or financial institution
- d) a retail establishment for the sale of food
- e) a convenience retail store
- f) a video rental establishment
- g) a personal service use
- h) a sub post-office
- j) a dry cleaning depot
- k) a place of assembly
- l) a private club
- m) a place of entertainment
- n) an art school, music school, dance school or fine arts school
- o) a gymnasium or health club
- p) a place of amusement
- q) a hotel
- r) a restaurant
- s) a service station
- t) a car wash
- u) a public garage
- v) an autobody repair establishment
- w) a muffler, auto glass or other motor vehicle repair establishment
- x) a repair shop
- y) a retail establishment for the sale of:
  - i) motor vehicles
  - ii) motor vehicle parts
  - iii) building products and contractor supplies
  - iv) farm equipment
  - v) farm supplies, grain and feed
  - vi) boats, trailers, travel trailers and mobile homes
  - vii) furniture and appliances.
- z) a catalogue sales establishment
- aa) a nursery or greenhouse
- bb) a funeral parlour
- cc) a police station
- dd) an ambulance station
- ee) a fire hall
- ff) a church
- gg) a library, museum or art gallery
- hh) an animal hospital or veterinary office
- jj) a rental establishment
- kk) a printing shop
- ll) a flea market
- mm) an auction hall
- nn) a parking lot or parking garage
- oo) a miniature golf course
- pp) a taxi stand

**REGULATIONS**

304.3 No person shall within an SP.274 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	45 metres
c) maximum floor area per commercial purpose for uses (a) to (j) inclusive	235 square metres
d) minimum building setback - side lot line or rear lot line	i) 9 metres abutting a land use district which permits a dwelling containing not more than 2 units ii) 6 metres abutting all other land use districts
e) maximum building coverage	40%
f) maximum building height	3 storeys
g) landscaped open space width shall be provided along and maintained in accordance with the following: i) 9 metres along a lot line abutting a residential land use district which permits a dwelling containing not more than 2 units, or ii) 4.5 metres along a lot line abutting any other residential land use district, or iii) 1.5 metres along all other lot lines, provided such open space may be interrupted by driveways	
h) planting strips and/or privacy fencing shall be required to be constructed within the landscaped open space along a lot line abutting a residential district	
j) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting 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 30 square metres
k) for purposes of this district up to 10% of the area between all buildings and a street line may be used for the open display of merchandise associated with uses (s), (t), (u), (w), (x), (y), (aa), (jj), (ll), and (mm)	
304.4 SP.274 District is hereby designated as a commercial district	





**SECTION 305**

**SPECIAL DISTRICT 275 (SP.275)**

305.1 For the purpose of this by-law, land use district "Special District 275" is hereby established and may be referred to as the symbol "SP.275".

**PERMITTED USES:**

305.2 No person shall within an SP.275 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office, excluding a veterinary office
- b) a dwelling unit

**REGULATIONS**

305.3 No person shall within an SP.275 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) an office use shall be contained within the existing dwelling	
b) no motor vehicle parking shall be permitted between the existing dwelling and the street line	
c) minimum landscaped open space	35% of the total area of the lot
d) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	3 metres 9 metres
e) minimum lot area per dwelling unit	370 square metres
305.4 SP.275 District is hereby designated as a commercial district	

**SECTION 306  
SPECIAL DISTRICT (SP.276)**

306.1 For the purpose of this by-law, land use district “Special District 276” is hereby established and may be referred to as the symbol “SP.276”

**PERMITTED USES**

306.2 No person shall within an SP.276 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence

**REGULATIONS:**

306.2 No person shall within an SP.276 district use any land or erect, alter or use any building or part thereof for except in accordance with the following regulations:

