

PART 4C

MLM – MIXED LARGE MARKET ZONE

4C.1 INTENT

Lands zoned Mixed Large Market are intended to:

- (a) provide for mixed use development within a building or single lot.
- (b) accommodate the development of planned shopping centres and major business groupings comprised of retail, services and offices serving a region wide population extending beyond the immediate neighbourhood; and
- (c) promote high intensity development along arterial streets, key transportation corridors, near transit stops or area suitable for intensification.

4C.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 4C apply to all land uses and developments in the Mixed Large Market zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Mixed Large Market zone.
- (3) The Mixed Large Market zone shall apply to large scale developments on lands that that are:
 - (a) are intended to serve as an Urban Centre;
 - (b) are at the intersection of two arterial streets; or
 - (c) comprise an entire block.

4C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED BUILDING TYPES

Table 4C.T1 lists building types that are permitted or discretionary in the Mixed Large Market zone.

TABLE 4C.T1: MIXED LARGE MARKET ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 30 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.</p>	---
T1.4	Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 30 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.</p>	---

3.2 LAND USE REQUIREMENTS

- (1) Table 4C.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed Large Market zone, subject to:
 - (a) the land-use-specific regulations in Table 4C.T2;
 - (b) the development standards in subpart 4C.4;
 - (c) the transportation regulations in subpart 4C.5;
 - (d) the landscaping and aesthetic screening requirements of subpart 4C.6;
and
 - (e) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4C.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.
- (3) The following land uses are prohibited in the Mixed Large Market zone:
 - (a) any land use that is not listed in Table 4C.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4C.T2;
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	<p>Permitted if the dedicated outdoor area is:</p> <p>(a) less than 100 square metres, per unit; and</p> <p>(b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.</p>	<p>Discretionary if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, and the dedicated outdoor area is greater than 100 square metres per unit but not greater than 5,000 square metres, per unit; or</p> <p>(b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, and the dedicated outdoor area is greater than 100 square metres per unit; or</p> <p>(c) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential..</p>	---

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.2	<ul style="list-style-type: none"> • Drive-Through, Accessory • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Homestay • Transportation, Parking Stand • Transportation, Parking Structure • Utility, General 	Permitted	---	<p>(1) The “Institution, Day Care”, “Institution, Education” and “Open Space, Active” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the land use mentioned in subsection (1); and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Agriculture, Indoor • Industry, Food & Beverage • Industry, Laboratory • Industry, Salvaging – Light • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal • Wholesale Trade, Indoor 	Permitted if the gross floor area is 600 square metres or less, per unit.	Discretionary if the gross floor area is greater than 600 square metres, per unit.	

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.4	<ul style="list-style-type: none"> • Retail Trade, Shop 	<p>Permitted if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area 3,000 square metres or less, per unit; or</p> <p>(b) inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area 6,000 square metres or less, per unit.</p>	<p>Discretionary if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area greater than 3,000 square metres but less than 10,000 square metres, per unit; or</p> <p>(b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area greater than 6,000 square metres, per unit.</p>	---
T2.5	<ul style="list-style-type: none"> • Office, Industry • Office, Professional 	<p>Permitted if the gross floor area is 1,000 square metres, or less, per unit.</p>	<p>Discretionary if the gross floor area is above 1,000 square metres per unit.</p>	<p>(1) Inside of a Low-Rise Office Area, as identified on Figure 4C.F1, the total gross floor area of all land uses in the “Office” land use class shall not exceed 7,500 square metres per lot.</p> <p>(2) Inside of a Mid-Rise Office Area, as identified on Figure 4C.F1, there is no maximum gross floor area of land uses in the “Office” land use class per lot.</p> <p>(3) In areas other than mentioned in subsections (1) and (2), the combined gross floor area for all land uses in the “Office” land use class shall not exceed 1,000 square metres per lot.</p>
T2.6	<ul style="list-style-type: none"> • Retail Trade, Cannabis 	<p>Permitted if the gross floor area is 300 square metres or less, per lot.</p>	<p>Discretionary if the gross floor area is greater than 300 square metres per lot.</p>	<p>(1) A “Retail Trade, Cannabis” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses:</p> <p>(a) another “Retail Trade, Cannabis”;</p> <p>(b) “Assembly, Community”;</p> <p>(c) “Institution, Education”;</p> <p>(d) “Institution, Day Care”;</p> <p>(e) “Open Space, Active”.</p>

