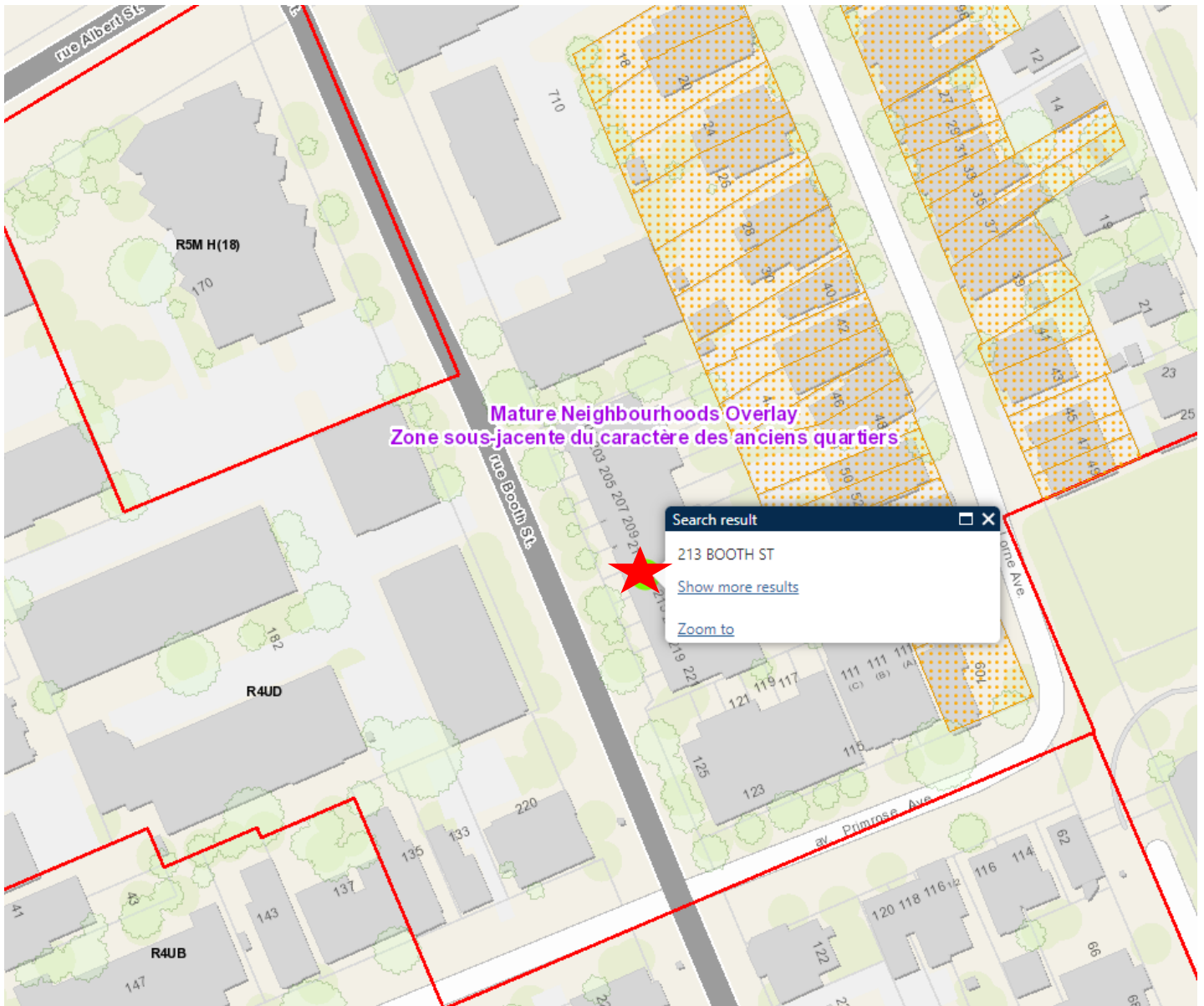


Zoning Information 213 Booth Street Ottawa



R4UD – Residential Fourth Density Zone

Part 6 – Residential Zones (Sections 155-168)

This part contains the Urban and Suburban residential zones that apply to the City and includes:

In the Urban/Suburban area the R1- Residential First Density (detached dwellings), R2- Residential Second Density (two unit dwellings), R3- Residential Third Density (townhouse dwellings), R4- Residential Fourth Density (low rise apartments), R5- Residential Fifth Density (mid/high-rise apartments) and the RM-Mobile Home zone applies to all areas. (By-law 2012-334)

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

R1 - Residential First Density Zone (Sections 155-156)

Purpose of the Zone

The purpose of the R1- Residential First Density Zone is to:

- (1) *restrict the building form to detached dwellings in areas designated as **General Urban Area** in the Official Plan;*
- (2) *allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;*
- (3) *permit ancillary uses to the principal residential use to allow residents to work at home;*
- (4) *regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and*
- (5) *permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

155. In the R1 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 155 (3) to (6);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and
 - (d) a maximum of ten residents is permitted in a retirement home, converted.

bed and breakfast, see *Part 5, Section 121*
detached dwelling
diplomatic mission, see *Part 3, Section 88*
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
home-based daycare, see *Part 5, Section 129*
park
retirement home, converted see *Part 5, Section 122*
secondary dwelling unit, see *Part 5, Section 133*
urban agriculture, see *Part 3, Section 82 (By-law 2017-148)*

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
- (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 – Urban Road Network; and
- (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;
- (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206)
- rooming house** see *Part 5, Section 122 (By-law 2018-206)*

Zone Provisions

- (3) The zone provisions are set out in Table 156A and 156B.
- (4) A park is not subject to the provisions of Table 156A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
- (5) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Section 122 - Conversions.

Alternative Setbacks for Urban Areas

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (6) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)

Other Zone Provisions

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (7) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.

- (8) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R1 Subzones

156. In the R1 Zone, the following subzones and provisions apply such that:

- (1)
 - (a) Column I lists the subzone character;
 - (b) Columns II through IX inclusive, establish required zone provisions applying to development in each subzone;
 - (c) Column X lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 156B. Where an additional provision applies, the corresponding provision specified in Table 156B takes ultimate precedence over any provision provided in Table 156A;
 - (d) Where a superscript number occurs in Table 156A – eg.: 1,390¹, the superscript number 1 refers to a number in Column I in Table 156B which sets out an additional provision;
 - (e) Where “na” appears, it means that the associated provision is not applicable; and
 - (f) Where “varies” appears, the associated provision is referenced and provided as an additional provision.
- (2) Lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
- (3) Despite any other provision of this by-law, retirement homes, converted and rooming houses are prohibited on lands zoned R1 and developed with private services. (By-law 2018-206)

TABLE 156A – R1 SUBZONE PROVISIONS

(By-law 2009-164) (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)(By-law 2022-103)

I Sub- Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m ²)	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
A ⁵	30	1 490 ³	Schedule 342, is 8.5; in other cases, 11	7.5 ¹³	7.5 ¹⁴	12 ^{13,6}	6 ⁴	20%	3,4,5,6,14
AA ⁵	30	1 390 ³	Schedule 342, is 8.5; in all other cases, 11	5	5	7 ⁶	3 ⁴	na	3,4,5,6

B ⁵	27	925 ³	Within Schedule 342: 8.5; in all other cases: 11	4.5 ¹⁴	4.5 ¹⁴	12 ^{14,6}	4.5 ⁴	30%	3,4,5,6,14
BB ⁵	30	1 110 ³	Schedule 342, is 8.5; in all other cases, 11	4.5 ¹⁴	4.5 ¹⁴	12 ^{14,6}	4.5 ⁴	25%	3,4,5,6,14
C ⁵	24.5	740 ³	Schedule 342, is 8.5; in all other cases, 11	4.5 ¹⁴	4.5 ¹⁴	11 ⁶	3.5 ⁴	33%	3,4,5,6,14
CC ⁵	20	900 ³	8.5	5	5	varies ⁷	2 ⁴	40%	3,4,5,7
D ⁵	20	600	Schedule 342, is 8.5; in all other cases, 11	6	4.5	9 ⁶	1 ⁴	40%	4,5,6
E ⁵	19.8	1 390 ^{1,3}	Schedule 342, is 8.5; in all other cases, 11	7.5 ¹³	4.5	12 ⁶	0.9 on one side and 1.2 ⁴ on the other	15% ²	1,2,3,4,5,6,13
F ⁵	19.5	600	8.5	7.5 ¹³	4.5	varies ⁷	total is 2.4 with one yard no less than 0.9 ⁴	35%	4,5,7,13
FF ⁵	19.5	600	8.5	6 ¹³	4.5	varies ⁷	total is 2.1 with one yard, no less than 0.9 ⁴	45%	4,5,6,13
G ⁵	18	665 ³	8.5	3	3	varies ⁷	total is 3.6 with one yard, no less than 1.2 ⁴	na	3,4,5,7
GG ⁵	18	665 ³	8	6	4.5	varies ⁷	total is 3.6 with one yard, no less than 1.2 ⁴	na	3,4,5,7
H	18	540	11	6	4.5	9	1.0 ⁴	40%	4
HH	18	540	9.5	6	4.5	6	1.2 ⁴	40%	4
I ⁵	18	540	Schedule 342, is 8.5; in all other cases 11	4.5 ¹⁴	4.5 ¹⁴	25% of the lot depth which must comprise at least 25% of	2.5 ⁴	35%	4,5,14

						the area of the lot, however it may not be less than 6 m and need not exceed 7.5 ^{7,14}			
II ⁵	18	540	8.5	3	3	varies ⁷	total is 3.6, with one yard, no less than 1.2 ⁴	na	4,5,7
J	18	540	9.5	4.5	4.5	7.5 ⁶	total is 2.5, with one yard, no less than 1 ⁴	40%	4,7
K ⁵	18	500	8	6	4.5	varies ⁷	total is 3.6, with one yard, no less than 1.2 ⁴	na	4,5,7
L	15	450	11	6	4.5	7.5 ⁶	1 ⁴	na	4,7
M ⁵	15	450	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	7.5 ⁶	1 ⁴	na	4,5,7
MM ⁵	15	450	8.5	3	3	varies ⁷	1.2 ⁴	na	4,5,7
N ⁵	15	450	Schedule 342, is 8.5; in other cases 9.5	6	4.5	7.5 ⁶	1 ⁴	na	4,5,7
NN	15	450	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
O ⁵	15	450	8	6	4.5	varies ⁷	total is 3, with one yard, no less than 1.2 ⁴	na	4,5,7
P ⁵	15	440	8.5	3	3	varies ⁷	1.2 ⁴	na	4,5,7
PP ⁵	15	440	8	6	4.5	varies ⁷	total is 3, with one yard, no less than 1.2 ⁴	na	4,5,7
Q ⁵	12	360	Schedule 342, is 8.5; in other cases 11	4.5	4.5	7.5 ⁶	1 ⁴	na	4,5,7
QQ ⁵	12	360	8.5	3	3	varies ⁷	1.2 ⁴	na	4,5,7

R	12	360	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
S ⁵	12	360	8	6	4.5	7.5 ⁶	1.2 ⁴	na	4,5,7
T	10.5	270	11	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
TT ⁵	9	270	8.5	3	3	varies ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4, 5,7
U	10.5	270	9.5	6	4.5	7.5 ⁶	1 ⁴	na	4,7
UU	10.5	270	9.5	4.5 ¹⁰	3	6	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,10
V ⁵	10.5	240	Schedule 342, is 8.5; in other cases 9.5	3 ⁹	3	6 ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7,9
VV ⁵	11	240	Schedule 342, is 8.5; in other cases 11	3	3	6 ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7
W ⁵	9	240	Schedule 342, Area A is 8.5; in other cases 11	4.5	4.5	6 ⁷	1 ⁴	na	4,5,7
WW ⁵	9	450	Schedule 342, is 8.5; in other cases 11	5	5	7 ⁷	1 ⁴	na	4,5,7
X	9	240	9.5	4.5	4.5	7.5 ⁶	1 ⁴	na	4,7
XX	9	240	9.5	4.5 ⁸	3	6	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,8
Y ⁵	7.5	195	8.5	3	3	varies ⁷	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,7
Z ⁵	9	240	Schedule 342, is 8.5; in other cases 11	3 ¹¹	3 ¹¹	6 ^{6,12}	total is 1.8, with one yard, no less than 0.6 ⁴	na	4,5,6,11,12

- (3) In the R1 Subzones, the following additional zoning provisions as denoted by endnotes apply:

TABLE 156B – ADDITIONAL ZONING PROVISIONS

(By-law 2009-164) (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
1	Minimum lot area is 930 m ² for lots connected to a piped municipal water supply
2	Maximum lot coverage is 25% for a lot connected to a piped municipal water supply
3	<p>On a corner lot in Schedule 342, except in Area A of Schedule 344, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if:</p> <p>(i) permission to sever the lot into two lots is granted by the Committee of Adjustment;</p> <p>(ii) only one detached dwelling is built on each of the two severed lots; and</p> <p>(iii) each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is the front lot line.</p> <p>Where a corner lot is severed into two lots, See Part V, Section 144: Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt. (By-law 2020-288)</p>
4.	<p>Despite the minimum interior side yard setback provision in column VIII of Table 156A, the combined minimum required interior side yard setback for interior or through lots in Area A on Schedule 342 where the lot width is:</p> <p>(i) 36 metres or greater: must increase by 1 m for each additional 1 m of lot width, to a maximum of 40% of the lot width, and</p> <p>(ii) with one yard no less than the minimum interior side yard setback of the applicable zone or subzone. (By-law 2020-288)</p>
5	<p>Where development is proposed on a corner lot, See Part V, Section 144:</p> <p>(i) Despite the minimum front yard setback provision in column V of Table 156A, on an interior lot with a lot width greater than 36 metres in Area A on Schedule 343: any part of a detached dwelling that is wider than 60 per cent of the permitted width of the building envelope must be setback a further 2 metres from the front lot line than the rest of the front building façade; and,</p> <p>(ii) no part of an attached or detached garage or carport may be located closer to the front lot line than the front wall of the principal building.</p> <p>(iii) See Part V – Section 144 for yard setbacks and corner lot regulations, and Section 139 and 140 for garage regulations. (By-law 2020-288)</p>
6	Where a lot is located within S. 342, see Part V, Section 144 – Alternative Yard Setbacks for

Low-rise Dwellings in the Greenbelt. (By-law 2020-288)	
7	<p>For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Lowrise Dwellings in the Greenbelt.</p> <p>In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)</p>
8	Minimum front yard setback is 6 m for any attached garage (By-law 2020-288)
9	For lots located outside of Schedule 342 the minimum front yard setback is 4 m for any attached garage. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. (By-law 2020-288)
10	<p>The minimum required interior side yard setback for interior or through lots on Schedule 342, Area A where the lot width is 36 metres or greater:</p> <p>40 per cent of the lot width with one yard no less than the minimum interior side yard setback of the applicable zone or subzone. (By-law 2020-288)</p>
11	<p>The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <p>(i) a building front wall or side wall, or</p> <p>(ii) a covered porch or veranda that is at least 2.5 m wide. (By-law 2020-288)</p>
12	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)
13	Despite the definition of “front lot line”, in the case of a corner lot, the definition does not apply where the location of a front lot line has been decided upon pursuant to the definition of “lot line front” of the former City of Nepean By-law No.100-2000 that stated “Lot Line Front shall mean the line that divides a lot from the street. (By-law 2020-288)
14	<p>Despite the yards required by this By-law, a minimum yard of 7.5 metres in depth must be provided on the portion of any lot that abuts the following streets.</p> <p>(i) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway</p> <p>(ii) Buena Vista Road- from Lisgar Road to Cloverdale Road</p> <p>(iii) Coltrin Road- from Minto Place to Acacia Avenue</p> <p>(iv) Manor Avenue- from Mariposa Avenue to Coltrin Road</p> <p>(v) Park Road- from Springfield Road to Manor Avenue</p> <p>(vi) Mariposa Avenue – from Acacia Avenue to Minto Place (By-law 2020-288)</p>

R2 - Residential Second Density Zone (Sections 157-158)

Purpose of the Zone

The purpose of the R2- Residential Second Density Zone is to:

- (1) restrict the building form to detached and two principal unit buildings in areas designated as **General Urban Area** in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the second density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

157. In the R2 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) The provisions of subsection 157 (3) to (12);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and
 - (d) a maximum of ten residents is permitted in a retirement home, converted.

bed and breakfast, see *Part 5, Section 121*

detached dwelling

diplomatic mission, see *Part 3, Section 88*

duplex dwelling, see *Part 5, Section 138* (By-law 2010-307)

group home, see *Part 5, Section 125*

home-based business, see *Part 5, Section 127*

home-based daycare, see *Part 5, Section 129*

linked-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)

park

retirement home, converted see *Part 5, Section 122*

secondary dwelling unit, see *Part 5, Section 133*

semi-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)

urban agriculture, see *Part 3, Section 82* (By-law 2017-148)

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R2 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 – Urban Road Network; and
 - (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;

- (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206)

rooming house see *Section 122* (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 158A and 158B.
- (4) A diplomatic mission and a group home that is not a prohibited use listed in Column II of Table 158A is subject to the subzone provisions for a detached dwelling.
- (5) A park is not subject to the provisions of Table 158A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
- (6) Conversions to alter an existing residential use building to create another listed permitted use are subject to the provisions of *Part 5, Section 122 - Conversions*.
- (7) Minimum lot width, lot area and parking requirements for linked-detached dwelling and semi-detached dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.

Alternative Setbacks for Urban Areas

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (8) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)
- (9)
 - (a) Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.
 - (b) Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. See *Part V, Section 145 – Long Semi-detached Dwellings for other regulations*. (By-law 2020-289)

Other Zone Provisions

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (10) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
- (11) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R2 Subzones

158. In the R2 Zone, the following subzones and provisions apply such that:

- (1) (a) Column I lists the subzone character;
- (b) Column II lists the uses from Section 157(1) and (2) that are prohibited uses;
- (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
- (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
- (e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 158B. Where an additional provision applies, the corresponding provision specified in Table 158B takes ultimate precedence over any provision provided in Table 158A;
- (f) Where a superscript number occurs in Table 158A – eg.: 600¹, the superscript number 1 refers to a number in Column I of Table 158B which sets out an additional provision;
- (g) Where “na” appears, it means that the associated provision is not applicable; and
- (h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

TABLE 158A – R2 SUBZONE PROVISIONS (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)
(By-law 2020-288) (By-law 2023-222)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
A	None	Detached Linked- detached	20	600 ¹	11 ^{14,16}	6	4.5	9	1	1
		Long Semi	21 ²	630 ³	11	6	4.5	9	2	2,3
		Duplex	21 ²	630 ³	11	6	4.5	9	2	2,3
		Semi- Detached	10.5	315 ⁵	11	6	4.5	9	1	4,5
B	Duplex	Detached, Linked- detached	18	540	11	6	4.5	6	1.2	
		Long Semi	10	300	11	6	4.5	6	1.2	
		Semi- detached	10.5	315	11	6	4.5	6	1.2	
C	Duplex	Detached, Linked- detached	15	450	11	4.5	4.5	7.5 ⁶	1	6
		Long Semi	10	300	11	4.5	4.5	7.5 ⁶	1	6
		Semi- detached	9	270	11	4.5	4.5	7.5 ⁶	1.2	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
D	None	Detached, Duplex, Linked-detached	15	450	8.5	3	3	7.5 ⁶	1.2	6
		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.2	6
		Semi-detached	9	270	8.5	3	3	7.5 ⁶	1.2	6
E	None	Detached, Duplex, Linked-detached	15	450	8.5	3	3	7.5 ⁶	1.2	6
		Long Semi	10	300	8.5	3	3	7.5	1.2	
		Semi-detached	7.5	225	8.5	3	3	7.5 ⁶	1.2	6
F	None	Detached, Duplex, Linked-detached	15	450	8	6	4.5	7.5 ⁶	3 m total; 1.2 m for one side yard	6
		Long Semi	10	300	8	6	4.5	7.5 ⁶	3 m total; 1.2 m for one side yard	6
		Semi-detached	9	270	8	6	4.5	7.5 ⁶	1.5	6
G	None	Detached, Duplex, Linked-detached	15	450	8	6	4.5	7.5 ⁶	3 m total; 1.2 m for one side yard	6
		Long Semi	10	300	8	6	4.5	7.5 ⁶	3 m total; 1.2 m for one side yard	6
		Semi-detached	7.5	225	8	6	4.5	7.5 ⁶	1.5 within Area A of Schedule 342, all other cases 1.2	6
H	None	Detached, Duplex, Linked-detached	15	440	8	6	4.5	7.5 ⁶	3 m total; 1.2 m for one side yard	6
		Long Semi	10	300	8	6	4.5	7.5 ⁶	3 m total; 1.2 m for one side yard	6
		Semi-detached	9	270	8	6	4.5	7.5 ⁶	1.5 within Area A of Schedule 342, all other cases 1.2	6
I	None	Detached, Duplex, Linked-detached	12	360	8.5	3	3	7.5 ⁶	1.2	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.2	6
		Semi-detached	6	180	8.5	3	3	7.5 ⁶	1.2	6
J	None	Detached, Duplex, Linked-detached	12	360	8	6	4.5	7.5 ⁶	1.2	6
		Long Semi	10	300	8	6	4.5	7.5 ⁶	1.2	6
		Semi-Detached	6	180	8	6	4.5	7.5 ⁶	1.2	6
K	Duplex	Detached Linked-detached	10.5	315	9.5	4.5	4.5	7.5 ⁶	1	6
		Long Semi	10	315	9.5	4.5	4.5	7.5 ⁶	1	6
		Semi-detached	10.5	315	9.5	4.5	4.5	7.5 ⁶	1	6
L	None	Detached Linked-detached	10	275	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6
		Long Semi	10	275	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6
		Semi-detached	6	165	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6
		Duplex	12	330	Schedule 342, Area A is 8.5; all other cases 9.5	4.5	4.5	7.5 ⁶	1	6
M	Duplex	Detached, Linked-detached	9.5	285	Schedule 342, Area A is 8.5; all other cases 9.5	4.5 ⁹	4.5	9	0.9	9
		Long Semi	10	300	Schedule 342, Area A is 8.5; all other cases 9.5	4.5 ⁹	4.5	9	0.9	9
		Semi-detached	7.5	225	Schedule 342, Area A is 8.5; all other cases 9.5	4.5 ⁹	4.5	9	0.9	9

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
N	None	Detached, Duplex, Linked-detached	9	270	Schedule 342, Area A is 8.5; all other cases 11	5	5	7	1	
		Long Semi	10	300	Schedule 342, Area A is 8.5; all other cases 11	5	5	7	1	
		Semi-detached	9	270	Schedule 342, Area A is 8.5; all other cases 11	5	5	7	1	
O	Duplex	Detached Linked-detached	9	270	11	4.5	4.5	7.5 ⁶	1	6
		Long Semi	10	300	11	4.5	4.5	7.5 ⁶	1	6
		Semi-detached	7.5	225	11	4.5	4.5	7.5 ⁶	1	6
P	Duplex	Detached, Linked-detached	9	270	11	4	3	6	1.8 m total, 0.6 m for one side yard	
		Long Semi	10	300	11	4	3	6	1.8 m total, 0.6 m for one side yard	
		Semi-detached	8	240	11	4	3	6	1.2	
Q	None	Detached, Duplex, Linked-detached	9	270	8.5	3	3	7.5	0.6 m on one side and 1.2 m on the other	
		Long Semi	10	300	8.5	3	3	7.5	0.6 m on one side and 1.2 m on the other	
		Semi-detached	6	180	8.5	3	3	7.5	1.2	
R	None	Detached, Duplex, Linked-detached	9	270	8.5	3	3	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6
		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6
		Semi-detached	6	135	8.5	3	3	7.5 ⁶	1.2	6
S	None	Detached, Duplex, Linked-detached	9	270	8	6	4.5	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
		Long Semi	10	300	8	6	4.5	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6
		Semi-detached	6	180	8	6	4.5	7.5 ⁶	1.2	6
T	None	Detached, Duplex, Linked-detached	7.5	195	8.5	3	3	7.5 ⁶	1.2 m where abutting a public pathway or public lane, all other cases 0.3 m	6
		Long Semi	10	300	8.5	3	3	7.5 ⁶	1.2 m where abutting a public pathway or public lane, all other cases 0.3 m	6
		Semi-detached	6	180	8.5	3	3	7.5 ⁶	1.2	6
U	None	Detached, Duplex, Linked-detached	7.5	195	8	3	3	7.5 ⁶	1.2 m where abutting a public pathway or public lane, all other cases 0.3 m	6
		Long Semi	10	300	8	3	3	7.5 ⁶	1.2 m where abutting a public pathway or public lane, all other cases 0.3 m	6
		Semi-detached	6	180	8	3	3	7.5 ⁶	1.2	6
V (By-law 2013- 205)		Semi-detached	6	180	8	3 ⁷	3	7.5 ⁶	1.2	6
		Detached	9	240	9.5	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side	7.8

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
		Long Semi	10	260	9.5	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side	7,8
		Semi-Detached	7	190	9.5	3 ⁷	3	6 ⁸	0.9	7,8
Z		Duplex	14	380	11	3 ⁷	3	6 ⁸	1.2	7,8
		Detached	9	240	11	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side	7,8
		Long Semi	10	260	11	3 ⁷	3	6 ⁸	1.8 m total, 0.6 m for one side	7,8
		Semi-detached	7	190	11	3 ⁷	3	6 ⁸	0.9	7,8

(2) In the R2 Subzones, the following additional zoning provisions as denoted by endnotes apply:

TABLE 158B – ADDITIONAL ZONING PROVISIONS (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
1	Minimum lot area is 600 m ² when served by a public water supply and a public sanitary sewer and 690 m ² when serviced by public water supply or a sanitary sewer only.
2	Minimum lot frontage is 21 m when served by a public water supply and a public sanitary sewer and 26 m when served by public water supply or a sanitary sewer only.
3	Minimum lot area is 645 m ² when served by a public water supply and a public sanitary sewer and 920 m ² when serviced by public water supply or a sanitary sewer only.
4	Minimum lot frontage is 10.5 m per dwelling unit or oversize dwelling unit when served by a public water supply and a public sanitary sewer and 15 m per dwelling unit or oversize dwelling unit when serviced by public water supply or a sanitary sewer only. (By-law 2018-206)
5	Minimum lot area per dwelling unit or oversize dwelling unit is 320 m ² when served by a public water supply and a public sanitary sewer and 500 m ² per dwelling unit or oversize dwelling unit when serviced by public water supply or a sanitary sewer only. (By-law 2018-206)
6	For those lots outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it may not be less than 6 m and need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m. For those lots within S. 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
7	<p>For lots located outside of Schedule 342, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <p>(i) a building front wall or side wall, or</p> <p>(ii) a covered porch or veranda that is at least 2.5 m wide.</p> <p>For lots inside Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses. (By-law 2020-288)</p>
8	<p>Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)</p>
9	<p>For those lots located outside of Schedule 342, the following applies: Despite the definition of “front lot line”, in the case of a corner lot, the definition does not apply where the location of a front lot line has been decided upon pursuant to the definition of “lot line front” of the former City of Nepean By-law No.100-2000 that stated “Lot Line Front shall mean the line that divides a lot from the street. (By-law 2020-288)</p>

