



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
- 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
- School
- Self-storage facility
- Seniors' residence
- Small-scale brewery

- Hospice
- Hospital
- Hotel
- 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:

- Boarding / rooming house
- Dwelling, apartment
- Dwelling, duplex
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex

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:

- Funeral home
- Office
- Personal service establishment
- Place of assembly or recreation
- Recreational and athletic facility
- Restaurant
- Retail Store

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



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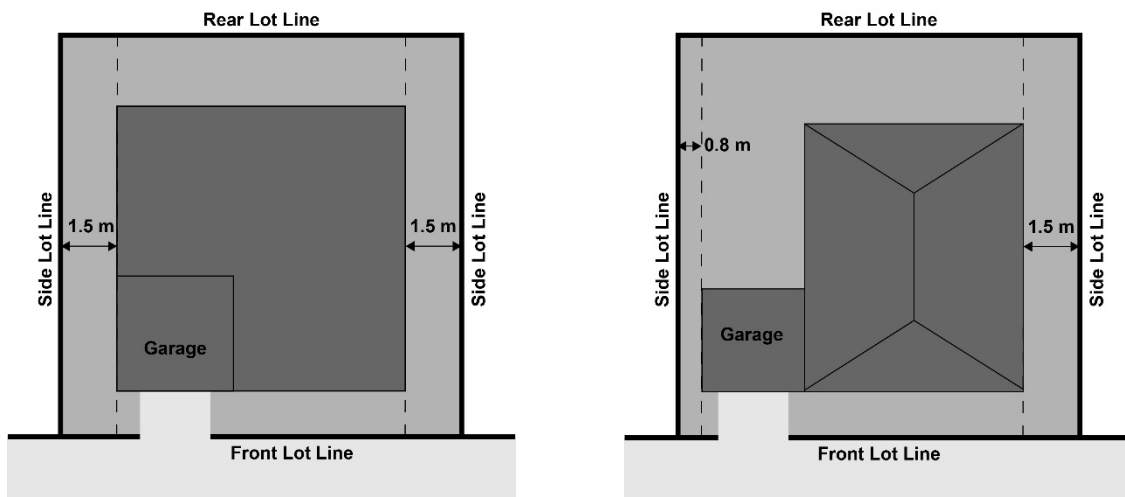
Provision	Requirement for Non-Residential Uses
d) Minimum Interior Side Yard	2 m
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	10.5 m
g) Maximum Building Height	30 m, subject to the provisions of the Angular Planes Section

14.2.2 Low-Density Residential Uses

Provision	Requirement for Low-Density Residential Uses		
	Single-detached dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings
a) Minimum Lot Frontage	15 m	15 m	18 m for both units
b) Minimum Lot Area	464 m ²	600 m ²	600 m ²
c) Minimum Front Yard	6 m	6 m	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 semi-detached dwelling has a garage or carport which does not abut the side yard	N/A	N/A	1.5 m

Provision	Requirement for Low-Density Residential Uses		
	Single-detached dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings
iii. Where a carport is provided	1.5 m and 0.8 m on carport side	1.5 m and 0.5 m on the carport side	0.5 m on the carport side
iv. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	3 m on the driveway side	1.5 m and 3 m on the driveway side
e) Minimum Exterior Side Yard	6 m	6 m	6 m
f) Minimum Rear Yard	8 m	8 m	8 m
g) Maximum Lot Occupancy (all main buildings)	35%	40%	40%
h) Maximum Building Height	10 m	10 m	10 m

Illustration of Section 14.2.2 d) Minimum Interior Side Yard Setback Requirements:





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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 Dwellings (linear)	Rowhouse Dwellings (cluster)	Triplex dwellings	Quadruplex dwellings	Apartment dwellings
a) Minimum Lot Frontage					
i. Interior lot	20.5 m, plus an additional 4.8 m per unit in excess of 3	33.5 m	22.5 m	22.5 m	30 m
ii. Corner lot	20.5 m, plus an additional 10.5 m per unit	33.5 m	30 m	30 m	30 m
b) Minimum Lot Area	185 m ² per dwelling unit	185 m ² per dwelling unit	700 m ²	700 m ²	930 m ²
c) Minimum Landscaped Area	30%	30%	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Maximum Total Floor Area	N/A	N/A	0.80 times area of lot	0.80 times area of lot	0.80 times area of lot
e) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m

Provision	Requirement for Medium-to-High-Density Residential Uses				
	Rowhouse Dwellings (linear)	Rowhouse Dwellings (cluster)	Triplex dwellings	Quadruplex dwellings	Apartment dwellings
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)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	4.5 m
g) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m
h) Minimum Rear Yard	8 m	6 m	8 m	8 m	8 m
i) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%	35%
j) Maximum Building Height	10 m	10 m	10 m	13.5 m	30 m, subject to the provisions of the Angular Planes Section



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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 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, subject to the provisions of the Angular Planes Section

14.3 Additional Provisions

14.3.1 Dwelling Units Above or Behind Non-Residential Uses

1. Dwelling units are permitted to be located above any non-residential use permitted in this Zone, unless otherwise prohibited in this By-law.
2. Dwelling units are permitted to be located on the main floor behind any non-residential use permitted in this Zone.

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 single-detached building containing both commercial and residential uses, the following minimum side yard provisions shall apply:
 - a) Where an attached garage or carport is provided, the minimum 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 side yard shall be 1.5 m and 0.8 m on the carport side.
 - c) Where no attached garage or carport is provided, the minimum side yard shall be 3 m on one side and 1.5 m on the other side.
2. In the case of a semi-detached dwelling or duplex dwelling containing both commercial and residential uses, the following minimum side yard provisions shall apply:
 - a) Where an attached garage is provided, the minimum side yard shall be 1.5 metres with living space above or behind the garage, or 0.8 m metres on the side with a garage but no living space above or behind.
 - b) Where a carport is provided, the minimum side yard shall be 0.5 metres on the side adjacent to the carport and 1.5 m on the other side.
 - c) Where a semi-detached dwelling has an attached garage or carport which does not abut the side yard, the minimum side yard shall be 1.5 metres.
 - d) Where no attached garage or carport is provided, the minimum interior side yard shall be 1.5 m and 3 m on the driveway side.
3. In the case of a triplex dwelling, quadruplex dwelling, or apartment dwelling, the following minimum side yard provisions shall apply:
 - a) One side yard shall be no less than 3.5 m.



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14.3.5 Additions to Semi-detached Dwellings

1. The minimum 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 side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.

14.3.6 Linear Rowhouse Dwellings

1. The minimum side yard setback for additions erected after a severance along an existing common property line between row house units shall be 1.5 m.
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.

14.3.7 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.
3. A private outdoor area per unit shall be provided.

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

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of landscaped area where two or more 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.		

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		



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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MUC	MUC-3	2024-014
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.		

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