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with any of the land uses mentioned in subsection (1); and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) Any application submitted for a development permit in respect of a “Retail Trade, Cannabis” land use must identify and include the consent of the property owner and the proposed “Retail Trade, Cannabis” land use operator licensed by Saskatchewan Liquor and Gaming Authority.</p>
T2.7	<ul style="list-style-type: none"> • Agriculture, Animal Support 	<p>Permitted if:</p> <p>(a) the gross floor area is 500 square metres or less; and</p> <p>(b) on a lot abutting a lot zoned Industrial.</p>	Discretionary in all other cases.	---
T2.8	<ul style="list-style-type: none"> • Transportation, Parking Lot 		Discretionary	The “Transportation, Parking Lot” land use will only be considered as a principal use when it permits long-term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.9	<ul style="list-style-type: none"> • Industry, Light 	Permitted if the gross floor area is 300 square metres, or less, per lot.	Discretionary if the gross floor area is above 300 square metres but less than 1,000 square metres or less per lot.	(1) Must be contained entirely indoors. (2) Must be: (a) accessory to a principal land use in one of the following land use classes: “Institution”, “Food & Beverage”, “Retail Trade”, “Service Trade” or “Wholesale Trade”; and (b) the gross floor area dedicated to this land use shall not exceed the gross floor area that is dedicated to the principal land use prescribed above.
T2.10	<ul style="list-style-type: none"> • Retail Trade, Outdoor Lot • Storage, Outdoors 	Permitted if: (a) the dedicated outdoor area is 500 square metres, or less, per lot; and (b) is accessory to a permitted or discretionary principal use.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, and the dedicated outdoor area is greater than 500 square metres per unit but less 5,000 square metres, per lot; or (b) the proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, and dedicated outdoor area is greater than 500 square metres per unit; and (c) is not accessory to a permitted or discretionary principal use.	---
T2.11	<ul style="list-style-type: none"> • Storage, Personal 	Permitted if: (a) the gross floor area is 750 square metres or less, per lot; and (b) accessory to a permitted or discretionary principal use.	Discretionary if: (a) the gross floor area is greater than 750 square metres, per lot; or (b) is not accessory to a permitted or discretionary principal use.	---

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.12	<ul style="list-style-type: none"> • Service Trade, Heavy • Service Trade, Motor Vehicle - Light • Storage, Warehousing 	<p>Permitted if:</p> <p>(a) the gross floor area is 750 square metres, or less, per lot; and</p> <p>(b) all above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located at least 75 metres from the nearest Dwelling land use.</p>	<p>Discretionary if:</p> <p>(a) the gross floor area is above 750 square metres per lot; or</p> <p>(b) any above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located less than 75 metres from the nearest Dwelling land use.</p>	<p>(1) All fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: 610 millimetres from a public water supply well; and 100 metres away from a public water supply reservoir.</p> <p>(2) Underground storage tanks shall meet the Saskatchewan Ministry of Environment's design and operational requirements.</p> <p>(3) The minimum distance prescribed in T2.13 shall be measured from the equipment to the nearest contour of the well or reservoir or the nearest wall of a building.</p>
T2.13	<ul style="list-style-type: none"> • Service Trade, Motor Vehicle Wash - Light 	<p>Permitted if:</p> <p>(a) there are four or fewer wash bays per lot; and</p> <p>(b) two or fewer entrances / exits (i.e. garage doors) per lot.</p>	<p>Discretionary if there are five or more wash bays per lot; or three or more entrances / exits (i.e. garage doors) per lot.</p>	<p>(1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit.</p> <p>(2) In addition to other applicable requirements, where a Wash is proposed on a lot that adjoins a Sensitive Lot or Major Roadway, all entrances and exits (i.e. garage doors) shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.</p>

