

Section 5 – Residential Zones

5.1 Residential Single Detached (R.1) Zones

5.1.1 Permitted Uses

The following are permitted **Uses** within the R.1A, R.1B, R.1C, and R.1D **Zones**:

- **Single Detached Dwelling**
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1 (amended by (2020)-20555)
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25 (added/amended by 18116)

5.1.2 Regulations

Within the Residential 1 (R.1) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

- 5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport** or **Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres. (added/amended by 15378)
- 5.1.2.2 Despite any required **Side Yard** on a residential **Lot**, **Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**. (added/amended by 15006)
- 5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the **Dwelling**. (added/amended by 20134)
- 5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.
- 5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum **Lot Frontage** for a **Corner Lot** in a R.1D Zone shall be 12 metres.
- 5.1.2.6 Despite Row 4 of Table 5.1.2, the **Lots** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Lot Frontage** of the average **Lot Frontage** established by the existing **Lots** within the same **City Block Face**, but in no case less than 9 metres. Nothing in this section shall require the minimum **Lot Frontage** to be greater than

the minimum **Lot Frontage** established in Table 5.1.2. Where the average **Lot Frontage** of the existing **Lots** on the **Block Face** cannot be determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2. (added/amended by 15006)

- 5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be (added/amended by 15006):
- i. The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**. (added/amended by 15006, 15378, 17187 and 19691)
 - ii. In accordance with Section 4.6 and 5.1.2.3; and
 - iii. In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.

Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

- 5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Side Yard** requirement of 1.5 metres. (added/amended by 15006)
- 5.1.2.9 Deleted by 15006
- 5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A **Zone**, where a **Building** has a one **Storey** portion and a 1.5 to 2 **Storey** portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion. (added/amended by 15692)
- 5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**). (added/amended by 17187 and 18116)

TABLE 5.1.2 – Regulations Governing R.1 Zones
(added/amended by 15006, 15378, 17187, 18116, 19063, 19691)

1	Residential Type	Single Detached Dwellings	Single Detached Dwellings	Single Detached Dwellings	Single Detached Dwellings
2	Zones	R.1A	R.1B	R.1C	R.1D
3	Minimum Lot Area	555 m2	460 m2	370 m2	275 m2
4	Minimum Lot Frontage	18 metres and in accordance with Section 5.1.2.6.	15 metres and in accordance with Section 5.1.2.6.	12 metres and in accordance with Section 5.1.2.6.	9 metres and in accordance with Sections 5.1.2.5 and 5.1.2.6.
5	Maximum Building Height	3 Storeys and in accordance with Section 4.18.	3 Storeys and in accordance with Section 4.18.	3 Storeys and in accordance with Section 4.18.	3 Storeys and in accordance with Section 4.18.
6	Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
6a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
7	Minimum Side Yard 1 to 2 Storeys Over 2 Storeys	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	1.2 metres 1.2 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.

8	Minimum Rear Yard	7.5 metres or 20% of the Lot Depth , whichever is less and in accordance with Section 5.1.2.4.	7.5 metres or 20% of the Lot Depth , whichever is less and in accordance with Section 5.1.2.4.	7.5 metres or 20% of the Lot Depth , whichever is less and in accordance with Section 5.1.2.4.	7.5 metres or 20% of the Lot Depth , whichever is less and in accordance with Section 5.1.2.4.
9	Accessory Buildings or Structures	In accordance with Section 4.5.	In accordance with Section 4.5.	In accordance with Section 4.5.	In accordance with Section 4.5.
10	Fences	In accordance with Section 4.20.	In accordance with Section 4.20.	In accordance with Section 4.20.	In accordance with Section 4.20.
11	Off-Street Parking	In accordance with Section 4.13.	In accordance with Section 4.13.	In accordance with Section 4.13.	In accordance with Section 4.13.

