
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:

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

TABLE 6.1

USE	ZONE						
	RE	RR	R1	R2	RT	RMD	RM
<i>Additional Residential Unit</i>	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)
<i>Bed and Breakfast Establishments</i>	✓ (2)	✓ (2)	✓ (2)			✓ (2)	
<i>Building, Apartment</i>							✓
<i>Day Care, Private Home</i>	✓	✓	✓	✓	✓	✓	✓
<i>Dwelling, Detached</i>	✓	✓	✓			✓	
<i>Dwelling, Duplex</i>				✓			
<i>Dwelling, Linked</i>				✓			
<i>Dwelling, Multiplex</i>			✓ (3)	✓ (3)	✓ (3)	✓ (3)	✓ (3)

	ZONE						
USE	RE	RR	R1	R2	RT	RMD	RM
<i>Dwelling, Semi Detached</i>				✓		✓	
<i>Dwelling, Townhouse</i>					✓	✓	
<i>Home Occupation</i>	✓ (4)	✓ (4)	✓ (4)	✓ (4)		✓ (4) (5)	

Footnotes for Table 6.1

- (1) Must comply with the provisions of Section 6.4 Additional Residential Units.
- (2) Must comply with the Provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.
- (3) Must comply with the provisions of Section 6.5 Multiplex Dwellings.
- (4) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (5) Permitted in a *detached* or *semi-detached dwelling* only.

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

	ZONE						
STANDARD	RE	RR	R1	R2	RT	RMD	RM
Lot Areas (Minima):	0.8ha		650m ²			(12)	925m ² (5)
<i>Per Dwelling Unit</i>					220m ² (13)		
<i>Unserviced Lot</i>		2,000 m ² (8)					
<i>Partially Serviced Lot</i>		1,390 m ² (8)					
<i>Duplex dwelling</i>				600m ²			
<i>Linked or semi-detached dwelling</i>				650m ² (7)			
Lot Frontages (Minima):	45m					(12)	30m

	ZONE						
STANDARD	RE	RR	R1	R2	RT	RMD	RM
<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 (7)			
<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 (7)			
Building Area (Maximum)	8%	25%	25%	35% (7)	30%	(12)	20%
Backyard Amenity Area (Minima)	56m ²	56m ²	56m ²	46m ²	37m ²	(12)	
Yards:						(12)	
Front Yard (Minima)	18m	9m	9m				9m
Front wall of attached private garage				7.5m	6m		
Front wall of main building				9m	7.5m		
Exterior Side Yard (Minimum)	18m	9m	6m	6m	6m		9 m
Rear Yard (Minimum)	15m	9m	7.5m	7.5m	7.5m		
<i>Apartment building</i>							7.5m
Interior Side Yards (Minima)	7.5m						
<i>Main building with attached private garage or attached carport</i>			1.5m (1)				
<i>Main building</i>					4.5m (4) (11)		
<i>Main building on driveway side</i>		3m					
<i>Main building on other side</i>		1.5m					

STANDARD	ZONE						
	RE	RR	R1	R2	RT	RMD	RM
<i>Duplex dwelling</i>				(2)			
<i>Linked dwelling or semi-detached dwelling with attached private garage or attached carport</i>				1.5m (7) (11)			
<i>Linked dwelling or semi-detached dwelling without attached private garage or attached carport</i>				3m (7)			
<i>Apartment building</i>							7.5m
Building Heights (Maxima)	10.5m	10.5m	10.5m	10.5m	10.5m	(12)	
<i>Apartment building of 7 or more dwelling units</i>							12.2m
<i>Apartment building of 6 or fewer dwelling units</i>							10.5m
Landscape Area (Minimum)	50%	40%	30%	30%	30%	(12)	45%
Privacy Yard (Minimum)							(6)
Privacy Yard Depth (Minimum)							5m
Play Facility (Minimum)							(9)
Play Facility Area (Minimum)							4%
Play Facility Location							(10)
Driveway Setbacks (Minimum)	4.5m (14)	0.5m (14)	0.5m (14)	(14)	(14)	(14)	0.5m (14)
<i>From lot line bisecting dual private garage</i>				Nil	Nil		
<i>From other lot lines</i>				0.5m	0.5m		
Parking Space Setback	10m						
<i>From any 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 m² plus an additional 120m² 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*.