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.14	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious 	<p>Permitted if the sum of the gross floor area plus the dedicated outdoor area is 3,000 square metres or less, per lot.</p>	<p>Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 3,000 square metres per lot.</p>	<p>(1) The “Assembly Community” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <ul style="list-style-type: none"> (a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Assembly, Community” land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.15	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	<p>Permitted within:</p> <ul style="list-style-type: none"> (a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone; and (b) any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone. 	---	<p>(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4C.7.</p>

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.16	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<p>(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.16</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.16, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Mixed Large Market zone:</p> <ul style="list-style-type: none"> (a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”; (b) any land use in the “Assembly” land use class; (c) any land use in the “Drive-Through” land use class; (d) any land use in the “Dwelling” land use class; (e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”; (f) any land use in the “Industry” land use class, except “Industry, Artistic”; (g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”; (h) any land use in the “Open Space” land use class;

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.16	• Residential Business			(i) any land use in the “Retail Trade” land use class; (j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”; (k) any land use in the “Transportation” land use class; (l) any land use in the “Wholesale Trade” land use class; (m) any land use in the “Public Use” land use class; and, (n) any land use in the “Utility” land use class. (6) No exterior storage or exterior operation of the “Residential Business” shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.16(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A “Residential Business” falling under the discretionary area requirements of section T2.16 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.

