

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES

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SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

6.1 SINGLE FAMILY DWELLINGS

(a) LOT FRONTAGE (MINIMUM)

- RU Zone 180 metres
- Other Zones 30 metres
- except that in an R1 or R2 Zone where the lot is served by sanitary sewers, the minimum frontage shall be 15 metres; and,
- in the case of a corner lot in an R1 or R2 Zone, where the lot is served by sanitary sewers, the minimum frontage shall be 18 metres.

Notwithstanding the lot frontage requirements as set forth above, where a lot is created by consent as defined herein and has a lesser frontage than required, the minimum lot frontage requirement shall be deemed to be the lot frontage of such lot as created by consent.

Further, notwithstanding the frontage requirements set forth above, the minimum frontage for lots fronting on Highway 48 shall be 45 metres.

(b) LOT AREA (MINIMUM)

- RU Zone 20 hectares
- ER Zone 6 000 sq metres
- R Zone 4 000 sq metres
- R1 or R2 Zones 450 sq metres
- except that in the case of a corner lot in an R1 or R2 Zone, where a lot is served by sanitary sewers, the minimum lot area shall be 540 sq metres.

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

Notwithstanding the lot area requirements as set forth above, where a lot is created by consent as defined herein and has a lesser area than required, the minimum lot area requirement shall be deemed to be the area of such lot as created by consent.

(c) FRONT YARD (MINIMUM)

- RU Zone

lots less than 4 000 sq m	10 metres
lots 4 000 sq m up to 4.0 ha	15 metres
lots 4.0 ha or greater	30 metres

- ER Zone 15 metres

- R Zone

(500-2021-0005) lots less than 4 000 sq m 6 metres

- except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 7.5 metres.

lots 4 000 sq m or greater	10 metres
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- R1 and R2 Zones 6 metres

- except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 7.5 metres.

(d) EXTERIOR SIDE YARD (MINIMUM)

- RU Zone

lots less than 4 000 sq m	10 metres
lots 4 000 sq m up to 4.0 ha	15 metres
lots 4.0 ha or greater	30 metres

- ER Zone 15 metres

- R Zone

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

(500-2021-0005) lots less than 4 000 sq m 3 metres

- except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.

- except where a driveway providing access to an attached or detached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the aforementioned structures shall be 6 metres.

lots greater than 4 000 sq m 9 metres

(500-2021-0005) - R1 and R2 Zones 3 metres

- except where a driveway providing access to an attached or detached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the aforementioned structures shall be 6 metres.

- except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.

(e) REAR YARD (MINIMUM)

(500-2021-0005) - RU and ER Zones 12 metres

- R Zone

lots less than 4000 sq m and on municipal services 7 metres

lots 4000 sq m or greater, or on private services 12 metres

- R1 and R2 Zones 7 metres

(f) INTERIOR SIDE YARD (MINIMUM)

(500-2021-0005) - RU and ER Zones 9 metres

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

- except that in an RU Zone, an interior side yard may be reduced to 3 metres when the exterior wall facing said yard contains no habitable room windows or where the lot is less than 4 000 sq metres.

- R Zone

lots less than 4000 sq m and on municipal services

- 1.2 metres plus 0.5 metres for each additional or partial storey above the second. Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres.

lots 4000 sq m or greater, or on private services.

- 1.2 metres on one side, plus 0.5 metres for each additional or partial storey above the second and 2.5 metres on the other side.

- R1 and R2 Zones

(500-2021-0005)

- 1.2 metres plus 0.5 metres for each additional or partial storey above the second. Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres.