R3 - Residential Third Density Zone (Sections 159-160)

Purpose of the Zone

The purpose of the R3 - Residential Third Density Zone is to:

- (1) *allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan; (By-law 2012-334)*
- (2) *allow a number of other residential uses to provide additional housing choices within the third density residential areas;*
- (3) *allow ancillary uses to the principal residential use to allow residents to work at home;*
- (4) *regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and*
- (5) *permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

159. In the R3 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
- (a) the provisions of subsection 159 (3) to (13);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and (By-law 2014-189)
 - (d) a maximum of ten residents is permitted in a retirement home, converted.

bed and breakfast, see *Part 5, Section 121*

detached **dwelling**

diplomatic mission, see *Part 3, Section 88*

duplex dwelling, see *Part 5, Section 138* (By-law 2010-307)

group home, see *Part 5, Section 125*

home-based business, see *Part 5, Section 127*

home-based daycare, see *Part 5, Section 129*

linked-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)

park

planned unit development, see *Part 5, Section 131*

retirement home, converted see *Part 5, Section 122*

secondary dwelling unit, see *Part 5, Section 133*

semi-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)

three-unit **dwelling**

townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)

urban agriculture, see *Part 3, Section 82* (By-law 2017-148)

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R3 zone, subject to the following:
- (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 - Urban Road Network; and
 - (i) a maximum of seven rooming units is permitted; and
 - (ii) no secondary dwelling unit is permitted. (By-law 2018-206)
- rooming house** see *Part 5, Section 122* (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 160A and 160B.
- (4) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 160 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
- (5) A diplomatic mission and a group home, that is not a prohibited use listed in Column II of Table 160A is subject to the subzone provisions for a detached dwelling.
- (6) A or park is not subject to the provisions of Table 160A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)

- (7) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
- (8) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed. (By-law 2012-334)

Alternative Setbacks for Urban Areas

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (9) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)
- (10)
 - (a) Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.
 - (b) Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. *See Part V, Section 145 – Long Semi-detached Dwellings for other regulations.* (By-law 2020-289)

Other Zone Provisions

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
- (12) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R3 Subzones

160. In the R3 Zone, the following subzones and provisions apply such that:

- (1)
 - (a) Column I lists the subzone character;
 - (b) Column II lists the uses from Section 159(1) and (2) that are prohibited uses;
 - (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
 - (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;

- (e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 160B. Where an additional provision applies, the corresponding provision specified in Table 160B takes ultimate precedence over any provision provided in Table 160A;
- (f) Where a superscript number occurs in Table 160A - eg.:varies¹, the superscript number 1 refers to a number in Column I of Table 160B which sets out an additional provision;
- (g) Where “na” appears, it means that the associated provision is not applicable; and
- (h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

TABLE 160A – R3 SUBZONE PROVISIONS (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)
(By-law 2020-288)

I Sub- Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
A	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	18	540	10.7 in Schedule 342, in other cases 11	6	4.5	varies ²	3.6 total, 1.2 for one side yard	2
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ²	3 total, 1.2 for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	3 total, 1.2 for one side yard	2
		Semi-Detached	9	270	8	6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 in Schedule 342, in other cases 11	6	4.5	varies ²	1.2	2,6
B	None	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	18	540	10.7 in Schedule 342, in other cases 11	3	3	varies ²	3 m total, 1.2 for one side yard	2

I Sub- Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
		Detached, Duplex, Linked- detached	15	450	10 in Schedule 342 ⁶ , in other cases 11	3	3	varies ²	1.2	2,6
		Long Semi	10	300	10 in Schedule 342 ⁶ , in other cases 11	3	3	varies ²	1.2	2,6
		Semi- Detached	9	270	10 in Schedule 342 ⁶ , in other cases 11	3	3	varies ²	1.2	2,6
		Townhouse	6	180	10 in Schedule 342 ⁶ , in other cases 11	3	3	varies ²	1.2	2,6
C	Planned Unit Development	Three Unit	18	540	10.7	6	4.5	varies ²	3.6 m total, 1.2 m for one side	2
		Detached, Duplex, Linked- detached	15	450	8	6	4.5	varies ²	3.6 m total, 1.2 m for one side	2
		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side	2
		Semi- Detached	7.5	270	8	6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 ⁶	6	4.5	varies ²	1.2	2,6
D	Planned Unit Development , Townhouse	Three Unit	18	540	10.7	6	4.5	varies ²	3.6 m total, 1.2 m for one side	2
		Detached, Duplex, Linked- detached	15	450	8	6	4.5	varies ²	3 m total, 1.2 m for one side	2
		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side	2
		Semi- Detached	9	270	8	6	4.5	varies ²	1.2	2
E	Planned Unit Development , Townhouse	Three Unit	18	540	8	3	3	varies ²	3.6 m total, 1.2 m for one side	2
		Detached, Duplex, Linked- detached	15	450	8	3	3	varies ²	1.2	2
		Long Semi	10	300	8	3	3	varies ²	1.2	2
		Semi- Detached	9	270	8	3	3	varies ²	1.2	2

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
EE (By-law 2008-386)	Planned Unit Development Townhouse	Three Unit	18	540	11	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-detached	15	450	11	3	3	varies ²	1.2	2
		Long Semi	15	450	11	3	3	varies ²	1.2	2
		Semi-detached	9	270	11	3	3	varies ²	1,2	2
F	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	15	450	10.7	6	4.5	varies ²	3 total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ²	3 total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	3 total, 1.2 m for one side yard	2
		Semi-Detached	7.5	225	8	6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 ⁶	6	4.5	varies ²	1.2	2,6
G	None	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	15	450	10.7	3	3	varies ²	1.2	2
		Detached Duplex, Linked-detached	15	450	10 ⁶	3	3	varies ²	1.2	2,6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.2	2,6
		Semi-Detached	7.5	225	10 ⁶	3	3	varies ²	1.2	2,6
		Townhouse	6	180	10 ⁶	3	3	varies ²	1.2	2,6
H	Planned Unit Development , Townhouse	Three Unit	15	450	10.7	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	3 m total, 1.2 m for one side yard	2
		Semi-Detached	7.5	225	8	6	4.5	varies ²	1.2	2
I	Planned Unit Development , Townhouse	Three Unit, Detached, Duplex	15	450	10 ⁶	3	3	varies ²	1.2	2,6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.2	2,6

I Sub- Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
		Semi-Detached	7.5	225	10 ⁶	3	3	varies ²	1.2	2,6
J	Three Unit	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Detached, Duplex, Linked-Detached	15	385	10 ⁶	3	3	6	0.3	6
		Long Semi	10	260	10 ⁶	3	3	6	0.3	6
		Semi-Detached	7.5	225	10 ⁶	3	3	6	0.3	6
		Townhouse	5.6	165	10 ⁶	3	3	6	0.3	6
K	Planned Unit Development, Three Unit, Townhouse	Detached, Duplex Linked-detached	15	385	10 ⁶	3	3	6	0.3	6
		Long Semi	10	260	10 ⁶	3	3	6	0.3	6
		Semi-Detached	7.5	225	10 ⁶	3	3	6	0.3	6
L	None	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit, Detached	12	360	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-Detached	12	360	10 ⁶	3	3	varies ²	1.2	2,6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.2	2,6
		Semi-Detached, Townhouse	6	180	10 ⁶	3	3	varies ²	1.2	2,6
M	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Semi-Detached	6	180	8	6	4.5	varies ²	1.2	2
		Townhouse	6	180	10 ⁶	6	4.5	varies ²	1.2	2,6
N	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
O	None	Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies ²	1.8 total, 0.6 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Semi-Detached	5.6	165	8	6	4.5	varies ²	1.2	2
		Townhouse	5.6	165	10 ⁶	6	4.5	varies ²	1.2	2,6
		Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Semi-Detached	4.5	110	8	6	4.5	varies ²	1.2	2
		Townhouse	4.5	110	10 ⁶	6	4.5	varies ²	1.2	2,6
P	None	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	12	360	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-detached	9	270	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2,6
		Semi-Detached, Townhouse	5.6	165	10 ⁶	3	3	varies ²	1.2	2,6
Q	None	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	12	360	10.7 in Schedule 342 ⁶ , in other cases, 11	3	3	varies ²	1.2	2,6

I Sub- Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
		Detached, Duplex, Linked- detached	7.5	195	10 in Schedule 342 ⁶ , in other cases, 11	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2, 6
		Long Semi	10	300	10 in Schedule 342 ⁶ , in other cases, 11	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2,6
		Semi- Detached, Townhouse	4.5	110	10 in Schedule 342 ⁶ , in other cases, 11	3	3	varies ²	1.2	2,6
R	Planned Unit Development , Townhouse	Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked- detached (By-law 2017-148)	12	360	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Semi- Detached	6	180	8	6	4.5	varies ²	1.2	2
S	Planned Unit Development , Townhouse	Three Unit	12	360	10.7	6	4.5	varies ²	2.4 m total, 1.2 m for one side yard	2
		Detached, Duplex, Linked- detached	9	270	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Long Semi	10	300	8	6	4.5	varies ²	1.8 m total, 0.6 m for one side yard	2
		Semi- Detached	5.6	165	8	6	4.5	varies ²	1.2	2
T	Planned Unit Development , Townhouse	Three Unit	12	360	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked- detached	9	270	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2,6
		Long Semi	10	300	10 ⁶	3	3	varies ²	1.8 m total, 0.6 m for one side yard	2,6
		Semi- Detached	5.6	165	10 ⁶	3	3	varies ²	1.2	2,6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
U	None	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	12	330	10.7	3	3	varies ²	1.2	2
		Detached, Duplex, Linked-Detached	12	330	10 ⁶	3	3	varies ²	1.2	2,6
		Long Semi	10	275	10 ⁶	3	3	varies ²	1.2	2,6
		Semi-detached	6	165	10 ⁶	3	3	varies ²	1.2	2,6
		Townhouse	6	180	10 ⁶	3	3	varies ²	1.2	2,6
V	Three Unit	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Detached, Duplex, Linked-detached	9	270	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.3	6
		Long Semi	10	300	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.3	6
		Semi-Detached, Townhouse	5.6	165	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.3	6
V V	None	Planned Unit Development	18	1400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Three Unit	18	450	10.7 in Schedule 342; in other cases, 11	3	3	6	1.2	
		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.2	6
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.8 m total, 0.6 m for one side yard	6
		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.8 m total, 0.6 m for one side yard	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	0.9	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
		Townhouse	6	150	10 in Schedule 342 ⁶ ; in other cases, 11	3	3	6	1.2	6
W	Three Unit	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Detached, Duplex, Linked-detached	9	270	8	3	3	6	0.3	
		Long Semi	10	300	8	3	3	6	0.3	
		Semi-Detached	5.6	165	8	3	3	6	0.3	
		Townhouse	5.6	165	10 ⁶	3	3	6	0.3	6
W W	None	Planned Unit Development	18	1,400	As per dwelling type	6	6	6	6	
		Three Unit	18	450	10.7 in Schedule 342; in other cases, 11	6	6	6	6	
		Duplex	14	380	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
		Detached, Linked-detached	9	240	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
		Long Semi	10	270	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
		Semi-detached	7	190	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
		Townhouse	6	150	10 in Schedule 342 ⁶ ; in other cases, 11	6	6	6	6	6
X	None	Planned Unit Development	18	1,400	11	4.5	4.5	varies ¹	varies ¹	1
		Three Unit	18	450	11	4.5	4.5	7.5	1.2	
		Duplex	14	380	11	4.5	4.5	7.5	1.2	
		Detached	9	240	11	4.5	4.5	7.5	1.8 total, 0.6 for one side yard	

