

# SECTION 6

## RESIDENTIAL ZONES

In any Residential Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

### 6.1 PERMITTED USES IN RESIDENTIAL ZONES

Within any Residential Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

| Uses   | Uses Permitted In Zone |    |    |    |    |    |
|--|------------------------|----|----|----|----|----|
|  | R1                     | R2 | R3 | R4 | R5 | MR |
| <b>RESIDENTIAL</b>                                       |                        |    |    |    |    |    |
| Dwelling, Single Detached                                | ●                      | ●  | ●  | ●  | ●  |    |
| Dwelling, Semi Detached                                  |                        | ●  | ●  | ●  | ●  |    |
| Dwelling, Duplex   |                        |    | ●  | ●  | ●  |    |
| Dwelling, Townhouse                                      |                        |    |    | ●  | ●  | ●  |
| Dwelling, Converted                                      |                        |    |    | ●  | ●  | ●  |
| Dwelling, Apartment                                      |                        |    |    |    | ●  | ●  |
| Dwelling Units in Combination with a Non-Residential Use |                        |    |    |    |    | ●  |
| Bed & Breakfast House                                    |                        |    |    |    | ●  | ●  |
| Boarding or Lodging House<br>(see Section 5.17.10)       |                        |    |    |    | ●  | ●  |
| Accessory Apartment<br>(see Section 6.1 i)               |                        | ●  | ●  | ●  | ●  | ●  |
| <b>COMMERCIAL</b>  |                        |    |    |    |    |    |
| Clinics  |                        |    |    |    | ●  | ●  |
| Home Occupation (see Section 5.17.9)                     |                        |    |    |    |    |    |
| Personal Service Uses                                    |                        |    |    |    | ●  | ●  |
| <b>INSTITUTIONAL</b>                                     |                        |    |    |    |    |    |
| Community Lifestyle Facility                             |                        |    |    |    |    | ●  |
| Day Nursery  |                        |    |    |    | ●  | ●  |

| Uses                                  | Uses Permitted In Zone |    |    |    |    |    |
|---------------------------------------|------------------------|----|----|----|----|----|
|                                       | R1                     | R2 | R3 | R4 | R5 | MR |
| Long Term Care Facility               |                        |    |    |    | ●  | ●  |
| Place of Worship (see Section 5.17.4) | ●                      | ●  | ●  | ●  | ●  | ●  |
| Public Parks (see Section 5.17.5)     | ●                      | ●  | ●  | ●  | ●  | ●  |
| Schools                               |                        |    |    |    | ●  | ●  |

- i) An Accessory Apartment may be permitted in a Single Detached Dwelling in the R2, R3, R4, R5 and MR zones in accordance with the following:
  - a) Only one (1) accessory apartment shall be permitted in any Single Detached Dwelling, where the dwelling unit is owner occupied;
  - b) A minimum of one (1) additional on-site parking space shall be provided for the accessory apartment and shall be independently accessible at all times;
  - c) All regulations associated with the zone must be complied with;
  - d) An Accessory Apartment shall not be more than 33% of the total floor area of the principle dwelling unit on the lot;
  - e) An Accessory Apartment cannot be located in an accessory building or attached garage; and,
  - f) Any Accessory Apartment shall be required to obtain a Building Permit from the City.
- ii) Where a dwelling unit existing as of the date of this By-law in a Zone which permits a Converted Dwelling exceeds the maximum permitted Floor Space Index (FSI), a Converted Dwelling may be permitted provided there are no additions or expansions of the existing building.

## 6.2 SINGLE RESIDENTIAL (R1) ZONE REGULATIONS

| R1 Zone     |                                    | Permitted Uses   |
|-------------|------------------------------------|--|
| Regulations |                                    | Dwelling, Single Detached  |
| a           | Minimum Lot Frontage               | 15m  |
| b           | Minimum Lot Area                   | 550m <sup>2</sup>  |
| c           | Maximum Lot Coverage               | 35%  |
| d           | Minimum Front Yard Setback         | 7.5m   |
| e           | Minimum Rear Yard Setback          | 7.5m   |
| f           | Minimum Interior Side Yard Setback | 1.2 m on one side and 0.9 m on the other side <u>or</u><br>0.9m on both sides where there is an attached garage or carport |
| g           | Minimum Exterior Side Yard Setback | 3.0m   |
| h           | Maximum Building Height            | 10m  |
| i           | Minimum Gross Floor Area           | 100m <sup>2</sup>  |
| j           | Minimum Landscaped Open Space      | N/A  |

