

SECTION 54
(By-law 2008-154, S.3)

MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a MU-2 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations.

54.1 **PERMITTED USES**

Additional Dwelling Unit (Attached) (By-law 2023-102, S.15)
Additional Dwelling Unit (Detached) (By-law 2023-102, S.15)
Artisan's Establishment
Canine or Feline Grooming
Commercial Entertainment
Commercial Recreation
Craftsman Shop
Day Care Facility
Duplex Dwelling
Dwelling Unit
Educational Establishment
Financial Establishment
Health Clinic
Health Office
Home Business
Hospice (2013-124, S.51)
Hotel
Lodging House
Medical Laboratory
Multiple Dwelling
Museum
Office
Personal Services
Printing Establishment
Private Club or Lodge
Religious Institution
Repair Service
Residential Care Facility
Restaurant

Retail
 Security or Janitorial Services
 Scientific, Technological or Communications Establishment
 Single Detached Dwelling
 Street Townhouse Dwelling
 Studio
 Tourist Home
 Veterinary Services

Amended: (By-law 2009-105, S.19) (Housekeeping Amendment)

54.2 **REGULATIONS**

54.2.1 **For all Uses except Single Detached , Duplex and Street Townhouse Dwellings**

Minimum Lot Width	15 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street	1.5 metres
Maximum Front Yard and Maximum Side Yard Abutting a Street	7.5 metres
Minimum Width of Primary Ground Floor Façade for Buildings constructed after the date that the MU-2 Zone was applied to the land	50% of the length of abutting street lines
Minimum Rear Yard	7.5 metres
Minimum yard abutting any Residentially Zoned Property	7.5 Metres
Minimum Façade Height for Buildings constructed after the date that the MU-2 Zone was applied to the land	6.0 metres
Maximum Building Height	24.0 metres
Minimum Floor Space Ratio for Buildings constructed after the date that the MU-2 Zone was applied to the land.	1.0
Maximum Floor Space Ratio	4.0

for Buildings constructed after the date that the MU-2 Zone was applied to the land.

Minimum Landscaped Area	10% of the lot area.
Location of Dwelling Unit	Shall not be located on the ground floor unless located within a building used only as a multiple dwelling.
Façade Openings for Buildings constructed after the date that the MU-2 Zone was applied to the land	For non residential uses, not less than 40 percent of the area of a primary ground floor façade shall be devoted to display windows or entrances to the building; the horizontal distance between display windows or entrances shall not exceed 4.0 metres.
Outdoor Storage	No outdoor storage of goods, materials or equipment shall be permitted in any front yard or in a side yard abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.
Off-street Parking	In accordance with Section 6.1 of this By-law, including 6.1.2 d).
Off-street Loading	In accordance with Section 6.2 of this By-law

54.2.2

Additional Regulations for Specified Uses**.1 For Retail Uses**

Location of New Retail Floor Space

Retail uses shall be permitted only in the following:

a) within buildings existing prior to the date that the MU-2 Zone was applied to the land; or

b) on the ground floor of a building containing any other permitted uses with equal or greater floor area.

Maximum Gross Floor Area of Retail Space

1000 square metres

.2 For Multiple Dwellings, Residential Care Facilities, and Lodging House having 9 residents or more

Minimum Landscaped Area

10 percent of the lot area, which may include solariums, roof top gardens and similar landscape amenities not at grade.

.3 For Lodging Houses having less than 9 residents

Location Only within a building existing on the date that the MU-2 Zone was applied to the land and in accordance with Section 39.2.4. of this By-law.

.4 For Day Care Facilities

Location Only on the same lot as a multiple dwelling or a mixed commercial-residential building, containing a minimum of 20 dwelling units, a residential care facility having a minimum of 20 residents or a building containing a minimum of 4700 square metres of gross floor space designed for office.

.5 For Canine or Feline Grooming, Commercial Recreation, and Veterinary Services

Shall only be permitted within enclosed buildings.

54.2.3 For Single Detached Dwellings

Only Single Detached Dwellings existing on the date that the MU-2 Zone was applied to the land shall be permitted and any additions or alterations shall be in accordance with Section 39.2.1.

54.2.4 For Duplex Dwellings

Duplex dwellings shall be permitted only within a building existing on the date that the MU-2 Zone was applied to the land and any additions or alterations shall be in accordance with Section 39.2.1.

54.2.5 For Street Townhouse Dwellings

Minimum Lot Area	148.0 square metres for each dwelling unit.
Minimum Lot Width	5.5 metres for each dwelling unit.
Minimum Corner Lot Width	12.5 metres
Minimum Front Yard	1.5 metres
Minimum Side Yard Abutting a Street	4.5 metres
Minimum Rear Yard	7.5 metres

54.2.6 For Printing Establishments

Commercial copy centres and screen printing establishments shall be permitted provided that the maximum Gross Floor Area of any single unit does not exceed 225 square metres. Industrial printing establishments shall not be permitted.

54.2.7 For Additional Dwelling Unit (Detached) (By-law 2023-102, S.17)

In accordance with regulations set out in Section 5.22 of this By-law.

54.2.8 **For Additional Dwelling Unit (Attached)** (By-law 2023-102, S.18)

One Additional Dwelling Unit (Attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.

Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.

54.2.9 **For Lots with Four to Ten Dwelling Units** (By-law 2023-102, S.20)

4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33.