

4.3

R6 AND R7 ZONES
(DETACHED DWELLINGS - SHALLOW LOTS)

4.3.1R6 and R7 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.3.1 - R6 and R7 Permitted Uses and Zone Regulations.

Table 4.3.1 - R6 and R7 Permitted Uses and Zone Regulations
(0181-2018/LPAT Order 2019 February 15), (0018-2021)

Column A		B	C
Line 1.0	ZONES	R6	R7
PERMITTED USES			
2.0	RESIDENTIAL		
2.1	Detached Dwelling	✓ ⁽¹⁾	✓ ⁽¹⁾
ZONE REGULATIONS			
3.0	MINIMUM LOT AREA		
3.1	Interior lot	320 m ²	285 m ²
3.2	Corner lot	405 m ²	370 m ²
4.0	MINIMUM LOT FRONTAGE		
4.1	Interior lot	12.5 m	11.0 m
4.2	Corner lot	15.8 m	14.3 m
5.0	MINIMUM FRONT YARD		
5.1	Lot with a municipal sidewalk adjacent the front lot line	4.5 m ⁽²⁾	4.5 m ⁽²⁾
5.2	Lot without a municipal sidewalk adjacent the front lot line	3.5 m ⁽²⁾	3.5 m ⁽²⁾
5.3	Garage face	5.8 m	5.8 m
6.0	MINIMUM EXTERIOR SIDE YARD		
6.1	Lot with a municipal sidewalk adjacent the exterior side lot line	4.5 m ⁽²⁾	4.5 m ⁽²⁾
6.2	Lot without a municipal sidewalk adjacent the exterior side lot line	3.5 m ⁽²⁾	3.5 m ⁽²⁾
6.3	Garage face	5.8 m	5.8 m
6.4	Minimum setback of a detached dwelling to all lands zoned U-3	14.5 m ⁽²⁾	14.5 m ⁽²⁾
7.0	MINIMUM INTERIOR SIDE YARD		
7.1	Interior lot	1.2 m on one side of the lot and 0.61 m on the other side ⁽²⁾	1.2 m on one side of the lot and 0.61 m on the other side ⁽²⁾
7.2	Corner lot	0.61 m ⁽²⁾	0.61 m ⁽²⁾

Table 4.3.1 continued on next page

Column A		B	C
Line 1.0	ZONES	R6	R7
Table 4.3.1 continued from previous page			
8.0	MINIMUM REAR YARD		
8.1	Interior lot	7.0 m ⁽²⁾	7.0 m ⁽²⁾
8.2	Corner lot	7.0 m ⁽²⁾	7.0 m ⁽²⁾
8.3	Where lot abuts a lot with a minimum rear yard of 7.5 m	6.0 m ⁽²⁾	6.0 m ⁽²⁾
8.4	Where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the detached dwelling	✓ ⁽²⁾	✓ ⁽²⁾
8.5	Minimum setback of a detached dwelling to all lands zoned U-3	14.5 m ⁽²⁾	14.5 m ⁽²⁾
9.0	MAXIMUM HEIGHT	10.7 m	10.7 m
10.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS		
10.1	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m	2.5 m
10.2	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m	5.0 m
10.3	For a detached dwelling more than one storey in height, where the garage projects beyond the main front entrance, a minimum of 75% of the width of the garage, measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	✓	✓
10.4	Maximum encroachment of a balcony or porch into the required front and exterior side yards	2.0 m ⁽²⁾	2.0 m ⁽²⁾
10.5	Maximum encroachment of an awning into the required front yard	0.6 m ⁽²⁾	0.6 m ⁽²⁾
10.6	Maximum encroachment of an awning into the required exterior side yard	0.3 m ⁽²⁾	0.3 m ⁽²⁾
10.7	Minimum setback to a sight triangle	0.0 m	0.0 m
11.0	ATTACHED GARAGE, PARKING AND DRIVEWAY		
11.1	Attached garage	Required ⁽³⁾	Required ⁽³⁾
11.2	Minimum parking spaces	✓ ^{(4) (5)}	✓ ^{(4) (5)}
11.3	Maximum driveway width	Lesser of 6.1 m or 45% of lot frontage ⁽⁶⁾	Lesser of 6.5 m or 50% of lot frontage ⁽⁶⁾
11.4	Maximum width of an attached garage: measured from the inside face of the garage walls	Lesser of 6.1 m or 45% of lot frontage ⁽⁶⁾	Lesser of 5.5 m or 50% of lot frontage ⁽⁶⁾
12.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁷⁾	✓ ⁽⁷⁾

- NOTES:
- (1) See also Subsections 4.1.1, 4.1.16 and 4.1.17 of this By-law.
 - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (3) See Subsection 4.1.12 of this By-law.
 - (4) See Subsection 4.1.9 of this By-law.
 - (5) See Part 3 of this By-law.
 - (6) See Article 4.1.9.1 of this By-law.
 - (7) See Subsection 4.1.2 of this By-law.
 - (8) *deleted by 0018-2021.*