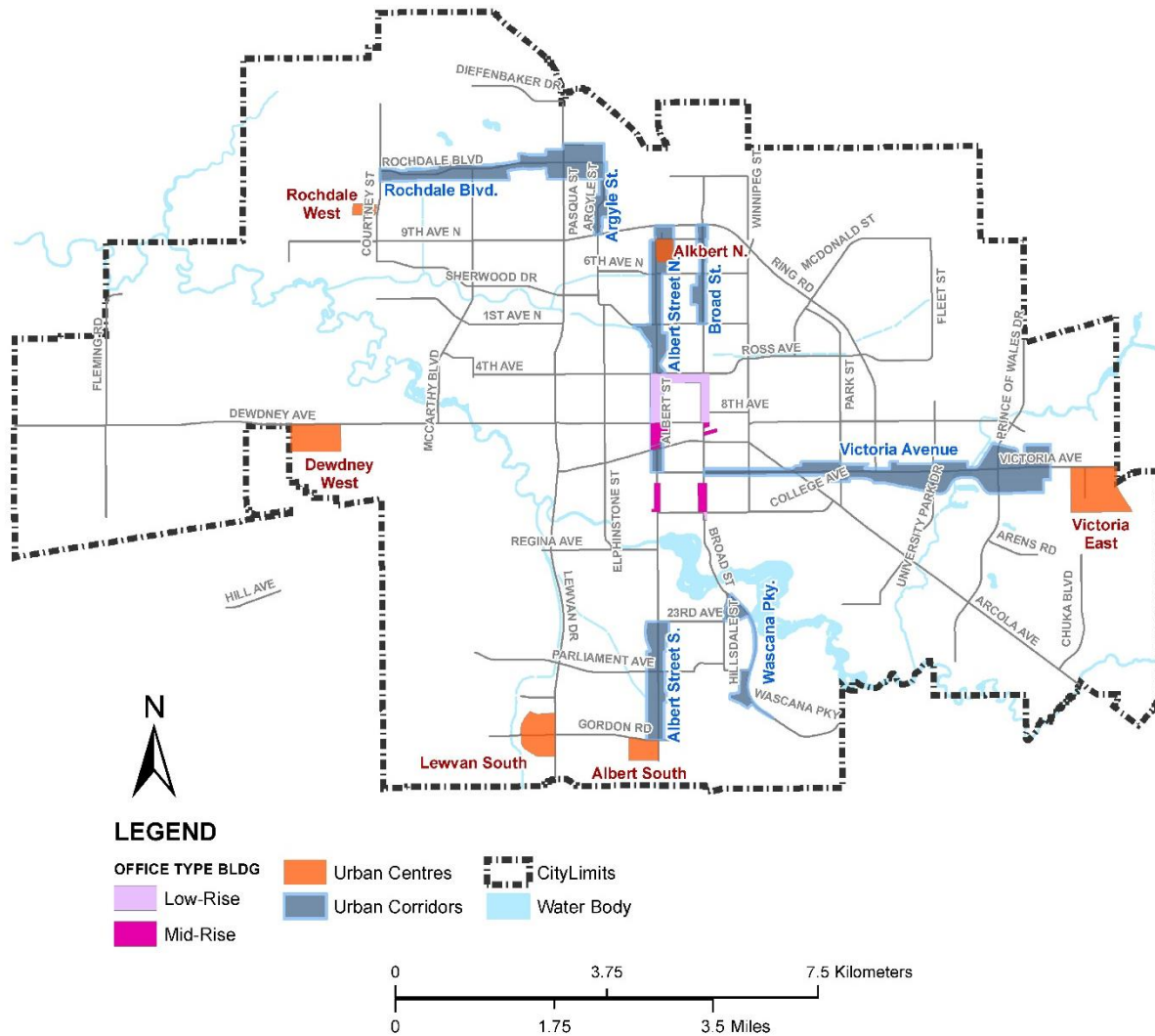


Figure 4C.F1: Office Area, Urban Centres and Urban Corridors

4C.4 DEVELOPMENT STANDARDS IN THE MIXED LARGE MARKET ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 4C.T3 apply to all principal buildings and land uses in the Mixed Large Market zone.

Table 4C.T3: MIXED LARGE MARKET ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	1,500 square metres
T3.2	Minimum Lot Frontage)	22.5 metres
T3.3	Minimum Property Line Setbacks	
	(1) From an Active Wall ¹ to the nearest adjoining public sidewalk, public plaza or public park and the property line (see Figure 4C.F2)	
	(a) portions of the building bound by the active wall ¹ 13 metres or higher in height	2.5 metres
	(b) portions of the building bound by the active wall ¹ and below 13 metres in height	Nil
	(2) Otherwise (see Figure 4C.F3)	
	(a) portions of any building or structure higher than 13 metres	9.0 metres
	(b) Portions of any building or structure 8 m or higher but less than 13 metres in height	7.5 metres
	(c) Portions of any building or structure under 8 metres in height	6.0 metres
T3.4	Maximum Lot Coverage	
	(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and (d) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	90%
	(2) Otherwise	65%
T3.5	Maximum Floor Area Ratio	
	(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and (d) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	4.0
	(2) Otherwise	1.5
T3.6	Maximum Building Height	
	(1) A building where: (a) at least 25% of the building's gross floor area is dedicated to Dwelling land uses; (b) the building contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2.	30 metres
	(2) A building: (a) that does not meet all requirements prescribed in subsection (1). (b) at least 50% of the building's gross floor area is dedicated to Office land uses; and (c) the building is within the mid-rise office area identified on Figure 4C.F1.	30 metres
	(3) Otherwise	15 metres
NOTES		
¹ The requirements of an "Active Wall" are indicated in subsection 4.2(1)		