I Sub- Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
XX	None	Long Semi	10	270	11	4.5	4.5	7.5	1.8 total, 0.6 for one side yard	
		Semi-detached	7	190	11	4.5	4.5	7.5	0.9	
		Townhouse	6	150	11	4.5	4.5	7.5	1.2	
		Planned Unit Development	18	1,400	11	6	4.5	varies ¹	varies ¹	1
		Three Unit	18	450	11	6	4.5	7.5	1.2	
		Duplex	14	380	11	6	4.5	7.5	1.2	
		Detached, Linked- detached	9	240	11	6	4.5	7.5	1.8 total, 0.6 for one side yard	
		Long Semi	10	270	11	6	4.5	7.5	1.8 total, 0.6 for one side yard	
Y	None	Semi-detached	7	190	11	6	4.5	7.5	0.9	
		Townhouse	6	150	11	6	4.5	7.5	1.2	
		Planned Unit Development	18	1,400	As per dwelling type	5	3	varies ¹	varies ¹	1
		Three Unit	18	450	10.7 in Schedule 342, in other cases 11	5	3	6.5	1.2	
		Duplex	14	380	10 in Schedule 342 ⁶ , in other cases 11	5	3	6.5	1.2	6
		Detached, Linked- detached	9	240	10 in Schedule 342 ⁶ , in other cases 11	5	3	6.5	1.8 total, 0.6 for one side yard	6
		Long Semi	10	270	10 in Schedule 342 ⁶ , in other cases 11	5	3	6.5	1.8 total, 0.6 for one side yard	6
YY	None	Semi-detached	7	190	10 in Schedule 342 ⁶ , in other cases 11	5	3	6.5	0.9	6
		Townhouse	6	150	10 in Schedule 342 ⁶ , in other cases 11	5	3	6.5	1.2	6
		Planned Unit Development	18	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1

I Sub- Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
		Three Unit	18	450	10.7 in Schedule 342, in other cases 12	6	4.5	6	1.2	
		Duplex	14	380	10 in Schedule 342 ⁶ , in other cases 12	6	4.5	6	1.2	6
		Detached, Linked- detached	9	240	10 in Schedule 342 ⁶ , in other cases 12	6	4.5	6	1.8 total, 0.6 for one side yard	6
		Long Semi	10	270	10 in Schedule 342 ⁶ , in other cases 12	6	4.5	6	1.8 total, 0.6 for one side yard	6
		Semi- detached	7	190	10 in Schedule 342 ⁶ , in other cases 12	6	4.5	6	0.9	6
		Townhouse	6	150	10 in Schedule 342 ⁶ , in other cases 12	6	4.5	6	1.2	6
Z	None	Planned Unit Development	18 ⁵	1,400	As per dwelling type	3 ³	3 ³	varies ⁴	varies ⁴	3,4,5
		Three Unit	18 ⁵	450	10.7 in Schedule 342, in other cases 11	3 ³	3 ³	6	1.2	3,5
		Duplex	14 ⁵	380	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.2	3,5,6
		Detached, Linked- detached	9 ⁵	240	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.8 total, 0.6 for one side yard	3,5,6
		Long Semi	10 ⁵	270	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.8 total, 0.6 for one side yard	3,5,6
		Semi- Detached	7 ⁵	190	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	0.9	3,5,6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
		Townhouse	6 ⁵	150	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.2	3,5,6

- (2) In the R3 Subzones, the following additional zoning provisions as denoted by endnotes apply:

TABLE 160B – ADDITIONAL ZONING PROVISIONS (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
1	<p>Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back,</p> <p>(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,</p> <p>(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot,</p> <p>(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</p>
2	<p>For lands located outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.</p> <p>For lands located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses. (By-law 2020-288)</p>
3	<p>For lots outside of Schedule 342, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <p>(i) a building front wall or side wall, or</p> <p>(ii) a covered porch or veranda that is at least 2.5m wide.</p> <p>For lots inside Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise Residential Uses. (By-law 2020-288)</p>
4	<p>For lots outside of Schedule 342, for a yard abutting a lot line of an adjacent lot in any zone, the required yard setback is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m.</p> <p>For lots located inside Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Residential Uses inside the Greenbelt. (By-law 2020-288)</p>

I Endnote Number	II Additional Zoning Provisions
5	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)
6	For lands within the Schedule 342, where a building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 metres. Where the property is located outside of Area A on Schedule 342, or where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 12 m in the R3YY subzone, or 11 m in any other subzone. (By-law 2020-288)

R4 - Residential Fourth Density Zone (Sections 161-162)

Purpose of the Zone

The purpose of the R4 - Residential Fourth Density Zone is to:

- (1) *allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as **General Urban Area** in the Official Plan;*
- (2) *allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;*
- (3) *permit ancillary uses to the principal residential use to allow residents to work at home;*
- (4) *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced:
and*
- (5) *permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

161. In the R4 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 161 (2) to (15);
 - (b) a maximum of three guest bedrooms in a bed and breakfast; and
 - (c) a maximum of ten residents permitted in a group home.

- apartment **dwelling**, low rise
 - bed and breakfast**, see *Part 5, Section 121*
 - detached **dwelling**
 - diplomatic mission**, see *Part 3, Section 88*
 - duplex dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - group home**, see *Part 5, Section 125*
 - home-based business**, see *Part 5, Section 127*
 - home-based daycare, see *Part 5, Section 129*
 - linked-detached dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - park**
 - planned unit development**, see *Part 5, Section 131*
 - retirement home, converted** see *Part 5, Section 122*
 - retirement home**
 - rooming house**
 - secondary dwelling unit**, see *Part 5, Section 133*
 - semi-detached dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - three-unit **dwelling**
 - townhouse dwelling**, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
 - urban agriculture**, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)
- (d) in the case of a rooming house in the R4A-R4L, R4-UA and R4-UB zones,
- (i) a maximum of seven rooming units is permitted; and
 - (ii) no secondary dwelling unit is permitted. (By-law 2018-206) (By-law 2021-111)

Zone Provisions

- (2) The zone provisions are set out in Table 162A and 162B.
- (3) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 162 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot, while the maximum height applies to each permitted dwelling type within the planned unit development.
- (4) A diplomatic mission and group home that is not a prohibited use listed in Column II of Table 162A, is subject to the subzone provisions for a detached dwelling if included in Column III, otherwise it will be subject to the subzone provisions for an apartment dwelling, low rise.
- (5) A retirement home and rooming house that is not a prohibited use listed in Column II of Table 162A, is subject to the subzone provisions for an apartment dwelling, low rise.
- (6) A park is not subject to the provisions of Table 162A, however any development will be subject to the subzone provisions for an apartment dwelling, low rise. (By-law 2016-131)
- (7) Conversions that alter an existing residential use building to create another listed permitted use in the zone are subject to the provisions of Section 122 – Conversions.(By-law 2013-108) (By-law 2009-184) (By-law 2014-189)
- (8) Except for a lot of less than 450 square metres in area in the R4-UA, R4 UB, R4-UC and R4-UD zones, thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, low rise, stacked dwelling, or retirement home, or a planned unit development that contains any one or more of these dwelling types. (By-law 2020-290)

- (9) The maximum height of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a maximum four storeys.
- (10) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed. (By-law 2012-334)

Alternative Setbacks for Urban Areas

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (11) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)
- (12)
 - (a) Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.
 - (b) Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. *See Part V, Section 145 – Long Semi-detached Dwellings for other regulations.* (By-law 2020-289)

Other Zone Provisions

(OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

- (13) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
- (14) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)
- (15) In the case of a Three-unit Dwelling, Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4-UC and R4-UD zones:
 - (a) Any part of the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces, must be softly landscaped.
 - (b) The minimum area of soft landscaping per (a) must be:
 - (i) in the case of a lot of less than 360 square metres in area, at least 35 square metres
 - (ii) in the case of a lot equal to or greater than 360 square metres but less than 450 square metres in area, at least 50 square metres
 - (iii) in the case of a lot 450 square metres or greater, at least 50 per cent of the rear yard
 - (iv) in all cases, must comprise at least one aggregated rectangular area of at least 25 square metres and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting.

- (c) Any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures per (e) must be softly landscaped.
- (d) The minimum area of soft landscaping in the front yard is per Table 161:

Table 161

Front Yard Setback	Minimum Aggregated Soft Landscaped Area (per cent of the Front Yard Area)
< 1,5 metres	No minimum, but all lands within the front yard and within the corner side yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area.
1.5 metres – three metres	20 per cent
>3 metres	30 per cent, in the case of any lot with a lot width of less than 8.25 metres, 35 per cent, in the case of any lot with a width between 8.25 metres but less than 12 metres and 40 per cent in the case of any lot with a width of 12 metres or more.

- (e) The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law, and for greater clarity:
 - (i) such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, wheelchair lifting devices or some combination thereof; and
 - (ii) raised planters are deemed to be soft landscaping for the purposes of (c) and (d).
- (f) At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street, and furthermore:
 - (i) in the case of a corner lot, the principal entrance may be located on front or corner facade; and
 - (ii) in the case of a lot of 24 metres width or greater, one principal entrance is required for every 12 metres of lot width or part thereof.
- (g) The front facade must comprise at least 25 per cent windows, and furthermore,
 - (i) any corner side facade must comprise at least 15 per cent windows;
 - (ii) windows located in doors may count towards the minimum fenestration requirement; and
 - (iii) Any window counted towards the minimum fenestration requirement, other than windows in doors or at the basement level, must have a lower sill no higher than 100 centimetres above the floor level.

- (h) At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.
- (i) (reserved for future use)
- (j) Despite (h), no additional recession of the front facade is required when balconies or porches are provided on the front or corner side facade as follows:
 - (i) in the case of a lot of less than 15 metres width, one balcony or porch for each storey at or above the first storey is provided;
 - (ii) in the case of a lot of 15 metres width or greater, one balcony or porch for every unit that faces a public street at or above the first storey; and
 - (iii) in any case each balcony or porch must have a horizontal area of at least two square metres.
- (k) despite Table 65, a bay window projecting into a required front yard or corner side yard may extend to grade provided such bay window:
 - (i) is located on the part of a front or corner side facade other than the recessed part required by (j);
 - (ii) has a horizontal area of two square metres or less; and
 - (iii) projects by no more than one metre into the yard, but in any case, no closer than three metres from the front lot line.
- (l) (reserved for future use)
- (m) Exit stairs providing required egress under the Building Code may project a maximum of 2.2 metres into the required rear yard.
- (n) Clauses (f), (g), (h) and (j) do not apply to:
 - (i) lands designated under Part IV of the *Ontario Heritage Act*, or
 - (ii) lands in a district designated under Part V of the *Ontario Heritage Act*.
- (o) No rooftop amenity space is permitted within the area shown on Schedule 383. (By-law 2020-290)
- (16) In the case of a Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4-UC and R4-UD zones
 - (a) No motor vehicle parking is permitted on a lot less than 450 square metres in area.
 - (b) In the case of a lot of 450 square metres or greater
 - (i) at least 25 per cent of dwelling units must have at least two bedrooms; and
 - (ii) the calculation of (i) may be rounded down to the nearest whole number. (By-law 2020-290)

R4 Subzones

162. In the R4 Zone, the following subzones and provisions apply such that:

- (1) (a) Column I lists the subzone character;
- (b) Column II lists the uses from Section 161 (1) that are prohibited uses;

- (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
- (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
- (e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 162B. Where an additional provision applies, the corresponding provision specified in Table 162B takes ultimate precedence over any provision provided in Table 162A;
- (f) Where a superscript number occurs in Table 162A - eg. varies¹, the superscript number 1 refers to a number in Column I of Table 162B which sets out an additional provision;
- (g) Where “na” appears, it means that the associated provision is not applicable; and
- (h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

TABLE 162A – R4 SUBZONE PROVISIONS (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)
(By-law 2020-288) (By-law 2021-111)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
A	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	18	540	11	3	3	varies ³	varies ³	2, 3
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3, 4
		Three Unit	18	540	11	3	3	varies ⁴	3,6 total, with no less than 1.2	4
		Detached, Duplex, Linked-detached	15	450	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Semi-detached	9	270	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Townhouse	6	180	11 ¹⁰	3	3	varies ⁴	1.2	4,10
B	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	18	540	11	6	4.5	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3,4

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
C	Retirement Home (By-law 2018-206)	Three Unit	18	540	11	6	4.5	varies ⁴	3.6 total, with one yard no less than 1.2	4
		Detached, Duplex Linked- detached	15	450	8	6	4.5	varies ⁴	3 total, no less than 1.2 for one side	4
		Semi- detached	9	270	8	6	4.5	varies ⁴	1.2	4
		Townhouse	6	180	11 ¹⁰	6	4.5	varies ⁴	1.2	4,10
		Planned unit development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	15	450	11	3	3	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2,3,4
		Three Unit	15	450	11	3	3	varies ⁴	1.2	4
		Duplex, Detached, Linked- detached	15	450	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4,10
Semi- Detached	7.5	232	11 ¹⁰	3	3	varies ⁴	1.2	4,10		
		Townhouse	6	180	11 ¹⁰	3	3	varies ⁴	1.2	4,10
D	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	15	450	11	6	4.5	varies ³	varies ³	2,3
		Stacked ²	22	660	11	6	4.5	varies ³	varies ³	2, 3
		Three Unit	15	450	11	6	4.5	varies ⁴	3 total, with no less than 1.2 for one yard	4
		Detached, Duplex, Linked- detached	15	450	8	6	4.5	varies ⁴	3 total, with no less than 1.2 for one yard	4
		Long Semi	10	300	8	6	4.5	varies ⁴	3 total, with no less than 1.2 for one yard	4
		Semi- detached	7.5	225	8	6	4.5	varies ⁴	1.2	4
		Townhouse	6	180	11	6	4.5	varies ⁴	1.2	4
E	Retirement Home (By-law	Planned unit development	as per dwelling type	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
	2018-206)	Apartment dwelling, low rise ²	15	450	11	6	4.5	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	6	4.5	varies ³	varies ³	2,3,4
		Three-Unit	15	450	9.5	6	4.5	varies ⁴	3 m total, 1.2 for one side yard	4
		Duplex	12	330	9.5	6	4.5	varies ⁴	1.2	4
		Detached, Linked-detached	10	275	9.5	6	4.5	varies ⁴	1.2	4
		Long Semi	10	275	9.5	6	4.5	varies ⁴	1.2	4
		Semi-detached	6	165	9.5	6	4.5	varies ⁴	1.2	4
F	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3,4
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Duplex, Detached, Linked-detached	12	360	10 ¹⁰	3	3	varies ⁴	1.2	4,10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4,10
		Townhouse, Semi-detached,	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4,10
G	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	6	4.5	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3,4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 m total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies ⁴	2.4 m total, 1.2 m for one side yard	4
		Long Semi	10	300	8	6	4.5	varies ⁴	2.4 m total, 1.2 m for one side yard	4
		Semi-Detached	6	180	8	6	4.5	varies ⁴	1.2	4
		Townhouse	6	180	10 ¹⁰	6	4.5	varies ⁴	1.2	4,10

