

T2 – Ground Transportation Facility Zone (Sections 209-210)

Purpose of the Zone

The purpose of the T2-Ground Transportation Facility Zone is to:

- (1) permit inter-urban ground transportation facilities such as bus and train stations at appropriate locations within the City; and
- (2) permit appropriate service and related uses in association with the ground transportation facilities.

209. In the T2 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 209(3);
bus station
park (By-law 2015-190)
parking garage
parking lot
train station
- (2) The following uses are also permitted in the T2 Zone, subject to:
 - (a) the provisions of subsection 209(3); and
 - (b) provided these uses are located in a building containing a train or bus passenger terminal:
automobile rental establishment
bank machine
bar
convenience store
personal service business
restaurant- fast food
restaurant- full service
retail store
retail food store(Subject to By-law 2023-342)

Zone Provisions

- (3) The zone provisions are set out in Table 210.
- (4) For other applicable provisions, see Part 2- General Provisions, Part 3-Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions.

T2 SUBZONES

210. In the T2 Zone, the following subzones and provisions apply:

TABLE 210 – T2 SUBZONE PROVISIONS

	Subzone Provisions
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I Zoning Mechanisms	I T2A - Bus Station	II T2B- Main Train Station	III T2C - Fallowfield Train Station
(a) Minimum Lot Width (m)	No minimum	No minimum	No minimum
(b) Minimum Lot Area (m ²)			10
(c) Minimum Front Yard Setback (m)	7.5		
(d) Minimum Rear Yard Setback abutting a railway line (m)	3.5		
(e) Minimum Rear Yard Setback in all other cases (m)	No minimum		
(f) Minimum Interior Side Yard Setback (m)	4.5		
(g) Minimum Corner Side Yard Setback (m)	7.5		
(h) Maximum Height (m)	18	18	10
(i) Maximum Floor Space Index	3.0	3.0	1.0
(j) Minimum landscaped area abutting a lot line (m)	3.0	7.5	7.5