

**SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES****ZONING BY-LAW****11.1 TRANSIT ORIENTED CORRIDOR MIXED USE MEDIUM DENSITY (TOC1) ZONE**

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**Explanatory Note:** *The TOC1 Zone is located along collector and arterial roads that function as higher order transit corridors. The Zone provides for a mixture of service commercial, retail and residential uses in stand-alone or mixed use buildings. The intent of the built form requirements is to create complete streets that are transit supportive and will provide for active, and pedestrian oriented streets.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mixed Use (TOC1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**11.1.1 PERMITTED USES**

Artist Studio  
 Beverage Making Establishment  
 Catering Service  
 Commercial Entertainment  
 Commercial Recreation  
 Commercial School  
 Communications Establishment  
 Conference or Convention Centre  
 Craftsperson Shop  
 Day Nursery  
 Dwelling Unit(s)  
 Educational Establishment  
 Emergency Shelter  
 Financial Establishment  
 Hotel  
 Laboratory  
 Lodging House  
 Long Term Care Facility  
 Medical Clinic  
 Microbrewery  
 Multiple Dwelling  
 Office  
 Performing Arts Theatre  
 Personal Service  
 Place of Assembly  
 Place of Worship  
 Repair Service  
 Residential Care Facility  
 Restaurant  
 Retail  
 Retirement Home

Social Services Establishment  
 Tradesperson's Shop  
 Transportation Depot  
 Urban Farmers Market  
 Veterinary Service

**11.1.1.1 RESTRICTED USES**

In addition to Subsection 11.1.1, the following use shall be permitted in accordance with the following restrictions:

- i) Restriction of Uses within a building:
  - 1. The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade; and,
  - 2. Notwithstanding Subsection 11.1.1.1 i) 1., Dwelling Unit(s) shall be permitted in a basement or cellar.  
 (By-law No. 19-062, March 27 2019)
- ii) Residential Care Facility:
  - 1. Maximum Capacity for Residential Care Facility is 20 residents.
- iii) Emergency Shelter:
  - 1. Maximum Capacity for Emergency Shelter is 50 residents.
- iv) Emergency Shelter and Residential Care Facility
  - 1. Except as provided for in Subsection 2, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.

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2. Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing on the date of passing of this By-law is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence, or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

**11.1.2 PROHIBITED USES**

- i) Notwithstanding Section 11.1.1 above, the following uses are prohibited, even as an accessory use:

Drive-Through Facility  
 Duplex Dwelling  
 Motor Vehicle Dealership  
 Motor Vehicle Gas Bar  
 Motor Vehicle Rental Establishment  
 Motor Vehicle Service Station  
 Motor Vehicle Washing Establishment  
 Semi-Detached Dwelling  
 Single Detached Dwelling  
 Street Townhouse Dwelling

- ii) Notwithstanding Section 11.1.1 above, the following uses are prohibited, except if considered an accessory use to another permitted use:

Garden Centre

**11.1.3 REGULATIONS**

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| a) Building Setback from a Street Line | i) Minimum 3.0 metres for a building with residential units on the ground floor |
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facing a street,

- ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access.
- iii) Notwithstanding Section i) above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.
- iv) Section i) above, shall not apply for any portion of a building that exceeds the requirement established in Section 11.1.3 g) ii) and iii) below.

b) Minimum Rear Yard i) 7.5 metres.

- ii) Notwithstanding Section 11.1.3 b) i), in the case of a corner lot where a rear lot line is abutting a street line, the requirements of Section 11.1.3 a) shall apply.  
(By-law No. 24-137, July 12, 2024)

c) Minimum Interior Side Yard i) 7.5 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.  
(By-law No. 19-062, March 27 2019)

d) Building Height i) Minimum 11.0 metres; and,

- ii) Maximum 22.0 metres.
- iii) In addition to Subsection i) and notwithstanding Subsection ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Subsection 11.1.3. b) and c), when abutting a Residential or Institutional Zone, to a maximum of 22.0 metres.  
(By-law No. 21-189, October 13, 2021)

- iv) In addition to the definition of Building Height, any wholly enclosed or partially

enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following regulations:

- A. The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not exceed 10% of the floor area of the storey directly beneath;
  - B. The wholly enclosed or partially enclosed amenity area, or portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath; and,
  - C. The wholly enclosed or partially enclosed amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.
- e) Maximum Gross Floor Area for Microbrewery 700.0 square metres;
  - f) Maximum Gross Floor Area for an Office Building 4,000.0 square metres per individual building.  
(By-law No. 24-137, July 12, 2024)
  - g) Built Form for New Development In the case of buildings constructed after the effective date of this By-law excluding any alterations to façade, windows or doors, after the effective date of this by-law:

- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
- ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot line.
- iii) For a corner lot the minimum combined width of the ground floor façade facing a street line shall be greater than or equal to 50% of the measurement of all lot lines abutting the street.  
(By-law No. 24-137, July 12, 2024)
- iv) In addition to Subsection 11.1.3 g) ii) and iii), the minimum width of the ground floor façade facing a street line shall exclude access driveways and any required yards within a lot line abutting a street.  
(By-law No. 24-137, July 12, 2024)
- v) Notwithstanding ii) and iii) above, a maximum of one driveway with a maximum width of 6.0 metres shall be permitted for ingress and egress.
- vi) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line or flankage lot line.
- vii) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.
- viii) Notwithstanding the definition of planting strip, a sidewalk shall be permitted where required by Section vi) above.
- ix) Notwithstanding Subsection 11.1.3, for

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properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Subsection.

h) Minimum Amenity Area for Dwelling Units and Multiple Dwellings

On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:

- i) An area of 4.0 square metres for each dwelling unit less than 50 square metres;
- ii) An area of 6.0 square metres for each dwelling unit more than 50 square metres;
- iii) In addition to the definition of Amenity Area, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios; and,
- iv) In addition to the definition of Amenity Area, the required Amenity Area shall be provided exclusively for the residential component and shall be functionally separated from public areas associated with any commercial component.

i) Visual Barrier

- i) A visual barrier shall be required along any lot line abutting a Downtown D5 Zone, Institutional Zone or Residential Zone in accordance with the requirements of Section 4.19 of this By-law.
- ii) Notwithstanding i) above, no visual barrier(s) shall be permitted between the building façade and the street.

j) Outdoor Storage

- i) No outdoor storage of goods, materials,

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or equipment shall be permitted.

- ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front yard or flankage yard.

**11.1.4 SINGLE DETACHED,  
SEMI-DETACHED  
AND DUPLEX  
DWELLINGS  
EXISTING AT THE  
DATE OF PASSING  
OF THE BY-LAW  
(February 14, 2018)**

In addition to Subsection 4.12 f) and in accordance with subsection 34(10) of the Planning Act, R.S.O., 1990, c.P.13, an addition or alteration to a single detached or duplex dwelling not permitted by the by-law but existing at the date of the passing of the by-law that increases the volume or size of the interior of the building shall be permitted as follows:

- i) The increase shall not exceed a maximum of 10% of the Gross Floor Area of the building existing at the date of passing of the by-law;
- ii) Subsection 11.1.3 d) i) shall not apply; and,
- iii) The side yard setbacks of the addition shall not be less than the existing side yard setbacks.

**11.1.5 PARKING**

In accordance with the requirements of Section 5 of this By-law.

**11.1.6 ACCESSORY  
BUILDINGS**

- i) In accordance with the requirements of Section 4.8 of this By-law.
- ii) Notwithstanding i) above, accessory buildings and structures shall not be subject to 11.1.3 a) above.

**11.1.7 URBAN FARMERS  
MARKET**

In accordance with the requirements of Section 4.28 of this By-law.

**11.1.8 REGULATIONS FOR  
COMMUNITY  
GARDENS AND**



**URBAN FARMS AS  
ACCESSORY USES**

- a) Community Gardens
  - i) In accordance with the requirements of Section 4.27 of this By-law.
  - ii) In addition to i) above, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principal building.  
(By-law No. 24-137, July 12, 2024)
- b) Urban Farms
  - i) In accordance with the requirements of Subsection 4.26 (c) of this By-law.
  - ii) In addition to i) above, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principal building.  
(By-law No. 24-137, July 12, 2024)

(By-law No. 16-265, October 12, 2016)  
 (By-law No. 18-032, February 14, 2018)  
 (By-law No. 18-219, August 17, 2018)