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PART 2: RESIDENTIAL ZONES

ZONE DESIGNATIONS:	**R1**	**TO**	**R5**	**(Low Density Residential)**
	RM1	**TO**	**RM5**	**(Medium Density Residential)**
	RH1	**TO**	**RH5**	**(High Density Residential)**
	RO1	**TO**	**RO4**	**(Orchard Community Residential)**
	RAL1	**TO**	**RAL4**	**(Alton Community Residential)**

1. GENERAL PROVISIONS

No persons shall in any of the zones included in Part 2 of this By-law use any land or erect any building or structure except in accordance with the uses permitted and the regulations thereto and subject to the following:

PART 1: GENERAL CONDITIONS AND PROVISIONS
PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

(a) **Holding Zone**
Where a zone designation is preceded by the Holding Symbol 'H' the uses permitted shall be in accordance with Part 11, Subsection 1.1. Development or redevelopment of lands having an 'H' zoning shall be deemed premature until the 'H' prefix is removed in accordance with Part 11, Subsection 1.2.

(b) **Accessory Buildings and Structures**
Refer to Part 1, Subsection 2.2

(c) **Patios and Decks**
Refer to Part 1, Subsection 2.3

(d) **Fencing and Privacy Screens**
Refer to Part 1, Subsection 2.4

(e) **Swimming Pools**
Refer to Part 1, Subsection 2.5

(f) **Lands Adjacent to Lake Ontario and Burlington Bay**
Refer to Part 1, Subsection 2.30

(g) **Side Yard Requirements for "L" Shape Dwellings**
Where the front elevation of a detached dwelling, without an attached garage or carport, designed in an "L" shape forming one side and one end of a parking space 4.5 m wide by 6.5 m long, the required side yard for that dwelling shall be the same as that required for a detached dwelling with an attached garage or carport.

(h) **Parking Lot**
Parking lots shall be set back 4.5 m from a street line.

(i) **Parking Spaces and Driveways**

(i) For townhouses, back-to-back townhouses, stacked townhouses, cluster homes, and apartment buildings up to 3 storeys, driveways and parking lots shall be set back 3 m from a wall of a building containing windows of habitable rooms, except where a parking space and driveway is for the exclusive use of the unit occupant the setback shall not apply.

Parking spaces shall be set back at least 6 m from an R1, R2, R3, LN3, LN4, LN5, LN6 zone.

(ii) For apartment buildings 4 storeys or more in height, driveways shall be set back 9 m and parking spaces 6 m from a window of a habitable room in a dwelling unit located on the ground floor or basement.

Driveways and parking spaces shall be set back 6 m from an R1, R2, R3, LN3, LN4, LN5, LN6 zone.

(j) **Parking Structures**
An enclosed parking structure that extends more than 1.6 m above finished grade shall be subject to the same yard requirements as a principal building.

An enclosed parking structure below grade and up to 1.6 m above grade shall be set back 3 m from a street line.

An enclosed parking structure below and above grade shall not encroach into a required landscape buffer abutting a residential zone.

2. PROHIBITED USES

Notwithstanding the uses permitted in Residential Zones, the following uses, as well as those in Part 1, Subsection 2.22, are prohibited except where permitted by the respective zone:

- Parking or storing a motor vehicle, excepting a recreational vehicle, exceeding a registered gross vehicle weight of 3000 kg, an overall length of 6 m or an overall height of 2.6 m is prohibited.

- Parking or storing a motor vehicle equipped with a stake body is prohibited.

- Parking or storing a recreational vehicle on or off a trailer or supported by other means or parking or storing a utility trailer including its load which exceeds a combined height of 3.6 m is prohibited.

- The parking or storage of any motor vehicle, motorcycle, snowmobile, jetski, trailer, recreational vehicle, boat, or other such conveyance is not permitted within a landscaped open space area.

3. R ZONE PERMITTED USES (LOW DENSITY)

The uses permitted in all Residential 'R' Zones shall be in accordance with Table 2.3.1:

Table 2.3.1

USE	LOW DENSITY ZONES				
	R1	R2	R3	R4	R5
Detached Dwelling	✓	✓	✓		
Semi-Detached Dwelling				✓	
Cluster Homes					✓
Additional Residential Units	✓ **(a)**	✓ **(a)**	✓ **(a)**	✓ **(a)**	✓ **(a)**

Footnote to Table 2.3.1:
(a) Subject to Part 1, Section 2.21, Subsection (u)

4. R1, R2, R3 ZONE REGULATIONS

4.1 LOT WIDTH, AREA, YARDS

Table 2.4.1

Zone	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
R1 ZONES						
R1.1	30 m	1850 m^2	9 m	9 m **(c)**	**(a)**	9 m
R1.2	24 m	925 m^2	9 m	9 m **(c)**	**(a)(d)**	9 m
R2 ZONES						
R2.1	18 m	700 m^2	11 m **(e)(f)**	10 m **(c)**	**(a)(d)**	4.5 m
R2.2	18 m	700 m^2	11 m	10 m **(c)**	**(b)**	4.5 m
R2.3	18 m	680 m^2	7.5 m	9 m **(c)**	**(b)**	4.5 m
R2.4	16 m	600 m^2	6 m	9 m **(c)**	**(b)(g)**	4.5 m
R3 ZONES						
R3.1	15 m	500 m^2	6 m	9 m **(c)**	**(b)**	4.5 m
R3.2	15 m	425 m^2	6 m	9 m **(c)**	**(b)**	4.5 m
R3.3	13 m	400 m^2	6 m	12 m **(c)**	**(b)**	4.5 m
R3.4	12 m	400 m^2	6 m	7.5 m **(c)**	**(a)**	4.5 m

Footnotes to Table 2.4.1

(a) With attached garage or carport: 10% of actual lot width
Without attached garage or carport: 10% of actual lot width, 3 m minimum on one side

(b) Without attached garage or carport:
(i) One or one and a half storey side: 1.2 m, 3 m other side
(ii) Two or more storey side 1.8 m, 3 m other side

With attached garage or carport:
(i) One or one and a half storey side: 1.2 m
(ii) Two or more storey side: 1.8 m

(c) On a corner lot the rear yard may be 4.5 m

(d) Properties located within the Roseland and Indian Point Character Area as identified in Part 2 – Residential Zones, Section 4.9 Character Area Maps:

With attached garage or carport:
Lots under 17 m in width: 10% of actual lot width
Lots between 17-25 m in width: 12% of actual lot width
Lots greater than 25 m in width: 15% of actual lot width up to a maximum of 5 m

Without attached garage or carport:
Lots under 17 m in width: 10% of actual lot width, 3 m minimum on the side with a driveway
Lots between 17-25 m in width: 12% of actual lot width, 3 m minimum on the side with a driveway
Lots greater than 25 m in width: 15% of actual lot width, 3 m minimum on the side with a driveway

(e) Properties located on the west side of Indian Road as identified in Part 2 – Residential Zones, Section 4.9 Character Area Maps shall have a front yard of 4 m.

(f) Properties located within the Shoreacres Character Area as identified in Part 2 – Residential Zones, Section 4.9 Character Area Maps with an R2.1 zone shall have a front yard of 9 m.

(g) Properties located within the Shoreacres Character Area as identified in Part 2 – Residential Zones, Section 4.9 Character Area Maps shall have a side yard subject to footnote (a) above.

Table 2.4.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

4.2 MAXIMUM LOT COVERAGE

Table 2.4.3

Dwelling Type	Dwelling with Attached Garage	Dwelling without Attached Garage
One storey	40% including accessory buildings	32% plus 8% for accessory buildings
One and a half storey	37.5% including accessory buildings	29.5% plus 8% for accessory buildings
Two or more storeys	35% including accessory buildings 40% in R3.3 and R3.4 zones	27% plus 8% for accessory buildings 32% plus 8% in R3.3 and R3.4 zones
All Dwellings in Designated Areas (b) (c)	35% for one storey dwellings including accessory buildings 30% for one and a half storey dwellings including accessory buildings 25% for all other dwelling types including accessory buildings	27% for one storey dwellings plus 8% for accessory buildings 22% for one and a half storey dwellings plus 8% for accessory buildings 17% for all other dwelling types plus 8% for accessory buildings

Footnotes to Table 2.4.3

(a) One accessory building less than 10 m^2 and less than 2.5 m in height shall be exempt from the lot coverage requirements of Table 2.4.3.

(b) Designated Areas are shaded on ZONING MAPS in Part 15.

(c) Properties with a front or street side yard abutting Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard (excluding Indian Point Character Area as identified in Part 2 – Residential Zones, Section 4.9 Character Area Maps) shall be exempt from this lot coverage regulation. For through lots, the front building elevation shall determine the front of the lot for the purposes of this regulation.

4.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

4.4 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

4.5 FLOOR AREA RATIO

(a) A maximum floor area ratio of 0.45:1 shall apply to all properties in Designated Areas for Lot Coverage.

(b) Notwithstanding subsection a) above, properties located within the Shoreacres Character Area as identified in Part 2 – Residential Zones, Section 4.9 Character Area Maps shall have a maximum floor area ratio of 0.4:1.

4.6 DWELLING DEPTH

(a) Maximum depth of a dwelling shall be 18 m measured from building wall closest to front lot line to building wall closest to rear lot line.

Note - Properties with a front or street side yard abutting Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard (excluding Indian Point Character Area as identified in Part 2 – Residential Zones, Section 4.9 Character Area Maps) shall be exempt from this dwelling depth regulation. For through lots, the front building elevation shall determine the front of the lot for the purposes of this regulation.

4.7 ARCHITECTURAL FEATURES

(a) On building elevations facing a street, the height of columns on the first storey shall not exceed the height of the ceiling of the first storey.