Type	Requirement
a) maximum number of residential suites	90
b) maximum building height	3 storeys
c) minimum building setback from a lot line	9 metres
d) notwithstanding the provisions of section 4.2, a minimum of 37 motor vehicle parking spaces shall be provided and maintained within the district, provided that building residents are ages 55 and over	
e) notwithstanding the provisions of Section 4.8(5)(iii), 2 driveways may be established along the easterly limit of the district	
f) maximum coverage by open parking areas, driveways and vehicle movement areas	20% of the area of the lot
g) minimum landscaped open space	50%
h) minimum width of landscaped open space to be provided and maintained along a lot line, to be in accordance with the following, except as interrupted by driveways: <ul style="list-style-type: none"> <li>i) north lot line</li> <li>ii) south lot line</li> <li>iii) east lot line</li> <li>iv) west lot line</li> </ul>	1.5 metres 3 metres 1.5 metres 3 metres
306.4	SP.276 is hereby designated as a residential district

**SECTION 307**

**SPECIAL DISTRICT (SP.277)**

307. 1 For the purpose of this by-law, land use district “Special District 277” is hereby established and may be referred to as the symbol “SP.277”

**PERMITTED USES:**

307. 2 No person shall within an SP. 277 district use any land or erect, alter or use any building or part thereof for any purpose other than:

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

**REGULATIONS:**

307. 3 No person shall within an SP. 277 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) the minimum building setback from a side lot line shall be the lesser of the existing setback or 1.5 metres	
b) the minimum building setback from a rear lot line shall be the lesser of the existing setback or 9.0 metres	
c) maximum building coverage	45%
d) maximum lot coverage by open parking areas, driveways, and vehicle movement areas	30%
e) notwithstanding the provisions of Section 4.3.2(b), within this district motor vehicle parking spaces and any driveway thereto may be located within 1.5 metres of a side or rear lot line	
307.4 SP.277 is hereby designated as a residential district	

**SECTION 309**

**SPECIAL DISTRICT (SP.279)**

309.1 For the purpose of this by-law, land use district “Special District 279” is hereby established and may be referred to as the symbol “SP.279”.

**PERMITTED USES:**

309.2 No person shall within an SP.279 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a residential building containing not more than 6 dwelling units

**REGULATIONS:**

309.3 No person shall within an SP.279 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area per dwelling unit	555 square metres
b) minimum building setback	7.5 metres
c) maximum building height	2 storeys
d) maximum building coverage	35%
e) minimum landscaped open area	45% of the area of the lot
f) notwithstanding any provisions of this By-law to the contrary, an uncovered, unenclosed deck may extend not more than 3 metres into a minimum building setback from a side or rear lot line	
g) notwithstanding the provisions of Section 4.2(A) (2), a minimum of 2 motor vehicle parking spaces per dwelling unit shall be required within this district	
h) Section 6.5 of this By-law shall not apply to land within the SP.279 District	
309.4 SP.279 is hereby designated as a residential district	

**SECTION 310**

**SPECIAL DISTRICT (SP.280)**

310.1 For the purpose of this by-law, land use district ASpecial District 280@ is hereby established and may be referred to as the symbol ASP.280".

**PERMITTED USES:**

310.2 No person shall within an SP.280 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling
- b) a two unit dwelling
- c) a three unit dwelling

**REGULATIONS:**

310.3 No person shall within an SP.280 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area	520 square metres
b) minimum building setback <ul style="list-style-type: none"><li>i) street lot line</li><li>ii) side lot line</li><li>iii) rear lot line</li></ul>	4.5 metres 1.5 metres 7.6 metres
c) maximum building coverage	25%
310.4 SP.280 is hereby designated as a residential district	

**SECTION 311**

**SPECIAL DISTRICT 281 (SP.281)**

311.1 For the purpose of this by-law, land use district A"Special District 281" is hereby established and may be referred to as the symbol ASP.281".

**PERMITTED USES**

311.2 No person shall within an SP.281 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence
- b) a multi-unit dwelling

