ENVISION ST. JOHN'S

Development Regulations

As Amended October 2026



ST. JOHN'S

Land Acknowledgement

We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital city, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province. **(2022-05-27)**

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Thank you to the Town of Truro, Nova Scotia for the images used throughout this document.

SECTION 1– TITLE AND APPLICATION

1.1 SHORT TITLE

These Regulations may be cited as the “St. John’s Development Regulations 2021”.

1.2 INTERPRETATION

(1) Words and phrases used in these Regulations shall have the meaning ascribed to them in Section 2.

(2) Words and phrases not defined in Section 2 shall have the meaning which is commonly assigned to them in the context in which they are used in these Regulations.

(3) Unless otherwise stated, the singular includes the plural.

(4) Any references to sections made in these Regulations are considered to be references to these same Regulations unless otherwise indicated.

1.3 DRAWINGS AND ILLUSTRATIONS

Drawings and illustrations forming part of these Regulations are provided to assist in the interpretation of these Regulations. Where any conflict or inconsistency arises between a drawing or illustration and the text of the Regulations the text governs.

1.4 COMMENCEMENT

These Regulations come into force on the date of publication of a notice to that effect in the Newfoundland and Labrador Gazette.

1.5 DEVELOPMENT REGULATIONS

The St. John’s Development Regulations, originally gazetted June 3, 1994, and all amendments thereto are repealed upon the coming into force of these Regulations.

SECTION 2– DEFINITIONS

ACCESS means a way used or intended to be used by vehicles, pedestrians or animals in order to go from a Street to adjacent or nearby land or to go from that land to the Street. **(2026-08-28)**

ACCESSORY BUILDING includes

I. a detached subordinate Building not used as a dwelling, located on the same Lot as the main Building to which it is an accessory and which has a Use that is customarily incidental or complementary to the main Use of the Building or land,

II. for Residential Uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetable storage cellars, shelters for domestic pets or radio and television antennae,

III. for Commercial Uses, workshops or garages, and

IV. for Industrial Uses, garages, offices, raised ramps and docks. **(2026-08-28)**

ACCESSORY DWELLING UNIT means a Dwelling Unit for a caretaker or essential worker accessory to a Permitted Use when the unit is included in the main Building or, in the case of land uses such as Agriculture, Forestry or Salvage Yards, when the Dwelling Unit is situate on the same property as the Use and forms part of the Use, and which shall not exceed 80 metres square.

ACCESSORY USE means a use that is subsidiary to a Permitted or Discretionary use and that is customarily expected to occur with the Permitted or Discretionary use.

ACT if not specifically defined, means the Urban and Rural Planning Act, 2000 as may be amended from time to time.

ADULT DAY CENTRE means a Building or part thereof maintained and used for the purpose of providing care to adults on a daily basis, but does not include a Personal Care Home, Long Term Care Facility or Residential Care Facility.

ADULT MASSAGE PARLOUR means a Building, or part of a Building, where adult massage or other sexual services are provided. **(2026-08-28)**

AGRICULTURAL TOURISM OPERATIONS means activities on a farm for the enjoyment or education of the public which promote the sale, marketing, production, harvesting or use of products of the farm and enhance the public's understanding and awareness of farming and farm life.

AGRICULTURAL USE means dairy farming, the breeding and rearing of livestock, including any creature kept for the production of food, wool, skins, or fur or for the purpose of its use in the farming of land, and/or the growing of crops.

ANIMAL UNIT means any one of the following animals or groups of animals:

- 1 Bull
- 1000 Broiler Chickens or roasters (1.8-2.3 kg each)
- 1 Cow (including calf)
- 100 Female Mink (including associated males and kits)
- 100 Female Rabbits (including associated males and litter)
- 4 Goats
- x Hogs (based on 453.6 kg = 1 unit)
- 1 Horse (including foal)
- 125 Laying Hens
- 4 Sheep (including lambs)
- 1 Sow or Breed Sow (including weaners and growers based on 453.6 kg = 1 unit)
- x Turkeys, Ducks, Geese (based on 2,268 kg = 1 unit)

APARTMENT BUILDING means a Building which contains five or more Dwelling Units with the entire Building being on one Lot, but does not include Townhouse Cluster." **(2024-07-19)**



Apartment Building

AQUACULTURE means the breeding, hatching and rearing of
fish or other aquatic plants or animals for sale and/or personal use.

AQUAPONICS is a food production system that combines Aquaculture with Hydroponics Operations.

BACKYARD SUITE means a detached self-contained subordinate Dwelling Unit that is located on the same Lot as the main Dwelling Unit and is not an Accessory Building.
(2024-07-19)



Backyard Suite

BANK means any chartered bank, trust company, finance company, or credit union.

BAKERY means a facility for producing baked goods such as bread, biscuits, and cakes and may include the sale of same, but does not include a Restaurant.

BASEMENT means one or more Storeys of a Building located partially or wholly below ground level. **(2026-08-28)**

BED AND BREAKFAST means an owner occupied or owner managed establishment for paid temporary accommodation for up to sixteen (16) overnight guests that may include a dining room for the use of overnight guests and their invitees**. (2026-08-28)**

BUFFER means an area left in its natural state or landscaped with various plants, trees, shrubs, or grasses, in order to assist in conserving a natural resource or to mitigate the impacts of one Use upon another.

BUILDING means:

(i) a structure, erection, alteration or improvement placed on, over or under land attached, anchored or moored to land;

(ii) mobile structures, vehicles and marine vessels adapted or constructed for residential, commercial, industrial and other similar uses;

(iii) a part of and fixtures on Buildings referred to in subparagraphs (i) and (ii); and

(iv) an excavation of land whether or not that excavation is associated with the intended or actual construction of a Building or thing referred to in subparagraphs (i) to (iii); but does not include for the purposes of these Regulations:

- a fence
- a utility enclosure

BUILDING HEIGHT means the vertical distance, measured in metres from the Established Grade to the

(i) highest point of the roof surface of a flat roof,

(ii) deck line of a mansard roof, and

(iii) mean height level between the eave and the ridge of a gable, hip or gambrel roof,

and in any case, a Building Height shall not include mechanical structure, smokestacks, steeples and purely ornamental structures above a roof. **(206-08-28)**

BUILDING LINE (SETBACK) means a line established by the City that runs parallel to a street line and is the closest point to a Street that a Building may be placed.

CAMPGROUND means a privately owned Lot used for temporary seasonal accommodation of persons in accommodations including but not limited to tents, recreational vehicles (RVs), and travel trailers, and which may include accessory uses such as, but not limited to, recreational facilities, camp offices and stores, but does not include a Mini Home Park. **(2026-08-28)**

CARRIAGE HOUSE means a designated heritage building which is a detached subordinate Building originally designed primarily for the storage of carriages. For the purpose of these Regulations, a Carriage House is not an Accessory Building.

CARPORT means a Building or structure used for the parking or storage of a motor vehicle and being without walls on at least two sides.

CAR SALES LOT means a Building or an open area used for storage or display, for sales or rental purposes, of motor vehicles. **(2022-05-27)**

CAR WASH means an establishment used exclusively for washing or cleaning motor vehicles for gain.

CEMETERY means any land, Building or structure used for burying or interring the dead, including associated buildings for grounds keeping, equipment storage and administrative office space.

CHILD CARE CENTRE means a Building or part of a Building in which child care services are provided, as approved by the Province, but does not include Family Child Care Service. **(2024-03-15)**

CIDERY/WINERY means a facility that is licensed by the Province to produce wine or cider through the fermentation of juice, fruit, vegetables, honey or similar produce, where a portion of produce used for the production of wine or cider is grown and harvested on site. May include a tasting room and ancillary retail sales or Restaurant." (2026-05-22)

CLINIC means a Building or part of a Building used by physicians, dentists or other health care professionals, their staff and their patients, for the purpose of consultation, diagnosis or treatment of human non-residential patients, and may include medical laboratories or an ancillary pharmacy, but does not include an Adult Massage Parlour.

CLUSTER DEVELOPMENT means two or more Buildings, each of which is comprised of a Townhouse Cluster, Triplex, Four-Plex, or Apartment Building, or any combination thereof, on one Lot, as a condominium or common ownership.

(2024-07-19)



Cluster Development

COMMERCIAL GARAGE means a Building, or part of a Building, used for the repair of equipment or self-propelled vehicles and/or trailers, but does not include a service station.

COMMERCIAL USE means any Use categorized as commercial.

COMMUNICATIONS USE means any establishment or facility in the field of communications, including radio stations, television stations, and telephone companies.

COMMUNITY AMENITY BUILDING means a Building provided for the personal, shared, or communal use of residents of a Pocket Neighbourhood.

COMMUNITY GARDEN means a shared outdoor space used to grow and care for vegetables, flowers, and/or annual plantings for personal consumption.

CONSERVATION PLAN means a plan that identifies the impacts of a proposed Development and describes the requirements approved by Council under which the Development can proceed.

CONVENIENCE STORE means a Building which is used as a store that serves the primary needs of the adjacent neighbourhood not exceeding a Floor Area of 500 square metres and in which at least 80% of the retail floor space is devoted to the sale and display of grocery items and may include a delicatessen or snack bar provided that same is contained within the Building. **(2022-05-27)**

CRAFT BREWERY/DISTILLERY means a facility which is licensed by the Province to produce, sell and distribute beer, wine, or other liquor or distilled spirits and shall include a tasting room open to the public. Retail sales or Restaurant may be permitted.

DECK means a structure without a permanent roof which may or may not have screening, and which may or may not be attached to the main Building.

DEVELOPMENT means the carrying out of building, engineering, mining, or other operations in, on, over, or under land, or the making of a material change in the use, or the intensity of use of land, buildings, or premises and the:

(i) making of an access onto a highway, road, or way;

(ii) erection of an advertisement or sign;

(iii) construction of a Building; and

(iv) the parking of a trailer, or vehicle used for the sale of refreshments or merchandise, or as an office, or for living accommodation;

and excludes:

(v) carrying out of works for the maintenance, improvement, or other alteration of any building, being works which affect only the interior of the Building or which do not materially affect the external appearance or use of the Building;

(vi) carrying out by a highway authority of any works required for the maintenance or improvement of a road, being works carried out on land within the boundaries of the road reservation;

(vii) carrying out by a local authority or statutory undertakers of works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of a street or other land for that purpose; and

(viii) the use of a Building or land within the courtyard of a dwelling house for a purpose incidental to the enjoyment of the dwelling house as a dwelling.

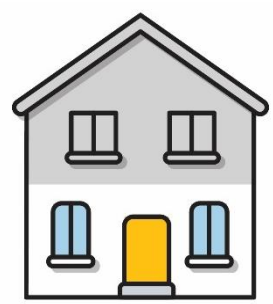
For the purposes of these Regulations, development also includes excavation, land clearing, grubbing, and the subdividing or consolidating of parcels of land.

DISCRETIONARY USE means a use that is listed within the discretionary use classes established in the use zone tables of an authority's Development Regulations.

DRIVE THROUGH means a Building or operation that is designed to allow or require occupants to remain in their motor vehicles while goods and/or services are either provided to them or self-service is being undertaken or initiated by them.

DRIVEWAY means a way used or intended to be used by vehicles and/or pedestrians in order to go from a Street to adjacent land or to go from that land to the Street.

DRY CLEANING ESTABLISHMENT means a Building, or part of a Building, where dry cleaning, dyeing, or cleaning of articles or goods or fabric is carried on.



Duplex

DUPLEX means a Building containing two Dwelling Units, constructed one above the other, each having an individual entrance, provided that no Dwelling Unit shall be wholly in the Basement of the Building, as a condominium or common ownership. **(2024-07-19) (2028-08-28)**

DWELLING UNIT means any Building, or portion thereof, which is occupied in whole or in part, as the home or residence of one or more human beings, with kitchen and bathroom facilities for the resident(s).

ESTABLISHED GRADE means,

(i) where used in reference to a building, the average elevation of the finished surface of the ground where it meets the exterior or the front of that building exclusive of any artificial embankment or entrenchment, or

(ii) where used in reference to a structure that is not a building, the average elevation of the finished grade of the ground immediately surrounding the structure, exclusive of any artificial embankment or entrenchment.

FAMILY CHILD CARE SERVICE means a dwelling in which a child care service provider, as approved by the Province, lives and operates a child care service. **(2024-03-15)**

FARM MARKET means a Building or operation on a farm where food produced in whole or in part on the farm is offered for retail sale to the public.

FARM RESTAURANT means a Building, or part of a Building, on a farm where food produced in whole or in part on the farm is prepared and offered for retail sale to the public for consumption on the farm, but shall not include catering service or a takeout service.

FENCE means a vertical physical barrier constructed out of typical fencing materials for the purpose of assuring privacy or protection, and shall include hedges, shrubs, and Landscaping features which are used for these purposes and shall also include that portion of a retaining wall which projects above the surface of the ground which it supports.

FLOAT PLANE HANGAR means a Building designed and used solely for the storage of a float plane.

FLOODPLAIN means the area of land adjacent to a watercourse or a water body that will be inundated by the one (1) percent annual chance flood.

FLOOR AREA – NET for the purposes of these Regulations means 80% of Floor Area - Gross.

FLOOR AREA – GROSS means the total floor area of all floors in a Building measured to the outside face of exterior walls, and includes Basements and mezzanines but excluding any porches, verandas, sunrooms (unless habitable in all seasons of the year), garage, mechanical penthouse, or Pedway and any areas used exclusively for parking of motor vehicles. **(2022-10-14) (2026-08-28)**

FLOOR AREA RATIO means the ratio which the Floor Area – Gross of the Building(s) on a Lot shall bear to the area of that Lot.

FOOD AND BEVERAGE PROCESSING means a facility for producing, mixing, compounding or baking any edible product, but does not include a Restaurant or other premises where any such product is made for consumption on the premises and does not include a Bakery.

FORESTRY USE means the Use of land for the purposes of forest and woodland management, and including the felling, cutting, trimming, extraction of timber therefrom or the reforestation thereof.

FOUR-PLEX means a Building that has four Dwelling Units having at least one Dwelling Unit entirely or partially above another with the entire Building being on one Lot, as a condominium or common ownership. **(2024-07-19)**



Four-Plex

FUNERAL HOME means an establishment for the preparation of human remains for interment or disposal including a crematorium and/or Place of Worship to conduct commemorative services.

GAS STATION means an establishment for the sale of gasoline and ancillary products but does not include the repair of motor vehicles, a Commercial Garage or a Car Wash.

HARBOUR USE means a use that is dependent upon access to or use of the St. John's Harbour for a purpose related to marine transportation, shipbuilding, maintenance and repair of ships and shipping equipment, and other marine services, and includes ancillary uses to the foregoing. **(2026-10-16)**

HARD LANDSCAPING means the man-made features used in Landscaping.

HEALTH AND WELLNESS CENTRE means an establishment providing health, fitness, and recreational activities, such as, but not limited to, boxing, dancing, gymnastics, martial arts, weightlifting, yoga, or other forms of physical exercise. This Use may also include the incidental sale of health and fitness merchandise. This does not include an Adult Massage Parlour. **(2026-08-28)**

HEAVY EQUIPMENT STORAGE means the use of land or Buildings for the storage or parking of operational motorized vehicles or equipment such as, but not limited to: construction equipment, transportation equipment, agricultural equipment or fisheries equipment, tow trucks, tractors, tractor trailers, semi-trailers, dump trucks, flatbed trucks, utility trucks, graders, excavators and construction trailers, and shall exclude the service or maintenance, the sale or rental, the salvage for scrap or recycling of equipment or materials or the storage of scrap materials from the aforementioned type of vehicles and equipment.

HERITAGE USE means any Use of a designated heritage building or extension thereof, which is, in Council's opinion, compatible with the adjoining uses. **(2024-11-01)**

HOME OCCUPATION means a secondary use of a Dwelling Unit and/or Accessory Building by at least one of the residents of such Dwelling Unit to conduct a gainful occupation or business activity.

HOME OFFICE means a secondary use of a Dwelling Unit by at least one of the residents of such Dwelling Unit to conduct a gainful occupation or business activity with such occupation or business activity being restricted to office uses which do not involve visitation of clients to the site and employment of non-residents.

HORTICULTURE USE means the growing of fruit, flowers, vegetables, trees, shrubs and plants (nursery) for commercial purposes for consumption and/or sale and included Hydroponics.

HOTEL means an establishment that provides lodging and usually meals, entertainment, and various personal services for more than 16 persons.

HYDROPONICS means the cultivation of plants without soil.

INDOOR RIDING ARENA means an enclosed structure for horse riding.

INDUSTRIAL USE means the use of land or Building for the purpose of manufacturing, fabricating, assembling, altering, repairing, packing, canning, storing, breaking up, demolishing, or treating any article, commodity or substance, and "industry" shall be construed accordingly.

INSTITUTIONAL USE means a Building or part thereof used for non-commercial purposes by a non-profit society for the promotion of social, educational, cultural, religious or philanthropic objectives, and may include a residential component owned and managed by the Institution and ancillary to the purpose of the Institution.

KENNEL means an establishment used for the boarding of small animals normally considered as household pets and other animals. This shall include the boarding of animals during the day and for extended periods of time.

LANDSCAPING means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements. Driveways and areas for loading, parking or storing of vehicles are not Landscaping.

LAND USE REPORT is a report prepared by suitably qualified person(s) to identify and assess the impacts of a proposed land use or Development on the urban environment and/or surrounding lands or neighbourhood, and includes recommendations and proposals to control and mitigate identified impacts and may include:

- an Archaeological Report
- an Environmental Report
- a Heritage Report

LAUNDROMAT means an establishment where individual washing machines and clothes dryers are operated by the customer or an attendant.

LIGHT INDUSTRIAL USE means Use of any land or Buildings for an Industrial Use that can be carried out without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance.

LODGING HOUSE means a Dwelling Unit wherein accommodation is provided for between five (5) and sixteen (16) persons inclusive, in which kitchen and/or bathroom facilities are used in common by some or all the occupants.

LONG TERM CARE FACILITY means a residential Building for persons requiring moderate to total assistance with the activities of daily living, having on-site nursing staff and which is provincially licensed.

LOT means a plot, tract, or parcel of land which can be considered as a unit of land for a particular Use or Building.

LOT AREA means the total horizontal area within the lines of the Lot.

LOT COVERAGE means the combined area of all Building on a Lot measured at the level of the lowest floor above the established grade and expressed as a percentage of the total area of the Lot.

LOT DEPTH means the average distance between the front Lot Line and the rear Lot Line of a Lot.

LOT FRONTAGE means the horizontal distance between the side Lot Lines measured at the Building Line.

LOT LINE means any line defining the boundaries of a Lot and shall include a Lot Line – Front, a Lot Line – Rear, and a Lot Line – Side.

LOT LINE – FLANKING means a Side Lot Line along a Street.

LOT LINE – FRONT means the Street line on which a Lot has its civic address, except where a lot has two or more Street Lines, in which case the Development Officer shall determine the Front Lot Line, considering the most appropriate setting of the Building on the Lot.



Lot Line

LOT LINE – REAR means the Lot Line or lines opposite the Lot Line – Front.

LOT LINE – SIDE means a Lot Line or lines other than Lot Line – Front or Lot Line – Rear.

LOUNGE means a Building, or part of Building, which is primarily used for the purpose of selling and serving of spirits, wines, or beer to the general public for consumption on the premises and which is licensed under the Liquor Control Act and any Regulations made thereunder.

MINERAL WORKING means land or Buildings use for the working or extraction of any naturally occurring substance, including a pit or quarry and can include exploration or mining activity.

MINI HOME means a Single Detached Dwelling Unit which is designed and built to be transportable to its site where it is affixed to a foundation.

MINI HOME PARK means a Development designed for Mini Homes.

MITIGATION PLAN means a plan that identifies the impacts of a proposed Development as established by a Land Use Report and describes the requirements under which the Development can proceed.

NON-CONFORMING BUILDING means a Building legally existing at the coming into force of these Regulations that does not meet the requirements of these Regulations.

NON-CONFORMING LOT means a Lot legally existing at the coming into force of these Regulations that does not meet the requirements of these Regulations.

NON-CONFORMING USE means a legally existing Use that is not listed as a Permitted or Discretionary Use for the Zone in which it is located or which does not meet the Development Standards for that Use zone.

OFFICE means a Building, or part thereof, used for the practice of a profession, business, or public administration that may include administrative and clerical functions but does not include a Clinic or Bank.

OWNER means a person or an organization of persons owning or having the legal right to use the land under consideration.

PARK means an area owned by either the City of St. John's, the Province of Newfoundland and Labrador, the Government of Canada, or an administrative/statutory agency, board, commission, or wholly owned corporation of either of the three levels of government; which is maintained substantially in its natural state and/or landscaped for the use and enjoyment of the public; and includes playgrounds, playing fields, campgrounds, and picnic areas; but does not include a Place of Assembly.

PARKING GARAGE means a Building, or part of a Building, used for the parking of vehicles and accessible to the public or as an accommodation to clients or customers.

PARKING LOT means a Lot, or part of a Lot, used for the parking, idling, and maneuvering of vehicles, and accessible to the public as an accommodation to users or owners. **(2026-08-28)**

PEDWAY means a walkway, usually enclosed, intended for pedestrian use between two buildings and may cross property boundaries, and is not a crosswalk. **(2022-10-14)**

PERMITTED USE means a use that is listed within the permitted use classes set out in the use zone tables of an authority's Development Regulations.

PERSONAL CARE HOME means a residential Building for persons who need minimal to no assistance with the activities of daily living, which may have associated health or nursing services, and is provincially licensed.

PHARMACY means a Building, or part of a Building, where prescriptions, medicines and drugs are compounded or prepared or sold and where non-prescription medications and health aids are sold under the direct supervision of a pharmacist.

PID means a Parcel Identification number.

PIPE STORAGE YARD means a property used for storage of pipe. An ancillary Building or Buildings with a total footprint not exceeding 30% of the Lot Area is permitted.

PLACE OF AMUSEMENT means land or Building used as a gathering place for non-sports related recreational activities and includes, but is not limited to, a bingo hall, billiard or pool room, games arcade, dance hall and music hall, but does not include an Indoor Riding Arena.

PLACE OF ASSEMBLY means land or Building used as a gathering place for substantial numbers of people, and without limiting the generality of the foregoing, includes auditoriums, convention centres, public and private halls, movie theatres and similar gathering places.

PLACE OF WORSHIP means a Building for religious observances and may include an accessory Place of Assembly.

POCKET NEIGHBOURHOOD means between 4 and 8 Tiny Homes on a Lot, which are orientated around a common open space area and common ancillary Building(s), as a condominium or common ownership and may include a Community Amenity Building." **(2024-07-19)**

PROHIBITED USE means a use that is not listed within the Permitted or Discretionary Use classes under Section 10 or a use that the City specifies as not permitted within a Zone.