4.3.2 R6 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.3.2.1	Exception: R6-1	Map # 57, 58	By-law:
In a R6-1 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.1.1	Minimum lot area - interior lot		360 m ²
4.3.2.1.2	Minimum lot area - corner lot		500 m ²
4.3.2.1.3	Minimum lot frontage - interior lot		12.0 m
4.3.2.1.4	Minimum lot frontage - corner lot		16.5 m
4.3.2.1.5	Minimum rear yard		7.5 m
4.3.2.1.6	Minimum setback of a detached dwelling to all lands zoned U-3		16.0 m
4.3.2.1.7	Maximum driveway width		Lesser of 6.1 m or 50% of the lot frontage
4.3.2.1.8	Maximum garage width: measured from the inside face of the garage side walls		Lesser of 6.1 m or 50% of the lot frontage

4.3.2.2	Exception: R6-2	Map # 28	By-law: 0181-2018/LPAT Order 2019 February 15
In a R6-2 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.2.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.2.2.2	Minimum lot area - interior lot		355 m ²
4.3.2.2.3	Minimum lot area - corner lot		415 m ²
4.3.2.2.4	Minimum lot frontage - interior lot		13.8 m
4.3.2.2.5	Minimum lot frontage - corner lot		16.1 m
4.3.2.2.6	Minimum setback to garage face		6.0 m
4.3.2.2.7	Minimum setback of a detached dwelling to all lands zoned PB1		18.5 m
4.3.2.2.8	Maximum driveway width		6.0 m
4.3.2.2.9	Maximum garage width: measured from the inside face of the garage side walls		6.0 m

4.3.2.3	Exception: R6-3	Map # 57	By-law:
In a R6-3 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.3.1	Minimum lot area - interior lot	460 m ²	
4.3.2.3.2	Minimum lot area - corner lot	565 m ²	
4.3.2.3.3	Minimum lot frontage - interior lot	14.0 m	
4.3.2.3.4	Minimum lot frontage - corner lot	17.3 m	
4.3.2.3.5	Minimum rear yard	7.5 m	
4.3.2.3.6	Minimum setback of a detached dwelling to all lands zoned U-3	14.0 m	
4.3.2.3.7	Maximum driveway width	Lesser of 6.1 m or 50% of the lot frontage	
4.3.2.3.8	Maximum garage width: measured from the inside face of the garage side walls	Lesser of 6.1 m or 50% of the lot frontage	

4.3.2.4	Exception: R6-4	Map # 57	By-law:
In a R6-4 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.4.1	Minimum lot area - interior lot	360 m ²	
4.3.2.4.2	Minimum lot area - corner lot	500 m ²	
4.3.2.4.3	Minimum lot frontage - interior lot	12.0 m	
4.3.2.4.4	Minimum lot frontage - corner lot	16.5 m	
4.3.2.4.5	Minimum rear yard	7.5 m	
4.3.2.4.6	Minimum setback of a detached dwelling to all lands zoned U-3	14.0 m	
4.3.2.4.7	Maximum driveway width	Lesser of 6.1 m or 50% of the lot frontage	
4.3.2.4.8	Maximum garage width: measured from the inside face of the garage side walls	Lesser of 6.1 m or 50% of the lot frontage	

4.3.2.5	Exception: R6-5	Map # 57	By-law:
In a R6-5 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.5.1	Minimum lot area - interior lot		460 m ²
4.3.2.5.2	Minimum lot area - corner lot		565 m ²
4.3.2.5.3	Minimum lot frontage - interior lot		14.0 m
4.3.2.5.4	Minimum lot frontage - corner lot		17.3 m
4.3.2.5.5	Minimum rear yard		7.5 m
4.3.2.5.6	Minimum setback of a detached dwelling to all lands zoned U-3		12.7 m
4.3.2.5.7	Maximum driveway width		Lesser of 6.1 m or 50% of the lot frontage
4.3.2.5.8	Maximum garage width: measured from the inside face of the garage side walls		Lesser of 6.1 m or 50% of the lot frontage

4.3.2.6	Exception: R6-6	Map # 57	By-law:
In a R6-6 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.6.1	Minimum lot area - interior lot		360 m ²
4.3.2.6.2	Minimum lot area - corner lot		500 m ²
4.3.2.6.3	Minimum lot frontage - interior lot		12.0 m
4.3.2.6.4	Minimum lot frontage - corner lot		16.5 m
4.3.2.6.5	Minimum rear yard		7.5 m
4.3.2.6.6	Minimum setback of a detached dwelling to all lands zoned U-3		12.7 m
4.3.2.6.7	Maximum driveway width		Lesser of 6.1 m or 50% of the lot frontage
4.3.2.6.8	Maximum garage width: measured from the inside face of the garage side walls		Lesser of 6.1 m or 50% of the lot frontage