6.4 ADDITIONAL RESIDENTIAL UNITS

- 6.4.1 An *additional residential unit* shall only be permitted on the same *lot* as a *detached dwelling, linked dwelling, semi-detached dwelling*, or any variation of a *townhouse dwelling*.
- 6.4.2 Notwithstanding the maximum number and type of *additional residential units* provided in Table 6.3 of 6.4.4, and Table 6.4 of 6.4.5, the maximum number and type of *additional residential units* shall be in accordance with the provisions of the 2024 Provincial Planning Statement, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Niagara Escarpment Plan and/or Bolton Special Policy Area policies. For clarity, where a conflict exists between this by-law and provincial plans or Special Policy Area, the provincial plan or Special Policy Area shall apply.
- 6.4.3 *Additional Residential Units* shall comply with the Minimum Distance Separation (MDS) Formulae, as amended.
- 6.4.4 *Additional Residential Units* located in a regulated area under the jurisdiction of a conservation authority shall comply with Section 2.9 “Conservation Authority Regulations”.
- 6.4.5 The requirements in Table 6.3 shall apply to all *Additional Residential Units*. For clarity, the *zones* referred to in the table shall also include *exception zones* where *additional residential units* are listed as a permitted *use*.

TABLE 6.3

Requirement	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA2 Zone
Maximum number of <i>Additional Residential Units</i>	3	3(1)	3(1)	3(1)
Minimum Required <i>Parking Spaces</i> , per <i>Additional Residential Unit</i> (2)	1	1	1	1
Maximum <i>Building Area</i> for a <i>Lot</i> containing an <i>Additional Residential Unit</i>	45% or existing <i>zone</i> requirement, whichever is greater	Existing <i>zone</i> requirement applies(3)	Existing <i>zone</i> requirement applies	Existing <i>zone</i> requirement applies(3)
Minimum <i>Landscaping Area</i> for a <i>Lot</i> containing a <i>Detached Additional Residential Units</i>	50% of the <i>rear yard</i>	Existing <i>zone</i> requirement applies	Existing <i>zone</i> requirement applies	N/A

Requirement	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA2 Zone
Minimum width of unobstructed path (4) from street to entrance of an <i>Additional Residential Unit</i>	1.2 m (5)	1.2 m	1.2 m	1.2 m

Footnotes to Table 6.3

- (1) The maximum number of *additional residential units* may be limited by Section 6.4.2.
- (2) i) Where the by-law does not require *parking spaces* for the main *dwelling unit*, then no *parking spaces* shall be required for a *lot* containing one (1) or more *additional residential units*.
- ii) For a *lot* zoned R1, R2, RT or RMD, no *parking space* is required for the first *Additional Residential Unit* where a transit station or transit stop is located within 400 metres of the *lot*.
- (3) Where a *lot* zoned RR, RE or EPA2 is located within an urban settlement area and is fully serviced, the maximum *building area* for the *zone* shall be no less than 45% if the *lot* contains at least one *additional residential unit*.
- (4) Where a window well or retaining wall serving a window is located along such path within the prescribed minimum width, it shall not be considered an encroachment into the path of travel provided it is covered.
- (5) Where an existing *building* prevents the path from meeting the 1.2 m minimum width requirements, a reduced width of no less than 1.0 m is permitted, but only for the length of the existing *building* wall.

6.4.6 In addition to the requirements of Table 6.3, the following requirements in Table 6.4 shall apply to all *detached Additional Residential Units*. For clarity, the *zones* referred to in the table shall also include exception *zones* where *additional residential units* are listed as a permitted use.

TABLE 6.4

Requirements	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA 2 Zone
Maximum Number of <i>detached Additional Residential Units</i>	1	1(1)	1(1)	Not Permitted

Requirements	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA 2 Zone
Maximum Number of <i>Dwelling Units</i> in a Detached <i>Additional Residential Unit</i>	1	2	1	Not Permitted
Location of a Detached <i>Additional Residential Unit</i> on a Lot	Any <i>yard</i> other than a <i>front yard</i>	Any <i>yard</i> other than a <i>front yard</i>	Any <i>yard</i> other than a <i>front yard</i>	N/A
Minimum <i>Backyard Amenity Area</i>	N/A	Existing <i>zone</i> requirement applies	N/A	N/A
Maximum <i>Floor Area</i>	No greater than ground floor area of the <i>building</i> containing the <i>main dwelling</i> , and not exceeding 80 m ² in <i>gross floor area</i> .	No greater than the ground <i>floor area</i> of the <i>building</i> containing the <i>main dwelling</i> , and not exceeding 110 m ² in <i>gross floor area</i> .	No greater than the ground <i>floor area</i> of the <i>building</i> containing the <i>main dwelling</i> , and not exceeding 110 m ² in <i>gross floor area</i> .	N/A
Maximum <i>Building Height</i>	4.5 m	No taller than the height of the <i>main dwelling</i> , or the existing <i>zone</i> requirement, whichever is less	No taller than the height of the <i>main dwelling</i> , or the existing <i>zone</i> requirement, whichever is less	N/A
Rooftop outdoor amenity areas	Not permitted	Not permitted	Not permitted	N/A
<i>Balconies</i> no more than 1.0m above <i>finished grade</i>	N/A	Permitted, may not encroach into a required <i>yard</i>	Permitted, may not encroach into a required <i>yard</i>	N/A
Minimum <i>Building Separation</i> between Main <i>Dwelling</i> and a detached <i>Additional</i>	3 m	3 m	3 m	N/A