PUBLIC USE means land or Buildings used by the Council, the Province of Newfoundland and Labrador, or the Government of Canada for a purpose not otherwise defined in these Regulations.

PUBLIC UTILITY means all land and Buildings used by the City or a "Public Utility" within the meaning of the *Public Utilities Act*, RSNL 1990 c.P-47, as amended.

RECREATIONAL USE means a playground, playing field, an athletic field, stadium, trail riding facilities, outdoor skating parks, games parks, and Buildings and structures accessory to the foregoing Uses, but does not include an Indoor Riding Arena or Campground. **(2026-08-28)**

RECYCLING DEPOT means a Building, or part of a Building, in which paper, plastic, glass, and other non-organic materials are received, sorted, processed, and stored for the purpose of recycling, and which has no outdoor storage of materials.

RESIDENTIAL CARE FACILITY means a Building for persons seeking treatment for addiction and similar medical conditions who live under the care and supervision of health care and counselling professionals.

RESIDENTIAL RETAIL STORE means a Retail Use within a Dwelling Unit.

RESIDENTIAL USE means any land or Building used for a Dwelling Unit.

RESTAURANT means a Building, or part of a Building, where food is prepared and offered for sale or sold to the public and may include catering service, a take-out service, and the serving of alcohol on the premises.

RETAIL USE means a Building, or part of a Building, where goods or articles are offered for sale at retail prices, and includes storage on or about the store premises of limited quantities of such goods or things sufficient to service such store.

RURAL BED AND BREAKFAST means an owner-occupied establishment for paid temporary accommodation for up to sixteen (16) overnight guests, operated within a Single Detached Dwelling associated with a Forestry or Agriculture Use on the Lot. The establishment may include a dining room for the use of overnight guests and their invitees. **(2026-08-28)**

RURAL TOURISM USE means a type of tourism activity in which the visitor's experience is linked to nature-based activities, rural lifestyle/ culture, sightseeing, and may include overnight accommodations and other ancillary uses. **(2023-11-03)**

SALVAGE YARD is a premises where scrap metals or other scrap materials are sorted or stores; or where automobiles, other vehicles, machinery, or parts thereof are dismantled, demolished, or stores; or where goods, wares, merchandise, or articles are processed for further use and excludes Recycling Depots.

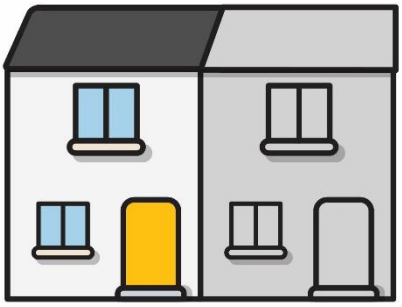
SCHOOL means the Building used by a body of students that is organized as a unit for the purposes of primary, elementary, or high school education and includes the teachers and other staff members associated with the use.

SCREEN means:

(i) a solid decorative wall constructed of brick, concrete, stone or wood, or other suitable construction material; or

(ii) a plastic or chain-link fence, combined with a thick row of evergreen landscaping.

SEMI-DETACHED DWELLING means a Building containing at least one Dwelling Unit and which Building is attached to another Building containing a Semi-Detached Dwelling on one side only, where each Building is on its own Lot.



Semi-Detached Dwelling

SERVICE SHOP means a Building, or part thereof, where personal services are provided. Without limiting the generality of this definition, a Service Shop may include a

barber shop, hair salon, tailoring shop, but does not include an Adult Massage Parlour.

SERVICE STATION means any land or Building used for the sale/installation of petroleum products, automotive parts and accessories and motor vehicle repairs, and may include the offering for sale of a maximum of six (6) motor vehicles at any time subject to adequate on-site parking and may also include a Convenience Store or car wash associated with the main use.

SHOPPING CENTRE means a group of shops and complementary uses with integrated parking and which is planned, developed and designed as a unit, containing a minimum of five (5) retail sales establishments.



Single Detached Dwelling

SINGLE DETACHED DWELLING means a Building containing at least one Dwelling Unit and which Building is not attached to another Building and is on its own Lot.

SIGN means a word, letter, model, placard, board, device or representation, whether illuminated or not, in the nature of or employed wholly or in part for the purpose of advertisement, announcement or direction and excludes those things employed wholly as a memorial, advertisements of local government, utilities and boarding or similar structures used for the display of advertisements.

SOFT LANDSCAPING means Landscaping excluding hard-surfaced area such as decorative stonework, retaining walls, walkways or other hard-surfaced landscape or architectural elements.

STACKING LANE means an on-site queuing lane at a Drive Through for motorized vehicles which may be identified by barriers, curbs, markers or signs.

STEPBACK means the portion of a building that is horizontally recessed from the façade that that faces the street.

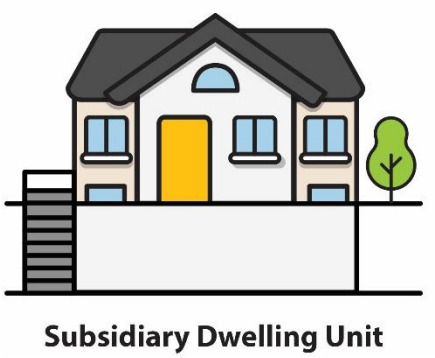
STOREY means that portion of a Building which is situated between the top of any floor and the top of the floor next above it, or, if there is no floor above it, that portion between the top of such floor and the ceiling above it.

STREET means a publicly owned street, road, highway, or other way including a structure for any part of the street, road, highway or other way designed and intended or used by the public for the passage of traffic and include all the space between the boundary lines of the street, road, highway or other way.

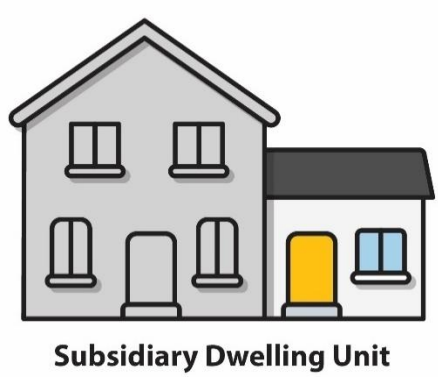
STREET LINE means the edge of a Street reservation as defined by the City.

SUBDIVISION means a Development of lands with two or more Lots.

SUBSIDIARY DWELLING UNIT means a separate Dwelling Unit that is located within the structure of a main Building and which is subordinate to the main Dwelling Unit.



Subsidiary Dwelling Unit



Subsidiary Dwelling Unit

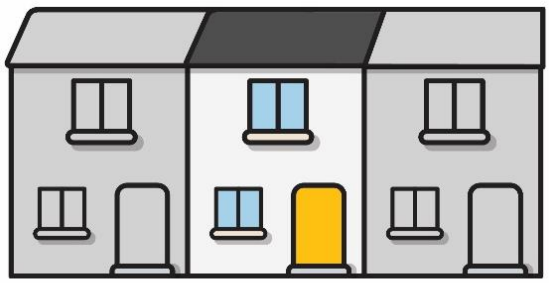
TAXI STAND means the location from which a taxi business and/or taxi is directed, managed, and/or dispatched.

TINY HOME DWELLING – means a Single Detached Dwelling on a permanent foundation, with a ground floor area of less than 46 metres square (500 square feet).



Tiny Home Dwelling

TOWNHOUSE means a Building containing at least one Dwelling Unit and which Building is attached on both sides to another Townhouse, unless it is the end unit, in a row of three such Buildings or more, where each Building is on its own Lot. **(2024-07-19)**



Townhouse

TOWNHOUSE CLUSTER means a group of three or more Townhouses in one Building, on one Lot, as a condominium or common ownership. **(2024-07-19)**



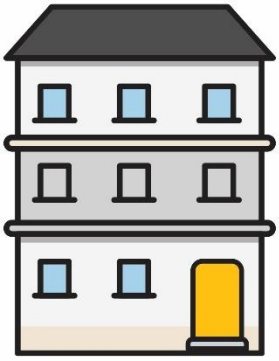
Townhouse Cluster

TRAINING SCHOOL means a technical school, a vocational school, college or university, and includes the studio of a dance teacher or music teacher, an art school, golf school, business or trade school and any other specialized school conducted for gain, but does not include an Indoor Riding Arena.

TRANSPORTATION DEPOT means any structure or Lot used for the purpose of storing, servicing or refueling of vehicles connected with a transportation business, but does not include a Commercial Garage.

TRANSPORTATION TERMINAL means any structure for the use of transportation facilities, excluding taxis, available to the general public.

TRIPLEX means a Building that has three Dwelling Units having at least one Dwelling Unit entirely or partially above another with the entire Building being on one Lot, as a condominium or common ownership. **(2024-07-19)**



Triplex

USE means a Building or activity situated on a Lot or a Development permitted on a Lot.

USE ZONE OR ZONE means an area of land including Buildings and water designated on the zoning map to which the Uses, standards and conditions of a particular Use Zone table apply.

VARIANCE means a departure, to a maximum of 10%, from the Yard, area, Lot coverage, setback, size, height, frontage, or any other numeric requirement of the applicable Use Zone table of these Regulations.

VEHICLE STORAGE YARD means a Lot used for the storage of motorized vehicles and shall exclude the service or maintenance of motorized vehicles, the salvage for scrap or recycling of motorized vehicles, and not be open to the public.

VETERINARY CLINIC means a Building for the medical care and treatment of animals and may include overnight accommodation for animals receiving medical care, outdoor pens, or enclosures, but does not include a Kennel.

WAREHOUSE means a Building, or part of a Building, which is used for the housing, storage, display, adapting for sale, packaging or distribution of goods, wares, merchandise, foodstuffs, substances, articles or things.

WATER UTILITY ENCLOSURE means a heated above ground, non-confined space for the purpose of locating and protecting premises isolation backflow prevention devices.

WETLAND means land that is seasonally or permanently covered by shallow water, as well as land where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favored the dominance of either hydrophytic or water tolerant plants.

WHARVES AND STAGES means a structure affixed to land which a boat or ship may be moored to load and unload, along with the associated working table and Accessory Building. **(2022-05-27)**

WIND TURBINE – SMALL SCALE means a turbine that converts the wind's kinetic energy into either electrical power or mechanical energy. The wind turbine is comprised of the tower, rotor blades (either horizontal or vertical) and the nacelle. A small scale wind turbine is a single turbine that has a nameplate capacity which is not greater than 300 kW. It has a stand-alone design, either on its own foundation or supported by guy wires.

WIRELESS COMMUNICATIONS FACILITIES means infrastructure regulated by the Federal Government that enables wireless communications including broadcast antennas, cellular phone towers including private antenna systems for Ham Radio and Citizen Band Radio, mounted on the ground or on another structure such as a rooftop.

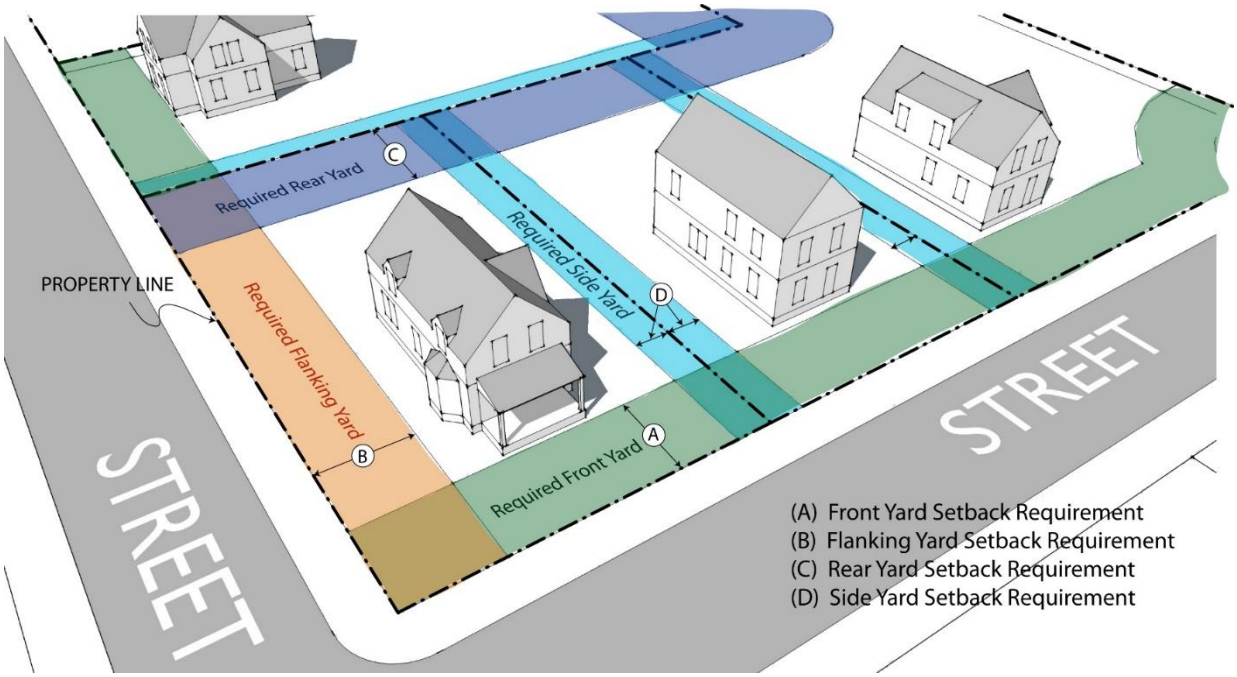
YARD means the part of a Lot unoccupied by the main Building.

YARD – FRONT means a Yard that extends across the full width of a Lot between the Front Lot Line and the nearest main wall of any Building on such Lot.

YARD – REAR means a Yard that extends across the full width of a Lot between the Rear Lot Line and the nearest main wall of the main Building on such Lot.

YARD – SIDE means a Yard that extends from the Front Yard to a Rear Yard between the Side Lot Line of a Lot and the nearest main wall of the main Building thereon.

ZONING MAP means the map or maps attached to and forming a part of the City's Regulations.



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SECTION 3– APPEALS

3.1 RIGHT TO APPEAL

Where a decision is made under these Regulations or the Act, the person to whom the decision applies shall be notified in writing, at the time of the making of the decision of:

(1) the person's right to appeal the decision to the Appeal Board;

(2) the time by which an appeal is to be made;

(3) the right of other interested persons to appeal the decision; and

(4) the manner of making an appeal and the address for filing the appeal.

3.2 ST. JOHN'S LOCAL BOARD OF APPEAL

3.2.1 Appointment of the Appeal Board

(1) Council shall appoint five (5) persons to the Appeal Board.

(2) Councillors or employees of the City are not eligible to be members of the Appeal Board.

(3) A member of the Appeal Board holds office for three (3) years and may be appointed for a further three (3) years.

(4) Notwithstanding Subsection (3), a member shall continue to be a member until he or she is reappointed or replaced.

(5) A person appointed to fill a vacancy on the Appeal Board shall be a member for the rest of the vacating member's term.

(6) Council, may, by a two-thirds vote, provide remuneration to be paid to members of the Appeal Board and may prescribe the amount.

(7) The City Clerk, or his or her agent, shall be secretary of the Appeal Board.

3.2.2 Appeals to the Appeal Board

(1) A person aggrieved by a decision made under these Regulations or the Act may appeal that decision to the Appeal Board where the decision is with respect to:

(a) an application to undertake a Development;

(b) a revocation of an approval or a permit to undertake a Development;

(c) the issuance of a Stop Work Order; or

(d) a decision permitted under the Act, or another act to be appealed to the Appeal Board.

(2) An appeal shall be filed not more than 14 days after the applicant has received the decision being appealed.

(3) An appeal shall be made in writing and shall include:

(a) a summary of the decisions appealed from;

(b) the grounds for the appeal; and

(c) the required fee.

(4) The secretary of the Appeal Board shall, not less than 14 days before the hearing of an appeal, publish a notice in a local newspaper advising that an appeal has been filed and the date the appeal is to be heard.

(5) The Appeal Board shall hear an appeal within 30 days of the filing of the appeal and shall issue a written decision within 14 days of the hearing.

(6) Council and the appellant are entitled, but not required, to appear before the Appeal Board either personally or by authorized representative.

(7) The Appeal Board shall be presided over by a chairperson appointed from among its members by Council, or, in the absence of the chairperson, such members present shall among themselves appoint.

(8) A majority of the members of the Appeal Board shall constitute a quorum.

(9) The Appeal Board shall not make a decision that is contrary to the Act, the Municipal Plan, these Regulations or policy adopted thereunder.

(10) In determining an appeal, the Appeal Board may confirm, reverse or vary the decision appealed from and may impose those conditions that the Appeal Board considers appropriate in the circumstances and may direct Council to carry out its decision or make the necessary order to have its decision implemented.

(11) Notwithstanding Subsection (10) where Council may, in its discretion, make a decision, the Appeal Board shall not make another decision that overrules the discretionary decision.

(12) The decision of a majority of the members of the Appeal Board present at the hearing of an appeal shall be the decision of the Appeal Board.

3.2.3 Development May Not Proceed

Where an appeal is filed under Section 3.2.2 the development concerned shall not proceed pending a decision of the Appeal Board and the subsequent issuance of all required permits.

3.2.4 Return of Appeal Fee

Where an appeal is successful, the appellant shall be refunded the fee paid at the time of filing.

3.2.5 Decisions of the Appeal Board

(1) A decision of the Appeal Board may be appealed to the Supreme Court of Newfoundland and Labrador on a question of law or jurisdiction.

(2) An appeal to the Supreme Court of Newfoundland and Labrador shall be filed not later than 10 days after the date of the decision being appealed

SECTION 4– GENERAL DEVELOPMENT PROCEDURES

4.1 CONTROL OF DEVELOPMENT

4.1.1 Compliance

All Development shall be carried out and maintained in accordance with the Act, the Municipal Plan, these Regulations and any policy adopted thereunder.

4.1.2 Permit Required

No person shall carry out any Development controlled by these Regulations unless all required approvals, permits, or Development Agreements have been issued by the City.

4.1.3 Development Above a Specified Metre Contour

Notwithstanding any other provision of these Regulations, no Development shall be permitted:

(a) above the 130 metre contour elevation in Kilbride;

(b) above the 185 metre contour elevation in Airport Heights; or

(c) above the 190 metre contour elevation elsewhere;

unless approved by Council.

4.2 DECISIONS

Decisions made under or pursuant to the Act, the Municipal Plan, these Regulations and any policy adopted thereunder shall be written, state the rationale for such decision, and where the decision is an approval, state any conditions attached thereto.

4.3 EXERCISE OF DISCRETION

4.3.1 Compatibility with the Municipal Plan

When exercising discretion to approve or not approve a Development, Council shall take into account the Act, the Municipal Plan, these Regulations and any policy adopted thereunder, and such other considerations which are, in its opinion, material.

4.3.2 Discretion of Council

Where provisions herein are inadequate to meet the requirements of the Municipal Plan, these Regulations or any policy adopted thereunder, or these Regulations are silent or where requirements are left to the discretion of Council, Council may establish the necessary requirements.

4.3.3 Premature Development

No permit for Development shall be issued when, in the opinion of Council, it is premature by reason of the site lacking adequate road access, power, drainage, sanitary facilities or domestic water supply unless the applicant installs the access, services or facilities deemed necessary by Council.

4.3.4 Deferral of Applications

Council may defer decisions on Development applications and/or amendments to these Regulations where a planning study or other similar study pertaining to the future use and Development of the specific area to which the proposed Development or amendment relates is to be undertaken.

4.4 APPLICATION

4.4.1 Submission

(1) An application for Development shall be made by the property owner or a person with the property owner's written consent. Where other persons have an interest in the property proposed to be developed, their consent may be required.

(2) An application shall include such plans, specifications and drawings as necessary to evaluate the application, together with the applicable fee. At a minimum, an application for Development shall include:

Information	All Applications	Applications that include Buildings	Discretionary and Commercial Uses	Rezoning Application
Location	X	X	X	X
Survey	X	X	X	X
Site Plan	X	X	X	X
Description of Proposed Use	X	X	X	X
Lot Area & Frontage	X	X	X	X
Vehicular Access	X	X	X	X
Water & Sewer	X	X	X	X
Building Placement		X	X	X
Yards		X	X	X
Building Floor Area and Height		X	X	X
Off-Street Parking		X	X	X
Number of employees on site		X	X	X
Hours of Operation/Duration		X	X	
Storm Water Management Plan	X	X	X	X
Snow Storage Plan (As requested)	X	X	X	X
Pedestrian Access, Cycling, & Transit	X	X	X	X
Other Information as Specified by Council	X	X	X	X

4.4.2 Deferral and Withdrawal

(1) A request for deferral of an application shall be made in writing by the applicant. Where a request for deferral is received, the application may be deferred for a maximum of 90 days from the date of receipt of the request. Should the applicant not reactivate the application within the aforesaid 90 days, the application shall be deemed to be withdrawn.

(2) An application may be withdrawn at any time upon the written request of the applicant or owner.

(3) There shall be no refunding of any fees paid in respect of a deferred or withdrawn application.

4.5 APPROVAL

4.5.1 General

(1) Applications that comply with the provisions of the Act, the Municipal Plan, these Regulations and any policy adopted thereunder may be approved by authorized staff.

(2) All other applications, including, but not limited to, those involving a Discretionary Use, a Non-Conforming Use, a Subdivision of 5 or more Lots, a Development which requires an extension of municipal services and/or changes in infrastructure, or a Variance may be approved by Council and a Development Agreement entered into. **(2026-08-28)**

(3) Notwithstanding Subsections (1) and (2) where Council, in its discretion, decides that a Development Agreement is required, a Development Agreement shall be entered into.

(4) A Development Fee shall be paid for each new Dwelling Unit, new structure, new Use, and expansion of an existing Dwelling Unit, structure, or Use. The Development Fee shall be paid prior to final approval of the Development and shall be in accordance with the schedule of fees adopted by Council from time to time. This fee shall be in addition to any other fee and be non-refundable.

4.5.2 Development Agreement

(1) A Development Agreement shall set out the terms of the application's approval and shall be signed by the applicant and the City Clerk, and be registered in the Registry of Deeds for the Province of Newfoundland and Labrador.

(2) Where a Land Use Report has been required by Council, the Development Agreement shall specify:

(a) the details of the Land Use Report, and

(b) the implementation schedule of the Land Use Report recommendations.

(3) A Development Agreement may be assigned only with Council's consent.

(4) Approval given to a Development pursuant to a Development Agreement may be revoked if the applicant, or the operator of any facilities allowed under the Development Agreement, is, in the opinion of Council, in violation of any of the terms of the Development Agreement or any other approvals or permits issued subsequent thereto.

(5) Any violation of the terms of the Development Agreement shall result in the immediate cessation of the Development.