12	Minimum Landscaped Open Space	<p>The Front Yard on any Lot, excepting the Driveway (Residential I) shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway (Residential I) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>	<p>The Front Yard on any Lot, excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>	<p>The Front Yard on any Lot, excepting the Driveway (Residential I) shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway (Residential I) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>	<p>The Front Yard on any Lot, excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</p>
13	Garbage, Refuse and Storage	In accordance with Section 4.9.	In accordance with Section 4.9.	In accordance with Section 4.9.	In accordance with Section 4.9.

14	Garages	<p>For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building. Where a Roofed Porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the Porch to a maximum of 2 metres.</p>	<p>For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building. Where a Roofed Porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the Porch to a maximum of 2 metres.</p>	<p>For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building. Where a Roofed Porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the Porch to a maximum of 2 metres.</p>	<p>For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building. Where a Roofed Porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the Porch to a maximum of 2 metres.</p>
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5.2 Residential Semi-Detached/Duplex (R.2) Zone

5.2.1 Permitted **Uses**

The following are permitted **Uses** within the R.2 **Zone** (amended by 17187 and 18116):

- **Duplex Dwelling**
- **Semi-Detached Dwelling**
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1 (amended by (2020)-20555)
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19

5.2.2 Regulations

Within the Residential R.2 **Zone**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.2.2, and the following:

5.2.2.1 Minimum **Front** or **Exterior Side Yard**

5.2.2.1.1 Despite Row 5 of Table 5.2.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be (added/amended by 15006):

- i. The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**. (added/amended by 15006, 17187 and 19691)
- ii. In accordance with Sections 4.6 and 5.2.2.1.3; and
- iii. In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.

Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out Section 5.2.2.1.1, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

5.2.2.1.2 Despite Row 5 of Table 5.2.2, the **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.

5.2.2.1.3 In the event that there is a transformer easement on a particular Lot, portions of the dwelling may be required to be **Setback** further than specified in Row 5 of Table 5.2.2 in order that a minimum separation of 3

metres may be maintained between the transformer easement and any part of the dwelling. (added/amended by 20134)

5.2.2.2 Deleted by 15006

5.2.2.3 Despite any required **Side Yard** in the R.2 Zone, **Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**. (added/amended by 15692)

5.2.2.4 Despite Table 4.7 Rows 1-3, for a **Lot** with a dwelling requiring a 0.0 metre interior **Side Yard**, the **Setback** to that interior Side **Lot Line** from a **Porch** or a deck, inclusive of stairs, shall be 0.0 metres. (added/amended by 19063)

TABLE 5.2.2 – Regulations Governing the R.2 Zone
(added/amended by 15006, 15692,17187 & 18116, 19691)

1	Residential Type	Duplex Dwelling and Semi-Detached Dwelling
2	Minimum Lot Area	460 m2 for every two units 230 m2 for each unit
3	Minimum Lot Frontage	15 metres for every two units. 7.5 metres for each unit. Despite the above, the Lots located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum Lot Frontage of not less than the average Lot Frontage established by existing Lots within the same City Block Face .
4	Minimum Ground Floor Area 1 Storey 1.5 Storeys 2 or more Storeys	 80 m2 55 m2 40 m2
5	Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1.
5a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1.
6	Minimum Side Yard (each side)	1.2 metres Where a Garage, Carport or off-street Parking Space is not provided for each Dwelling Unit , each Side Yard shall have a minimum width of 3 metres to accommodate off-street parking. Despite the above, no interior Side Yard is required along the common Lot line of Semi-Detached Dwellings .
7	Minimum Rear Yard	7.5 metres or 20% of the Lot Depth , whichever is less.
8	Accessory Buildings or Structures	In accordance with Section 4.5.
9	Fences	In accordance with Section 4.20.
10	Maximum Building Height	3 Storeys and in accordance with Section 4.18.
11	Maximum Lot Coverage	40% of the Lot Area .
12	Off-Street Parking	In accordance with Section 4.13.