4.3.2.7	Exception: R6-7	Map # 57	By-law:
In a R6-7 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.7.1	Minimum lot area - interior lot	360 m ²	
4.3.2.7.2	Minimum lot area - corner lot	500 m ²	
4.3.2.7.3	Minimum lot frontage - interior lot	12.0 m	
4.3.2.7.4	Minimum lot frontage - corner lot	16.5 m	
4.3.2.7.5	Minimum rear yard	7.5 m	
4.3.2.7.6	Minimum setback of a detached dwelling to all lands zoned U-3	14.9 m	
4.3.2.7.7	Maximum driveway width	Lesser of 6.1 m or 50% of the lot frontage	
4.3.2.7.8	Maximum garage width: measured from the inside face of the garage side walls	Lesser of 6.1 m or 50% of the lot frontage	

4.3.2.8	Exception: R6-8	Map # 57	By-law:
In a R6-8 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.8.1	Minimum lot area - interior lot	360 m ²	
4.3.2.8.2	Minimum lot area - corner lot	500 m ²	
4.3.2.8.3	Minimum lot frontage - interior lot	12.0 m	
4.3.2.8.4	Minimum lot frontage - corner lot	16.5 m	
4.3.2.8.5	Minimum rear yard	7.5 m	
4.3.2.8.6	Minimum setback of a detached dwelling to all lands zoned U-3	13.6 m	
4.3.2.8.7	Maximum driveway width	Lesser of 6.1 m or 50% of the lot frontage	
4.3.2.8.8	Maximum garage width: measured from the inside face of the garage side walls	Lesser of 6.1 m or 50% of the lot frontage	

4.3.2.9	Exception: R6-9	Map # 57	By-law:
In a R6-9 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.9.1	Minimum lot area - interior lot		360 m ²
4.3.2.9.2	Minimum lot area - corner lot		500 m ²
4.3.2.9.3	Minimum lot frontage - interior lot		12.0 m
4.3.2.9.4	Minimum lot frontage - corner lot		16.5 m
4.3.2.9.5	Minimum rear yard		5.87 m
4.3.2.9.6	Minimum setback of a detached dwelling to all lands zoned U-3		16.0 m
4.3.2.9.7	Maximum driveway width		Lesser of 6.1 m or 50% of the lot frontage
4.3.2.9.8	Maximum garage width: measured from the inside face of the garage side walls		Lesser of 6.1 m or 50% of the lot frontage

4.3.2.10	Exception: R6-10	Map # 57	By-law:
In a R6-10 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulation			
4.3.2.10.1	Minimum rear yard		6.86 m

4.3.2.11	Exception: R6-11	Map # 57	By-law:
In a R6-11 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.11.1	Minimum lot area - interior lot		460 m ²
4.3.2.11.2	Minimum lot area - corner lot		565 m ²
4.3.2.11.3	Minimum lot frontage - interior lot		14.0 m
4.3.2.11.4	Minimum lot frontage - corner lot		17.3 m
4.3.2.11.5	Minimum rear yard		6.3 m
4.3.2.11.6	Minimum setback of a detached dwelling to all lands zoned U-3		14.0 m
4.3.2.11.7	Maximum driveway width		Lesser of 6.1 m or 50% of the lot frontage
4.3.2.11.8	Maximum garage width: measured from the inside face of the garage side walls		Lesser of 6.1 m or 50% of the lot frontage

4.3.2.12	Exception: R6-12	Map # 57	By-law:
In a R6-12 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.12.1	Minimum lot area - interior lot		460 m ²
4.3.2.12.2	Minimum lot area - corner lot		565 m ²
4.3.2.12.3	Minimum lot frontage - interior lot		14.0 m
4.3.2.12.4	Minimum lot frontage - corner lot		17.3 m
4.3.2.12.5	Minimum rear yard		6.01 m
4.3.2.12.6	Minimum setback of a detached dwelling to all lands zoned U-3		14.0 m
4.3.2.12.7	Maximum driveway width		Lesser of 6.1 m or 50% of the lot frontage
4.3.2.12.8	Maximum garage width: measured from the inside face of the garage side walls		Lesser of 6.1 m or 50% of the lot frontage

4.3.2.13	Exception: R6-13	Map # 57	By-law:
In a R6-13 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.13.1	Minimum lot area - interior lot		460 m ²
4.3.2.13.2	Minimum lot area - corner lot		565 m ²
4.3.2.13.3	Minimum lot frontage - interior lot		14.0 m
4.3.2.13.4	Minimum lot frontage - corner lot		17.3 m
4.3.2.13.5	Minimum rear yard		5.77 m
4.3.2.13.6	Minimum setback of a detached dwelling to all lands zoned U-3		14.0 m
4.3.2.13.7	Maximum driveway width		Lesser of 6.1 m or 50% of the lot frontage
4.3.2.13.8	Maximum garage width: measured from the inside face of the garage side walls		Lesser of 6.1 m or 50% of the lot frontage