4.5.3 Approval In Principle

(1) City staff, after considering an application and being satisfied that the proposed Development, subject to submission and approval of detailed plans, is in compliance with the Act, the Municipal Plan, these Regulations, and any policy adopted thereunder, may grant approval in principle for such application and attach conditions that shall:

(a) be met prior to the issuance of final approval; and

(b) ensure the Development is carried out in a manner consistent with the Act, the Municipal Plan, these Regulations and any policy adopted thereunder.

(2) An approval in principle shall be valid for a period of 2 years from the date of granting, and may be extended at the written request of the applicant, or their authorized representative, for 1 additional year, for a total of 3 years.

(3) Notwithstanding Subsection 4.5.3(1), approval in principle shall not be granted where the exercise of Council discretion is required.

(4) No Development shall be carried out pursuant to an approval in principle.**(2026-08-28)**

4.5.4 Final Approval

(1) Final approval shall be given where:

(a) all conditions attached to the approval in principle have been met; and

(b) all required payments and land dedications have been made.

(2) Final approval shall be valid for a period of 2 years from the date of granting by Council, and may be extended by Council at the written request of the applicant, or their authorized representative, for 1 additional year, for a total of 3 years.

4.5.5 Correction of Errors and Remedial Work

An approval of any plans or drawings or the issuance of any permit shall not prevent Council, or authorized City staff, from requiring the correction of errors, ordering the cessation of the Development associated with the plans, drawings, permit or Development where the plans, drawings, permit or Development are not in compliance with the Act, the Municipal Plan, these Regulations or any policy adopted thereunder.

4.5.6 Revoke Approval

An approval on any subsequent permits issued pursuant to these Regulations may be revoked where the applicant fails to comply with:

(a) the Act, the Municipal Plan, these Regulations or any policy adopted thereunder;

(b) any condition attached to the approval or permit; or

(c) the approval or permit was issued contrary to the Act, the Municipal Plan, these Regulations, or any policy adopted thereunder; or

(d) the approval or permit was issued on the basis of insufficient and/or incorrect information.

4.6 FINANCIAL GUARANTEES

(1) Before commencing a Development, a developer may be required to make financial provisions, and/or enter into such agreements as may be required, to guarantee the payment of assessments, ensure site reinstatement and to enforce the carrying out of any other condition attached to an approval, permit or Development Agreement.

(2) The form of financial provisions or agreement required under Subsection (1) shall be determined by Council and may be:

(a) a cash deposit, bank draft or certified cheque;

(b) an irrevocable letter of credit in a form as may be acceptable to Council; or

(c) such form of financial guarantee as may be acceptable to Council.

(3) The forfeiture of financial guarantees does not relieve the developer of any conditions or obligations contained in a Development Agreement or final approval.

4.7 DEDICATION OF LAND FOR PUBLIC PURPOSES

For a Development that is not a Subdivision, Council may require the owner of the lands forming the Development to convey to the City a portion of the land being developed for a public purpose.

4.8 PUBLIC CONSULTATION

(1) Public consultation shall be carried out for:

(a) Discretionary Use applications;

(b) change in Non-Conforming Use applications;

(c) applications where a Land Use Report is mandatory or has been required by Council;

(d) amendments to these Regulations; or

(e) any other application Council may direct,

and Council may require a Public Meeting to be held in respect of any of the above or any other matter arising under these Regulations.

(2)

(a) For an application where public consultation is to be carried out, notice of the application shall be posted in City Hall, in the John J. Murphy Building (City Hall Annex) and on the City's website. Additionally, Council shall make reasonable efforts to mail notice of the application to property owners within a 150-metre radius of the property which is the subject of the application at least 14 calendar days prior to the date Council will consider the application.

(b) In addition to the foregoing, for a Municipal Plan map amendment, a Development Regulations map amendment, or a Development Regulations text amendment with a Land Use Report, the proponent shall install a notice, which shall be acceptable to the City, at the property which is the subject of the application.

(3) The notice referred to in Subsection (2)(a), shall:

(a) contain a general description of the proposed application and advise where and when the application may be viewed;

(b) specify the date for receipt of written comment on the application by the City Clerk; and

(c) specify the date, time, and location of a Public Meeting, if one is to be held.

(4) Council shall appoint a person to chair a Public Meeting who may be a Member of Council.

(2026-05-15)

4.9 LAND USE REPORT

(1) A Land Use Report, and any supporting studies or plans, shall be prepared at the expense of the applicant.

(2) Council shall require and approve a Land Use Report as part of the Development application review process for applications related to or involving: **(2022-05-27)**

(a) all applications for an amendment to the Municipal Plan or Development Regulations;

(b) approval of a non-residential development in or adjoining a Residential District;

(c) development of new Streets;

(d) residential Subdivisions of five (5) or more Lots in an Unserviced Area;

(e) development in the Watershed Zone;

(f) Wind Turbine – Small Scale;

(g) Buildings with a height greater than 18 metres in the Commercial Downtown (CD) Zone, Institutional Downtown (INST-DT) Zone, and Commercial Downtown Mixed 2 (CDM) Zone, which Land Use Report shall address wind impact on adjacent properties and pedestrians; and **(2026-08-28)**

(h) Buildings with an alternative Building Stepback in accordance with Subsection 7.1.4(b), which Land Use Report shall address wind, shadowing, precipitation, and privacy impacts on adjacent residential properties and pedestrians. **(2026-08-28)**

(3) Notwithstanding Subsection (2), where a Land Use Report is required, but in the opinion of Council the scale or circumstances of the proposed Development does not merit a Land Use Report, Council may accept a staff report in lieu of the Land Use Report.

(4) Notwithstanding Subsections (2) and (3), Council may require a Land Use Report as part of any other Development application review process.

(5) The terms of reference for a Land Use Report shall be approved by Council and shall form part of the report itself.

(6) The Land Use Report shall address at a minimum, Development use, public consultation, elevations, materials, height, location, environmental impacts, infrastructure, transit, and compatibility with the Municipal Plan, and shall require identification of significant impacts of the proposed Development, evaluate their importance and, where appropriate, contain a Mitigation Plan and a Conservation Plan.

4.10 WATERWAYS, WETLANDS, PONDS OR LAKES

(1) Waterways

The minimum Buffer adjacent to the waterways and tributaries shown on Maps 4 and 5 shall be 15 metres from the 100-year high water mark.

(2) Ponds or Lakes

The minimum Buffer adjacent to any Pond or Lake shall be 15 metres from the 100-year high water mark.

(3) Wetlands

a) Lundrigan's Marsh and all wetlands with an overall weighted Wetland Ecosystem Services Protocol (WESP) score of 5 or higher are protected by Council and are shown as Wetlands – Protected on Map 4.

b) All wetlands with an individual WESP grouped function score of 8.5 or more are protected by Council and are shown as Wetlands – Protected on Map 4.

c) Wetlands with a WESP score less than 5 are not protected and are shown as Wetlands – Unprotected on Map 4.

d) Wetlands that require field assessment and a WESP score are shown on Map 4 as Wetlands – Further Study Required.

e) The minimum Buffer adjacent to wetlands shall be 15 metres from the edge of the wetlands shown on Map 4.

f) The minimum Buffer adjacent to Synod Lands West Wetland and Long Pond Marsh shall be 50 metres from the edge of the wetlands shown on Map 4.

g) The Galway Protected Natural Area (PNA), shown on Map 4, includes the Galway PNA and a 15 metre Buffer.

(4) Notwithstanding Subsections (1) through (3), Council may increase the size of the Buffer adjacent to a body of water.

(5) Development shall not be permitted in a waterway, wetland, pond, lake or the Buffer adjacent to a body of water or in a Floodplain and shall be located a minimum of 1.2 metres from the edge of the Buffer.

(6) Notwithstanding Subsection (5), Council may permit the following Development in a Buffer for those bodies of water enumerated in Subsections (1) through (3):

(a) residential decks, residential fences and residential Accessory Buildings;
(b) public works and infrastructure;
(c) Public Utility;
(d) servicing of a private Development;
(e) protection of areas of geological instability;
(f) flood control infrastructure;
(g) trails and parks;
(h) Landscaping;
(i) construction of storm water detention infrastructure;
(j) paving of gravel Parking Lots existing as of the coming into force of these Regulations;
(k) Wharves and Stages or
(l) Driveways;
(m) Community Garden; **(2026-08-28)**
(n) Harbour Use. **(2026-10-16)**

(7) Notwithstanding Subsection (5), Council may permit the following Development in bodies of water as enumerated in Subsections (1) through (3):

(a) public works and infrastructure;
(b) Public Utility;
(c) protection of areas of geological instability;
(d) flood control infrastructure;
(e) trails and parks;
(f) Landscaping; **(2022-05-27)**
(g) construction of storm water detention infrastructure;
(h) Wharves and Stages; and **(2022-05-27)**
(i) Driveways; **(2022-05-27)**
(j) Harbour Use. **(2026-10-16)**

(8) Prior to approval being given for a Development outlined in Subsection (6) or (7) the Environment and Sustainability Experts Panel shall be consulted, except in the case of the construction of residential decks, residential fencing, residential Accessory Buildings and residential Driveways. **(2022-05-27)** **(2025-01-10)**

SECTION 5– SUBDIVISION DEVELOPMENT

5.1 SUBDIVISION DESIGN

5.1.1 Subdivision Design

No permit shall be issued for the development of a Subdivision unless the design of the Subdivision conforms to the requirements of these Regulations and any policy adopted thereunder.

5.1.2 Application for Subdivision

Applications for a Subdivision shall include the following information:

(a) the location, legal description, plot plan, and proposed Use(s) within the Subdivision;

(b) the physical features of the site, including but not limited to, the location of mature vegetation, identification of areas of potential hazard, drainage, watercourses, wetlands, floodplains, and topography;

(c) the layout of proposed Lots and Streets;

(d) the relation and interconnectedness of the Subdivision to existing development, Streets, transit and trailways, pedestrians and cyclists.

(e) the provision for future access to adjacent undeveloped lands;

(f) the compatibility between the Subdivision and surrounding Uses, both existing and potential;

(g) the volume and type of vehicular and pedestrian traffic that will be generated by the Subdivision;

(h) the proposed servicing, including water and sanitary sewer, storm water management and utilities;

(i) the landscape plan which shows the location of dedicated open space; and

(j) such further information as required by the City.

5.1.3 Design by Professional Engineer

The design, plans, and specifications of a Subdivision shall be prepared by a person having the designation of a Professional Engineer.

5.2 SUBDIVISION FEES

5.2.1 Subdivision Application Fee

A Subdivision Application Fee shall be paid at the time of application in accordance with the schedule of fees adopted by Council from time to time. This fee shall be in addition to any other fee and be non-refundable.

5.2.2 Development Fee

A Development Fee shall be paid for each new Lot in a Subdivision. The Development Fee applicable to the entire Subdivision shall be paid prior to the final approval of the Subdivision and shall be in accordance with the schedule of fees adopted by Council from time to time. This fee shall be in addition to any other fee and be non-refundable.

5.3 SECURITIES

Prior to the issuance of approval for the Subdivision, Security in an amount as stipulated by the City's Development Design Manual will be required. **(2026-08-28)**

5.4 CONVEYANCE OF LAND FOR PUBLIC PURPOSE

5.4.1 Public Streets, Rights of Way and Easements

As a prerequisite of acceptance by the City of Phase 1 work as defined in the City's Development Design Manual, the applicant shall convey to the City for the nominal consideration of $1.00 all lands as determined by the City to be required for public Streets, rights-of-way and easements.

5.4.2 Public Open Space and Recreation

For the Subdivision of 5 or more Lots**:**

(1) Prior to the issuance of any Building Permits for the Subdivision, the applicant shall ensure the conveyance to the City for the nominal consideration of $1.00 an area or areas of land equivalent to 10% of the gross area of the Subdivision for public purposes subject to the said land being acceptable to the City. **(2026-08-28)**

(2) Notwithstanding Subsection (1), where the lands required to be conveyed pursuant to Subsection (1) cannot be identified or agreed upon, the City may accept from the applicant payment of a sum of money equivalent to 10% of the raw land value of the Subdivision or a combination of money and land equivalent to 10% of the raw land value of the Subdivision.

SECTION 6 – SPECIFIC DEVELOPMENTS

6.1 CONFLICTING PROVISIONS

The following are supplemental to Section 10 of these Regulations. Where the provisions of this Section conflict with Section 10, this Section shall govern.

6.2 ACCESSORY BUILDINGS

6.2.1 General

For the purposes of this section, an Accessory Building shall not include a Deck or Swimming Pool, a Backyard Suite or a Carriage House.

(2024-07-19)

6.2.2 Accessory Building Area

(1) For a Residential Use, the Accessory Building(s) Area, together with a Backyard Suite Area, shall not exceed the lesser of 10% of the Lot Area or 75% of the Residential Building footprint.

(2) For all other Uses, the Accessory Building(s) Area shall not exceed 35% of the Rear Yard.

(2024-07-19)

6.2.3 Accessory Building Height

(1) For a Residential Use, the Accessory Building height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.

(2) For all other Uses, the Accessory Building height shall not exceed 5 metres.

(3) Notwithstanding Subsections 6.2.3(1) and 6.2.3(2), the height of an Accessory Building located within the Rural Residential (RR), Rural Residential Infill (RRI), Rural (R), Agriculture (AG), Forestry (F), Mineral Working (MW), Watershed (W), Open Space (O), or Open Space Reserve (OR) Zones shall not exceed 5 metres or the height of the main Building on the Lot, whichever is greater.

(a) Where an Accessory Building exceeds 5 metres in height, no windows, doors, or balconies shall be permitted on any second storey or higher wall located within 5 metres of a Side Lot Line or Rear Lot Line. **(2024-07-19) (2026-09-04)**

6.2.4 Accessory Building Location

(1) Accessory Buildings:

(a) In Rear and Side Yards and shall be located behind the Building Line;

(b) located a minimum of 1.2 metres from any Lot Line;

(c) located a minimum of 2.4 metres from any other Building on the Lot; and

(d) located a minimum of 3.0 metres from a Street, subject to Section 7.2.3 (Corner Lots and Yards Abutting a Street). **(2022-05-27) (2023-11-03) (2026-09-04)**

(2) Notwithstanding Subsection 6.2.4(1)(a), an Accessory Building on a Lot within the Rural Residential (RR), Rural Residential Infill (RRI), Rural (R), Agriculture (AG), Forestry (F), Mineral Working (MW), Watershed (W), Open Space (O), or Open Space Reserve (OR) Zones may be located in front of the main Building where Council has established or re-established the Building Line pursuant to Subsection Section 7.2.1(c). **(2026-09-04)**

6.3 ADULT DAY CENTRE

(1) An Adult Day Centre shall:

(a) have a minimum of 5 metres square of net floor space for each person receiving care;

(b) be clearly delineated and separated from any other occupancies in the Building; and

(c) comply with all applicable Provincial and Municipal legislation.

(2) Where an Adult Day Centre is located in a Residential Use, the owner/operator of the Adult Day Centre shall maintain their primary residence at the property.

6.4 ADULT MASSAGE PARLOUR

An Adult Massage Parlour shall not be permitted within:

(a) 50 metres of the Newfoundland War Memorial;

(b) 25 metres of a Residential Zone or an Apartment Zone; or

(c) 150 metres of a School, a Place of Worship or Child Care Centre. **(2024-03-15)**

6.5 AGRICULTURAL USE

(1) A Residential Use, excepting a farm residence, shall be discretionary within 600 metres of a structure designed to contain six (6) or more Animal Units.

(2) A structure designed to contain six (6) or more Animal Units shall be discretionary within 600 metres of a Residential Use, excepting a farm residence, and shall be not less than 60 metres from the property boundary.

(3) Buffering shall be required pursuant to Section 7.6.2. **(2026-08-28)**

6.6 AQUACULTURE, AQUAPONICS, HORTICULTURE, AND HYDROPONICS

(1) The use of a greenhouse, which is equipped with artificial illumination, within 600 metres of a Residential Use, excepting a farm residence, shall be discretionary.

(2) Artificial light shall not be directed towards abutting Residential Uses.

(3) Buffering shall be required pursuant to Section 7.6.2. **(2026-08-28)**

6.7 BACKYARD SUITE

6.7.1 General

(1) No more than one (1) Backyard Suite shall be permitted on a residential Lot.

(2) Backyard Suite shall contain no more than one (1) Dwelling Unit.

(3) Backyard Suite shall have a minimum 1.2 metre wide access to a Street.

(4) Notwithstanding Subsection 6.7.1(1), a Backyard Suite shall not be permitted on the same lot as an Apartment Building, Cluster Development, Lodging House, Mini Home Park, Pocket Neighbourhood or Townhouse Cluster.

6.7.2 Backyard Suite Area

The Backyard Suite Area, together with an Accessory Building(s) Area, shall not exceed the lesser of 10% of the Lot Area or 75% of the Residential Building footprint.

6.7.3 Backyard Suite Height

(1) The Backyard Suite height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.

(2) Notwithstanding Subsection 6.7.3(1), the height of a Backyard Suite located in a Rural Residential (RR) or Rural Residential Infill (RRI) Zone shall not exceed 5 metres or the height of the main residential Building on the Lot, whichever is greater.

(a) Where a Backyard Suite exceeds 5 metres in height, no windows, doors, or balconies shall be permitted on any second-storey or higher wall located within 5 metres of a Side Lot Line or Rear Lot Line. **(2026-09-04)**

6.7.4 Backyard Suite Location

Backyard Suites shall be:

(a) located in Rear and Side Yards and shall be located behind the Building Line;

(b) located a minimum of 1.2 metres from any Lot Line;

(c) located a minimum of 2.4 metres from any other Building on the Lot; and

(d) located a minimum of 3.0 metres from a Street, subject to Section 7.2.3 (Corner Lots and Yards Abutting a Street). **(2024-07-19)**

6.8 CARRIAGE HOUSE

A Carriage House may include one Dwelling Unit. Use of a Carriage House for a Dwelling Unit is considered a Heritage Use.

6.9 CIDERY/WINERY

A Cidery/Winery shall:

(a) have all processing and storage contained within a Building; and

(b) the area dedicated to production and storage shall not exceed 250 meters square. **(2026-05-22)**

6.10 CLUSTER DEVELOPMENT

(1) A Cluster Development shall contain no more than one (1) Driveway, but may require a secondary access as determined by a City engineer or the St. John's Regional Fire Department.

(2) All parking as required under Section 8.3 shall be provided on a Parking Lot.

(3) A Cluster Development with 20 or more Dwelling Units shall, in addition to minimum landscape requirements, include a minimum of 6 metres square per Dwelling Unit of useable green space for the benefit of the Cluster Development. Green space area is to be contained entirely within the Lot boundaries, continuous on the Lot, covered with Soft Landscaping and subject to the said area being acceptable to the City. **(2024-07-19)**

6.11 COMMERCIAL GARAGE

A Commercial Garage shall contain all vehicle repair within the Building.
(2025-01-03)

6.12 CONVENIENCE STORE OR SERVICE SHOP IN APARTMENT BUILDING

A Convenience Store or Service Shop in an Apartment Building shall:
(2022-05-27)

(a) be situate on the entrance floor level; and

(b) be clearly delineated and separated from any other occupancies in the Apartment Building.

6.13 CROWN LAND RESERVES

All applications for Crown Land must be approved and meet the Zoning Requirements as determine by the City of St. John's. Subject to the Map 9 (Provincial Lands) the following Crown Land Reserves will be recognized and as directed by the Province, applications will not be entertained within the following areas:

- Directive 9.E.80 (Three Arm Pond): No Crown Land applications may be accepted or approved except for applications for utilities or Provincial Infrastructure may be accepted in consultation with the Department of Transportation and Infrastructure.
- Directive 9.E.50 (*Former Mun Woodlot*): No Crown Land applications may be accepted or approved except for applications for:
    - Agriculture or Forestry Development may be accepted in the area mark as "A".
    - Quarry Development may be accepted in the area Defined as area "B".
    - Utilities or Provincial Infrastructure may be accepted in all areas.
- Directive 9.E.65 (Cuckold's Pond Crown Land Reserve):
    - No applications will be accepted or approved.
    - Applications taken in error must be cancelled.
- Directive 9.E.29 (Freshwater Crown Reserve):
    - No Crown Land Applications to be accepted
- Directive 9.E.66 (Signal Hill Road-Murphy's Right of Way Crown Reserve):
    - No Crown Land Applications to be accepted or approved.
    - Applications taken in error must be cancelled.

6.14 CRAFT BREWERY/DISTILLERY

A Craft Brewery/Distillery shall:

(a) have all processing and storage contained within a Building, except in an Industrial Zone; and

(b) the area dedicated to production and storage shall not exceed 500 metres square.

6.15 CHILD CARE CENTRES

6.15.1 Child Care Centre in Residential Use

A Child Care Centre in a Residential Use shall:

(a) be clearly delineated and separated from any other occupancies in the dwelling; and

(b) comply with all applicable Provincial and Municipal legislation.

6.15.2 Child Care Centre in Non-Residential Use

A Child Care Centre in a non-Residential Use shall:

(a) be clearly delineated and separated from any other occupancies in the Building;

(b) comply with all applicable Provincial and Municipal legislation; and

(c) where located in a Residential Zone, maintain the following minimum standards:

Standard	Residential Zones					
	R1	R2	R3	RD	RM	RQ
Lot Area (minimum)	600 metres square	450 metres square	450 metres square	450 metres square	450 metres square	450 metres square
Lot Frontage (minimum)	18 metres	15 metres	15 metres	15 metres	15 metres	15 metres
Landscaping Front yard (minimum)	50%	50%	50%	N/A	50%	N/A

(2024-03-15)

6.16 DRIVE THROUGH

(1) A Drive Through shall be a Discretionary Use when located within 150 metres of:

(a) Residential Zone;

(b) an Apartment Zone;

(c) a Residential Use'

(d) a School;

(e) a Child Care Centre; **(2024-03-15)**

(f) an Adult Day Centre; or

(g) a Place of Worship

(2) A separation distance between the closest edge of the nearer of a Drive Through Stacking Lane or an on-site traffic lane designed to bypass a Stacking Lane shall be provided as follows:

From the boundary of a Residential or Apartment Zone	Minimum of 10 metres
From a Residential Use located in a zone which is not exclusively for residential purposes	Minimum of 3 metres
From a School, Child Care Centre, Adult Day Centre or Place of Worship **(2024-03-15)**	Minimum of 3 metres

(3)

(a) A noise attenuation barrier/acoustic barrier/noise wall designed and sited by a qualified acoustical consultant shall be installed at the expense of the applicant where a Drive Through will abut a Residential Zone, an Apartment Zone or any Residential Use.

(b) Notwithstanding Subsection 3(a), where a noise study shows noise levels will not increase beyond existing levels due to the Drive Through, a noise attenuation barrier/acoustic barrier/noise wall may not be required at Council's discretion.

(4) All applications for a Drive Through shall be referred to the Transportation Engineer who shall establish the minimum number of stacking spaces required in the Stacking Lane.