1	Residential Type	Duplex Dwelling and Semi-Detached Dwelling
13	Garages	For those Lots located within the boundaries indicated on Defined Area Map Number 66, where a Roofed Porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the Porch to a maximum of 2 metres.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
15	Minimum Landscaped Open Space	The Front Yard of any Lot , excepting the Driveway (Residential) , shall be landscaped and no parking shall be permitted within this Landscaped Open Space . Despite the definition of the Landscaped Open Space , for Buildings that do not have a shared Driveway (Residential) access, a minimum area of 0.6 metres between the Driveway and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk, in accordance with Section 4.13.7.2.4.

5.3 Residential Townhouse (R.3) Zones

5.3.1 Permitted Uses

The following are permitted Uses within the Residential Townhouse R.3 Zone:

5.3.1.1 R.3A – **Cluster Townhouse Zone** (added/amended by 15692)

- **Maisonette** dwelling
- **Stacked Townhouse**
- **Cluster Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.1.2 R.3B – **On-Street Townhouse Zone** (added/amended by 15692)

- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1 (added by (2020)-20555)
- **On-Street Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.2 Regulations

Within the Residential **Townhouse** R.3 Zones, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.3.2, and the following:

5.3.2.1 Maximum **Building** Coverage

Despite Row 8 of Table 5.3.2, in an R.3A, **Cluster Townhouse Zone**, where one **Parking Space** per unit is provided underground or **Garages** are attached or designed as an integral part of the **Dwelling Units**, the maximum coverage for the **Buildings** shall be 40 per cent. (added/amended by 20134)

5.3.2.2 Minimum **Side** and **Rear Yards** – R.3A Zones

5.3.2.2.1 No **Building** shall be located closer to any **Rear** or **Side Lot Line** than a distance equal to one-half the **Building Height**, and in no case less than 3 metres from any **Rear** or **Side Lot Line**.

5.3.2.2.2 Deleted by **By-law** (2010)-19063

5.3.2.3 Minimum Distance Between **Buildings** and **Private Amenity Areas**

R.3A Zones

5.3.2.3.1 The distance between the front, exterior side and rear face of one **Building** and the front, exterior side and rear face of another **Building**,

each of which contains windows to **Habitable Rooms** shall in no case be less than 15 metres. (added/amended by 20134)

5.3.2.3.2 Deleted by By-law (2010)-19063

5.3.2.3.3 The distance between the interior **Side Yard** of any two **Buildings** on the same **Lot** shall in no case be less than 3 metres. (added/amended by 17187 and 20134)

5.3.2.3.4 No part of a **Private Amenity Area** shall be located within 10.5 metres of a wall in another **Building** containing windows of **Habitable Rooms** which face the **Private Amenity Area**. (added/amended by 19063)

5.3.2.3.5 The minimum distance between the **Private Amenity Areas** of two separate **Buildings** shall be 6 metres where one **Private Amenity Area** faces any part of the other **Private Amenity Area** or 3 metres where the **Private Amenity Areas** are side by side and aligned parallel to each other. The minimum distance between a **Private Amenity Area** and the wall of another **Building** shall be 6 metres. (added/amended by 17187)

5.3.2.4 Minimum **Common Amenity Area** - R.3A Zone

5.3.2.4.1

a) Except for developments which contain less than 20 dwellings, a minimum of 5 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**. This **Common Amenity Area** shall be aggregated into areas of not less than 50 m².

b) Despite Section 5.3.2.4.1 a), the following shall apply to **Stacked Townhouse** developments:

i. Except for developments which contain less than 20 dwellings, a minimum of 10 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**, and be aggregated into areas of not less than 50 m².

c) Where combined **Cluster** and **Stacked Townhouses** occur, the **Common Amenity Area** for the site shall be calculated by using the provisions of Section 5.3.2.4.1 b) for the proportion of units which are stacked and utilizing the provisions of Section 5.3.2.4.1 a) for the proportion of units which are **Cluster Townhouse**.

5.3.2.4.2 **Amenity Areas** shall be designed and located so that the length does not exceed 4 times the width.

5.3.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.

5.3.2.4.4 **Landscaped Open Space** areas, **Building** rooftops, patios and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges and landscaped areas).

