

11.13. Urban Residential Zone 12 (UR12)

11.13.1. The use of any lot or building in the UR12 Zone must comply with the provisions of Table 11.13.1.

Table 11.13.1. – UR12 Provisions

Zoning Provision	single detached house, duplex	semi-detached house	non-residential uses
1. Minimum lot area (square metres)	465.0	370.0 per dwelling unit	465.0
2. Minimum lot frontage (metres)	15.0	15.0	15.0
3. Maximum height	(a) flat roof: lesser of 9.0 metres or 3 storeys (b) all other: lesser of 10.7 metres or 3 storeys	(a) flat roof: lesser of 9.0 metres or 3 storeys	(a) flat roof: lesser of 9.0 metres or 3 storeys
4. Minimum front setback (metres)	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 4.5 metres, the minimum front setback is the existing front setback	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 4.5 metres, the minimum front setback is the existing front setback	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 4.5 metres, the minimum front setback is the existing front setback
5. Minimum rear setback (metres)	—	—	equal to the height of the rear wall
6. Minimum exterior setback (metres)	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the

Zoning Provision	single detached house, duplex	semi-detached house	non-residential uses
	exterior setback is less than 4.5 metres, the minimum exterior setback is the existing exterior setback	exterior setback is less than 4.5 metres, the minimum exterior setback is the existing exterior setback	exterior setback is less than 4.5 metres, the minimum exterior setback is the existing exterior setback
7. Minimum interior setback (metres)	1.2	2.4, except where a common party wall is located along a lot line , then 0 metres	3.0 metres plus 0.3 metres for each additional 0.6 metres in height above 4.6 metres
8. Minimum aggregate of interior setbacks	3.0	—	—
9. Minimum landscaped open space	30%	30%	30%
10. Maximum lot coverage	—	—	—
11. Maximum number of principal buildings per lot	1.0	1.0	—
12. Maximum building depth (metres)	(a) 18.0 (b) Despite (a), the rear wall of the principal building must not be closer than 7.5 metres to the rear lot line	(a) 18.0 (b) Despite (a), the rear wall of the principal building must not be closer than 7.5 metres to the rear lot line	—