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
H	Retirement Home (By-law 2018-206)	Planned unit development	NA	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2, 3,4
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Detached, Duplex, Linked-detached	9	270	10 ¹⁰	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4,10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4,10
		Townhouse, Semi-detached,	5.6	170	10 ¹⁰	3	3	varies ⁴	1.2	4,10
I ⁷	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2,3,4
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Detached, Duplex, Linked-detached	9	270	11	3	3	varies ⁴	total is 1.8, with one minimum yard, no less than 0.6	4
		Long Semi	10	300	11	3	3	varies ⁴	1.2	4
		Townhouse, Semi-detached	5.6	170	11	3	3	varies ⁴	1.2	4
J	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	6	4.5	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2, 3, 4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 for one side yard	4
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies ⁴	0.6 m on one side and 1.2 m on the other	4
		Long Semi	10	300	8	6	4.5	varies ⁴	1.2	4
		Semi-detached	5.6	170	8	6	4.5	varies ⁴	1.2	4
		Townhouse	5.6	170	10 ¹⁰	6	4.5	varies ⁴	1.2	4,10

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
K	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	3	3	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	3	3	varies ⁴	varies ³	2,3,4
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Detached, Duplex, Linked- detached	7.5	197	10 ¹⁰	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4.10
		Long Semi Townhouse, Semi- detached	10 4.5 (By-law 2008- 462)	300 110 (By-law 2008- 462)	10 ¹⁰ 10 ¹⁰	3 3	3 3	varies ⁴ varies ⁴	1.2 1.2	4,10 4,10
L	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise ²	12	360	11	6	4.5	varies ⁴	varies ³	2,3,4
		Stacked ²	22	660	11	6	4.5	varies ⁴	varies ³	2,3,4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 for one side yard	4
		Detached, Duplex, Linked- detached	7.5	195	8	6	4.5	varies ⁴	0.6 m on one side and 1.2 on the other	4
		Long Semi	10	300	8	6	4.5	varies ⁴	1.2	4
		Semi- Detached	4.5	110	8	6	4.5	varies ⁴	1.2	4
		Townhouse	4.5	110	10 ¹⁰	6	4.5	varies ⁴	1.2	4,10
M ⁹	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	18	540	14.5 (By-law 2014-289)	3	3	varies ⁴	varies ³	3, 4
		Three Unit	15	450	11	3	3	varies ⁴	1.2	4
		Duplex, Detached, Linked- detached	15	450	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Semi- detached	7.5	225	11 ¹⁰	3	3	varies ⁴	1.2	4,10
		Townhouse	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4,10
N	None	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Apartment dwelling, low rise, Stacked	18	540	14.5	6	4.5	varies ⁴	varies ³	3,4
		Three Unit	15	450	11	6	4.5	varies ⁴	3 m total, 1.2 for one side yard	4
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies ⁴	3 m total, one yard no less than 1.2	4
		Long Semi	10	300	8	6	4.5	varies ⁴	3 m total, one yard no less than 1.2	4
		Semi-Detached	7.5	225	8	6	4.5	varies ⁴	1.2	4
		Townhouse	6	180	14.5	6	4.5	varies ⁴	1.2	4
O (By-law 2010-123)	None	Planned unit development	na	1,400	as per dwelling type	6	6	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	6	varies ⁴	varies ³	3, 4
		Three Unit	15	450	9.5	6	6	varies ⁴	3 total, one yard no less than 1.2	4
		Duplex	12	330	9.5	6	6	varies ⁴	1.2	4
		Detached, Linked-detached	10	275	9.5	6	6	varies ⁴	1.2	4
		Long Semi	10	275	9.5	6	6	varies ⁴	1.2	4
		Semi-detached	6	165	9.5	6	6	varies ⁴	1.2	4
Townhouse	5.6	165	9.5	6	6	varies ⁴	1.2	4		
P	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies ⁴	varies ³	3,4
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4
		Duplex, Detached, Linked-detached	12	360	10 ¹⁰	3	3	varies ⁴	1.2	4,10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4,10
		Townhouse, Semi-detached	6	180	10 ¹⁰	3	3	varies ⁴	1.2	4,10
Q	None	Planned unit development	na	1, 400	as per dwelling type	6	4.5	varies ¹	varies ¹	1

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies ⁴	varies ³	3,4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies ⁴	2.4 total, 1.2 m for one side yard	4
		Long Semi	10	300	8	6	4.5	varies ⁴	2.4 total, 1.2 m for one side yard	4
		Semi-detached	6	180	8	6	4.5	varies ⁴	1.2	4
		Townhouse	6	180	10 ¹⁰	6	4.5	varies ⁴	1.2	4,10
R	None	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies ⁴	varies ³	3,4
		Three Unit	12	360	11	6	4.5	varies ⁴	2.4 total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies ⁴	1.8, one yard not less than 0.6	4
		Long Semi	10	300	8	6	4.5	varies ⁴	1.8, one yard not less than 0.6	4
		Semi-detached	5.6	170	8	6	4.5	varies ⁴	1.2	4
		Townhouse	5.6	170	11	6	4.5	varies ⁴	1.2	4
S ⁹	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1,9
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies ⁴	varies ³	3, 4,9
		Three Unit	12	360	11	3	3	varies ⁴	1.2	4,9
		Detached, Duplex, Linked-detached	9	270	11 ¹⁰	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4,9,10
		Long Semi	10	300	11 ⁰	3	3	varies ⁴	1.2	4,9,10
		Townhouse, Semi-detached	5.6	165	11 ¹⁰	3	3	varies ⁴	1.2	4, 9,10

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
T ⁹	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies ¹	varies ¹	1, 9
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies ⁴	varies ³	3, 4,9
		Three Unit	9	270	11	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4,9
		Detached, Duplex, Linked-detached	7.5	195	10 ¹⁰	3	3	varies ⁴	0.6 m on one side and 1.2 m on the other	4,9,10
		Long Semi	10	300	10 ¹⁰	3	3	varies ⁴	1.2	4,9,10
		Townhouse, Semi-detached	4.5	110	10 ¹⁰	3	3	varies ⁴	1.2	4, 9,10
U	None	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	12	360	11	6	4.5	varies ⁴	varies ³	3,4
		Three Unit	9	270	11	6	4.5	varies ⁴	1,8, with no yard less than 0.6 on one side	4
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies ⁴	1,8, with no yard less than 0.6 on one side	4
		Long Semi	10	300	8	6	4.5	varies ⁴	1.2	4
		Semi-detached	4.5	110	8	6	4.5	varies ⁴	1.2	4
V ⁹	None	Planned unit development	na	1400	As per dwelling type	3	3	varies ¹	varies ¹	1, 9
		Apartment dwelling, low rise, Stacked	15	450	11	3	3	varies ⁴	varies ³	3, 4,9
		Three unit	12	360	11	3	3	varies ⁴	1.2	4, 9
		Detached, duplex, Linked-detached	9	270	11 ¹⁰	3	3	varies ⁴	1.8 total, with 1.2 on one side and 0.6 on the other	4,9,10
		Long Semi	10	300	11 ¹⁰	3	3	varies ⁴	1.2	4,9,10

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Townhouse, Semi- detached	5.6	165	11 ¹⁰	3	3	varies ⁴	1.2	4,9,10
X	None	Planned unit development	18	1,400	As per dwelling type	7.5	7.5	varies ¹	varies ¹	1
		Apartment dwelling, low rise, Stacked	18	450	11	7.5	7.5	varies ⁶	varies ⁶	6
		Three Unit	18	450	11	7.5	7.5	6	1.2	
		Duplex	14	380	11	7.5	7.5	6	1.2	
		Detached, Linked- detached	9	240	11	7.5	7.5	6	Total 1.8, with at least 0.6 on one side	
		Long Semi	10	300	11	7.5	7.5	6	0.9	
		Semi- detached	7	190	11	7.5	7.5	6	0.9	
		Townhouse	6	150	11	7.5	7.5	6	1.2	
Y (By- law 2015- 369)		Planned unit development	na	1,400	as per dwelling type	3	3	3	3	
		Apartment dwelling, low rise	18	450	16	5	3	7.5 ⁴	3	4
		Stacked	18	450	11	5	3	7.5 ⁴	3	4
		Three Unit	18	360	11	3	3	6 ⁶	1.2	6
		Detached, Duplex, Linked- detached	9	240	11 ¹⁰	3	3	6 ⁶	1.8 total, with 1.2 on one side and 0.6 on the other	6,10
		Long Semi	10	300	11 ¹⁰	3	3	6 ⁴	1.2	4,10
		Semi- detached	7	190	11 ¹⁰	3	3	6 ⁶	1.2	6,10
		Townhouse	6	150	11 ¹⁰	3	3	6 ⁶	1.2	6,10
Z	None	Planned unit development	18	1,400	as per dwelling type	3 ⁵	3 ⁵	varies ^{1,6}	varies ¹	1, 5,6
		Apartment dwelling, low rise, Stacked	18	450	14.5 in Schedule 342; in other cases, 15	3 ⁵	3 ⁵	varies ⁶	varies ⁸	5,6,8
		Three Unit	18	450	11	3 ⁵	3 ⁵	6 ⁶	1.2	5,6
		Duplex	14	380	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	1.2	5,6,10
		Detached, Linked- detached	9	240	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	1.8 total, with 1.2 on one side and 0.6 on the other	5,6,10

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Long Semi	10	300	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	0.9	5,6,10
		Semi-detached	7	190	11 ¹⁰	3 ⁵	3 ⁵	6 ⁶	0.9	5,6,10
		Townhouse	6	150	11 ^{18,20}	3 ¹⁰	3 ¹⁰	6	1.2	10, 16,18
ZZ	None	Planned unit development	18	1,400	As per dwelling type	6 ⁵	4.5 ⁵	varies ¹	varies ¹	1, 5,8
		Apartment dwelling, low rise, Stacked	18	450	11	6 ⁵	4.5 ⁵	varies ^{6,8}	varies ⁶	5,6,8
		Three Unit	18	450	11	6 ⁵	4.5 ⁵	varies ^{4,8}	1.2	4,5,8
		Duplex	14	380	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4,8}	1.2	4,5,8,10
		Detached, Linked-detached	9	240	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4,8}	0.6 m on one side and 1.2 m on the other	4,5,8,10
		Long Semi	10	300	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4,8}	0.6 m on one side and 1.2 m on the other	4,5,8,10
		Semi-detached	7	190	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4,8}	0.9	4,5,8,10
		Townhouse	6	150	10 ¹⁰	6 ⁵	4.5 ⁵	varies ^{4,8}	1.2	4,5,8,10
R4- UA (By-law 2020- 290)		Detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11, 12, 13
		Linked-detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies ⁴	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies ⁴	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies ⁴	1.2	10,11, 12,13
		Three Unit	10	300	11	4.5	4.5	varies ⁴	1.2	11, 12, 13
		Stacked	14	420	11	4.5	4.5	varies ⁴	1.5	11,12,13
		Low-rise Apartment, maximum of 8 units	12	360	11	4.5	4.5	varies ⁴	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies ⁴	varies ¹	1,10, 11,12,13
R4- UB (By-law 2020- 290)		Detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10,11,12,13

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Linked-detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11,12,13
		Semi-detached	6	180	10	4.5	4.5	varies ⁴	1.2	10, 11,12,13
		Long-Semi detached	10	300	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11,12,13
		Duplex	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies ⁴	1.2	10, 11,12,13
		Three Unit	10	300	11	4.5	4.5	varies ⁴	1.2	11,12,13
		Stacked	14	420	11	4.5	4.5	varies ⁴	1.5	11,12,13
		Low-rise Apartment, maximum of eight units	10	300	11	4.5	4.5	varies ⁴	1.5	11,12,13
		Low-rise Apartment, maximum of 12 units	15	450	11	4.5	4.5	varies ⁴	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies ⁴	varies ¹	1,10, 11,12,13
R4-UC (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11,12,13
		Linked-detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11,12,13
		Semi-detached	6.0	180	10	4.5	4.5	varies ⁴	1.2	10, 11,12,13
		Long Semi-detached	10	300	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11,12,13
		Duplex	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies ⁴	1.2	10, 11,12,13
		Three Unit	10	300	11	4.5	4.5	varies ⁴	1.2	11,12,13
		Stacked	14	420	11	4.5	4.5	varies ⁴	1.5	11,12,13
		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	varies ⁴	1.5	11,12,13
		Low-rise Apartment, 9 or more units	15	450	11	4.5	4.5	varies ⁴	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies ⁴	varies ¹	1,10, 11,12,13
R4-UD (By-law 2020-290)		Detached	7.5	225	11	4.5	4.5	varies ⁴	1.2/0.6	11