4.3.2.14	Exception: R6-14	Map # 57	By-law:
In a R6-14 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.14.1	Minimum lot area - interior lot	460 m ²	
4.3.2.14.2	Minimum lot area - corner lot	565 m ²	
4.3.2.14.3	Minimum lot frontage - interior lot	14.0 m	
4.3.2.14.4	Minimum lot frontage - corner lot	17.3 m	
4.3.2.14.5	Minimum rear yard	6.22 m	
4.3.2.14.6	Minimum setback of a detached dwelling to all lands zoned U-3	14.0 m	
4.3.2.14.7	Maximum driveway width	Lesser of 6.1 m or 50% of the lot frontage	
4.3.2.14.8	Maximum garage width: measured from the inside face of the garage side walls	Lesser of 6.1 m or 50% of the lot frontage	

4.3.2.15	Exception: R6-15	Map # 57	By-law:
In a R6-15 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.15.1	Minimum lot area - interior lot	460 m ²	
4.3.2.15.2	Minimum lot area - corner lot	565 m ²	
4.3.2.15.3	Minimum lot frontage - interior lot	14.0 m	
4.3.2.15.4	Minimum lot frontage - corner lot	17.3 m	
4.3.2.15.5	Minimum rear yard	6.73 m	
4.3.2.15.6	Minimum setback of a detached dwelling to all lands zoned U-3	14.0 m	
4.3.2.15.7	Maximum driveway width	Lesser of 6.1 m or 50% of the lot frontage	
4.3.2.15.8	Maximum garage width: measured from the inside face of the garage side walls	Lesser of 6.1 m or 50% of the lot frontage	

4.3.2.16	Exception: R6-16	Map # 57	By-law:
In a R6-16 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.16.1	Minimum lot area - interior lot	460 m ²	
4.3.2.16.2	Minimum lot area - corner lot	565 m ²	
4.3.2.16.3	Minimum lot frontage - interior lot	14.0 m	
4.3.2.16.4	Minimum lot frontage - corner lot	17.3 m	
4.3.2.16.5	Minimum rear yard	6.57 m	
4.3.2.16.6	Minimum setback of a detached dwelling to all lands zoned U-3	14.0 m	
4.3.2.16.7	Maximum driveway width	Lesser of 6.1 m or 50% of the lot frontage	
4.3.2.16.8	Maximum garage width: measured from the inside face of the garage side walls	Lesser of 6.1 m or 50% of the lot frontage	

4.3.2.17	Exception: R6-17	Map # 30	By-law: 0184-2008, 0181-2018/LPAT Order 2019 February 15
In a R6-17 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.2.17.1	Minimum lot area - interior lot	300 m ²	
4.3.2.17.2	Minimum lot area - corner lot	380 m ²	
4.3.2.17.3	Minimum lot frontage - corner lot	15.5 m	
4.3.2.17.4	Minimum setback to garage face - interior lot	6.0 m	
4.3.2.17.5	Minimum exterior side yard	4.2 m	
4.3.2.17.6	Minimum rear yard - interior lot	6.0 m	
4.3.2.17.7	Minimum rear yard - corner lot	6.0 m	
4.3.2.17.8	Maximum height	11.0 m	
4.3.2.17.9	Maximum driveway width	Lesser of 8.5 m or 50% of lot frontage	
4.3.2.17.10	Maximum width of an attached garage : measured from the inside face of the garage walls	Lesser of 6.3 m or 50% of lot frontage	
4.3.2.17.11	Maximum area of a balcony on top of an attached garage	12 m ²	

4.3.2.18	Exception: R6-18	Map # 57	By-law: 0077-2012
In a R6-18 zone the permitted uses and applicable regulations shall be as specified for a R6 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.3.2.18.1	(1)	A detached dwelling with one (1) second unit	
Regulations			
4.3.2.18.2	Minimum lot area - corner lot		380 m ²
4.3.2.18.3	Minimum lot frontage - corner lot		14.8 m
4.3.2.18.4	Minimum rear yard - interior lot for a one (1) storey detached dwelling		6.0 m
4.3.2.18.5	Maximum driveway width		46.5% of the lot frontage
4.3.2.18.6	Maximum garage width: measured from the inside face of the garage side walls		46.5% of the lot frontage
4.3.2.18.7	Minimum setback of stairs from the front and exterior side lot lines		1.0 m
4.3.2.18.8	A detached dwelling with a second unit shall also comply with the following: (1) the provisions of Articles 4.1.1.1 and 4.1.1.3 of this By-law shall not apply (2) notwithstanding the provisions of Article 4.1.5.8, stairs, stairwells or retaining walls, to facilitate an entrance located below grade at any point, or to facilitate a direct entrance only to the basement , shall be permitted to encroach into the required rear yard (3) minimum gross floor area - residential of a second unit (4) not more than one (1) pedestrian entrance to a detached dwelling shall face a street (5) an entrance to a second unit shall not be located within an attached garage (6) in addition to the required number of parking spaces for a detached dwelling , one (1) additional parking space shall be required for a second unit (7) a lot with a second unit shall have one (1) and not more than one (1) driveway (8) "Second Unit" means a self-contained dwelling unit within a detached dwelling with its own kitchen, sanitary facilities, bedroom(s)/sleeping area and entrance.		32.5 m ²

