

**TABLE 11-1 – ZONE REQUIREMENTS (R1, RM5)**

Zone	Permitted Uses	Minimum Lot Requirements				Minimum Yards (m)						Minimum Dwelling Floor Area	Maximum Building Height	Minimum Parking Requirement (# of spaces)
		Frontage (m)	Area (m²)	Landscaped Open Space	Max. Lot Coverage	Front		Side		Rear				
						To garage	To unit	Interior			Exterior			
R1	Single Dwelling – type D	18	800	25%	48%	6.0	4.5	1.2	1.2	3	7.5	93 m²	10 m	
R1	Single Dwelling – type C	15	500	25%	48%	6.0	4.5	1.2	1.2	3	7.5	93 m²	10 m	
R1	Single Dwelling – type B	14	460	25%	48%	6.0	4.5	1.2	1.2	3	7.5	93 m²	10 m	
R1	Single Dwelling – type A	12	390	25%	48%	6.0	4.5	1.2	1.2	3	7.5	93 m²	10 m	
R1	Single Dwelling <i>wide/shallow</i> – type E	13.5	310	25%	48%	6.0	4.0	1.2	.6	3	6	93 m²	10 m	
R1	Semi-Detached Dwelling – type G <i>wide/shallow</i>	18 (9 per unit)	410 (205 per unit)	25%	48%	6.0	4.0	1.2	1.2 (1)	3	6	93 m²	10 m	
RM5	Semi-Detached Dwelling – type F	13 (6.5 per unit)	410 (205 per unit)	25%	45%	5.0	4.5	1.2	1.2 (1)	3	7.5	93 m²	10 m	
RM5	Quadroplex – type H (3) (permitted on corner lots only)	20 (5 per unit)	640 (160 per unit)	25%	45%	5.0	4.5	1.8		3	1.8	93 m²	10 m	
RM5	On-street Townhouse	5.5 per unit	180	25%	63%	5.0	4.5	1.5 (1)		3	7.5	93 m²	10 m	
RM5	On-street Townhouse <i>wide/shallow</i>	8 per unit	180	25%	50%	5.0	4.0	1.5 (1)		3	7.5	93 m²	10 m	
RM5	On-street Townhouse	6 per unit	190	25%	50%		4.0	1.5 (1)		3	5.0/gar 6.0/unit	93 m²	10 m	
RM5	Block Townhouse	20	4000	25%	50%	5.0	4.0	See note 3		3	7.5	93 m²	10 m	1.5

**\* FOOTNOTES TO TABLE 11-1:**

- Side yard setback for a party wall is 0 m.
- Amenity Area / dwelling = 30 m² minimum with no dimension less than 4.5 m  
(Required for quadroplex: one amenity area per unit)
- Interior side yard setback for block townhouses shall be:

Building Face Adjacent to Interior Side Yard	Minimum Yard
Building Front	4.0 m
Building End Wall	1.5 m
Building Privacy Yard	7.5 m

For the purpose of this note:  
*Building Front*: means the face of the building which contains the main entrance  
*Building End Wall*: means a wall face which has less than 10% of its surface devoted to access and window openings  
*Building Privacy Yard*: means an outdoor space directly accessible from the inside of the dwelling unit for the purpose of passive outdoor recreations exclusively for the unit
- Detached garages are permitted in the residential zones shown on Table 11-1 provided they are accessible by a driveway and are:
  - Located with a minimum setback of 6.0 m from the front lot line and to the rear of the front wall of the main building. A through lot shall be deemed to have only one front yard
  - Setback a minimum of 0.6 m from any other property line
  - For multiple attached garages permitted only in an RM5 zone, the side yard setback for a common party wall shall be 0 m
  - A detached garage shall be excluded from the total lot coverage when:
    - No other garage is located on the lot
    - The maximum area of the detached garage does not exceed 40 m²
- An unenclosed covered porch with open sides, with or without a foundation, located in the front or exterior side yard shall be excluded from any calculation of maximum lot coverage provided the area of the porch does not exceed 5% of the total lot area for interior lots and 10% of the total lot area for corner lots. Such porch may encroach into the front yard a maximum of 1.5 m provided the porch floor level is no more than 1.87 m above grade.
- Within the residential zones listed on Table 11-1, all of the dwelling units listed within that zone shall be permitted. A subdivision agreement shall specify the location of each dwelling type and the overall housing mix.
- Unless otherwise stated, the parking requirements of Section 6 shall apply.
- Other than detached garages ( see #4 above), all accessory buildings will be setback a minimum of 1.2 m from any rear or interior side yard and 3 m from any exterior side yards. All accessory buildings will be included in lot coverage.

