

10.5 MIXED USE MEDIUM DENSITY (C5) ZONE

Explanatory Note: *The C5 Zone is found along collector and arterial roads where the zone permits a range of retail, service, commercial, entertainment, and residential uses serving the surrounding community. The built form encourages an active transit supportive, pedestrian environment that is anchored by single or mixed-use buildings oriented towards the pedestrian realm. Although residential uses are permitted, either as a single or mixed-use building, this zone is predominantly commercial.*

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 Medium Density (C5) 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:

10.5.1 PERMITTED USES

Artist Studio
 Beverage Making Establishment
 Catering Service
 Child Care Centre (By-law No. 25-155, August 06, 2025)
 Commercial Entertainment
 Commercial Parking Facility
 Commercial Recreation
 Commercial School
 Communications Establishment
 Conference or Convention Centre
 Craftsperson Shop
 Dwelling Unit, Mixed Use (By-law No. 25-075, April 16, 2025)
 Educational Establishment
 Emergency Shelter
 Financial Establishment
 Funeral Home
 Hotel
 Laboratory
 Lodging House
 Medical Clinic
 Microbrewery
 Motor Vehicle Gas Bar
 Motor Vehicle Service Station
 Motor Vehicle Washing Establishment
 Multiple Dwelling
 Office
 Performing Arts Theatre (By-law No. 25-155, August 06, 2025)
 Personal Service (By-law No. 24-137, July 12, 2024)
 Place of Assembly
 Place of Worship

Repair Service
 Residential Care Facility
 Restaurant
 Retail
 Retirement Home
 Self Storage Facility (By-law No. 26-016, January 21, 2026)
 Social Services Establishment
 Tradesperson's Shop
 Transportation Depot
 Urban Farmers Market
 Veterinary Service

10.5.1.1 RESTRICTED USES

In addition to Section 10.5.1, the following uses 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 10.5.1.1i) 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. Within the area identified on Figure 55 of Schedule "F" – Special Figures of this By-law, every 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.

(By-law No. 25-155, August 06, 2025)
 (NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

iii) **Emergency Shelter:**

1. Except as provided for in Section 2.,

herein, every Emergency Shelter 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 an Emergency Shelter, Corrections Residence or Correctional Facility; and,

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

2. Where the radial separation distance from the lot line of an Emergency Shelter, existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing 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.

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

iv) Self Storage Facility:

1. A Self Storage Facility shall not be permitted on the ground floor except for access, loading, utility areas, and accessory retail and office.
2. In addition to Section 10.5.1.1. iv) 1., for any building or portion thereof, subject to the requirements of Section 10.5.3 g) ii) and iii), a maximum of 50% of the width of the ground floor façade facing a Street Line may be occupied by a Self Storage Facility.
3. Notwithstanding Section 10.5.1.1 iv) 1., for a building where no portion is subject

to the requirements of Section 10.5.3 a) ii), individual storage units of a Self Storage Facility shall be permitted to occupy up to 40% of the ground floor area of the building.

4. With the exception of an access driveway, direct access to internal parking and loading is not permitted along the ground floor façade facing the Front Lot Line.
5. Direct vehicular access to storage units within a Self Storage Facility is prohibited.

(By-law No. 26-016, January 21, 2026)

10.5.2 PROHIBITED USES

- i) Notwithstanding Section 10.5.1, the following uses are prohibited, except if considered only as an accessory use to another permitted use:

Community Garden
Garden Centre
Urban Farm

- ii) Notwithstanding Section 10.5.1, a Motor Vehicle Dealership is prohibited, even as an accessory use.

10.5.3 REGULATIONS

- a) Building Setback from a Street Line
 - i) Minimum 3.0 metres for a building with residential units on the ground floor facing a street;
 - ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access;
 - iii) Notwithstanding Section 10.5.3i), a maximum 6.0 metres for that portion of a building providing an access driveway to a garage and,

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- iv) Section 10.5.3ii) shall not apply for any portion of a building that exceeds the requirement of Section 10.5.3g)ii) and iii).
- b) Minimum Rear Yard
 - i) 7.5 metres.
 - ii) Notwithstanding Section 10.5.3 b) i), in the case of a corner lot where a rear lot line is abutting a street, the requirements of Section 10.5.3 a) shall apply.
(By-law No. 24-137, July 12, 2024)
- c) Minimum Interior Side Yard
 - 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Building Height
 - i) Minimum 7.5 metre façade height for any portion of a building along a street line;
 - ii) Maximum 22.0 metres; and,
 - iii) In addition to Section 10.5.3d)i) and notwithstanding Section 10.5.3d)ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5.3 b) and c) when abutting a Residential or Institutional Zone to a maximum of 22.0 metres.
 - iv) In addition to the definition of Building Height in Section 3: Definitions, 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 does not exceed 10% of the floor area of the storey directly beneath;

