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PART 9: NORTH ALDERSHOT ZONES

ZONE DESIGNATIONS:
RNA (North Aldershot Residential)
SNA (North Aldershot Special)
MRNA (North Aldershot Mineral Resource)
CNA (North Aldershot Commercial)
ONA (North Aldershot Office)
DNA (North Aldershot Development)

1. GENERAL PROVISIONS

No persons shall within any of the zones included in Part 9 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

PART 1: GENERAL CONDITIONS AND PROVISIONS
PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

(a) **Holding Zone**
Where a zone designation is preceded by the Holding Symbol ‘H’ the uses permitted shall be in accordance with Part 11, Subsection 1.1. Development or redevelopment of lands having an ‘H’ zoning shall be deemed premature until the ‘H’ prefix is removed in accordance with Part 11, Subsection 1.2.

(b) **Accessory Buildings and Structures**
Refer to Part 1, Subsection 2.2

(c) **Patios and Decks**
Refer to Part 1, Subsection 2.3

(d) **Fencing and Privacy Screens**
Refer to Part 1, Subsection 2.4

(e) **Swimming Pools**
Refer to Part 1, Subsection 2.5

(f) **Side Yard Requirement for “L” Shape Dwellings**
Where the front elevation of a detached dwelling, without an attached garage or carport, designed in an “L” shape forming one side and one end of a parking space 4.5 m wide by 6.5 m long, the required side yard for that dwelling shall be the same as that required for a detached dwelling with an attached garage or carport.

2. PROHIBITED USES

Notwithstanding the uses permitted in North Aldershot Zones, the following uses, as well as those in Part 1, Subsection 2.22, are prohibited except where permitted by the respective zone:

- Parking or storage of a motor vehicle, excepting that a recreational vehicle, exceeding a registered gross vehicle weight of 3000 kg, an overall length of 6 m or an overall height of 2.6 m is prohibited
- Parking or storing a motor vehicle equipped with a stake body is prohibited.
- Parking or storing a motor vehicle on or off trailer or supported by other means or parking or storing a utility trailer including its load which exceeds a combined height of 3.6 m is prohibited.

3. PERMITTED USES

The uses permitted in a North Aldershot Zone shall be in accordance with Table 9.3.1:

Table 9.3.1

USES	ZONES							
	RNA1	RNA2	RNA3	SNA	MRNA	CNA	ONA	DNA
Retail and Service Commercial Uses Permitted in a CN2 Zone						✓ (f)		
All Office uses						✓ (f)	✓	
Community Institution				✓		✓		
All Hospitality Uses						✓ (f)		
All Automotive Uses						✓ (f)		
Licensed Mineral Resource Extraction Operation					✓			
Outdoor Recreation	✓ (c)	✓ (c)	✓ (c)	✓ (c)	✓ (c)	✓	✓ (c)	✓ (c)
Golf Driving Range						✓		
Other Recreational Establishment						✓ (f)		
Detached Dwelling on a lot existing as of January 6, 1995	✓ (g)	✓ (g)	✓ (g)	✓ (d)			✓ (d)	✓ (d)
Detached Dwelling	✓	✓	✓					
Townhouse Dwelling			✓ (f)					
Retirement Home				✓				
Long-Term Care Facility				✓				
Agricultural Uses	✓	✓	✓	✓	✓	✓	✓	✓
Accessory Farm Commercial	✓ (a)	✓ (a)	✓ (a)	✓ (a)	✓ (a)	✓ (a)	✓ (a)	✓ (a)
Accessory Farm Dwelling Unit	✓ (b)	✓ (b)	✓ (b)	✓ (b)	✓ (b)	✓ (b)	✓ (b)	✓ (b)
Archaeological Conservation Projects	✓	✓	✓	✓	✓	✓	✓	✓
Forest, Wildlife, Fisheries Management Projects	✓	✓	✓	✓	✓	✓	✓	✓
Veterinary Services	✓ (e)	✓ (e)	✓ (e)	✓ (e)	✓ (e)	✓ (e)	✓ (e)	✓ (e)
Additional Residential Units	✓ (h)	✓ (h)	✓ (h)	✓ (h)			✓ (h)	✓ (h)
Outdoor Patio				✓ (i)		✓ (i)		

Footnotes to Table 9.3.1

(a) Permitted only in conjunction with a commercial farm.