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Linked-detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10
		Semi-detached	6.0	180	10	4.5	4.5	varies ⁴	1.2	10
		Lone Semi-detached	10	300	10	4.5	4.5	varies ⁴	1.2/0.6	10
		Duplex	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10
		Townhouse	4.5	135	10	4.5	4.5	varies ⁴	1.2	10
		Three-Unit	10	300	11	4.5	4.5	varies ⁴	1.2	
		Stacked	14	420	11	4.5	4.5	varies ⁴	1.5	
		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	varies ⁴	1.5	
		Low-rise Apartment, 9 or more units	15	450	14.5	4.5	4.5	varies ⁴	1.5	
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies ⁴	varies ¹	1.10

(2) In the R4 Subzones, the following additional provisions as denoted by endnotes apply:

TABLE 162B- ADDITIONAL PROVISIONS (By-law 2020-288)

I Endnote number	II Additional Zoning Provision
1	<p>Despite the definitions of rear yard and interior side yard, buildings in a PUD must be located so that they are set back,</p> <p>(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,</p> <p>(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot for the first 18 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum 7.5 metres, and</p> <p>(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</p>
2	<p>Maximum number of permitted dwelling units per apartment building, low-rise is four (4), and a maximum of four (4) pairs of units, totalling eight (8) units, in a stacked dwelling. (By-law 2013-108)</p> <p>Despite Section 161 (8), where an apartment building, low-rise of four units or stacked dwelling of up to eight units is not within a Planned Unit Development, no landscaped area is required.</p>

I Endnote number	II Additional Zoning Provision
3	<p>Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:</p> <p>(a) Where the building wall is equal to or less than 11 m in height: 1.5 m</p> <p>(b) Where the building wall is greater than 11 m in height: 2.5 m</p> <p>(c) Where the building contains an apartment dwelling, low rise or stacked dwelling and the side lot line abuts a residential subzone that does not permit that dwelling type: 3 m and that yard must be landscaped.</p>
	In all other circumstances the minimum required interior side yard setback is 6m. (By-law 2020-288)
4	<p>For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Lowrise Dwellings in the Greenbelt.</p> <p>In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, and need not exceed 7.5 m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)</p>
5	<p>The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <p>(i) a building front wall or side wall, or</p> <p>(ii) a covered porch or veranda that is at least 2.5 m wide. (By-law 2020-288)</p>
6	<p>Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:</p> <p>Where the building wall is equal to or less than 11 m in height: 1.5 m</p> <p>Where the building wall is greater than 11 m in height: 3 m</p> <p>In all other circumstances the minimum required interior side yard setback is 6 m.</p>
	<p>Rear Yard Setback: Where located within Area A of Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback.</p>
	Where located outside of Area A of Schedule 342, the minimum required rear yard setback is 6 metres. Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line. (By-law 2010-354) (By-law 2013-320) (By-law 2020-288)
7	A bed and breakfast is permitted a maximum of ten guest bedrooms. (By-law 2020-288)
8	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)
9	Community health and resource centres are permitted between and including the west side of Kent Street, the east side of Elgin Street, the south side of Gloucester Street. (By-law 2009-164) (By-law 2020-288)
10	<p>Where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 m.</p> <p>Where the property is located outside of Area A on Schedule 342, the maximum building height is 11 m.</p>

I Endnote number	II Additional Zoning Provision
11	Maximum lot width in the R4-UA, R4-UB and R4-UC zones is 38 metres. (By-law 2020-290)
12	Maximum lot area in the R4-UA, R4-UB and R4-UC zones is 1070 square metres. (By-law 2020-290)
13	Footnotes 11 and 12 do not apply to a lot containing a Planned Unit Development, nor to a lot in existence as of the date of adoption of this amendment. (By-law 2020-290)

R5 - Residential Fifth Density Zone (Sections 163-164)

Purpose of the Zone

The purpose of the R5 - Residential Fifth Density Zone is to:

- (1) *allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as **General Urban Area, Mixed Use Centre or Central Area** in the Official Plan;*
- (2) *allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;*
- (3) *permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size ;*
- (4) *ensure that residential uses predominate in selected areas of the **Central Area**, while allowing limited commercial uses;*
- (5) *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced; and (By-law 2009-392)*
- (6) *permit different development standards identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

163. In the R5 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 163 (3) to (18);
 - (b) a maximum of ten guest bedrooms in a bed and breakfast ;
 - (c) a maximum of ten residents are permitted in a group home. (By-law 2008-341)
 - (d) (By-law 2008-341)

apartment **dwelling**, low rise
apartment dwelling, mid rise (By-law 2014-292)
apartment dwelling, high rise (By-law 2014-292)
bed and breakfast, *see Part 5, Section 121*
detached **dwelling**
diplomatic mission, *see Part 3, Section 88*
duplex dwelling, *see Part 5, Section 138* (By-law 2010-307)
dwelling unit
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
home-based daycare, *see Part 5, Section 129*
linked-detached dwelling, *see Part 5, Section 138* (By-law 2010-307)
park
planned unit development, *see Part 5, Section 131*
residential care facility
retirement home, converted, *see Part 5, Section 122*
retirement home
rooming house
secondary dwelling unit, *see Part 5, Section 133*
semi-detached dwelling, *see Part 5, Section 138* (By-law 2010-307)
shelter, *see Part 5, Section 134*
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
three-unit **dwelling**
townhouse dwelling, *see Part 5, Section 138* (By-law 2012-334)(By-law 2010-307)
(By-law 2014-189)
urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

Conditional Permitted Uses

- (2) Conditional uses are also permitted in the R5 zone, subject to the following:
 - (a) they are listed in Column III of Table 164A; and
 - (b) they are subject to additional provisions as identified by the subscript in Column III of Table 164A, which refers to a number in Column I of Table 164B which sets out the additional provision.

Zone Provisions

- (3) The zone provisions are set out in Table 164A and 164B. (By-law 2009-18)
- (4) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 164 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot, while the maximum height applies to each permitted dwelling type within the planned unit development.
- (5) A diplomatic mission and group home that is not a prohibited use listed in Column II of Table 164A, is subject to the subzone provisions for a detached dwelling if included in Column IV, otherwise it will be subject to the subzone provisions for an apartment dwelling, low rise.

- (6) A retirement home, rooming house, mixed use building and any other permitted non-residential use that is not a prohibited use listed in Column II of Table 164A, and that is four storeys or less in height, is subject to the subzone provisions for an apartment dwelling, low rise. A retirement home, rooming house, mixed use building and any other permitted non-residential use that is not a prohibited use listed in Column II of Table 164A and that is more than four storeys in height, is subject to the subzone provisions for an apartment dwelling, high rise where apartment dwelling, high rise is a permitted use and is subject to the subzone provisions for an apartment dwelling, mid rise where apartment dwelling, high rise is not a permitted use and apartment dwelling, mid rise is a permitted use. (By-law 2008-341) (By-law 2010-123) (By-law 2014-292)
- (7) A park is not subject to the provisions of Table 164A, however any development will be subject to the subzone provisions for an apartment dwelling, low rise. (By-law 2016-131)
- (8) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
- (9) Thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, mid rise, apartment dwelling, high rise; apartment dwelling; low rise, stacked dwelling; retirement home, or a planned unit development that contains any one or more of these dwelling types. (By-law 2008-341) (By-law 2014-292)
- (10) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed. (By-law 2012-334)
- (11) Utility installations are permitted:
 - (a) only in an apartment dwelling, mid rise, apartment dwelling, high rise, and apartment dwelling, low rise a retirement home, or a building containing more than one principal use, and (By-law 2014-292)
 - (b) only if it is entirely enclosed within the walls of the building in which they are located. (By-law 2010-307)
- (12) Convenience stores are permitted if:
 - (a) there is no more than one convenience store on a lot;
 - (b) it is located on the ground floor or in the basement of an apartment dwelling, mid rise, apartment dwelling, high rise; and apartment dwelling, low rise and (By-law 2014-292)
 - (c) it does not exceed 75 m² in gross floor area. (By-law 2010-307)
- (13) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions, Part 4 - Parking, Queuing and Loading Provisions and Part 5 Residential Provisions. (By-law 2010-307)
- (14)
 - (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
 - (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)
- (15) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R5 SUBZONES

164. In the R5 Zone, the following subzones and provisions apply such that:

- (1) (a) Column I lists the subzone character;
- (b) Column II lists the uses from Section 163 (1) and (2) that are prohibited uses;
- (c) Column III lists the uses that are Conditional Permitted Uses;
- (d) Column IV identifies the principal permitted dwelling types in order to differentiate in Columns IV to XII the required zone provisions applying to the dwelling types;
- (e) Columns V through XI inclusive, establish required zone provisions applying to development in each subzone;
- (f) Column XII lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 164B. Where an additional provision applies, the corresponding provision specified in Table 164B takes ultimate precedence over any provision provided in Table 164A;
- (g) Where a superscript number occurs in Table 164A - eg. varies¹, the superscript number 1 refers to a number in Column I of Table 164B which sets out an additional provision;
- (h) Where “na” appears, it means that the associated provision is not applicable; and
- (i) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

TABLE 164A – R5 SUBZONE PROVISIONS

I Sub- Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
A	Duplex, Detached, Linked- detached, Semi- Detached	Ancillary Uses ¹	Planned unit developmen t	18	1,400	As per dwelling type	6	4.5	varies ²	varies ²	1,2
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	25	1,000	varies ⁵¹	6	4.5	7.5	7.5	1, 51
			Apartment dwelling, low rise, Stacked	18	540	15	6	4.5	6	3	1
			Three Unit	18	540	11	6	4.5	6	1.5	1
			Townhouse	6	180	11	6	4.5	6	1.5	1

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
B		Additional Permitted Uses ¹¹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 11, 31
			Ancillary Uses ³¹	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	22.5	675	varies ⁵¹	3	3	varies ⁴	varies ⁴
		Apartment dwelling, low rise, Stacked		18	540	14.5	3	3	varies ⁵	varies ⁵	5, 11, 31
		Three Unit, Duplex, Detached, Linked-detached		15	450	11	3	3	varies ⁶	1.2	6, 11, 31
		Semi-Detached		7.5	225	11	3	3	varies ⁶	1.2	6, 11, 31
		Townhouse		6	180	11	3	3	varies ⁶	1.2	6, 11, 31
		C		Ancillary Uses ⁷	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³
Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	22.5				675	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 7, 51
Apartment dwelling, low rise, Stacked	18				540	14.5	3	3	varies ⁵	varies ⁵	5, 7
Three Unit, Duplex, Detached, Linked-detached	15				450	11	3	3	varies ⁶	1.2	6, 7
Semi-Detached	7.5				225	11	3	3	varies ⁶	1.2	6, 7
Townhouse	6				180	11	3	3	varies ⁶	1.2	6, 7
D	Duplex, Three Unit, Detached, Linked-				Additional Provision ²⁹	Planned unit development	As per dwelling type	1,400	As per dwelling type	6	4.5

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
	detached, Semi-Detached,		Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	22.5	675	varies ⁵¹	6	4.5	varies ⁴	varies ⁴	4, 29, 51
			Apartment dwelling, low rise	15	450	15	6	4.5	varies ⁵	varies ⁵	5, 29
			Stacked	15	450	11	6	4.5	varies ⁵	varies ⁵	5, 29
			Townhouse	5.6	165	9.5	6	4.5	varies ⁶	1.2	6, 29
E	Duplex, Three Unit, Detached, Linked-detached, Semi-Detached, Townhouse	Ancillary Uses ⁸ Additional Provision ²⁹	Planned unit development	As per dwelling type	1,400	As per dwelling type	6	4.5	varies ³	varies ³	3,8, 29
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	22.5	675	varies ⁵¹	6	4.5	varies ⁴	varies ⁴	4,8, 29, 51
			Apartment dwelling, low rise	15	450	15	6	4.5	varies ⁵	varies ⁵	5,8, 29
			Stacked	15	450	11	6	4.5	varies ³	varies ³	3,8, 29
F		Ancillary Uses ⁹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,9
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,9, 51
			Apartment dwelling, low rise, Stacked	18	540	14.5	3	3	varies ⁵	varies ⁵	5,9
			Three Unit	18	540	11	3	3	varies ⁶	varies ¹⁰	6,9,10
			Duplex, Detached, Linked-detached	18	540	11	3	3	varies ⁶	varies ¹⁰	6,9,10
			Townhouse	18	540	11	3	3	varies ⁶	1.2	6,9
			Semi-Detached	18	540	11	3	3	varies ⁶	1.2	6,9
G		Additional Permitted Use ¹¹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 11

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 11, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 11
			Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies ⁶	1.2	6, 11
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6, 11
			Semi-Detached	6	180	11	3	3	varies ⁶	1.2	6, 11
H		Ancillary Uses ⁷	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,7
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,7, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5,7
			Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies ⁶	1.2	6,7
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6,7
			Semi-Detached	6	180	11	3	3	varies ⁶	1.2	6,7
I	Convenience Store, Stacked, Townhouse		Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 51

