

**SECTION 6 - ZONE REQUIREMENTS FOR RESIDENTIAL USES**

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## SINGLE FAMILY DWELLINGS

|   |             |            |
|---|-------------|------------|
| - | RU Zone     | 180 metres |
| - | Other Zones | 30 metres  |

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

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

|   |                |                 |
|---|----------------|-----------------|
| - | RU Zone        | 20 hectares     |
| - | ER Zone        | 6 000 sq metres |
| - | R Zone         | 4 000 sq metres |
| - | R1 or R2 Zones | 450 sq metres   |

- Notwithstanding the lot area requirements as set forth above, where a lot is created by consent as defined herein and has a lesser area than required,

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

the minimum lot area requirement shall be deemed to be the area of such lot as created by consent.

**(c) FRONT YARD (MINIMUM)**

- RU Zone

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

- ER Zone 15 metres

- R Zone

|                            |           |
|----------------------------|-----------|
| lots less than 4 000 sq m  | 8 metres  |
| lots 4 000 sq m or greater | 10 metres |

- R1 and R2 Zones 6 metres

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

**(d) EXTERIOR SIDE YARD (MINIMUM)**

- RU Zone

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

- ER Zone 15 metres

- R Zone

|                              |          |
|------------------------------|----------|
| lots less than 4 000 sq m    | 7 metres |
| lots greater than 4 000 sq m | 9 metres |

- except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres for lots less than 4 000 sq metres.

- R1 and R2 Zones 5 metres

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

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

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

**(e) REAR YARD (MINIMUM)**

- |                       |           |
|-----------------------|-----------|
| - RU, ER, and R Zones | 12 metres |
| - R1 and R2 Zones     | 8 metres  |

**(f) INTERIOR SIDE YARD (MINIMUM)**

- |                   |          |
|-------------------|----------|
| - RU and ER Zones | 9 metres |
|-------------------|----------|

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

- R Zone

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

- R1 and R2 Zones

- (500-97-056) - 1.2 metres plus 0.5 metres for each additional or partial storey above the first. Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres.

**(g) FLOOR AREA (MINIMUM)**

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

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

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

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

- Deleted in entirety -

**(i) LOT COVERAGE (MAXIMUM)**

- |   |                      |
|---|----------------------|
| - RU Zone where lot is greater than 4 000 sq m and in ER Zone | 10%                  |
| - RU Zone where lot is less than 4 000 sq m                   | 20%                  |
| - R, R1 and R2 Zones  | 30%                  |
| - Other Zones   | as set forth therein |

**(j) HEIGHT OF BUILDING (MAXIMUM)**

|           |           |
|-----------|-----------|
| All Zones | 11 metres |
|-----------|-----------|

**(k) NUMBER OF SINGLE FAMILY DWELLINGS PER LOT**

|           |        |
|-----------|--------|
| All Zones | 1 only |
|-----------|--------|

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

- i) be separated from the principal dwelling by a minimum of 30 metres;
- ii) use the same entrance to the street as the principal residence; and,
- iii) comply with all other requirements of Section 6.1 hereof.

- provided that, in R1 and R2 zones the maximum number of pre-registration dwellings shall not

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

exceed 20% of the total number of single family dwellings which are to be built on proposed lots which have been draft plan of subdivision approved for the subject parcel.

**(1) LIVESTOCK OPERATION SETBACK**

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

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

In accordance with the provisions of Sections 5 hereof.

**6.2**

**SEMI-DETACHED DWELLING**

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

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

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

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

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

**(c) FRONT YARD (MINIMUM) 6 metres**

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

**(d) EXTERIOR SIDE YARD (MINIMUM) 5 metres**

- except where a driveway, providing access to an

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

attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 6 metres.

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

**(e) REAR YARD (MINIMUM)** 8 metres

**(f) INTERIOR SIDE YARD (MINIMUM)** 2.5 metres

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

- provided that if a lot is to be divided along the common wall, then the minimum interior side yard, between the two dwelling units, shall be nil.

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

**(h) LOT COVERAGE (MAXIMUM)** 35%

**(i) HEIGHT OF BUILDING (MAXIMUM)** 11 metres

**(j) NUMBER OF SEMI-DETACHED DWELLINGS PER LOT (MAXIMUM)** 1

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

In accordance with the provisions of Section 5 hereof.

**6.3**

**LINKED DWELLING (TWO DWELLINGS)**

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

- except that in the case of a corner lot, the minimum lot frontage for the exterior dwelling unit

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

shall be 14 metres.

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

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

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

**(c) FRONT YARD (MINIMUM)** 6 metres

**(d) EXTERIOR SIDE YARD (MINIMUM)** 5 metres

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

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

**(e) REAR YARD (MINIMUM)** 8 metres

**(f) INTERIOR SIDE YARD (MINIMUM)** 2.5 metres

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

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

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

above grade, may be 0.6 metres if the minimum distance between the two units is 1.2 metres.