**REGULATIONS**

311.3 No person shall within an SP.281 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	1.4 hectares
b) i) maximum number of dwelling units ii) maximum number of residential suites	65 70
c) maximum building height i) that portion of the property which is within 100 metres of High Street ii) balance of property	1 storey 3 storey
d) minimum building set backs i) street line ii) north lot line iii) all other lot lines	9 metres 9 metres 6 metres
e) maximum coverage by open parking areas, driveways and vehicle movement areas	30% of the area of the lot
f) minimum landscaped open space	35%
g) minimum width of landscaped open space to be provided and maintained along a lot line, except by driveways: i) street line ii) north lot line iii) all other lot lines	3 metres 1.5 metres 6 metres
h) motor vehicle parking spaces shall be provided and maintained as follows: i) notwithstanding the provisions of Section 4.2, where dwelling unit is occupied by persons aged 55 or more, 1 space per dwelling unit ii) 0.25 spaces per residential suite plus 1 per staff	
311.4 SP.281 is hereby designated as a residential district	

SECTION 313

SPECIAL DISTRICT (SP.283)

313.1 For the purpose of this by-law, land use district "Special District 283" is hereby established and may be referred to as the symbol "SP.283"

PERMITTED USES

313.2 No person shall within an SP. 283 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling
- b) a two unit dwelling
- c) a three unit dwelling

REGULATIONS

313.3 No person shall within an SP.283 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area	525 square metres
b) minimum building setback <ul style="list-style-type: none"><li>i) east side lot line</li><li>ii) south side lot line</li></ul>	7.6 metres 12 metres
c) maximum building coverage	40%

313.4 SP.283 is hereby designated as a residential district.



## SECTION 314

### SPECIAL DISTRICT (SP. 284)

314. 1 For the purpose of this by-law, land use district "Special District 284" is hereby established and may be referred to as the symbol "SP.284"

#### PERMITTED USES

314. 2 No person shall within an SP.284 district use any land or erect, alter or use any building or part thereof for any purpose other than:
- a) an apartment dwelling

#### REGULATIONS

314. 3 No person shall within an SP.284 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	1,000 square metres
b) minimum lot area per dwelling unit	185 square metres
c) minimum lot width	30 metres
d) minimum lot depth	30 metres
e) minimum building setback	
i) east side lot line	6 metres
ii) west side lot line	3 metres
iii) rear lot line	9 metres
f) maximum building coverage	35%
g) maximum number of storeys	2
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	35%
j) notwithstanding the provisions of Section 6.8, the minimum building setback from the centreline of Sherbrooke Street shall be 18 metres	

314. 4 SP.284 is hereby designated as a residential district.

**SECTION 315  
SPECIAL DISTRICT (SP.285)**

315 . 1 For the purpose of this by-law, land use district "Special District 285" is hereby established and may be referred to as the symbol "SP.285"

**PERMITTED USES**

315. 2 No person shall within an SP. 285 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a clinic
- b) a single unit dwelling

**REGULATIONS**

315. 3 No person shall within an SP. 285 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
i) a clinic use shall be limited to a single practitioner and one employee	
ii) minimum building setback i) side lot line ii) rear lot line	1.5 metres 7.5 metres
iii) maximum building coverage	45%
iv) the property may be used for either a clinic or a single unit dwelling, but not both at the same time	
v) maximum number of motor vehicle parking spaces within the minimum building setback from the street line	3
vi) notwithstanding the provisions of Section 4.10, a maximum of 2 of the required motor vehicle parking spaces may be located other than on the same lot as the use or purpose in connection with which such spaces are required, provided that such spaces are provided and maintained within 90 metres of the lot	

315. 4 SP.285 is hereby designated as a commercial district.

**SECTION 316  
SPECIAL DISTRICT (SP.286)**

316.1 For the purpose of this by-law, land use district “Special District 286” is hereby established and may be referred to as the symbol “SP.286”

**PERMITTED USES**

316.2 No person shall within an SP.286 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office, excluding a veterinary office
- b) a clinic
- c) a personal service use
- d) a laundromat
- e) a dry cleaning depot
- f) a restaurant
- g) a video rental establishment
- h) a drug store
- j) a food store
- k) a sub-post office
- l) a dwelling unit
- m) a custom cabinet showroom and design studio

