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PART 5: MIXED USE CORRIDOR

ZONE DESIGNATIONS:	MXG	(General)
	MXC	(Commercial Corridor)
	MXE	(Employment Oriented)
	MXT	(Mixed Use Transit Station Area)

1. GENERAL PROVISIONS

No person shall within any of the zones included in Part 5 of this By-law use any land or erect or use any building or structure except in accordance with the Permitted Uses and the regulations thereto and subject to:

PART I: GENERAL CONDITIONS AND PROVISIONS
PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

- (a) **Holding Zone**
Where a zone designation is preceded by the Holding Symbol 'H' the uses permitted shall be in accordance with Part 11, Subsection 1.1. Development or redevelopment of lands having an 'H' zoning shall be deemed premature until the 'H' prefix is removed in accordance with Part 11, Subsection 1.2.
- (b) **Accessory Buildings and Structures**
Refer to Part 1, Subsection 2.2
- (c) **Patios and Decks**
Refer to Part 1, Subsection 2.3
- (d) **Fencing and Privacy Screens**
Refer to Part 1, Subsection 2.4
- (e) **Swimming Pools**
Refer to Part 1, Subsection 2.5
- (f) **Parking Spaces and Driveways**
Refer to Part 2, Subsection 1
- (g) **Parking Structures**
Refer to Part 2, Subsection 1

2. PERMITTED USES

The uses permitted in a Mixed Use Corridor Zone shall be in accordance with Table 5.2.1.

Table 5.2.1

USES	ZONES			
	MXG	MXC	MXE	MXT (m)
Retail Commercial				
Department Store				
Flea Market				
Large Building Supplies/Garden Store				
Large Furniture and Appliance Store				
Large Home and Auto Supplies Store				
Warehouse Club				
Supermarket/Grocery Store		✓		
Convenience/Specialty Food Store	✓ (a)	✓	✓	✓
Farmers' Market				
Other Retail Stores	✓ (a)	✓	✓ (l)	✓
Service Commercial				
Standard Restaurant	✓	✓	✓	✓
Fast Food Restaurant	✓	✓	✓	✓
Convenience Restaurant	✓	✓	✓	✓
Funeral Home		✓		
Dry Cleaning Depot, Laundromat, Laundry Service	✓ (a)	✓	✓	✓
Veterinary Services	✓ (d)	✓ (d)	✓ (d)	✓ (d)
Elevated Parking Facility	✓ (i)	✓ (i)	✓ (i)	✓ (k)
Other Service Commercial Uses	✓ (a)	✓	✓	✓
Community				
Community Institution	✓	✓	✓	
Office				
All Office Uses	✓	✓	✓	✓
Hospitality				
Convention/Conference Centre		✓ (b,c)	✓ (b)	
Banquet Centre		✓ (b,c)	✓ (b)	
Caterer		✓	✓	✓
Automotive				
Car Wash per Part 1, 2.9	✓ (b,c)	✓ (b,c)	✓ (b)	
Motor Vehicle Service Station per Part 1, 2.10	✓ (c)	✓ (b,c)	✓	
Motor Vehicle Sales, Leasing, Rental and Service	✓ (e,f)	✓ (c,g)	✓	
Motor Vehicle Repair Garage		✓ (b,c)	✓ (b)	
Taxi-cab garage		✓ (b,c)		
Retail Propane Facility per Part 1, Sub. 2.7		✓ (b,c)	✓	
Industrial				
Industrial Uses permitted in a GE2 zone			✓ (j)	
Entertainment and Recreational				
Recreational Establishment	✓	✓	✓	✓
Entertainment Establishment	✓	✓	✓	✓
Night Club	✓ (b,c,h)	✓ (b,c,h)		

Part 5 - Mixed Use Corridor Zones

Table 5.2.1

USES	ZONES			
	MXG	MXC	MXE	MXT (m)
Residential				
Apartment Building	✓	✓ (a)		✓
Retirement Home	✓	✓		✓
Dwelling Units in a commercial/office building	✓	✓		✓
Stacked Townhouse (see Subsection 5)	✓ (n)	✓ (n)		✓ (n)
Back to Back Townhouse (see Subsection 5)	✓ (o)	✓ (o)		✓ (o)
Townhouse (see Subsection 5)	✓ (p)	✓ (p)		✓ (p)

