

Zoning Map

33 Plum Street, Kingston



UR5 – Urban Residential 5



Kingston Zoning By-law Number 2022-62



Part 1 of 5: Sections 1 to 19

Section 11: Urban Residential Zones

11.1. All Urban Residential Zones

- 11.1.1.** For the purposes of this By-law, Urban Residential Zones include Urban Residential Zone 1 (UR1), Urban Residential Zone 2 (UR2), Urban Residential Zone 3 (UR3), Urban Residential Zone 4 (UR4), Urban Residential Zone 5 (UR5), Urban Residential Zone 6 (UR6), Urban Residential Zone 7 (UR7), Urban Residential Zone 8 (UR8), and Urban Residential Zone 9 (UR9).
- 11.1.2.** **Uses** permitted in Urban Residential Zones are limited to the **uses** identified in Table 11.1.2., and are denoted by the symbol “●” in the column applicable to each Zone and corresponding with the row for a specific permitted **use**. Where the symbol “—” is identified in the table, the **use** is not permitted.
- 11.1.3.** Where a permitted **use** includes a reference number in superscript beside the “●” symbol in Table 11.1.2., the following provisions apply:
1. Is only permitted on a **lot** that has a **front lot line** and/or **exterior lot line** on a Collector Road or Arterial Road in accordance with the **street** type identified in Schedule 4.

(By-Law Number 2022-62; 2024-332)

Table 11.1.2. – Permitted Uses in the Urban Residential Zones

Use	UR1	UR2	UR3	UR4	UR5	UR6	UR7	UR8	UR9
Residential house	●	●	●	●	●	●	●	●	●
semi-detached house	●	●	●	●	●	●	●	●	●
townhouse	●	●	●	●	●	●	●	●	●
Non-Residential community centre	●	●	●	●	●	●	●	●	●
elementary school	●	●	●	●	●	●	●	●	●
library	●	●	●	●	●	●	●	●	●
museum	●	●	●	●	●	●	●	●	●
place of worship	●	●	●	●	●	●	●	●	●
secondary school	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹

(By-Law Number 2022-62; 2024-332)

11.2. Urban Residential Zone 1 (UR1)

11.2.1. The **use** of any **lot** or **building** in the UR1 Zone must comply with the provisions of Table 11.2.1.

Table 11.2.1. – UR1 Provisions

Zoning Provision	House, semi-detached house and townhouse	non-residential buildings
1. Minimum lot area (square metres)	—	—
2. Minimum lot frontage (metres)	(a) house : 10.0 (b) semi-detached house : 9.0 per lot (c) townhouse : 6.0 per lot	10.0
3. Maximum height (metres)	(a) flat roof : 9.0 (b) all other: 10.7	(a) flat roof : 9.0 (b) all other: 10.7
4. Minimum front setback (metres)	6.0	6.0
5. Minimum rear setback (metres)	6.75	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0
7. Minimum interior setback (metres)	(a) 1.2 metres (b) Despite (a), where a common party wall is located along a lot line : 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	—	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—

Zoning Provision	House, semi-detached house and townhouse	non-residential buildings
12. Maximum building depth (metres)	—	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

11.3. Urban Residential Zone 2 (UR2)

11.3.1. The **use** of any **lot** or **building** in the UR2 Zone must comply with the provisions of Table 11.3.1.

Table 11.3.1. – UR2 Provisions

Zoning Provision	house, semi-detached house and townhouse	non-residential buildings
1. Minimum lot area (square metres)	—	—
2. Minimum lot frontage (metres)	(a) house : 12.0 (b) semi-detached house : 9.0 per lot (c) townhouse : 6.0 per lot	12.0
3. Maximum height (metres)	(a) flat roof : 9.0 (b) all other: 10.7	(a) flat roof : 9.0 (b) all other: 10.7
4. Minimum front setback (metres)	6.0	6.0
5. Minimum rear setback (metres)	7.5	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0
7. Minimum interior setback (metres)	(a) 1.2 metres (b) Despite (a), where a common party wall is located along a lot line : 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	—	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—
12. Maximum building depth (metres)	—	—

Zoning Provision	house, semi-detached house and townhouse	non-residential buildings
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

Additional Provisions for Lots Zoned UR2

11.3.2. In addition to the provisions of Table 11.3.1., the **use** of any **lot** or **building** in the UR2 Zone must comply with the following provisions:

- 1.** Where a **lot** was vacant or was created through a plan of subdivision under the *Planning Act* or a description under the *Condominium Act, 1998* following the date of passing of this By-law, **development** must comply with the following provisions:
 - (a)** Despite the minimum **front setback** listed in Table 11.3.1., the minimum **front setback** is 3.0 metres; and
 - (b)** Despite the minimum **lot frontage** listed in Table 11.3.1., the minimum **lot frontage** for a **corner lot** is:
 - (i)** 10.3 metres for a **house**;
 - (ii)** 8.8 metres per **lot** for a **semi-detached house**; and
 - (iii)** 8.6 metres per **lot** for a **townhouse**.

