
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	Townhouse Residential
RMD	Mixed Density Residential
RM	Multiple Residential

TABLE 6.1

USE	ZONES						
	RE	RR	R1	R2	RT	RMD	RM
<i>Apartment, Accessory</i>	✓	✓	✓	✓			
<i>Building, Apartment</i>							✓
<i>Day Care, Private Home</i>	✓	✓	✓	✓	✓	✓	✓
<i>Dwelling, Detached</i>	✓	✓	✓			✓	
<i>Dwelling, Duplex</i>				✓			
<i>Dwelling, Linked</i>				✓			
<i>Dwelling, Semi Detached</i>				✓		✓	
<i>Dwelling, Townhouse</i>					✓	✓	
<i>Home Occupation</i>	✓(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.

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	ZONES						
	RE	RR	R1	R2	RT	RMD	RM
Lot Areas (Minima):	0.8 ha		650 m ²			(12)	925 m ² (5)
Per Dwelling Unit					220 m ² (13)		
Unserviced Lot		2,000 m ² (8)					
Partially Serviced Lot		1,390 m ² (8)					
Duplex dwelling				600 m ²			
Linked or semi-detached dwelling				650 m ² (7)			
Lot Frontages (Minima):	45 m					(12)	30 m
Unserviced Lot		30 m (8)					
Partially Serviced Lot		21 m (8)					
Corner Lot			18 m				
Other Lots			15 m				
Townhouse dwelling on corner lot					6 m (3)		
Townhouse dwelling on interior lot or through lot					6 m per dwelling unit		
Duplexed dwelling on corner lot				21 m			
Linked dwelling or semi-detached on corner lot				27 m (7)			
Duplex dwelling on interior lot or through lot				18 m			
Linked dwelling or semi-detached dwelling on interior lot or through lot				21 m (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)	18 m	9 m	9 m				9 m
Front wall of attached private garage				7.5 m	6 m		
Front wall of main building				9 m	7.5 m		

STANDARD	ZONES						
	RE	RR	R1	R2	RT	RMD	RM
Exterior Side Yard (Minimum)	18 m	9 m	6 m	6 m	6 m		9 m
Rear Yard (Minimum)	15 m	9 m	7.5 m	7.5 m	7.5 m		
<i>Apartment building</i>							7.5 m
Interior Side Yards (Minima)	7.5 m						
<i>Main building with attached private garage or attached carport.</i>			1.5 m (1)				
<i>Main building</i>					4.5 m (4)(11)		
<i>Main building on driveway side</i>		3 m					
<i>Main building on other side</i>		1.5 m					
<i>Duplex dwelling</i>				(2)			
<i>Linked dwelling or semi-detached dwelling with attached private garage or attached carport</i>				1.5 m (7)(11)			
<i>Linked dwelling or semi-detached dwelling without attached private garage or attached carport</i>				3 m (7)			
<i>Apartment building</i>							7.5 m
Building Heights (Maxima)	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	(12)	
<i>Apartment building of 7 or more dwelling units</i>							12.2 m
<i>Apartment building of 6 or fewer dwelling units</i>							10.5 m
Landscape Area (Minimum)	50%	40%	30%	30%	30%	(12)	45%
Privacy Yard (Minimum)							(6)
Privacy Yard Depth (Minimum)							5 m
Play Facility (Minimum)							(9)
Play Facility Area (Minimum)							4%
Play Facility Location							(10)
Driveway Setbacks (Minima)	4.5m	0.5m	0.5m				0.5m
<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 925m² 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.