(b) Permitted only in conjunction with a commercial farm provided the dwelling unit is for farm help.

(c) Only recreational establishments providing non-intensive outdoor recreational activities such as walking trails, nature viewing, bird watching, etc. as the principal use shall be permitted.

(d) Subject to the regulations of Part 9, Section 4, RNA1 Zone

(e) Permitted on existing lots having a minimum lot area of 1.2 ha, all buildings, structures, or enclosures used for the keeping of animals shall be set back 30 m from a lot line or a street line.

(f) Permitted only on lots with municipal water and sewer.

(g) Permitted in an H zone

(h) Subject to Part 1, Section 2.21, Subsection (u)

(i) Subject to Part 1, Section 2.21, Subsection (v)

4. RNA1 REGULATIONS (NORTH ALDERSHOT RESIDENTIAL)

4.1 LOT WIDTH, AREA, AND YARDS

Table 9.4.1

Use	Lot Width	Lot Area	Front Yard	Street Side Yard	Rear Yard	Side Yard
All Uses	30 m with municipal water and sewer; 80 m without municipal water and sewer **(b)**	0.3 ha with municipal water and sewer; 0.8 ha without municipal water and sewer **(b)**	9 m	7.6 m	9 m	**(a)**

Footnotes to Table 9.4.1

(a) 5 m minimum, 15 m minimum combined side yards

(b) Subject to adequate supply of potable water

4.2 BUILDING HEIGHT

(a) Maximum Building Height: 2 storeys, in accordance with Part 1, Subsection 2.31 “Residential Building Height”

4.3 PRIVATE GARAGE LOCATION

A private garage, attached or unattached, shall be located no closer to a street line than the distance between the detached dwelling and the street line.

4.4 LOT COVERAGE FOR DETACHED DWELLINGS

Table 9.4.2

Dwelling Type	Dwelling with Attached Garage/Carport	Dwelling Without Attached Garage/Carport
One storey	40% including accessory buildings and structures	32% plus 8% for accessory buildings and structures
More than one storey	35% including accessory buildings and structures	27% plus 8% for accessory buildings and structures

4.5 DWELLING UNITS AND IMPERVIOUS SURFACE

The maximum number of dwelling units and percent impervious surface shall be in accordance with Part 9, Subsection 8.

4.6 OTHER REGULATIONS

Separation distance from a railway right-of-way:	30 m for land uses sensitive to railway rights-of-way
Yard abutting a pipeline easement:	7 m rear yard; 3 m side yard
Yard abutting a P or PC zone:	6 m

5. RNA2 ZONE REGULATIONS (NORTH ALDERSHOT RESIDENTIAL)

5.1 LOT WIDTH, AREA, YARDS

Table 9.5.1

Use	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
All Uses	15 m	450 m^2	6 m	7.5 m	**(a)**	4.5 m

Footnotes to Table 9.5.1

(a) 1.2 minimum, 4 m minimum combined side yards

5.2 BUILDING HEIGHT

(a) Maximum Building Height: 2 storeys, in accordance with Part 1, Subsection 2.31 "Residential Building Height"

5.3 PRIVATE GARAGE LOCATION

A private garage, attached or unattached, shall be located no closer to a street line than the distance between the detached dwelling and the street line.

5.4 LOT COVERAGE FOR DETACHED DWELLINGS

Table 9.5.2

Dwelling Type	Dwelling with Attached Garage/Carport	Dwelling Without Attached Garage/Carport
One storey	40% including accessory buildings and structures	32% plus 8% for accessory buildings and structures
More than one storey	35% including accessory buildings and structures	27% plus 8% for accessory buildings and structures

5.5 DWELLING UNITS AND IMPERVIOUS SURFACE

The maximum number of dwelling units and percent impervious surface shall be in accordance with Part 9, Subsection 8.