(By-Law Number 2022-62; 2024-332)

11.4. Urban Residential Zone 3 (UR3)

11.4.1. The **use** of any **lot** or **building** in the UR3 Zone must comply with the provisions of Table 11.4.1.

Table 11.4.1. – UR3 Provisions

Zoning Provision	house, semi-detached house and townhouse	non-residential buildings
1. Minimum lot area (square metres)	—	—
2. Minimum lot frontage (metres)	(a) house : 9.0 (b) semi-detached house : 7.5 per lot (c) townhouse : 6.0 per lot	9.0
3. Maximum height (metres)	(a) flat roof : 9.0 (b) all other: 10.7	(a) flat roof : 9.0 (b) all other: 10.7
4. Minimum front setback (metres)	(a) Where 2 adjacent buildings have a front lot line on the same street : the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street : the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent buildings have a front lot line on the same street : 3.0 metres	6.0
5. Minimum rear setback (metres)	6.0	equal to the height of the rear wall
6. Minimum exterior setback (metres)	2.4	2.4
7. Minimum interior setback (metres)	(a) 1.2 metres on one side and 0.6 metres on the other side (b) Despite (a), where a common party wall is located along a lot line : 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	—	—

Zoning Provision	house, semi-detached house and townhouse	non-residential buildings
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—
12. Maximum building depth	—	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

Additional Provisions for Lots Zoned UR3

- 11.4.2.** In addition to the provisions of Table 11.4.1., the **use** of any **lot** or **building** in the UR3 Zone must comply with the following provisions:
- 1.** Where a **lot** was vacant or was created through a plan of subdivision under the *Planning Act* or a description under the *Condominium Act, 1998* following the date of passing of this By-law, **development** must comply with the following provisions:
 - (a)** Despite the minimum **front setback** listed in Table 11.4.1., the minimum **front setback** is 3.0 metres; and
 - (b)** Despite the minimum **lot frontage** listed in Table 11.4.1., the minimum **lot frontage** for a **corner lot** is:
 - (i)** 10.3 metres for a **house**;
 - (ii)** 8.8 metres per **lot** for a **semi-detached house**; and
 - (iii)** 8.6 metres per **lot** for a **townhouse**.

(By-Law Number 2022-62; 2024-332)

11.5. Urban Residential Zone 4 (UR4)

11.5.1. Despite the provisions of Section 3, the following definitions apply to **lots** in the UR4 Zone:

- 1. Finished Grade** means the average elevation of the undisturbed ground, measured at the two points where the required **front setback** meets the side **lot lines**.
- 2. Height**, when used with reference to a **building**, means the vertical distance between the **finished grade** and the highest point of the **building**, exclusive of any accessory or auxiliary roof construction, such as an antenna, a chimney, a ventilation duct, an elevator or service penthouse, or a steeple.
- 3. Lot Coverage** means the percentage of the **lot area** covered by **buildings**, excluding the following:
 - (a) unenclosed steps and **porches**;
 - (b) **patios**;
 - (c) **decks**; and
 - (d) **balconies**, bay windows, canopies and overhanging eaves which are 2.0 metres or more in **height** above the **finished grade**.

11.5.2. The **use** of any **lot** or **building** in the UR4 Zone must comply with the provisions of Table 11.5.1.

Table 11.5.1. – UR4 Provisions

Zoning Provision	house, semi-detached house and townhouse	non-residential building
1. Minimum lot area (square metres)	(a) house : 557.4 (b) semi-detached house : 350.0 per lot (c) townhouse : 270.0 per lot	557.4
2. Minimum lot frontage (metres)	(a) house : 16.7 (b) semi-detached house : 10.0 per lot (c) townhouse : 8.0 per lot	16.7
3. Maximum height (metres)	(a) flat roof : 9.0 (b) all other roof types: 10.7	(a) flat roof : 9.0 (b) all other roof types: 10.7

Zoning Provision	house, semi-detached house and townhouse	non-residential building
4. Minimum front setback (metres)	6.1	6.1
5. Minimum rear setback (metres)	7.6	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.1	6.1
7. Minimum interior setback (metres)	(a) where there is an attached private garage : 1.22 metres (b) where there is no attached private garage : 2.44 metres on one side and 1.22 metres on the other side (c) Despite (a) and (b), where a common party wall is located along a lot line : 0 metres from the lot line with the common party wall and 1.22 metres from the other interior lot line	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	—	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	30%	30%
11. Maximum number of principal buildings per lot	1.0	1.0
12. Maximum building depth	—	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

