

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**. *(Bylaw 6012)*

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

Type	Maximum Height
Building(s)	12 m
Mechanical Structure(s)	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**.
3. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. *(Bylaw 6012)*