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

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

In accordance with the provisions of Section 5 hereof.

**6.4**

**DUPLEX DWELLING**

- |     |                        |           |
|-----|------------------------|-----------|
| (a) | LOT FRONTAGE (MINIMUM) | 18 metres |
|-----|------------------------|-----------|

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

- |     |                    |               |
|-----|--------------------|---------------|
| (b) | LOT AREA (MINIMUM) | 540 sq metres |
|-----|--------------------|---------------|

- |     |                      |          |
|-----|----------------------|----------|
| (c) | FRONT YARD (MINIMUM) | 6 metres |
|-----|----------------------|----------|

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

- |     |                              |          |
|-----|------------------------------|----------|
| (d) | EXTERIOR SIDE YARD (MINIMUM) | 5 metres |
|-----|------------------------------|----------|

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

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

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

(e) REAR YARD (MINIMUM) 9 metres

(f) INTERIOR SIDE YARD (MINIMUM)

- 2 metres plus 0.5 metres for each additional or partial storey above the second.

- provided that where two garages or carports are not within or attached to the main building or the lot is not a corner lot, one interior side yard shall be a minimum of 4 metres.

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

(h) LOT COVERAGE (MAXIMUM) 35%

(i) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(j) NUMBER OF DUPLEX DWELLINGS PER LOT (MAXIMUM) 1 only

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

In accordance with the provisions of Section 5 hereof.

**6.5**

**TRIPLEX DWELLING**

(a) LOT FRONTAGE (MINIMUM) 20 metres

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

(b) LOT AREA (MINIMUM) 600 sq metres

(c) FRONT YARD (MINIMUM) 6 metres

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

(d) EXTERIOR SIDE YARD (MINIMUM) 6 metres

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

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

(e) REAR YARD (MINIMUM) 11 metres

(f) INTERIOR SIDE YARD (MINIMUM)

- 3 metres plus 0.5 metres for each additional or partial storey above the third.

- provided that where three garages or carports are not within or attached to the main building or the lot is not a corner lot, one interior side yard shall be a minimum of 5 metres.

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

(h) LOT COVERAGE (MAXIMUM) 35%

(i) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(j) NUMBER OF TRIPLEX DWELLINGS PER  
LOT (MAXIMUM) 1 only

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

In accordance with the provisions of Section 5 hereof.

**6.6**

**TOWNHOUSE DWELLING - FREEHOLD**

**TOWNHOUSE DWELLING (EXCLUDING A LINKED TOWNHOUSE  
DWELLING)**

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

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

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

(d) EXTERIOR SIDE YARD (MINIMUM) 5 metres

(f) INTERIOR SIDE YARD (MINIMUM)

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

(h) LOT COVERAGE (MAXIMUM) 40%

|     |                              |           |
|-----|------------------------------|-----------|
| (i) | HEIGHT OF BUILDING (MAXIMUM) | 11 metres |
|-----|------------------------------|-----------|

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

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

**LINKED TOWNHOUSE DWELLING**

**(k) LOT FRONTAGE PER UNIT (MINIMUM)** 9 metres

- except in the case of a corner lot, the minimum lot frontage shall be 12 metres.

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

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

**(m) FRONT YARD (MINIMUM)** 6 metres

**(n) EXTERIOR SIDE YARD (MINIMUM)** 5 metres

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

**(o) REAR YARD (MINIMUM)** 11 metres

**(p) INTERIOR SIDE YARD (MINIMUM)**

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

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

**(q) FLOOR AREA PER DWELLING UNIT**

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

|   |              |
|---|--------------|
| (MINIMUM)   | 90 sq metres |
| (r) LOT COVERAGE (MAXIMUM)  | 40%          |
| (s) HEIGHT OF BUILDING (MAXIMUM)  | 11 metres    |
| (t) NUMBER OF LINKED TOWNHOUSE<br>DWELLING UNITS PER LOT  | 1 only       |
| ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,<br>PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER<br>GENERAL PROVISIONS |              |

In accordance with the provisions of Section 5  
hereof.

**6.7 TOWNHOUSE DWELLING - BLOCK RESIDENTIAL DEVELOPMENT**

**TOWNHOUSE DWELLING (EXCLUDING A LINKED TOWNHOUSE  
DWELLING)**

**LOT REQUIREMENTS:**

(500-98-005)      **(a) LOT FRONTAGE (MINIMUM)**      21 metres

- except in the case of a corner lot the minimum  
lot frontage shall be 24.5 metres.

(500-97-079)      **(b) LOT AREA (MINIMUM)**  
(500-98-005)

- 180 sq m for each dwelling unit with two walls  
attached to adjoining dwelling units and/or a  
common use facility, and 240 sq. metres for each  
dwelling unit with only one wall attached to an  
adjoining dwelling unit.