11.6. Urban Residential Zone 5 (UR5)

11.6.1. The **use** of any **lot** or **building** in the UR5 Zone must comply with the provisions of Table 11.6.1.

Table 11.6.1. – UR5 Provisions

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
1. Minimum lot area (square metres)	(a) house : 370.0 (b) semi-detached house : 330.0 per lot (c) townhouse : 295.0 per lot	370.0
2. Minimum lot frontage (metres)	(a) house : 10.0 (b) semi-detached house : 9.0 per lot (c) townhouse : 8.0 per lot	10.0
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 (b) all other: lesser of 10.7 metres or 3 storeys
4. Minimum front setback (metres)	(a) Where 2 adjacent buildings have a front lot line on the same street : the lesser of 4.5 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street : the lesser of 4.5 metres or the average of 4.5 metres and the front setback of adjacent building (c) Where no adjacent buildings have a front lot line on the same street : 4.5 metres (d) Despite (a), (b) and (c), where a building existed as of the date of passing of this By-law and the front setback is less than required, the minimum front setback for the existing building and any further development that enlarges or alters the building 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 for the existing building and any further development that enlarges or alters the building is the existing front setback

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
5. Minimum rear setback (metres)	—	equal to the height of the rear wall
6. Minimum exterior setback (metres)	(a) Where 1 adjacent building has a front lot line on the same street: the lesser of 4.5 metres or the average of 4.5 metres and the front setback of adjacent building (b) Where no adjacent buildings have a front lot line on the same street: 4.5 metres (c) Despite (a) and (b), where a building existed as of the date of passing of this By-law and the exterior setback is less than required, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 4.5 metres, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback
7. Minimum interior setback (metres)	(a) house: 0.6 (b) semi-detached house and townhouse: where a common party wall is located along a lot line: 0 metres from the lot line with the common party wall and 1.2 metres from the other interior lot line	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	(a) house: 3.2 (b) semi-detached house and townhouse: —	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
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	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

11.7. Urban Residential Zone 6 (UR6)

11.7.1. The **use** of any **lot** or **building** in the UR6 Zone must comply with the provisions of Table 11.7.1.

Table 11.7.1. – UR6 Provisions

Zoning Provision	House, semi-detached house and townhouse	non-residential uses
1. Minimum lot area (square metres)	(a) house : 465.0 (b) semi-detached house : 280.0 per lot (c) townhouse : 250.0 per lot	465.0
2. Minimum lot frontage (metres)	(a) house : 15.0 (b) semi-detached house : 9.0 per lot (c) townhouse : 8.0 per lot	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 (b) all other: lesser of 10.7 metres or 3 storeys
4. Minimum front setback (metres)	(a) Where 2 adjacent buildings have a front lot line on the same street : the lesser of 4.5 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street : the lesser of 4.5 metres or the average of 4.5 metres and the front setback of adjacent building (c) Where no adjacent buildings have a front lot line on the same street : 4.5 metres (d) Despite (a), (b) and (c), where a building existed as of the date of passing of this By-	(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 for the existing building and any further development that enlarges or alters the building is the existing front setback

Zoning Provision	House, semi-detached house and townhouse	non-residential uses
	law and the front setback is less than required, the minimum front setback for the existing building and any further development that enlarges or alters the building is the existing front setback	
5. Minimum rear setback (metres)	—	equal to the height of the rear wall
6. Minimum exterior setback (metres)	(a) Where 1 adjacent building has a front lot line on the same street: the lesser of 4.5 metres or the average of 4.5 metres and the front setback of adjacent building (b) Where no adjacent buildings have a front lot line on the same street: 4.5 metres (c) Despite (a) and (b), where a building existed as of the date of passing of this By-law and the exterior setback is less than required, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback	a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 4.5 metres, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback
7. Minimum interior setback (metres)	(a) house: 0.6 (b) semi-detached house and townhouse: where a common party wall is located along a lot line: 0 metres from the lot line with the common party	3.0 metres plus 0.3 metres for each additional 0.6 metres in height above 4.6 metres

Zoning Provision	House, semi-detached house and townhouse	non-residential uses
	wall and 1.2 metres from the other interior lot line	
8. Minimum aggregate of interior setbacks	(a) house : 3.0 (b) semi-detached house and townhouse : —	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	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	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

11.8. Urban Residential Zone 7 (UR7)

11.8.1. The **use** of any **lot** or **building** in the UR7 Zone must comply with the provisions of Table 11.8.1.

Table 11.8.1. – UR7 Provisions

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
1. Minimum lot area (square metres)	(a) house : 555.0 (b) semi-detached house : 330.0 per lot (c) townhouse : 295.0 per lot	555.0

