Zoning Map

167 Mack Street, Kingston



UR5 – Urban Residential 5



Kingston Zoning By-law Number 2022-62

KINGSTON

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.

Section 12: Urban Multi-Residential Zones

12.1. All Urban Multi-Residential Zones

12.1.1. For the purposes of this By-law, Urban Multi-Residential Zones include Urban Multi-Residential Zone 1 (URM1), Urban Multi-Residential Zone 2 (URM2), Urban Multi-Residential Zone 3 (URM3), Urban Multi-Residential Zone 4 (URM4), Urban Multi-Residential Zone 5 (URM5), Urban Multi-Residential Zone 6 (URM6), Urban Multi-Residential Zone 7 (URM7), Urban Multi-Residential Zone 8 (URM8), Urban Multi-Residential Zone 9 (URM9), Urban Multi-Residential Zone 10 (URM10) and Urban Multi-Residential Zone 11 (URM11).

(By-Law Number 2022-62; 2025-118)

12.1.2. **Uses** permitted in Urban Multi-Residential Zones are limited to the **uses** identified in Table 12.1.2., 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 in that Zone.

12.1.3. Where a permitted **use** includes a reference number in superscript beside the "●" symbol in Table 12.1.2., the following corresponding provisions apply:

1. May only contain **non-residential uses** that are permitted in the CN Zone as per Table 15.1.2., and the **non-residential uses** are only permitted on the **first storey**.

2. 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.

Table 12.1.2. - Permitted Uses in the Urban Multi-Residential Zones

Use	URM1	URM2	URM3	URM4	URM5	URM6	URM7	URM8	URM9	URM10	URM11
Residential **apartment building**	●	●	●	●	●	●	●	●	●	●	●
dwelling unit in a **mixed use building**	—	—	—	—	—	—	—	●[1]	—	—	●[1]
house	●	—	●	●	●	—	—	—	—	—	—
semi-detached house	●	—	—	—	—	—	—	—	—	—	—
stacked townhouse	●	●	—	—	—	—	—	●	●	●	●
townhouse	●	●	—	●	●	—	—	—	—	—	●

Use	URM1	URM2	URM3	URM4	URM5	URM6	URM7	URM8	URM9	URM10	URM11
Non- residential **community centre**	●	●	●	●	●	●	●	●	●	●	●
day care centre	●	●	●	●	●	●	●	●	●	●	●
elementary school	●	●	●	●	●	●	●	●	●	●	●
library	●	●	●	●	●	●	●	●	●	●	●
museum	●	●	●	●	●	●	●	●	●	●	●
place of worship	●	●	●	●	●	●	●	●	●	●	●
secondary school	●[2]	●[2]	●[2]	●[2]	●[2]	●[2]	●[2]	●[2]	●[2]	●[2]	●[2]

(By-Law Number 2022-62; 2024-332; 2025-118)