### 6.3 LOW DENSITY RESIDENTIAL (R2) ZONE REGULATIONS

| R2 Zone     |                                    | Permitted Uses  |   |
|-------------|------------------------------------|---|---|
| Regulations |                                    | Dwelling, Single Detached   | Dwelling, Semi Detached   |
| a           | Minimum Lot Frontage               | 13.5m   | 10m/unit  |
| b           | Minimum Lot Area                   | 475m <sup>2</sup>   | 300m <sup>2</sup> /unit   |
| c           | Maximum Lot Coverage               | 35%   | 40%   |
| d           | Minimum Front Yard Setback         | 7.5m  | 6.5m  |
| e           | Minimum Rear Yard Setback          | 7.5m  | 7.5m  |
| f           | Minimum Interior Side Yard Setback | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an attached garage or carport | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an attached garage or carport for each unit |
| g           | Minimum Exterior Side Yard Setback | 3.0m  | 3.0m  |
| h           | Maximum Building Height            | 10m   | 10m   |
| i           | Minimum Gross Floor Area           | 90m <sup>2</sup>  | 80m <sup>2</sup>  |

#### 6.4 LOW DENSITY RESIDENTIAL (R3) ZONE REGULATIONS

| R3 Zone     |                                    | Permitted Uses  |   |  |
|-------------|------------------------------------|---|---|--|
| Regulations |                                    | Dwelling, Single Detached   | Dwelling, Semi Detached   | Dwelling, Duplex   |
| a           | Minimum Lot Frontage               | 13.5m   | 10m/unit  | 15m  |
| b           | Minimum Lot Area                   | 475m <sup>2</sup>   | 300m <sup>2</sup> /unit   | 500m <sup>2</sup>  |
| c           | Maximum Lot Coverage               | 40%   | 40%   | 35%  |
| d           | Minimum Front Yard Setback         | 7.5m  | 6.5m  | 7.5m   |
| e           | Minimum Rear Yard Setback          | 7.5m  | 7.5m  | 7.5m   |
| f           | Minimum Interior Side Yard Setback | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an attached garage or carport | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an attached garage or carport for each unit | 1.2 m on one side and 3.0 m on the other side<br><u>or</u><br>0.9m on the side where there is an attached garage or carport for each unit and 1.2 metres on the other side |
| g           | Minimum Exterior Side Yard Setback | 3.0m  | 3.0m  | 3.0m   |
| h           | Maximum Building Height            | 10m   | 10m   | 10m  |
| i           | Minimum Gross Floor Area           | 90m <sup>2</sup>  | 80m <sup>2</sup>  | 50m <sup>2</sup> /unit   |

## 6.5 MEDIUM DENSITY RESIDENTIAL (R4) ZONE REGULATIONS

| R4 Zone     |                                    | Permitted Uses   |  |  |   |   |
|-------------|------------------------------------|--|--|--|---|---|
| Regulations |                                    | Dwelling,<br>Single<br>Detached  | Dwelling,<br>Semi<br>Detached  | Dwelling,<br>Duplex  | Dwelling,<br>Townhouse  | Dwelling,<br>Converted<br>maximum<br>of 3<br>dwelling<br>units<br>(provisions<br>for original<br>dwelling in<br>R4 Zone<br>apply save<br>and except<br>for those<br>listed below) |
| a           | Minimum Lot Frontage               | 12m  | 10m/unit   | 15m  | 25m total development parcel and for any Street Fronting Townhouse 5.5 m/unit |   |
| b           | Minimum Lot Area                   | 400m <sup>2</sup>  | 300m <sup>2</sup> /unit  | 500m <sup>2</sup>  | 200m <sup>2</sup> /unit and 900m <sup>2</sup> /total development parcel       | 500 m <sup>2</sup>  |
| c           | Maximum Lot Coverage               | 40%  | 40%  | 35%  | 40%   | 35%   |
| d           | Minimum Front Yard Setback         | 6.5m   | 6.5m   | 7.5m   | 7.0m  |   |
| e           | Minimum Rear Yard Setback          | 7.5m   | 7.5m   | 7.5m   | 7.0m  |   |
| f           | Minimum Interior Side Yard Setback | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an | 1.2 m on one side and 3.0 m on the other side<br><u>or</u><br>0.9m on the side where there is an | 1.2 m on one side and 3.0 m on the other side                                 |   |

