

## 13.2 UTIL – Utilities

### 13.2.1 Purpose

To allow for development and protection of infrastructure, systems and facilities that provide a public benefit.

### 13.2.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<i>Housing</i>		
Security or Operator Dwelling Unit		●
<i>Commercial</i>		
Accessory Parking		●
Commercial Storage		●
Office	●	
Stand Along Parking Facility	●	
Temporary Storage		●
<i>Community</i>		
Park		●
<i>Basic Services</i>		
Emergency Services	●	
Essential Utility	●	
Major Utility Services	●	
Minor Utility Services	●	
Transit Facility	●	

### 13.2.3 Density

The maximum **Density** is 1.0 FAR.

### 13.2.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: N/A  
 Minimum **Lot Width**: N/A

### 13.2.5 Siting of Buildings

**Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

<b>Lot Line Abutting a:</b>	<b>Minimum Setback</b>
<b>Street</b>	6.0 m
<b>Laneway or Alley</b>	4.5 m
<b>Housing-based Lot</b>	7.5 m
<b>Non-housing-based Lot</b>	4.5 m
<b>Major Utility abutting any non-industrial Lot</b>	10.0 m
<b>Party Wall</b>	0.0 m

### 13.2.6 Size of Buildings

**Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

<b>Type</b>	<b>Maximum Height</b>
<b>Building(s)</b>	12 m
<b>Mechanical Structure(s)</b>	unrestricted

### 13.2.7 Development Regulations

- .1 The minimum **Landscaping** area is 10%.
- .2 One **Security or Operator Dwelling Unit** is permitted on a **Lot**.