(g) FLOOR AREA (MINIMUM)

- RU Zone 112 sq metres
- ER Zone 140 sq metres
- Other Zones

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

lots less than 4 000 sq m	100 sq metres
lots 4 000 sq m or greater	112 sq metres

(500-96-037) **(h) FLOOR AREA (MAXIMUM)**

- Deleted in entirety -

(i) LOT COVERAGE (MAXIMUM)

(500-2021-0005) - RU Zone

lots less than 4 000 sq m	20%
lots 4 000 sq m or greater	10%

- R, R1 and R2 Zones 35%

- Other Zones as set forth therein

(j) HEIGHT OF BUILDING (MAXIMUM)

All Zones 11 metres

(k) NUMBER OF SINGLE FAMILY DWELLINGS PER LOT

All Zones 1 only

- provided that in a RU Zone on a lot with a minimum area of 40 hectares, an additional single family dwelling is permitted. Such additional dwelling shall:

i) be separated from the principal dwelling by a minimum of 30 metres;

ii) use the same entrance to the street as the principal residence; and,

iii) comply with all other requirements of Section 6.1 hereof.

- provided that, in R1 and R2 zones the maximum number of pre-registration dwellings

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

shall not exceed 20% of the total number of single family dwellings which are to be built on proposed lots which have been draft plan of subdivision approved for the subject parcel.

(1) LIVESTOCK OPERATION SETBACK

In a RU Zone, any new single family dwelling shall be located a minimum of 60 metres from any livestock building or manure storage facility.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Sections 5 hereof.

6.2

SEMI-DETACHED DWELLING

(a) LOT FRONTAGE PER UNIT (MINIMUM) 10 metres

- except that in the case of a corner lot, the minimum lot frontage for the exterior dwelling unit shall be 13 metres.

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage per unit shall be 22.5 metres.

(b) LOT AREA PER UNIT (MINIMUM) 300 sq metres

- except that in the case of a corner lot, the minimum lot area for the exterior dwelling unit shall be 390 sq metres.

(c) FRONT YARD (MINIMUM) 6 metres

- except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 7.5 metres.

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

- (d) **EXTERIOR SIDE YARD (MINIMUM)** 5 metres
- except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 6 metres.
 - except in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.
- (e) **REAR YARD (MINIMUM)** 8 metres
- (f) **INTERIOR SIDE YARD (MINIMUM)** 2.5 metres
- provided that where a garage or carport is part of the dwelling unit, the minimum width of the interior side yard shall be 1.2 metres plus 0.5 metres for each additional or partial storey above the first.
 - provided that if a lot is to be divided along the common wall, then the minimum interior side yard, between the two dwelling units, shall be nil.
- (g) **FLOOR AREA PER UNIT (MINIMUM)** 75 sq metres
- (h) **LOT COVERAGE (MAXIMUM)** 35%
- (i) **HEIGHT OF BUILDING (MAXIMUM)** 11 metres
- (j) **NUMBER OF SEMI-DETACHED DWELLINGS PER LOT (MAXIMUM)** 1

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

6.3

LINKED DWELLING (TWO DWELLINGS)

(a) LOT FRONTAGE PER UNIT 11 metres
(MINIMUM)

- except that in the case of a corner lot, the minimum lot frontage for the exterior dwelling unit shall be 14 metres.

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage per unit shall be 22.5 metres.

(b) LOT AREA PER UNIT 330 sq metres
(MINIMUM)

- except that in the case of a corner lot, the minimum lot area for the exterior dwelling unit shall be 420 sq metres.

(c) FRONT YARD (MINIMUM) 6 metres

(d) EXTERIOR SIDE YARD (MINIMUM) 5 metres

- except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 6 metres.

- except that in the case of a lot flanking on Highway 48, the minimum exterior side yard shall be 7.5 metres.

(e) REAR YARD (MINIMUM) 8 metres

(f) INTERIOR SIDE YARD (MINIMUM) 2.5 metres

- provided that where a garage or carport is part of the dwelling unit, the minimum width of the interior side yard shall be 1.2 metres plus 0.5 metres for each additional or partial storey above the first.