5.3.2.5 Minimum **Private Amenity Area** Per **Dwelling Unit**

5.3.2.5.1 R.3A Zone - **Cluster Townhouses** and Ground Level **Stacked Townhouse** Units

A **Private Amenity Area** shall be provided for each unit and it shall:

- a) have a minimum area of 20 m²;
- b) have a minimum depth (from the wall of the dwelling unit) of 4.5 metres;
- c) have a minimum width equal to the width of the unit when the layout of the unit permits. If the preceding cannot be accomplished, the minimum width of the **Private Amenity Area** shall be 4.5 metres;
- d) not form part of a required **Front** or **Exterior Side Yard**; (added/amended by 17187)
- e) not face onto a public **Street**;
- f) be accessed through a doorway to a hall or **Habitable Room**, other than a bedroom;
- g) be separate and not include walkways, play areas, or any other communal area; and
- h) be defined by a wall or **Fence**.
- i) to be a minimum distance of 3.0 metres from a side or rear **Lot Line**. (added/amended by 19063)

5.3.2.5.2 Despite Section 5.3.2.5.1, for **Stacked Townhouse** units above grade, each **Private Amenity Area** shall:

- a) have a minimum area of 10 m²;
- b) consist of a patio or terrace; and
- c) be defined by a wall or railing between adjacent units to a height of 1.8 metres.

5.3.2.5.3 For both **Cluster** and **Stacked Townhouse** developments, **Private Amenity Areas** shall be screened in a manner which prevents viewing into a part of it from any adjacent areas to a height of 1.8 metres. The extent of screening may be reduced if such screening would impair a beneficial outward and open orientation of view and there is not adverse effect on the privacy of the **Private Amenity Area**.

5.3.2.6 Maximum Density of Site

5.3.2.6.1 The maximum density of **Cluster Townhouse** developments shall be 37.5 dwellings per hectare. (added/amended by 15378)

5.3.2.6.2 The maximum density for **Stacked Townhouse** Developments shall be 60 dwellings per hectare. This shall be increased by 1 dwelling per hectare for every 6 required resident **Parking Spaces** and associated maneuvering aisles which are provided underground, up to a maximum density of 75 dwellings per hectare.

5.3.2.6.3 For **Townhouse** developments which consist of a mix of **Stacked** and **Cluster Townhouses**, the densities shall be determined separately for blocks on the property.

5.3.2.7 Additional **Front** and **Exterior Side Yard** Regulations
(added/amended by 15006)

Despite Row 5 of Table 5.3.2, for R.3 blocks not located on **Streets** listed in Section 4.24 and located within the boundaries of Defined Area Map Number 66 of Schedule "A" of this **By-law**, the **Front** or **Exterior Side Yard** shall be the average of the existing **Yards** within the same **City Block Face** and where the average of the existing **Yards** within the same **City Block Face** cannot be determined, the minimum **Front** or **Exterior Side Yard** shall be as set out in Row 5 of Table 5.3.2. Where legal off-street **Parking Spaces** are provided within an enclosed **Structure**, a minimum vehicular access of 6 metres between the **Street Line** and **Structure** shall be provided. In addition, location of units within this Defined Area shall be subject to the provisions of a **Sight Line Triangle** in Section 4.6.2.

Where a road widening is required in accordance with Section 4.24, the calculation of **Front** or **Exterior Side Yards** shall be as set out in Section 5.3.2.7, provided that the **Yard** is not less than the new **Street Line** established by the required road widening.

5.3.2.8 Maximum **Driveway** Width R.3B **Zone On-Street Townhouses**

Maximum **Driveway (Residential)** Width of R.3B **Zone On-Street Townhouses** shall comply with 4.13.7.2.5. (added/amended by 17187 and 19691)

TABLE 5.3.2 – Regulations Governing R.3 Zones
(added/amended by 17187 and 19691)