**(c) LOT COVERAGE (MAXIMUM)**      40%

**(d) NUMBER OF TOWNHOUSE DWELLINGS  
PER LOT (MAXIMUM)**

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

**SITE REQUIREMENTS:**

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

(e) FRONT YARD (MINIMUM) 6 metres

(f) EXTERIOR SIDE YARD (MINIMUM) 5 metres

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

(g) REAR YARD (MINIMUM) 8 metres

(h) INTERIOR SIDE YARD (MINIMUM)

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

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

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

(j) HEIGHT OF BUILDING (MAXIMUM) 11 metres

**LINKED TOWNHOUSE DWELLING**

**LOT REQUIREMENTS:**

(k) LOT FRONTAGE (MINIMUM) 27 metres

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

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

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

(m) LOT COVERAGE (MAXIMUM) 40%

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

**(n) NUMBER OF TOWNHOUSE DWELLINGS PER  
LOT (MAXIMUM)**

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

**SITE REQUIREMENTS:**

**(o) FRONT YARD (MINIMUM)** 6 metres

**(p) EXTERIOR SIDE YARD (MINIMUM)** 5 metres

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

**(q) REAR YARD (MINIMUM)** 8 metres

**(r) INTERIOR SIDE YARD (MINIMUM)**

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

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

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

**(t) HEIGHT OF BUILDING (MAXIMUM)** 11 metres

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,**

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

**PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER  
GENERAL PROVISIONS**

In accordance with the provisions of Section 5  
hereof.

**6.8**

**APARTMENT DWELLING**

|  |               |
|--|---------------|
| <b>(a) LOT FRONTAGE (MINIMUM)</b>                                | 30 metres     |
| <b>(b) LOT AREA (MINIMUM)</b>                                    |               |
| - for the first four units                                       | 900 sq metres |
| - for each additional bachelor<br>or one bedroom dwelling unit   | 95 sq metres  |
| - for each additional two or<br>more bedroom dwelling units      | 140 sq metres |
| plus 45 sq metres for each bedroom in excess of two<br>bedrooms. |               |
| <b>(c) FRONT YARD (MINIMUM)</b>                                  | 8 metres      |
| <b>(d) EXTERIOR SIDE YARD (MINIMUM)</b>                          | 8 metres      |
| <b>(e) REAR YARD (MINIMUM)</b>                                   | 11 metres     |
| <b>(f) INTERIOR SIDE YARD (MINIMUM)</b>                          | 8 metres      |
| <b>(g) FLOOR AREA PER DWELLING UNIT (MINIMUM)</b>                |               |
| - bachelor unit  | 35 sq metres  |
| - one bedroom unit   | 40 sq metres  |
| - two bedroom unit   | 65 sq metres  |
| - three bedroom unit   | 75 sq metres  |
| <b>(h) LOT COVERAGE (MAXIMUM)</b>                                | 35%           |
| <b>(i) HEIGHT OF BUILDING (MAXIMUM)</b>                          | 12 metres     |

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

- (j) NUMBER OF APARTMENT BUILDINGS PER LOT (MAXIMUM) 1 only

(k) PRIVACY YARDS

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

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

(l) PLANTING STRIP

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

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

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

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

In accordance with the provisions of Section 5 hereof.

**6.9**

**DWELLING UNIT IN NON-RESIDENTIAL BUILDING**

- (a) LOT FRONTAGE (MINIMUM) 30 metres

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

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

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

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

for first unit 450 sq metres

for each additional bachelor  
or one bedroom unit 95 sq metres

for each additional two or  
more bedroom unit 140 sq metres  
- plus 45 square metres for each bedroom in excess  
of two bedrooms

**(c) YARDS (MINIMUM)**

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

**(d) FLOOR AREA PER DWELLING UNIT (MINIMUM)**

- bachelor unit 35 sq metres

- one bedroom unit 40 sq metres

- two bedroom unit 65 sq metres

- three bedroom unit 75 sq metres

**(e) LOT COVERAGE (MAXIMUM)**

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

**(f) RESIDENTIAL FLOOR AREA (MAXIMUM)**

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

**(g) HEIGHT OF BUILDING (MAXIMUM)**

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

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

**(h) NUMBER OF DWELLING UNITS  
PER LOT (MAXIMUM)** 1 only

**(i) PRIVACY YARDS**

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

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

**(j) RESIDENTIAL LANDSCAPED OPEN SPACE  
(MINIMUM)** 10%

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

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

**(k) WALLS CONTAINING HABITABLE ROOM WINDOWS**

**- LIVING ROOM WINDOWS**

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

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

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

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

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

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

**- HABITABLE ROOM WINDOWS OTHER THAN LIVING ROOM WINDOWS**

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

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

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

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

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

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

In accordance with the provisions of Section 5 hereof.