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

- notwithstanding the above, the minimum yard between two attached dwelling units shall be 1.0 metres plus 0.5 metres for each additional or partial storey above the second, except where an easement allows mutual right of access over land between a pair of linked homes and where there are no windows or openings in the walls facing each other, the minimum interior side yard between the two dwelling units for that portion of the building above grade, may be 0.6 metres if the minimum distance between the two units is 1.2 metres.

- (g) **FLOOR AREA PER UNIT (MINIMUM)** 90 sq metres
- (h) **LOT COVERAGE (MAXIMUM)** 35%
- (i) **HEIGHT OF BUILDING (MAXIMUM)** 11 metres
- (j) **NUMBER OF LINKED DWELLINGS PER LOT (MAXIMUM)** 1

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

6.4
(500-2025-0008)

FOURPLEX DWELLING

- a) A fourplex dwelling shall be subject to the following provisions:

(a) LOT FRONTAGE (MINIMUM)	Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot frontage shall be as follows: 15 metres
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SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

	Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.
(b) LOT AREA (MINIMUM)	Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot area shall be as follows: 450 square metres
(c) FRONT YARD (MINIMUM)	6 metres Except that in the case of a lot flanking Highway 48, the minimum front yard shall be 7.5 metres.
(d) EXTERIOR SIDE YARD (MINIMUM)	3 metres Except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.
(e) REAR YARD (MINIMUM)	11 metres for main building
(f) INTERIOR SIDE YARD (MINIMUM)	1.2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.
(g) LOT COVERAGE (MAXIMUM)	45%
(h) HEIGHT OF BUILDING (MAXIMUM)	11 metres
(i) NUMBER OF FOURPLEX DWELLINGS PER LOT (MAXIMUM)	1 fourplex dwelling per lot.
(j) LOCATION	Shall be permitted as a standalone building or within semi-detached, townhouse, or linked dwelling unit and only

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

	on lots serviced by public water supply and public sanitary sewers within the areas shown on Schedule 'C'.
(k) DRIVEWAY WIDTH	Notwithstanding any provision in this Bylaw to the contrary, a minimum driveway width of 5.5 metres shall be provided for a driveway with tandem parking, and for a driveway used to access parking in a rear yard the minimum unobstructed width shall be 3 metres.
(l) PARKING LOCATION	Notwithstanding any provision in this Bylaw to the contrary, parking spaces may be provided: <ul style="list-style-type: none"> - In tandem on a driveway. - In the rear yard. - In the front yard to a maximum of 55% of the width of the lot frontage. - In the exterior side yard of a corner lot.
(m) PARKING IN REAR YARD	Where parking is provided in a rear yard, the following shall be required to separate the parking area from any abutting property: <ul style="list-style-type: none"> - A closed board fence with a minimum height of 1.5 metres and dimensions extending the full extent of the parking area along the rear and interior property lines. The required closed board fence may be located at any point between the

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

	<p>parking area and such lot lines to prevent headlight glare to adjoining properties.</p> <ul style="list-style-type: none"> - landscaped open space at least 1.2 metres wide along the side and rear lot lines.
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b) A dwelling unit within a detached building forming part of the fourplex shall be subject to the following provisions:

(a) DISTANCE FROM MAIN BUILDING	Notwithstanding any provision in this Bylaw to the contrary, not less than 3 metres and not more than 50 metres.
(b) LOCATION ON LOT	Notwithstanding any provision in this Bylaw to the contrary, the detached building may be located within the rear yard but may not be located within the front yard or side yard.
(c) SETBACKS (MINIMUM)	Notwithstanding any provision in the Bylaw to the contrary, the detached building shall be setback a minimum of 1.2 metres from a rear lot line and interior side lot line and maintain the minimum exterior side yard setback for the main building in the Zone it is located in.
(d) BUILDING HEIGHT (MAXIMUM)	In accordance with Section 5.1(f) of this Bylaw.
(e) OTHER REGULATIONS	Shall not be permitted on lands affected by flooding, erosion or located within hazardous lands identified by the Lake Simcoe Region Conservation Authority, unless the Lake Simcoe Region