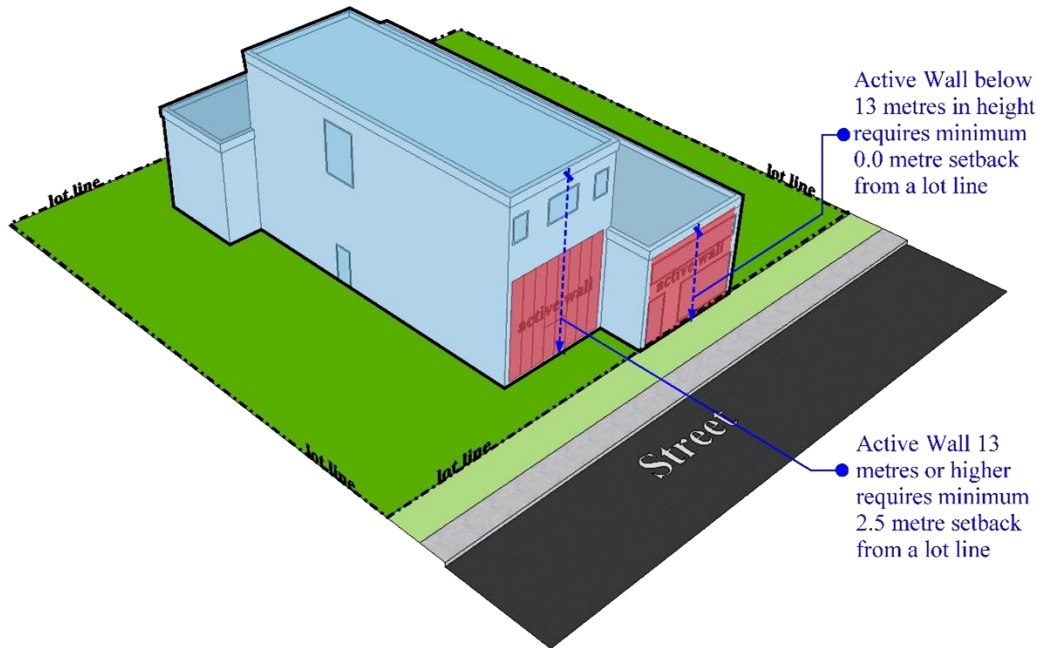


Figure 4C.F2: Mixed Large Market Zone Active Wall

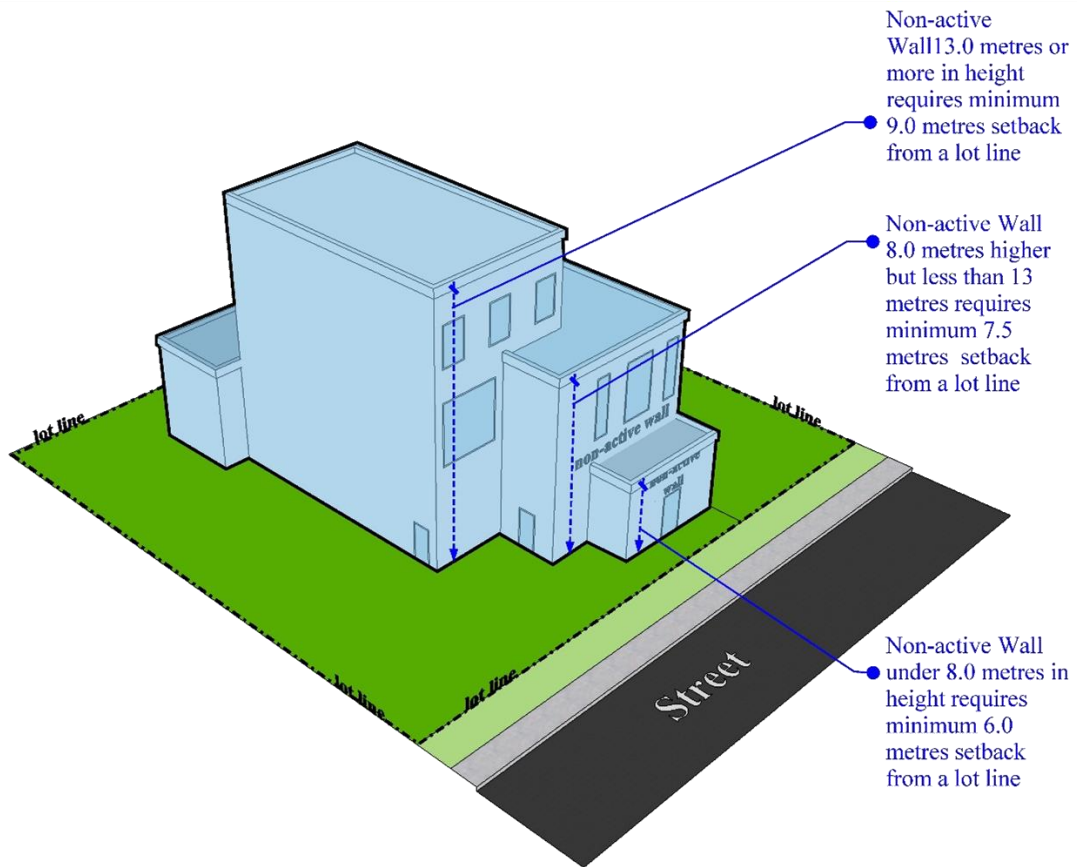


Figure 4C.F3: Mixed Large Market Zone Non-Active Wall

4.2 LOT FRONTAGE

- (1) In the Mixed Large Market zone, an active wall is considered a street wall that meets the following requirements:
 - (a) includes at least one entrance for customers or residents;
 - (b) every unit bounded by the active wall and within 1.4 metres from grade shall have at least one direct entrance for clients or residents;
 - (c) the building entrance(s) required in (a) and (b) shall be oriented to allow a customer or resident passage to or from a public sidewalk, public plaza, public walkway or public park;
 - (d) access required in (c) may be via a private “Open Space, Active,” “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use provided this land use is directly accessible from a public sidewalk, public plaza, public walkway or public park by members of the general public;
 - (e) at least 80 per cent of the at-grade area directly behind an active wall shall contain active uses ;
 - (f) none of the following shall be developed between the active wall and a public sidewalk, public plaza, public walkway or public park:
 - (i) a building;
 - (ii) a portion of a building;
 - (iii) a motor vehicle parking stall;
 - (iv) a motor vehicle loading stall / area, drop-off stall / area, maneuvering area; or
 - (v) a loading bay.
 - (g) includes a minimum glazed area of the lesser of:
 - (i) 60 per cent of the active wall’s area; or
 - (ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.

- (2) Where a lot's front lot line is curved the lot frontage shall be measured as follows, as shown in Figure 4C.F4:
- (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 4C.4.2(2)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4C.4.2(2)(b).
- (3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4C.F5:
- (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4C.4.2(3)(a).