Footnotes to Table 5.2.1

- (a) Retail or service commercial uses permitted on the ground floor only.
- (b) Not permitted on a lot abutting a residential zone.
- (c) Not permitted on a lot containing residential dwelling units.
- (d) Facilities for the keeping of animals outside are not permitted.
- (e) Not permitted on a lot exceeding 0.2 hectares or on a lot containing residential dwelling units.
- (f) Service bay doors shall be restricted to a maximum of two and are not permitted in a building elevation facing a residential zone.
- (g) Not permitted on lots exceeding 0.2 hectares which abut a residential zone.
- (h) Maximum capacity shall not exceed 500 persons.
- (i) Excluding a driveway entrance, the ground floor area of all parking structures within 15 metres of a public street shall be used for retail, service commercial, entertainment or recreation uses.
- (j) For industrial uses permitted in the MXE zone, the provisions of Part 3, Section 6.8, apply.
- (k) Permitted only as an accessory use to a permitted use but not permitted as a principal use or commercial parking lot. Footnote (m) paragraph 1 does not apply.
- (l) The following are the only other retail commercial uses permitted in an MXE zone: Office Furniture & Equipment, Computer Hardware & Software, Machinery & Equipment, Home Improvement Products.
- (m) Additional Regulations for the MXT zone:

 All retail commercial, service commercial, hospitality, entertainment and recreational uses in an MXT zone are subject to a maximum floor area per use of 500 m².

 Notwithstanding the uses permitted in Table 5.2.1, any use in an MXT zone that existed legally at the time of the passing of Zoning By-law 2020.213 (October 10, 2006) is deemed to conform to this By-law with respect to permitted uses.
- (n) Buildings containing stacked townhouse units are not permitted within 25 metres of a public street having a deemed width of 26 m or greater.

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- (o) Buildings containing back to back townhouse units are not permitted within 25 metres of a public street having a deemed width of 26 m or greater.
- (p) Buildings containing townhouse units are not permitted within 55 metres of a public street having a deemed width of 26 m or greater.

3. PROHIBITED USES

In addition to Part 1, Subsection 2.22 "Prohibited Uses" the following uses are also prohibited:

- Warehouse Club
- Hotel
- Propane Cylinder Handling Facility
- Bulk Propane Storage Depot
- Video Game/Pinball Machine Arcade
- Adult Entertainment Establishment
- Residential uses permitted in Table 5.2.1 shall be subject to Part 2, Subsection 2, "Prohibited Uses"

4. MXG, MXC, MXE, MXT ZONE REGULATIONS

4.1 LOT WIDTH, AREA AND YARDS

Table 5.4.1

REGULATION	REQUIREMENT
Lot Width	25 m
Lot Area	1000 m ²
Yard abutting Plains Road west of the Queen Elizabeth Way	3 m minimum; 23 m maximum
Yard abutting any other street	3 m minimum; 4.5 m maximum (a)
Side Yard	no minimum
Rear Yard	3 m
Yard Abutting a residential zone	Floors 1 to 3: 12 m Floors 4 and 5: 15 m Floor 6: 18 m
Building setback abutting a creek block	7.5 m
Yard abutting a pipeline easement	10 m
Yard abutting a railway right-of-way	none required
Separation Distance from a railway right-of-way	30 m for land uses sensitive to Railway rights-of-way
Yard abutting a PC or P zone	6 m

Footnotes to Table 5.4.1

- (a) Maximum yard shall apply only to buildings located within 60 metres of a public street.

4.2 SEPARATION DISTANCE

Standard Restaurant: 15 m between the use and a residential zone.
 Fast Food Restaurant: 30 m between the use and a residential zone.
 Night Club: 45 m between the use and a residential zone.

4.3 FLOOR AREA, FLOOR AREA RATIO AND DENSITY

Table 5.4.2

Requirement	Zone			
	MXG	MXC	MXE	MXT
Maximum Floor Area Ratio For:				
Entertainment or Recreation buildings:	0.5:1	1.0:1	0.5:1	***
Industrial buildings:	***	***	0.5:1	
Other buildings:	1.5:1	1.5:1	1.0:1	
Maximum Floor Area per Retail or Service Commercial Use:	1800 m ²	5600 m ²	500 m ²	***
Minimum Floor Area Ratio for Buildings other than Entertainment, Recreational or Industrial Buildings:	0.3:1	0.3:1	***	0.5:1
Minimum Density in a Residential Building	30 units/ha	30 units/ha	***	55 units/ha

Notwithstanding the above minimum floor area ratio provisions, any buildings or structures of less than 0.5:1 floor area ratio which legally existed as of the date of the passage of Zoning By-law 2020.205, (April 28, 2008), are deemed to conform to the floor area ratio regulations of this By-law for the life of the building or structure.

4.4 LANDSCAPE AREA AND BUFFER

Landscape Area

Abutting a street: 3 m
 Abutting a creek block or O3 zones: 3 m
 Abutting a PC or P zone: 3 m
 An outdoor patio may encroach into a required landscape area abutting a street.