**REGULATIONS**

316.3 No person shall within an SP.286 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) maximum floor area per commercial purpose, excluding a restaurant use	230 square metres
b) total maximum floor area for all commercial purposes, excluding a restaurant use	745 square metres

c)	minimum lot area per dwelling unit	230 square metres
d)	minimum building setback - side lot line or rear lot line	9 metres
e)	maximum building coverage	30%
f)	minimum width of landscaped open space shall be provided in accordance with the following, except as interrupted by driveways:	
	i) north and south side lot line	3 metres
	ii) rear lot line	9 metres
	iii) streetline	3 metres
g)	maximum number of storeys	2
h)	a dwelling unit shall only be located in a second storey	
i)	maximum floor area for an office	250 square metres
j)	maximum floor area for a custom cabinet showroom and design studio	150 square metres

316.4 SP.286 is hereby designated as a commercial district.

**SECTION 317**  
**SPECIAL DISTRICT (SP.287)**

317.1 For the purpose of this by-law, land use district "Special District 287" is hereby established and may be referred to as the symbol "SP.287"

**PERMITTED USES**

317.2 No person shall within an SP.287 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a building products establishment
- b) a rental establishment, excluding a motor vehicle rental establishment
- c) a video rental establishment
- d) a personal service use
- e) a sub post-office
- f) a dry cleaning depot
- g) a place of assembly
- h) a private club
- j) a place of entertainment
- k) an art school, music school, dance school or fine arts school
- l) a gymnasium or health club
- m) a place of amusement
- n) a hotel
- o) a restaurant
- p) a service station
- q) a car wash
- r) a public garage
- s) an autobody repair establishment
- t) a muffler, autoglass or other motor vehicle repair establishment
- u) a retail establishment for the sale of:
  - i) motor vehicles
  - ii) motor vehicle parts
  - iii) farm equipment
  - iv) farm supplies, grain and feed
  - v) boats, trailers, travel trailers and mobile homes
  - vi) furniture and appliances
- v) a nursery or greenhouse
- w) a funeral parlour
- x) a police station
- y) an ambulance station
- z) a fire hall
- aa) a church
- bb) a library, museum or art gallery
- cc) an animal hospital or veterinary office
- dd) a printing shop
- ee) a flea market
- ff) an auction hall
- gg) a parking lot or parking garage
- hh) a miniature golf course

REGULATIONS

317.3 No person shall within an SP. 287 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	45 metres
c) minimum building setback - side lot line or rear lot line	the lesser of the existing setback or 9 metres
d) maximum building coverage	20%
e) maximum building height	2 storeys
f) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none"> <li>i) along a lot line abutting a residential district, development district or agricultural district</li> <li>ii) along a street line provided such open space may be interrupted by a driveway</li> <li>iii) along all other lot lines</li> </ul>	the lesser of the existing landscaped open space or 9 metres  3 metres  the lesser of the existing landscaped open space or 3 metres
g) 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	
h) an accessory building, waste receptacle or garbage storage area may be erected or located with the district, excepting within the minimum required landscaped open space area, provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building setback</li> <li>ii) maximum building height</li> <li>iii) maximum building or site area</li> </ul>	3 metres 3 metres 15 square metres
j) for purposes of this district up to 10% of the area between the front face of a building and the street line may be used for the open display of merchandise associated with uses (a),(b),(p),(q),(r),(s),(t),(dd),(ee)	
k) notwithstanding the provisions of Section 6.4, this land may only be used for a purpose as described in Section 317.2 (a) or (b), and this land may be used for all other purposes as described in Section 317.2 at such time that municipal water and sewer service is available to the lot	
l) for purposes of this district, all Sections of the By-law 1997-123, unless otherwise stated, shall apply	

317.4 SP.287 is hereby designated as a commercial district.

**SECTION 318  
SPECIAL DISTRICT (SP.288)**

318.1 For the purpose of this by-law, land use district "Special District 288" is hereby established and may be referred to as the symbol "SP.288"

**PERMITTED USES**

318.2 No person shall within an SP. 288 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling
- b) a two unit dwelling
- c) a three unit dwelling

