

- (h) a landscaped buffer of 10 metres is required along a property line abutting a residential zone, and a landscaped buffer of 5 metres is required along a rear lot line abutting a non-residential zone.
- (i) outdoor storage accessory to the use on the lot,
  - (i) is prohibited in a front yard, and
  - (ii) Is permitted in all other yards provided it is concealed from view from abutting streets and non-commercial zones, and provided it does not cover more than 20% of the lot area.
- (j) the lot line abutting Hazeldean Road is considered to be the front lot line.
- (k) the minimum number of parking spaces required for a shopping centre may be reduced by the number of on-street parking spaces that are located within 12 metres of the lot on which a shopping centre is located.

## **GM – General Mixed-Use Zone (Sections 187-188)**

### **Purpose of the Zone**

*The purpose of the GM – General Mixed-Use Zone is to:*

- (1) *allow residential, commercial and institutional uses, or mixed use development in the **General Urban Area** and in the **Upper Town, Lowertown and Sandy Hill West Character Areas** of the **Central Area** designations of the Official Plan;*
- (2) *limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
- (3) *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
- (4) *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

### **187. In the GM Zone,**

#### **Permitted Non-Residential Uses**

- (1) The following non-residential uses are permitted subject to:
  - (a) the provisions of subsections 187(3), (4) and (5).

**animal care establishment**  
**animal hospital**  
**artist studio**  
**bank**  
bank machine  
**catering establishment**  
**community centre**  
**community garden**, *see Part 3, Section 82*  
**community health and resource centre**  
**convenience store**  
**day care**  
**diplomatic mission**, *see Part 3, Section 88*  
**drive-through facility**  
**emergency service**  
funeral home  
**home-based business**, *see Part 5, Section 127*  
home-based day care, *see Part 5, Section 129*  
**instructional facility**  
**library**  
**medical facility**  
**municipal service centre**  
**office**  
**personal service business**  
**place of assembly**  
place of worship  
post office  
**recreational and athletic facility**  
**research and development centre**  
**restaurant**  
retail food store  
**retail store**  
**service and repair shop**  
**small batch brewery**, *see Part 3, Section 89*  
**technology industry**  
**training centre**

## **Permitted Residential Uses**

- (2) The following residential uses area permitted subject to:
- (a) the provisions of subsections 187(3), (4) and (5); and
  - (b) a maximum of ten guest bedrooms in a bed and breakfast.

apartment **dwelling**, low rise  
apartment **dwelling**, mid-high rise  
**bed and breakfast**, see *Part 5, Section 121*  
**dwelling** unit  
**group home**, see *Part 5, Section 125*  
multiple attached **dwelling**  
**planned unit development**, see *Part 5, Section 131*  
**residential care facility**  
**retirement home**  
**retirement home, converted**, see *Part 5, Section 122*  
**rooming house**  
**rooming house, converted**, see *Part 5, Section 122*  
**rooming unit**  
**shelter**, see *Part 5, Section 134*  
**stacked dwelling**

## Zone Provisions

(3) The zone provisions are set out in Table 187 below.

**TABLE 187 - GM ZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS	
(a) Minimum lot area		No minimum	
(b) Minimum lot width		No minimum	
(c) Minimum front yard and corner side yard setbacks		3 m	
(d) Minimum interior side yard setbacks	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 m	
	(ii) for a residential use building	1. for a building equal or lower than 11 metres in height	1.2 m
		2. for a building higher than 11 metres in height	3 m
	(iii) all other cases	No minimum	
(e) Minimum rear yard setback	(i) abutting a street	3 m	
	(ii) from any portion of a rear lot line abutting a residential zone	7.5 m	
	(iii) for a residential use building	7.5 m	
	(iv) all other cases	No minimum	
(f) Maximum building height		18 m	
(g) Maximum floor space index		2, unless otherwise shown	

I ZONING MECHANISMS		II PROVISIONS
(h) Minimum width of landscaped area	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum
(i) minimum width of landscaped area around a parking lot		<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

- (4) Storage must be completely enclosed within a building.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.

## GM SUBZONES

188. In the GM Zone, the following subzones apply:

### GM1 SUBZONE

- (1) In the GM1 Subzone:
  - (a) no more than 50% of the permitted floor space index may be used;
  - (b) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
  - (c) the provision of subsection 188(1)(a) above does not apply to the following uses and the full floor space index may be used:
    - apartment **dwelling**, low rise
    - apartment **dwelling**, mid-high rise
    - community centre**
    - community health and resource centre**
    - day care**
    - dwelling** unit
    - group home**, *see Part 5, Section 125*
    - library**
    - multiple attached **dwelling**
    - planned unit development**, *see Part 5, Section 131*
    - residential care facility**
    - retirement home**
    - retirement home, converted**, *see Part 5, Section 122*
    - rooming house**
    - rooming house, converted**, *see Part 5, Section 122*
    - rooming unit**
    - shelter**, *see Part 5, Section 134*
    - stacked dwelling**