4.8 GARAGES

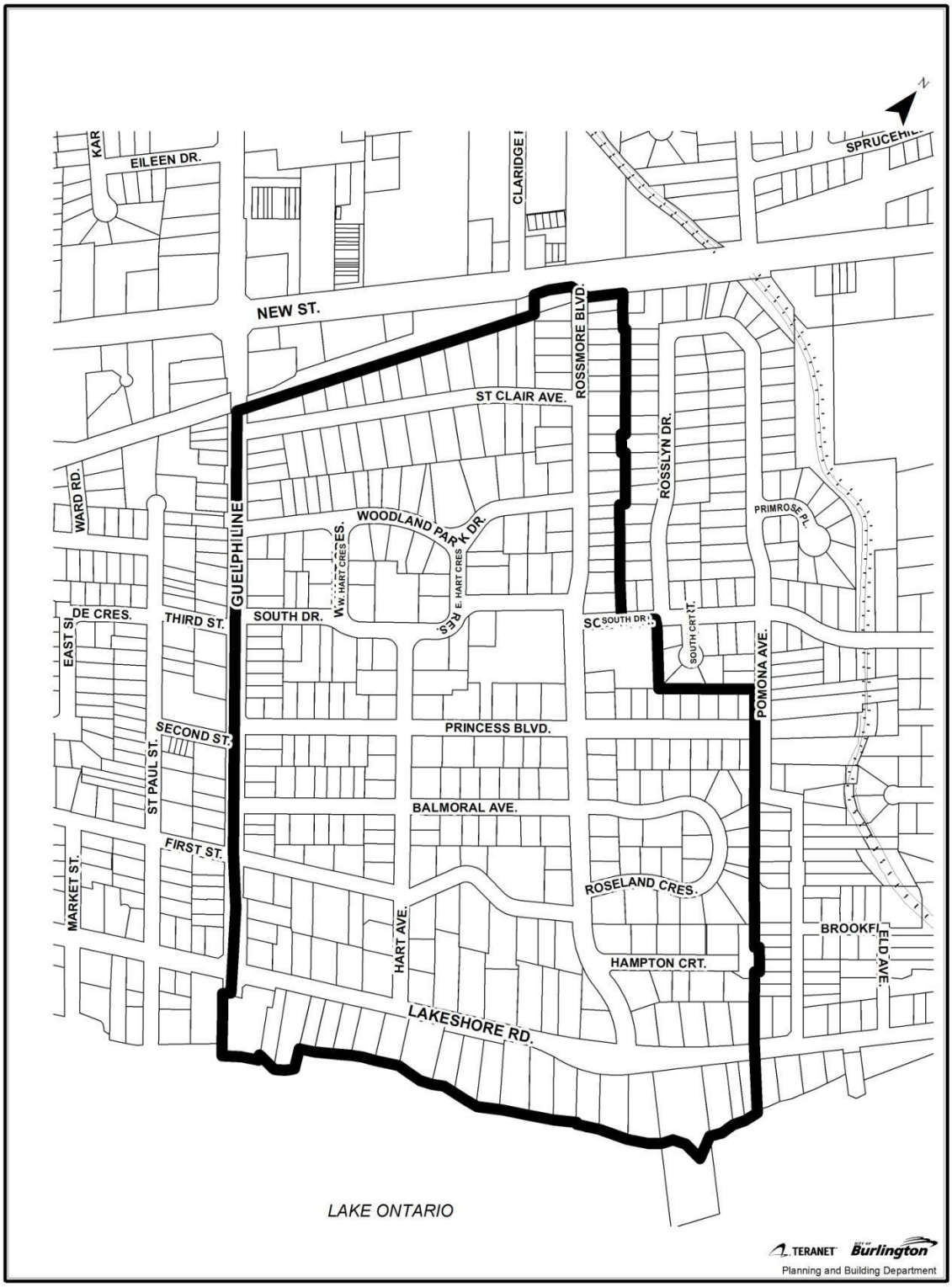
(a) The width of a front loading attached garage shall not exceed 50% of the width of its building elevation.

(b) An attached garage with a garage door facing a street is not permitted to project beyond the longest portion of a wall facing a street and containing residential floor area on the first storey of a dwelling.

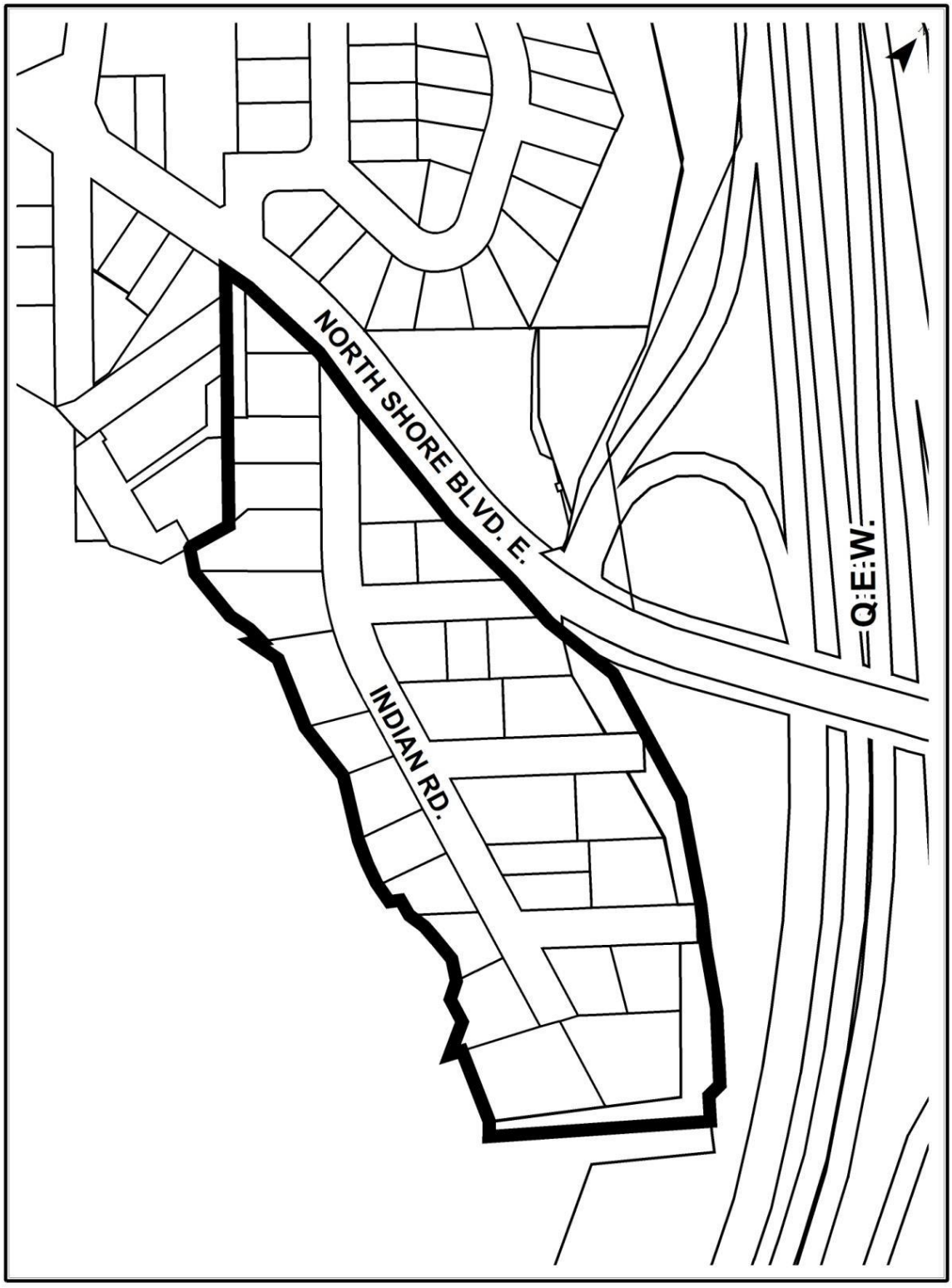
Note - Notwithstanding Part 2, Section 4.8 of By-law 2020, as amended, any dwelling which legally existed as of the date of the enactment of Zoning By-law 2020.374 (December 19, 2016), and used for a purpose permitted by this By-law, is deemed to conform to the regulations of this By-law for the life of the existing dwelling.