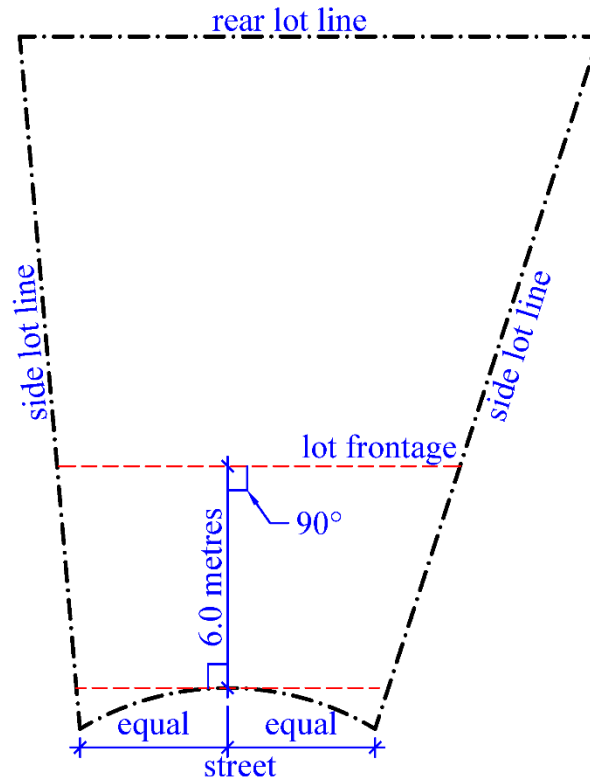


Figure 4C.F4: Minimum Lot Frontage on a Curved Lot

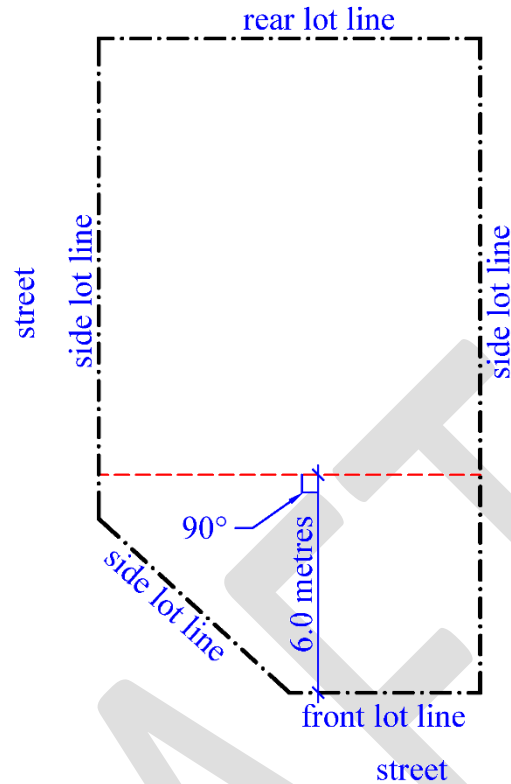


Figure 4C.F5: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 4C.T4.
- (2) Encroachments identified in Table 4C.T6 are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4C.T3 and 4C.T4.

TABLE 4C.T4: MIXED LARGE MARKET ZONE PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	All yards	610 millimetres	450 millimetres
T4.2	Fire escape	All yards	1.5 metres	150 millimetres
T4.3	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	All yards	3.0 metres	5.0 metres from any adjoining lot zoned Residential, otherwise 3.0 metres.
	(2) Portion that is less than 600 millimetres in height above grade.	All yards	Unrestricted	Unrestricted
T4.4	Porch	All yards	3.0 metres	5.0 metres from any adjoining lot zoned Residential, otherwise 3.0 metres.
T4.5	Steps above or below grade, landings and wheelchair ramps	All yards	Unrestricted	Unrestricted
T4.6	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	All yards	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 4C.4.4(2), the maximum building height listed in Table 4C.T3 shall not apply to the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;

- (j) a communication antenna; or
 - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 4C.4.4(1):
- (a) may not be used for human habitation; and
 - (b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building as prescribed in Table 4C.T3.
- (2) Notwithstanding subsection 4C.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 4C.T4.6.

4C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Mixed Large Market zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within an area provided to meet the total site landscaping area.
- (3) No more than 50% of the property line abutting an arterial street, expressway, or freeway shall have motor vehicle parking between a building and the street.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 4C.T5 apply to development in the Mixed Large Market Zone.
- (2) If, in determining the number of requirement parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 4C.T5: MIXED LARGE MARKET ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T5.1	Dwelling, Unit	One stall is required per Dwelling Unit.	
T5.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.	
T5.3	Dwelling, Group Care	The greater of: (a) one stall is required per six beds; or (b) two stalls are required.	
T5.4	Service Trade, Homestay	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.	
T5.5	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2) where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.6	Business, Residential	(1) Minimum one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) No required parking stalls for the Dwelling Unit shall be utilized for the Residential Business. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T5. 5 shall apply.	
T5.7	All other land uses	On a lot where at least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; the lot contains at least 20 Dwelling Units; at least 25% of the total gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.
		Otherwise	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 4C.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4C.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 4C.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 4C.6.6(2).
- (2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 4C.T5 or not, there shall be either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 4C.6.6(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.

- (6) If the motor vehicle parking stalls are covered and/or within a structure, then the bicycle parking stalls must also be covered and/or within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 4C.6.4 and 4C.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 4C.6.7(1).

4C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Mixed Large Market zone requires a minimum total site landscaping area of 10 per cent.
- (2) Developments within the Mixed Large Market zone shall provide a minimum 9.0 metre landscaped strip where the parking area abuts a residential development, institutional development or a public street. A maximum of 3.0 metres of such landscaped strip may be applied to the total site landscaping requirement prescribed in subsection 4C.7(1).
- (3) The landscaping requirements are for a principle use only.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development in the Mixed Large Market Zone to meet the total site landscaping area, as required in subsection 4C.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

- (b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by clause 4C.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 4C.F6);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening; and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 4C.F6 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