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

	Conservation Authority under the Conservation Authority Act has issued a permit.
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6.5

DWELLING, TOWNHOUSE - SINGLE LOT

(500-2025-0008) a) A single lot townhouse dwelling shall be subject to the following provisions:

<p>(a) LOT FRONTAGE (MINIMUM) :</p> <p style="padding-left: 40px;">THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLING</p> <p style="padding-left: 40px;">FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLING</p>	<p>Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot frontage shall be:</p> <p style="padding-left: 40px;">20 metres</p> <p style="padding-left: 40px;">26 metres</p>
<p>(b) LOT AREA (MINIMUM)</p> <p style="padding-left: 40px;">THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLING</p> <p style="padding-left: 40px;">FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLING</p>	<p>Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot area shall be:</p> <p style="padding-left: 40px;">600 square metres</p> <p style="padding-left: 40px;">780 square metres</p>
<p>(c) FRONT YARD (MINIMUM)</p>	<p>The minimum front yard setback shall be 6 metres.</p> <p>Except that in the case of a lot</p>

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

	<p>fronting onto Highway 48, the minimum front yard setback shall be 7.5 metres.</p> <p>For the purposes of determining setbacks, on a corner lot, the exterior side lot line shall be deemed the front lot line for the purpose of determining the front yard setback. All other lot lines (interior side, exterior side, and rear) shall be determined on the basis that the exterior side lot line is the front lot line.</p>
(d) EXTERIOR SIDE YARD (MINIMUM)	<p>3 metres</p> <p>Except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.</p>
(e) REAR YARD (MINIMUM)	<p>11 metres for main building</p>
(f) INTERIOR SIDE YARD (MINIMUM)	<p>1.2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.</p>
(g) LOT COVERAGE (MAXIMUM)	<p>45%</p>
(h) HEIGHT OF BUILDING (MAXIMUM)	<p>11 metres</p>
(i) NUMBER OF SINGLE LOT TOWNHOUSE DWELLING ON A LOT (MAXIMUM)	<p>1 single lot townhouse dwelling per lot.</p>
(j) LOCATION	<p>Shall only be permitted on lots serviced by public water supply and public sanitary sewers within the areas shown on Schedule 'C'.</p>

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

(k) MINIMUM NUMBER OF DRIVEWAY CONNECTIONS TO A STREET	Two (2)
(l) MAXIMUM NUMBER OF DRIVEWAY CONNECTIONS TO A STREET THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLINGS: FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLINGS:	Three (3) Four (4)
(m) NUMBER OF PARKING SPACES	Two (2) per unit, one of which may be in a driveway private to the unit and in the front yard. A maximum of two (2) tandem parking spaces shall be permitted.
(n) MAXIMUM WIDTH OF PARKING AREAS	The total width of all parking areas located in a front yard or exterior side yard shall not exceed 55% of the lot frontage.

b) One (1) additional residential unit may be permitted where there is a three (3) unit single lot townhouse dwelling on a lot within the main building or a detached building subject to the following provisions:

(a) NUMBER OF PARKING SPACES	One (1) additional parking space shall be provided for an additional residential unit.
(b) PARKING LOCATION	Notwithstanding any provision in this Bylaw to the contrary, parking spaces may be provided:

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

	<ul style="list-style-type: none"> - In the rear yard provided that there is a driveway used to access parking in a rear yard with an unobstructed width of 3 metres. - In the front yard or exterior side yard of a corner lot provided that the total width of all parking areas do not exceed 55% of the lot frontage.
(c) PARKING IN REAR YARD	<p>Where parking is provided in a rear yard, the following shall be required to separate the parking area from any abutting property:</p> <ul style="list-style-type: none"> - A closed board fence with a minimum height of 1.5 metres and dimensions extending the full extent of the parking area along the rear and interior property lines. The required closed board fence may be located at any point between the parking area and such lot lines to prevent headlight glare to adjoining properties. - landscaped open space at least 1.2 metres wide along the side and rear lot lines.