4.9 CHARACTER AREA MAPS

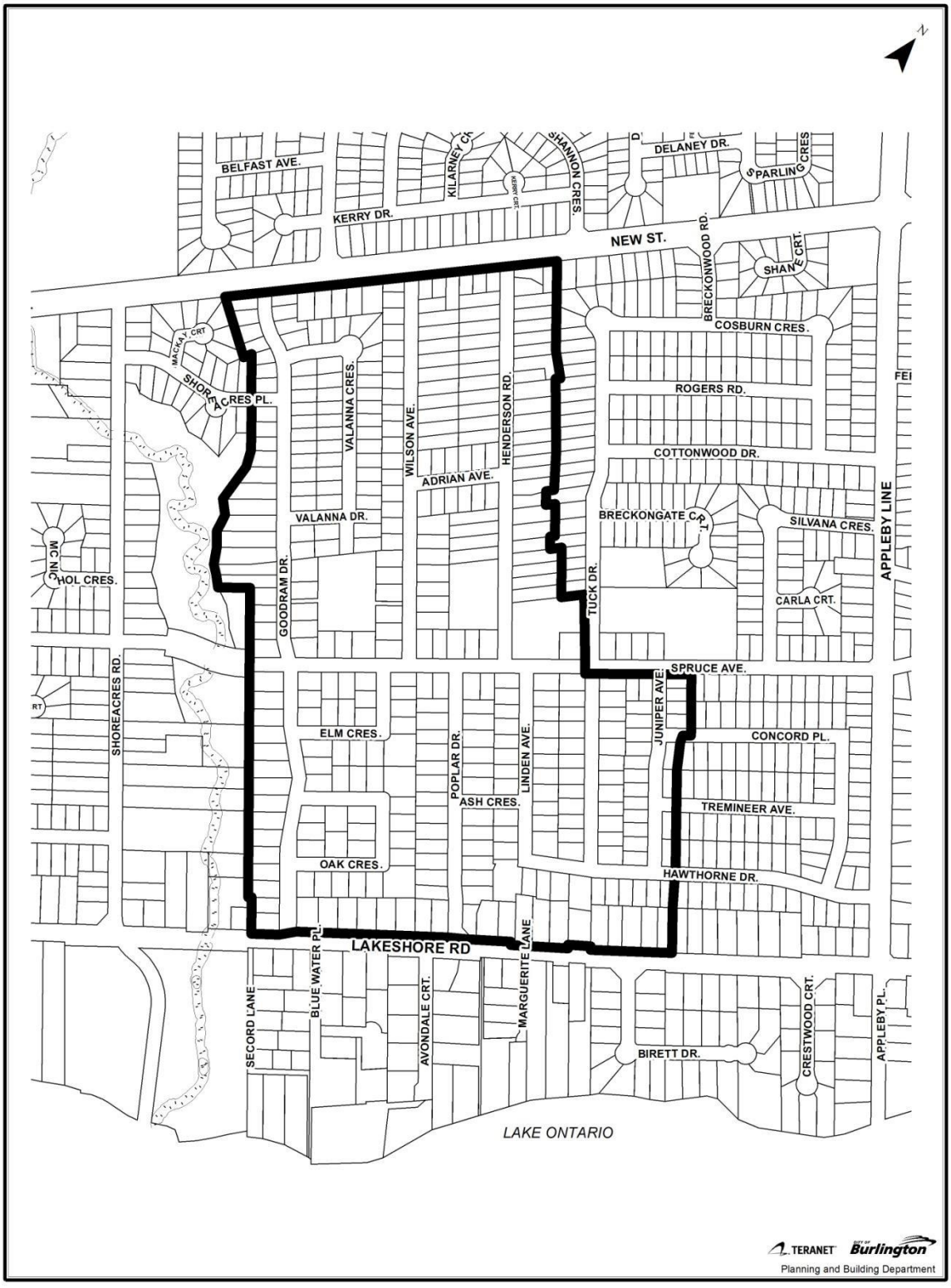
(a) Roseland Character Area



(b) Indian Point Character Area



(c) Shoreacres Character Area



5. R4 ZONE REGULATIONS

5.1 LOT WIDTH, AREA, YARDS

Table 2.5.1

Dwelling	Lot Width	Lot Area	Front Yard	Rear Yard	Street Side Yard	Side Yard
Semi-Detached	9.5 m	400 m^2	6 m	9 m	6 m	**Without attached garage or carport:** 0 m, 3 m other side **With attached garage or carport:** One or one and a half storey side: 0 m, 1.2 m other side Two or more storey side: 0 m, 1.8 m other side

Table 2.5.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

5.2 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”

5.3 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”

6. R5 ZONE REGULATIONS

6.1 LOT WIDTH, AREA, YARDS, DENSITY, HEIGHT

Table 2.6.1

Regulation	Cluster Homes
Lot Width	12 m
Lot Area	2000 m^2
Yard abutting a street	7.5 m
Yard abutting a rear building elevation	6 m, 9 m abutting R1, R2, R3, LN3, LN4, LN5, LN6 zones
Yard abutting a side building elevation	3 m, 4.5 m abutting R1, R2, R3, LN3, LN4, LN5, LN6 zones
Density	25 units/ha maximum

Table 2.6.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

6.2 LANDSCAPE AREA AND BUFFER

Landscape Area
Abutting a street: 4.5 m

Landscape Buffer
Abutting R1, R2, R3, LN3, LN4, LN5, LN6 zones: 3 m

6.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 "Off-Street Parking and Loading Requirements"

6.4 FENCING

Privacy Fencing (which may be a solid screen fence or a combination of chain-link fence and landscape planting forming a dense, year-round screen), having a minimum height of 1.8 m shall be installed on the common boundary with adjacent residential properties.

6.5 BUILDING HEIGHT

(a) Building height shall be provided in accordance with Part 1, Subsection 2.31 "Residential Building Height"

(b) Maximum height: 2 storeys

7. RM ZONE PERMITTED USES (MEDIUM DENSITY)

The uses permitted in all Residential 'RM' Zones shall be in accordance with Table 2.7.1:

Table 2.7.1

USE	MEDIUM DENSITY ZONES				
	RM1	RM2	RM3	RM4	RM5
Detached Dwelling	✓ (a)	✓ (a)	✓ (a)	✓	
Semi-Detached Dwelling	✓	✓ (b)	✓ (b)	✓	
Duplex Building	✓	✓ (b)	✓ (b)		
Triplex Building	✓	✓ (b)	✓ (b)		
Fourplex Building		✓	✓ (c)		
Townhouse Building		✓	✓ (c)		

USE	MEDIUM DENSITY ZONES				
	RM1	RM2	RM3	RM4	RM5
Street Townhouse Building			✓ (d)		✓
Back-to-Back Townhouse Building			✓		
Stacked Townhouse Building			✓		
Apartment Building			✓		
Retirement Home	✓ (c)	✓	✓ (c)		
Lodge, Fraternity, Private Club	✓ (e,f)	✓ (e,f)	✓ (e,f)		
Community Institution	✓ (e,f)	✓ (e,f)	✓ (e,f)		
Additional Residential Units	✓ (g)	✓ (g)	✓ (g)	✓ (g)	✓ (g)

Footnotes to Table 2.7.1

(a) Subject to R3.4 Zone regulations

(b) Subject to RM1 Zone regulations

(c) Subject to RM2 Zone regulations

(d) Subject to RM5 Zone regulations

(e) Subject to RM3 Zone regulations

(f) Permitted only on lands abutting a street having a deemed width of 26 m or greater

(g) Subject to Part 1, Section 2.21, Subsection (u)

8. RM1 ZONE REGULATIONS

8.1 LOT WIDTH, AREA, YARDS, HEIGHT, LANDSCAPE AREA

Table 2.8.1

Regulation	Semi-Detached Dwelling	Duplex Dwelling	Triplex Dwelling
Lot Width	9 m/unit	9 m	6 m/unit
Lot Area	270 m^2/unit	270 m^2	200 m^2/unit
Front Yard	6 m	6 m	6 m
Rear Yard	9 m	7.5 m	7.5 m
Side Yard			
Without attached garage or carport:			Interior side yard 0 m
One or one and a half storey side	0 m, 3 m other side	N/A	3 m, 1.2 m other side
Two or more storey side	0 m, 3 m other side	3 m, 1.8 m other side	3 m, 1.8 m other side
With attached garage or carport:			
One or one and a half storey side	0 m, 1.2 m other side	N/A	1.2 m
Two or more storey side	0 m, 1.8 m other side	1.8 m	1.8 m
Street Side Yard	4 m	4 m	4 m
Landscape Area	* * *	* * *	25%

Table 2.8.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

8.2 LOT COVERAGE

For detached lots 12 m or greater in width the lot coverage provisions set out in Part 2, Subsection 4.2 shall apply.

8.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

8.4 BUILDING HEIGHT

(a) Building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”

(b) Maximum height: 2 ½ storeys

9. RM2 ZONE REGULATIONS

9.1 LOT WIDTH, AREA, YARDS, DENSITY, FLOOR AREA RATIO, HEIGHT, AMENITY AREA, PRIVACY AREA

Table 2.9.1

Regulation	Fourplex	Townhouse	Retirement Home
Lot Width	18 m	45 m	30 m
Lot Area	700 m^2	0.4 ha	0.2 ha
Front Yard	6 m **(a)**	7.5 m **(a)**	7.5 m **(a)**
Rear Yard	9 m	9 m	9 m
Side Yard	3 m	4.5 m	4.5 m
Street Side Yard	6 m	6 m	6 m
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 Zone	* * *	9 m	12 m
Density	25 units/ha	**(b)**	* * *
Floor Area Ratio	* * *	* * *	1.25:1 maximum
Amenity Area	* * *	25 m^2/bedroom 15 m^2/efficiency	* * *
Privacy Area	* * *	20 m^2 per unit	* * *

Footnotes to Table 2.9.1

(a) Abutting a street having a deemed width of 30 m or greater: 9 m

(b) Density: minimum: 25 units/ha
maximum: 40 units/ha

Table 2.9.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

9.2 LANDSCAPE AREA AND BUFFER

Landscape Area
4.5 m abutting a street having a deemed width up to 26 m
6 m abutting a street having a deemed width greater than 26 m

Landscape Buffer
Abutting R1, R2, R3, LN3, LN4, LN5, LN6 zones: 6 m

9.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

9.4 BUILDING HEIGHT

(a) 4 storey building height maximum for retirement home. Maximum building height for other permitted uses shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

(b) Maximum height for townhouse and fourplex dwellings: 2 storeys.

10. RM3 ZONE REGULATIONS

10.1 LOT WIDTH, AREA, YARDS, DENSITY, FLOOR AREA RATIO, HEIGHT, AMENITY AREA, PRIVACY AREA

Table 2.10.1

Regulation	Stacked Townhouse Apartment Building	Back-to-Back Townhouse	Community Institution Lodge, Fraternity, Private Club
Lot Width	30 m	45 m	18 m
Lot Area	0.4 ha	0.4 ha	0.1 ha
Front Yard	7.5 m **(a)**	7.5 m **(a)**	7.5 m **(a)**

Regulation	Stacked Townhouse Apartment Building	Back-to-Back Townhouse	Community Institution Lodge, Fraternity, Private Club
Rear Yard	9 m	9 m	9 m
Side Yard	4.5 m	4.5 m	4.5 m
Street Side Yard	6 m	6 m	6 m
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 Zone	12 m	12 m	12 m
Density	25 units/ha min. 50 units/ha max.	50 units/ha max.	* * *
Floor Area Ratio	* * *	* * *	1.25:1 maximum
Amenity Area	25 m^2 for each bedroom in a unit 15 m^2 for each efficiency unit	25 m^2/unit **(b)**	* * *
Privacy Area	10 m^2 per unit	**(c)**	* * *

Footnotes to Table 2.10.1

(a) Abutting a street having a deemed width of 30 m or greater: 9 m

(b) As a component of the required amenity area per unit, each back-to-back townhouse development shall have a minimum of one common amenity area, with a minimum area of 100m^2, or a total common amenity area of 6 m^2 per back-to-back unit, whichever is greater, and may include decorative accessory structures such as a gazebo, arbor, pergola, as well as playground equipment, but may not include other accessory buildings or structures, unitary equipment, mailboxes, or above-ground utility boxes.

(c) Each unit in a back-to-back townhouse development shall contain an individual balcony with an area of 5.5 m^2, separated from adjoining units by a wall or privacy screen and with a maximum projection of 1.8 m from the front wall of the back-to-back townhouse building.

