

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	MR
RESIDENTIAL			
Single Detached Dwelling	●	●	●*
Semi Detached Dwelling	●	●	●*
Duplex Dwelling	●	●	●*
Townhouse Dwelling	●*	●	●
Converted Dwelling (see Section 6.1 ii)	●*	●	●
Apartment Dwelling		●	●
Dwelling Units in Combination with a Permitted Non-Residential Use			●
Group Home	●	●	●
Boarding or Lodging House		●	●
Additional Residential Unit (see Section 5.25)	●	●	●
COMMERCIAL			
Clinics		●	●
Convenience Stores		●***	●***
Personal Service Uses		●	●
Restaurants		●***	●***
INSTITUTIONAL			
Community Lifestyle Facility			●
Day Nursery	●**	●	●

Uses	Uses Permitted In Zone		
	R1	R2	MR
Long Term Care Facility		●	●
Place of Worship	●	●	●
Public Parks (see Section 5.16.1)	●	●	●
Retirement Home		●	●
Schools	●	●	●

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

** Located in a School

*** Located on the ground floor of a residential building with a minimum of 25 residential units. The maximum combined GFA of all commercial uses shall be 150m²

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

- 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 LOW DENSITY RESIDENTIAL (R1) ZONE REGULATIONS

R1 Zone		Permitted Uses			
Regulations		Single Detached Dwelling	Semi Detached Dwelling	Duplex Dwelling	Converted Dwelling having a maximum of 3 dwelling units; Townhouse Dwelling As existing on the effective date of this By-law
a	Minimum Lot Frontage	12 m	10m/unit	15m	As regulated by Section 6.3 Medium Density Residential (R2)
b	Minimum Lot Area	400 m ²	300m ² /unit	500m ²	
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	12.5m	12.5m	12.5m	

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

R1 Zone		Permitted Uses	
Regulations		Uses, Institutional (excluding Place of Worship)	Place of Worship
a	Minimum Lot Frontage	20 m	As required by Section 9.2 Institutional Zone Regulations
b	Minimum Lot Area	1,000 m ²	
c	Maximum Lot Coverage	60%	
d	Minimum Front Yard Setback	10 m	
e	Minimum Rear Yard Setback	2.0m	
f	Minimum Interior Side Yard Setback	3.0 m	
g	Minimum Exterior Side Yard Setback	2.0 m	
h	Maximum Building Height	15m	
i	Maximum Density	1.5 FSI	
j	Minimum Landscape Open Space	N/A	

6.3 MEDIUM DENSITY RESIDENTIAL (R2) ZONE REGULATIONS

R2 Zone		Permitted Uses				
Regulations		Single Detached Dwelling	Semi Detached Dwelling	Duplex Dwelling	Townhouse Dwelling	Converted Dwelling (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 for any Townhouse Dwelling (Cluster) and for any Townhouse Dwelling (Street Fronting) 5.5 m/unit	
b	Minimum Lot Area	400m ²	300m ² / unit	450m ²	200m ² / unit and 900m ² / total development parcel for Townhouse Dwelling (Cluster)	400m ²
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	

R2 Zone		Permitted Uses				
Regulations		Single Detached Dwelling	Semi Detached Dwelling	Duplex Dwelling	Townhouse Dwelling	Converted Dwelling (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	12.5m	12.5m	12.5m	12.5m	
i	Maximum Density	N/A	N/A	N/A	0.6 FSI	1.0 FSI

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

R2 Zone		Permitted Uses			
Regulations		Apartment Dwelling	Uses, Institutional	Place of Worship	Uses, Commercial
a	Minimum Lot Frontage	13.5m	20m	As required by Section 9.2	12m

b	Minimum Lot Area	450m ²	1,000m ²	Institutional Zone Regulations	500m ²
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	14m	14m		14m
i	Maximum Density	1.0 FSI	1.5 FSI		1.5 FSI
j	Minimum Landscape Open Space	20%	N/A		20%
k	Minimum Amenity Area	5m ² per dwelling unit	N/A		N/A

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

6.4 MULTIPLE RESIDENTIAL (MR) ZONE REGULATIONS

MR Zone		Permitted Uses			
Regulations		Single Detached Dwelling; Semi Detached Dwelling; Duplex Dwelling as existing on the date of this By-law coming in to effect	Townhouse Dwelling	Converted Dwelling (provisions for original dwelling in MR Zone apply save and except for those listed below)	Apartment Dwelling
a	Minimum Lot Frontage	As regulated by Section 6.3 Medium Density Residential (R2)	25 m total development parcel for Townhouse Dwelling (Cluster), and for any Street Fronting Townhouse 5.5 m/unit		25m
b	Minimum Lot Area		200m ² / unit and 900m ² / total development parcel for Townhouse Dwelling (Cluster)	500m ²	1,000m ²
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		12.5m		27m
i	Maximum Density		1.0 FSI	1.0 FSI	1.5 FSI

MR Zone		Permitted Uses			
Regulations		Single Detached Dwelling; Semi Detached Dwelling; Duplex Dwelling as existing on the date of this By-law coming in to effect	Townhouse Dwelling	Converted Dwelling (provisions for original dwelling in MR Zone apply save and except for those listed below)	Apartment Dwelling
j	Minimum Landscaped Open Space		N/A		20%
k	Minimum Amenity Area		N/A	N/A	5m ² per dwelling unit

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 (excluding Place of Worship)	Place of Worship
a	Minimum Lot Frontage	10m	20m	As required by Section 9.2 Institutional Zone Regulations
b	Minimum Lot Area	500m ²	1,000m ²	
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	Maximum Gross Floor Area	175m ² for a commercial use	N/A	
j	Maximum Density	1.5 FSI	1.5 FSI	
k	Minimum Landscaped Open Space	20%	N/A	
l	Minimum Amenity Area	5m ² per dwelling unit	N/A	

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