c) Notwithstanding any provision to the contrary, where an additional residential unit for a three (3) unit single lot townhouse dwelling is located within a detached building the following additional provisions shall apply:

(a) DISTANCE FROM MAIN BUILDING	Notwithstanding any provision in this Bylaw to the contrary, not less than 3 metres and not more than 50 metres.
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SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

(b) LOCATION ON LOT	Notwithstanding any provision in this Bylaw to the contrary, the detached building may be located within the rear yard but may not be located within the front yard or side yard.
(c) SETBACKS (MINIMUM)	Notwithstanding any provision in the Bylaw to the contrary, the detached building shall be setback a minimum of 1.2 metres from a rear lot line and interior side lot line and maintain the minimum exterior side yard setback for the main building in the Zone it is located in.
(d) BUILDING HEIGHT (MAXIMUM)	In accordance with Section 5.1(f) of this Bylaw.

6.6

TOWNHOUSE DWELLING - FREEHOLD

TOWNHOUSE DWELLING (EXCLUDING A LINKED TOWNHOUSE DWELLING)

(a) LOT FRONTAGE PER UNIT (MINIMUM) 6 metres

- except that in the case of a corner lot, the minimum lot frontage for the exterior dwelling unit shall be 11 metres.

(500-98-005)

(b) LOT AREA PER UNIT (MINIMUM)

- 180 sq. metres for each dwelling unit with two walls attached and 240 sq. metres for each dwelling unit with only one wall attached, with the exception of a dwelling unit on a corner lot, in which case the minimum lot area shall be 330 sq. metres.

(c) FRONT YARD (MINIMUM) 6 metres

(d) EXTERIOR SIDE YARD (MINIMUM) 5 metres

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

- except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 6 metres.

(e) REAR YARD (MINIMUM) 11 metres

(f) INTERIOR SIDE YARD (MINIMUM)

- 2.0 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.

- However, where the side walls of two separate dwellings face each other, and there are no windows or openings in the said walls, the minimum interior side yard between the two dwellings, shall be reduced to 1.5 metres for each dwelling.

(g) FLOOR AREA PER DWELLING UNIT (MINIMUM) 75 sq metres

(h) LOT COVERAGE (MAXIMUM) 40%

(i) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(j) NUMBER OF TOWNHOUSE DWELLING UNITS PER LOT (MAXIMUM) 1 only

LINKED TOWNHOUSE DWELLING

(k) LOT FRONTAGE PER UNIT (MINIMUM) 9 metres
- except in the case of a corner lot, the minimum lot frontage shall be 12 metres.

(500-97-079)

(l) LOT AREA PER UNIT (MINIMUM)

- 270 sq metres for each dwelling unit attached to adjoining units, and 360 sq metres for each dwelling unit attached to

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

only one adjoining unit.

(m) FRONT YARD (MINIMUM) 6 metres

(n) EXTERIOR SIDE YARD (MINIMUM) 5 metres

- except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the setback for the garage or carport shall be 6 metres.

(o) REAR YARD (MINIMUM) 11 metres

(p) INTERIOR SIDE YARD (MINIMUM)

- 2 metres plus 0.5 metres for each additional or partial storey above the second storey, except between attached dwelling units where the minimum shall be nil for that portion of the dwelling below grade, and 1 metre plus 0.5 metres for each additional or partial storey above the second storey for that portion of the dwelling above grade.

- where mutual right of access by easement is allowed over land between two linked dwelling units, and where there are no windows or openings in the walls facing each other, then the minimum interior yard between two attached units, may be reduced to 0.6 metres, if the minimum distance between the two dwelling units is 1.2 metres.