Table 2.10.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

10.2 LANDSCAPE AREA AND BUFFER

Landscape Area
4.5 m abutting a street having a deemed width up to 26 m
6 m abutting a street having a deemed width greater than 26 m

Landscape Buffer
Abutting R1, R2, R3, LN3, LN4, LN5, LN6 zones: 6 m

10.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

10.4 BUILDING HEIGHT

(a) Maximum height: 3 storeys

(b) Stacked townhouse dwellings shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

11. RM4 ZONE REGULATIONS

11.1 LOT WIDTH, AREA, YARDS

Table 2.11.1

Dwelling Unit	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
Detached	10 m	300 m^2	6 m	9 m	**(a)**	4 m
Semi-Detached	8.5 m	250 m^2	6 m	9 m	**(a)** interior side yard 0 m	4 m

Footnotes to Table 2.11.1

(a) Without attached garage or carport:

One or one and a half storey side:	1.2 m, 3 m other side
Two or more storey side:	1.8 m, 3 m other side

With attached garage or carport:

One or one and a half storey side:	1.2 m
Two or more storey side:	1.8 m

Table 2.11.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

11.2 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

(b) Maximum height: 2 ½ storeys

11.3 LOT COVERAGE

For detached lots 12 m or greater in width the lot coverage provisions set out in Subsection 4.2 shall apply.

11.4 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

12. RM5 ZONE REGULATIONS

12.1 LOT WIDTH, AREA, YARDS

Table 2.12.1

Dwelling	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
Street Townhouse	6.8 m	200 m^2	6 m	9 m	1.2 m; Interior side yard 0 m	4 m

Table 2.12.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

12.2 DENSITY

Minimum: 25 units per hectare

12.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

12.4 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

(b) Maximum height: 2 storeys

13. RH ZONE PERMITTED USES (HIGH DENSITY)

13.1 The uses permitted in all 'RH' Zones shall be in accordance with Table 2.13.1:

Table 2.13.1

USE	HIGH DENSITY ZONES				
	RH1	RH2	RH3	RH4	RH5
Apartment Building	✓	✓	✓	✓	✓
Stacked Townhouse	✓	✓		✓	✓
Back-to-Back Townhouse	✓ **(a)**	✓ **(a)**		✓ **(a)**	✓ **(a)**
Street Townhouse	✓	✓		✓	✓
Retirement Home	✓	✓	✓	✓	✓
Community Institution per RM3 zone	✓				
Lodge, Fraternity, Private Club per RM3 zone	✓				
Additional Residential Units	✓ **(b)**	✓ **(b)**		✓ **(b)**	✓ **(b)**

Footnote to Table 2.13.1

(a) Subject to RM3 zone regulations, with the exception of the maximum density, which shall be 65 units per hectare.

(b) Subject to Part 1, Section 2.21, Subsection (u)

14. REGULATIONS FOR APARTMENTS, STACKED TOWNHOUSE, RETIREMENT HOME

14.1 LOT WIDTH, AREA, YARDS, DENSITY, FLOOR AREA RATIO, HEIGHT, AMENITY

Table 2.14.1

Regulation	Apartment Building, Stacked Townhouse, Retirement Home				
	RH1	RH2	RH3	RH4	RH5
Lot Width	30 m	45 m	30 m	45 m	45 m
Lot Area	0.2 ha	0.2 ha	0.1 ha	0.2 ha	0.2 ha
Front Yard and Street Side Yard	7.5 m	**(a)**	6 m maximum	**(a)**	**(a)**
Rear Yard	9 m	**(b)**	7.5 m	**(b)**	**(b)**
Side Yard	4.5 m	**(b)**	3 m	**(b)**	**(b)**
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone	15 m	**(c)**	* * *	**(c)**	**(c)**
Density (excluding Retirement Home)	**(d)**	**(e)**	50 u/ha minimum 185 u/ha maximum	**(f)**	50 u/ha minimum 185 u/ha maximum
Floor Area Ratio (Retirement Home)	1.25:1 maximum	1.25:1 maximum	1.25:1 maximum	1.25:1 maximum	1.25:1 maximum
Building Height (maximum)	6 storeys **(g)**	18 storeys **(g)**	24 m **(g)**	12 storeys **(g)**	no maximum **(g)**
Amenity Area	25 m^2 per bedroom; 15 m^2 per efficiency	25 %	25 m^2 per unit 100 m^2 minimum	25 m^2 per bedroom; 15 m^2 per efficiency	25 m^2 per bedroom; 15 m^2 per efficiency
Yard Abutting:					
Pipeline Easement			7 m		
Railway right-of-way			30 m		
Building setback abutting a creek block:			7.5 m, 4.5 m if block includes a 3 m buffer		

Footnotes to Table 2.14.1

(a) 7.5 m plus 1 m for each storey above 6 storeys to a maximum of 15 m
Abutting North Shore Boulevard the minimum yard shall be 15 m

(b)

Yard	Building wall 30 m or less in length	Building wall exceeding 30 m in length
Buildings up to 6 storeys	7.5 m	7.5 m plus 1 m for each 5 m wall length exceeds 30 m
Buildings over 6 storeys	½ the height of the building	½ the height of the building plus 1 m for each 5 m wall length exceeds 30 m

(c)

Yard Abutting R1, R2, R3 , LN3, LN4, LN5, LN6 Zone	Building wall 30 m or less in length	Building wall exceeding 30 m in length
Buildings up to 6 storeys	15 m	15 m plus 1 m for each 5 m wall length exceeds 30 m
Buildings over 6 storeys	15 m plus 1 m for each storey over 6 storeys	15 m plus 1 m for each storey over 6 plus 1 m for each 5m wall length exceeds 30 m

(d) Minimum: 50 units per hectare
Maximum: 50 units per hectare plus 1 additional dwelling unit for each 4 enclosed parking spaces to 75 units per hectare

(e) Minimum: 50 units per hectare
Maximum: 50 units per hectare plus an additional 1.5 units per hectare for each 100 m^2 increase in lot area over the 2000m^2 minimum to 100 units/ha

(f) Minimum: 50 units per hectare
Maximum: 100 units per hectare plus an additional 10 units per hectare for each 3% increase in enclosed parking to 150 units per hectare

(g) Stacked townhouse building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”

14.2 LANDSCAPE AREA AND BUFFER

Landscape Area
4.5 m abutting a street having a deemed width up to 26 m
6 m abutting a street having a deemed width greater than 26 m
Not required in an RH3 zone
Landscape Buffer
Abutting R1, R2, R3, LN3, LN4, LN5, LN6 zones: 6 m
Abutting R4, R5, LN3, LN7 zones: 3 m
Abutting RM1 to RM5, LN3, LN8 zones: 3 m

14.3 PARKING

(a) Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”

(b) **Enclosed Occupant Parking**

RH1 Zone: none required
RH2 Zone: none required
RH3 Zone: 100% for units exceeding a density of 100 units per hectare
RH4 Zone: 75% of all required occupant parking
RH5 Zone: 75% of all required occupant parking

(c) **Parking Lot, Spaces and Driveways in an RH3 Zone**

(i) Notwithstanding Part 2, Subsection 1(h), a parking lot in an RH3 zone may be set back 1 m from a street line provided a decorative wall or fence having a height of 1 m to 1.2 m maximum screens the parking lot from the street.

(ii) Notwithstanding Part 2, Subsection 1(i), where an apartment building is 3 storeys or less in height the setback of parking spaces and driveways from a wall of a building containing windows of habitable rooms shall be 2 m.

(iii) Notwithstanding Part 2, Subsection 1(i), where the apartment building is 4 storeys or greater in height parking spaces and driveways shall be set back 4 m from a window of a habitable room in a basement or ground floor dwelling unit.

14.4 OUTSIDE STORAGE

Waste stored outside shall be kept within a solid screen enclosure. In an RH5 zone the enclosure shall be attached to a principal building.

15. REGULATIONS FOR STREET TOWNHOUSES

15.1 LOT WIDTH, AREA, YARDS

Table 2.15.1

Street Townhouse					
Lot Width	**Lot Area**	**Front Yard**	**Rear Yard**	**Side Yard**	**Street Side Yard**
5.5 m	165 m^2	6 m	7.5 m	1.2 m Interior side yard 0 m	4 m

Table 2.15.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

15.2 DENSITY

Minimum: 50 units per hectare

15.3 STREET ACCESS

Where a Street Townhouse requires vehicle access to a street having a deemed width of 26 m or greater, only indirect access shall be permitted via a common lane.

15.4 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

15.5 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

(b) Maximum height: 2 storeys

16. RO ZONE PERMITTED USES (ORCHARD COMMUNITY)

The uses permitted in all Residential ‘RO’ Zones shall be in accordance with Table 2.16.1:

Table 2.16.1

USE	ORCHARD COMMUNITY ZONES			
	RO1	RO2	RO3	RO4
Detached Dwelling	✓	✓	✓	
Semi-Detached Dwelling	✓	✓	✓	
Duplex Dwelling	✓	✓	✓	✓
Triplex Dwelling		✓	✓	✓
Fourplex Dwelling		✓	✓	✓
Townhouse Dwelling		✓		✓
Street Townhouse Dwelling		✓	✓	✓
Stacked Townhouse Dwelling		✓		✓
Apartment Building				✓
Retirement Home				✓
Day Care Centre	✓ **(a)**	✓ **(a)**	✓ **(a)**	✓ **(b)**
Additional Residential Units	✓ **(c)**	✓ **(c)**	✓ **(c)**	✓ **(c)**

Footnotes to Table 2.16.1:

(a) Permitted only on a street having a deemed width of 20 m or greater and subject to the RO1 zone regulations for a detached dwelling.

(b) Subject to the RO4 regulations for “All Other Dwellings”

(c) Subject to Part 1, Section 2.21, Subsection (u)

17. RO1 ZONE REGULATIONS

17.1 LOT WIDTH, AREA, YARDS

Table 2.17.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached Unit	9 m **(a)**	295 m^2	3 m dwelling 5.5 m garage **(c)**	7 m	1.2 m one side, 60 cm other side
Semi-Detached Unit	6.5 m **(b)**	195 m^2	3 m dwelling 5.5 m garage **(c)**	7 m	1.2 m; Interior side yard 0 m
Duplex Building	9 m	270 m^2	3 m dwelling 5.5 m garage **(c)**	7 m	1.2 m

Footnotes to Table 2.17.1

(a) Where lot depth is less than 30 m, minimum lot width shall be 13 m

(b) Where lot depth is less than 30 m, minimum lot width shall be 9 m

(c) The 5.5 m yard applies only to the entrance elevation of a garage; otherwise the garage shall be set back 3 m from a street line.