Row 1	Residential Type	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse	R.3B Zone On-Street-Townhouse
2	Minimum Lot Area	800 m ²	1,000 m ²	180 m ²
3	Minimum Lot Area Per Dwelling Unit	270 m ²	150 m ²	180 m ²
4	Minimum Lot Frontage	18 metres	18 metres	6 metres
5	Minimum Front Yard	6 metres and as set out in Section 4.24 and 5.3.2.7.	6 metres and as set out in Section 4.24 and 5.3.2.7.	6 metres and as set out in Section 4.24 and 5.3.2.7.
5a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7
6	Minimum Side Yard	See Section 5.3.2.2.	See Section 5.3.2.2.	1.5m from the side of the Building.
7	Minimum Rear Yard	See Section 5.3.2.2.	See Section 5.3.2.2.	7.5 metres
8	Maximum Building Coverage (% of Lot Area)	30	40	50
9	Maximum Building Height	3 Storeys and in accordance with Sections 4.16 and 4.18.	3 Storeys and in accordance with Sections 4.16 and 4.18.	3 Storeys and in accordance with Sections 4.16 and 4.18.
10	Minimum Distance Between Buildings	See Section 5.3.2.3	See Section 5.3.2.3	N/A
11	Minimum Common Amenity Area	See Section 5.3.2.4	See Section 5.3.2.4	N/A
12	Minimum Private Amenity Area	See Section 5.3.2.5	See Section 5.3.2.5	N/A
13	Minimum Landscaped Open Space (% of Lot Area)	40	40	35

Row 1	Residential Type	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse	R.3B Zone On-Street-Townhouse
14	Buffer Strip	Where an R.3 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone a Buffer Strip shall be provided. Buffer strips may be located in a required Side or Rear Yard .	Where an R.3 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone a Buffer Strip shall be provided. Buffer strips may be located in a required Side or Rear Yard .	Where an R.3 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone a Buffer Strip shall be provided. Buffer strips may be located in a required Side or Rear Yard .
15	Fences	In accordance with Section 4.20.	In accordance with Section 4.20.	In accordance with Section 4.20.
16	Off-Street Parking	In accordance with Section 4.13.	In accordance with Section 4.13.	In accordance with Section 4.13.
17	Accessory Buildings or Structures	In accordance with Section 4.5.	In accordance with Section 4.5.	In accordance with Section 4.5.
18	Maximum Number of Dwelling Units in a Row	12. Despite the preceding, where units are adjacent to a public Street , the maximum number of Dwelling Units in a row shall be 8.	12. Despite the preceding, where units are adjacent to a public Street , the maximum number of Dwelling Units in a row shall be 8.	8
19	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.	In accordance with Section 4.9.	In accordance with Section 4.9.

Row 1	Residential Type	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse	R.3B Zone On- Street- Townhouse
20	Maximum Density of Site	See Section 5.3.2.6	See Section 5.3.2.6	N/A
21	Maximum Driveway (Residential) width R.3B Zone On-Street Townhouses	N/A	N/A	See Section 4.13.7.2.5

5.4 Residential Apartment (R.4) Zones

5.4.1 Permitted **Uses**

The following are permitted **Uses** within the Residential **Apartment R.4 Zones**:

5.4.1.1 R.4A - General **Apartment Zone** (added/amended by 17187)

- **Apartment Building**
- **Nursing Home**
- **Home for the Aged**
- **Retirement Residential Facility**
- **Maisonette**

- **Accessory Uses** in accordance with Section 4.23
- **Home Occupation** in accordance with Section 4.19. (added/amended by 16595)

5.4.1.2 R.4B - High Density **Apartment Zone**

- **Apartment Building**
- **Accessory Uses** in accordance with Section 4.23
- **Home Occupation** in accordance with Section 4.19.