6.17 FAMILY CHILD CARE SERVICE

A Family Child Care Service shall:

(a) comply with all applicable Provincial and Municipal legislation; and

(b) the operator of the Family Child Care Service shall maintain their primary residence as the property.

(2024-03-15)

6.18 FLOAT PLANE HANGAR LOTS

Development of a Float Plane Hangar Lot is subject to the following:

(a) a minimum Lot Area of 1400 metres square; and

(b) a Float Plane Hangar and a Float Plane Hangar Lot shall not be used as a Dwelling Unit.

6.19 GAS STATION

(1) All fuel pumps and fuel tanks shall be not less than 6.0 metres from any Lot Line.

(2) A canopy shall not be less than 3.0 metres from any Lot Line. A canopy shall not be considered in calculating Lot Coverage.

(3)

(a) A noise attenuation barrier/acoustic barrier/noise wall designed and sited by a qualified acoustical consultant shall be installed at the expense of the applicant where a Gas Station will abut a Residential Zone, an Apartment Zone or any Residential Use.

(b) Notwithstanding Subsection 4(a), where a noise study shows noise levels will not increase beyond existing levels due to the Gas Station, a noise attenuation barrier/acoustic barrier/noise wall may not be required at Council's discretion.

(4) Buffering and/or Screening shall be required pursuant to Section 7.6.3. **(2026-08-28)**

6.20 HEAVY EQUIPMENT STORAGE AND VEHICLE STORAGE YARD

Heavy Equipment Storage and a Vehicle Storage Yard are subject to the following:

(a) heavy equipment or vehicles shall not be stored or parked within 15 metres of a Residential Zone or a Zone that permits Residential Use;

(b) where there is a Building, open storage shall be in the Rear Yard; and

(c) Landscaping and Screening for open storage shall be in the discretion of Council, unless abutting a residential Use or Zone in which case Landscaping and Screening shall be in accordance with Section 7.6.2. **(2026-07-26) (2026-08-28)**

6.21 HERITAGE USE

(1) (a) A horizontal extension to a Building containing a Heritage Use on a façade facing a Street shall not exceed 75% of the width of that Building façade; and

(b) a vertical extension to a Building containing a Heritage Use shall be horizontally recessed from the original Building. The distance of the Stepback shall be in the discretion of Council.

(2) Applications for an extension to a Building containing a Heritage Use shall require public consultation in accordance with Section 4.8. **(2024-11-01)**

6.22 HOME OCCUPATION

6.22.1 Home Occupation in a Dwelling Unit

A Home Occupation in a Dwelling Unit shall:

(a) not exceed the lesser of 45 metres square or 25% of the Gross Floor Area of the Dwelling Unit;

(b) have no open storage or display of goods, materials, or equipment;

(c) have no wholesale sales. Retail sales may be permitted provided they are incidental to the Home Occupation;

(d) be operated by a resident of the Dwelling Unit and shall not have more than 2 non-resident employees working on site at any one time; **(2026-08-28)**

(e) have activities associated with the Home Occupation which are not hazardous and which do not cause a significant increase in traffic, noise, odour, dust, fumes, lighting or other nuisance or inconvenience to residents of nearby properties;

(f) have sufficient parking to accommodate the Home Occupation and the Dwelling Unit; and

(g) have no change in type, nature or intensity without the approval of Council.

6.22.2 Home Occupation in an Accessory Building

A Home Occupation in an Accessory Building is subject to the following:

(a) is located within the Rural (R) Zone, the Rural Residential (RR) Zone, and Rural Residential Infill (RRI) Zone, the Agricultural (A) Zone or the Forestry (F) Zone.

(b) the Accessory Building shall comply with Section 6.2;

(c) the Home Occupation shall not exceed the lesser of 80 metres square or the Gross Floor Area of the Accessory Building;

(d) have no wholesale sales. Retail sales may be permitted provided they are incidental to the Home Occupation;

(e) be operated by a resident of the dwelling to which the Accessory Building is associated and shall not have more than 2 non-resident employees working on site at any one time; (**2026-08-28)**

(f) have activities associated with the Home Occupation which are not hazardous and which do not cause a significant increase in traffic, noise, odour, dust, fumes, lighting or other nuisance or inconvenience to residents of nearby properties;

(g) have sufficient parking to accommodate the Home Occupation and the Dwelling Unit; and

(h) have no change in type, nature, or intensity without the approval of Council.

6.23 HOME OFFICE

A Home Office shall:

(a) be located in a Dwelling Unit;

(b) not exceed 20 metres square;

(c) be restricted to Office Uses;

(d) have no exterior open storage or display of goods, materials, or equipment;

(e) have no wholesale or retail sales;

(f) be operated by a resident of the Dwelling Unit and not employ any non-residents;

(g) have sufficient parking to accommodate the Home Office and the Dwelling Unit; and

(h) have no change in type, nature, or intensity without the approval of Council.

6.24 INDOOR RIDING ARENA

An Indoor Riding Arena is subject to the following:

(a) exterior lighting shall not be directed towards abutting Residential Uses; and

(b) off street parking shall be provided for a minimum of 5 vehicles.

6.25 KENNEL

No Kennel Building or exterior exercise area shall be permitted within 50 metres of a Residential Use on an abutting property.

6.26 LOUNGE

(1) A Lounge shall not be permitted within 50 metres of the Newfoundland War Memorial

(2) A Lounge shall be a Discretionary Use when located:

(a) within 150 metres of:

(i) a Residential Zone;

(ii) an Apartment Zone;

(iii) a School; or

(iv) a Place of Worship; or

(b) within the Downtown Business Improvement Area, excepting those properties abutting George Street between Queen Street and Beck's Cove (see Map 6).

6.27 MINERAL WORKING

(1) The minimum Buffer adjacent to a Mineral Working shall be:

From a Residential, Apartment, Rural Residential or Rural Residential Infill Zone	300 metres 1000 metres where blasting occurs
From a Commercial, Mixed or Public Use	50 metres
From any Street	30 metres
From any body of water, water course or wetland	50 metres

(2) A Mineral Working shall comply with all applicable Provincial and Municipal legislation.

6.28 COMMERCIAL USES (BIA)

Within the Downtown Business Improvement Area, the Street level abutting on Water Street or Duckworth Street shall have a commercial use or uses other than the provision of parking, excepting access to the Parking Garage. **(2026-08-28)**

6.29 PEDWAY

(1) Pedway may be underground, at grade or elevated.

(2) A Pedway is subject to the appropriate property rights agreements being in place.

(a) A copy of the agreement referenced above shall be registered in the Registry of Deeds for the Province of Newfoundland and Labrador.

(3) Where a Pedway is elevated, the elevated portion must be constructed a minimum of 5.5 metres from grade.

(a) Notwithstanding the foregoing, authorized staff may extend the restrictions imposed by Section 6.30 (3) where it is appropriate to do so in the opinion of the authorized staff. **(2024-03-15) (2026-08-28)**

(2022-10-14)

6.30 PROVINCIAL ARCHAEOLOGY

Any application for development within the areas identified on Map 1 are to be referred to the Provincial Archeology, Department of Tourism, Culture, Arts and Recreation.

6.31 PROVINCIAL FORESTRY AREAS

Silviculture Areas as outlined on Map 9 (Provincial Lands) will be recognized and protected as directed by the Province, unless otherwise notified by the Forestry Division, Department of Fisheries, Forestry and Agriculture.

6.32 PROVINCIAL ROADS

The following requirements apply to various provincial roads with the City:

(a) Protected Roads: all development located within the established building control line (measured perpendicular 100 metres from the centreline of the roadway) must in accordance with the Protected Road Zoning Requirements and requires approval from the Government Services Centre (Department of Digital Government and Service NL). (refer to Map P-4 Road Classifications Envision Municipal Plan)

(b) Scenic Road: development along these roads are subject to the policies of the St. John's Urban Region Regional Plan. (refer to Map P-4 Road Classifications Envision Municipal Plan) **(2022-12-02)**

(c) Notwithstanding Subsection (b):

(i) outdoor storage shall not be permitted within the front Yard of a Lot adjacent to a scenic road.

(ii) a 10 metre Buffer as measured from the Lot Line - Front shall be established on each Lot along Maddox Cove Road to retain the landscape of the scenic road and its natural form.

(d) Highway Signs: Any sign placed with the building control lines requires a permit from the Government Services Centre (Department of Digital Government and Service NL) and must be constructed in accordance with the Highway Sign Regulations and with the City of St. John's Sign Bylaw.

6.33 RESIDENTIAL RETAIL STORE

A Residential Retail Store shall:

(a) be located in a Building containing a Dwelling Unit;

(b) not exceed the greater of 50 metres square or 50% of the Gross Floor Area of the Building; and

(c) be clearly delineated and separated from any other occupancies in the Building.

6.34 RESTAURANTS

An outdoor eating area associated with a Restaurant shall be a Discretionary Use when located within 150 metres of:

(a) a Residential Zone;

(b) an Apartment Zone;

(c) a School; or

(d) a Place of Worship.

6.35 SALVAGE YARD

(1) The minimum Buffer adjacent to a Salvage Yard shall be:

From any Residential, Apartment, Rural Residential, or Rural Residential Infill Zone	150 metres
From any Commercial, Mixed or Public Use	5 metres

6.36 SUBSIDIARY DWELLING UNIT

(1) Single Detached Dwelling shall have a maximum of two (2) Subsidiary Dwelling Units with the Gross Floor Area of each subsidiary unit being subordinate to the main Dwelling Unit. **(2025-11-14)**

(2) Semi-Detached Dwelling or Townhouse shall have a maximum of one (1) Subsidiary Dwelling Unit.

(3) Duplex, Triplex and Four-Plex shall not permit a Subsidiary Dwelling Unit.

(2024-07-19)

6.37 TOWNHOUSE CLUSTER

(1) A Townhouse Cluster shall contain no more than one (1) Driveway, but may require a secondary access as determined by a City engineer or the St. John's Regional Fire Department.

(2) All parking as required under Section 8.3 shall be provided on a Parking Lot.

(2024-07-19)

6.38 WAREHOUSE

A Warehouse is subject to the following:

(a) open storage shall be located in the Rear Yard and be enclosed by a wall, Screen, or Fence not less than 1.8 metres high; and

(b) exterior lighting shall not be directed towards abutting Residential Uses.

6.39 WATER UTILITY ENCLOSURE

(1) The Building Line for a Water Utility Enclosure may be the Front Lot Line;

(2) A Water Utility Enclosure shall be not less than 0.3 metres from any Side or Rear Lot Line;

(3) Sightlines shall be determined by the Transportation Engineer where a Water Utility Enclosure is to be sited on a property situate at an intersection;

(4) The electrical service for a Water Utility Enclosure shall be provided through the service for the Building to which the Water Utility Enclosure is associated; and

(5) A Water Utility Enclosure shall comply with all applicable Provincial and Municipal legislation.

6.40 WIND TURBINE – SMALL SCALE

(1) A Wind Turbine – Small Scale shall be located a distance equivalent to 1.5 times its height from any Lot Line;

(2) For the purpose of this Section, the height of a Wind Turbine – Small Scale shall be measured from grade to the highest point of the turbine rotor blade when in rotation.

6.41 WIRELESS COMMUNICATIONS FACILITY

A Wireless Communications Facility shall comply with all applicable Provincial and Federal legislation.

SECTION 7– GENERAL SITE REQUIREMENTS

7.1 LOT REQUIREMENTS

7.1.1 Development on Lot

No Development shall be permitted except on a Lot in accordance with these Regulations or policy adopted thereunder.

7.1.2 Minimum Lot Area

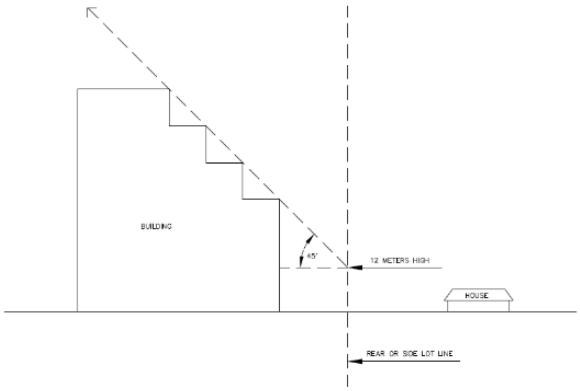
No new Lot shall be created for the purpose of Development which does not meet the minimum Lot standards under these Regulations, nor can any Lot be varied or reduced in area so that it or any Building thereon will not meet the minimum Lot and siting standards of these Regulations; provided that any Lot can be varied in accordance with Section 7.4.

7.1.3 Frontage on a Street

No Development shall be permitted unless the Lot has frontage on a Street and the Lot is accessible by emergency vehicle via the Street.

7.1.4 Building Stepback

(a) All Buildings on a Lot which is in or abuts a Residential Zone and being 12 metres or greater in Building Height shall not project above a 45 degree angle as measured from the Rear Yard Lot Line and/or Side Yard Lot Line at a height of 12 metres. **(2026-08-28)**



(b) Where an applicant wishes to propose a Building Stepback that differs from that required in Subsection 7.1.4(a), Council shall require a Land Use Report in accordance with Section 4.9. **(2025-05-09)**

7.1.5 Side Yard Calculations

Where the calculation of a Side Yard Requirements results in a fractional number, that number shall be rounded to the nearest whole number with 0.5 rounded up to the next whole number.

7.2 BUILDING LINES AND SIGHT LINES

7.2.1 Building Line – Yards

Notwithstanding Section 10 and except as provided in Subsection 7.2.2, Council shall have the power to:

(a) establish or re-establish the Building Line for any Street, or for any Lot situate thereon, at any point or place that Council deems appropriate; and

(b) require that any new Building constructed on a Street be built on, or at any specific point behind, the Building Line established or re-established pursuant to this Section.

(c) establish or re-establish the Building Line for an Accessory Building on a Lot within the Rural Residential (RR), Rural Residential Infill (RRI), Rural (R), Agriculture (AG), Forestry (F), Mineral Working (MW), Watershed (W), Open Space (O), or Open Space Reserve (OR) Zones. **(2026-09-04)**

7.2.2 Building Line – Streets

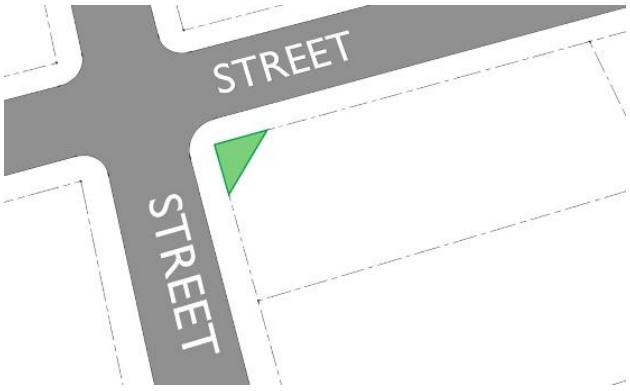
The following Streets shall have the Building Line stipulated:

Kenmount Road	35 metres from the center line of the Street
Logy Bay Road	25 metres from the center line of the Street for that portion of the Street north of Harding Road
Portugal Cove Road	25 metres from the center line of the Street for that portion of the Street north of MacDonald Drive
Topsail Road	30 metres from the center line of the Street for that portion of the Street west of Forbes Street
Torbay Road	25 metres from the center line of the Street

7.2.3 Corner Lot and Yard Abutting a Street

(1) For the purposes of this Subsection, a sight triangle shall be formed by two Street Lines and a line connecting two points on the two Street Lines located:

(a) 15 metres distance from the point of intersection of the two Street Lines along each Street Line for streets that serve a higher-order function within the immediate area, or



(b) 8 metres distance from the point of intersection of the two Street Lines along each Street Line for streets that serve a lower-order function within the immediate area.

(2) Except for corner Lots in the Downtown (Planning Area 1), and except as provided in Subsection 7.2.3(3), no Building, Fence, Sign, Water Utility Enclosure, or other obstruction shall be erected, nor shall any Development, including a Driveway or a Parking Lot, be permitted, within the sight triangle at an intersection.

(3) No Fence, Accessory Building, Water Utility Enclosure, or other obstruction may be permitted in any Yard abutting a Street, except where in the opinion of a City engineer, it does not impede sight lines along the Street. In such cases, the height and location of the Fence, Accessory Building or Water Utility Enclosure shall be as determined by a City engineer. **(2022-05-27)**

(4) Notwithstanding the foregoing, a City engineer may extend or reduce the restrictions imposed by Section 7.2.3 where it is appropriate to do so in the opinion of the City engineer. **(2026-08-28)**

7.2.4 Lots Having Frontage on more than one Street

Where a Lot, which is not a corner Lot, has frontage on more than one Street, the front Yard, for the purposes of Development, shall be determined by the Deputy City Manager – Planning, Engineering and Regulatory Services or his/her designate.

7.2.5 Obstruction of Yards

Subject to Subsection 7.2.3, no Building shall encroach upon a required Yard except:

(a) an Accessory Building or Carport;

(b) structures attached to the Building as follows:

(i) chimney breasts, eaves, sills or cornices not more than 0.5 metres into any required Side Yard or 1 metre into any front or Rear Yard;

(ii) except as provided in Subsection 7.2.5(b)(iii), Decks or steps at or above grade not more than 2 metres into any required front Yard and 0.3 metres from any side or rear Lot Line;

(iii) Decks or steps at or above grade not more than 2 metres into any required Side Yard where the Side Yard abuts a Street;

(iv) sunken or below grade entrance wells not more than 50% into any required Side Yard where the Side Yard abuts a Street; and

(v) sunken or below grade entrance wells not more than 1.5 metres into any required Rear Yard.

(c) Fences, Driveways, awnings, or garden trellises

(d) wheelchair ramps or other accessibility devices as approved by the Manager of Regulatory Services; and

(e) Water Utility Enclosures.

7.2.6 Fence Height

Subject to Subsections 7.2.3 and 7.6.2, the following shall apply to Fence height:

Residential Zone	maximum 1.8 metres, except where the grade of the Lot to be fenced is such that 1.8 metres would provide ineffective screening in which case the height may be increased to a maximum of 2.4 metres at the discretion of the Manager of Regulatory Services
Non-Residential Zone	maximum 2.4 metres

(2026-08-28)

7.2.7 Fence Location

Subject to Subsection 7.2.3 Fences shall be located a minimum of 2.0 metres from a Street.

7.3 SNOW STORAGE

Where a Lot or Development is proposed, a Snow Storage Plan may be required subject to the requirements of the Development Design Manual.

7.4 VARIANCES

Notwithstanding any other provision in these Regulations:

(a) Where an approval or Building Permit cannot be issued because a proposed Development does not comply with the requirements set out in these Regulations, the Council may, in its discretion, grant a Variance from the applicable requirements to a maximum of 10% where, in Council's opinion compliance with the requirements would prejudice the proper Development of the land, Building or structure in question or would be contrary to the public interest.

(b) A Variance shall not be allowed if the Variance, when considered together with other Variances made or to be made with respect to the same land, Building, or structure, would have a cumulative effect that is greater than a 10% Variance, even though the individual Variances are separately not more than 10%.

(c) A Variance shall not be permitted where the proposed Development would increase the non-conformity of an existing Development.

(d) Notice of any proposed Variance shall be posted in City Hall, in the John J. Murphy Building (City Hall Annex) and on the City's website. Additionally, Council shall make reasonable efforts to provide written notice of the

proposed Variance to all persons whose land abuts the Development that is the subject of the Variance at least 7 calendar days prior to the date Council will consider the Variance. **(2026-05-15)** \

7.5 NON-CONFORMING

In addition to the provisions of Section 108 of the Urban and Rural Planning Act, 2000, and Sections 14 to 17 of the Development Regulations enacted thereunder, non-conforming Uses and Buildings shall meet the following:

(1) Where

(a) a Non-Conforming Use ceases to exist for a period of more than 3 years;

(b) the Building associated with the Non-Conforming Use has been removed; or

(c) the Non-Conforming Use has been replaced with a Use which complies with these Regulations;

the Non-Conforming Use status shall cease.

(2) Where a Building, structure or Development does not meet the requirements of these Regulations, the Building, structure or Development shall not be expanded if the expansion would increase the degree of non-conformity.

(3) A Non-Conforming Building, structure or Development

(a) shall not be internally or externally varied, extended or expanded without Council approval;

(b) shall not be structurally modified except as required for the safety of the Building, structure or Development;

(c) shall not be reconstructed or repaired for use in the same non-conforming manner where 50% or more of the value of the Building, structure or Development, as determined by the Manager of Regulatory Services, has been destroyed;

(d) may have the existing Use for that Building, structure or Development varied with the approval of Council to a Use that is more compatible, in Council's opinion, with the Municipal Plan and these Regulations;

(e) may have the existing Building extended or expanded with the approval of Council, where the extension or expansion does not extend or expand the existing Building more than 50%;

(f) where the non-conformity is with respect to the requirements of these Regulations, a Building or elements of a site shall not be expanded if the expansion would increase the non-conformity;

(g) where the Building or structure is primarily zoned and used for residential purposes, it may be repaired or rebuilt where 50% of the value of the Building or structure, as determined by the Manager of

Regulatory Services, has been destroyed provided it must be repaired or rebuilt in accordance with these Regulations, excepting Lot size.

7.6 LANDSCAPING AND SCREENING

7.6.1 Landscaping **(2026-01-30)**

(1) The Front, Side, and Rear Yards of a residential Lot shall be covered with Landscaping.

(2) With the exception of Lots with a zero metre Building Line, at least 50% of the front Yard of a Single Detached Dwelling, Duplex, Semi-Detached Dwelling, or Townhouse shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot.

(3) Notwithstanding Subsection 7.6.1(2), at least 45% of the front Yard of a Townhouse Lot within the Residential 3 (R3) Zone shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot, with the exception of Townhouse Lots within the Downtown Snow Removal Area (Map 8).

(4) Notwithstanding Subsections 7.6.1(2) and 7.6.1(3), at least 40% of the front Yard of a Lot on a cul-de-sac bulb shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot.

(5) At least 30% of the front Yard of a Triplex or Four-Plex shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot, except for Four-Plex within the Residential 1 (R1) Zone which shall have at least 40% of the front Yard covered with Soft Landscaping that is continuous on the Lot.

(6) In addition to zone requirements, Apartment Building, Cluster Development, and Townhouse Cluster shall be Landscaped in accordance with the Development Design Manual.

(7) The driveway shall be completed with a hard surface acceptable to the Manager of Regulatory Services, shall not exceed 50% of the front Yard, and shall be designed in accordance with the Development Design Manual, except for Apartment Building, Cluster Development, Townhouse Cluster, Four-Plex, Triplex, and Townhouse within the Residential 3 (R3) Zone.

(8) Hard Landscaping shall comply with the approved site drainage plan for the Lot.