Table 2.17.2

Other Yards	Requirement
Building setback abutting a creek block	Rear yard: 7.5 m, 4.5 m if block includes a 3 m buffer Side yard: 1.5 m
Yard abutting a pipeline easement	6 m
Yard abutting a railway right-of-way	30 m

17.2 LOT COVERAGE

Lot coverage shall be 50% maximum including detached garages, accessory buildings and accessory structures.

17.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

17.4 BUILT FORM

Within a section of a plan of subdivision (i.e.: a grouping of three or more contiguous lots fronting the same street, bounded by other streets, subdivision boundary, zone boundary, or other section) the following shall apply:

(i) At least one third of the dwelling units shall have attached garages which shall not project more than 1.5 m beyond the second storey.

(ii) One third of the dwelling units may have attached garages which project a maximum of 6.5 m beyond the second storey.

(iii) All other dwelling units may have attached garages which project a maximum of 3.5 m beyond the second storey.

(iv) Not more than 8 contiguous lots shall be 9 m or less in width.

17.5 ENCROACHMENTS

In addition to Part 1, Subsection 2.13, the following shall apply:

(a) Porches, stairs, and canopies are permitted to encroach a maximum distance of 3 m into the minimum rear yard setback, and porches are permitted to encroach a maximum distance of 1.5 m into the front yard and side yard abutting a street.

(b) Where the side yard is less than 1.2 m the encroachment shall be no closer than 60 cm to the lot line.

17.6 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

18. RO2 ZONE REGULATIONS

18.1 LOT WIDTH, AREA, YARDS

Table 2.18.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached Unit	7.5 m	250 m^2	3 m **(a,b)**	6 m	**(e)**
Semi-Detached	6.5 m/unit	200 m^2	3 m **(a,b)**	6 m	1.2 m; Interior side yard 0 m
Duplex	9 m	270 m^2	3 m **(a,b)**	6 m	1.2 m
Triplex	5.5 m/unit	165 m^2	3 m **(a,b)**	6 m	1.2 m; Interior side yard 0 m
Fourplex	18 m	720 m^2	3 m **(a,b)**	6 m	1.2 m
Townhouse	40 m	1200 m^2	3 m **(a,b)**	6 m	1.2 m
Stacked Townhouse	30 m	900 m^2	3 m **(a,b)**	6 m	1.2 m
Street Townhouse	4.8 m **(d)**	145 m^2 **(c)**	3 m **(a,b)**	6 m	1.2 m; Interior side yard 0 m

Footnotes to Table 2.18.1

(a) Yard abutting a street having a deemed width of 26 m or more: 6 m maximum

(b) Notwithstanding the yard requirements, the front elevation of a garage shall be set back 5.5 m from a street line.

(c) Lot Area for lots less than 30 m in depth: 115 m^2

(d) Lot Width for lots less than 30 m in depth: 5.2 m

(e) Side Yard abutting a dwelling: 1.2 m
Side Yard abutting an attached or detached garage: 0.6 m

Table 2.18.2

Other Yards	Requirement
Building setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	6 m
Yard abutting a railway right-of-way	30 m

18.2 DENSITY

Townhouses and Stacked Townhouses: minimum: 26 units/hectare
maximum: 50 units/hectare

18.3 ALTERNATE USES

In addition to the uses permitted in the RO2 Zone, Office or Convenience Store is also permitted. Office and Convenience Store uses shall be subject to the regulations for a detached dwelling in an RO2 zone, except that a Convenience Store shall be located on a corner lot or on a lot abutting an RO4 zone, LN8 zone or P zone and subject to the following:

Lot width: 15 m
Floor area: 200 m^2 maximum
Lot Coverage: 50% maximum
Landscape Buffer: 3 m abutting a residential use

The outdoor storage and display of merchandise, material, or equipment is prohibited.

18.4 BUILDING HEIGHT

(a) Building height for stacked townhouse dwellings: 2 storey minimum and 3 storey maximum, in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

(b) Maximum height for Day Care buildings: 2 storeys

(c) Maximum height for other permitted uses: 2 storeys, in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

18.5 LOT COVERAGE

Lot coverage shall be 50% maximum, except Townhouse, Street Townhouse, and Stacked Townhouse, which shall be 60% maximum.

18.6 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements” except as amended by the following:

Dwelling units:	2 spaces per unit
Office uses:	2 spaces per 100 m^2 gross floor area
Convenience Store:	parking not required
Loading Space:	not required for Office and Convenience Store uses.

18.7 PRIVACY AREA

Townhouse and Stacked Townhouse: 20 m^2 per unit

18.8 BUILT FORM

(a) An attached garage on a lot abutting a street having a deemed width of 26 m or greater shall maintain the same or greater setback from a street line as the dwelling it is attached to or where a dwelling includes an attached porch the attached garage may have the same setback from the street line as the porch, provided that the garage shall not encroach into the required yard.

(b) A detached garage located in a rear yard abutting a public or private lane may be constructed to the rear lot line and shall be set back 90 cm from a side lot line and 3 m from a side lot line abutting a street.

A detached garage located in a rear yard shall be set back 6 m from a dwelling on the same lot.

A detached garage shall be accessed from a private or public lane only.

(c) The minimum distance between the exterior walls of any two townhouse or stacked townhouse buildings shall be 4.5 m where the facing walls contain windows of habitable rooms; where the facing walls do not contain windows of habitable rooms the distance shall be 2 m.

(d) Street Townhouse buildings shall not exceed 62 m in length.

(e) Notwithstanding the definition of Street Townhouse contained in Part 16, grade level access between front and rear yards shall not be required for units less than 7.65 m wide.

18.9 LANDSCAPE BUFFER

Townhouse, Stacked Townhouse abutting any other residential use: 3 m

18.10 ENCROACHMENTS

Notwithstanding Part 1, Subsection 2.13, the following shall apply:

(a) Porches, stairs, and canopies may encroach into a required yard abutting a street having a deemed width of 26 m or greater, provided a 2 m setback is maintained from the street line.

(b) Porches, stairs, and canopies may encroach 3 m maximum into a required rear yard.

(c) Where the side yard is less than 1.2 m the encroachment shall be no closer than 60 cm to the lot line.

19. RO3 ZONE REGULATIONS

19.1 LOT WIDTH, AREA, YARDS

Table 2.19.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached	Min. 7.5 m **(a)** Max. 11 m **(c)**	245 m^2	3 m dwelling 5.5 m garage **(b)**	7 m	1.2 m one side, 0.6 m other side
Semi-Detached	Min. 6.5 m **(a)** Max. 9.15 m **(c)**	175 m^2	3 m dwelling 5.5 m garage **(b)**	7 m	1.2 m; Interior side yard 0 m
Duplex	9 m	270 m^2	3 m dwelling 5.5 m garage **(b)**	7 m	1.2 m
Triplex	18 m	540 m^2	3 m dwelling 5.5 m garage **(b)**	7 m	1.2 m; Interior side yard 0 m
Fourplex	18 m	720 m^2	3 m dwelling 5.5 m garage **(b)**	7 m	1.2 m
Street Townhouse	Min. 4.8 m **(a)** Max. 7.8 m **(c)**	140 m^2	3 m dwelling 5.5 m garage **(b)**	7 m	1.2 m; Interior side yard 0 m

Footnotes to Table 2.19.1

(a) Where lot depth is less than 30 m, the following lot widths and areas shall apply:

Dwelling	Lot Width	Corner Lot Width
Detached	10.8 m minimum **(d)** 14 m maximum **(c)**	12.6 m minimum **(d)** 15.8 m maximum
Semi-Detached Lot	16.4 m minimum 22 m maximum **(c)**	18.2 m minimum 23.8 m maximum
1 or 2 storey Street Townhouse	6.7 m minimum 11.0 m maximum **(c)**	9.7 m minimum 12.8 m maximum

(b) The 5.5 m yard applies only to the entrance elevation of the garage; otherwise the garage shall be set back 3 m from a street line.

(c) Maximum lot width shall be maintained for 80% of the lots in a registered plan of subdivision.

(d) A detached unit may have a minimum interior lot width of 9.0 m and a minimum corner lot width of 10.8 metres, subject to the following regulations:

Maximum building height: 2 storeys
Maximum garage width: 3.5 m
Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 3 m.

A garage (attached or unattached) shall not be located closer to a street than the closest distance between the dwelling unit and the street line.

Table 2.19.2

Other Yards	Requirement
Rear Yard abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Side Yard abutting a creek block	1.5 m
Yard abutting a pipeline easement	6 m
Yard abutting a railway right-of-way	30 m

19.2 DETACHED GARAGE

A detached garage located in a rear yard abutting a public or private lane may be constructed to the rear lot line and shall be set back 90 cm from a side lot line and 3 m from a side lot line abutting a street. A detached garage located in a rear yard shall be set back 6 m from a dwelling on the same lot.

19.3 BUILDING HEIGHT

(a) Maximum height: 2 storeys, in accordance with Part 1, Subsection 2.31, “Residential Building Height”.

19.4 BUILT FORM

Within each section of a plan of subdivision (i.e. a grouping of three or more contiguous lots fronting the same street, bounded by other streets, a subdivision boundary, a zone boundary, or other section) the following shall apply:

(i) At least one third of the dwelling units shall have attached garages which shall not project more than 1.5 m beyond the second storey.

(ii) One third of the dwelling units may have attached garages which project a maximum of 6.5 m beyond the second storey.

(iii) One third of the dwelling units may have attached garages which project a maximum of 3.5 m beyond the second storey.

(iv) Not more than 8 contiguous lots shall be 9 m or less in width.

(v) Notwithstanding Part 1, Subsection 2.24, a lot width of 11.0 metres or greater may have a maximum driveway width of 5.5 m, subject to the following regulations:

(i) A garage (attached or unattached) shall not be located closer to a street line than the closest distance between the dwelling unit and the street line.

19.5 LOT COVERAGE

Lot coverage shall be 50% maximum, except Street Townhouse which shall be 60% maximum.

19.6 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

19.7 ENCROACHMENTS

In addition to Part 1, Subsection 2.13 “Encroachments”, the following shall apply:

(a) Porches, stairs, and canopies are permitted to encroach a maximum of 3 m into a required rear yard.

(b) Porches are permitted to encroach a maximum of 1.5 m into a required yard abutting a street.

(c) Encroachments are not permitted into a required 0.6 m side yard.