Landscape Buffer

Abutting a residential zone: 6 m

MXT Zone – Landscape Area

Abutting a street: 3 m
 Abutting a creek block or O3 zones: 3 m
 Abutting a PC or P zone: 3 m
 An outdoor patio may encroach into a required landscape area abutting a street.

4.5 BUILDING HEIGHT

MXE Zone

Industrial/Automotive Uses: 2 storey maximum

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Other uses: 6 storey maximum

MXG Zone

Automotive Uses: 2 storey maximum

Other Uses: 2 storey minimum; 6 storey maximum

MXC Zone

Office/Apartment Buildings: 2 storey minimum; 6 storey maximum

Automotive Uses: 2 storey maximum

Other Uses: 2 storey minimum; 6 storey maximum

MXT Zone

All Uses: 2 storey minimum; no maximum

In MXG, MXC AND MXT zones, the floor area of the second, third and fourth storeys of a building containing more than one story must be at least 50% of the floor area of the first storey.

Notwithstanding the above minimum height provisions, any buildings or structures of less than two storeys in height which legally existed as of the date of the passage of Zoning By-law 2020.205, (April 28, 2008), are deemed to conform to the building height regulations of this By-law for the life of the building or structure.

4.6 PARKING

- (a) Parking shall be provided in accordance with Part 1, Subsection 2.25, "Off Street Parking and Loading Requirements" except as amended by the following:
- (b) The minimum number of parking spaces required for non-residential uses in MXG, MXC and MXT zones is deemed to be the number generated by the standards outlined in Part 1, Table 1.2.6, less a factor of 5%; and
- (c) For non-residential uses in MXG, MXC and MXT zones, the number of parking spaces provided shall not be greater than 102% of the minimum standard outlined in Part 1, Table 1.2.6;
- (d) Visitor Parking: Where a development is comprised of a mix of residential and non-residential uses, non-residential parking located on the same property as the residential use may be counted toward required visitor parking for the residential use, using the standards outlined in clause c) above;
- (e) Where the use is a mixed use development, the parking requirement may be calculated using percent of peak period use as given in the detailed table outlined below, using the standards outlined in clauses b) and c) above. For purposes of this subsection, "mixed use development" is defined as a development which contains any combination of office, retail/service commercial, restaurant and/or overnight accommodation uses which shares parking on the same lot.

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The initial step in determining the parking for a mixed use development is to calculate the parking requirement for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period (e.g. noon) contained in the charts below. Each column is totalled for weekday and weekend. The maximum figure obtained from all time periods shall become the parking requirement for the specific mixed use development.

PERCENT OF PEAK PERIOD OCCUPANCY (Weekday)				
Type of Use	Morning	Noon	Afternoon	Evening
Office/Financial Institution	100	90	95	10
Retail/Service Commercial	80	90	90	90
Restaurant	20	100	30	100

PERCENT OF PEAK PERIOD OCCUPANCY (Weekend)				
Type of Use	Morning	Noon	Afternoon	Evening
Office/Financial Institution	10	10	10	10
Retail	80	100	100	70
Restaurant	20	100	50	100

- f) Pedestrian Walkway: A 3 m wide walkway shall be provided from the street connecting the sidewalk to the principal access of the building and shall be unencumbered except that a driveway may cross the walkway;
- (g) Truck and Trailer Parking: Truck and trailer parking is prohibited except:
- when the truck or trailer is being loaded or unloaded
 - when the truck or trailer is for customer use
 - when the truck or trailer belongs to a property owner or tenant
 - when the truck or trailer is being used for charitable purposes

4.7 OUTSIDE STORAGE

- (a) Only merchandise displayed for retail sale may be stored outside, provided the merchandise is not stored in a truck, trailer or other vehicle.
- (b) Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.
- (c) Nonperishable waste stored outside on lands abutting a residential zone shall be kept within a solid screen enclosure subject to Part 1, Subsection 2.2.2.

4.8 OUTDOOR MANUFACTURING

Outdoor manufacturing in the MXE zone is prohibited.

4.9 FENCING

On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain link fence and landscape planting to form a dense year-round screen.

4.10 OUTDOOR PATIOS

Outdoor Patios shall be setback 45 m from a residential zone.

4.11 DRIVE THROUGH FACILITIES

(a) Restaurants:

- (i) Where drive through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.
- (ii) External conveyor pick-up systems are not permitted in a yard abutting a street and shall be setback 15 m from a residential zone.
- (iii) Intercom ordering stations shall be setback 15 m from a residential zone.

(b) Other uses:

- (i) Not permitted in building elevations facing a street.
- (ii) Freestanding facilities shall be setback 15 m from a residential zone.