**REGULATIONS**

318.3 No person shall within an SP.288 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	450 square metres
b) minimum building setback	7.5 metres  3 metres the lesser of the existing setback or 1.2 metres
i) rear lot line	
ii) side lot line	
i) east	
ii) west	
c) notwithstanding the provisions of Section 4.2 (A), a minimum of four motor vehicle parking spaces shall be provided and maintained within the rear portion of the lot for a three unit dwelling	
d) minimum width of landscaped open space separating a motor vehicle parking space from a side lot line	1.5 metres
e) notwithstanding the provisions of Section 4.3.1 (b) (i), there shall be no aisle required on the lot so long as the motor vehicle parking spaces are readily accessible from the public lane which abuts the rear lot line	
f) the property may not be used as a three unit dwelling until a Site Plan has been approved, pursuant to Section 40 of the <i>Planning Act</i>	

318.4 SP. 288 is hereby designated as a residential district.

**OMB File PL 980527**

**OMB Order 0093**

**January 20, 1999**

SECTION 319  
SPECIAL DISTRICT (SP.289)

319.1 For the purpose of this by-law, land use district “Special District 289” is hereby established and may be referred to as the symbol “SP.289”.

PERMITTED USES

319.2 No person shall within an SP. 289 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling

REGULATIONS

319.3 No person shall within an SP.289 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	745 square metres
b) minimum building setback i) north and south lot line ii) west lot line	1.2 metres 9 metres
c) maximum building height	2 storeys
d) maximum number of single unit dwellings	2
e) maximum lot coverage by open parking areas, driveways and vehicle movement areas	30%
f) Section 6.5 shall not apply	

319.4 SP.289 is hereby designated as a residential district.



SECTION 320

October, 1999

SPECIAL DISTRICT 290 (SP.290)

320.1 For the purpose of this by-law, land use district "Special District 290" is hereby established and may be referred to as the symbol "SP.290".

PERMITTED USES:

320.2 No person shall within an SP.290 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- 1) a retail establishment for the sale of food
- 2) a retail establishment for the sale of beer, wine or liquor
- 3) a bank, loan company or other financial institution
- 4) a video rental establishment
- 5) a personal service use
- 6) a sub post-office
- 7) a dry cleaning depot
- 8) a place of assembly
- j) a private club
- k) a place of entertainment
- l) an art school, music school dance school or fine arts school
- m) a gymnasium or health club
- n) a place of amusement
- o) a hotel
- p) a restaurant
- q) a service station or gas bar
- r) a car wash
- s) a public garage
- t) a retail establishment for the sale of:
  - 1) motor vehicles
  - 2) motor vehicle parts
  - 3) building products and contractor supplies
  - 4) farm equipment
  - 5) farm supplies, grain and feed
  - 6) boats, trailers, travel trailers and mobile homes
  - 7) furniture and appliances
- u) a nursery or greenhouse
- v) a funeral parlour
- w) a police station
- x) an ambulance station
- y) a fire hall
- z) a church
- aa) a library, museum or art gallery
- bb) an animal hospital or veterinary office
- cc) a rental establishment
- dd) a printing shop
- ee) a flea market
- ff) an auction hall
- gg) a parking lot or parking garage
- hh) a miniature golf course

REGULATIONS

320.3 No person shall within an SP.290 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
2) maximum floor area for a retail establishment for the sale of food	3,800 square metres
3) minimum lot width	30 metres
4) minimum lot depth	45 metres
5) minimum building setback - side lot line or rear lot line	9 metres
6) maximum building coverage	25%
7) maximum building height	2 storeys
8) minimum landscaped open space	15% of the area of the lot
9) landscaped open space shall be provided and maintained the following minimum widths: 1) 9 metres along a lot line abutting a residential, agricultural or development district 2) 1.5 metres along all other lot lines provided such open space may be interrupted by driveways	
j) 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, agricultural or development district.	
k) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting 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 28 square metres
l) for purposes of this district up to 10% of the area between the front face of a building and the front lot line may be used for the open display of merchandise associated with uses (q), (r), (s), (t), (u) and (cc)	

320.4 SP.290 District is hereby designated as a commercial district.

**SECTION 321**  
**SPECIAL DISTRICT (SP.291)**

February 22, 1999

321.1 For the purpose of this by-law, land use district "Special District 291" is hereby established and may be referred to as the symbol "SP.291"