**TABLE 11-2 – ZONE REQUIREMENTS (RM2, RM3, RM4)**

Zone	Permitted Uses *(7)	Minimum Lot Requirements				Minimum Yards (m)									Maximum Height (m)	Minimum Dwelling Floor Area (m²)	Minimum Parking Requirement (spaces per unit) *(3)
		Frontage (m)	Area (m²)	Landscaped Open Space	Max Lot Coverage *(4.b), (5), (8)	Front *(6)		Side *(6)		Rear							
						Garage	Building	Interior *(1)		Exterior		Garage	Building	Deck			
RM2, 4	Single Detached Dwelling – Type 1	11.25	370	25%	52%	6.0	4.5	1.2	1.2	n/a	3.0	n/a	6.0	4.5	10.5	93	
RM2, 4	Single Detached Dwelling – Type 2	12.8	420	25%	55%	6.0	4.5	1.2	1.2	n/a	3.0	n/a	6.0	4.5	10.5	93	
RM2, 4	Single Detached Dwelling – Type 3	15.25	500	25%	55%	6.0	4.5	1.2	1.2	n/a	3.0	n/a	6.0	4.5	10.5	93	
RM2, 4	Single Detached Dwelling – Type 4	11.25	370	25%	50%	n/a	3.0	3.5	0.6	6.0	3.0	0.6	6.0	4.5	10.5	93	
RM2, 4	Single Detached Dwelling – Type 5	12.8	420	25%	50%	n/a	3.0	3.5	0.6	6.0	3.0	0.6	6.0	4.5	10.5	93	
RM2, 4	Single Detached Dwelling – Type 6	15.25	500	25%	52%	n/a	3.0	3.5	0.6	6.0	3.0	0.6	6.0	4.5	10.5	93	
RM2, 4	Single Detached Dwelling – Type 7	12.8	340	25%	55%	n/a	3.0	1.2	1.2	6.0	3.0	0.6	6.0	4.5	10.5	93	
RM4	Single Detached Dwelling – Type 8	9.15	270	25%	45%	n/a	3.0	0.6	0.6	6.0	3.0	n/a	6.0	4.5	10.5	93	
RM2, 4	Semi-Detached Dwelling – Type 9	14.7	485	25%	55%	6.0	4.5	0	1.2	n/a	3.0	n/a	6.0	4.5	11	93	
RM2, 4	Semi-Detached Dwelling – Type 10	18.3	510	25%	55%	6.0	4.5	0	1.2	n/a	3.0	n/a	6.0	4.5	11	93	
RM4	Semi-Detached Dwelling – Type 11	14.2	420	25%	50%	n/a	3.0	0	1.2	4.5	4.5	0.6	6.0	4.5	11	93	
RM2, 3, 4	Townhouse – Type 12	5.5	180	25%	65%	6.0	4.5	0	1.2	n/a	3.0	n/a	6.0	4.5	11	93	
RM3, 4	Townhouse – Type 13	6.7	200	25%	50%	n/a	3.0	0	1.2	3.0	4.5	0.6	6.0	4.5	11	93	
RM3	Townhouse – Decked	26	700	15%	62%	n/a	3.0	1.2	1.2	n/a	3.0	6.0	6.0	4.5	14	70	
RM3, 4	Townhouse – Stacked	29	1000	18%	62%	n/a	3.0	1.2	1.2	n/a	3.0	6.0	6.0	4.5	15	67	1
RM3	Apartment	30	1200	20%	50%	n/a	5.0	1.2	1.2	n/a	3.0	6.0	6.0	4.5	18	*(2)	1

Type 1, 2 and 3 – Single detached dwelling – garage in front

Type 4, 5 and 6 – Single detached dwelling – garage in rear

Type 7 – Single detached dwelling – wide shallow – garage in front

Type 8 – Single detached dwelling – laneway access

Type 9 – Semi-detached dwelling – garage in front

Type 10 – Semi-detached dwelling – wide shallow – garage in front

Type 11 – Semi-detached dwelling – laneway access

Type 12 – Townhouse – garage in front

Type 13 – Townhouse laneway access

**\* FOOTNOTES TO TABLE 11-2:**

- Side yard setback to party wall is 0 metres. No two side yards of 0.6 m are permitted adjacent to one another.
- Minimum dwelling floor area for apartment units are:
  - Bachelor Unit – 37 m²
  - 1 Bedroom Unit – 55.7 m²
  - 2 Bedroom Unit – 69 m²
  - 3 Bedroom Unit – 80 m²
- Unless otherwise stated, the parking requirements of Section 6 shall apply
- Detached garages are permitted in the residential zones shown on Table 11-2 provided they are accessible by a driveway. The following additional provisions also apply:
  - A detached garage shall be setback a minimum of 0.6 m from any interior side or rear property line.
  - A detached garage shall be excluded from the total lot coverage when:
    - No other garage is located on the lot
    - The maximum area of the detached garage does not exceed 42 m²
- An unenclosed covered porch with open sides, with or without a foundation located in the front or exterior side yard shall be excluded from any calculation of maximum lot coverage provided the area of the porch does not exceed 5% of the total lot area for interior lots and 10% of the total lot area for corner lots.
- An unenclosed covered porch with open side may project into any required front yard or exterior side yard a maximum of 1.5 m provided the porch floor level is no more than 1.8 m above grade.
- Within the residential zones listed on Table 1102, all of the dwelling units listed within that zone shall be permitted. A subdivision agreement shall specify the location of each dwelling type and the overall housing mix.
- Lot coverages for townhouses and semi-detached dwellings are calculated on a per unit basis.
- Other than detached garages (see #4 above), all accessory buildings will be setback a minimum of 1.2 m from any rear or interior side yard and 3 m from any exterior side yards. All accessory buildings will be included in lot coverage.