- B. 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 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 structure belonging to an 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 an Office Building 4,000.0 square metres per individual building.
(By-law No. 24-137, July 12, 2024)
- f) Maximum Gross Floor Area for Microbrewery 700.0 square metres.
- g) Built form for New Development In the case of new buildings constructed after the effective date of this by-law or additions to buildings existing as of 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 40% 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 a street.
(By-law No. 24-137, July 12, 2024)

- iv) In addition to Section 10.5.3g)i), 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) For commercial development existing at the time of the passing of the By-law, the Section 10.5.3g)ii) and iii) shall not apply to new commercial buildings subject to the following:

1. The maximum Gross Floor Area of each building shall be 650 square metres; and,
2. Notwithstanding Section 10.5.3d)i), the minimum building height shall be 6.0 metres.

- vi) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line and flankage lot line.

1. Section 10.5.3g)vi) shall not apply for any portion of a building that exceeds the requirement of Section 10.5.3g) ii) and iii).
- (By-law No. 17-240-OLT-05, March 14, 2022)

- vii) A minimum of one principal entrance shall be provided:

1. within the ground floor façade that is set back is closest to a street; and,
2. shall be accessible from the building façade with direct access from the public sidewalk.

- viii) A walkway shall be permitted in a Planting Strip where required by the By-law.

ix) Notwithstanding Section 10.5.3, for 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 Section.

h) Minimum Amenity Area for Dwelling Units and Multiple Dwellings

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

- i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,
- ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.
- iii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.

(By-law No. 19-062, March 27, 2019)

i) Planting Strip Requirements

Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.

j) Visual Barrier Requirement

A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone line in accordance with the requirements of Section 4.19 of this By-law.

(By-law No. 19-062, March 27, 2019)

k) Outdoor Storage

- i) No outdoor storage of goods, materials, or equipment shall be permitted; and,
- ii) Notwithstanding Section 10.5.3k)i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.

**10.5.4 EMERGENCY
SHELTER,
LODGING HOUSE,
PLACE OF
WORSHIP,
RESIDENTIAL
CARE FACILITY,
RETIREMENT
HOME AND
SOCIAL SERVICES
ESTABLISHMENT
REGULATIONS**

- | | | |
|----|---|--|
| a) | Minimum Side and Rear Yard: | 7.5 metres. |
| b) | Maximum Building Height: | 22.0 metres. |
| c) | Minimum Landscaped Area: | 10% of the total Lot Area. |
| d) | Co-Location of Residential Care Facility and Social Services Establishment in the Same Building | Notwithstanding any requirement in the definition of Residential Care Facility in Section 3 of this By-law that such use must be in a fully detached residential building, in the C5 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building. |

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

**10.5.5 MOTOR VEHICLE
GAS BAR AND
MOTOR VEHICLE
SERVICE STATION
REGULATIONS**

- | | | |
|----|-------------------------------------|--|
| a) | Minimum Yard Abutting a Street | Notwithstanding Section 10.5.3a) i) and ii), Minimum of 4.5 metres.
(By-law No. 19-062, March 27, 2019) |
| b) | Minimum Yard for Fuel Pump Islands, | 4.5 metres from any lot line. |

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Fuel Pumps and
Canopies

- c) Minimum Planting
Strip Requirements

Notwithstanding Section 10.5.3i), a minimum 3.0 metre planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.

(By-law No. 19-062, March 27, 2019)

- d) Maximum Gross
Floor Area for
Accessory Retail
Uses to a Motor
Vehicle Gas Bar

175.0 square metres.

**10.5.6 SINGLE
DETACHED AND
DUPLEX
DWELLINGS
LEGALLY
EXISTING AT THE
DATE OF THE
PASSING OF THE
BY-LAW
(November 8, 2017)**

In addition to Section 4.12f) 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 legally 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 the passing of the by-law;
- ii) Section 10.5.3a)ii) and iii) and d)i) shall not apply; and,
- iii) The existing side yard setbacks are maintained for the addition.

**10.5.7 ACCESSORY
BUILDINGS**

In accordance with the requirements of Section 4.8 of this By-law.

10.5.8 PARKING

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

10.5.9 URBAN FARM

In addition to Section 10.5.2i), and in addition to

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the requirements of Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principal building.

(By-law No. 19-062, March 27, 2019)

**10.5.10 COMMUNITY
GARDEN**

In addition to Section 4.27 and 10.5.2 i) of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principal building.

(By-law No. 19-062, March 27, 2019)

**10.5.11 URBAN FARMERS
MARKET**

(By-law No. 17-240, November 8, 2017)

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