

## **Section 21: Mixed Use (MU) Zone**

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### **21.1 General**

- a) No person shall use any lot or erect, alter or use any building or structure in any Mixed Use (MU) Zone except in accordance with the applicable provisions of Sections 2, 3 and 21.
- b) In addition to Section 21.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

### **21.2 Permitted Uses**

- a) Animal Care Establishment;
- b) Apartment Building;
- c) Apartment Building, Public;
- d) Convenience Store;
- e) Community Garden;
- f) Day Care;
- g) Dwelling, Accessory;
- h) Dwelling, Duplex;
- i) Dwelling, Fourplex;
- j) Dwelling, Detached;
- k) Dwelling, Semi-detached;
- l) Dwelling, Townhouse Street;
- m) Dwelling, Triplex;
- n) Food Vehicle
- o) Long Term Care Facility;
- p) Office;
- q) Personal Service Business;
- r) Public Uses;
- s) Restaurant, Fast-Food;
- t) Restaurant, Full-Service;

- u) Restaurant, Take-Out;
- v) Service Commercial;
- w) Social Services Facility;
- x) Studio; and
- y) Uses, structures and buildings accessory thereto

**21.3 Zone Requirements – Non-Residential Buildings and Mixed Use (Residential and Non-Residential) Buildings**

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|----|--|--|
| a) | Minimum Lot Frontage                               | 15 metres  |
| b) | Minimum Lot Area                                   | 0.5 hectares   |
| c) | Minimum Front Yard                                 | 9 metres   |
| d) | Minimum Interior Side Yard                         | 1.2  |
| e) | Minimum Interior Side Yard abutting                | 7.5 metres or half the height of a Residential Zone the building, whichever is greater |
| f) | Minimum Corner Side Yard                           | 2 metres   |
| g) | Minimum Rear Yard                                  | 4.5 metres   |
| h) | Maximum Height                                     | 11 metres  |
| i) | Minimum Landscape Buffer abutting Residential Zone | 3 metres   |

**21.4 Additional Zone Requirements – Dwelling, Detached**

- |    |                                   |               |
|----|-----------------------------------|---------------|
| a) | Minimum Lot Frontage              | 12 metres     |
| b) | Minimum Lot Frontage – Corner Lot | 15 metres     |
| c) | Minimum Lot Area                  | 0.04 hectares |
| d) | Minimum Front Yard                | 6.5 metres    |
| e) | Minimum Interior Side Yard        | 1 metre       |
| f) | Minimum Corner Side Yard          | 3.5 metres    |
| g) | Minimum Rear Yard                 | 6 metres      |

- h) Maximum Lot Coverage 50 percent
- i) Maximum Height 11 metres
- j) Minimum Landscaped Area 25 percent

**21.5 Additional Zone Requirements – Dwelling, Semi-Detached**

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area 0.05 hectares
- c) Minimum Front Yard 6.5 metres
- d) Minimum Interior Side Yard 1.2 metres
- e) Minimum Corner Side Yard 3 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 50 percent
- h) Maximum Height 11 metres
- i) Minimum Landscaped Area 25 percent
- j) Common walls shall be centred on the common lot line.
- k) There is no minimum interior side yard and/or rear yard for common walls.
- l) Notwithstanding the provisions of Section 21.5, nothing shall prevent the splitting of any lot on which a semi-detached dwelling is erected into 2 parts divided in part by the centre line of the common or party wall separating the dwelling units in such dwelling provided that each unit shall have a minimum lot area of 0.02 hectares

**21.6 Additional Zone Requirements - Dwelling, Duplex**

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area 0.05 hectares
- c) Minimum Front Yard 6.5 metres
- d) Minimum Interior Side Yard 1.2 metres
- e) Minimum Corner Side Yard 3 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 50 percent
- h) Maximum Height 11 metres

- i) Minimum Landscaped Area 25 percent

**21.7 Additional Zone Requirements – Dwelling, Triplex**

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area per Unit 125 square metres
- c) Minimum Front Yard 9 metres
- d) Minimum Interior Side Yard 1.2 metres
- e) Minimum Corner Side Yard 3 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 40 percent
- h) Maximum Height 11 metres
- i) Minimum Landscaped Area 25 percent

**21.8 Additional Zone Requirements – Dwelling, Fourplex**

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area per Unit 125 square metres
- c) Minimum Front Yard 9 metres
- d) Minimum Interior Side Yard 1.2 metres
- e) Minimum Corner Side Yard 3 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 40 percent
- h) Maximum Height 11 metres
- i) Minimum Landscaped Area 25 percent

**21.9 Additional Zone Requirements – Dwelling, Townhouse Street**

- a) Minimum Lot Frontage per Unit 6 metres
- b) Minimum Lot Area 0.02 hectares
- c) Minimum Front Yard 7.5 metres
- d) Minimum Interior Side Yard 3 metres

- e) Minimum Corner Side Yard 4.5 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Height 11 metres
- h) Minimum Landscaped Area 25 percent
- i) A 3 metre landscape buffer shall be required when a Townhouse development abuts the boundary of the Residential First Density, Residential Second Density or Residential Third Density Zone
- j) Common walls shall be centred on the common lot line.
- k) There is no minimum interior side yard and/or rear yard for common walls.

**21.10 Additional Zone Requirements – Apartment Building, Apartment Building, Public**

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area per Unit 125 square metres
- c) Minimum Front Yard 9 metres
- d) Minimum Interior Side Yard 3 metres
- e) Minimum Corner Side Yard 7.5 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 40 percent
- h) Maximum Height 20 metres
- i) Minimum Landscaped Area 25 percent

**21.11 Additional Zone Requirements – Dwelling, Accessory**

- a) Max Percent of Total Gross Floor Area 50 percent
- b) Minimum Floor Area 50 Square metres
- c) A maximum of one accessory residential unit is permitted per mixed use zone use in the same building.
- d) An accessory residential unit is only permitted above mixed use zone uses.

### **21.12 Additional Zone Requirements – Attached Accessory Use**

- a) Max Percent of Total Gross Floor Area            50 percent
- b) An attached accessory use to a residential or commercial use is only permitted above, to the rear and/or below mixed use zones.