(d) For two-storey townhouses with a 9.0 m lot width or greater, a maximum of 50% of the total width of the unit on the first floor may encroach a maximum of 1.5 m into the rear yard building setback.

20. RO4 ZONE REGULATIONS

20.1 LOT WIDTH, AREA, YARDS

Table 2.20.1

Dwelling	Lot Width	Unit Width	Lot Area	Front Yard	Rear Yard	Side Yard	Street Side Yard
Street Townhouse	5 m	4.5 m	145 m^2 **(a)**	3 m **(b)**	6 m	1.2 m **(c)**; Interior Side Yard 0 m	3 m
All Other Dwellings	9 m	4.5 m	270 m^2	3 m **(b)**	6 m	1.2 m **(c)**; Interior Side Yard 0 m	3 m

Footnotes to Table 2.20.1

(a) Lot Area for lots less than 30 m in depth: 115 m^2

(b) Front Yard for lots abutting a street having a deemed width of 26 m or greater:
Ground floor: No minimum, 2 m maximum, except that where the dwelling unit has driveway access to the street, the side yard shall be 6 m maximum
Other floors: 3 m minimum

Front Yard for lots abutting a street having a deemed width less than 26 m:
All floors: 3 m minimum

(c) Where a Townhouse, Stacked Townhouse, Apartment Building, or Retirement Home abuts any other residential use, the minimum side yard shall be 3 m.

Table 2.20.2

Other Yards	Requirement
Rear Yard abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Side Yard abutting a creek block	1.5 m
Yard abutting a pipeline easement	6 m
Yard abutting a railway right-of-way	30 m

20.2 ACCESSORY USES AND REGULATIONS

(a) The following accessory uses and regulations are permitted:

- Art Gallery
- Convenience Store
- Video Rental Store
- Drug Store
- Florist
- Bank and Trust Companies
- Shoe Repair
- Barber Shop/Beauty Shop
- Dry Cleaning Depot
- Lodge, Fraternity, or Private Club
- Office
- Convenience Restaurant
- Standard Restaurant
- Fast Food Restaurant
- Patio, Outdoor subject to Part 1, Section 2.21, Subsection (v)
- Duplication, Reproduction Services
- Computer Sales & Service
- Athletic or Fitness Club
- Auditorium
- Social Organizations

(b) Floor area per accessory use: 300 m^2 maximum

(c) Floor Area Ratio: 0.15:1 maximum for all accessory uses excluding office and restaurant uses

(d) Accessory uses shall locate on the ground floor and below-grade floors only, except Office uses, which may locate on the second floor as well as the ground floor and below-grade floors.

20.3 DENSITY

All dwellings:	Minimum:	25 units/hectare
	Maximum:	185 units/hectare

20.4 BUILDING HEIGHT

(a) Building height: Minimum 3 storeys and Maximum 5 storeys and in accordance with Part 1, Subsection 2.31, “Residential Building Height”.

20.5 BUILT FORM

(a) An attached garage shall maintain the same or greater setback from a street line as the dwelling it is attached to or where a dwelling includes an attached porch the attached garage may have the same setback from the street line as the porch, provided that the garage shall not encroach into the required yard.

(b) A detached garage located in a rear yard abutting a public or private lane may be constructed to the rear lot line and shall be set back 90 cm from a side lot line and 3 m from a side lot line abutting a street.

A detached garage located in a rear yard shall be set back 6 m from a dwelling on the same lot.

(c) The minimum distance between the exterior walls of any two townhouse or stacked townhouse buildings shall be 4.5 m where the facing walls contain windows of habitable rooms. Where the facing walls do not contain windows of habitable rooms the distance shall be 2 m.

(d) Notwithstanding the definition of Street Townhouse, a grade level access between front and rear yards is not required for Street Townhouse units on lots less than 7.65 m wide.

(e) Attached garages shall maintain the same setback from a street as the dwelling unit building elevation or a porch associated with the dwelling unit.

(f) The minimum ceiling height for the first floor of any building shall be 3 m.

20.6 ENCROACHMENTS

Notwithstanding Part 1, Subsection 2.13 “Encroachments into Yards”, porches, stairs, and canopies may encroach 3 m into a required rear yard and 2 m into a required front yard. Where a lot abuts a street having a deemed width of 26 m or greater, porches, stairs, and canopies may encroach into a required front yard to the street line.

20.7 LOT COVERAGE

Lot coverage shall be 60% maximum.

20.8 LANDSCAPE BUFFER

Townhouse, Stacked Townhouse, Apartment Building, and Retirement Home abutting any other residential use: 3 m

20.9 AMENITY AREA

Stacked Townhouses, Apartment Dwelling: 25 m^2 for each bedroom in a unit
15 m^2 for each efficiency unit

20.10 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements” except as amended by the following:

Dwelling units: 1 parking space per unit
Accessory uses: parking not required
Loading/Unloading space: not required

20.11 LANEWAYS

For purposes of interpretation of this By-law, a public street abutting the rear yard of a through lot shall be considered a public lane.

21. RAL ZONE PERMITTED USES (ALTON COMMUNITY)

The uses permitted in all Residential ‘RAL’ Zones shall be in accordance with Table 2.21.1:

Table 2.21.1

USE	ALTON COMMUNITY ZONES			
	RAL1	RAL2	RAL3	RAL4
Detached Dwelling	✓	✓		
Semi-Detached Dwelling	✓	✓	✓ **(a)**	✓ **(a)**
Duplex Dwelling			✓ **(b)**	✓ **(b)**
Triplex Dwelling			✓ **(b)**	✓ **(b)**
Fourplex Dwelling			✓ **(c)**	✓ **(c)**
Townhouse Dwelling			✓	✓ **(d)**
Street Townhouse Dwelling			✓	✓ **(d)**
Stacked Townhouse Dwelling			✓ **(e)**	✓ **(e)**
Apartment Building			✓ **(f)**	✓
Retirement Home			✓ **(g)**	✓
Day Care Centre	✓ **(h)**	✓ **(h)**	✓ **(h)**	✓ **(h)**
Additional Residential Units	✓ **(i)**	✓ **(i)**	✓ **(i)**	✓ **(i)**

Footnotes to Table 2.21.1:

(a) Subject to RAL2 regulations.

(b) Subject to RM1 zone regulations, except as follows:

Lot width for a triplex dwelling unit: 6.5 m

Front and street side yard setback: 3 m dwelling
6 m garage

Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 3 m.

In addition to a driveway with a maximum width of 3 m, a walkway with a maximum width of 1.5 m shall be permitted.

(c) Subject to RM2 zone regulations, except as follows:

Front and street side yard setback: 3 m dwelling
6 m garage

Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 3 m.

In addition to a driveway with a maximum width of 3 m, one walkway with a maximum width of 1.5 m shall be permitted.

(d) Subject to RAL3 regulations, except as follows:

Yard abutting an RAL1 and RAL2 or LN2 zone for townhouses: 12 m
Maximum density for street townhouses shall not apply.

(e) Subject to RM3 regulations, except as follows:

Front and street side yard setback: 3 m dwelling
6 m garage

Yard abutting an RAL1 and RAL2 or LN2 zone: 12 m

Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 3 m.

Lots west of Walker's Line:
The width of a garage shall not exceed 50% of the total front face of the dwelling. Driveways shall not be wider than the width of the garage.

Landscape area abutting a street: 3 m

(f) Subject to RM3 zone regulations except as follows:

Building height: 4 storeys maximum

(g) Subject to RM2 zone regulations, except that the building height shall be 3 storeys maximum.

(h) Permitted only fronting on a street having a deemed width of 26 m or greater and subject to the RAL1 zone regulations for a detached dwelling. No parking shall be permitted within 3 m of a residential property in a residential zone.

(i) Subject to Part 1, Section 2.21, Subsection (u)

22. RAL1 ZONE REGULATIONS

22.1 LOT WIDTH, AREA, YARDS

Table 2.22.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached	11 m	272 m^2	3 m dwelling; 6 m garage	7 m	1.2 m one side, 0.6 m other side
Semi-Detached	6.5 m	165 m^2	3 m dwelling; 6 m garage	7 m	1.2 m; Interior side yard 0 m

Table 2.22.2

Other Yards	Requirement
Rear dwelling setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Side building setback abutting a creek block	3 m
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

22.2 LOT COVERAGE

Lot coverage shall be 50% maximum, including detached garages, accessory buildings, and accessory structures.

22.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

22.4 ENCROACHMENTS

In addition to Part 1, Subsection 2.13 “Encroachments”, the following shall apply:

(a) Covered porches are permitted to encroach a maximum distance of 1.5 m into the front yard and side yard abutting a street.

(b) Where the side yard is less than 1.2 m, the encroachment shall be no closer than 60 cm to the lot line.

(c) Eaves and roof overhang may encroach a maximum distance of 0.5 m beyond a covered porch encroachment into the front yard and street side yard.

22.5 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31, “Residential Building Height”.

22.6 DRIVEWAYS AND WALKWAYS

(a) Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 5.5 m.

(b) In addition to a driveway with a maximum width of 5.5 m, a walkway with a maximum width of 1.5 m shall be permitted.

23. RAL2 ZONE REGULATIONS

23.1 LOT WIDTH, AREA, YARDS

Table 2.23.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached	9 m	225 m^2	3 m dwelling; 6 m garage	7 m	1.2 m one side, 0.6 m other side
Semi-Detached	6.5 m	165 m^2	3 m dwelling; 6 m garage	7 m	1.2 m; Interior side yard 0 m

Table 2.23.2

Other Yards	Requirement
Rear dwelling setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Side building setback abutting a creek block	3 m
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

23.2 LOT COVERAGE

Lot coverage shall be 50% maximum, including detached garages, accessory buildings, and accessory structures.

23.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

23.4 ENCROACHMENTS

In addition to Part 1, Subsection 2.13 “Encroachments”, the following shall apply:

(a) Covered porches are permitted to encroach a maximum distance of 1.5 m into the front yard and side yard abutting a street.

(b) Where the side yard is less than 1.2 m, the encroachment shall be no closer than 60 cm to the lot line.

(c) Eaves and roof overhang may encroach a maximum distance of 0.5 m beyond a covered porch encroachment into the front yard and street side yard.

23.5 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31, “Residential Building Height”.

23.6 DRIVEWAYS AND WALKWAYS

(a) Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 3 m.

