

ME.1 Information Notes

Where text is in *Italics* and is preceded by the words “Information Notes”, the contents of the text are provided only to assist in the understanding of the Bylaw and do not form a part of it.

ME. 2 Definitions**Definitions:**

In this Zone

“**Amenity area**” for the purposes of calculating Gross Floor Area, means an indoor or sheltered area designed for the use of all residents living on site for cultural, social and recreational activities.

“**Building Width**” a structure or building at its widest as measured parallel to the street frontage.

“**First Storey**” means the lowest Storey above grade which provides a flush, level, entry point to the building. A building or structure may have more than one First Storey.

“**Floor Space Ratio**” means the gross floor area excluding those portions located more than 1.5 m (4.9 ft) below finished grade divided by the area of the Ultimate Site.

“**Live/work**” means not more than 2 persons engaged in any of the following uses:

- i. Artist studio;
- ii. High technology manufacturing;
- iii. Wholesaling and Wholesale Distribution;
- iv. Office;
- v. Personal Service;

“**Lot Line**” For the purposes of this schedule, means a property line after land dedication.

“**Multi-use Pathway**” means a 5 m wide pathway for pedestrians and cyclists, as identified in the Subdivision Bylaw.

“**Storey**” means an above grade, portion of a building that is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it.

“**Ultimate Site**” means the parcel of land after the completion of land dedications that may be required by the Servicing Officer designated pursuant to the *Local Government Act*.

ME.3 Uses Permitted

Commercial Uses limited to:

Auto Wash
Home Occupation
Liquor Retail
Neighbourhood Public House
Retail Food Store
Non-medical Cannabis Retail
Office
Personal Service
Retail sales of goods and services
Restaurant

Industrial Uses limited to:

Brewery / Distillery
Beverage Container Depot
Cable Hub Site
Cannabis Distribution
Cannabis Production
Food Processing
High Technology Manufacturing
Industry
Lumber Sales and Building Supply Yard
Research
Rental and Repair of Household Items, Tools, Appliances and Small Equipment.
Retail incidental to a permit use
Servicing, Testing and Repair of Goods
Vehicle Repair
Warehousing
Wholesaling and Wholesale Distribution

Institutional Uses Limited to:

Artist Studio
Commercial Instruction and Education
Community Centre
Community Garden
Medical Service

Residential uses limited to:

Apartment

Accessory Residential

Attached Housing, constructed prior to January 1st, 2026

Congregate Housing

Live-work units

Single Family Dwelling, constructed prior to January 1st, 2026

Two Family Dwellings, constructed prior to January 1st, 2026

ME.4 Conditions of Use

- (a) Live work units are limited to frontages along Boleskine Road, Tolmie Lane and the Galloping Goose Regional Trail.
- (b) At least 30% of residential dwelling units, within an Apartment use, must include two or more bedrooms, of which:
 - a. At least 20% of the total dwelling units must be two-bedroom units; and
 - b. At least 10% of the total dwelling units must be three-bedroom units.
- (c) Single Family Dwelling, constructed prior to January 1st, 2026 must adhere to the siting and density regulations laid out in Section 210.3 and 210.4 of this Bylaw
- (d) Two Family Dwelling, constructed prior to January 1st, 2026, must adhere to the siting and density regulations laid out in Section 301.3 and 301.4 of this Bylaw
- (e) Attached Housing, constructed prior to January 1st, 2026, must adhere to the siting and density regulation laid out in Section:
 - i. 510.2 through 510.7 of this Bylaw at 400 Culduthel Road; and
 - ii. 615.2 through 615.7 of this Bylaw at 478 Culduthel Road (RM-4).

ME.5 Density

- (a) Density
 - i. Buildings and structures shall not exceed a total Floor Space Ratio of 4.0 for all combined uses.
 - ii. Building and structures must provide a minimum of 0.65 FSR of Industrial Use.
 - iii. Building and structures must provide a minimum of 2.0 FSR of Industrial Use, Commercial and Institutional uses combined.
- (b) Where provided, the calculation of Gross Floor Area must exclude:
 - i. Shared residential amenity areas up to 1 m² per dwelling unit.
 - ii. Above grade end of trip facilities for cyclists, up to a maximum of 100 m².

ME.6 Height

- (a) Buildings and structures shall not exceed a height of 32 m (8 Storeys).
- (b) A Storey which is solely utilized for the mechanical servicing and/or amenity area adjoining to a roof top amenity area, which is setback a minimum of 2 m from the exterior wall of the level below, is excluded from the height calculation of a building.
- (c) First Storeys, with non-residential uses, shall have a minimum floor-to-floor height of 6.0 m
- (d) All Storeys which contain non-residential uses shall have a minimum floor-to-floor height of 4.0 m.

ME.7 Setbacks

The portion of Building and/or Structure which contain:

- a) Non-Residential Uses at grade shall be sited not less than:
 - i. 3.0 m from any lot line abutting Whittier Avenue
 - ii. 2.0 m from any lot line abutting a street not otherwise named.
 - iii. 5 m from any lot line abutting the Galloping Goose Regional Trail.
 - iv. 0 m from any interior lot line adjoining a property zoned ME
 - v. 5 m for any interior lot line adjoining an M or R zoned property.
 - vi. 1.5 m from any other interior lot line.
- b) Residential Use at grade shall be sited not less than:
 - i. 4.0 from any lot line abutting a street.
 - ii. 5 m from any lot line abutting the Galloping Goose Regional Trail.
 - iii. 5 m for any interior lot line adjoining an M zoned property.
 - iv. 3 m from any other interior lot line.

ME.8 Corner Plazas Setbacks

A building and/or structure is sited at an intersection of a street and the Galloping Goose Regional Trail, it shall be sited not less than 10.0 m from a lot line within 6.0 m of the intersection of the lot lines.

ME.9 Streetwall Setback

- a) Building and Structures fronting the Galloping Goose Regional Trail shall be sited an additional 3 m from the setback requirements noted ME.7 Setbacks, above the 2nd storey.

ME.10 Lot Coverage

The maximum lot coverage of all buildings and structures shall be 80% of the lot area.

ME.11 Building Width

Buildings and Structure shall not exceed a horizontal building width of 80 m.

ME.12 General

Unless otherwise specified in this zone schedule, the relevant provisions of Sections 5, 6, 7, 8 and Schedules B and I of this Bylaw shall apply.

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