



Section 14 Mixed-Use Commercial (MUC) Zone

14 Mixed-Use Commercial (MUC) Zone

The Mixed-Use Commercial (MUC) Zone is intended to implement the policies of the Commercial designation in the Official Plan. This Zone generally permits a mix of commercial uses and residential uses as well as the combination of certain non-residential uses with residential uses on the same lot or in the same building.

All structures and buildings erected, altered or used in a MUC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

14.1 Permitted Uses

14.1.1 Non-Residential Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for non-residential purposes other than:

- Animal hospital
- Arcade
- Artist studio
- Automobile sales establishment
- Automotive supply store
- Bar
- Brewpub
- Community centre
- Commercial school
- Continuum of care home
- Day care centre
- Factory outlet mall
- Farmers' market
- Financial institution
- Funeral home
- Garden centre
- Gas station
- Institutional uses
- Long-term care facility
- Medical facility
- Office
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Retirement home
- School
- Self-storage facility

- Hospice
- Hospital
- Hotel
- Small-scale brewery
- Transportation depot
- Wholesale establishment

14.1.2 Residential Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for residential purposes other than:

- Dwelling, apartment
- Dwelling, duplex
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex
- Rooming house
- Transitional housing

14.1.3 Combined Residential and Non-Residential Uses

Any of the residential uses permitted in this Zone are permitted to be combined with the following non-residential uses either on the same lot and/or within the same building:

- Arcade
- Artist studio
- Bar
- Brewpub
- Continuum of care home
- Day care centre
- Financial institution
- Funeral home
- Hospice
- Hotel
- Medical facility
- Office
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Recreational and athletic facility
- Restaurant
- Retail Store



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14.2 Zone Standards

14.2.1 Non-Residential Uses

Provision	Requirement for Non-Residential Uses
a) Minimum Lot Area	930 m ²
b) Minimum Lot Frontage	25 m
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	2 m
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	10.5 m
g) Maximum Building Height	30 m

14.2.2 Low-Density Residential Uses

Provision	Requirement for Low-Density Residential Uses
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling
a) Minimum Lot Frontage	Single-detached dwelling, Rooming house, Duplex dwelling, Triplex dwelling: 15 m Semi-detached dwelling: 9 m per main dwelling unit Quadruplex dwelling: 18 m

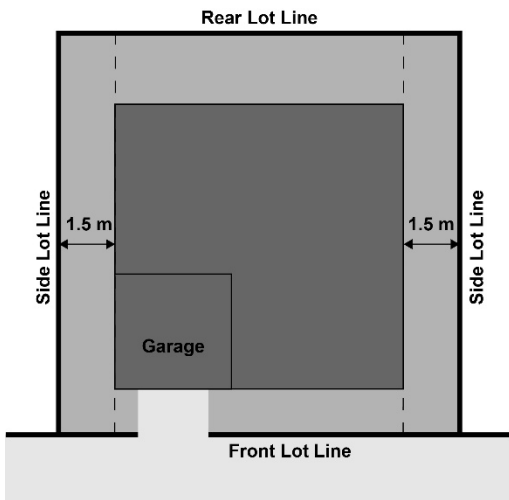
Provision	Requirement for Low-Density Residential Uses
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling
b) Minimum Lot Area	Single-detached dwelling, Duplex dwelling, Triplex dwelling, Rooming house: 464 m ² Semi-detached dwelling: 300 m ² per main dwelling unit Quadruplex dwelling: 600 m ²
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard (see Figure following this table)	
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage but no living space above or behind
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, and 0.5 m on the carport side
iii. Where no attached garage or carport is provided	Single-detached dwelling, Rooming house, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling: 1.5 m and 3 m on the driveway side Duplex dwelling: 3 m on the driveway side
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	8 m
g) Maximum Lot Occupancy (all main buildings)	40%
h) Maximum Building Height	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling: 11 m