5.6 OTHER REGULATIONS

Separation distance from a railway right-of-way:	30 m for land uses sensitive to railway rights-of-way
Yard abutting a pipeline easement:	7 m rear yard; 3 m side yard
Yard abutting a P or PC zone:	6 m

6. RNA3 ZONE REGULATIONS (NORTH ALDERSHOT RESIDENTIAL)

6.1 LOT WIDTH, AREA, YARDS

Table 9.6.1

Use	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
Detached Dwelling	30 m	2 ha	9 m	9 m	**(a)**	7.5 m
Townhouse Dwelling **(b)**	20 m	2.6 ha	7.5 m	7.5 m	7.5 m	7.5 m
All Other Uses	30 m	2 ha	9 m	9 m	**(b)**	7.5 m

Footnotes to Table 9.6.1

(a) 1.2 minimum, 4 m minimum combined side yards
(b) Subject to the following additional regulations:
Amenity Area: 25 m^2/bedroom; 15 m^2/efficiency
Privacy Area: 20 m^2 per unit

Table 9.6.2

Other Yards	Requirement
Yard abutting an O2 or O3 Zone	7.5 m
Yard abutting a pipeline easement	7 m rear yard; 3 m side yard

6.2 BUILDING HEIGHT

(a) Maximum Building Height: 2 storeys, in accordance with Part 1, Subsection 2.31 "Residential Building Height"

6.3 PRIVATE GARAGE LOCATION

A private garage, attached or unattached, associated with a detached dwelling, shall be located no closer to a street line than the distance between the detached dwelling and the street line.

6.4 LOT COVERAGE FOR DETACHED DWELLINGS

Table 9.6.3

Dwelling Type	Dwelling with Attached Garage/Carport	Dwelling Without Attached Garage/Carport
One storey	40% including accessory buildings and structures	32% plus 8% for accessory buildings and structures
More than one storey	35% including accessory buildings and structures	27% plus 8% for accessory buildings and structures

6.5 DWELLING UNITS AND IMPERVIOUS SURFACE

The maximum number of dwelling units and percent impervious surface shall be in accordance with Part 9, Subsection 8.

6.6 OTHER REGULATIONS

Separation distance from a railway right-of-way:	30 m for land uses sensitive to railway rights-of-way
Yard abutting a pipeline easement:	7 m rear yard; 3 m side yard
Yard abutting a P or PC zone:	6 m

7. SNA ZONE REGULATIONS (NORTH ALDERSHOT SPECIAL)

7.1 LOT AREA, YARDS, NUMBER OF UNITS

Lot area:	4.5 ha
Yard abutting an O2 or O3 zone:	10 m
Yard abutting the North Service Road:	
For detached dwellings:	15 m
For all other buildings:	90 m
Yard abutting all other property boundaries:	
For detached dwellings:	15 m
For all other buildings:	30 m
Yard abutting a P or PC zone:	6 m
Number of units:	40 units maximum

7.2 LANDSCAPE AREA

Abutting any zone boundary:	7.5 m

7.3 BUILDING HEIGHT

(a) Maximum Building Height: 2 storeys, in accordance with Part 1, Subsection 2.31 "Residential Building Height"

8. NUMBER OF UNITS AND PERCENT IMPERVIOUS SURFACE COVER

The maximum number of units and maximum impervious surface cover specified in Table 9.8.1 shall apply to Development Areas 1 to 13 inclusive as shown on Diagram 1. The maximum number of units specified for each Development Area shall be in addition to dwelling units existing prior to October 8, 1996. The percent of impervious surface cover specified for each Development Area shall be the maximum permitted for each lot within the Development area.

