

8.0 MIXED-USE ZONES

8.1 List of Mixed-Use Zones

For convenience, Table 8-1 identifies the Mixed-Use Zones established in accordance with Part 2 of this By-law:

Table 8-1: List of Mixed-Use Zones

| Zone Name | Zone Symbol(s) |
|---|----------------|
| Low-Rise Mixed-Use Zone | LMU |
| Mid-Rise Mixed-Use Zone | MMU |
| High-Rise Mixed-Use Zone | HMU |
| General Mixed-Use Zone | GMU |
| Community Commercial Mixed-Use Zone | CMU |
| Employment Commercial Mixed-Use Zone | EMU |
| Main Street Mixed-Use – Kleinburg Zone | KMS |
| Main Street Mixed-Use – Maple Zone | MMS |
| Main Street Mixed-Use – Woodbridge Zone | WMS |

8.2 Regulations for the LMU, MMU, HMU, GMU, CMU and EMU Zones

8.2.1 Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones¹⁸⁴⁻²⁰²²

Table 8-2: Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones

| | LMU | MMU | HMU | GMU | CMU | EMU |
|------------------------|-----|-------|-------|-----|-----|-----|
| Commercial Uses | | | | | | |
| <u>Art studio</u> | | • (3) | • (3) | • | • | • |

| | LMU | MMU | HMU | GMU | CMU | EMU |
|---|------------------|------------------|------------------|------------------|------------------|------------------|
| <u>Business service</u> ⁽⁵⁾ | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● ⁽⁵⁾ | ● ⁽²⁾ | ● ⁽²⁾ |
| <u>Car wash</u> | | | | E | | |
| <u>Automotive detailing</u> | | | | ● | | ● |
| <u>Clinic</u> | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● | ● ⁽²⁾ | ● ⁽²⁾ |
| <u>Commercial school</u> | ● | ● | ● | ● | ● | ● |
| <u>Commercial storage</u> ⁽⁵⁾ | | | | E | | |
| <u>Financial institution</u> ⁽⁵⁾ | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● | ● ⁽²⁾ | ● ⁽²⁾ |
| <u>Fueling station</u> ⁽¹⁾ | | E | E | E | E | E |
| <u>Funeral services</u> ^{(5) (6)} | | ● | ● | ● | ● | ● |
| <u>Health and fitness centre</u> ⁽⁵⁾ | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● | ● ⁽²⁾ | ● ⁽²⁾ |
| <u>Hotel</u> ⁽⁵⁾⁽⁶⁾ | | ● | ● | ● | ● | ● |
| <u>Hotel (small scale)</u> ^{(5) (6)} | ● | ● | ● | ● | ● | ● |
| <u>Micro-manufacturing</u> ⁽¹⁾ | | ● | ● | ● | ● | ● |

| | LMU | MMU | HMU | GMU | CMU | EMU |
|---|------------------|------------------|------------------|-----|------------------|------------------|
| <u>Retail, convenience</u> ⁽⁵⁾ | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● | ● ⁽²⁾ | ● ⁽²⁾ |
| <u>Service or repair shop</u> ⁽⁵⁾ | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● | ● ⁽²⁾ | ● ⁽²⁾ |
| <u>Shopping centre</u> ⁽⁵⁾ | ● | ● | ● | | ● | |
| <u>Supermarket</u> ⁽⁵⁾ | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● | ● ⁽²⁾ | ● ⁽²⁾ |
| <u>Theatre</u> ⁽⁵⁾ | | ● | ● | ● | ● | ● |
| <u>Veterinary clinic</u> | ● ⁽²⁾ | ● ⁽³⁾ | ● ⁽³⁾ | ● | ● ⁽²⁾ | ● ⁽²⁾ |
| Residential Uses | | | | | | |
| <u>Apartment dwelling</u> ⁽⁶⁾ | ● ⁽⁴⁾ | ● ⁽⁴⁾ | ● ⁽⁴⁾ | | | |
| <u>Block townhouse dwelling</u> | ● | | | | | |
| <u>Independent living facility</u> ^{(1) (6)} | ● | ● | ● | | | |
| <u>Live-work dwelling</u> | ● | ● | ● | | | |
| <u>Multiple-unit townhouse dwelling</u> | | ● ⁽⁴⁾ | | | | |
| <u>Podium townhouse dwelling</u> | | ● ⁽⁴⁾ | ● ⁽⁴⁾ | | | |
| <u>Retirement residence</u> ⁽⁶⁾ | ● | ● | ● | | | |