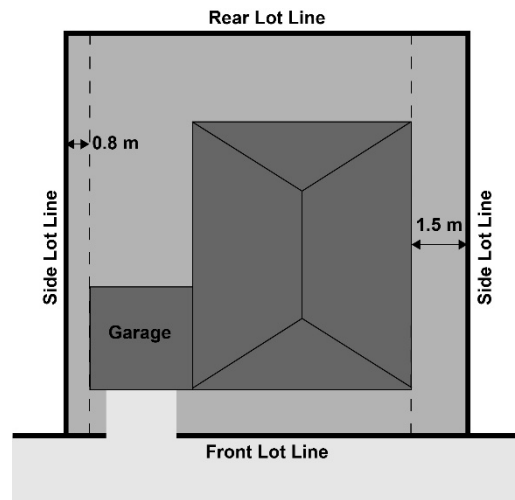
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Provision	Requirement for Low-Density Residential Uses
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling
	Quadruplex dwelling: 13.5 m



Section 14.2.2 d) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 14.2.2 d) i): Where an attached garage is provided, but there is no living space above or behind the garage

14.2.3 Medium-to-High-Density Residential Uses

Provision	Requirement for Medium-to-High-Density Residential Uses	
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling, Transitional housing
a) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m	30 m
b) Minimum Lot Area	185 m ² per main dwelling unit	930 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions
d) Maximum Total Floor Area	N/A	0.80 times area of lot
e) Minimum Front Yard	6 m	6 m
f) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m
g) Minimum Exterior Side Yard	6 m	6 m
h) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m
i) Maximum Lot Occupancy	45%	45%



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Provision	Requirement for Medium-to-High-Density Residential Uses	
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling, Transitional housing
(all main buildings)		
j) Maximum Building Height	11 m	30 m

14.2.4 Combined Non-Residential and Residential Uses

Provision	Requirement for Combined Non-Residential and Residential Uses
a) Minimum Lot Frontage	25 m
b) Minimum Lot Area	930 m ²
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	See additional provisions
e) Minimum Rear Yard	7.5 m
f) Minimum Landscaped Area	30% of total lot area
g) Maximum Building Height	30 m

14.3 Additional Provisions

14.3.1 Main floor Uses in Combined Residential and Non-Residential Buildings

1. Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the main floor, unless the residential uses are behind the non-residential use.
2. Notwithstanding the foregoing, any portion of a residential use utilized for indoor amenity area, or providing ingress and egress to residential uses may be permitted along the building frontage.

14.3.2 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

14.3.3 Landscaping requirements for Automobile Sales Establishment

Automotive Sales Establishments shall be required to provide a minimum of 10% landscaped area. Required landscape strips shall not be included to meet the 10% landscaped area requirement.

14.3.4 Alternate Side Yard Provisions for Combined Residential and Commercial Uses

1. In the case of a Low Density Residential Use containing both commercial and residential uses, the following minimum interior side yard provisions shall apply:
 - a) Where an attached garage or carport is provided, the minimum interior side yard shall be 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage but no living space above or behind.
 - b) Where a carport is provided, the minimum interior side yard shall be 1.5 m and 0.5 m on the carport side.
 - c) Where no attached garage or carport is provided, the minimum interior side yard shall be 3 m on the driveway side and 1.5 m on the other side.



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14.3.5 Semi-detached Dwellings

1. The minimum interior side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.
2. The minimum interior side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.
3. Notwithstanding the minimum interior side yard requirement for semi-detached dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the semi-detached dwelling units.

14.3.6 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between row house units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

14.3.7 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

14.3.8 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of

pedestrians but shall exclude any rooftop amenity areas, and any space beneath or within any building.

2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

14.4 Exception Zones

14.4.1 MUC-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MUC	MUC-1	086/01
Property Location: 1515 Pitt Street (Summit Fitness) – Part of West Half of Lot 9, Concession 2		
Uses		
i. No residential uses shall be permitted.		

14.4.2 MUC-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MUC	MUC-2	104/12
Property Location: 3050 Pitt Street		
Uses		
i. An internalized commercial self-storage operation in the existing building with no outside storage of client (i.e. renters) items and excluding both hazardous materials and any type of vehicles, shall be permitted.		



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14.4.3 MUC-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MUC	MUC-3	2024-014
Property Location: 24 Ninth Street – Part lot 14, South Side of Ninth Street, being Part 2 on Reference Plan 52R-6450		
Uses		
i. Notwithstanding anything else in this By-law, the existing 35 parking spaces shall be deemed to meet the required parking for (combined) uses on this subject site.		