

---



---

**SECTION 6**  
**RESIDENTIAL ZONES**

---



---

**6.1 GENERAL PROHIBITION**

No *person* shall, within any **Residential Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in **Table 6.1** of Subsection 6.2 and in accordance with the standards contained in **Table 6.2** of Subsection 6.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

**6.2 PERMITTED USES**

*Uses* permitted in a **Residential Zone** are noted by the symbol '✓' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in **Table 6.1**. A number(s) following the symbol '✓', *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Use Table, **Table 6.1**.

The **Residential Zones** established by the By-law are as follows:

<b>RE</b>	<b>Estate Residential</b>
<b>RR</b>	<b>Rural Residential</b>
<b>R1</b>	<b>Residential One</b>
<b>R2</b>	<b>Residential Two</b>
<b>RT</b>	<b>Residential Townhouse</b>
<b>RMD</b>	<b>Mixed Density Residential</b>
<b>RM</b>	<b>Multiple Residential</b>

**TABLE 6.1**

USE	ZONE						
	RE	RR	R1	R2	RT	RMD	RM
<b>Apartment, Accessory</b>	✓	✓	✓	✓			
<b>Bed and Breakfast Establishments</b>	✓ (3)	✓ (3)	✓ (3)			✓ (3)	
<b>Building, Apartment</b>							✓
<b>Day Care, Private Home</b>	✓	✓	✓	✓	✓	✓	✓
<b>Dwelling, Detached</b>	✓	✓	✓			✓	
<b>Dwelling, Duplex</b>				✓			
<b>Dwelling, Linked</b>				✓			
<b>Dwelling, Semi Detached</b>				✓		✓	
<b>Dwelling, Townhouse</b>					✓	✓	

<b>Home Occupation</b>	✓ (1)	✓ (1)	✓ (1)	✓ (1)		✓ (1) (2)	
------------------------	----------	----------	----------	----------	--	-----------------	--

### Footnotes for Table 6.1

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (2) Permitted in a *detached* or *semi-detached dwelling* only.
- (3) Must comply with the Provisions of Section 4.6 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.

### 6.3 ZONE STANDARDS

No person shall within any **Residential Zone** use any *lot* or erect, *alter*, use any *building* or *structure* except in accordance with the following *zone* standards. A number(s) following the *zone* standard, *zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of **Table 6.2**.

**TABLE 6.2**

STANDARD	ZONE						
	RE	RR	R1	R2	RT	RMD	RM
<b>Lot Areas (Minima):</b>	0.8ha		650m <sup>2</sup>			(12)	925m <sup>2</sup> (5)
<i>Per Dwelling Unit</i>					220m <sup>2</sup> (13)		
<i>Unserviced Lot</i>		2,000 m <sup>2</sup> (8)					
<i>Partially Serviced Lot</i>		1,390 m <sup>2</sup> (8)					
<i>Duplex dwelling</i>				600m <sup>2</sup>			
<i>Linked or semi-detached dwelling</i>				650m <sup>2</sup> (7)			
<b>Lot Frontages (Minima):</b>	45m					(12)	30m
<i>Unserviced Lot</i>		30m (8)					
<i>Partially Serviced Lot</i>		21m (8)					
<i>Corner Lot</i>			18m				
<i>Other Lots</i>			15m				
<i>Townhouse dwelling on corner lot</i>					6m (3)		

<i>Townhouse dwelling on interior lot or through lot</i>					6m per dwelling unit		
<i>Duplexed dwelling on corner lot</i>				21m			
<i>Linked dwelling or semi-detached on corner lot</i>				27m <b>(7)</b>			
<i>Duplex dwelling on interior lot or through lot</i>				18m			
<i>Linked dwelling or semi-detached dwelling on interior lot or through lot</i>				21m <b>(7)</b>			
<b>Building Area (Maximum)</b>	8%	25%	25%	35% <b>(7)</b>	30%	<b>(12)</b>	20%
<b>Backyard Amenity Area (Minima)</b>	56m <sup>2</sup>	56m <sup>2</sup>	56m <sup>2</sup>	46m <sup>2</sup>	37m <sup>2</sup>	<b>(12)</b>	
<b>Yards:</b>						<b>(12)</b>	
<b>Front Yard (Minima)</b>	18m	9m	9m				9m
Front wall of attached private garage				7.5m	6m		
Front wall of main building				9m	7.5m		
<b>Exterior Side Yard (Minimum)</b>	18m	9m	6m	6m	6m		9 m
<b>Rear Yard (Minimum)</b>	15m	9m	7.5m	7.5m	7.5m		
<i>Apartment building</i>							7.5m
<b>Interior Side Yards (Minima)</b>	7.5m						
<i>Main building with attached private garage or attached carport</i>			1.5m <b>(1)</b>				
<i>Main building</i>					4.5m <b>(4)</b> <b>(11)</b>		
<i>Main building on driveway side</i>		3m					
<i>Main building on other side</i>		1.5m					
<i>Duplex dwelling</i>				<b>(2)</b>			
<i>Linked dwelling or semi-detached dwelling with attached private garage or attached carport</i>				1.5m <b>(7)</b> <b>(11)</b>			
<i>Linked dwelling or semi-detached dwelling without attached private garage or attached carport</i>				3m <b>(7)</b>			