4.3.3 R7 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.3.3.1	Exception: R7-1	Map # 57	By-law:
In a R7-1 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulation			
4.3.3.1.1	Maximum garage width: measured from the inside face of the garage side walls - lots with lot frontage of 12.5 m or greater		Lesser of 6.1 m or 45% of the lot frontage

4.3.3.2	Exception: R7-2	Map # 44W	By-law:
In a R7-2 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulations			
4.3.3.2.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.2.2	Minimum lot area - interior lot		280 m ²
4.3.3.2.3	Minimum lot frontage - interior lot		10.8 m
4.3.3.2.4	Maximum driveway width		3.8 m
4.3.3.2.5	Maximum garage width: measured from the inside face of the garage side walls		3.8 m

4.3.3.3	Exception: R7-3	Map # 28	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-3 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulations			
4.3.3.3.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.3.2	Minimum lot area - interior lot		280 m ²
4.3.3.3.3	Minimum lot area - corner lot		335 m ²
4.3.3.3.4	Minimum lot frontage - interior lot		10.8 m
4.3.3.3.5	Minimum lot frontage - corner lot		13.1 m
4.3.3.3.6	Minimum setback to garage face		7.0 m
4.3.3.3.7	Minimum setback of a detached dwelling to all lands zoned PB1		18.5 m
4.3.3.3.8	Maximum driveway width - interior lot		4.3 m
4.3.3.3.9	Maximum driveway width - corner lot		4.7 m
4.3.3.3.10	Maximum garage width: measured from the inside face of the garage side walls		3.8 m

4.3.3.4	Exception: R7-4	Map # 28	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-4 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.4.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.4.2	Minimum lot area - interior lot	280 m ²	
4.3.3.4.3	Minimum lot area - corner lot	335 m ²	
4.3.3.4.4	Minimum lot frontage - interior lot	10.8 m	
4.3.3.4.5	Minimum lot frontage - corner lot	13.1 m	
4.3.3.4.6	Minimum setback to garage face	6.0 m	
4.3.3.4.7	Minimum setback of a detached dwelling to all lands zoned PB1	18.5 m	
4.3.3.4.8	Maximum driveway width - interior lot	4.3 m	
4.3.3.4.9	Maximum driveway width - corner lot	4.7 m	
4.3.3.4.10	Maximum garage width: measured from the inside face of the garage side walls	3.8 m	

4.3.3.5	Exception: R7-5	Map # 57	By-law: 0449-2007
In a R7-5 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.5.1	Minimum lot area - interior lot	295 m ²	
4.3.3.5.2	Minimum lot area - corner lot	415 m ²	
4.3.3.5.3	Minimum lot frontage - interior lot	9.75 m	
4.3.3.5.4	Minimum lot frontage - corner lot	13.5 m	
4.3.3.5.5	Minimum rear yard	7.5 m	
4.3.3.5.6	Maximum driveway width	6.5 m	
4.3.3.5.7	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	

Part 4 - Residential Zones

4.3.3.6	Exception: R7-6	Map # 57, 58	By-law:
In a R7-6 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.6.1	Minimum lot area - interior lot		275 m ²
4.3.3.6.2	Minimum lot area - corner lot		380 m ²
4.3.3.6.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.6.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.6.5	Minimum setback of a detached dwelling to all lands zoned U-3		11.0 m
4.3.3.6.6	Minimum rear yard		7.5 m
4.3.3.6.7	Maximum driveway width		6.5 m
4.3.3.6.8	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.7	Exception: R7-7	Map # 56	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-7 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.7.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.7.2	Minimum lot area - corner lot		365 m ²
4.3.3.7.3	Minimum front yard		4.5 m
4.3.3.7.4	Minimum exterior side yard		4.5 m
4.3.3.7.5	Minimum setback to garage face		7.0 m
4.3.3.7.6	Maximum driveway width		6.0 m
4.3.3.7.7	Maximum garage width: measured from the inside face of the garage side walls		5.7 m
4.3.3.7.8	Minimum number of parking spaces		3

4.3.3.8	Exception: R7-8	Map # 56	By-law:
In a R7-8 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.8.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.8.2	Minimum lot area - corner lot		365 m ²
4.3.3.8.3	Minimum front yard		4.5 m
4.3.3.8.4	Minimum exterior side yard		4.5 m
4.3.3.8.5	Minimum interior side yard where side lot line abuts a G1 zone		3.0 m
4.3.3.8.6	Maximum driveway width		6.0 m
4.3.3.8.7	Maximum garage width: measured from the inside face of the garage side walls		5.7 m
4.3.3.8.8	Minimum number of parking spaces		3

4.3.3.9	Exception: R7-9	Map # 38E	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-9 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.9.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.9.2	Maximum lot coverage	47%	
4.3.3.9.3	Minimum lot area - corner lot	365 m ²	
4.3.3.9.4	Minimum lot frontage - corner lot	14.0 m	
4.3.3.9.5	Minimum front yard	4.5 m	
4.3.3.9.6	Minimum exterior side yard	4.5 m	
4.3.3.9.7	Minimum setback to garage face	6.0 m	
4.3.3.9.8	Maximum driveway width	5.5 m	
4.3.3.9.9	Maximum garage width: measured from the inside face of the garage side walls	5.7 m	