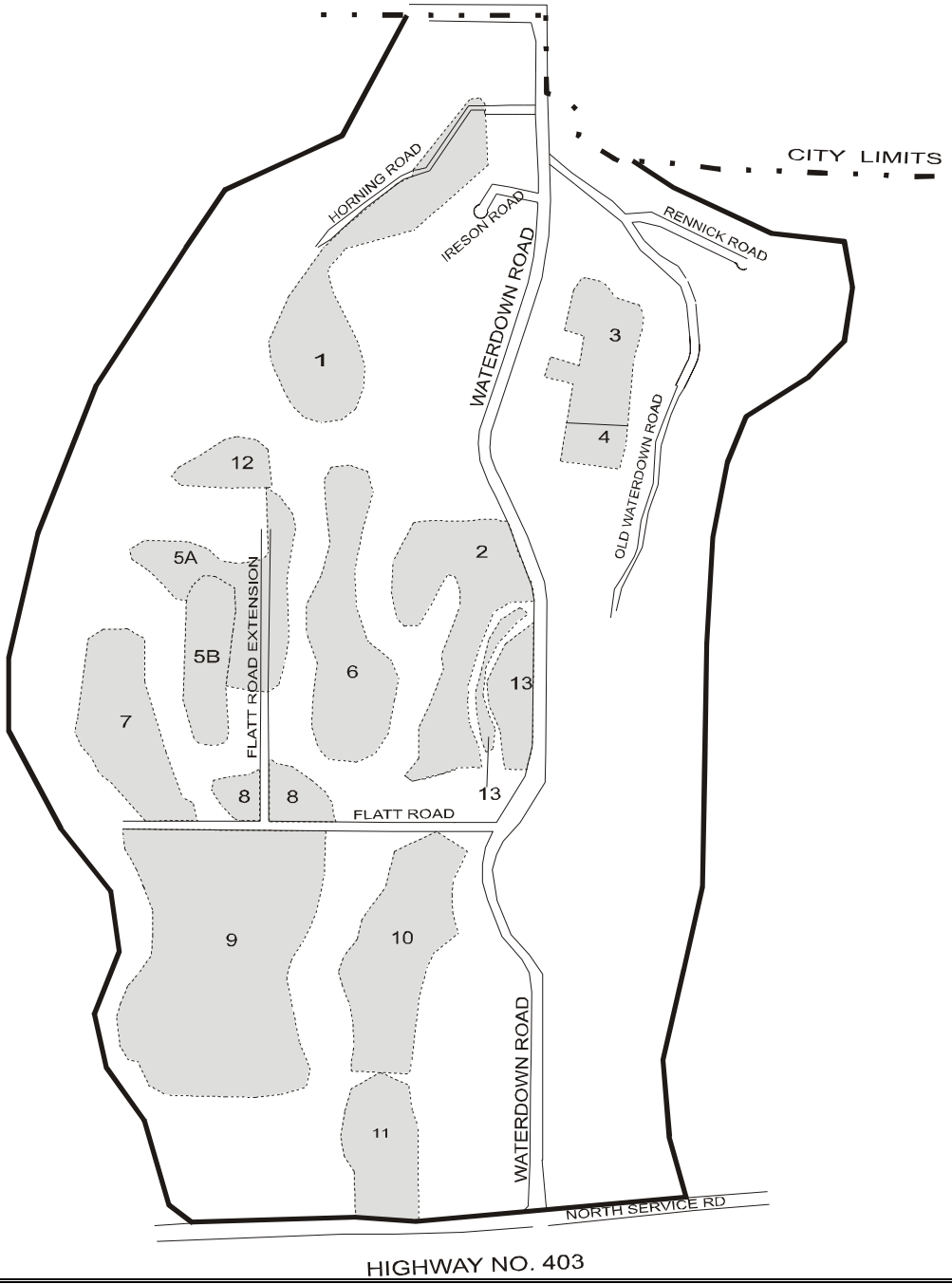
Table 9.8.1

Development Area	Maximum Number of Dwelling Units	Maximum Impervious Surface Cover Per Lot
1	44 Detached Units	20%
2	38 Detached Units	20%
3	14 Detached Units	20%
4	6 Detached Units	20%
5 (a)	44 Detached Units	20%
5 (b)	36 Detached Units	25%
6	132 Detached Units	25%
7	54 Detached Units	20%
8	15 Detached Units	20%
9	48 Detached Units	20%
10	45 Detached Units	20%
11	17 Detached Units	20%
12	8 Detached Units	20%
13	Elementary School Detached Units Other Permitted Built Forms	60% 20% 40%

DIAGRAM 1

North Aldershot Development Areas

The maximum number of dwelling units and the maximum impervious surface cover contained in Table 9.8.1 shall apply to Development Areas 1 to 13 inclusive.