|   |                                    |                            |  |   |  |  |
|---|------------------------------------|----------------------------|--|---|--|--|
|   |                                    | attached garage or carport | attached garage or carport for each unit | attached garage or carport for each unit and 1.2 metres on the other side |  |  |
| g | Minimum Exterior Side Yard Setback | 3.0m                       | 3.0m                                     | 3.0m  | 3.0m   |  |
| h | Maximum Building Height            | 10m                        | 10m                                      | 10m   | 10m  |  |
| i | Minimum Gross Floor Area           | 80m <sup>2</sup>           | 80m <sup>2</sup>                         | 50m <sup>2</sup> /unit  | 75m <sup>2</sup> /unit                             | 50m <sup>2</sup> for unit to be established        |
| j | Maximum Density                    | N/A                        | N/A                                      | N/A   | 1 unit/ 300m <sup>2</sup> total development parcel | 1 unit/ 250m <sup>2</sup> total development parcel |

## 6.6 GENERAL RESIDENTIAL (R5) ZONE REGULATIONS

| R5 Zone     |                                    | Permitted Uses  |   |   |   |   |
|-------------|------------------------------------|---|---|---|---|---|
| Regulations |                                    | Dwelling,<br>Single<br>Detached   | Dwelling,<br>Semi<br>Detached   | Dwelling,<br>Duplex   | Dwelling,<br>Townhouse  | Dwelling,<br>Converted<br>(provisions for<br>original dwelling<br>in R5 Zone<br>apply save and<br>except for those<br>listed below) |
| a           | Minimum Lot Frontage               | 12m   | 10m/unit  | 13.5m   | 25m total development parcel and for any Street Fronting Townhouse 5.5 m/unit |   |
| b           | Minimum Lot Area                   | 400m <sup>2</sup>   | 300m <sup>2</sup> /unit   | 450m <sup>2</sup>   | 200m <sup>2</sup> / unit and 900m <sup>2</sup> / total development parcel     | 400m <sup>2</sup>   |
| c           | Maximum Lot Coverage               | 40%   | 40%   | 40%   | 40%   |   |
| d           | Minimum Front Yard Setback         | 6.5m  | 6.5m  | 6.5m  | 6.5m  |   |
| e           | Minimum Rear Yard Setback          | 7.5m  | 7.5m  | 7.5m  | 7.0m  |   |
| f           | Minimum Interior Side Yard Setback | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an attached garage or carport | 1.2 m on one side and 0.9 m on the other side<br><u>or</u><br>0.9m on both sides where there is an attached garage or carport for each unit | 1.2 m on one side and 3.0 m on the other side<br><u>or</u><br>0.9m on the side where there is an attached garage or carport for each unit and 1.2 | 1.2 m on one side and 3.0 m on the other side                                 |   |

|   |  |                  |                  |                                |                        |   |
|---|--|------------------|------------------|--------------------------------|------------------------|---|
|   |  |                  |                  | metres on<br>the other<br>side |                        |   |
| g | Minimum Exterior<br>Side Yard<br>Setback | 3.0m             | 3.0m             | 3.0m                           | 3.0m                   |   |
| h | Maximum<br>Building Height               | 10m              | 10m              | 10m                            | 10m                    |   |
| l | Minimum Gross<br>Floor Area              | 80m <sup>2</sup> | 80m <sup>2</sup> | 50m <sup>2</sup> /<br>unit     | 75m <sup>2</sup> /unit | 50m <sup>2</sup> for<br>building to be<br>converted<br>and 35 m <sup>2</sup> for<br>unit to be<br>established |
| j | Maximum Density                          | N/A              | N/A              | N/A                            | 0.6 FSI                | 1.0 FSI   |