(9) An Apartment Building within a Residential Zone as identified in Section 10.2 that contains six (6) or fewer Dwelling Units on one lot is not considered a commercial operation as defined in the Development Design Manual and may be exempt from commercial development requirements, subject to the following:

(a) At least 30% of the front Yard shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot.

(b) Snow storage shall be provided in accordance with the Development Design Manual.

(c) The Driveway shall be completed with a hard surface acceptable to the Manager of Regulatory Services and shall be designed in accordance with the Development Design Manual.

(10) Notwithstanding Subsection 7.6.1(9), the commercial development requirements of the Development Design Manual shall apply where a Parking Lot is proposed for an Apartment Building in a Residential Zone that contains six (6) or fewer Dwelling Units.

(11) For non-residential development and commercial operations, all areas designed to be traversed by motor vehicles shall be curbed and completed with a hard surface in accordance with the Development Design Manual and the approved Landscape plan for the Development."

7.6.2 Buffering and Screening (2026-01-30)

(1) Where an Industrial, Commercial, Institutional, or Public Use abuts an existing or proposed Residential Use, a 6 metre Buffer together with a Screen, not less than 1.8 metres in height, shall be erected by the developer or owner of the Industrial, Commercial, Institutional, or Public Use on their Lot.

(2) Where an Agricultural Use abuts an existing or proposed Residential Use, a 6 metre Buffer is required.

(3) Notwithstanding Subsection 7.6.2(1), where a Commercial Local Zone Use abuts an existing or proposed Residential Use, a 3 metre Buffer together with a Screen, not less than 1.8 metres in height, shall be erected by the developer or owner of the Commercial Local Use on their Lot. **(2024-01-19) (2026-08-28)**

(4) Notwithstanding Subsection 7.6.2(1), where a Residential Mixed (RM) Zone Use abuts an existing or proposed Residential Use, Buffering and Screening shall be in the discretion of Council. **(2026-08-28)**

7.7 TEMPORARY BUILDING AND STRUCTURES

Notwithstanding the zoning of a site:

1. Except as provided for in subsection (2), Council or an Officer of Council may allow the use of land or a Building or structure for the following, provided the proposed Building or structure is of a temporary nature and subject to such conditions deemed necessary by Council or an Officer of Council:
   (a) A scaffold or other temporary Building or structure incidental to construction or work in progress, on premises for which a building permit under the St. John's Building By-Law has been granted, until such time as the work has been finished or abandoned; and
2. Council may allow a temporary Building or structure at or near the St. John's Harbour, or other navigable waters within the City intended for Harbour or marine-related Uses, subject to such conditions deemed necessary by Council.

SECTION 8– PARKING REQUIREMENTS (2022-05-27)

8.1 PLANNED MIXED DEVELOPMENT

This section shall not apply to Planned Mixed Developments.

8.2 GENERAL PARKING REQUIREMENTS

(1) Every Development shall have off-street parking in accordance with these Regulations and provincial Designated Mobility Impaired Regulations.

(2) Where the calculation of required parking spaces results in a fractional number, that number shall be rounded to the nearest whole number with 0.5 rounded up to the next whole number.

8.3 PARKING STANDARDS

Except in the Downtown Parking Area and Intensification Areas, and where Council amends the parking spaces required under Section 8.11, the following parking requirements apply. This section provides the number of parking spaces that must be provided (minimum) and which shall not be exceeded (maximum). **(2026-08-28)**

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Adult Day Centre (Commercial)	1 parking space for every 3 employees together with 1 parking space for every 100 m2 of Gross Floor Area	1 parking space for every 3 employees together with 1 parking space for every 15 m2 of Gross Floor Area
Adult Day Centre (Residential)	1 parking space for every 3 employees together with 1 parking space for every 15 m2 of Gross Floor Area	1 parking space for every 3 employees together with 1 parking space for every 15 m2 of Gross Floor Area
Apartment Building **(2022-05-27)** **(2024-07-19)**	<u>Dwelling Size</u> Micro Unit (not exceeding 42 metres square (450 square feet)) 0 Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	<u>Dwelling Size</u> Micro Unit (not exceeding 42 metres square (450 square feet)) 1parking space for every 4 units Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or greater 2.0 Maximums are cumulative for building and inclusive of visitor parking
Bank	1 parking space for every 30 m^2 of Net Floor Area	1 parking space for every 15 m^2 of Net Floor Area
Bed and Breakfast	1 parking space for every 2 guest rooms or suites used as a part of the Bed and Breakfast	1 parking space for every guest room or suite used as a part of the Bed and Breakfast
Car Sales Lot	1 space for every 30 m^2 of Gross Floor Area for the building and 1 space for every automobile stored, kept or displayed for sale	1 space for every 30 m^2 of Gross Floor Area for the building and 1 space for every automobile stored, kept or displayed for sale

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Child Care Centre **(2024-03-15)** **(2026-08-28)**	Where the Lot is within 400 metres of a public transit stop: 1 parking space for every 3 employees together with 1 parking space for every 100 m2 of Gross Floor Area. Where the Lot is not within 400 metres of a public transit stop: 2 parking spaces for every 3 employees together with 1 parking space for every 50m2 of Gross Floor Area.	1 parking space for every 3 employees together with 1 parking space for every 15 m^2 of Gross Floor Area
Clinic	1 parking space for every 20 m2 of Gross Floor Area	3 parking spaces for every consultation/treatment room
Cluster Development **(2024-07-19)**	<u>Dwelling Size</u> Micro Unit (not exceeding 42 metres square (450 square feet)) 0 Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	<u>Dwelling Size</u> Micro Unit (not exceeding 42 metres square (450 square feet)) 1parking space for every 4 units Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or greater 2.0 Maximums are cumulative for building and inclusive of visitor parking
Commercial Garage	1 parking space for every 50 m^2 of Gross Floor Area	1 parking space for every 15 m^2 of Gross Floor Area
Dry Cleaning Establishment	1 parking space for every 100 m^2 of Net Floor Area	1 parking space for every 15 m^2 of Net Floor Area

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Dwelling Units in a Commercial or Institutional Zone **(2022-05-27)** **(2024-07-19)**	<u>Dwelling Size</u> Micro Unit (not exceeding 42 metres square (450 square feet)) 0 Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	<u>Dwelling Size</u> Micro Unit (not exceeding 42 metres square (450 square feet)) 1 parking space for every 4 units Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or greater 2.0 Maximums are cumulative for building and inclusive of visitor parking
Family Child Care Service **(2024-03-15)**	Zero if on-street parking is available	4 parking spaces
Funeral Home	1 parking space for every 15 m^2 of Gross Floor Area	1 parking space for every 5 m^2 of Gross Floor Area
Gas Station	1 parking space for every 2 gas pumps and 1 parking space for every 30 m^2 of Net Floor Area used for retail	1 parking space for every gas pump and 1 parking space for every 15 m^2 of Net Floor Area used for retail
Health and Wellness Centre **(2022-05-27)** **(2026-08-28)**	1 parking space for every 15 m^2 of Gross Floor Area	1 parking space for every 5 m^2 of Gross Floor Area.
Heritage Use	To be determined by Council	To be determined by Council
Home Occupation	Zero if on-street parking is available	4 parking spaces
Hotel	1 parking space for every 4 guest rooms or suites together with 1 parking space for every 5 m^2 of banquet/conference/meeting space	1 parking space for every 2 guest rooms or suites together with 1 parking space for every 4 m^2 of banquet/conference/meeting space

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Light Industrial	1 parking space for every 100 m^2 of manufacturing area, provided this is not less than 3 parking spaces per tenant or establishment	1 parking space for every 20 m^2 of Net Floor Area
Lodging House	1 parking space for every 2 rented rooms or suites used as a part of the Lodging House	1 parking space for every rented room or suite used as a part of the Lodging House
Long Term Care Facility/ Hospital	1 space for every 10 beds	1 space for every 5 beds
Lounge	1 parking space for every 10 m^2 of Gross Floor Area	1 parking space for every 5 m^2 of Gross Floor Area
Office	1 parking space for every 50 m^2 of Net Floor Area	1 parking space for every 20 m^2 of Net Floor Area
Personal Care Home	1 space for every 5 Units	1 space for every 2 Units
Place of Amusement Place of Assembly	1 parking space for every 15 m^2 of Gross Floor Area	1 parking space for every 5 m^2 of Gross Floor Area
Place of Worship	1 parking space for every 15 m^2 of Gross Floor Area	1 parking space for every 5 m^2 of Gross Floor Area
Pocket Neighbourhood	0.5 parking spaces per Dwelling Unit	1.2 parking spaces per Dwelling Unit
Recreational Use	5 parking spaces per acre	5 parking spaces per acre of passive recreation space plus number of parking spaces equivalent to 50% of the occupancy capacity of Building and Sports Fields

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Residential Use, except Apartment Building, Cluster Development, Dwelling Units in a Commercial or Institutional Zone, Townhouse Cluster and Tiny Home Dwelling **(2022-05-27)** **(2024-07-19)**	1 parking space for every Dwelling Unit	Not applicable
Restaurant	Gross Floor Area is 200 m^2 or less, no parking space is required Gross Floor Area is above 200 m^2 but not greater than 500 m^2: 1 parking space for every 20 m^2 of Gross Floor Area Gross Floor Area greater than 500 m^2: 1 parking space for every 10 m^2 of Gross Floor Area	1 parking space for every 5 m^2 of Gross Floor Area
Retail Use	If the Gross Floor Area is 200 m^2 or less, no parking space is required. 1 parking space for every 30 m^2 of Net Floor Area	1 parking space for every 10 m^2 of Net Floor Area
Service Shop	Gross Floor Area is 200 m^2 or less, no parking space is r equired. 1 parking space for every 30 m^2 of Net Floor Area or 1.5 parking spaces for every work station, whichever is greater	1 parking space for every 15 m^2 of Net Floor Area or 4 parking spaces for every work station, whichever is greater

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Shopping Centre	1 parking space for every 40 m^2 of gross leasable area.	1 parking space for every 20 m^2 of gross leasable area.
Tiny Home Dwelling	No parking required	2 parking spaces
Townhouse Cluster	1 parking space per Dwelling Unit	Dwelling Size Minimum 2 Bedroom Dwelling 1.5 or Less 3 Bedroom Dwelling 2.0 or Greater
Training School	1 parking space for every 50 m^2 of Net Floor Area	1 parking space for every 20 m^2 of Net Floor Area
Veterinary Clinic	1 parking space for every consultation/treatment room	4 parking spaces for every consultation/treatment room
Warehouse	1 parking space for every 100 m^2 of storage area	1 parking space for every 20 m^2 of storage area
Unspecified	For every Building or structure not specified above, the requirement shall be determined by Council	

8.4 COMMERCIAL/MIXED USE BUILDINGS

Notwithstanding Section 8.3, parking requirements for Buildings having 5 or more commercial occupancies shall be set at the time of original Development Approval. Parking requirements shall not be subject to review unless the Building size or Lot Area changes.

8.5 CHURCHILL SQUARE

The parking requirement for any Commercial Development in the Churchill Square Retail Area as set out on Map 3 shall be established at one (1) parking space per 40 square metres of net Floor Area. All public parking within the Churchill Square Retail Area is reserved for public use.

8.6 DOWNTOWN PARKING AREA

The Downtown Parking Area is shown on Map 2.

8.6.1 Non-Residential Parking in the Downtown Parking Area

(1) For new non-Residential Development in the Downtown Parking Area, the minimum and maximum number of required parking spaces shall be 50 percent of those shown in Section 8.3. **(2022-05-27)**

(2) For a change of use application for non-Residential to another non-Residential Use in the Downtown Parking Area where floor area is not changing, the applicant shall not be required to comply with the parking requirement under Section 8.3. **(2022-05-27)**

8.6.2 Residential Parking in the Downtown

(1) Residential Development on Water Street or Duckworth Street having 5 Dwelling Units or less: no parking spaces are required. Residential Development on Water Street or Duckworth Street having 6 or more Dwelling Units shall comply with the parking space requirements in Section 8.3.

(2) All other Residential Development in the Downtown Parking Area, other than on Water Street or Duckworth Street, shall comply with the parking space requirements in Section 8.3.

8.6.3 Damage or Destruction of Development

Where a Building located in the Downtown Parking Area is destroyed, damaged or deteriorated so as to render it uninhabitable or unfit for use, it may be repaired, renovated or reconstructed on the same Lot, for the same Use, within 3 years of the date of its destruction, removal or being adjudged uninhabitable or unfit for use by the Manager of Regulatory Services subject to:

(a) the number of parking spaces approved for the Development prior to destruction, damage or deterioration of the Building being maintained; and

(b) additional parking spaces, or cash in lieu, or a combination of both as required to be provided in respect of any increase in Net Floor Area, number of guest rooms or suites, banquet/conference/meeting space, or number of Dwelling Units as the case may be.

8.7 INTENSIFICATION AREAS

Parking Requirements for all Developments in an Intensification Area (Map 7) shall meet, and not exceed, the Minimum Parking Requirements in Section 8.3.

8.8 PARKING LOTS OUTSIDE THE DOWNTOWN PARKING AREA

(1) A Parking Lot outside the Downtown Parking Area shall:

(a) be situated on the same Lot as the Use which it serves, or is associated with, unless Council determines otherwise or the Parking Lot does not serve, or is not associated with, any other Use;

(b) have a Buffer of 6 metres from any Street Line and a Buffer of 3 metres from any other Lot Line, and where abutting a Residential Use have a privacy fence not less than 1.8 metres in height, unless otherwise approved by Council; **(2022-05-27)**

(c) have lighting which is not directed onto abutting properties; and

(d) covered with a suitable material in accordance with the Development Design Manual. **(2026-08-28)**

(2) A Parking Lot outside the Downtown Parking Area may have a structure for the use of attendants, provided such structure does not exceed 5 m2 and 4.5 metres in height, and is not located on the Buffer.

8.9 TEMPORARY PARKING LOT

(1) Council may relax or waive the requirements provided for a temporary Parking Lot.

(2) Approval for a temporary Parking Lot shall be for no more than three (3) years and may, upon written application, be extended for up to an additional two (2) years, for a total of five (5) years.

(3) Upon expiration of the Approval provided for in Subsection 8.9(2), a temporary Parking Lot shall not be used for the parking of vehicles unless an approval for a permanent Parking Lot is issued in relation to same.

8.10 ACCESS/EGRESS POINTS

Access/Egress points to or from a Street for a Development shall be approved by Transportation Engineering.

8.11 PARKING REPORT

(1) Where an applicant wishes to provide a different number of parking spaces other than that required by this Section, Council shall require a Parking Report.

(2) Notwithstanding Subsection (1), Council may require a Parking Report as part of any Development application review process.

(3) The terms of reference for a Parking Report shall be approved by Transportation Engineering.

(4) A Parking Report shall address at a minimum: parking generation rates for the Development including pre- and post-development; parking duration (short/long term); available parking in the area (private/public on-street, parking lots and garages); effects on traffic and local parking; traffic to and from the Development; neighbourhood impact; other available transit options.

(5) Where in the opinion of Council the change requested does not merit a Parking Report, Council may accept a staff report in lieu of a Parking Report.

(6) A Parking Report, and any supporting studies or plans, shall be prepared at the expense of the applicant.

8.12 CASH IN LIEU

Where requested by the applicant, Council may accept the following:

(1) Provision of a cash-in-lieu payment in satisfaction of all or part of the parking requirements in an amount as may be established by Council from time to time;

(2) Shared parking agreement where the shared Parking Lot or Parking Garage is located within 400 metres of the Development; or

(3) A combination of cash-in-lieu and shared parking.

8.13 BICYCLE PARKING

(1) Developments containing an Apartment Building, Cluster Development, Dwelling Units in a Commercial or Institutional Use, Office Use and/or Retail Use shall provide parking space for bicycles as follows:

Type or Nature of Building	Parking Requirements
Apartment Building, Cluster Development, Dwelling Units in a Commercial or Institutional Use	1 bicycle parking space for every 2 residential units
Office Use with 500 m^2 to 3200 m^2 of Net Floor Area	2 bicycle parking spaces
Office Use greater than 3200 m^2 of Net Floor Area	4 bicycle parking spaces for every 3200 m^2
Retail Use with 500 m^2 to 3200 m^2 of Net Floor Area	2 bicycle parking spaces
Retail Use greater than 3200 m^2 of Net Floor Area	4 bicycle parking spaces for every 3200 m^2

(2024-07-21)

(2) Bicycle parking spaces shall be provided on the same Lot as the Development.

(3) Bicycle Parking spaces shall be located near the building entrance and be equipped with a device to allow the bicycle to be secured.

(4) Where bicycle parking cannot be provided Council may accept the provision of a cash-in-lieu payment in satisfaction of all or part of the bicycle parking requirement in an amount as may be established by Council from time to time.

(5) Not withstanding Subsection 8.14(1), where an Apartment Building in a Residential zone contains six (6) or fewer Dwelling Units, no bicycle parking is required, except along a planned bicycle network, in which case bicycle parking will be determined by the City Engineer. **(2026-01-30)**

SECTION 9– MAPPING AND ANCILLARY DOCUMENTS

These documents and maps form part of these Regulations and are to read as one with the Regulations.

A	Minister's Development Regulations	
B	Zoning Map	
C	Map 1 Map 2 Map 3 Map 4 Map 5 Map 6 Map 7 Map 8 Map 9	Archaeological Areas Downtown Parking Standards Map Churchill Square Retail Area Waterways and Wetlands Waterways and Flood Hazard Areas Downtown Business Improvement Area (B.I.A) Intensification Areas Downtown Snow Removal Area Provincial Lands
D	PMD1 Zone Schedule PMD2 Zone Schedule	(a) Schedule A: Concept Plan October 2024 (b) Schedule B: Galway Land Use Plan, (May 28 2025) (c) Schedule C: Galway Road Cross Sections/ Transportation Plan (April 22, 2025) (d) Schedule D: Open Space & Pedestrian Trail Plan (April 22, 2025) Concept Plan May 2015
E	AHR Zone Schedule	(a) Parish Lane Development Figure A: Floor to Floor Heights (b) Parish Lane Development Figure B: Building Setbacks (c) Parish Lane Development Figure C: Building Profiles (d) Parish Lane Development Figure D: Relative Heights

(2026-08-28)

These documents are supplemental to and are to be read with these Regulations.

A	Heritage By-Law and Designated Heritage Buildings
B	Development Design Manual
C	Stormwater Detention Policy
D	Parks & Open Space Master Plan

E	Urban Forest Plan
F	Wetland Management Policy
G	Watershed Management Plan

SECTION 10– USE ZONE SCHEDULES

10.1 IDENTIFICATION OF ZONES

For the purpose of these Regulations, the City of St. John's is divided into Use Zones which are shown on the Zoning Map which forms part of these Regulations.

10.2 USE ZONE SUMMARY

The abbreviations used in this section have been used to identify individual Zones on the Zoning Map. Provisions for Development in each Zone are set out herein including Uses which may be permitted, discretionary or prohibited together with the required standards and conditions.

Residential Zones		
Zone	***Abbreviation***	***Colour***
Mini Home Park	MHP	
Residential 1	R1	
Residential 2	R2	
Residential 2 Cluster	R2C	
Residential 3	R3	
Residential Battery	RB	
Residential Downtown	RD	
Residential Mixed	RM	
Residential Quidi Vidi	RQV	
Residential Reduced Lot	RRL	
Residential Special	RA	
Residential Special 1	RA1	

Apartment Zones		
Zone	***Abbreviation***	***Colour***
Apartment 1	A1	
Apartment 2	A2	
Apartment 3	A3	
Apartment Downtown	AD	
Apartment Harvey Road	AHR	
Apartment Special	AA	

Commercial Zones		
Zone	***Abbreviation***	***Colour***
Atlantic Place Parking Garage	APG	
Commercial Atlantic Place	AP	
Commercial Downtown	CD	
Commercial Downtown Mixed	CDM	
Commercial Downtown Mixed 2	CDM2	
Commercial Highway	CH	
Commercial Kenmount	CK	
Commercial Local	CL	
Commercial Local-Downtown	CLD	
Commercial Mixed	CM	
Commercial Neighbourhood	CN	
Commercial Office	CO	
Commercial Office Hotel	COH	
Commercial Regional	CR	

Industrial Zones		
Zone	***Abbreviation***	***Colour***
Airport	AIR	
Industrial Commercial	IC	
Industrial General	IG	
Industrial Quidi Vidi	IQV	
Industrial Special	IS	

Public Use		
Zone	***Abbreviation***	***Colour***
C.A. Pippy Park	CAPP	
Cemetery	CEM	
Institutional	INST	
Institutional Downtown	INST-DT	
Open Space	O	

Rural Use		
Zone	***Abbreviation***	***Colour***
Agriculture	AG	
Forestry	F	
Mineral Working	MW	
Rural	R	
Rural Residential	RR	
Rural Residential Infill	RRI	
Rural Village	RV	

Environmental Zones		
Zone	***Abbreviation***	***Colour***
Open Space Reserve	OR	
Watershed	W	

Urban Expansion Zones		
Zone	***Abbreviation***	***Colour***
Comprehensive Development Area	CDA	
Comprehensive Development Area 1	CDA1	
Comprehensive Development Area 2	CDA2	
Comprehensive Development Area 3	CDA3	
Comprehensive Development Area 4	CDA4	
Comprehensive Development Area 5	CDA5	
Comprehensive Development Area 6	CDA6	
Comprehensive Development Area 7	CDA7	
Comprehensive Development Area 8	CDA8	
Comprehensive Development Area 9	CDA9	
Planned Mixed Development	PMD	
Planned Mixed Development 1	PMD1	
Planned Mixed Development 2	PMD2	

10.3 INTERPRETATION OF ZONE BOUNDARIES

Where the boundary of a Zone:

(a) is shown on the Zoning Map as following a Street, lane, right of way, utility easement or watercourse, the center line of the Street, lane, right of way, utility easement or watercourse shall be deemed to be the boundary;

(b) is shown on the Zoning Map as substantially following Lot Lines of an approved Subdivision or other acceptable base map, the Lot Lines shall be deemed to be the boundary;

(c) is shown on the Zoning Map as running substantially parallel to a Street Line and the distance from the Street Line is not indicated, the boundary shall be deemed to be parallel to the Street Line; or

(d) is shown on the Zoning Map as abutting the shoreline of a river or ocean, such Zone shall be deemed to extend into the river or ocean so as to include any land reclaimed by changing water levels or infilling of the river or ocean.

10.4 PERMITTED USES

Subject to compliance with these Regulations, the Uses that are identified as Permitted Uses shall be permitted.

10.5 DISCRETIONARY USES

Subject to compliance with these Regulations, the Uses that are Discretionary Uses may be permitted if Council is satisfied that the Development would not be contrary to the general intent and purpose of these Regulations, the Municipal Plan, or any scheme, plan, or regulation referenced herein and to the public interest; provided public notice of the application has been given in accordance with Section 4 and Council has considered any representations which may have been received in respect of the application. Further, in exercising its discretion to approve a Discretionary Use, Council may, in the absence of specific Zone standards for the particular Discretionary Use establish such Zone Standards as may be appropriate.