**PERMITTED USES**

321.2 No person shall within an SP.291 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a service station
- (b) an animal hospital or office of a veterinarian
- (c) a car wash
- (d) a church
- (e) a place of assembly
- (f) a parking lot or parking garage
- (g) a taxi stand
- (h) a dry-cleaning establishment - Class 2
- (j) a funeral parlour
- (k) a retail establishment for the sale of;
  - i) building products and contractor supplies
  - ii) farm equipment
  - iii) farm supplies, grain and feed
  - iv) motor vehicles
  - v) motor vehicle parts
  - vi) boats, trailers, travel trailers and mobile homes
- (l) a nursery or greenhouse
- (m) a public garage
- (n) an auto body repair establishment
- (o) a muffler, auto glass, or other motor vehicle repair establishment
- (p) a rental establishment
- (q) a repair shop
- (r) a miniature golf course
- (s) a place of amusement
- (t) purposes as permitted in a M1.2 District, except an assembly, processing or manufacturing plant use and a feed/flour mill use
- (u) a gas bar

**REGULATIONS**

321.3 No person shall within any SP.291 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area	5,575 square metres
b) minimum lot width	60 metres

c) minimum building setback i) side lot line ii) rear lot line	the lesser of the existing or 9 metres the lesser of the existing or 9 metres
d) maximum building coverage	40%
e) maximum building height	2 storeys
f) minimum width of landscaped open space of 1.5 metres to be provided and maintained along all lot lines, except as interrupted by a driveway	
g) a service station or a gas bar use may only be permitted as an accessory use to a fuel storage use	
h) merchandise may be displayed on up to 50% of the area between a building and the street line	

321.4 SP.291 is hereby designated as a commercial district.

SECTION 322  
SPECIAL DISTRICT (SP.292)

322. 1 For the purpose of this by-law, land use district "Special District 292" is hereby established and may be referred to as the symbol "SP.292"

**PERMITTED USES**

322. 2 No person shall within an SP. 292 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence
- b) a multi-unit dwelling

**REGULATIONS**

322 . 3 No person shall within an SP.292 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) maximum number of residential suites	150
b) maximum number of dwelling units	100
c) maximum building height	5 storeys
d) minimum building setback i) side lot line ii) rear lot line	15 metres 40 metres
e) notwithstanding the provisions of Section 4.2, a minimum of 0.5 vehicle parking spaces per residential suite shall be provided and maintained within the district, provided that the building residents are ages 55 and over	
f) maximum coverage by open parking areas, driveways and vehicle movement areas	25%
g) minimum landscaped open space	50% of the area of the lot
h) a minimum width of landscaped open space is to be provided and maintained along the lot lines shall be in accordance with the following: i) north-west lot line ii) north-east lot line iii) west lot line iv) east lot line v) south lot line	20 metres 25 metres 15 metres 3 metres 5 metres

322 . 4 SP.292 is hereby designated as a residential district.

SECTION 323

SPECIAL DISTRICT (SP.293)

323. 1 For the purpose of this by-law, land use district "Special District293" is hereby established and may be referred to as the symbol "SP.293"

PERMITTED USES

323. 2 No person shall within an SP.293 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

323. 3 No person shall within an SP.293 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area per dwelling unit	230 square metres (2,500 square feet)
b) minimum building setback i) side lot line ii) rear lot line	4.5 metres (15 feet) 9 metres (30 feet)
c) maximum building coverage	30%
d) maximum lot coverage by open parking areas, driveways and vehicle movement areas	40%

323. 4 SP.293 is hereby designated as a residential district.

**SECTION 324**  
**SPECIAL DISTRICT (SP.294)**

324. 1 For the purpose of this by-law, land use district "Special District 294" is hereby established and may be referred to as the symbol "SP.294"

**PERMITTED USES**

324. 2 No person shall within an SP. 294 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a day nursery
- b) a clinic
- c) a personal service use
- d) a dwelling unit

**REGULATIONS**

324. 3 No person shall within an SP.294 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area	600 square metres
b) maximum floor area per purpose for a clinic or personal service use	140 square metres
c) maximum building coverage	30%
d) minimum building setback i) side lot line ii) rear lot line	6 metres 9 metres
e) notwithstanding the provisions of Sections 4.2 (B), and (D) on the lot a minimum of 6 motor vehicle parking spaces shall be provided and maintained	

324.4 SP.294 is hereby designated as a commercial district.

**SECTION 325  
SPECIAL DISTRICT (SP.295)**

325.1 For the purpose of this by-law, land use district "Special District 295" is hereby established and may be referred to as the symbol "SP.295".