(b) In addition to a driveway with a maximum width of 3 m, a walkway with a maximum width of 1.5 m shall be permitted.

24. RAL3 ZONE REGULATIONS

24.1 LOT WIDTH, AREA, YARDS

Table 2.24.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Townhouse	45 m	0.4 ha	3 m dwelling; 6 m garage	6 m	4.5 m
Street Townhouse	6.5 m	145 m^2	3 m dwelling	7 m	1.2 m; Interior side yard 0 m

Table 2.24.2

Other Yards	Requirement
Rear dwelling setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Side building setback abutting a creek block	3 m
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

24.2 DENSITY

No minimum or maximum density for Street Townhouses.
All other dwelling types: Minimum 26 units per hectare
Maximum 50 units per hectare

24.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”.

24.4 ENCROACHMENTS

In addition to Part 1, Subsection 2.13 “Encroachments”, the following shall apply:

(a) Covered porches are permitted to encroach a maximum distance of 1.5 m into the front yard and side yard abutting a street.

(b) Where the side yard is less than 1.2 m, the encroachment shall be no closer than 60 cm to the lot line.

(c) Eaves and roof overhang may encroach a maximum distance of 0.5 m beyond a covered porch encroachment into the front yard and street side yard.

24.5 BUILT FORM

(a) The number of townhouse units per block shall not exceed 8 (eight).

(b) Notwithstanding the definition of a Street Townhouse, a grade level access between front and rear yards is not required for street townhouse units on lots less than 7.65 m wide.

24.6 BUILDING HEIGHT

Townhouses and Street Townhouses:	3 storeys maximum, and in accordance with Part 1, Subsection 2.31, “Residential Building Height”

24.7 DRIVEWAYS AND WALKWAYS

(a) Notwithstanding Part 1, Subsection 2.24, the maximum driveway width shall be 3 m.

(b) In addition to a driveway with a maximum width of 3 m, a walkway with a maximum width of 1.5 m shall be permitted.

24.8 LANDSCAPING AND AMENITY AREA

Landscape Buffer for Townhouses abutting a RAL1 or RAL2 or LN2 zone: 6 m
Privacy Area for Townhouses: 20 m^2 per unit

25. RAL4 ZONE REGULATIONS

25.1 LOT WIDTH, AREA, YARDS

Table 2.25.1

Dwelling	Lot Width	Lot Area	Yard Abutting Dundas Street	Yard abutting an RAL1, RAL2, or RAL3 or LN8 zone	All other yards
Apartment Building or Retirement Home	45 m	0.2 ha	**(a)**	**(b)**	**(c)**

Footnotes to Table 2.25.1:

(a) Floors 1 to 2:
Minimum: 3 m
Maximum: 6 m for first floor only

Floors 3 to 4:
As required for Floors 1 to 2, plus an additional 2 m for each additional floor.

Floors 5 to 10:
As required for Floors 1 to 2, plus 6 m.

(b)

Yard Abutting RAL1, RAL2, RAL3 or LN8 Zones	Building Wall 30 m or less in length	Building Wall exceeding 30 m in length
Buildings up to 6 storeys	15 m	15 m plus 1 m for each 5 m wall length exceeds 30 m
Buildings over 6 storeys	15 m plus 1 m for each storey over 6 storeys	15 m plus 1 m for each storey over 6 plus 1 m for each 5 m wall length exceeds 30 m

(c)

Yard	Building Wall 30 m or less in length	Building Wall exceeding 30 m in length
Buildings up to 6 storeys	7.5 m	7.5 m plus 1 m for each 5m wall length exceeds 30 m
Buildings over 6 storeys	½ the height of the building	½ the height of the building plus 1 m for each 5 m wall length exceeds 30 m

Table 2.25.2

Other Yards	Requirement
Rear dwelling setback abutting a creek block	7.5 m, 4.5 m if block includes a 3 m buffer
Side building setback abutting a creek block	3 m
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

25.2 DENSITY & FLOOR AREA RATIO

Apartment building: Minimum 50 units per hectare
Maximum 185 units per hectare

Retirement Home: 1.25:1 floor area ratio maximum

25.3 PARKING

Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”, and 75% of all required occupant parking shall be enclosed.

25.4 BUILDING HEIGHT

Ten storeys maximum

25.5 LANDSCAPING AND AMENITY AREA

Landscape Buffer abutting Dundas Street: 3 m

Landscape Buffer abutting a property line not abutting Dundas Street: 6 m

Amenity Area: 25 m^2 per bedroom
15 m^2 per efficiency

25.6 OUTSIDE STORAGE

Waste stored outside shall be kept within a solid screen enclosure.

26. REV ZONE PERMITTED USES (EVERGREEN COMMUNITY)

The uses permitted in all Residential ‘REV’ Zones shall be in accordance with Table 2.26.1:

Table 2.26.1

USE	EVERGREEN COMMUNITY ZONES		
	REV1	REV2	REV3
Detached Dwelling	✓	✓ **(e)**	
Semi-Detached Dwelling	✓	✓ **(e)**	
Duplex	✓	✓ **(e)**	✓ **(e)**
Triplex			✓
Fourplex			✓

USE	EVERGREEN COMMUNITY ZONES		
	REV1	REV2	REV3
Townhouse		✓	✓**(a)**
Street Townhouse (g)		✓	✓**(a)**
Stacked Townhouse			✓
Back-to-Back Townhouse			✓
Apartment Building			✓ **(h)**
Additional Residential Units	✓**(b)**	✓**(b)**	✓**(b)**
Retirement Home			✓ **(f)**
Community Institution			✓**(c)**
Convenience / Specialty Food Store			✓**(d)**
Convenience Restaurant			✓**(d)**
Other Retail Stores			✓**(d)**

Footnotes to Table 2.26.1:

(a) Subject to REV2 Zone regulations

(b) Subject to Part 1, Subsection 2.21(u)

(c) Subject to RM3 regulations

(d) Subject to MXG zone regulations, except as amended by the following:

(i) Retail or service commercial uses permitted only on the ground floor of a two-storey or more apartment building with frontage on a public street.

(e) Subject to REV1 Zone regulations

(f) Subject to RM2 zone regulations

(g) Within Evergreen Community zones, the definition of Street Townhouse shall include individual dwelling units on a separate lot (including Parcel of Tied Land) with frontage on a public park or City-owned pedestrian walkway.

(h) Subject to MXG zone regulations, except as amended by the following:

(i) Maximum building height: 4 storeys and 18 m
(ii) Front or Street Side Yard: 3 m
(iii) Rear Yard: 9 m
(iv) Side Yard: 4.5 m
(v) Yard abutting a residential zone: 3 m
(vi) Maximum yard abutting a street: none
(vii) Building setback abutting a creek block: 3 m
(viii) Density: minimum 26 units per hectare, maximum 225 units per hectare

(ix) Landscape buffer abutting a residential zone: 0 m
(x) Amenity Area: 15 m^2 per efficiency unit, 25 m^2 per unit
(xi) Parking:
  (i) 1 space per 1-bedroom unit
  (ii) 1.25 spaces per 2-bedroom unit
  (iii) 1.5 spaces per 3 or more-bedroom unit
  (iv) 0.25 visitor spaces per unit
  (v) 1 additional space per 75 units for the use of maintenance vehicles servicing the site

27. REV1 ZONE REGULATIONS

27.1 LOT WIDTH, AREA, YARDS

Table 2.27.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached Dwelling	8.5 m	230 m^2	3 m dwelling 5.5 m garage (a)	7 m	1.2 m, 0.6 m other side
Semi-Detached Dwelling	6.5 m	175 m^2	3 m dwelling 5.5 m garage (a)	7 m	0.9 m, 0 m other side
Duplex	8.5 m	340 m^2	3 m dwelling 5.5 m garage (a)	7.5 m	1.2 m, 0.6 m other side

Footnotes to Table 2.27.1

(a) The 5.5 m yard applies only to the entrance elevation of a garage; otherwise, the garage shall be set back 3 m from a street line.

Table 2.27.2

Other Yards	Requirement
Yard abutting a utility easement	2.5 m dwelling 5.5 m garage 5 m storeys above a garage

27.2 LOT COVERAGE

Maximum lot coverage, including accessory buildings, shall be as follows:

a) Detached Dwelling: 55%
b) Semi-detached Dwelling: 60%
c) Duplex: 55%

27.3 DRIVEWAYS AND WALKWAYS

27.3.1 Driveways and walkways shall be in accordance with Part 1, Subsection 2.24, except as amended by the following:

Table 2.27.3

Lot Type	Front or Street Side Lot Width	Maximum Driveway Width
Detached Dwelling, Semi-detached Dwelling, or Duplex	Less than 9 m 9 m to less than 16 m 16 m or more	3 m 5.5 m 8.5 m

(a) In addition to the above maximum driveway width, a walkway with a maximum width of 1.5m shall be permitted.

(b) The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

(c) A maximum of one driveway shall be provided for each property.

27.4 ENCROACHMENTS

Part 1, Subsections 2.3 and 2.13 apply except as amended by the following:

(a) Porches are permitted to encroach a maximum distance of 1.5 m into the required front yard and required street side yard.

(b) Balconies are permitted only in a front yard or street side yard, or in a side yard abutting an Open Space zone.

(c) Balconies on a wall facing the front or street side, or side abutting an Open Space zone, may project up to 2.5 m beyond the wall of a building, up to 1.5 m of the property line.

(d) A bay window, balcony, vestibule, fire escape, or open stairway may not project into a required side yard.

27.5 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31, “Residential Building Height”, except as amended by the following:

(i) 2 storey buildings with peaked roofs shall have a maximum height of 12 m.

(ii) Maximum height for buildings with peaked roofs shall be 2.5 storeys and 13m.

28. REV2 ZONE REGULATIONS

28.1 LOT WIDTH, AREA, YARDS

Table 2.28.1

Dwelling	Lot Width	Unit Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Street Townhouse excluding Parcel of Tied Land	5.5 m	n/a	150 m^2	3 m dwelling 5.5 m garage (b)	6 m	1.2 m Interior Side Yard: 0 m
Street Townhouse (Parcel of Tied Land)	(a)	n/a	(a)	(a)	(a)	(a)
Townhouse	16.5 m	4.5 m	495 m^2	3 m dwelling 5.5 m garage (b)	6 m	1.2 m, 0.6 m other side

Footnotes to Table 2.28.1

(a) Subject to Regulations for Street Townhouse (Parcel of Tied Land) in Part 2, Subsection 28.10

(b) The 5.5 m yard applies only to the entrance elevation of a garage; otherwise, the garage shall be set back 3 m from a street line.