4.3.3.10	Exception: R7-10	Map # 38E	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-10 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.10.1	The regulations of Lines 8.3 and 8.4 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.10.2	Maximum lot coverage	45%	
4.3.3.10.3	Minimum lot area - interior lot	295 m ²	
4.3.3.10.4	Minimum lot area - corner lot	415 m ²	
4.3.3.10.5	Minimum lot frontage - interior lot	9.75 m	
4.3.3.10.6	Minimum lot frontage - corner lot	13.5 m	
4.3.3.10.7	Minimum front yard	4.5 m	
4.3.3.10.8	Minimum exterior side yard	4.5 m	
4.3.3.10.9	Minimum rear yard	7.5 m	
4.3.3.10.10	Minimum setback to garage face	6.0 m	
4.3.3.10.11	Maximum driveway width	6.0 m	
4.3.3.10.12	Maximum garage width: measured from the inside face of the garage side walls	6.0 m	

4.3.3.11	Exception: R7-11	Map # 30	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-11 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.11.1	Minimum lot area - interior lot		385 m ²
4.3.3.11.2	Minimum lot area - corner lot		530 m ²
4.3.3.11.3	Minimum lot frontage - corner lot		15.0 m
4.3.3.11.4	Minimum front yard		4.5 m
4.3.3.11.5	Minimum exterior side yard		4.5 m
4.3.3.11.6	Minimum interior side yard - corner lot		1.2 m
4.3.3.11.7	Minimum rear yard		7.5 m
4.3.3.11.8	Minimum setback to garage face		6.0 m
4.3.3.11.9	Maximum driveway width		5.5 m
4.3.3.11.10	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.12	Exception: R7-12	Map # 30	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-12 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.12.1	Minimum lot area - interior lot		295 m ²
4.3.3.12.2	Minimum lot area - corner lot		415 m ²
4.3.3.12.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.12.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.12.5	Minimum front yard		4.5 m
4.3.3.12.6	Minimum exterior side yard		4.5 m
4.3.3.12.7	Minimum rear yard		7.5 m
4.3.3.12.8	Minimum setback to garage face		6.0 m
4.3.3.12.9	Maximum driveway width		6.5 m
4.3.3.12.10	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.13	Exception: R7-13	Map # 57	By-law: 0181-2018/LPAT Order 2019 February 15
In a R7-13 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulations			
4.3.3.13.1	Minimum lot area - interior lot	275 m ²	
4.3.3.13.2	Minimum lot area - corner lot	380 m ²	
4.3.3.13.3	Minimum lot frontage - interior lot	9.75 m	
4.3.3.13.4	Minimum lot frontage - corner lot	13.5 m	
4.3.3.13.5	Minimum rear yard	7.5 m	
4.3.3.13.6	Minimum setback to garage face	4.0 m	
4.3.3.13.7	Maximum driveway width	6.5 m	
4.3.3.13.8	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	

4.3.3.14	Exception: R7-14	Map # 57	By-law:
In a R7-14 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulations			
4.3.3.14.1	The regulations of Lines 8.1 to 8.4, 10.1 to 10.3 and 11.1 contained in Table 4.3.1 of this By-law shall not apply		
4.3.3.14.2	Minimum lot area - interior lot	275 m ²	
4.3.3.14.3	Minimum lot area - corner lot	380 m ²	
4.3.3.14.4	Minimum lot frontage - interior lot	9.75 m	
4.3.3.14.5	Minimum lot frontage - corner lot	13.5 m	
4.3.3.14.6	Minimum setback of a detached garage to a rear lot line	0.5 m	
4.3.3.14.7	Minimum distance between a detached garage and a detached dwelling on the same lot	6.0 m	
4.3.3.14.8	Minimum setback of a detached garage located in a rear yard to a side lot line	0.85 m on one side and 0.0 m on the other side	
4.3.3.14.9	Maximum driveway width	6.5 m	
4.3.3.14.10	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	
4.3.3.14.11	The lot line abutting a street with a width of 17.0 m or greater shall be deemed to be the front lot line		
4.3.3.14.12	A detached garage in the rear yard shall be provided		

4.3.3.15	Exception: R7-15	Map # 58	By-law:
In a R7-15 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulations			
4.3.3.15.1	Minimum lot area - interior lot	295 m ²	
4.3.3.15.2	Minimum lot area - corner lot	415 m ²	
4.3.3.15.3	Minimum lot frontage - interior lot	9.75 m	
4.3.3.15.4	Minimum lot frontage - corner lot	13.5 m	
4.3.3.15.5	Minimum rear yard	7.5 m	
4.3.3.15.6	Minimum setback of a detached dwelling to all lands zoned U-3	16.0 m	
4.3.3.15.7	Maximum driveway width	6.5 m	
4.3.3.15.8	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	