5.4.1.3 R.4C - Central Business District **Apartment Zone** (added/amended by 17187)

- **Apartment Building**
- **Nursing Home**
- **Home for the Aged**
- **Retirement Residential Facility**
- **Accessory Uses** in accordance with Section 4.23
- **Home Occupation** in accordance with Section 4.19.(added/amended by 16595)

5.4.1.4 R.4D - **Infill Apartment Zone** (added/amended by 17187)

The R.4D **Zone** shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this **By-law**. The R.4D Zone shall permit the following:

- **Apartment Building**
- **Nursing Home**
- **Home for the Aged**
- **Retirement Residential Facility**
- **Maisonette**

- **Accessory Uses** in accordance with Section 4.23
- **Home Occupation** in accordance with Section 4.19. (added/amended by 16595)

- 5.4.2 Regulations
Within the **Apartment R.4 Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.4.2, and the following:
- 5.4.2.1 Minimum **Side Yard** - R.4A and R.4B **Zones**
Despite Row 8 of Table 5.4.2, where windows of a **Habitable Room** face on a **Side Yard**, such **Side Yard** shall have a minimum width of not less than 7.5 metres.
- 5.4.2.2 Minimum Distance Between **Buildings**- R.4A and R.4B **Zones**
Where two or more **Buildings** are located on any one **Lot**, the following regulations shall apply:
- 5.4.2.2.1 The distance between the face of one **Building** and the face of another **Building** either of which contains windows of **Habitable Rooms**, shall be one-half the total height of the two **Buildings**, and in no case less than 15 metres.
- 5.4.2.2.2 The distance between the faces of any two **Buildings** with no windows to **Habitable Rooms** shall be a minimum of 15 metres.
- 5.4.2.3 Minimum Distance Between **Buildings** - R.4C and R.4D **Zones**
Where two or more **Buildings** are located on any one **Lot**, the following regulations shall apply:
- 5.4.2.3.1 The distance between the faces of two **Buildings** which contain windows of **Habitable Rooms** shall be one-half the **Building Height** to a maximum of 30 metres and a minimum of 5 metres.
- 5.4.2.3.2 The distance between the faces of any two **Buildings** with no windows to **Habitable Rooms** shall be a minimum of 5 metres.
- 5.4.2.4 Minimum **Common Amenity Area**
- 5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of **Common Amenity Area** shall be provided and aggregated into areas of not less than 50 m².
- 5.4.2.4.2 **Amenity Areas** shall be designed and located so that the length does not exceed 4 times the width.
- 5.4.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.
- 5.4.2.4.4 **Landscaped Open Space** areas, **Building** roof tops, patios, and above ground decks may be included as part of the **Common Amenity Area** if

recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).

5.4.2.5 Additional **Building** Regulations - R.4B **Zone**

5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum **Building Height** of 6 **Storeys** and shall be in accordance with Sections 4.16 and 4.18.

5.4.2.5.2 Properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C **Zone** regulations as specified in Table 5.4.2 for the following: minimum **Front** and **Exterior Side Yard**, minimum **Side Yard**, minimum **Rear Yard**, minimum distance between **Buildings**, minimum **Common Amenity Area**, minimum **Landscaped Open Space**, and **Floor Space Index** (F.S.I.).

TABLE 5.4.2 – Regulations Governing R.4 **Zones**

Row	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
1					
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m2	650 m2	650 m2	650 m2
4	Minimum Lot Frontage	15 metres	15 metres	15 metres	15 metres
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.	6 metres and as set out in Section 4.24.	3 metres and in accordance with Section 4.24.	3 metres and in accordance with Section 4.24.
7	Maximum Front and Exterior Side Yard	N/A	N/A	6 metres	6 metres
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.	Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.

Row	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
1					
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.	See Section 5.4.2.2.	See Section 5.4.2.3.	See Section 5.4.2.3.
12	Minimum Common Amenity Area	See Section 5.4.2.4.	See Section 5.4.2.4.	None required.	None required.
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .	The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .

Row	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
1					
14	Off-Street Parking	In accordance with Section 4.13.	In accordance with Section 4.13.	In accordance with Section 4.13.	In accordance with Section 4.13.
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.
16	Accessory Buildings or Structures	In accordance with Section 4.5.	In accordance with Section 4.5.	In accordance with Section 4.5.	In accordance with Section 4.5.
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.	In accordance with Section 4.9.	In accordance with Section 4.9.	In accordance with Section 4.9.
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.	In accordance with Section 4.20.	In accordance with Section 4.20.	In accordance with Section 4.20.