Table 2.28.2

Other Yards	Requirement
Yard abutting a utility easement	2.5 m dwelling 5.5 m garage 5 m storeys above garage

28.2 LOT COVERAGE

Maximum lot coverage, including detached garages, accessory buildings, and accessory structures, shall be as follows:

(a) Street Townhouse (excluding POTL): 75%

(b) Townhouse: 75%

28.3 DENSITY

(a) Minimum 26 units per hectare and maximum 75 units per hectare.

28.4 DRIVEWAYS AND WALKWAYS

Driveways and walkways shall be in accordance with Part 1, Subsection 2.24, except as amended by the following:

(a) For Street Townhouse (excluding POTL):
  (i) A maximum of one driveway shall be provided for each residential property.
  (ii) For front or street side lot lines less than 8 m in width:
    (i) The maximum driveway width is 3 m.
    (ii) The maximum walkway width is 1.2 m.
    (iii) The combined maximum width of all hard surfaces is 4.2 m.
    (iv) The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

  (iii) For front or street side lot lines equal to or greater than 8 m:
    (i) The maximum driveway width is 5.5 m.
    (ii) The maximum walkway width is 1.2 m.
    (iii) The combined maximum width of all hard surfaces is 6.7 m.
    (iv) The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.

(b) For Townhouse:
  (i) For yard adjacent to an exterior side wall of a townhouse unit, facing a condominium common-element road/laneway, the combined maximum width of all hard surfaces is 6.7 m.
  (ii) For yard adjacent to front or rear wall of a townhouse unit, the combined maximum width of all hard surfaces is 4.2 m.
  (iii) Each townhouse unit shall be permitted a maximum of one driveway, located in a yard adjacent to a front, rear, or exterior side wall.

28.5 ENCROACHMENTS:

Part 1, Subsections 2.3 and 2.13 apply except as amended by the following:

(a) Porches are permitted to encroach a maximum distance of 1.5 m into the required front yard and required street side yard.
(b) For lots abutting an REV1 zone, balconies are only permitted in a front yard or street side yard.
(c) Balconies on a wall facing the front or street side may project up to 2.5 m beyond the wall of a building, up to 1.5m of the property line.

(d) A rooftop terrace shall be subject to the principal building setbacks applying to the storey below it.

(e) A bay window, balcony, vestibule, fire escape, or open stairway may not project into a required side yard.

28.6 BUILDING HEIGHT AND BUILT FORM

(a) Maximum 4 storeys and 16.5 m.

(b) Notwithstanding Provision 2.31 in Part 1 of By-law 2020, 2 storey buildings with peaked roofs shall have a height of up to 12 m.

(c) Townhouse and Street Townhouse shall not exceed 60 m in length.

28.7 AMENITY AREA AND PRIVACY AREA

(a) Amenity Area:

(i) Street Townhouse (excluding POTL): none required.

(ii) Townhouse: a minimum of one common amenity area with a minimum area of 100 m^2, or a total common amenity area of 6 m^2 per unit, whichever is greater.

(b) Privacy Area:

(i) Street Townhouse (excluding POTL): none required.

(ii) Townhouse: 20 m^2 per unit.

28.8 LANDSCAPE AREA

(a) Street Townhouse (excluding POTL): none required.

(b) Townhouse: 1.5 m abutting a public street

28.9 LOADING REQUIREMENTS

Notwithstanding Part 1, Subsection 2.25.3, a loading space shall not be required for residential buildings 4 storeys or more in height.

28.10 REGULATIONS FOR STREET TOWNHOUSE (PARCEL OF TIED LAND (POTL))

Development on a POTL shall be in accordance with Part 1, Subsection 2.33 of this By-law, and all other applicable sections of this By-law, except as amended by this subsection.

Table 2.28.3

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard	Yard abutting a utility easement
Street Townhouse (Parcel of Tied Land)	4.6 m	95 m^2	3 m	3 m	1.2 m	2.5 m

a) Where a POTL has frontage on a public street, City-owned pedestrian walkway, or public park, the narrowest lot frontage abutting the public street, City-owned pedestrian walkway, or public park will be considered to be the front lot line of the POTL.

b) Parking: 2 spaces per unit

c) A loading space is not required for residential buildings 4 storeys or more in height.

d) Driveways:

   (i) Only permitted in a rear or side yard adjacent to a condominium common-element road/laneway.

   (ii) Vehicular access to a public street, City-owned pedestrian walkway, or park shall not be permitted. POTLs will have vehicular access only to a condominium common-element road/laneway.

   (iii) Minimum driveway length: 3 m

   (iv) Maximum driveway width:

   - On a lot with a width of less than 5.5 m: 3 m
   - On a lot with a width of 5.5 m or greater: 5.5 m

e) Walkways in any yard will have a maximum width of 1.5 m

f) Any portion of a required front, rear, or street side yard that is not occupied by a driveway, walkway, porch, or deck shall be landscaped open space area.

g) Lot coverage: no maximum

h) Encroachments: subject to Part 2, Subsection 28.5

i) Building height and built form: subject to Part 2, Subsection 28.6

j) Amenity area: None required

k) Privacy area: 20 m^2

l) Fences and walls shall be subject to Part 1, Subsection 2.4.1 of this By-law except as amended by the following:

   (i) Maximum height: 1 m

(ii) Minimum setback from a lot line abutting a condominium common-element road/laneway: 1 m

(iii) Minimum setback from a front or street side lot line or utility easement: 0.3 m

m) Privacy screens shall be subject to Part 1, Subsection 2.4.1 of this By-law except as amended by the following:

(i) Privacy screens only permitted on a rooftop terrace or balcony, on the side or street side elevations of a deck, or on the side (excluding street side) elevations of a porch.

(ii) A rooftop terrace may be enclosed by privacy screens on all sides

(iii) Setback from a front, street side, or rear lot line: 1.5 m

(iv) Combined length of privacy screens (per unit): no maximum

29. REV3 ZONE REGULATIONS

29.1 LOT WIDTH, AREA, YARDS

Table 2.29.1

Dwelling	Lot Width	Lot Area	Front or Street Side Yard	Rear Yard	Side Yard
Triplex	8.5 m	255 m²	3 m dwelling 5.5 m garage (a)	8 m	1.2 m, 0.6 m other side
Fourplex	8.5 m	255 m²	3 m dwelling 5.5 m garage (a)	8 m	1.2 m, 0.6 m other side
Stacked Townhouse	20 m	390 m^2	3 m dwelling 5.5 m garage (a)	8 m	1.5 m
Back-to-Back Townhouse	21 m	255 m^2	3 m dwelling 5.5 m garage (a)	8 m	1.5m

Footnotes to Table 2.29.1

(a) The 5.5 m yard applies only to the entrance elevation of a garage; otherwise, the garage shall be set back 3 m from a street line.

Table 2.29.2

Other Yards	Requirement
Yard abutting a utility easement	2.5 m dwelling 5.5 m garage 5 m storeys above garage

29.2 DENSITY

(a) Triplex: maximum 120 units per hectare
(b) Fourplex: maximum 160 units per hectare
(c) Stacked Townhouses: maximum 200 units per hectare.
(d) Back-to-back townhouses: maximum 200 units per hectare

29.3 DRIVEWAYS AND WALKWAYS

29.3.1 Driveways and walkways shall be in accordance with Part 1, Subsection 2.24, except as amended by the following:

Table 2.29.3

Lot Type	Front or Street Side Lot Width	Maximum Driveway Width
Triplex or Fourplex	Less than 9 m 9 m to less than 16 m 16 m or greater	3 m 5.5 m 8.5 m
Stacked Townhouse or Back-to-back Townhouse	3 m driveway width per unit	

(a) In addition to the above maximum driveway width, a walkway with a maximum width of 1.5m shall be permitted.
(b) The remaining lot area between a street line and a building elevation facing a street shall be landscaped open space area.
(c) For triplex and fourplex: a maximum of one driveway shall be permitted for each property.

29.4 ENCROACHMENTS

Part 1, Subsections 2.3 and 2.13 apply except as amended by the following:

(a) Porches are permitted to encroach a maximum distance of 1.5 m into the required front yard and required street side yard.

(b) Balconies on a wall facing the front or street side may project up to 2.5 m beyond the wall of a building, up to 1.5 m of the property line.

(c) A rooftop terrace shall be subject to the principal building setbacks applying to the storey below it.

(d) A bay window, balcony, vestibule, fire escape, or open stairway may not project into a required side yard where the yard requirement is less than or equal to 1.2 m.

(e) For Back-to-Back Townhouses and Stacked Townhouses, the rear yard setback for a deck shall be the same as the required rear yard.

29.5 BUILDING HEIGHT

(a) Maximum building height: 4 storeys and 16.5 m

29.6 PARKING AND LOADING REQUIREMENTS

(a) Parking shall be provided in accordance with Part 1, subsection 2.25 and subsection 2.26 of this By-law except as amended by the following:

(i) For stacked townhouses, driveways and parking lots shall be set back 1.5 m from a wall of a building containing windows of habitable rooms, except, where a parking space and driveway is for the exclusive use of the unit occupant the setback shall not apply.

(ii) Below-grade parking structures that project less than 1.6 m above grade shall be setback 1 m from all other property lines and street lines.

(iii) Notwithstanding Part 1, Subsection 2.25.3, a loading space shall not be required for Triplexes or Fourplexes 4 storeys or more in height.

29.7 AMENITY AREA

(a) Stacked Townhouses and Back-to-back Townhouses shall have a minimum of one common amenity area, with a minimum area of 100 m^2, or a total common amenity area of 6 m^2 per unit, whichever is greater.

29.8 PRIVACY AREA

(a) Stacked Townhouses and Back-to-back Townhouses: 5.5 m² privacy area per unit.

29.9 LANDSCAPE AREA

(a) Abutting a street: 1.5 m

29.10 LOT COVERAGE

(a) Triplex: maximum 60%
(b) Fourplex: maximum 60%
(c) Stacked Townhouse: no maximum
(d) Back-to-back townhouse: no maximum