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5
			Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies ⁶	1.2	6
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6
			Semi-Detached	6	180	11	3	3	varies ⁶	1.2	6
J	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292) Diplomatic Mission, Park	Additional Permitted Use ¹¹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 11,12,13, 14
		Ancillary Uses ¹²	Apartment dwelling, low rise, Stacked	15	464	14.5	3	3	varies ⁵	varies ⁵	5, 11, 12,13, 14
		Ancillary Uses ¹³	Three Unit	12	360	11	3	3	varies ⁶	1.2	6, 11,12,13, 14
		Ancillary Uses ¹⁴	Duplex, Detached, Linked-detached	9	270	11	3	3	varies ⁶	1.2	6, 11,12,13, 14
			Townhouse	5.6	170	11	3	3	varies ⁶	1.2	6, 11,12,13, 14
			Semi-Detached	5.6	170	11	3	3	varies ⁶	1.2	6, 11,12,13, 14
K		Bed and Breakfast ¹⁵ Additional Permitted Use ¹¹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 11,15
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,11,15, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 11,15
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6, 11,15,16
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6, 11,15,16
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6, 11,15

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
			Semi-Detached	4.5	110	11	3	3	varies ⁶	1.2	6, 11, 15
L		Bed and Breakfast ¹⁵ Ancillary Uses ⁷	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 7, 15
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 7, 15, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 7, 15
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6, 7, 15, 16
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6, 7, 15, 16
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6, 7, 15
			Semi-Detached	4.5	110	11	3	3	varies ⁶	1.2	6, 7, 15
M		Bed and Breakfast ¹⁷ Ancillary Uses ¹⁸	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 17, 18
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 17, 18, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 17, 18
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6, 16, 17, 18
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6, 16, 17, 18
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6, 17, 18
			Semi-Detached	4.5	110	11	3	3	varies ⁶	1.2	6, 17, 18
N		Ancillary Uses ¹⁹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 19

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁵	4,19, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5,19
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6,16,19
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6,16,19
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6,19
			Semi-detached	4.5	110	11	3	3	varies ⁶	1.2	6,19
O	Townhouse, Three Unit, Duplex, Detached, Linked-detached, Semi-detached, (By-law 2014-189)	Rooming and Dwelling Units ²⁰ Parking ²²	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 20, 22
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292) Apartment dwelling, low rise, Stacked	0	0	varies ²³	varies ²⁴	varies ²⁴	0	0	20, 22, 23, 24
P		Additional Permitted Uses ³³	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,32, 33, 46
		Conditional Uses ³² (By-law 2008-341)	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 32, 33, 46, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 32, 33, 46
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶ (By-law 2015-371)	6,16,32, 33 (By-law 2015-371)

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶ (By-law 2015-371)	6,16, 32, 33 (By-law 2015-371)
			Semi-Detached, Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6, 32, 33
Q		Additional Permitted Uses ³³	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 33, 35, 46
		Conditional Uses ³⁵ (By-law 2008-341)	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 33, 35, 46, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 33, 35, 46
			Three Unit	9	270	11	3	3	varies ⁶	varies ⁷	6,7, 33, 35
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ⁷	6,7,33,35
			Semi-Detached, Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6,7,33, 35
R	Detached dwelling, Duplex dwelling, Linked-detached, Semi-detached dwelling, Townhouse dwelling (By-law 2012-334), Three unit dwelling (By-law 2014-189)	Additional Permitted Uses ³⁶	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 35, 36, 37, 38, 46
		Conditional Uses ³⁵	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,35,36, 37, 38, 46, 51
		Conditional Uses ³⁷	Apartment Dwelling, high rise (By-law 2014-292)								
		Additional Provision ³⁸ (By-law 2008-341)	Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 35, 36, 37, 38, 46
S	Detached dwelling, Duplex dwelling,	Additional Permitted Uses ³⁹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 39, 40, 41, 42, 43, 46

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
	Linked-detached, Semi-detached dwelling, Townhouse dwelling (By-law 2012-334), Three unit dwelling (By-law 2014-189)	Conditional Uses ⁴⁰	Apartment dwelling, mid rise,	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 39, 40, 41, 42, 43, 46, 51
		Conditional Uses ⁴¹	Apartment Dwelling, high rise (By-law 2014-292)								
		Additional Provision ⁴²	Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 39, 40, 41, 42, 43, 46
		Additional Provisions ⁴³ (By-law 2008-341)									
T	Bank, Detached dwelling, Duplex dwelling, Linked-detached, Semi-detached dwelling, Townhouse dwelling Personal service business, Retail food store (By-law 2012-334) (By-law 2014-189) (By-law 2019-338)	Additional Permitted Uses ³³	Planned unit development	0	0	As per dwelling type	varies ⁴⁹	varies ⁴⁹	varies ⁵⁰	varies ⁵⁰	20, 33, 44, 45, 46, 47, 48, 49, 50
		Additional Permitted Uses ⁴⁴	Apartment dwelling, mid rise,	0	0	varies ⁵¹	varies ⁴⁹	varies ⁴⁹	varies ⁵⁰	varies ⁵⁰	20, 33, 44, 45, 46, 47, 48, 49, 50, 51
		Conditional Uses ⁴⁵	Apartment Dwelling, high rise (By-law 2014-292)								
		Additional Provisions ²⁰	Apartment dwelling, low rise, Stacked	0	0	14.5	varies ⁴⁹	varies ⁴⁹	varies ⁵⁰	varies ⁵⁰	20, 33, 44, 45, 46, 47, 48, 49, 50
		Additional Provisions ⁴⁷									
		Additional Provisions ⁴⁸ (By-law 2008-341)									
Y (By-law 2015-369)			Planned unit development	na	1,400	As per dwelling type	3	3	3	3	
			Apartment dwelling, low rise	18	450	16	5	3	7.5	3	
			Apartment dwelling, mid-high rise	18	450	20	5	3	7.5	3	
			Stacked	18	450	11	5	3	7.5	3	
			Three unit	18	360	11	3	3	6	1.2	
			Detached	9	240	11	3	3	6	varies ¹⁶	
			Duplex, Linked-detached	9	240	11	3	3	6	1.2	
			Semi-detached	7	190	11	3	3	6	1.2	
			Townhouse	6	150	11	3	3	6	1.2	

I Sub-Zone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End-notes (see Table 164B)
Z	Duplex, detached, Linked-detached, Semi-detached dwelling	Ancillary Uses ¹ Additional Provisions ³⁰	Planned unit development	18	1,400	As per dwelling type	3 ²⁶	3 ²⁶	varies ²⁷	varies ²⁷	1, 26, 27, 30
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	1,4, 30, 51
			Apartment dwelling, low rise, Stacked	18	450	15	3 ²⁶	3 ²⁶	varies ²⁸	varies ²⁸	1, 26, 28, 30
			Three Unit	18	450	11	3 ²⁶	3 ²⁶	6	1.2	1, 26, 30
			Townhouse	6	150	11	3 ²⁶	3 ²⁶	6	1.2	1, 26, 30
AA (By-law 2010-14)	Detached Duplex Linked-detached, Semi-detached Three unit Townhouse	Ancillary Uses ²¹	Planned unit development	n/a	1,400	6 storeys ²⁵	2.5	3.0	3.0	1.2	21, 25, 34
			Apartment dwelling, mid rise, Apartment Dwelling, high rise ⁴ (By-law 2014-292)	22.5	675	6 storeys ²⁵	2.5	3.0	3.0	1.2	21, 25, 34
			Apartment dwelling, low rise, Stacked ³⁴	18	540	6 storeys ²⁵	2.5	3.0	3.0	1.2	21, 25, 34
BB (By-law 2021-92)	Duplex Detached Linked-detached Semi-detached	Ancillary Uses ¹ Additional Provisions ³⁰	Planned Unit Development	18	1,400	As per dwelling unit	3	3	7.5 ²⁷	7.5 ²⁷	1,27,30
			Apartment dwelling, mid-rise	18	540	Per the zone, schedule or exception	3	3	25% of lot depth, to a maximum of 7.5m	Varies ⁴ 25% of lot depth, to a maximum of 7.5 m	1,4,30
			Apartment Dwelling, high-rise	18	540	Per the zone, schedule or exception	3	3	25% of lot depth, to a maximum of 7.5m	Varies ⁴ 25% of lot depth, to a maximum of 7.5 m	1,4,30
			Apartment Dwelling, low-rise, Stacked	18	450	15	3 ²⁸	3 ²⁸	7.5	7.5	1,28,30
			Three unit	18	450	11	3	3	6	1.2	1,30
			Townhouse	6	150	11	3	3	6	1.2	1,30

(2) In the R5 Subzones, the following additional provisions as denoted by endnotes apply:

Table 164B- Additional Provisions

I Endnote number	II Additional Zoning Provision
1	<p>Convenience store, personal service business, bank, pharmacy, laundromat uses are permitted if: (By-law 2017-302) (By-law 2019-338)</p> <p>a) it is located on the ground floor or basement, and</p> <p>b) the gross floor area does not exceed 25% of the ground floor area.</p>
2	<p>For a yard abutting a lot, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m. Notwithstanding the foregoing, for any yard adjacent to an apartment dwelling, mid rise, apartment dwelling, high rise and apartment dwelling, low rise or stacked dwelling within a planned unit development, the yard setback provisions for that use apply. (By-law 2014-292)</p>
3	<p>Despite the definitions of rear yard and interior side yard, buildings in a PUD must be located so that they are set back,</p> <p>(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,</p> <p>(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot for the first 21 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum 7.5 metres,</p> <p>(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</p>
4	<p>Interior Side Yard Setback: Where the side lot line abuts a lot in an R1, R2, R3 or R4 zone the minimum required interior side yard setback is 7.5 metres. In all other circumstances for any part of a building the minimum required interior side yard setback is as follows:</p> <p>(a) If located within 21 metres of the front lot line: 1.5 m</p> <p>(b) If located further than 21 metres from the front lot line: 6 m</p>
	<p>Rear Yard Setback: The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres (By-law 2010-354)</p>
5	<p>Interior Side Yard Setback:</p>

I Endnote number	II Additional Zoning Provision	
	For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:	
	(a)	Where the building wall is equal to or less than 11 m in height: 1.5 m
	(b)	Where the building wall is greater than 11 m in height: 2.5 m
	(c)	Where the building contains an apartment dwelling, low rise or stacked dwelling and the side lot line abuts a residential subzone that does not permit that dwelling type: 3 m
	In all other circumstances the minimum required interior side yard setback is 6 m.	
	Rear Yard Setback: The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres. (By-law 2010-354)	
6	Minimum rear yard setback is 25% of the lot depth, which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.	
7	The following additional uses are permitted if they are located on the ground floor or in the basement of an apartment dwelling, mid rise, apartment dwelling, high rise or an apartment dwelling, low rise: Personal service business, retail store (limited to a pharmacy, florist shop or newsstand), restaurant (full service), restaurant (fast food), restaurant (take-out), retail food store . (By-law 2014-292) (Subject to By-law 2023-342)	
8	Convenience store, personal service business, bank, pharmacy, laundromat uses are permitted if: (By-law 2017-302) (By-law 2019-338)	
	a)	it is located on the ground floor,
	b)	the gross floor area does not exceed 25% of the ground floor area of the building, and
	c)	there are no signs or advertising related to such use visible from the exterior of the building.
9	Medical facility, office, recreation and athletic facility uses are permitted if:	
	a)	it is located on the ground floor or basement, (By-law 2015-191)
	b)	the building in which it is located contains one or more dwelling units, and
	c)	the cumulative total gross floor area of the uses on a lot does not exceed 1.5 multiplied by the lot area.
10	Minimum total interior side yard setback is 3.6 m, with no yard less than 1.2 m wide.	
11	Community health and resource centres are permitted:	
	(a)	between and including the west side of Kent Street, the east side of Elgin Street, the south side of Gloucester Street, and the north side of the Queensway. (By-law 2008-341)

I Endnote number	II Additional Zoning Provision
	(b) Deleted as per By-law 2008-341)
12	The following additional uses are permitted if they are located on the ground floor or in the basement of an apartment dwelling, mid-high rise or an apartment dwelling, low rise: artist studio, automated teller, bank, convenience store, day care, laundromat, medical facility, personal service business, post office, printing shop, repair shop, restaurant (full service), retail store, veterinary clinic, retail food store . (By-law 2014-292) (By-law 2017-302) (By-law 2019-338) (Subject to By-law 2023-342)
13	Where permitted, the following uses must not exceed a gross floor area of 200 m ² : artist studio, automated teller, bank, day care, laundromat, medical facility, personal service business, post office, printing shop, repair shop, restaurant (full service), restaurant (fast food), restaurant (take-out), retail store, retail food store, veterinary clinic. (By-law 2017-302) (By-law 2019-338)
14	Where permitted, a convenience store must not exceed a gross floor area of 75 m ² , a restaurant (fast food) or restaurant (take-out) must not exceed a gross floor area of 80 m ² , and a retail food store must not exceed a gross floor area of 250 m ² .
15	Bed and breakfasts of more than three guest bedrooms are prohibited.
16	Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)
17	Bed and breakfasts of more than three guest bedrooms are prohibited where the maximum permitted building height is 11 or less, and bed and breakfasts of more than ten guest bedrooms are prohibited where the maximum permitted building height is greater than 11 m.
18	Laundromat, personal service business, restaurant (full service), restaurant (fast food), restaurant (take-out), retail food store, retail store (limited to a pharmacy, florist shop or newsstand) are permitted if: <ul style="list-style-type: none"> a) the total of the gross floor area occupied by any one of these uses does not exceed 186 m², and b) the maximum combined total for two or more of these uses does not exceed 372 m². <p>Artist studio, bank, medical facility, office and repair shop are permitted if the cumulative total of the gross floor area occupied by these uses does not exceed 1,025 m². The maximum cumulative total gross floor area of all of the uses listed in this clause is 1,395 m². (By-law 2017-302) (By-law 2019-338)</p>
19	The following are additional permitted uses: artist studio, community centre, community health and resource centre, convenience store, cultural, social and counselling centre, day care, instructional facility, library, museum, personal service business, recreational and athletic facility, retail store (limited to a book store, pharmacy, florist shop, gift or novelty shop and a stationery store). A retail store must not exceed 100 m ² gross floor area.
20	Dwelling units, oversize dwelling unit or rooming must be located a minimum 0.6 m above the finished grade at the lot line abutting the street. (By-law 2018-206)