**PERMITTED USES**

325.2 No person shall within an SP.295 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

**REGULATIONS**

325.3 No person shall within an SP.295 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area per dwelling unit	185 square metres
b) minimum lot width	12 metres
c) minimum building setback i) side lot line ii) rear lot line	1.2 metres 7.5 metres
d) maximum building height	2 storeys
e) maximum lot coverage by open parking areas, driveways and vehicle movement areas	30%

325.4 SP.295 is hereby designated as a Residential district.



SECTION 326

SPECIAL DISTRICT (SP.296)

326.1 For the purpose of this by-law, land use district "Special District 296" is hereby established and may be referred to as the symbol "SP.296"

PERMITTED USES

326.2 No person shall within an SP.296 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling containing not more than 4 dwelling units

REGULATIONS

326.3 No person shall within an SP.296 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	650 square metres
b) maximum building height	2 storeys
c) minimum building setback i) side or rear lot line ii) notwithstanding the provisions of Section 6.10, from the centreline of Cherryhill Road, for the westerly 30 metres of the Cherryhill Road street line	7.5 metres  9.0 metres
d) minimum floor area per dwelling unit	130 square metres
e) maximum lot coverage by open parking areas, driveways and vehicle movement areas	30%
f) minimum width of landscaped open space to be provided and maintained in accordance with the following, except as interrupted by a driveway i) side or rear lot line ii) westerly 30 metres of the Cherryhill Road street line iii) balance of the Cherryhill Road street line	7.5 metres 9 metres 6 metres
g) minimum landscaped open space	45% of the area of the lot
h) notwithstanding the provisions of Section 4.2 (A) (2), a minimum of 2 motor vehicle parking spaces per dwelling unit shall be required within this district	

326.4 SP.296 is hereby designated as a Residential district.

## SECTION 327

## SPECIAL DISTRICT 297(SP. 297)

327.1 For the purpose of this by-law, land use district "Special District 297" is hereby established and may be referred to as the symbol "SP. 297".

**PERMITTED USES**

327.2 No person shall within an SP. 297 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- i) an office
- ii) a clinic
- iii) a tea room
- iv) a personal service establishment
- v) a dwelling

**REGULATIONS**

327.3 No person shall within an SP. 297 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area per dwelling unit	185 square metres
b) maximum floor area per purpose for an office use	235 square metres
c) minimum building set back i) side lot line ii) rear lot line	7.5 metres 7.5 metres
d) maximum building coverage	35%
e) maximum coverage by open parking areas, driveways and vehicle movement areas	35%
f) notwithstanding the provisions of Section 4.2, a minimum of 0.5 parking spaces per dwelling unit shall be provided and maintained within this district, for any dwelling unit deemed to be 'affordable' under the Affordable Housing Program.	

g) for the purposes of this Special District a “tea room” shall mean an eating establishment where tea and coffee, and light refreshments served, generally during midday. Other food may range from baked goods to soups and sandwiches, other casual meals, and light desserts. A “tea Room” may include the ancillary sale of art, crafts, giftware, and antiques but shall not include a liquor-licensed establishment.

327.4 SP.297 is hereby designated as a commercial district.

**SECTION 328  
SPECIAL DISTRICT (SP.298)**

328. 1 For the purpose of this by-law, land use district "Special District 298" is hereby established and may be referred to as the symbol "SP.298"

**PERMITTED USES**

328. 2 No person shall within an SP.298 district use any land or erect, alter or use any building or part thereof for any purpose other than:  
a) a dwelling

**REGULATIONS**

328. 3 No person shall within an SP.298 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) maximum number of dwelling units	4
b) minimum lot area	1.25 hectares
c) minimum lot width	50 metres
d) minimum building set back i) side or rear lot line ii) street line	3 metres 9 metres
e) Notwithstanding Section 6.4, a dwelling may be erected, altered or used on this lot without there being public water distribution and wastewater collection facilities to the lot	

328. 4 SP.298 is hereby designated as a Residential district.

