

Utility Installations (Section 91)

91. (1) A utility installation is permitted in all zones other than EP, ME or MR subject to the following provisions:
- (a) any building containing the utility installation must comply with zone setback provisions and maximum building height;
 - (b) no offices, maintenance uses or indoor or outdoor storage facilities are permitted except where otherwise allowed in the zone; and
 - (c) no dust, smoke, noise or odour may be produced that is likely to be dangerous or obnoxious.
 - (d) electrical substations are not permitted within the flood plain overlay;
 - (e) poles, pedestals, drop lines, cables, pipelines, kiosks, cabinets and other similar equipment used to provide services from a utility installation to a use, building or structure are not considered to constitute a utility installation and are not subject to the provisions of this By-law; (By-law 2024-563)
 - (f) utility installations that are subject to the requirements of the *Environmental Assessment Act* are permitted in all zones, and are not subject to the provisions of this Zoning By-law
- (2) There are no minimum lot area or minimum lot width requirements for a utility installation.
- (3) Despite Section 20, parking need only be provided on the basis of the actual gross floor area of a building associated with the utility installation.
- (4) Antenna systems, including satellite dishes, are not subject to the regulations of this Zoning By-law, but are subject to the City's Municipal Concurrence and Public Consultation Process for Antenna Systems. (By-law 2013-224)
- (5) In the AG zone, a utility installation consisting of a battery energy storage system is limited to 2% of the total lot area, to a maximum of 1 hectare. (Subject to By-law 2023-341)
- (6) Reserved for future use
- (7) Where a maximum yard setback and a minimum required setback from hydro infrastructure both apply, the maximum setback in the zoning by-law is deemed to be increased to the minimum setback required from hydro infrastructure. (By-law 2024-563)