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
2. Minimum lot frontage (metres)	(a) house : 15.0 (b) semi-detached house : 9.0 per lot (c) townhouse : 8.0 per lot	(a) corner lot : 16.5 (b) all other lots : 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 (b) all other: lesser of 10.7 metres or 3 storeys
4. Minimum front setback (metres)	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 7.5 metres, the minimum front setback for the existing building and any further development that enlarges or alters the building is the existing front setback	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 7.5 metres, the minimum front setback for the existing building and any further development that enlarges or alters the building is the existing front setback
5. Minimum rear setback (metres)	—	equal to the height of the rear wall
6. Minimum exterior setback (metres)	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 7.5 metres, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 7.5 metres, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
		existing exterior setback
7. Minimum interior setback (metres)	(a) house : 1.2 (b) semi-detached house and townhouse : where a common party wall is located along a lot line : 0 metres from the lot line with the common party wall and 1.2 metres from the other interior lot line	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	(a) house : 3.0 (b) semi-detached house and townhouse : —	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	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	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

11.9. Urban Residential Zone 8 (UR8)

11.9.1. The **use** of any **lot** or **building** in the UR8 Zone must comply with the provisions of Table 11.9.1.

Table 11.9.1. – UR8 Provisions

Zoning Provision	House, semi-detached house and townhouse	non-residential uses
1. Minimum lot area (square metres)	(a) house : 418.0 (b) semi-detached house : 275.0 per lot (c) townhouse : 245.0 per lot	418.0
2. Minimum lot frontage (metres)	(a) house : 13.7 (b) semi-detached house : 9.0 per lot (c) townhouse : 8.0 per lot	(a) corner lot : 16.5 (b) all other lots : 13.7
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 (b) all other: lesser of 10.7 metres or 3 storeys
4. Minimum front setback (metres)	(a) 6.0 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 6.0 metres, the minimum front setback for the existing building and any further development that enlarges or alters the building is the existing front setback	(a) 6.0 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 6.0 metres, the minimum front setback for the existing building and any further development that enlarges or alters the building is the existing front setback
5. Minimum rear setback (metres)	—	equal to the height of the rear wall

Zoning Provision	House, semi-detached house and townhouse	non-residential uses
6. Minimum exterior setback (metres)	(a) 6.0 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 6.0 metres, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback	(a) 6.0 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 6.0 metres, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback
7. Minimum interior setback (metres)	(a) house : 1.2 (b) semi-detached house and townhouse : where a common party wall is located along a lot line : 0 metres from the lot line with the common party wall and 1.2 metres from the other interior lot line	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	(a) house : 3.0 (b) semi-detached house and townhouse : —	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	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	—

Zoning Provision	House, semi-detached house and townhouse	non-residential uses
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

11.10. Urban Residential Zone 9 (UR9)

11.10.1. Despite the provisions of Section 3, the following definitions apply to **lots** in the UR9 Zone:

- 1. Linked Dwelling** means a **house** that is linked to another **house** by common underground masonry footing only.

(By-Law Number 2022-62; 2024-332)

11.10.2. The **use** of any **lot** or **building** in the UR9 Zone must comply with the provisions of Table 11.10.2.

Table 11.10.2. – UR9 Provisions

Zoning Provision	house, semi-detached house and townhouse	semi-detached house, linked dwelling
1. Minimum lot area (square metres)	(a) house : 320.0 (b) semi-detached house : 270.0 per lot (c) townhouse : 240.0 per lot	320.0
2. Minimum lot frontage (metres)	(a) house : 10.6 (b) semi-detached house : 9.0 per lot (c) townhouse : 8.0 per lot	(a) corner lot : 14.0 (b) other lot : 10.6
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 (b) all other: lesser of 10.7 metres or 3 storeys
4. Minimum front setback (metres)	6.0	6.0
5. Minimum rear setback (metres)	6.0	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0
7. Minimum interior setback (metres)	(a) house with attached private garage : 1.2 (b) house with no attached private garage : 1.2 metres on one side and 2.4 metres on other side	3.0 metres plus 0.3 metres for each additional 0.6 metres in height above 4.6 metres

Zoning Provision	house, semi-detached house and townhouse	semi-detached house, linked dwelling
	(c) semi-detached house and townhouse : where a common party wall is located along a lot line : 0 metres from the lot line with the common party wall and 1.2 metres from the other interior lot line	
8. Minimum aggregate of interior setbacks	(a) house : 3.2 (b) semi-detached house and townhouse : —	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—
12. Maximum building depth (metres)	—	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)

Additional Provisions for Lots Zoned UR9

11.10.3. In addition to the provisions of Table 11.10.2., the **use** of any **lot** or **building** in the UR9 Zone must comply with the following provisions:

1. The minimum **separation distance** between the **main walls** above grade of a **linked dwelling** is 1.8 metres; and
2. Despite Clause 7.4.8., **driveway** widths that legally existed on a **lot** in the UR9 Zone as of the date of passing of this By-law are deemed to be permitted.