(q) FLOOR AREA PER DWELLING UNIT (MINIMUM) 90 sq metres

(r) LOT COVERAGE (MAXIMUM) 40%

(s) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(t) NUMBER OF LINKED TOWNHOUSE DWELLING UNITS PER LOT 1 only

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

the exterior side yard, the minimum exterior side yard for the garage or carport shall be 6 metres.

(g) REAR YARD (MINIMUM) 8 metres

(h) INTERIOR SIDE YARD (MINIMUM)

- 2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.

- However, where the side walls of two dwellings face each other, and there are no windows or openings in the said walls, the minimum distance between the two dwellings may be reduced to 3 metres.

(i) FLOOR AREA PER DWELLING UNIT (MINIMUM) 75 sq metres

(j) HEIGHT OF BUILDING (MAXIMUM) 11 metres

LINKED TOWNHOUSE DWELLING

LOT REQUIREMENTS:

(k) LOT FRONTAGE (MINIMUM) 27 metres

- except in the case of a corner lot, the minimum lot frontage shall be 30 metres.

(500-97-079) **(l) LOT AREA (MINIMUM)**

- 270 sq metres for each dwelling unit attached to adjoining units, and 360 sq metres for each dwelling unit attached to only one adjoining unit.

(m) LOT COVERAGE (MAXIMUM) 40%

(n) NUMBER OF TOWNHOUSE DWELLINGS PER

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

LOT (MAXIMUM)

- the number is limited only by the minimum requirements set forth above.

SITE REQUIREMENTS:

(o) FRONT YARD (MINIMUM) 6 metres

(p) EXTERIOR SIDE YARD (MINIMUM) 5 metres

- except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 6 metres.

(q) REAR YARD (MINIMUM) 8 metres

(r) INTERIOR SIDE YARD (MINIMUM)

- 2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil for that portion of the dwelling below grade and 1 metre plus 0.5 metres for each additional or partial storey above the second, for that portion of the dwelling above grade.

- where mutual right of access is allowed over land between two linked dwelling units and where there are no windows or openings in the walls facing each other, then the minimum interior yard may be reduced to 0.6 metres if the minimum distance between the two dwelling units is 1.2 metres.

(s) FLOOR AREA PER DWELLING UNIT (MINIMUM) 90 sq metres

(t) HEIGHT OF BUILDING (MAXIMUM) 11 metres

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,
PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER
GENERAL PROVISIONS**

In accordance with the provisions of Section 5 hereof.

6.8

APARTMENT DWELLING

(a) LOT FRONTAGE (MINIMUM) 30 metres

(b) LOT AREA (MINIMUM)

- for the first four units 900 sq metres

- for each additional bachelor
or one bedroom dwelling unit 95 sq metres

- for each additional two or
more bedroom dwelling units 140 sq metres

plus 45 sq metres for each bedroom in excess of two bedrooms.

(c) FRONT YARD (MINIMUM) 8 metres

(d) EXTERIOR SIDE YARD (MINIMUM) 8 metres

(e) REAR YARD (MINIMUM) 11 metres

(f) INTERIOR SIDE YARD (MINIMUM) 8 metres

(g) FLOOR AREA PER DWELLING UNIT (MINIMUM)

- bachelor unit 35 sq metres

- one bedroom unit 40 sq metres

- two bedroom unit 65 sq metres

- three bedroom unit 75 sq metres

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

- (h) LOT COVERAGE (MAXIMUM) 35%
- (i) HEIGHT OF BUILDING (MAXIMUM) 12 metres
- (j) NUMBER OF APARTMENT BUILDINGS PER LOT (MAXIMUM) 1 only
- (k) PRIVACY YARDS

An unobstructed yard clear of any public pedestrian access or parking area shall be provided adjoining the window of a habitable room of every first storey dwelling unit in an apartment dwelling. Such yard shall extend not less than 4 metres, measured as a radius, from any portion of the window.

For the purpose of this Section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 metres above the adjacent finished grade.