4.12 LOADING AND UNLOADING

- (a) Loading/unloading shall not take place within 7.5 m of a residential zone.
- (b) Loading/unloading docks shall be screened from view from an adjoining residential zone.

4.13 AMENITY AREA

- 15 m² per efficiency dwelling unit
- 20 m² per one bedroom dwelling unit
- 35 m² per two or more bedroom dwelling unit
- Back to back Townhouse: 25 m² per dwelling unit

4.14 DOORS

Every building located within 60 metres of a street with a deemed width of 26 metres or greater shall provide a pedestrian accessible door on the building elevation facing the street.

5. TOWNHOUSE, STACKED TOWNHOUSE AND BACK TO BACK TOWNHOUSE REGULATIONS

5.1 LOT WIDTH, AREA, YARDS, FLOOR AREA RATIO, BUILDING HEIGHT

Table 5.5.1

Regulation	Townhouse, Stacked Townhouse and Back to Back Townhouse
Lot Width	30 m; 25 m in an MXT zone only
Lot Area	1200 m ²
Front Yard / Street Side Yard	(a)
Side Yard	3 m
Rear Yard	6 m
Yard abutting R1, R2, R3 zone	12 m 9 m for a building of two storeys and 11.5 m or less in height; 12 m for a building of two or three storeys and greater than 11.5 m in height
Building setback abutting a creek block	7.5 m
Yard abutting a pipeline easement	10 m
Yard abutting a railway right-of-way	30 m
Density	30 units/ha; 55 units/ha in an MXT zone only
Floor Area Ratio (minimum)	0.3:1
Floor Area Ratio (maximum)	1.5:1
Yard abutting a PC or P zone	6 m
Minimum number of stacked townhouse units per stacked townhouse building	12 in an MXT zone only

Footnotes to Table 5.5.1

(a) Abutting a street having a deemed width less than 26 m:
3 m, except that the entrance elevation for an attached or detached garage shall be setback 6 m from the street.

Abutting a street having a deemed width of 26 m or greater:
3 m, except that the entrance elevation for an attached or detached garage shall be setback 6 m from the street and the maximum yard shall be 10 m for 60% of the length of the building abutting the street line.

5.2 LANDSCAPE AREA AND BUFFER

Landscape Area:

Abutting a street:	3 m
Abutting a creek block or O3 zone:	3 m
Abutting a PC or P zone:	3 m

Landscape Buffer:

Abutting R1, R2, R3 zone:	6 m
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5.3 PARKING

- (a) Parking shall be provided in accordance with Part 1, Subsection 2.25 "Off Street Parking and Loading Requirements" and Part 5, Subsection 4.6, Parking.
- (b) **Parking Spaces and Driveways**
For townhouses, back to back townhouses, stacked townhouses, driveways and parking lots shall be setback 3 m from a wall of a building containing windows of habitable rooms, except, where a parking space and driveway is for the exclusive use of the unit occupant the setback shall not apply.
- (c) **Parking Structures**
An enclosed parking structure that extends more than 1.6 m above finished grade shall be subject to the same yard requirements as a principal building. An enclosed parking structure below grade and up to 1.6 m above grade shall be setback 3 m from a street line but shall not encroach into a required landscape buffer.

5.4 AMENITY AREA

Stacked or Standard Townhouse:	15 m ² per efficiency unit 25 m ² per one bedroom unit, 35 m ² per two or more bedroom unit;
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Back to Back Townhouse: 25 m² per unit. As a component of this amenity area, each back to back townhouse development shall have a minimum of one common amenity area, with a minimum area of 100 m², or a total common amenity area of 6 m² per unit, whichever is greater, and may include decorative accessory structures such as a gazebo, arbor, pergola, as well as playground equipment, but may not include other accessory buildings or structures, unitary equipment, mailboxes or above ground utility boxes.

5.5 PRIVACY AREA

Standard Townhouse: 20m² per unit

Stacked Townhouse: 15 m² per unit

Back to Back Townhouse: Each unit in a back to back townhouse development shall contain an individual balcony with an area of 5.5 m², separated from adjoining units by a wall or privacy screen and with a maximum projection of 1.8 m from the front wall of the back to back townhouse building.

5.6 FENCING

On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain link fence and landscape planting to form a dense year-round screen.

5.7 BUILDING HEIGHT

- (a) Residential building height shall be provided in accordance with Part 1, Sub-Section 2.31 RESIDENTIAL BUILDING HEIGHT
- (b) Maximum height: Notwithstanding Part 1 – General Conditions and Provisions, Table 2.31.1, and Subsection 4.5, Building Height, the maximum height shall be 3 storeys up to 14 m for stacked townhouses, back to back townhouses, and townhouses.