

# 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 (see Section 6.1 ii)			●*	●	●	●
Dwelling, Apartment					●	●
Dwelling Units in Combination with a Permitted Non-Residential Use						●
Group Home	●	●	●	●	●	●
Boarding or Lodging House					●	●
Accessory Apartment (see Section 6.1 i)	●	●	●	●	●	●
<b>COMMERCIAL</b>						
Clinics					●	●
Personal Service Uses					●	●
<b>INSTITUTIONAL</b>						
Community Lifestyle Facility						●
Day Nursery					●	●
Long Term Care Facility					●	●
Place of Worship (see Section 5.17.4)	●	●	●	●	●	●

Uses	Uses Permitted In Zone					
	R1	R2	R3	R4	R5	MR
Public Parks (see Section 5.17.5)	●	●	●	●	●	●
Schools					●	●

\* As existing on the date of this By-law coming into effect

*Amendments affecting the table above: ZBA [4], ZBA [51]*

- i) Deleted by By-law No. 2023-019 **ZBA [41]**
- 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> 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 Landscaped Open Space	N/A

Amendments affecting the table above: **ZBA [4]**

### 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 <u>or</u> 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 (0.0 m at a common party wall) <u>or</u> 0.9m on both sides where there is an attached garage or carport for each unit (0.0 m at a common party wall)
g	Minimum Exterior Side Yard Setback	3.0m	3.0m
h	Maximum Building Height	10m	10m

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

R3 Zone		Permitted Uses			
Regulations		Dwelling, Single Detached	Dwelling, Semi Detached	Dwelling, Duplex	Dwelling, Converted having a maximum of 3 dwelling units; Dwelling, Townhouse As existing on the effective date of this By-law
a	Minimum Lot Frontage	12 m	10m/unit	15m	As regulated by Section 6.5 Medium Density Residential (R4)
b	Minimum Lot Area	400 m <sup>2</sup>	300m <sup>2</sup> /unit	500m <sup>2</sup>	
c	Maximum Lot Coverage	40%	40%	35%	
d	Minimum Front Yard Setback	6.5 m	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 <u>or</u> 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 (0.0 m at a common party wall) <u>or</u> 0.9m on both sides where there is an attached garage or carport for each unit (0.0 m at a common party wall)	1.2 m on one side and 3.0 m on the other side <u>or</u> 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	

Amendments affecting the table above: **ZBA [4]**

## 6.5 MEDIUM DENSITY RESIDENTIAL (R4) ZONE REGULATIONS

R4 Zone		Permitted Uses				
Regulations		Dwelling, Single Detached	Dwelling, Semi Detached	Dwelling, Duplex	Dwelling, Townhouse	Dwelling, Converted maximum of 3 dwelling units (provisions for original dwelling in R4 Zone apply save and except for those 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%	40%	40%	40%
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	

R4 Zone		Permitted Uses				
Regulations		Dwelling, Single Detached	Dwelling, Semi Detached	Dwelling, Duplex	Dwelling, Townhouse	Dwelling, Converted maximum of 3 dwelling units (provisions for original dwelling in R4 Zone apply save and except for those listed below)
f	Minimum Interior Side Yard Setback	1.2 m on one side and 0.9 m on the other side <u>or</u> 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 (0.0 m at a common party wall) <u>or</u> 0.9m on both sides where there is an attached garage or carport for each unit (0.0 m at a common party wall)	1.2 m on one side and 3.0 m on the other side <u>or</u> 0.9m on the side where there is an attached garage or carport for each unit and 1.2 metres on the other side	1.2 m on one side and 3.0 m on the other side (0.0 m where there is a common party wall)	
g	Minimum Exterior Side Yard Setback	3.0m	3.0m	3.0m	3.0m	
h	Maximum Building Height	10m	10m	10m	10m	
i	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

Amendments affecting the table above: **ZBA [4]**

**6.6 GENERAL RESIDENTIAL (R5) ZONE REGULATIONS**

R5 Zone		Permitted Uses				
Regulations		Dwelling, Single Detached	Dwelling, Semi Detached	Dwelling, Duplex	Dwelling, Townhouse	Dwelling, Converted (provisions for original dwelling in R5 Zone apply save and except for those 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	