<i>Apartment building</i>							7.5m
<b>Building Heights (Maxima)</b>	10.5m	10.5m	10.5m	10.5m	10.5m	<b>(12)</b>	
<i>Apartment building of 7 or more dwelling units</i>							12.2m
<i>Apartment building of 6 or fewer dwelling units</i>							10.5m
<b>Landscape Area (Minimum)</b>	50%	40%	30%	30%	30%	<b>(12)</b>	45%
<b>Privacy Yard (Minimum)</b>							<b>(6)</b>
<b>Privacy Yard Depth (Minimum)</b>							5m
<b>Play Facility (Minimum)</b>							<b>(9)</b>
<b>Play Facility Area (Minimum)</b>							4%
<b>Play Facility Location</b>							<b>(10)</b>
<b>Driveway Setbacks (Minimum)</b>	4.5m <b>(14)</b>	0.5m <b>(14)</b>	0.5m <b>(14)</b>	<b>(14)</b>	<b>(14)</b>	<b>(14)</b>	0.5m <b>(14)</b>
From <i>lot line</i> bisecting dual <i>private garage</i>				Nil	Nil		
From other <i>lot lines</i>				0.5m	0.5m		
<b>Parking Space Setback</b>	10m						
From any <i>street line</i>							6m

#### Footnotes For Table 6.2

- (1) **R1 Zone** – Minimum *interior side yard* for other *main building* shall be 3m on *driveway* side, 1.5m on other side.
- (2) **R2 Zone** – Minimum *interior side yard* for a *duplex dwelling* shall be 3m on *driveway* side; 1.5m on other side.
- (3) **RT Zone** – Minimum *lot frontage* for a *townhouse dwelling* on *corner lot* shall be 6m plus 6m per *dwelling unit*.
- (4) **RT Zone** – Minimum *interior side setback* for *main building* shall be 4.5m except that, where the *lot* abuts a *lot* containing a *townhouse dwelling*, the minimum *interior side building setback* shall be 1.8m.
- (5) **RM Zone** – Minimum *lot area* shall be 925 m<sup>2</sup> plus an additional 120m<sup>2</sup> for each *dwelling unit* in excess of 6.
- (6) **RM Zone** – Minimum *privacy yards* shall be 1 for each *habitable room* window any portion of which is less than 2.5 metres above *finished grade*.
- (7) **R2 Zone** – Standards pertain to a *lot* prior to application and approval of the removal of part lot control.

- (8) **RR Zone** – Where an **RR lot** is fully serviced, the provisions of the **R1 Zone** identified with this footnote shall apply.
- (9) **RM Zone** – Minimum *play facilities* shall be 1 for each *lot* with more than 10 *dwelling units*.
- (10) **RM Zone** – *Play facilities* shall only be permitted in a *rear yard* or *interior side yard* but not in any portion of a *privacy yard*.
- (11) Where a common vertical wall separates two *dwelling units*, no *interior side yard* shall be required.
- (12) **RMD Zone** – Minimum or maximum standards as the context requires, shall be in accordance with the following:
  - (i) For a *detached dwelling* – **R1 Zone** Standards,
  - (ii) For a *semi detached dwelling* – **R2 Zone** Standards
  - (iii) For a *townhouse dwelling* – **RT Zone** Standards
  - (iv) For all *accessory buildings* and *structures* – **R1 Zone** Standards
- (13) **RT Zone** – Maximum number of *dwelling units* per *townhouse dwelling* shall be 12.
- (14) Must comply with Section 5.2.14, *Driveway Provisions for Residential Dwellings*.