

SECTION 6 – RESIDENTIAL USES

6.1 SINGLE DETACHED DWELLINGS

(a) LOT FRONTAGE (MINIMUM) 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.

Minimum frontage for lots fronting on Highway 48 45 metres

(b) LOT AREA (MINIMUM) 6,000 sq. metres

R Zone 4,000 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, the minimum lot area requirement shall be deemed to be the area of such lot as created by consent.

(c) FRONT YARD (MINIMUM)

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

R Zone

Lots less than 4 000 sq m 6 metres

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

Lots 4000 sq. m or greater 10 metres

(d) EXTERIOR SIDE YARD (MINIMUM)

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

R Zone

Lots less than 4 000 sq m 3 metres

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

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

Lots greater than 4 000 sq m 9 metres

(e) REAR YARD (MINIMUM) 12 metres

R Zone

Lots less than 4000 sq m and on municipal services 7 metres

Lots 4000 sq m or greater, or on private services 12 metres

(f) INTERIOR SIDE YARD (MINIMUM) 9 metres

Except that 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

Lots less than 4000 sq m and on municipal services

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

Lots 4000 sq m or greater, or on private services.

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

(g) FLOOR AREA (MINIMUM) 112 sq metres

Lots less than 4 000 sq m 100 sq metres

Lots 4 000 sq m or greater 112 sq metres

(i) LOT COVERAGE (MAXIMUM) 20%

Lots less than 4 000 sq m 20%

Lots 4 000 sq m or greater 10%

R Zones 35%

Other Zones as set forth therein

(j) HEIGHT OF BUILDING (MAXIMUM) 11 metres

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- (k) NUMBER OF SINGLE DETACHED DWELLINGS PER LOT 1

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

In accordance with the provisions of Section 5.

6.2

DWELLING UNIT IN NON-RESIDENTIAL BUILDING

- (a) LOT FRONTAGE (MINIMUM) 30 metres
- (b) LOT AREA (MINIMUM) 1,800 sq metres
- (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)

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

- (h) NUMBER OF SINGLE DETACHED DWELLING UNITS PER LOT (MAXIMUM) 1

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(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.

(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.
- 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

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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.