Requirements	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA 2 Zone
<i>Residential Unit</i>				
Maximum Distance of the nearest wall of a <i>detached Additional Residential Unit</i> to the <i>Main Dwelling</i>	N/A	10 m	15 m	N/A
Yards				
<i>Interior Side Yard</i> (Minimum)	1.2 m(2)	3 m(2)	3 m (2)	N/A
<i>Exterior Side Yard</i> (Minimum)	Existing zone requirement applies(2)	Existing zone requirement applies(2)	Existing zone requirement applies(2)	N/A
<i>Rear Yard</i> (Minimum)	1.2 m(2)	4.5 m(2)	4.5 m(2)	N/A

Footnotes to Table 6.4

- (1) The maximum number of *detached additional residential units* may be limited by Section 6.4.2.
- (2) Encroachments for uncovered steps and eaves are permitted, in accordance with Table 4.2.

6.4.7 For a *lot* containing a lawfully existing (as of October 28, 2025) *detached garage* or a lawfully existing *detached accessory building* or *structure* with *setbacks* and/or separation less than required by Table 6.3 and/or Table 6.4, the minimum *setbacks* and/or separation for a *detached Additional Residential Unit* shall be:

- a) the minimum *side yard setback* for that lawfully existing *detached garage* or lawfully existing *accessory building* or *structure*; and,
- b) the minimum *rear yard setback* for that lawfully existing *detached garage* or lawfully existing *accessory building* or *structure*; and,
- c) the minimum separation from the main *dwelling* for that lawfully existing *detached garage* or lawfully existing *accessory building* or *structure*.

6.5 MULTIPLEX DWELLINGS

6.5.1 A *Multiplex Dwelling* shall be subject to the following use-specific zone standards in Table 6.5:

TABLE 6.5

Zone Standard	For 2 Dwelling Units	For 3 or 4 Dwelling Units
Lot Area (minimum)	295 m ²	495 m ²
Lot Frontage (minimum)	For an <i>Interior Lot</i> 9.75 m For a <i>Corner Lot</i> 13.5 m	19 m
Building Area (maximum)	45%	50%
Building Height (maximum)	10.6 m for a sloped roof 8.1 m for a flat roof	11.0 m
Driveway Width (maximum)	6.0 m	6.0 m
Driveway Setbacks (minimum)	0.6 m(1)	0.6 m(1)
Landscaping Area (minimum)	20%	20%
Yards		
Front Yard (minimum)	5.6 m to front wall of attached <i>garage</i> 4.5 m to front wall of <i>main building</i>	5.6 m to front wall of attached <i>garage</i> 4.5 m to front wall of <i>main building</i>
Interior Side Yard (minimum)	1.2 m	3.0 m
Exterior Side Yard (minimum)	4.5 m	4.5 m
Rear Yard (minimum)	7.5 m	7.5 m

Footnotes to Table 6.5

(1) This requirement shall not apply to lots belonging to the same *multiplex dwelling*.

6.5.2 Notwithstanding 6.5.1 and Section 13.1, for any existing site-specific R1, R2, RT, RMD or RM zone within an urban settlement area established prior to (September XX, 2025), a *Multiplex Dwelling* of up to four *dwelling units* shall be permitted, subject to the site-specific standards of the existing zone, provided that:

- a) the minimum *lot area* and *lot frontage* requirements of Table 6.5 are met for the intended number of *dwelling units*;

- b) the maximum *building area* does not exceed 10% of the existing *zone* requirement;
 - c) the maximum *building height* is no greater than 11 m, or the existing *zone* requirement, whichever is greater; and,
 - d) the minimum number of off-street *parking spaces* in Table 5.1 are met for the intended number of *dwelling units*.
- 6.5.3 Where site-specific standards for a *Multiplex Dwelling use* are provided for in an existing exception *zone*, such standards shall apply in lieu of this section, including Table 6.5.
- 6.5.4 Notwithstanding the preceding subsections and Table 6.5, where a conflict exists between this by-law and provincial plans or a Special Policy Area, the provincial plan or Special Policy Area shall apply.