10.6 PROHIBITED USES

Uses that are neither a Permitted Use or a Discretionary Use in a Use Zone or are specifically identified as a Prohibited Use shall not be permitted in that Use Zone.

10.7 CONFLICTING PROVISIONS

Where the provisions of Section 10 conflict with the provisions of Section 6, Section 6 shall govern.

ZONES

MINI HOME PARK (MHP) ZONE

MHP

(1) PERMITTED USES

Accessory Building	Mini Home
Community Garden	Mini Home Park
Home Office	Park

(2) DISCRETIONARY USES

Convenience Store	Home Occupation **(2026-08-28)**
Family Child Care Service **(2026-08-28)**	Public Utility

(3) ZONE STANDARDS FOR MINI HOME PARK

(a)	Lot Area (minimum)	2 hectares
(b)	All other Zone standards shall be in the discretion of Council	

(4) ZONE STANDARDS FOR INDIVIDUAL MINI HOME SITES WITHIN MINI HOME PARK

(a)	Site Area (minimum)	300 metres square
(b)	Site Frontage (minimum)	10 metres
(c)	Building Line (minimum)	4 metres
(d)	Site Side Yards (minimum)	One of 1.2 metres and one of 3.5 metres, except on a corner Site where the Side Yard abutting the private access shall be 6 metres
(e)	Site Rear Yard (minimum)	4 metres

(5) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2 (2024-07-19)

(6) ZONE STANDARDS FOR ALL OTHER USES ARE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL 1 (R1) ZONE

R1

(1) PERMITTED USES

Accessory Building	Home Office
Backyard Suite **(2024-07-19)**	Park
Community Garden	Semi-Detached Dwelling **(2025-11-14)**
Family Child Care Service **(2024-03-15)**	Single Detached Dwelling
Four-Plex on a Corner Lot **(2024-07-19)**	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Child Care Centre **(2024-03-15)**	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR SEMI-DETACHED DWELLING (2025-11-14)

(a)	Lot Area (minimum)	360 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 meters
(f)	Rear Yard (minimum)	6 metres.”

(6) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(g)	Lot Area (minimum)	360 metres square
(h)	Lot Frontage (minimum)	20 metres
(i)	Building Line (minimum)	6 metres
(j)	Building Height (maximum)	10 metres
(k)	Side Yard (minimum)	1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 meters
(l)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(7) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(8) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL 2 (R2) ZONE

R2

(1) PERMITTED USES, *except 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246).* (2024-07-19)

Accessory Building	Lodging House
Apartment Building, maximum of 6 Dwelling Units **(2024-07-19)**	Park
Backyard Suite **(2024-07-19)**	Semi-Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units **(2024-07-19)**	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling **(2024-07-19)**
Duplex **(2024-07-19)**	Townhouse
Family Child Care Service **(2024-03-15)**	Townhouse Cluster, maximum of 6 Dwelling Units **(2024-07-19)**
Four-Plex **(2024-07-19)**	Triplex **(2024-07-19)**
Home Office	

(2) DISCRETIONARY USES, *except 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246).* (2024-07-19)

Adult Day Centre	Personal Care Home
Child Care Centre **(2024-03-15)**	Pocket Neighbourhood **(2024-07-19)**
Heritage Use	Public Utility
Home Occupation	
Parking Lot	

(3) PERMITTED USES 591-609 SOUTHSIDE ROAD (PID #S 44135, 47622, 44136, 15246)

Accessory Building	Single Detached Dwelling

(4) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	270 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	510 metres square
(b)	Lot Frontage (minimum)	17 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(7) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	6 metres

(8) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	4.5 metres

(9) ZONE STANDARDS FOR APARTMENT BUILDING (2026-01-30)

(a)	Lot Area (minimum)	90 metres square Lot Area per Dwelling Unit
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(10) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

(a)	Lot Area (minimum)	124 metres square

(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metes
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	4.5 metres

(11) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(a)	Lot Area (minimum)	324 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(12) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	180 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

(13) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	40%

(14) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1.6 metres

(15) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30%

(16) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(17) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(18) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL 2 CLUSTER (R2C) ZONE

R2C

(1) PERMITTED USES

Accessory Building	Home Office
Cluster Development **(2024-07-19)**	Subsidiary Dwelling Unit **(2024-07-19)**
Family Child Care Service **(2024-03-15)**	Townhouse Cluster

(2) DISCRETIONARY USES

Home Occupation	Public Utility

(3) ZONE STANDARDS FOR TOWNHOUSE CLUSTER AND CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area (minimum)	180 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

(4) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(5) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL 3 (R3) ZONE

R3

(1) PERMITTED USES

Accessory Building	Lodging House
Apartment Building, maximum of 6 Dwelling Units **(2024-07-19)**	Park
Backyard Suite **(2024-07-19)**	Semi-Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units **(2024-07-19)**	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling
Duplex **(2024-07-19)**	Townhouse
Family Child Care Service **(2024-03-15)**	Townhouse Cluster, maximum of 6 Dwelling Units **(2024-07-19)**
Four-Plex	Triplex **(2024-07-19)**
Home Office	

(2) DISCRETIONARY USES

Adult Day Centre	Personal Care Home
Child Care Centre **(2024-03-15)**	Pocket Neighbourhood **(2024-07-19)**
Heritage Use	Public Utility
Home Occupation	Residential Retail Store
Office	Service Shop
Parking Lot	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	300 metres square
(b)	Lot Frontage (minimum)	10 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other locatons. **(2026-08-28)**
(f)	Rear Yard (minimum)	4.5 metres

(4) ZONE STANDARDS FOR DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other locations. **(2026-08-28)**
(f)	Rear Yard (minimum)	4.5 metres

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	188 metres square
(b)	Lot Frontage (minimum)	7.5 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8)

		and 6 metres in all other directions **2026-08-28)**
(f)	Rear Yard (minimum)	4.5 metres

(6) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	90 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres when located within the Downtown Snow Removal Area (Map 8); 4.5 metres all other locations
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except for the end unit where the Side Yard on the unattached side shall be 1.2 metres, and except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other locations. **(2026-08-28)**
(f)	Rear Yard (minimum)	4.5 metres

(7) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	203 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres
	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other locations. **(2026-08-28)**
(e)	Rear Yard (minimum)	6 metres

(8) ZONE STANDARDS FOR APARTMENT BUILDING (2026-01-30)

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres **(2024-07-19)**
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other locations. **(2026-08-28)**
(f)	Rear Yard (minimum)	4.5 metres

(9) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

(a)	Lot Area (minimum)	116 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other locations. **(2026-08-28)**
(f)	Rear Yard (minimum)	4.5 metres

(10) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(a)	Lot Area (minimum)	288 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres
	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5

		metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other Locations. **(2026-08-28)**
(e)	Rear Yard (minimum)	4.5 metres

(11) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	4.5 metres
(f)	Rear Yard (minimum)	4.5 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres
	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other Locations. **(2026-08-28)**
(e)	Rear Yard (minimum)	4.5 metres

(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1.6 metres

(14) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres **(2024-07-19)**
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres when located in the Downtown Snow Removal Area (Map 8) and 6 metres in all other locations. **(2026-08-28)**
(f)	Rear Yard (minimum)	4.5 metres
(g)	Landscaping (minimum)	30%

(15) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(16) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(17) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL BATTERY (RB) ZONE

RB

(1) PERMITTED USES

Accessory Building	Home Office
Backyard Suite **(2024-07-19)**	Lodging House
Bed and Breakfast	Park
Community Garden	Single Detached Dwelling
Family Child Care Service **(2024-03-15)**	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Adult Day Centre	Public Utility
Heritage Use	Residential Retail Store
Home Occupation	Service Shop
Parking Lot	Wharves and Stages

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	150 metres square
(b)	Lot Area (maximum)	400 metres square
(c)	Lot Frontage (minimum)	10 metres
(d)	Building Line (minimum)	4.5 metres
(e)	Building Height (maximum)	9 metres from lowest point on Lot or 6 metres from highest point on Lot, whichever is lesser
(f)	Side Yards (minimum)	Two of 1.2 metres
(g)	Rear Yard (minimum)	4.5 metres

(4) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(5) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(6) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL DOWNTOWN (RD) ZONE

RD

(1) PERMITTED USES

Accessory Building	Lodging House
Apartment Building, maximum of 6 dwelling units **(2024-07-19)**	Park
Backyard Suite **(2024-07-19)**	Semi Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units **(2024-07-19)**	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling
Duplex **(2024-07-19)**	Townhouse
Family Child Care Service **(2024-03-15)**	Townhouse Cluster, maximum of 6 Dwelling Units **(2024-07-19)**
Four-Plex **(2024-07-19)**	Triplex **(2024-07-19)**
Home Office	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Child Care Centre **(2024-03-15)**	Personal Care Home **(2024-07-19)**
Convenience Store	Pocket Neighbourhood **(2024-07-19)**
Heritage Use	Public Utility
Home Occupation	Residential Retail Store
Office	Service Shop

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	200 metres square
(b)	Lot Frontage (minimum)	8 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres **(2022-01-28)**

(4) ZONE STANDARDS DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	240 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres **(2022-01-28)**

(5) ZONE STANDARDS SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	7 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres **2022-01-28)**

(6) ZONE STANDARDS TOWNHOUSE

(a)	Lot Area (minimum)	50 metres square
(b)	Lot Frontage (minimum)	4.5 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres **(2022-05-27)**
(f)	Rear Yard (minimum)	3.5 metres **(2022-01-28)**

(7) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	126 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres

(8) ZONE STANDARDS APARTMENT BUILDING (2026-01-30)

(a)	Lot Area (minimum)	80 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the heigh is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres **(2022-01-28)**

(9) ZONE STANDARDS FOR TINY HOME DWELLING

(a)	Lot Area (minimum)	83 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres **(2024-07-19)**
(f)	Rear Yard (minimum)	3.5 metres **(2022-01-28)**

(10) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(a)	Lot Area	Council discretion
(b)	Lot Frontage	Council discretion
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 meters
(f)	Rear Yard (minimum)	3.5 meters

(11) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	50 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	3.5 metres
(f)	Rear Yard (minimum)	3.5 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metre
(f)	Rear Yard (minimum)	3.5 metres

(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1.6 metres

(14) ZONE STANDARDS FOR PERSONAL CARE HOME (2024-07-19)

(a)	Lot Area	Council Discretion
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres\Landscaping (minimum) 30%

(15) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(16) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(17) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL MIXED (RM) ZONE

RM

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building, maximum of 6 dwelling units **(2024-07-19)**	Lodging House
Backyard Suite **(2024-07-19)**	Office
Bakery **(2026-07-24)**	Park
Bed and Breakfast	Semi-Detached Dwelling
Child Care Centre **(2024-03-15)**	Single Detached Dwelling
Clinic	Subsidiary Dwelling Unit
Cluster Development, maximum of 6 Dwelling Units **(2024-07-19)**	Tiny Home Dwelling **(2024-07-19)**
Community Garden	Townhouse
Duplex **(2024-07-19)**	Townhouse Cluster, maximum of 6 Dwelling Units **(2024-07-19)**
Dwelling Unit– 2nd storey or higher **(2025-11-14)**	Training School
Family Child Care Service **(2024-03-15)**	Triplex **(2024-07-19)**
Four-Plex **(2024-07-19)**	

(2) DISCRETIONARY USES

Adult Day Centre	Personal Care Home
Aquaponics **(2026-08-28)**	Place of Assembly
Convenience Store	Place of Worship
Dwelling Unit– 1st storey **(2025-11-14)**	Pocket Neighbourhood **(2024-07-19)**
Heritage Use	Public Utility
Home Occupation	Residential Care Facility
Horticulture **(2026-08-28)**	Restaurant **(2026-07-24)**
Hydroponics **(2026-08-28)**	Retail Use
Parking Garage	School
Parking Lot	
Pedway **(2022-10-14)**	Service Shop

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	300 metres square
(b)	Lot Frontage (minimum)	10 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	4.5 metres
(g)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	4.5 metres
(g)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	188 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	One of 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	4.5 metres
(g)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS TOWNHOUSE

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	2.4 metres
(g)	Rear Yard (minimum)	6 metres

(7) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	224 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(8) ZONE STANDARDS APARTMENT BUILDING AND PERSONAL CARE HOME (2026-01-30)

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres **(2024-07-19)**
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(9) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

(a)	Lot Area (minimum)	124 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres
(f)	Rear Yard (minimum)	4.5 metres

(10) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(a)	Lot Area (minimum)	288 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 meters
(f)	Rear Yard (minimum)	6 meters

(11) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	140 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1.6 metres

(14) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(15) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(16) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL QUIDI VIDI (RQV) ZONE

RQV

(1) PERMITTED USES

Accessory Building	Lodging House
Backyard Suite **(2024-07-19)**	Park
Bed and Breakfast	Retail Use
Community Garden	Semi-Detached Dwelling Unit
Duplex **(2024-07-19)**	Service Shop
Family Child Care Service **(2024-03-15)**	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Child Care Centre **(2024-03-15)**	Parking Lot
Heritage Use	Public Utility

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	200 metres square
(b)	Lot Frontage (minimum)	8 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where Side Yard abutting the Street shall be 3 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	200 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	7 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(7) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(8) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL REDUCED LOT (RRL) ZONE

RRL

(1) PERMITTED USES

Accessory Building	Home Office
Backyard Suite **(2024-07-19)**	Single Detached Dwelling

(2) ZONE STANDARDS

(a)	Lot Area (minimum) **(2022-05-27)**	250 metres square
(b)	Lot Frontage (minimum) **(2022-05-27)**	10 metres
(c)	Building Line (minimum) **(2022-05-27)**	7 metres
(d)	Building Height (maximum) **(2022-05-27)**	9 metres **(2024-07-19)**
(e)	Side Yards (minimum) **(2022-05-27)**	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum) **(2022-05-27)**	6 metres

(3) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(4) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(5) NOTWITHSTANDING SECTION 7.6, DRIVEWAYS TOGETHER WITH HARD LANDSCAPING AS MEASURED AT THE PROPERTY BOUNDARY ABUTTING THE STREET, SHALL NOT EXCEED 3.6 METRES IN WIDTH UNLESS OTHERWISE ALLOWED IN A SNOW STORAGE PLAN. (2022-10-14)

RESIDENTIAL SPECIAL (RA) ZONE

RA

(1) PERMITTED USES

Accessory Building	Home Office
Backyard Suite **(2024-07-19)**	Park
Family Child Care Service **(2024-03-15)**	Single Detached Dwelling

(2) DISCRETIONARY USES

Accessory Dwelling Unit	Home Occupation **(2024-01-19)**
Heritage Use	Public Utility

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	740 metres square
(b)	Lot Frontage (minimum)	21 metres
(c)	Building Line (minimum)	9 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	One of 1.5 metres and one of 3 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and the other Side Yard shall be 1.5 metres
(f)	Rear Yard (minimum)	11 metres

(4) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(5) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(6) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL SPECIAL 1 (RA1) ZONE

RA1

(1) PERMITTED USES

Accessory Building	Park
Backyard Suite **(2024-07-19)**	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Heritage Use	Public Utility

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	740 metres square
(b)	Lot Frontage (minimum)	21 metres
(c)	Building Line (minimum)	9 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yard (minimum)	One of 1.5 metres and one of 3 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and the other Side Yard shall be 1.5 metres
(f)	Rear Yard (minimum)	11 metres

(4) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(5) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(6) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT 1 (A1) ZONE

A1

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Backyard Suite **(2024-07-19)**	Personal Care Home
Child Care Centre **(2024-03-15)**	Semi-Detached Dwelling **(2024-07-19)**
Cluster Development **(2024-07-19)**	Townhouse
Community Garden	Townhouse Cluster **(2024-07-19)**
Family Child Care Service **(2024-03-15)**	Triplex **(2024-07-19)**
Four-Plex **(2024-07-19)**	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-07-19)**
(d)	Building Height (maximum)	14 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	30% **(2026-05-15)**

(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	14 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	30% **(2026-05-15)**

(5) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	0 metres **(2024-07-19)**
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metre
(f)	Rear Yard (minimum)	6 metres

(7) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	180 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	35%

(8) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-07-19)**
(d)	Building Height (maximum)	14 metres **(2024-07-19)**
(e)	Side Yards (minimum)	1 metre per storey, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

(9) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(a)	Lot Area (minimum)	324 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(10) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	270 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	18 metres; 9 metres per Dwelling Unit
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(11) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(12) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(13) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT 2 (A2) ZONE

A2

(1) PERMITTED USES

Accessory Building	Four-Plex
Apartment Building	Home Office
Backyard Suite **(2024-07-19)**	Park
Child Care Centre **(2024-03-15)**	Personal Care Home
Cluster Development **(2024-07-19)**	Townhouse Cluster **(2024-07-19)**
Community Garden	Triplex **(2024-07-19)**
Family Child Care Service **(2024-03-15)**	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	Townhouse

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum), except Margaret's Place (PID #46352)	24 metres
(e)	Building Height (maximum), Margaret's Place (PID #46352)	16 metres
(f)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%

(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	24 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	40%
(h)	Landscaping (minimum)	30%

(5) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres **(2024-07-19)**
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, 1.2 metres on unattached side, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(7) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	140 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

(8) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	24 metres
(e)	Side Yard (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%

(9) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(a)	Lot Area (minimum)	324 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(10) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(11) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(12) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT 3 (A3) ZONE

A3

(1) PERMITTED USES

Accessory Building	Family Child Care Service **(2024-03-15)**
Apartment Building	Home Office
Child Care Centre **(2024-03-15)**	Park
Cluster Development **(2024-07-19)**	Personal Care Home
Community Garden	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum) Except 346-360 Empire Avenue (PID #11915, 23995, 23994) 40-58 Shortall Street (PID #24617, 352341, 52340) 145 Stavanger Drive (PID #155330) 485 Topsail Road (PID #46960)".	52 metres **(2024-07-19)**
(e)	Building Height (maximum)	
	346-360 Empire Avenue (PID #11915, 23995, 23994)	20 metres
	40-58 Shortall Street (PID #24617, 352341, 52340)	24 metres
	145 Stavanger Drive (PID #155330)	24 metres
	485 Topsail Road (PID #46960)	24 metres on north side of Lot and 16 metres on the south side of Lot
(f)	Side Yards (minimum)	2, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres **(2022-6-30)**
(h)	Lot Coverage (maximum)	50%
(i)	Landscaping (minimum)	30%

(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	52 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	50%
(h)	Landscaping (minimum)	30%

(5) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-08-19)**
(d)	Building Height (maximum)	52 metres
(e)	Side Yard (minimum)	2, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Side Yard on Flanking Road	6 metres
(g)	Rear Yard (minimum)	6 metres **(2022-6-30)**
(h)	Lot Coverage (maximum)	50%
(i)	Landscaping (minimum)	30%

(6) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(7) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT DOWNTOWN (AD) ZONE

AD

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building, maximum 24 dwellings	Park
Cluster Development, maximum 24 Dwelling Units **(2024-07-19)**	Community Garden
Child Care Centre **(2024-03-15)**	Personal Care Home
Family Child Care Service **(2024-03-15)**	Townhouse Cluster **(2024-07-19)**

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING AND CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line	Council discretion
(d)	Building Height (maximum)	16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.
(e)	Side Yards	Council discretion
(f)	Rear Yard	Council discretion
(g)	Landscaping	Council discretion

(4) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	50 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard	Council discretion
(f)	Rear Yard	Council discretion
(g)	Building Height (maximum)	10 metres
(h)	Landscaping	Council discretion

(5) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line	Council discretion
(d)	Building Height (maximum)	16 metres, as measured from all property boundaries, such that the heigh is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.
(e)	Side Yard	Council discretion
(f)	Side Yard on Flanking Road	Council discretion
(g)	Rear Yard	Council discretion
(h)	Landscaping	Council discretion

(6) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(7) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT HARVEY ROAD (AHR) ZONE **(2022-12-09)**

AHR

(1) For the purpose of this Zone, Building Height shall be defined as the vertical distance measured in metres from the established elevation of Harvey Road to the highest point of the roof surface and shall include mechanical structures, smokestacks, steeples, parapets, purely ornamental structures above the roof and any other rooftop elements.

(2) PERMITTED USES

Accessory Building	Family Child Care Service **(2024-03-15)**
Apartment Building	Home Office
Child Care Centre in Residential Use **(2024-03-15)**	Park
Community Garden	

(3) DISCRETIONARY USES

Home Occupation	Public Utility

(4) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS FOR THE APARTMENT HARVEY ROAD ZONE (APPENDIX AHR)

i. Parish Lane Development Figure A: Floor to Floor Heights
ii. Parish Lane Development Figure B: Building Setbacks
iii. Parish Lane Development Figure C: Building Profiles
iv. Parish Lane Development Figure D: Relative Heights

(5) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT SPECIAL (AA) ZONE

AA

(1) PERMITTED USES

Accessory Building	Family Child Care Service **(2024-03-15)**
Apartment Building	Home Office
Backyard Suite **(2024-07-19)**	Park
Child Care Centre **(2024-03-15)**	Personal Care Home
Cluster Development **(2024-07-19)**	Townhouse
Community Garden	Townhouse Cluster **(2024-07-19)**

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-07-19)**
(d)	Building Height (maximum)	12 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	30%
(h)	Landscaping (minimum)	30%

(4) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, and 1.2 metres on unattached side, except where unattached side is on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	12 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum	30%
(h)	Landscaping (minimum)	40%

(6) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	180 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

(7) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-07-19)**
(d)	Building Height (maximum)	12 metres
(e)	Side Yard (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Rear Yard (minimum)	6 metre
(h)	Lot Coverage (maximum)	30%
(i)	Landscaping (minimum)	40%

(8) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(9) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(10) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

ATLANTIC PLACE PARKING GARAGE (APG) ZONE

APG

(1) PERMITTED USES

Parking Garage

(2) DISCRETIONARY USES

Dwelling Units, 9th storey or higher	Office
Hotel, 9th storey or higher	Retail Use

(3) ZONE STANDARDS

(a)	Building Height (maximum) **(2022-05-27)**	12 storeys (not exceeding 47 meters)
(b)	Parking Spaces, Permitted Uses (minimum)	670
(c)	Parking Spaces, Discretionary Uses	Section 8.6 **(2022-05-27)**
(d)	Floor Area Ratio (maximum)	2.5
(e)	All other Zone Standards shall be in the discretion of Council	

ATLANTIC PLACE (AP) ZONE

AP

(1) PERMITTED USES

Adult Day Centre	Office
Bank	Parking Garage
Child Care Centre **(2024-03-15)**	Public Use
Clinic	Public Utility
Communication Use	Restaurant
Health and Wellness Centre	Retail Use
Hotel	Service
Laundromat	Taxi Stand
Library	Training School
Lounge	

(2) ZONE STANDARDS

(a)	Building Height (maximum) **(2022-05-27)**	13 storeys as measured from Water Street
(b)	Floor Area Ratio (maximum)	10.8
(c)	All other Zone Standards shall be in the discretion of Council	

(3) NOTWITHSTANDING SECTION 8.5, NO PARKING SHALL BE REQUIRED.