| <b>R5 Zone</b>     |                                    | <b>Permitted Uses</b>                       |  |                                |                             |
|--------------------|------------------------------------|---|--|--------------------------------|-----------------------------|
| <b>Regulations</b> |                                    | <b>Dwelling,<br/>Apartment</b>              | <b>Bed &amp;<br/>Breakfast<br/>House</b> | <b>Uses,<br/>Institutional</b> | <b>Uses,<br/>Commercial</b> |
| a                  | Minimum Lot Frontage               | 13.5m                                       | 12m                                      | 20m                            | 12m                         |
| b                  | Minimum Lot Area                   | 450m <sup>2</sup>                           | 400m <sup>2</sup>                        | 1,000m <sup>2</sup>            | 500m <sup>2</sup>           |
| c                  | Maximum Lot Coverage               | 40%   | 40%                                      | 60%                            | 40%                         |
| d                  | Minimum Front Yard Setback         | 6.5m  | 6.5m                                     | 10m                            | 7.0m                        |
| e                  | Minimum Rear Yard Setback          | 7.5m  | 7.5m                                     | 2.0m                           | 7.0m                        |
| f                  | Minimum Interior Side Yard Setback | 1.2m on one side and 4.5m on the other side | 0.9m                                     | 3.0m                           | 1.5m                        |
| g                  | Minimum Exterior Side Yard Setback | 3.0m  | 3.0m                                     | 2.0m                           | 3.0m                        |
| h                  | Maximum Building Height            | 12m   | 10m                                      | 12m                            | 10m                         |
| i                  | Gross Floor Area                   | 35m <sup>2</sup> /unit (minimum)            | 80m <sup>2</sup> (minimum)               | N/A                            | 125m <sup>2</sup> (maximum) |
| j                  | Maximum Density                    | 1.0 FSI                                     | N/A                                      | 1.5 FSI                        | 1.5 FSI                     |

## 6.7 MULTIPLE RESIDENTIAL (MR) ZONE REGULATIONS

| MR Zone     |                                    | Permitted Uses  |   |  |
|-------------|------------------------------------|---|---|--|
| Regulations |                                    | Dwelling,<br>Townhouse  | Dwelling,<br>Converted<br><small>(provisions for original dwelling in MR Zone apply save and except for those listed below)</small> | Dwelling,<br>Apartment   |
| a           | Minimum Lot Frontage               | 5.5m/unit and 25m/ total development parcel                               |   | 25m  |
| b           | Minimum Lot Area                   | 200m <sup>2</sup> / unit and 900m <sup>2</sup> / total development parcel | 500m <sup>2</sup>   | 1,000m <sup>2</sup>  |
| c           | Maximum Lot Coverage               | 40%   |   | 35%  |
| d           | Minimum Front Yard Setback         | 6.5m  |   | 10m  |
| e           | Minimum Rear Yard Setback          | 7.0m  |   | 10m  |
| f           | Minimum Interior Side Yard Setback | 1.2 m on one side and 3.0 m on the other side                             |   | 6.0m for buildings over 3 storeys in height or 4.0m for buildings 3 storeys and less |
| g           | Minimum Exterior Side Yard Setback | 3.0m  |   |  |
| h           | Maximum Building Height            | 10m   |   | 15m  |
| i           | Minimum Gross Floor Area           | 75m <sup>2</sup> / unit   | 50m <sup>2</sup> / building to be converted and 35m <sup>2</sup> / for unit   | 35m <sup>2</sup> / unit  |
| j           | Maximum Density                    | 1.0 FSI   | 1.0 FSI   | 1.5 FSI  |
| k           | Minimum Landscaped Open Space      | N/A   |   | 30%  |

| <b>MR Zone</b>     |                                    | <b>Permitted Uses</b>          |  |                                |
|--------------------|------------------------------------|--------------------------------|--|--------------------------------|
| <b>Regulations</b> |                                    | <b>Uses,<br/>Commercial</b>    | <b>Bed &amp;<br/>Breakfast<br/>House</b> | <b>Uses,<br/>Institutional</b> |
| a                  | Minimum Lot Frontage               | 10m                            | 12m                                      | 20m                            |
| b                  | Minimum Lot Area                   | 500m <sup>2</sup>              | 400m <sup>2</sup>                        | 1,000m <sup>2</sup>            |
| c                  | Maximum Lot Coverage               | 50%                            | 40%                                      | 60%                            |
| d                  | Minimum Front Yard Setback         | 7.0m                           | 6.5m                                     | 10m                            |
| e                  | Minimum Rear Yard Setback          | 7.0m                           | 7.5m                                     | 2.0m                           |
| f                  | Minimum Interior Side Yard Setback | 1.5m                           | 0.9m                                     | 3.0m                           |
| g                  | Minimum Exterior Side Yard Setback | 3.0m                           | 3.0m                                     | 2.0m                           |
| h                  | Maximum Building Height            | 15m                            | 10m                                      | 15m                            |
| i                  | Gross Floor Area                   | 175m <sup>2</sup><br>(maximum) | 80m <sup>2</sup><br>(minimum)            | N/A                            |
| j                  | Maximum Density                    | N/A                            | N/A                                      | 1.5 FSI                        |
| k                  | Minimum Landscaped Open Space      | N/A                            | N/A                                      | N/A                            |