R5 Zone		Permitted Uses				
Regulations		Dwelling, Single Detached	Dwelling, Semi Detached	Dwelling, Duplex	Dwelling, Townhouse	Dwelling, Converted (provisions for original dwelling in R5 Zone apply save and except for those listed below)
f	Minimum Interior Side Yard Setback	1.2 m on one side and 0.9 m on the other side <u>or</u> 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 (0.0 m at a common party wall) <u>or</u> 0.9m on both sides where there is an attached garage or carport for each unit (0.0 m at a common party wall)	1.2 m on one side and 3.0 m on the other side <u>or</u> 0.9m on the side where there is an attached garage or carport for each unit and 1.2 metres on the other side	1.2 m on one side and 3.0 m on the other side (0.0 m at a common party wall).	
g	Minimum Exterior Side Yard Setback	3.0m	3.0m	3.0m	3.0m	
h	Maximum Building Height	10m	10m	10m	10m	
i	Maximum Density	N/A	N/A	N/A	0.6 FSI	1.0 FSI

Amendments affecting the table above: **ZBA [4]**

<b>R5 Zone</b>		<b>Permitted Uses</b>		
<b>Regulations</b>		<b>Dwelling, Apartment</b>	<b>Uses, Institutional</b>	<b>Uses, Commercial</b>
a	Minimum Lot Frontage	13.5m	20m	12m
b	Minimum Lot Area	450m <sup>2</sup>	1,000m <sup>2</sup>	500m <sup>2</sup>
c	Maximum Lot Coverage	40%	60%	40%
d	Minimum Front Yard Setback	6.5m	10m	7.0m
e	Minimum Rear Yard Setback	7.5m	2.0m	7.0m
f	Minimum Interior Side Yard Setback	1.2m on one side and 4.0m on the other side	3.0m	1.5m
g	Minimum Exterior Side Yard Setback	3.0m	2.0m	3.0m
h	Maximum Building Height	12m	12m	10m
i	Maximum Density	1.0 FSI	1.5 FSI	1.5 FSI

*Amendments affecting the table above: ZBA [4]*

## 6.7 MULTIPLE RESIDENTIAL (MR) ZONE REGULATIONS

MR Zone		Permitted Uses			
Regulations		Dwelling, Single Detached; Dwelling, Semi Detached; Dwelling, Duplex as existing on the date of this By-law coming in to effect	Dwelling, Townhouse	Dwelling, Converted (provisions for original dwelling in MR Zone apply save and except for those listed below)	Dwelling, Apartment
a	Minimum Lot Frontage	As regulated by Section 6.6 General Residential (R5)	25 m total development parcel, and for any Street Fronting Townhouse 5.5 m/unit		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%		40%
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 (0.0 m at a common part wall)		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	Maximum Density		1.0 FSI	1.0 FSI	1.5 FSI
j	Minimum Landscaped Open Space		N/A		30%

Amendments affecting the table above: **ZBA [4]**

MR Zone		Permitted Uses	
Regulations		Uses, Commercial (including residential uses in combination with a permitted non-residential use)	Uses, Institutional
a	Minimum Lot Frontage	10m	20m
b	Minimum Lot Area	500m <sup>2</sup>	1,000m <sup>2</sup>
c	Maximum Lot Coverage	50%	60%
d	Minimum Front Yard Setback	7.0m	10m
e	Minimum Rear Yard Setback	7.0m	2.0m
f	Minimum Interior Side Yard Setback	1.5m	3.0m
g	Minimum Exterior Side Yard Setback	3.0m	2.0m
h	Maximum Building Height	15m	15m
i	Gross Floor Area	Maximum 175m <sup>2</sup> for a commercial use	
j	Maximum Density	N/A	1.5 FSI
k	Minimum Landscaped Open Space	N/A	N/A

Amendments affecting the table above: **ZBA [4]**