

Section 9.0 Utility Corridor

9.1 Zones

- a) Uses which are permitted in the **Utility Corridor zone** are identified in the following Tables:

	Zone	Table
Utility Corridor Zone Permitted Uses	UC	Table 9.1A
Utility Corridor Zone Permitted Uses Special Provisions		Table 9.1B
Utility Corridor Zone Standards		Table 9.2A
Utility Corridor Zone Standards Special Provisions		Table 9.2B

- b) Permitted uses in a **zone** are noted by the symbol ‘X’ in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol ‘X’, or following the **zone** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:
- i. the special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,
 - ii. the special provisions shall specifically apply where referred to in the Standards Tables.
- c) One or more uses prescribed in Table 9.1A may be permitted on one **lot**.

Table 9.1A Utility Corridor Zone Permitted Uses

Non-Residential Uses	UC
Public Authority	X
Automotive service station, Motor vehicle washing establishment and retail associated with an automotive service station	X (1)
Agriculture, Horticultural nursery	X
Auto Campus for the sale, leasing, rental, service, storage and repair of automobiles and trucks	X
Commercial uses limited to: Fast food restaurant, Take-out restaurants, Restaurants, Garden centre and nursery sales, and Places of entertainment.	X
Private Park	X
Recreational uses	X
Parking Area	X
Uses, buildings or structures accessory to the above permitted uses	X

Table 9.1B Utility Corridor Zone Permitted Uses Special Provisions

Special Provision Number	Description of Special Provision
1	An Automotive service station use shall only be permitted on lands as shown on Schedule “A”.

Table 9.2A Utility Corridor Zone Standards

	UC
Use	All
Min. Lot Frontage (m ²) ⁽¹⁾	60m
Min. Lot Area (ha ²) ⁽¹⁾	0.8 ha
Min. Required Front Yard (m) ⁽¹⁾	12 m
Min. Required Side Yard (m) ⁽¹⁾	6 m ⁽²⁾⁽³⁾⁽⁴⁾
Min. Required Flankage Yard (m) ⁽¹⁾	6 m ⁽²⁾⁽³⁾⁽⁴⁾
Min. Required Rear Yard (m) ⁽¹⁾	12 m ⁽²⁾⁽³⁾⁽⁴⁾
Max. Height (m) ⁽¹⁾	40 m

Table 9.2B Utility Corridor Zone Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding any other provision to the contrary, the development standards apply to buildings or structures within the Provincial Utility Corridor and not to the CNR or the TCPL right-of-way.
2	Buildings or structures within any zone abutting the CNR right-of-way shall have a minimum setback of 30 metres.
3	Buildings or structures within any zone abutting the TCPL right-of-way shall have a minimum setback of 7 metres.
4	The minimum required setback to the TCPL right-of-way applies to buildings, structures, parking areas, loading spaces, parking spaces , stacking lane spaces, bicycle parking spaces, aisles, or driveways.