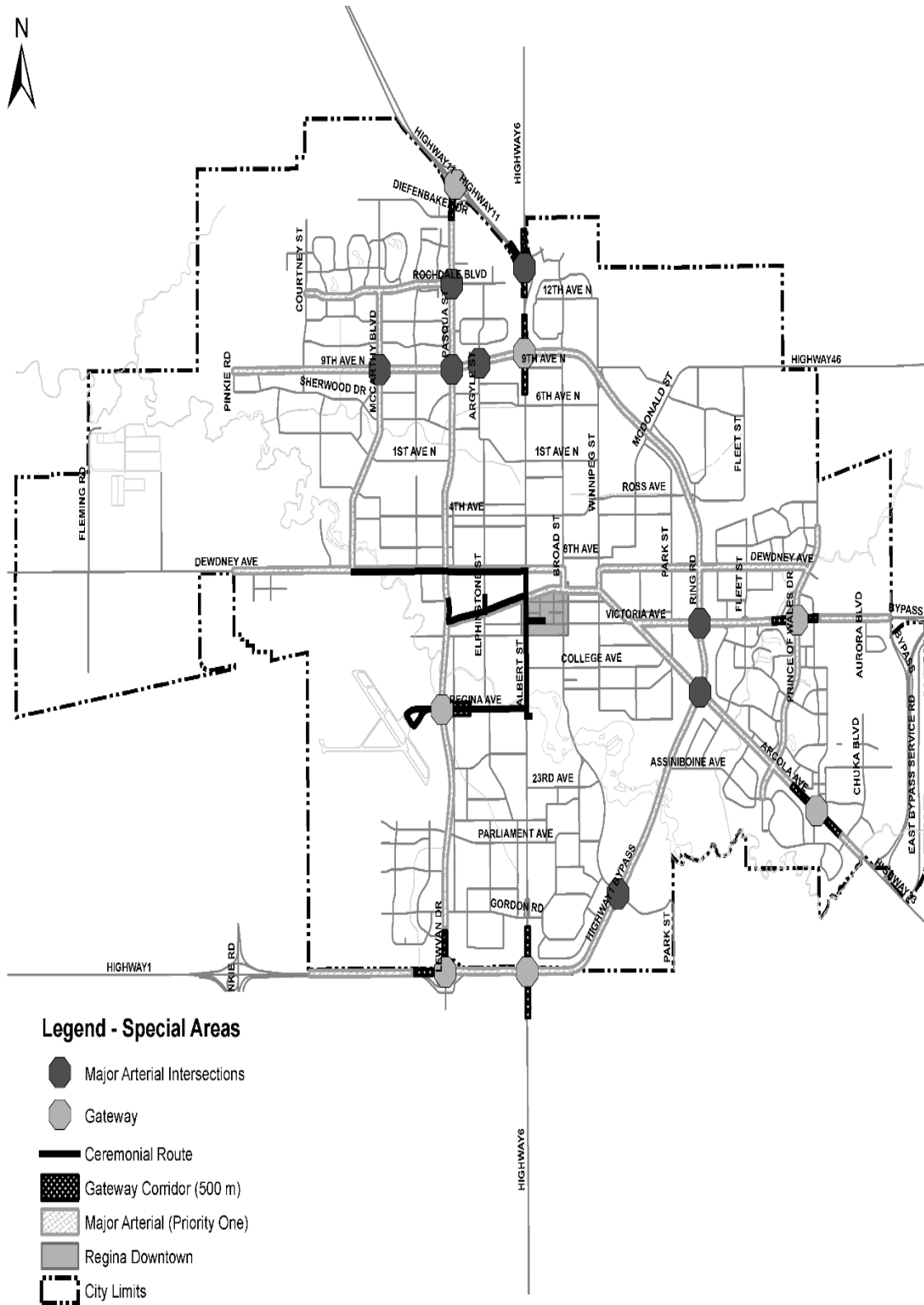


Figure 4C.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Mixed Large Market zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Mixed Large Market zone shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors;
 - (c) any industrial activity that is outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 4C.7.5(1) and (2):
 - (a) perimeter shrubs and aesthetic screening is not required for the front lot of Retail Trade, Outdoor Lot land use;
 - (b) requirements not explicitly excluded in clause 4C.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Outdoor Lot; and
 - (c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display land use and a public street, public sidewalk or public park.