| | LMU | MMU | HMU | GMU | CMU | EMU |
|--|-------|-------|-------|-------|-------|-------|
| <u>Motor vehicle body repair</u> | | | | E | | |
| <u>Motor vehicle rental</u> | | | | E | | |
| <u>Motor vehicle repair</u> | | | | E | | |
| <u>Motor vehicle sales</u> ⁽⁵⁾ | | | | E | | |
| <u>Office</u> | • | • | • | • | • | • |
| <u>Personal service</u> ⁽⁵⁾ | • (2) | • (3) | • (3) | • | • (2) | • (2) |
| <u>Pet care establishment</u> ⁽⁵⁾ | | • (3) | • (3) | • | • (2) | • (2) |
| <u>Pet services establishment</u> ⁽⁵⁾ | • (2) | • (3) | • (3) | • | • (2) | • (2) |
| <u>Place of assembly</u> ⁽⁶⁾ | | • | • | • | • | • |
| <u>Place of entertainment</u> ⁽⁵⁾ | | • | • | • | • | • |
| <u>Restaurant</u> ⁽⁵⁾ | • (2) | • (3) | • (3) | • | • (2) | • (2) |
| <u>Restaurant, take-out</u> ⁽⁵⁾ | • (2) | • (3) | • (3) | • | • (2) | • (2) |
| <u>Retail</u> ⁽⁵⁾ | • (2) | • (3) | • (3) | • (5) | • (2) | • (2) |

| | LMU | MMU | HMU | GMU | CMU | EMU |
|---|-----|-----|-----|-----|-----|-----|
| <u>Street townhouse dwelling</u> | • | | | | | |
| <u>Supportive living facility</u> | • | • | • | | | |
| Community Uses | | | | | | |
| <u>Community facility</u> ⁽⁶⁾ | • | • | • | • | • | • |
| <u>Community garden</u> ⁽¹⁾ | • | • | • | • | • | • |
| <u>Day care centre</u> ⁽⁶⁾ | • | • | • | E | • | • |
| <u>Long term care facility</u> ⁽⁶⁾ | • | • | • | | | |
| <u>Place of worship</u> ^{(1) (6)} | • | • | • | • | • | • |
| <u>Public parking</u> | | • | • | • | • | • |
| <u>School</u> ^{(1) (3) (6) (170-2022)} | • | • | • | • | • | |
| <u>School, post-secondary</u> ⁽⁶⁾ | | • | • | | | |
| <u>Urban square</u> | • | • | • | • | • | • |
| Specified Accessory Uses | | | | | | |
| <u>Drive-through</u> ⁽¹⁾ | | | | E | | |

| | LMU | MMU | HMU | GMU | CMU | EMU |
|---|-------|-------|-------|-----|-------|-------|
| <u>Home occupation</u> ⁽¹⁾ | • | • | • | | | |
| <u>Outdoor display area</u> ⁽¹⁾ | • (2) | • (3) | • (3) | • | • (2) | • (2) |
| <u>Outdoor patio</u> ⁽¹⁾ | • (2) | • (3) | • (3) | • | • (2) | • (2) |
| <u>Seasonal outdoor display area</u> ⁽¹⁾ | • | • | • | • | • | • |
| <u>Secondary suite</u> ⁽¹⁾ | • | | | | | |
| <u>Short-term rental</u> ⁽¹⁾ | • | • | • | | | |
| Other Uses | | | | | | |
| <u>Temporary sales office</u> ⁽¹⁾ | • | • | • | • | • | • |

Additional requirements to Table 8-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.
3. This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 50% of the gross floor area of all uses on the lot.
4. The ground floor frontage shall consist of a maximum of 40% of all uses subject to this provision.