4.3.3.16	Exception: R7-16	Map # 44W	By-law:
In a R7-16 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulations			
4.3.3.16.1	Minimum lot area - interior lot	295 m ²	
4.3.3.16.2	Minimum lot area - corner lot	415 m ²	
4.3.3.16.3	Minimum lot frontage - interior lot	9.75 m	
4.3.3.16.4	Minimum lot frontage - corner lot	13.5 m	
4.3.3.16.5	Minimum rear yard	7.5 m	
4.3.3.16.6	Maximum driveway width	5.5 m	
4.3.3.16.7	Maximum garage width: measured from the inside face of the garage side walls	5.5 m	

4.3.3.17	Exception: R7-17	Map # 57	By-law: 0325-2008
In a R7-17 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses/regulations shall apply:			
Regulations			
4.3.3.17.1	Minimum lot area - interior lot	295 m ²	
4.3.3.17.2	Minimum lot area - corner lot	415 m ²	
4.3.3.17.3	Minimum lot frontage - interior lot	9.75 m	
4.3.3.17.4	Minimum lot frontage - corner lot	13.5 m	
4.3.3.17.5	Minimum rear yard	7.5 m	
4.3.3.17.6	Minimum setback of a detached dwelling to all lands zoned U-3	14.9 m	
4.3.3.17.7	Maximum driveway width	6.5 m	
4.3.3.17.8	Minimum garage width: measured from the inside face of the garage side walls	5.5 m	

4.3.3.18	Exception: R7-18	Map # 57	By-law:
In a R7-18 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.18.1	Minimum lot area - interior lot		295 m ²
4.3.3.18.2	Minimum lot area - corner lot		415 m ²
4.3.3.18.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.18.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.18.5	Minimum rear yard		7.5 m
4.3.3.18.6	Minimum setback of a detached dwelling to all lands zoned U-3		13.2 m
4.3.3.18.7	Minimum driveway width		6.5 m
4.3.3.18.8	Minimum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.19	Exception: R7-19	Map # 57	By-law:
In a R7-19 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.19.1	Minimum lot area - interior lot		295 m ²
4.3.3.19.2	Minimum lot area - corner lot		415 m ²
4.3.3.19.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.19.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.19.5	Minimum rear yard		4.9 m
4.3.3.19.6	Maximum driveway width		6.5 m
4.3.3.19.7	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.20	Exception: R7-20	Map # 57	By-law:
In a R7-20 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.20.1	Minimum lot area - interior lot		295 m ²
4.3.3.20.2	Minimum lot area - corner lot		415 m ²
4.3.3.20.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.20.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.20.5	Minimum rear yard		6.18 m
4.3.3.20.6	Maximum driveway width		6.5 m
4.3.3.20.7	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.21	Exception: R7-21	Map # 57	By-law:
In a R7-21 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.21.1	Minimum lot area - interior lot		295 m ²
4.3.3.21.2	Minimum lot area - corner lot		415 m ²
4.3.3.21.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.21.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.21.5	Minimum rear yard		7.12 m
4.3.3.21.6	Maximum driveway width		6.5 m
4.3.3.21.7	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.22	Exception: R7-22	Map # 57	By-law:
In a R7-22 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.22.1	Minimum lot area - interior lot		295 m ²
4.3.3.22.2	Minimum lot area - corner lot		415 m ²
4.3.3.22.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.22.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.22.5	Minimum rear yard		6.4 m
4.3.3.22.6	Maximum driveway width		6.5 m
4.3.3.22.7	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.23	Exception: R7-23	Map # 57	By-law:
In a R7-23 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.23.1	Minimum lot area - interior lot		295 m ²
4.3.3.23.2	Minimum lot area - corner lot		415 m ²
4.3.3.23.3	Minimum lot frontage - interior lot		9.75 m
4.3.3.23.4	Minimum lot frontage - corner lot		13.5 m
4.3.3.23.5	Minimum rear yard		7.31 m
4.3.3.23.6	Maximum driveway width		6.5 m
4.3.3.23.7	Maximum garage width: measured from the inside face of the garage side walls		5.5 m

4.3.3.24	Exception: R7-24	Map # 57	By-law: 0055-2012, 0067-2014
In a R7-24 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.24.1	Minimum lot frontage - corner lot		13.3 m
4.3.3.24.2	Minimum rear yard where the rear lot line abuts an 8.0 m public lane		6.0 m
4.3.3.24.3	Maximum garage width: measured from the inside face of the garage side walls		5.7 m
4.3.3.24.4	Minimum setback of stairs from the front and exterior side lot lines		1.0 m

4.3.3.25	Exception: R7-25	Map # 56	By-law: 0114-2015
In a R7-25 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following uses /regulations shall apply:			
Regulations			
4.3.3.25.1	Minimum lot area - interior lot		279 m ²
4.3.3.25.2	Minimum lot frontage - interior lot		10.1 m
4.3.3.25.3	Minimum interior side yard where a side lot line abuts a B zone		2.0 m
4.3.3.25.4	Minimum rear yard		7.5 m
4.3.3.25.5	Minimum rear yard where a lot abuts a B zone		6.5 m
4.3.3.25.6	Maximum height from average grade to lower edge of eaves		6.4 m
4.3.3.25.7	Maximum height from average grade to lower edge of eaves where a lot abuts lands zoned R7-8		6.0 m
4.3.3.25.8	Maximum gross floor area - residential of third storey where a lot abuts lands zoned R7-8		88 m ²
4.3.3.25.9	Maximum driveway width		5.4 m
4.3.3.25.10	Maximum garage width: measured from the inside face of the garage side walls		6.0 m

4.4R8 TO R11 ZONES
(DETACHED DWELLINGS - GARAGE CONTROL LOTS)

4.4.1R8 to R11 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.4.1 - R8 to R11 Permitted Uses and Zone Regulations.