9. MRNA ZONE REGULATIONS (NORTH ALDERSHOT MINERAL RESOURCE)

9.1 BUILDINGS AND STRUCTURES PERMITTED

(a) Lands located west of King Road, within 300 m of the southerly boundary of lands zoned MRNA:

- Extraction and storage of clay and shale material
- Manufacture and storage of finished clay products and accessory building materials as an accessory use to a licensed mineral resource extraction use permitted in an MRNA zone
- Office use associated with a brick plant
- Accessory structures associated with a brick plant
- Storage and maintenance of equipment and vehicles associated with a brick plant and quarry

(b) Remainder of lands zoned MRNA:

- Extraction and storage of clay and shale material
- Storage and maintenance of excavation equipment associated with the operation of the quarry
- Accessory structures associated with a quarry operation

9.2 PROHIBITED USES

The following uses are prohibited: Asphalt plants
Concrete plants

9.3 LANDSCAPE BUFFER

Landscape buffer abutting a property line: 15 m

10. CNA ZONE REGULATIONS (NORTH ALDERSHOT COMMERCIAL)

10.1 LOT AREA, YARDS, FLOOR AREA, HEIGHT

Table 9.10.1

Regulation	Requirement
Lot Width	15 m with municipal water and sewer; 80 m without municipal water and sewer
Lot Area	0.05 ha with municipal water and sewer; 0.8 ha without municipal water and sewer
Yard abutting Highway 403	30 m
Front Yard	6 m
Rear Yard	6 m
Side Yard	3 m
Street Side Yard	6 m
Yard abutting an RNA zone	15 m
Yard abutting a PC or P zone	6 m
Yard abutting an O2 or O3 zone	7.5 m
Yard abutting a pipeline easement	7 m rear yard; 3 m side yard
Separation distance from a railway right-of-way	30 m for land uses sensitive to railway rights-of-way
Setback between a Standard Restaurant and an RNA zone	15 m
Floor Area Ratio	0.3:1 maximum
Building Height	2 storeys or 8 m maximum
Maximum Floor Area	300 m^2 maximum per retail or service commercial use

10.2 LANDSCAPE AREA AND BUFFER

Landscape Area abutting a Street: 3 m
Landscape Buffer abutting an RNA zone: 6 m

10.3 LOADING AND UNLOADING

(a) Loading and unloading shall not take place within 7.5 m of an RNA zone.

(b) Loading and unloading docks shall be screened from view from an adjoining RNA zone.

10.4 OUTSIDE STORAGE

(a) Only merchandise displayed for retail sale may be stored outside, provided the merchandise is not stored in a truck, trailer, or other vehicle.

(b) Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.

(c) Non-perishable waste stored outside on lands abutting an RNA zone shall be kept within a solid screen enclosure subject to Part 1, Subsection 2.2.2.

10.5 PARKING

(a) Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

(b) Parking of trucks and trailers is prohibited except when:
- the truck or trailer is being loaded and unloaded
- the truck or trailer is for customer use
- the truck or trailer belongs to a property owner or tenant
- the truck or trailer is being used for charitable purposes.

10.6 FENCING

On lands abutting an RNA zone, fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.

11. ONA ZONE REGULATIONS (NORTH ALDERSHOT OFFICE)

11.1 YARDS, HEIGHT, IMPERVIOUS COVERAGE

Table 9.11.1

Regulation	Requirement
Yard abutting an S zone	14 m
Yard abutting all other zones	9 m
Rear Yard	7.5 m
Side Yard	3 m
Building setback abutting a creek block with a 15 m buffer	10 m
Maximum Impervious Coverage	60% of net total area
Building Height	3 storeys to a maximum of 11 m

11.2 LANDSCAPE AREA AND BUFFER

Landscape Area abutting a street: 3 m
Landscape Buffer abutting an O3 zone: 7.5 m

11.3 LOADING AND OUTSIDE STORAGE

(a) Loading and unloading docks shall be screened from view of the street.

(b) Outside storage is prohibited. Waste and refuse containers are permitted provided they are screened from view.

11.4 BUILT FORM

(a) A decorative exterior finish shall be maintained on building elevations facing a street.

12. DNA ZONE REGULATIONS (NORTH ALDERSHOT DEVELOPMENT)

12.1 LOT WIDTH AND AREA

80 m and 0.8 ha

12.2 LOT COVERAGE

Agricultural use:	no maximum
Recreational use:	5%
Other:	20%

12.3 ACCESSORY FARM COMMERCIAL

(a) Goods and merchandise offered for sale shall be produced or manufactured primarily on the farm property as measured by monetary value.

(b) Accessory Commercial Area: 250 m^2

12.4 ACCESSORY FARM DWELLING UNIT

(a) A maximum of two accessory dwelling units are permitted.

(b) Accessory dwelling units shall be located within 100 m of the principal farm dwelling.