COMMERCIAL DOWNTOWN (CD) ZONE

CD

(1) PERMITTED USES

Accessory Building **(2022-10-07)**	Office
Bakery	Park
Bank	Parking Garage
Child Care Centre **(2024-03-15)**	Pharmacy
Clinic	Public Use
Communications Use	Public Utility
Convenience Store	Restaurant
Dwelling Unit - 2nd storey or higher	Retail Use
Health and Wellness Centre	Service Shop
Hotel	Training School
Laundromat	Transportation Terminal
Lounge	

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation **(2026-08-28)**
Bed and Breakfast	Lodging House
Commercial Garage	Parking Lot
Craft Brewery/Distillery	Pedway **(2022-10-14)**
Dwelling Unit - 1st storey **(2022-05-27)**	Place of Amusement
Family Child Care Service **(2026-08-28)**	Place of Assembly
Gas Station	Taxi Stand
Heritage Use **(2022-05-27)**	

(3) ZONE STANDARDS EXCEPT PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27) (2026-08-28)

(a)	Building Height (maximum)	54 metres provided height over 18 metres requires a Land Use Report
(b)	Building Line (minimum)	0 metres **(2022-05-27)**
(c)	Building Façade Stepback on Street with a 0 metre Building Line	0 metre stepback for first 18 metres in Building Height, 4 metre stepback for greater than 18 metres in Building Height. Where Building Façade abuts more than one Street, stepback shall be applied to a minimum of 2 Streets, such Streets being determined by the Chief Municipal Planner
(d)	Building Façade Stepback on Street with a 4 metre or greater Building Line	No setback required
(e)	Floor Area Ratio (maximum)	5.0
(f)	All other Zone Standards shall be in the discretion of Council	

(4) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL DOWNTOWN MIXED (CDM) ZONE

CDM

(1) PERMITTED USES

Accessory Building **(2022-10-07)**	Library
Adult Massage Parlour	Lounge
Bakery	Office
Bank	Park
Child Care Centre **(2024-03-15)**	Pharmacy
Clinic	Place of Worship
Communications Use	Public Use
Convenience Store	Public Utility
Dwelling Units on the 1st storey – properties 24 to 30 Duckworth Street (PID #s 16836, 21852, 20429, 27153) **(2026-07-24)**	Retail Use
Dwelling Unit – 2nd storey or higher	Service Shop
Health and Wellness Centre	Training School
Hotel	Transportation Terminal
Laundromat	

(2) DISCRETIONARY USES

Adult Day Centre	Lodging House
Bed and Breakfast	Parking Garage
Craft Brewery/Distillery	Parking Lot
Dwelling Unit - 1st storey (except Water Street & Duckworth Street)	Pedway **(2022-10-14)**
Family Child Care Service **(2026-08-28)**	Place of Amusement
Heritage Use **(2022-05-27)**	Place of Assembly
Home Occupation **(2026-08-28)**	Taxi Stand

(3) ZONE STANDARDS, EXCEPT PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY AND PARKING LOT

(a)	Building Height (maximum)	18 metres
(b)	Building Line (minimum) **(2022-05-27)**	0 metres
(c)	Floor Area Ratio (maximum)	3.0
(d)	All other Zone Standards are in the discretion of Council	

(4) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL DOWNTOWN MIXED 2 (CDM2) ZONE

CDM2

(1) PERMITTED USES, *except 40 Henry Street (PID #45762)*

Accessory Building **(2022-10-07)**	Lounge
Adult Massage Parlour	Office
Bakery	Park
Bank	Pharmacy
Child Care Centre **(2024-03-15)**	Place of Worship
Clinic	Public Use
Communications Use	Public Utility
Convenience Store	Restaurant
Dwelling Unit – 2nd storey or higher	Retail Use
Health and Wellness Centre	Service Shop
Hotel	Training School
Laundromat	Transportation Terminal
Library	

(2) DISCRETIONARY USES, *except 40 Henry Street (PID #45672)*

Adult Day Centre	Parking Garage
Bed and Breakfast	Parking Lot
Craft Brewery/Distillery	Pedway **(2022-10-14)**
Dwelling Unit - 1st storey (except Water Street & Duckworth Street)	Place of Amusement
Family Child Care Service **(2026-08-28)**	Place of Assembly
Lodging House	Taxi Stand
Home Occupation **(2026-08-28)**	

(3) PERMITTED USES – *40 Henry Street (PID #45762)*

Apartment Building

(4) ZONE STANDARDS EXCEPT PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY AND PARKING LOT

(a)	Building Height (maximum)	27 metres, except for 132 Duckworth Street (PID #12371), where the maximum height shall be 20 metres
(b)	Building Line (minimum) **(2022-05-27)**	0 metres
(c)	Floor Area Ratio (maximum)	4
(d)	Building Façade Stepback on Street (minimum)	0 metre stepback for first 18 metres in Building Height, 4 metre stepback for greater than 18 metres in Building Height unless otherwise approved by Council. Where Building Façade abuts more than one Street, stepback shall be applied to a minimum of 2 Streets, such Streets being determined by the Chief Municipal Planner.

(e) All other Zone Standards are in the discretion of Council

(5) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL HIGHWAY (CH) ZONE

(1) PERMITTED USES, *except 55, 59, 63, 67 & 71 Airport Road (PID #s 33874, 33872, 33872, 33871, 22585)*

CH

Accessory Building	Lounge
Accessory Dwelling Unit	Office
Adult Massage Parlour	Park
Bakery	Pharmacy
Bank	Place of Worship
Car Sales Lot	Public Use
Car Wash	Public Utility
Child Care Centre **(2024-03-15)**	Recreational Use
Clinic	Recycling Depot
Commercial Garage	Restaurant **(2022-10-07)**
Communications Use	Retail Use
Convenience Store	Service Shop
Drive Through	Service Station
Dry Clean Establishment	Taxi Stand
Funeral Home	Training School
Gas Station	Transportation Terminal
Hotel	Veterinary Clinic
Health and Wellness Centre	Warehouse
Laundromat	

(2) DISCRETIONARY USES, *except 55, 59, 63, 67 & 71 Airport Road (PID #s 33874, 33872, 33872, 33871, 22585)*

Aquaculture	Parking Garage
Aquaponics	Parking Lot
Craft Brewery/Distillery	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Place of Amusement
Horticulture	Place of Assembly
Hydroponics	Wind Turbine – Small Scale

(3) PERMITTED USES *for properties 55, 59, 63, 67 and 71 Airport Road (Parcel ID #s 33874, 33873, 33872, 33871, 22585)*

Lounge, Restaurant and Recycling Depot are not permitted

(4) ZONE STANDARDS EXCEPT PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27) (2026-08-28)

(a)	Lot Area (minimum)	1200 metres square
(b)	Lot Frontage (minimum)	35 metres
(c)	Building Height (maximum)	27 metres
(d)	Building Line (minimum)	6 metres
(e)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) **(2022-05-27)**	50%
(h)	Landscaping (minimum)	20%

(5) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL KENMOUNT (CK) ZONE

(1) PERMITTED USES

CK

Accessory Building	Office
Accessory Dwelling Unit	Park
Adult Massage Parlour	Pharmacy
Bakery	Place of Assembly
Bank	Place of Worship
Car Sales Lot	Public Use
Car Wash	Public Utility
Child Care Centre **(2024-03-15)**	Recreational Use
Clinic	Recycling Depot
Commercial Garage	Restaurant
Convenience Store	Retail Use
Drive Through	Service Shop
Dry Cleaning Establishment	Service Station
Funeral Home	Shopping Centre
Gas Station	Taxi Stand
Health and Wellness Centre **(2023-06-02)**	Training School
Hotel	Transportation Terminal
Laundromat	Veterinary Clinic
Library	Warehouse
Lounge	

(2) DISCRETIONARY USES

Parking Garage	Place of Amusement
Parking Lot	Wind Turbine – Small Scale
Pedway **(2022-10-14)**	

(3) ZONE STANDARDS EXCEPT PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27) (2026-08-28)

(a)	Lot Area (minimum)	1800 metres square
(b)	Lot Frontage (minimum)	45 metres
(c)	Building Height (maximum)	18 metres
(d)	Building Line (minimum)	6 metres
(e)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) **(2022-05-27)**	50%
(h)	Landscaping (minimum)	20%

(4) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL LOCAL (CL) ZONE **(2022-05-27)**

CL

(1) PERMITTED USES, *except 24 Torbay Road (PID #21267)*

Accessory Building	Laundromat
Adult Day Centre	Library
Child Care Centre **(2024-03-15)**	Office
Clinic	Public Utility
Community Garden	Residential Retail Store
Convenience Store	Retail Use
Dwelling Unit– 2nd storey or higher **(2025-11-14)**	Service Shop
Health and Wellness Centre	

(2) PERMITTED USES – *24 Torbay Road (PID #21267)*

Office

(3) DISCRETIONARY USES

Bakery	Pedway **(2022-10-14)**
Family Child Care Service **(2026-08-28)**	Restaurant
Heritage Use **(2022-05-27)**	
Home Occupation **(2026-08-28)**	

(4) ZONE STANDARDS EXCEPT PUBLIC UTILITY

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Height (maximum)	9 metres
(d)	Building Line (minimum)	7 metres
(e)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(g) Landscaping (minimum) 20%

(5) ZONE STANDARDS FOR PUBLIC UTILITY SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL LOCAL – DOWNTOWN (CLD) ZONE

CLD

(1) PERMITTED USES

Accessory Building	Laundromat
Adult Day Centre	Library
Child Care Centre **(2024-03-15)**	Office
Clinic	Public Utility
Community Garden	Residential Retail Store
Convenience Store	Retail Use
Dwelling Unit– 2nd storey or higher **(2025-11-14)**	Service Shop
Health and Wellness Centre	

(2) DISCRETIONARY USES

Bakery	Pedway **(2022-10-14)**
Family Child Care Service **(2026-08-28)**	Restaurant
Heritage Use **(2022-05-27)**	
Home Occupation **(2026-08-28)**	

(3) ZONE STANDARDS EXCEPT PUBLIC UTILITY

(a)	Lot Area	Council discretion
(b)	Lot Frontage	Council discretion
(c)	Building Height (maximum)	10 metres
(d)	Building Line	Council discretion
(e)	Side Yards	Council discretion
(f)	Rear Yard	Council discretion
(g)	Landscaping	Council discretion

(4) ZONE STANDARDS FOR PUBLIC UTILITY SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL MIXED USE (CM) ZONE

CM

(1) PERMITTED USES, *except 615 Empire Avenue (PID #46166)*

Accessory Building	Health and Wellness Centre **(2023-06-02)**
Accessory Dwelling Unit	Hotel
Adult Day Centre	Laundromat **(2026-08-28)**
Adult Massage Parlour	Library
Bakery	Office
Bank	Park
Bed and Breakfast	Place of Worship
Child Care Centre **(2024-03-15)**	Public Use
Clinic	Public Utility
Community Garden	Restaurant
Convenience Store	Retail Use
Drive Through	Service Shop
Dry Cleaning Establishment	Service Station
Dwelling Unit – 2nd storey or higher	Taxi Stand
Gas Station	Training School

(2) DISCRETIONARY USES, *except 615 Empire Avenue (PID #46166)*

Aquaculture	Hydroponics
Aquaponics	Lounge
Car Wash	Parking Garage
Craft Brewery/Distillery	Parking Lot
Dwelling Unit – 1st storey	Pedway **(2022-10-14)**
Family Child Care Service **(2026-08-28)**	Pharmacy
Heritage Use **(2022-05-27)**	Place of Amusement (except Churchill Square (Map 3))
Home Occupation **(2026-08-28)**	Place of Assembly

Horticulture	Recycling Depot
Light Industrial Use	

(3) PERMITTED USE – *615 EMPIRE AVENUE (PID #46166)*

Light Industrial Use

(4) ZONE STANDARDS EXCEPT PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27) (2026-08-28)

(a)	Building Height (maximum), except 615 Empire Avenue (PID#46166) and 43-53 Rowan Street (PID#18955)	18 metres
(b)	Building Height (maximum) 615 Empire Avenue (PID#46166) except 43-53 Rowan Street (PID#18955) 8 metres	8 metres
(c)	Building Height (maximum) 43-53 Rowan Street (PID#18955), except 615 Empire Avenue (PID#46166)	21.5 metres
(d)	All other zone Standards shall be in the discretion of Council	

(5) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL NEIGHBOURHOOD (CN) ZONE

CN

(1) PERMITTED USES

Accessory Building	Health and Wellness Centre
Adult Day Centre	Laundromat
Bakery	Library
Bank	Office
Child Care Centre **(2024-03-15)**	Park
Clinic	Public Utility
Community Garden	Retail Use
Convenience Store	Service Shop
Drive Through	Training School
Dwelling Unit – 2nd storey or higher	Veterinary Clinic

(2) DISCRETIONARY USES

Car Sales Lot	Pedway **(2022-10-14)**
Car Wash	Pharmacy
Dry Cleaning Establishment	Place of Worship
Family Child Care Service **(2026-08-28)**	Recycling Depot
Gas Station	Restaurant
Heritage Use **(2022-05-27)**	Service Station
Home Occupation **(2026-08-28)**	Taxi Stand
Lounge	Warehouse
Parking Garage	Wind Turbine – Small Scale
Parking Lot	

(3) ZONE STANDARDS EXCEPT PARK, PUBLIC UTILITY, PARKING LOT AND PLACE OF WORSHIP (2022-05-27) (2026-08-28)

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Height (maximum)	14 metres
(d)	Building Line (minimum)	7 metres
(e)	Side Yards (maximum)	2, each equal to 1 metre for every 5 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) **(2022-05-27)**	50%
(h)	Landscaping (minimum)	20%

(4) ZONE STANDARDS FOR PARK, PUBLIC UTILITY, PARKING LOT AND PLACE OF WORSHIP SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL OFFICE (CO) ZONE

CO

(1) PERMITTED USES, *except 172 Logy Bay Road (PID #18723)*

Accessory Building	Health and Wellness Centre **(2023-06-02)**
Adult Day Centre	Office
Child Care Centre **(2024-03-15)**	Park
Convenience Store	Public Utility
Drive Through **(2026-08-28)**	Restaurant **(2026-08-28)**
Dwelling Unit – 2nd storey or higher	Service Shop

(2) DISCRETIONARY USES

Accessory Dwelling Unit	Pedway **(2022-10-14)**
Clinic	Pharmacy
Family Child Care Service **(2026-08-28)**	Recycling Depot
Heritage Use	
Home Occupation **(2026-08-28)**	
Lodging House **(2025-01-03)**	
Parking Garage	
Parking Lot	

(3) PERMITTED USE – *172 LOGY BAY ROAD (PID #18723)*

Office

(4) ZONE STANDARDS EXCEPT PARK, PUBLIC UTILITY, PARKING LOT AND HERITAGE USE

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Height (maximum), except 57 Margaret's Place (PID #10805)	45 metres
(d)	Building Height (maximum) – 57 Margaret's Place (PID #10805)	18 metres
(e)	Building Line (minimum)	6 metres
(f)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum) **(2022-05-27)**	50%
(i)	Landscaping (minimum)	20%

(5) ZONE STANDARDS FOR PARK, PUBLIC UTILITY, PARKING LOT AND HERITAGE USE SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL OFFICE HOTEL (COH) ZONE

COH

(1) PERMITTED USES

Accessory Building	Laundromat
Adult Day Centre	Office
Bakery	Park
Bank	Pharmacy
Child Care Centre **(2024-03-15)**	Public Use
Clinic	Public Utility
Convenience Store	Restaurant **(2026-08-28)**
Drive Through **(2026-08-28)**	Retail Use
Dwelling Unit – 2nd storey or higher	Service Shop
Health and Wellness Centre **(2023-06-02)**	Veterinary Clinic
Hotel	

(2) DISCRETIONARY USES

Accessory Dwelling Unit	Parking Lot
Dwelling Units – 1st Storey **(2025-10-17)**	Pedway **(2022-10-14)**
Family Child Care Service **(2026-08-28)**	Personal Care Home
Heritage Use **(2022-05-27)**	Wind Turbine – Small Scale
Home Occupation **(2026-08-28)**	
Parking Garage	

(3) ZONE STANDARDS EXCEPT PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Height (maximum)	45 metres
(d)	Building Line (minimum)	6 metres
(e)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) **(2022-05-27)**	50%
(h)	Landscaping (minimum)	20%

(4) ZONE STANDARDS FOR PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

COMMERCIAL REGIONAL (CR) ZONE

(1) PERMITTED USES, *except former Memorial Stadium – Lake Avenue and King's Bridge Road (PID #47316)*

CR

Accessory Building	Laundromat **(2026-08-28)**
Accessory Dwelling Unit	Library
Adult Massage Parlour	Lounge
Bakery	Office
Bank	Park
Car Wash	Place of Worship
Child Care Centre **(2024-03-15)**	Public Use
Clinic	Public Utility
Commercial Garage	Recreational Use
Communications Use	Restaurant
Convenience Store	Retail Use
Drive Through	Service Shop
Dry Cleaning Establishment	Service Station
Dwelling Unit – 2nd storey or higher **(2025-11-14)**	Shopping Centre
Gas Station	Taxi Stand
Health and Wellness Centre	Veterinary Clinic
Hotel	Warehouse

(2) DISCRETIONARY USES, *except former Memorial Stadium – Lake Avenue and King's Bridge Road (PID #47316)*

Aquaculture	Hydroponics
Aquaponics	Light Industrial Use
Craft Brewery/Distillery	Parking Garage
Family Child Care Service **(2026-08-28)**	Parking Lot
Heritage Use **(2022-05-27)**	Pedway **(2022-10-14)**
Home Occupation **(2026-08-28)**	Place of Amusement **(2022-05-27)**
Horticulture	Place of Assembly **(2022-05-27)**

(3) PERMITTED USE – ***former Memorial Stadium – Lake Avenue and King's Bridge Road (PID #47316)***

Bank	Pharmacy
Clinic	Restaurant
Health and Wellness Centre	Retail Use
Office	Service Shop
Parking Garage	

(4) DISCRETIONARY USES, *former Memorial Stadium – Lake Avenue and King's Bridge Road (PID #47316)*

Public Use	Public Utility

(5) ZONE STANDARDS EXCEPT PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27) (2026-08-28)

(a)	Lot Area (minimum)	1800 metres square
(b)	Lot Frontage (minimum)	45 metres
(c)	Building Height (maximum)	20 metres
(d)	Building Line (minimum)	6 metres
(e)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) **(2022-05-27)**	50%
(h)	Landscaping (minimum)	20%

(6) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.

AIRPORT (Air) ZONE

AIR

(1) USES AND ZONE STANDARDS ARE DETERMINED BY HIS MAJESTY THE KING IN RIGHT OF CANADA OR DESIGNATE.

INDUSTRIAL COMMERCIAL (IC) ZONE

IC

(1) PERMITTED USES, *except 456 Empire Avenue (PID #25041)*

Accessory Building	Laundromat (2026-08-28)
Accessory Dwelling Unit	Light Industrial Use
Aquaculture	Office
Aquaponics	Park
Bakery	Parking Garage
Car Sales Lot	Pipe Storage Yard
Car Wash	Public Use
Child Care Centre **(2024-03-15)**	Public Utility
Commercial Garage	Recreational Use
Communications Use	Recycling Depot
Convenience Store	Service Shop
Craft Brewery/Distillery	Service Station
Drive Through	Taxi Stand
Dry Cleaning Establishment	Training School
Gas Station	Transportation Depot
Health and Wellness Centre	Transportation Terminal
Horticulture	Veterinary Clinic
Hotel	Warehouse
Hydroponics	

(2) DISCRETIONARY USES, *except 456 Empire Avenue (PID #25041)*

Clinic	Pedway **(2022-10-14)**
Funeral Home	Pharmacy
Heavy Equipment Storage	Place of Amusement
Heritage Use **(2022-05-27)**	Retail Use
Lounge	Wind Turbine – Small Scale
Restaurant	Vehicle Storage Yard
Parking Lot	

(3) USES, 456 EMPIRE AVENUE (PID #25041)

(a) All Uses are in the discretion of Council.

(4) ZONE STANDARDS, EXCEPTING PARK, PUBLIC USE, PUBLIC UTILITY, PLACE OF WORSHIP AND 456 EMPIRE AVENUE (PID #25041) (2022-05-27) (2026-08-28)

(a)	Lot Area (minimum)	1800 metres square
(b)	Lot Frontage (minimum)	45 metres
(c)	Building Line (minimum)	20 metres **(2022-05-27)**
(d)	Building Height (maximum)	20 metres
(e)	Side Yards (minimum)	Two of 3 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Lot Coverage (maximum) **(2022-05-27)**	50%
(h)	Landscaping (minimum)	20%

() ZONE STANDARDS FOR PARK, PUBLIC USE, PUBLIC UTILITY, PLACE OF WORSHIP AND 456 EMPIRE AVENUE (PID #25041) SHALL BE IN THE DISCRETION OF COUNCIL.

INDUSTRIAL GENERAL (IG) ZONE

IG

(1) PERMITTED USES, *except Freshwater Bay*

Accessory Building	Pipe Storage Yard
Car Wash	Public Use
Commercial Garage	Recycling Depot
Craft Brewery/Distillery	Restaurant, only at Pier 7 (PID #351587, 22880)
Food and Beverage Processing	Transportation Depot
Harbour Use **(2026-10-16)**	Transportation Terminal
Industrial Use	Warehouse
Light Industrial Use	Wharves and Stages
Lounge, only at Pier 7 (PID #351587, 22880)	

(2) DISCRETIONARY USES, *except in Freshwater Bay*

Accessory Dwelling Unit **(2025-11-14)**	Parking Garage
Heritage Use **(2022-05-27)**	Pedway **(2022-10-14)**
Mineral Working	Recreational Use
Office **(2025-12-24)**	Salvage Yard
Park	Wind Turbine – Small Scale
Parking Lot	

(3) PERMITTED USES, FRESHWATER BAY

(a) Industrial offshore oil and gas exploration and development service base, together with related docking, loading, repair, storage, maintenance, and administrative facilities and compatible Uses

(4) ZONE STANDARDS, EXCEPTING PARK, PARKING LOT, PUBLIC USE, PUBLIC UTILITY, AND FRESHWATER BAY

(a)	Lot Area (minimum)	1800 metres square **(2022-05-27)**
(b)	Lot Frontage (minimum)	45 metres **(2022-05-27)**
(c)	Building Line (minimum)	20 metres **(2022-05-27)**
(d)	Building Height (maximum), except Lots abutting the shore line or on Harbour Drive	18 metres
(e)	Building Height (maximum), Lots abutting the shore line or on Harbour Drive	14 metres
(f)	Side Yards (minimum)	Two of 3 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres. **(2022-05-27)**
(g)	Rear Yard (minimum)	6 metres **(2022-05-27)**

(5) ZONE STANDARDS FOR PARK, PUBLIC USE, PUBLIC UTILITY, PARKING LOT AND FRESHWATER BAY SHALL BE IN THE DISCRETION OF COUNCIL.