(l) PLANTING STRIP

When an apartment dwelling contains five or more units, a strip of land of not less than 3 metres in width shall be provided along the side lot lines and the rear lot line which shall not be used for any other purpose than landscaping.

- (m) LANDSCAPED OPEN SPACE (MINIMUM) 35%

- which may include planting strips and outdoor recreation areas, including children's play areas.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

6.9

DWELLING UNIT IN NON-RESIDENTIAL BUILDING

(a) LOT FRONTAGE (MINIMUM) 30 metres

- provided that, where served by sanitary sewers, the minimum frontage may be reduced to 12 metres.

(b) LOT AREA (MINIMUM) 1 800 sq metres

- provided that, where served by sanitary sewers, the required area is as follows:

for first unit 450 sq metres

for each additional bachelor
or one bedroom unit 95 sq metres

for each additional two or
more bedroom unit 140 sq metres

- plus 45 square metres for each bedroom in excess of two bedrooms

(c) YARDS (MINIMUM)

Minimum yard provisions shall be in accordance with the minimum yard provisions for the non-residential building in which the dwelling unit is located.

(d) FLOOR AREA PER DWELLING UNIT (MINIMUM)

- bachelor unit 35 sq metres

- one bedroom unit 40 sq metres

- two bedroom unit 65 sq metres

- three bedroom unit 75 sq metres

(e) LOT COVERAGE (MAXIMUM)

Maximum lot coverage provision shall be in

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

accordance with the maximum lot coverage provision for the non-residential building in which the dwelling unit is located.

(f) RESIDENTIAL FLOOR AREA (MAXIMUM)

The residential floor area in any non-residential building shall not exceed 1.25 times the non-residential floor area.

(g) HEIGHT OF BUILDING (MAXIMUM)

Maximum height of building as required for the non-residential building in which the dwelling unit is located.

**(h) NUMBER OF DWELLING UNITS
PER LOT (MAXIMUM)**

1 only

(i) PRIVACY YARDS

An unobstructed yard clear of any public pedestrian access or driveway shall be provided adjoining the window of a habitable room of every first storey dwelling unit in a non-residential building. Such yard shall extend not less than 4 metres, measured as a radius, from any portion of the window.

For the purposes of this Section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 metres above the adjacent finished grade.

**(j) RESIDENTIAL LANDSCAPED OPEN SPACE
(MINIMUM)**

10%

- excluding planting strips and sidewalks, plus 0.5% for each apartment dwelling unit in excess of ten apartment dwelling units.

Notwithstanding the above, where a lot is zoned C1-1, no residential open space shall be required.

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

(k) WALLS CONTAINING HABITABLE ROOM WINDOWS

- LIVING ROOM WINDOWS

- walls containing living room windows and facing a wall containing another habitable room window shall be a minimum distance apart of 15 metres.

- where the tops of windows, in habitable rooms facing each other, are less than 2.5 metres above finished grade and the space between them is divided by a 2 metre high privacy fence, the minimum distance apart may be reduced to 11 metres.

- where a living room window faces one of the following:

i) a blank wall;

ii) a wall with no habitable room windows;

iii) an interior side or rear lot line; or

iv) a centre line of a street or lane;

the minimum distance from said window to i), ii), iii) or iv) above shall be 8 metres.

- HABITABLE ROOM WINDOWS OTHER THAN LIVING ROOM WINDOWS

Walls containing habitable windows other than living room windows, and facing each other shall be a minimum distance of 11 metres.

- where walls containing habitable windows other than living room windows face one of the following:

i) a blank wall;

SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES (cont.)

- ii) a wall with no habitable room windows;
- iii) an interior side or rear lot line; or
- iv) a centre line of a street or lane;

the minimum distance from said window to i), ii), iii) or iv) shall be 6 metres.

For the purposes of this subsection, walls with an angle of divergence of greater than 85 degrees are deemed not to face each other.

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,
PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER
GENERAL PROVISIONS**

In accordance with the provisions of Section 5 hereof.