I Endnote number	II Additional Zoning Provision
21	Despite subsections 131(4), (5) and (6) office, medical facility, retail store, service and repair shop, personal service business and convenience store uses
	a) are permitted if on the ground floor or basement, and
	b) have no minimum parking requirement. (By-law 2010-14)
22	Required parking must be completely enclosed within a building.
23	Minimum building height for buildings on lots fronting on LeBreton Boulevard is 20 m and six storeys and the minimum building height in all other cases is 11 m and three storeys.(By-law 2010-237)
24	The minimum front yard setback and minimum corner side yard setback for lots abutting Lebreton Boulevard or O1 Schedules 94 and 95 subzones is:(By-law 2010-237)
	a) 0.5 m for that portion of a building that is less than 79.9 m above sea level, and
	b) 3.5 m for that portion of a building that is equal to or greater than 79.9 m above sea level.
	The minimum front yard setback and minimum corner side yard setback for lots abutting Albert Street, and Wellington Street east of Booth Street, is 3 m.
	The minimum front yard setback and minimum corner side yard setback for lots abutting Preston Street extended is:
	a) 0.5 m for that portion of a building that is less than 14 m and less than four stories above grade, and
	b) 3.5 m for that portion of a building that is equal to or greater than 14 m or four stories above grade.
	The minimum front yard setback and minimum corner side yard setback for lots abutting any other street is:
	a) 0.5 m for that portion of a building that is less than 14 m and less than four stories above grade, and
	b) 3 m for that portion of a building that is equal to or greater than 14 m or four stories above grade.
25	Minimum building height is 4 storeys including a basement. (By-law 2010-14) (By-law 2015-191)
26	The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:
	a) a building front wall or side wall, or
	b) a covered porch or veranda that is at least 2.5 m wide.
27	For a yard abutting a lot, the yard setback is 1.2 m for the first 21 m back from a street lot

I Endnote number	II Additional Zoning Provision
	line. In all other circumstances, the yard setback is 6m. Notwithstanding the foregoing, for any yard adjacent to an apartment dwelling, mid rise, apartment dwelling high rise, apartment dwelling, low rise or stacked dwelling within a planned unit development, the yard setback provisions for that use apply. (By-law 2014-292)
28	In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m.
29	For future use (By-law 2018-206)
30	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
31	Notwithstanding endnote 12, convenience stores are not permitted in apartment dwellings, low rise with less than 100 dwelling units in the area bounded by Bank Street, Gloucester Street, Bay Street and James Street. (By-law 2011-273) (By-law 2009-18)
32	<p>Additional permitted uses include bank limited to 30m² of cumulative gross floor area on any lot, bank machine, convenience store, personal service business, restaurant, but not including an outdoor commercial patio, retail food store, and retail store uses provided that: (By-law 2012-334) (By-law 2017-302) (By-law 2019-338)</p> <p>a) they are located in a building containing dwelling units;</p> <p>b) they are located on the ground floor or basement ; (By-law 2015-191)</p> <p>c) they do not occupy more than 50% of the floor area of the ground floor or the basement, as the case may be; (By-law 2015-191)</p> <p>d) they do not occupy more than 50% of the building wall that faces a street; and,</p> <p>e) at least two occupancies have separate and exclusive access to the street.</p>
33	Additional permitted uses include community centre, community health and resource centre and day care provided they are located in a building containing dwelling units.
34	The parking requirement for apartment dwellings is 1 space/unit for the first 4 storeys and 0.75 space/unit for any additional storeys over 4 storeys. (By-law 2010-14)
35	<p>Additional permitted uses include bank limited to 30 m² of cumulative gross floor area on any lot, bank machine, convenience store, personal service business, restaurant but not including an outdoor commercial patio, retail food store, and retail store uses provided that: (By-law 2012-334) (By-law 2017-302) (By-law 2019-338)</p> <p>a) they are located in a building containing dwelling units;</p> <p>b) they are located on the ground floor or basement; (By-law 2015-191)</p>

I Endnote number	II Additional Zoning Provision	
	c)	they do not occupy more than 25% of the floor area of the ground floor or the basement, as the case may be; (By-law 2015-191)
	d)	they do not occupy more than 25% of the building wall that faces a street; and,
	e)	at least two occupancies have separate and exclusive access to the street.
36	Additional permitted uses include club, community centre, community health and resource centre, day care, instructional facility and printing shop provided they are located in a building containing dwelling units.	
37	Additional permitted uses include artist studio, hotel, medical facility, office, parking garage, parking lot provided that they are not located on the ground floor and are located in a building containing dwelling units.	
38	The cumulative total gross floor area of the residential uses on a lot must equal at least 1.0 multiplied by the lot area.	
39	Additional permitted uses include community centre, community health and resource centre, day care, office, recreational and athletic facility, and utility installation provided that they are located in a building containing dwelling units.	
40	Additional permitted uses include bank limited to 30 m ² of cumulative gross floor area on any lot, bank machine, convenience store and personal service business provided that: (By-law 2017-302) (By-law 2019-338)	
	a)	they are located in a building containing dwelling units;
	b)	they are located on the ground floor or basement; (By-law 2015-191)
	c)	they do not occupy more than 25% of the floor area of the ground floor or the basement, as the case may be; (By-law 2015-191)
	d)	they do not occupy more than 25% of the building wall that faces a street; and,
	e)	at least two occupancies have separate and exclusive access to the street.
41	Additional permitted uses include retail food store and retail store uses provided that:	
	a)	they are located in a building containing dwelling units;
	b)	they are located on the ground floor;
	c)	they do not occupy more than 25% of the floor area of the ground floor;
	d)	they do not occupy more than 25% of the building wall that faces a street;
	e)	at least two occupancies have separate and exclusive access to the street; and
	f)	they may not exceed a cumulative total gross floor area of 115 m ² .
42	Additional permitted uses listed in endnote 39, 40, and 41 may not exceed a cumulative total gross floor area equal to 1.5 multiplied by the lot area.	

I Endnote number	II Additional Zoning Provision						
43	The minimum horizontal distances between a wall and a lot line abutting a public street must be in accordance with Schedule 77.						
44	Additional permitted uses include artist studio, bar, club, convenience store, instructional facility, recreational and athletic facility, restaurant, and retail store, retail food store . (Subject to By-law 2023-342)						
45	A non-residential use: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">a)</td> <td>must be located in a building containing dwelling units;</td> </tr> <tr> <td style="text-align: center;">b)</td> <td>may only be located on the ground floor or basement; and, (By-law 2015-191)</td> </tr> <tr> <td style="text-align: center;">c)</td> <td>may not exceed a cumulative total gross floor area of 50% of the gross floor area of the building.</td> </tr> </table>	a)	must be located in a building containing dwelling units;	b)	may only be located on the ground floor or basement; and, (By-law 2015-191)	c)	may not exceed a cumulative total gross floor area of 50% of the gross floor area of the building.
a)	must be located in a building containing dwelling units;						
b)	may only be located on the ground floor or basement; and, (By-law 2015-191)						
c)	may not exceed a cumulative total gross floor area of 50% of the gross floor area of the building.						
46	Deleted as per By-law 2008-341.						
47	Minimum building height is: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">a)</td> <td>14 m and four storeys for a building fronting on Booth Street: and,</td> </tr> <tr> <td style="text-align: center;">b)</td> <td>11 m and three storeys in all other cases.</td> </tr> </table>	a)	14 m and four storeys for a building fronting on Booth Street: and,	b)	11 m and three storeys in all other cases.		
a)	14 m and four storeys for a building fronting on Booth Street: and,						
b)	11 m and three storeys in all other cases.						
48	The provisions of Section 163(10) do not apply, however, where a yard is provided and is not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped area.						
49	The yard setback is: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">a)</td> <td>0.5 m for that portion of a building less than 14 m and less than four storeys above grade; and</td> </tr> <tr> <td style="text-align: center;">b)</td> <td>3 m for that portion of a building equal to or greater than 14 m or four storeys above grade, except that the corresponding yard setback is 3.5 m abutting Preston Street and is 2.5 m abutting Booth Street.</td> </tr> </table>	a)	0.5 m for that portion of a building less than 14 m and less than four storeys above grade; and	b)	3 m for that portion of a building equal to or greater than 14 m or four storeys above grade, except that the corresponding yard setback is 3.5 m abutting Preston Street and is 2.5 m abutting Booth Street.		
a)	0.5 m for that portion of a building less than 14 m and less than four storeys above grade; and						
b)	3 m for that portion of a building equal to or greater than 14 m or four storeys above grade, except that the corresponding yard setback is 3.5 m abutting Preston Street and is 2.5 m abutting Booth Street.						
50	For a yard abutting an O1 subzone, the yard setback is:(By-law 2010-237) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">a)</td> <td>0.5 m for that portion of a building less than 14.5m and less than four storeys above grade; and</td> </tr> <tr> <td style="text-align: center;">b)</td> <td>3 m for that portion of a building equal to or greater than 14.5 m or four storeys above grade. In all other cases, the yard setback is 0 m.</td> </tr> </table>	a)	0.5 m for that portion of a building less than 14.5m and less than four storeys above grade; and	b)	3 m for that portion of a building equal to or greater than 14.5 m or four storeys above grade. In all other cases, the yard setback is 0 m.		
a)	0.5 m for that portion of a building less than 14.5m and less than four storeys above grade; and						
b)	3 m for that portion of a building equal to or greater than 14.5 m or four storeys above grade. In all other cases, the yard setback is 0 m.						
51	Maximum building height is either shown with an H(#) on the Zoning Map, on a Schedule or in the exception zone.						

Reserved for Future Use (Sections 165-166)

165. Reserved for Future Use

RM- Mobile Home Park Zone (Section 167-168)

Purpose of the Zone

The purpose of the RM- Mobile Home Park Zone is to:

- (1) permit the development of and recognize existing mobile home parks in areas designated as **General Urban Area**, **General Rural Area** and **Village** in the Official Plan;
- (2) allow a range of ancillary and accessory uses to serve the residents of the mobile home park; and
- (3) regulate development to ensure the orderly placement of mobile homes and service buildings within the mobile home park.

167. In the RM Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 167(3); and
 - (b) a maximum of ten residents is permitted in a group home.
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
home-based daycare, see *Part 5, Section 129*
mobile home park
one **dwelling unit** for the use of the mobile home park manager
park
urban agriculture, see *Part 3, Section 82* (By-law 2017-148)
- (2) The following uses are permitted subject to:
 - (a) the provisions of subsection 167(3);
 - (b) provided they do not exceed a cumulative total gross floor area of 150 square metres;
 - (c) provided they are located on the lot containing and are ancillary to a mobile home park; and
 - (d) provided they are located in the interior of the lot mentioned in paragraph (c) in such a way that there is no indication of these uses visible from a public street.
bank machine
community centre
convenience store
day care
personal service business limited to a laundromat

Zone Provisions

- (3) The zone provisions are set out in Tables 168A and 168B below. (By-law 2010-197)

- (4) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions, Part 4- Parking, Queuing and Loading Provisions and Part 5- Residential Regulations.

RM SUBZONES

168. In the RM Zone, the following subzones apply subject to the provisions of Table 168A.(By-law 2010-197)

Table 168A - RM SUBZONE PROVISIONS (By-law 2010-197)

I Zoning Mechanisms	Subzones					
	II RM1	III RM2	IV RM3	V RM4	VI RM5	VII RM6
(a) Minimum Lot Width (m)	60	30	250	400	92	45
(b) Minimum Lot Area (ha)	4	0.2	13	23	3	4
(c) Minimum Front Yard Setback (m)	7	5	15	15	15	9
(d) Minimum Rear Yard Setback (m)	7	7	10	10	3	9
(e) Minimum Interior Side Yard Setback (m)	7	1.2	10	10	3	9
(f) Minimum Corner Side Yard Setback (m)	7	5	25	15	3	9
(g) Maximum Height (m)	10		5 (By-law 2010- 197)			
(h) Minimum Landscaped Area (%)	10	None	5	5	30	50
(i) Maximum Number of Mobile Home Sites in Mobile Home Park	No maximum	No maximum	varies ¹ (By-law 2010- 197)	95	No maximum	5 per hectare

TABLE 168B – ADDITIONAL ZONING PROVISIONS (By-law 2010-197)

I Endnote number	II Additional Zoning Provisions
1	Reference must be made to Exceptions 373r and 374r