INDUSTRIAL QUIDI VIDI (IQV) ZONE

IQV

(1) PERMITTED USES

Accessory Building	Public Utility
Food and Beverage Processing	Public Use
Park	Wharves and Stages

(2) DISCRETIONARY USES

Child Care Centre **(2024-03-15)**	Pedway **(2022-10-14)**
Craft Brewery/Distillery	Restaurant
Heritage Use **(2022-05-27)**	Retail Use
Lounge	Service Shop
Parking Lot	

(3) ZONE STANDARDS SHALL BE IN THE DISCRETION OF COUNCIL

INDUSTRIAL SPECIAL (IS) ZONE

IS

(1) PERMITTED USES

Accessory Building **(2022-10-07)**	Public Utility
Bulk Storage	Wind Turbine – Small Scale
Public Use	

(2) DISCRETIONARY USES

Pedway **(2022-10-14)**

(3) ZONE STANDARDS SHALL BE IN THE DISCRETION OF COUNCIL

C.A. PIPPY PARK (CAPP) ZONE

CAP

(1) USES AND ZONE STANDARDS ARE DETERMINED BY THE C.A. PIPPY PARK COMMISSION ESTABLISHED PURSUANT TO THE PIPPY PARK COMMISSION ACT, RSNL 1990, C.P-15, AS AMENDED.

CEMETERY (CEM) ZONE

CEM

(1) PERMITTED USES

Accessory Building	Cemetery

(2) DISCRETIONARY USES

Public Utility

(3) ZONE STANDARDS SHALL BE IN THE DISCRETION OF COUNCIL.

INSTITUTIONAL (INST) ZONE

INST

(1) PERMITTED USES

Accessory Building	Park
Accessory Dwelling Unit	Personal Care Home
Adult Day Centre	Place of Assembly
Child Care Centre **(2024-03-15)**	Place of Worship
Clinic	Public Use
Community Garden	Public Utility
Funeral Home	Residential Care Facility
Institutional Use	School
Library	Training School
Long Term Care Facility	

(2) DISCRETIONARY USES

Dwelling Unit, which is ancillary to a Permitted or Discretionary Use	Pedway **(2022-10-14)**
Heritage Use	Service Shop
Office	Wind Turbine – Small Scale

(3) ZONE STANDARDS

(a)	Building Height (maximum), except 50 Tiffany Lane (PID #45350) and except existing Buildings higher than 23 metres as of amendment date	23 metres
(b)	Building Height (maximum) – 50 Tiffany Lane (PID #45350)	72 metres
(c)	Building Height (maximum) – existing Buildings higher than 23 metres	Building Height as of amendment date **(2024-05-08)**
(d)	All Other Zone Standards shall be in the discretion of Council. **(2026-08-28)**	

INSTITUTIONAL DOWNTOWN (INST-DT) ZONE

INST-DT

(1) PERMITTED USES

Accessory Building	Park
Adult Day Centre	Personal Care Home
Child Care Centre **(2024-03-15)**	Place of Assembly
Clinic	Place of Worship
Community Garden	Public Use
Funeral Home	Public Utility
Institutional Use	Residential Care Facility
Library	School
Long Term Care Facility	Training School

(2) DISCRETIONARY USES

Dwelling Unit, which is ancillary to a Permitted or Discretionary Use	Pedway **(2022-10-14)**
Heritage Use	Service Shop
Office	

(3) ZONE STANDARDS EXCEPT PARK, PUBLIC USE, PUBLIC UTILITY, AND PLACE OF WORSHIP

(a)	Building Height (maximum)	23 metres as measured from all property boundaries, such that height is adjusted to follow grades of Streets or property boundaries provided height does not exceed 23 metres from established grade
(b)	Building Line (minimum) **(2022-05-27)**	0 metres
(c)	Floor Area Ratio (maximum)	3.0
(d)	All Other Zone Standards are in the discretion of Council	

(4) ZONE STANDARDS FOR PARK, PUBLIC USE, PUBLIC UTILITY AND PLACE OF WORSHIP SHALL BE IN THE DISCRETION OF COUNCIL.

OPEN SPACE (O) ZONE

O

(1) PERMITTED USES

Community Garden	Recreational Use
Park	

(2) DISCRETIONARY USES

Accessory Building **(2022-10-07)**	Public Use
Place of Assembly	Wind Turbine – Small Scale
Public Utility	

(3) ZONE STANDARDS SHALL BE IN THE DISCRETION OF COUNCIL.

AGRICULTURE (AG) ZONE

AG

(1) PERMITTED USES

Accessory Building	Public Use
Agricultural Use	Public Utility
Forestry Use	Single Detached Dwelling, provided the Agricultural Use or Forestry Use on the Lot has been in continuous operation for a minimum of 3 years
Home Office	Veterinary Clinic
Horticulture	

(2) DISCRETIONARY USES

Accessory Dwelling Unit **(2025-11-14)**	Home Occupation
Agricultural Tourism Operations	Hydroponics
Aquaculture	Indoor Riding Arena
Aquaponics	Kennel
Bed and Breakfast	Lodging House associated with Forestry or Agricultural Use on the Lot that has been in continuous operation for a minimum of 3 years **(2025-11-14)**
Cidery/Winery **(2026-05-22)**	
Farm Market	Single Detached Dwelling not associated with Forestry or Agricultural Use **(2022-05-27)**
Heavy Equipment Storage	Subsidiary Dwelling Unit
Heritage Use **(2022-05-27)**	Wind Turbine – Small Scale
Family Child Care Service **(2024-03-15)**	

(3) ZONE STANDARDS, SINGLE DETACHED DWELLING ON UNSERVICED LOT NOT ASSOCIATED WITH FORESTRY OR AGRICULTURAL USE

(a)	Lot Area (minimum)	2023 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Line (minimum)	15 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 6 metres
(f)	Rear Yard (minimum)	10 metres

(4) ZONE STANDARDS, SINGLE DETACHED DWELLING ON SERVICED LOT NOT ASSOCIATED WITH FORESTRY OR AGRICULTURAL USE

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

FORESTRY (F) ZONE

F

(1) PERMITTED USES

Accessory Building	Public Use
Forestry Use	Single Detached Dwelling, provided the Agricultural Use or Forestry Use on the Lot has been in continuous operation for a minimum of 3 years
Home Office	

(2) DISCRETIONARY USES

Agricultural Use	Indoor Riding Arena
Aquaculture	Mineral Working
Aquaponics	Public Utility
Family Child Care Service **(2024-03-15)**	Recreational Use
Heavy Equipment Storage	Subsidiary Dwelling Unit
Home Occupation	Warehouse
Horticulture	Wind Turbine – Small Scale
Hydroponics	

(3) ZONE STANDARDS, EXCEPT PUBLIC USE AND PUBLIC UTILITY

(a)	Lot Area (minimum)	8000 metres square
(b)	Lot Frontage (minimum)	90 metres
(c)	Building Line	Council discretion
(d)	Building Height, except Single Detached Dwelling	Council discretion
(e)	Building Height Single Detached Dwelling (maximum)	8 metres
(f)	Side Yards	Council discretion
(g)	Rear Yard	Council discretion

(4) ZONE STANDARDS FOR PUBLIC USE AND PUBLIC UTILITY SHALL BE IN THE DISCRETION OF COUNCIL.

MINERAL WORKING (MW) ZONE

MW

(1) PERMITTED USES

Accessory Building	Public Utility
Mineral Working	

(2) DISCRETIONARY USES

Wind Turbine – Small Scale

(3) ZONE STANDARDS SHALL BE IN THE DISCRETION OF COUNCIL.

RURAL (RUR) ZONE (2022-05-27)

RUR

(1) PERMITTED USES

Accessory Building	Forestry Use
Agricultural Use	Park
Community Garden	Public Utility
Home Office	Single Detached Dwelling, provided the Agricultural Use or Forestry Use on the Lot has been in continuous operation for a minimum of 3 years
Horticulture	

(2) DISCRETIONARY USES

Agricultural Tourism Operation	Indoor Riding Arena
Aquaculture	Kennel
Aquaponics	Pipe Storage Yard
Bed and Breakfast	Recreational Use
Campground **(2026-08-28)**	Residential Care Facility
Family Child Care Service **(2024-03-15)**	Rural Tourism Use **(2023-11-03)**
Farm Market	Subsidiary Dwelling Unit
Float Plane Hangar	Vehicle Storage Yard
Heavy Equipment Storage	Veterinary Clinic
Heritage Use **(2022-05-27)**	Warehouse
Home Occupation	Wind Turbine – Small Scale
Hydroponics	

(3) PERMITTED USES FOR PROPERTIES 420-496 MADDOX COVE ROAD (PID #S 50359, 51044, 50358, 50357, 51081, 50355, 50354, 50353, 50352, 50351, 50350) (2022-12-02)

Stand-alone Single Detached Dwelling

(4) ZONE STANDARDS SINGLE DETACHED DWELLING, EXCEPT #'S 420-496 MADDOX COVE ROAD (PID #S 50359, 51044, 50358, 50357, 51081, 50355, 50354, 50353, 50352, 50351, 50350)

(a)	Lot Area (minimum)	8000 metres square
(b)	Lot Frontage (minimum)	90 metres
(c)	Building Line (minimum)	15 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR #'S 420-496 MADDOX COVE ROAD (PID #S 50359, 51044, 50358, 50357, 51081, 50355, 50354, 50353, 50352, 50351, 50350)

(a)	Lot Area (minimum)	8000 metres square
(b)	Lot Frontage (minimum)	60 metres
(c)	Building Line (minimum)	30 metres **(2022-10-01)**
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 6 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR ALL OTHER USES

(a)	Lot Area (minimum)	8000 metres square
(b)	Lot Frontage (minimum)	90 metres
(c)	Building Line	Council discretion
(d)	Building Height	Council discretion
(e)	Side Yards	Council discretion
(f)	Rear Yard	Council discretion
(g)	Coastal cliff edge (minimum for erosion)	30 metres

(7) ZONE STANDARDS FOR FLOAT PLANE HANGAR LOTS

(a)	Lot Area (minimum)	1400 metres square
(b)	All other Zone Standards	Council discretion

RURAL RESIDENTIAL (RR) ZONE

RR

(1) PERMITTED USES

Accessory Building	Home Office
Backyard Suite **(2024-07-19)**	Lodging House
Bed and Breakfast	Park
Community Garden	Single Detached Dwelling
Family Child Care Service **(2024-03-15)**	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Aquaponics **(2026-08-28)**	Kennel
Agricultural Use	Parking Lot
Forestry Use	Place of Worship
Heavy Equipment Storage	Public Utility
Heritage Use **(2022-05-27)**	Residential Retail Store
Home Occupation	Rural Tourism Use **(2023-11-03)**
Horticulture **(2026-08-28)**	Warehouse
Hydroponics **(2026-08-28)**	
Indoor Riding Arena	

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	4000 metres square
(b)	Lot Frontage (minimum)	45 metres
(c)	Building Line (minimum)	20 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR ALL OTHER USES

(a)	Lot Area (minimum)	4000 metres square
(b)	Lot Frontage (minimum)	45 metres
(c)	Building Line (minimum)	20 metres
(d)	Building Height	Council discretion
(e)	Side Yards (minimum)	Two of 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2 (2024-07-19)

(6) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

RURAL RESIDENTIAL INFILL (RRI) ZONE

RR1

(1) PERMITTED USES

Accessory Building	Home Office
Backyard Suite **(2024-07-19)**	Lodging House
Bed and Breakfast	Park
Community Garden	Single Detached Dwelling
Family Child Care Service **(2024-03-15)**	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Agricultural Use	Indoor Riding Arena
Aquaponics **(2026-08-28)**	Parking Lot
Child Care Centre **(2024-03-15)**	Public Utility
Forestry Use	Retail Use
Heavy Equipment Storage	Rural Tourism Use **(2023-11-03)**
Heritage Use **(2022-05-27**)	Service Shop
Home Occupation	Vehicle Storage
Horticulture **(2026-08-28)**	Warehouse
Hydroponics **(2026-08-28)**	

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	2023 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR ALL OTHER USES

(a)	Lot Area (minimum)	2023 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height	Council discretion
(e)	Side Yards	Council discretion
(f)	Rear Yard	Council discretion

(5) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2 (2024-07-19)

(6) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

RURAL VILLAGE (RV) ZONE

RV

(1) PERMITTED USES

Accessory Building	Lodging House
Backyard Suite **(2024-07-19)**	Park
Bed and Breakfast	Recreational Use
Community Garden	Single Detached Dwelling
Family Child Care Service **(2024-03-15)**	Subsidiary Dwelling Unit
Home Office	

(2) DISCRETIONARY USES

Agricultural Use	Place of Worship
Heritage Use	Public Utility
Home Occupation	Retail Use
Parking Lot	School
Place of Assembly	Service Shop

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	2000 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2 (2024-07-19)

(5) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(6) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

OPEN SPACE RESERVE (OR) ZONE

OR

(1) DISCRETIONARY USES

Accessory Building	Public Utility
Community Garden	Recreational Use
Park	Wind Turbine – Small Scale

(2) ZONE STANDARDS SHALL BE IN THE DISCRETION OF COUNCIL.

WATERSHED – (W)

W

1. All uses shall be Discretionary. **(2026-08-28)**

2. ZONE STANDARDS SHALL BE IN THE DISCRETION OF COUNCIL. **(2026-08-28)**

COMPREHENSIVE DEVELOPMENT AREA (CDA) ZONE

CDA

(1) COMPREHENSIVE DEVELOPMENT AREAS:

Area 1	Blackmarsh Road/Captain Whelan Drive
Area 2	*Intentionally left blank*
Area 3	Griffin's Lane/Valleyview Road
Area 4	Valleyview Road/Bay Bulls Road
Area 5	Old Petty Harbour Road/Densmore's Lane
Area 6	*Intentionally left blank*
Area 7	Signal Hill/Battery
Area 8	Southlands
Area 9	Kenmount Road

(2) No Development is permitted in a Comprehensive Development Area until Council has approved a Development Plan for the entire Comprehensive Development Area and the entire Comprehensive Development Area is available for serviced Development and rezoned.

PLANNED MIXED DEVELOPMENT (PMD) ZONE

PMD

(1) Notwithstanding any other Section of these Regulations, Council may rezone land having an area of not less than 4 hectares to a Planned Mixed Development.

(2) A comprehensive development plan, which shall include, but not be limited to:

Zone Uses
Zone Standards
Public Amenity and Parks
Streets and Traffic
Bodies of Water, Watercourses and Floodplains
Sidewalks
Landscaping
Parking

for the Planned Mixed Development shall be approved by Council and form part of Development Agreement. **(2026-08-28)**

(3) Individual development in a Planned Mixed Development is subject to the Development Agreement and these Regulations and where there is a difference as to the Standards, the Development Agreement shall prevail. **(2026-08-28)**

PLANNED MIXED DEVELOPMENT 1 (PMD1) ZONE
(Galway Planned Community)

PMD1

(1) PERMITTED USES

Accessory Building	Laundromat **(2026-08-28)**
Apartment Building	Office
Backyard Suite **(2024-07-19)**	Park
Bakery	Parking Lot
Bank	Personal Care Home **(2025-01-17)**
Child Care Centre **(2024-03-15)**	Public Use
Clinic	Public Utility
Cluster Development **(2024-07-19)**	Retail Use
Convenience Store	Restaurant
Community Garden	School
Dry Cleaning Establishment	Semi-Detached Dwelling
Dwelling Unit in the second and/or higher storeys of a Building	Service Shop
Four-Plex	Single Detached Dwelling
Health and Wellness Centre	Townhouse Cluster
Home Occupation	Townhouse
Home Office	Veterinary Clinic

(2) DISCRETIONARY USES

Institutional Use	Place of Amusement
Family Child Care Service **(2026-08-28)**	
Lounge	

(3) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	335 metres square
(b)	Lot Frontage (minimum)	10.9 metres **(2025-01-17)**
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.2 metres and 1.2 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(4) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.8 metres and 0 metres on the common lot line
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(5) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	One of 1.8 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(6) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE CLUSTER

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	4.5 metres as oriented from the Public Street
(e)	Side Yard for End Unit (minimum)	1.8 metres
(f)	Rear Yard (minimum)	6 metres as oriented from the Public Street
(g)	Side Yard on Flanking Road (minimum)	6 metres
(h)	Building Height (maximum)	12.2 metres
(i)	Lot Coverage (maximum)	45%

(7) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR FOUR-PLEX

(a)	Lot Area (minimum)	182 metres square per Building
(b)	Lot Frontage (minimum)	12 metres per Building
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	2.4 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(8) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING, CLUSTER DEVELOPMENT AND PERSONAL CARE HOME (2024-07-19) (2025-01-14)

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Side Yard (minimum)	1 metre per Storey
(e)	Rear Yard (minimum)	6 metres
(f)	Building Height (maximum)	7 Storeys
(g)	Lot Coverage (maximum)	50%
(h)	Density (maximum)	60 Dwelling Units per Building

(9) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR COMMERCIAL USE

(a)	Lot Area (minimum)	277 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	0 metres
(d)	Side Yard (minimum)	4.5 metres
(e)	Rear Yard (minimum)	4.5 metres
(f)	Side Yard on Flanking Road (minimum)	4.5 metres
(g)	Building Height (maximum)	2 Storeys
(h)	Lot Coverage (maximum)	45%

(10) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2 (2024-07-19)

(11) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(12) OFF STREET PARKING REQUIREMENTS

Notwithstanding Section 8, the following off-street parking requirements shall apply:

Type/Nature of Building	Minimum Required Parking
Commercial	1 space per 23 metres square of Net Floor Area
Residential – Apartment Building, Cluster Development	1 space per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhouse, Four-plex	1 space per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Townhouse Cluster	1 space per Dwelling Unit
Personal Care Home	1 space for every 5 Units **(2025-01-17)**

(13) LANDSCAPING REQUIREMENTS

(a) One tree shall be planted not less than every 18 metres (maximum) on both sides of all Streets. Exact tree location with the Street cross section shall be determined by the City prior to final development approval being issued.

(b) Landscaping and Screening shall be provided as identified on the attached schedules (Appendix PMD1) and in accordance with Section 7.6 Landscaping and Screening.

(14) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX D, PMD1 Zone Schedule):

(a) Schedule A: Concept Plan (October 2024)

(b) Schedule B: Galway Land Use Plan (May 28, 2025)

(c) Schedule C: Galway Road Cross Sections/Transportation Plan (April 22, 2025)

(d) Schedule D: Open Space & Pedestrian Trail Plan (April 22, 2025)

(2025-01-17) (2025-07-18)

PLANNED MIXED DEVELOPMENT 2 ZONE (PMD2)
(Galway Planned Community Phase 2)

PMD2

(1) PERMITTED USES

Residential:	**Other:**
Accessory Building	Park
Apartment Building	Public Use
Backyard Suite **(2024-07-19)**	Public Utility
Cluster Development **(2024-07-19)**	
Community Garden	
Four-Plex **(2022-05-27)**	
Home Office (Subject to Section 7.9)	
Home Occupation (Subject to Section 7.8)	
Semi-Detached Dwelling	
Single Detached Dwelling	
Townhouse	
Townhouse Cluster	

(2) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SINGLE DETACHED DWELLING (2022-05-27)

(a)	Lot Area (minimum)	335 metres square
(b)	Lot Frontage (minimum)	11 metres
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.2 metres and 1.2 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(3) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR SEMI-DETACHED DWELLING (2022-05-27)

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yards (minimum)	1.8 metres and 0 metres on the common lot line
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(4) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE (2022-05-27)

(a)	Lot Area (minimum)	164 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	6 metres per Dwelling Unit
(c)	Building Line (minimum)	7.5 metres
(d)	Side Yard (minimum)	One of 1.8 metres
(e)	Rear Yard (minimum)	6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(5) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR TOWNHOUSE CLUSTER (2022-05-27)

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	7.5 metres
(d)	Rear Yard (minimum)	6 metres as oriented from the Public Street
(e)	Side Yard (minimum)	4.5 metres as oriented from the Public Street
(f)	Side Yard for End Unit (minimum)	1.8 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(6) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR FOUR-PLEX (2022-05-27)

(a)	Lot Area (minimum)	182 metres square per Building
(b)	Lot Frontage (minimum)	12 metres per Building
(c)	Building Line (minimum)	7.5 metres
(d)	Rear Yard (minimum)	6 metres
(e)	Side Yard (minimum)	2.4 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Building Height (maximum)	12.2 metres
(h)	Lot Coverage (maximum)	45%

(7) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING AND CLUSTER DEVELOPMENT (2022-05-27) (2024-07-19)

(a)	Lot Area (minimum)	554 metres square
(b)	Lot Frontage (minimum)	18.2 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Rear Yard (minimum)	6 metres
(e)	Side Yard (minimum)	1 metre per storey
(f)	Building Height (maximum)	7 Storeys
(g)	Lot Coverage (maximum)	50%
(h)	Density (maximum)	60 Dwelling Units per Building

(8) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR COMMERCIAL USE (2022-05-27)

(a)	Lot Area (minimum)	277 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	0 metres
(d)	Side Yard (minimum)	4.5 metres
(e)	Rear Yard (minimum)	4.5 metres
(f)	Side Yard on Flanking Road (minimum)	4.5 metres
(g)	Building Height (maximum)	2 Storeys
(h)	Lot Coverage (maximum)	45%

(9) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2 (2024-07-19)

(10) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(11) OFF STREET PARKING REQUIREMENTS

Notwithstanding Section 8, the following off-street parking requirements shall apply:

Type/Nature of Building	Minimum Required Parking
Residential – Apartment Building	1.5 spaces per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhouse	2 spaces per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Four-Plex **(2022-05-27)**	1 space per Dwelling Unit

(12) LANDSCAPING REQUIREMENTS

(a) One tree shall be planted not less than every 18 metres (maximum) on both sides of all Streets. Exact tree location within the Street cross section shall be determined by the City prior to final development approval being issued.

(b) Landscaping and Screening shall be provided as identified on the attached schedules (Appendix PDM2) and in accordance with Section 7.6 Landscaping and Screening.

(13) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 2 ZONE (APPENDIX PMD2):

(a) Galway Concept Plan (May 2015)