

Planned Unit Development (Section 131)

131. (1) Planned unit development is permitted only if:
- (a) it is in a zone or sub-zone in which a planned unit development is a permitted use;
 - (b) it consists only of uses that are permitted in the zone or sub-zone; and
 - (c) the entire planned unit development complies with all applicable Sections of the By-law, the provisions set out in this Section and Table 131, however, development parcels within the planned unit development, whether severed or not, that have vehicular access off of the private way only, need not comply with the dwelling type specific provisions indicated in Part 6 other than maximum permitted building height. (By-law 2020-289)
- (2) In the case of more than one detached dwelling located on the same lot in an AG-Agricultural Zone, this Section does not apply. (By-law 2021-218)
- (3) A residential use building in a planned unit development is considered to have frontage if the land on which it is to be located after severance abuts a private way that serves as a driveway leading to a public street or as an aisle leading to such driveway.
- (4) The following ancillary uses are permitted on the same lot as a planned unit development, but only to serve the residents of the planned unit development:
- (a) **bank machine**
 - (b) **community centre**
 - (c) **community health and resource centre**
 - (d) **convenience store**
 - (e) **medical facility**
 - (f) **office**
 - (g) **personal service business** limited to a laundromat
 - (h) post office
- (5) The uses permitted by subsection (4) must:
- (a) all be in one building;
 - (b) not exceed a cumulative total floor area of 150 square metres;
 - (c) be located on a lot containing the planned unit development; and
 - (d) be located in the interior of the lot mentioned in paragraph (c) in such a way that there is no indication, visible from a public street, that there is an ancillary use on the lot.
- (6) Where an ancillary use is in a building that is used only for ancillary uses, that building must,
- (a) not exceed the maximum permitted height for the dwellings located in the planned unit development or 11 metres, whichever is less; and
 - (b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted. (By-law 2020-289)

- (c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140. (By-law 2020-289)
- (7) Despite section 55, where a communal accessory building is for garbage or bicycles the maximum permitted height is 4.5m and the maximum size is 200 m². (By-law 2019-41)

TABLE 131- PROVISIONS FOR PLANNED UNIT DEVELOPMENT

I ZONING MECHANISM		II PROVISION
(1) Minimum width of private way		6 metres
(2) Minimum setback for any wall of a residential use building to a private way		Notwithstanding any front yard setback requirement associated with any zone or subzone, the minimum setback for any wall of a residential use building to a private way is 1.8 metres
(3) Minimum setback for any garage or carport entrance from a private way (By-law 2012-33)		5.2 metres
(4) Minimum separation area between buildings within a planned unit development	(a) where the height of abutting buildings within the PUD is less than or equal to 14.5 metres	1.2 metres
	(b) all other cases	3 metres
(5) Parking		<p>(a) In addition to providing parking pursuant to Section 100 of this by-law, parking within a planned unit development may be located anywhere within the development, whether or not the development parcels within the planned unit development are severed. (By-law 2013-224)</p> <p>(b) Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres. (By-law 2013-224)</p>
(6) Landscaping and Parking		<p>(a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport. (By-law 2018-206)</p> <p>(b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal</p>

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