**SECTION 329**

**SPECIAL DISTRICT (SP. 299)**

329.1 For the purpose of this bylaw, land use district "Special District 299" is hereby established and may be referred to as the Symbol "SP.299".

**PERMITTED USES**

329.2 No person shall within SP.299 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence
- b) a dwelling

**REGULATIONS**

329.3 No person shall within an SP.299 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 multi-suite residences	1
b) maximum number of residential suites	120
c) maximum number of dwelling units (for the purpose of calculating maximum number of dwelling units, 2 suites is the equivalent of 1 dwelling unit)	200
d) maximum building height	



<p>along a lot line in accordance with the following:</p> <p>i) street line (Lansdowne Street)</p> <p>ii) westerly side lot line within Area 1 as shown on Schedule "A" attached hereto</p> <p>iii) Area 3 as shown on Schedule "A" attached hereto</p> <p>iv) all other side or rear lot lines within Areas 1 and 2 as shown on Schedule "A" attached hereto</p>	<p>9 metres</p> <p>9 metres</p> <p>entire area</p> <p>7.6 metres</p>
<p>k) notwithstanding anything else contained in this By-law, no building shall be permitted in Area 3 as shown on Schedule "A" attached hereto</p>	
<p>l) in addition to the provisions of Section 4.2, a minimum of 1 motor vehicle parking space for every 2 residential suites shall be provided and maintained on the lot.</p>	
<p>m) for all purposes of this By-law, the land shown as Areas 1, 2 and 3 on Schedule "A" attached hereto shall be deemed to be a lot.</p>	

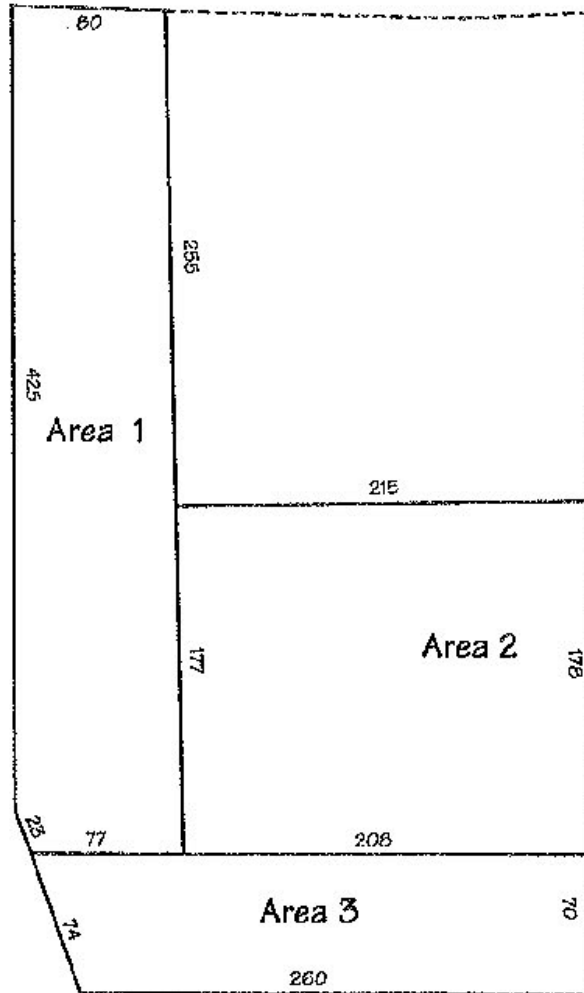
329.4 SP.299 is hereby designated as a residential district.

Dimensions are in metric

SCHEDULE 'A' TO  
SECTION 329



Lansdowne Street West



City of  
**Peterborough**

File: z0125

Scale 1: 3000