

## 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 Section;
  - (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)***