Table 4.4.1 - R8 to R11 Permitted Uses and Zone Regulations
(0325-2008), (0379-2009), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

Column A		B	C	D	E
Line 1.0	ZONES	R8	R9	R10	R11
PERMITTED USES					
2.0	RESIDENTIAL				
2.1	Detached Dwelling	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
ZONE REGULATIONS					
3.0	MINIMUM LOT AREA				
3.1	Interior lot	670 m ²	340 m ²	365 m ²	295 m ²
3.2	Corner lot	780 m ²	410 m ²	500 m ²	415 m ²
4.0	MINIMUM LOT FRONTAGE				
4.1	Interior lot	18.0 m	13.6 m	12.0 m	9.75 m
4.2	Corner lot	21.0 m	16.7 m	16.5 m	13.5 m
5.0	MAXIMUM LOT COVERAGE	30% ⁽²⁾	35% ⁽²⁾	40% ⁽²⁾⁽¹⁴⁾	40% ⁽²⁾⁽¹⁴⁾
6.0	MINIMUM FRONT YARD				
6.1	Interior lot	9.0 m ⁽⁵⁾	4.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾
6.2	Corner lot	7.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾
6.3	Garage face - interior lot	Equal to the front yard and equal to or further from the front lot line than the main front entrance	6.0 m	6.0 m	6.0 m
6.4	Garage face - corner lot	Equal to the front yard	6.0 m	6.0 m	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	7.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾	4.5 m ⁽⁵⁾
7.1	Garage face	Equal to the exterior side yard	6.0 m	6.0 m	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD				
8.1	Interior lot	1.8 m plus 0.61 m for each additional storey or portion thereof above one storey ⁽⁵⁾	1.2 m ⁽⁵⁾	1.2 m ⁽⁵⁾	1.2 m on one side of the lot and 0.61 m on the other side ⁽⁵⁾

Table 4.4.1 continued on next page

Column A		B	C	D	E
Line 1.0	ZONES	R8	R9	R10	R11
Table 4.4.1 continued from previous page					
8.2	Interior lot with an attached or detached garage in the rear or interior side yard that is located 15.0 m or more from the front lot line	3.0 m on one side and the other interior side yard may be reduced by 0.6 m, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard ⁽⁵⁾	3.0 m on one side and 0.6 m on the other side, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard ⁽⁵⁾	3.0 m on one side and 0.6 m on the other side, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard ⁽⁵⁾	
8.3	Corner lot	3.0 m ⁽⁵⁾	1.2 m ⁽⁵⁾	1.2 m ⁽⁵⁾	1.2 m ⁽⁵⁾
9.0	MINIMUM COMBINED WIDTH OF SIDE YARDS - INTERIOR LOT				
9.1	One storey detached dwelling	20% of the lot frontage or n/a if Line 8.2 of this Table applies			
9.2	Dwelling having more than one storey	27% of the lot frontage or n/a if Line 8.2 of this Table applies			
10.0	MINIMUM REAR YARD				
10.1	Interior lot	7.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾
10.2	Corner lot	3.0 m ⁽⁵⁾	7.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾
11.0	HEIGHT				
11.1	Maximum Height - Highest Ridge: sloped roof	10.7 m			
11.2	Maximum Height: sloped roof		10.7 m	10.7 m	10.7 m
11.3	Maximum Height: flat roof	7.5 m	7.5 m	7.5 m	7.5 m
12.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS				
12.1	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot	n/a	1.0 m	2.5 m	2.5 m
12.2	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot	n/a	2.5 m	4.0 m	4.0 m
12.3	For a detached dwelling more than one storey in height, where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face - interior lot	n/a	✓	✓	✓

Table 4.4.1 continued on next page

Column A		B	C	D	E
Line 1.0	ZONES	R8	R9	R10	R11
Table 4.4.1 continued from previous page					
12.4	Maximum encroachment of a porch into the required front and exterior side yards	2.5 m ⁽⁵⁾	1.5 m ⁽⁵⁾	1.5 m ⁽⁵⁾	1.5 m ⁽⁵⁾
13.0	ATTACHED GARAGE, PARKING AND DRIVEWAY				
13.1	Attached garage	Required ⁽⁹⁾	Required ⁽⁹⁾	Required ⁽⁹⁾	Required ⁽⁹⁾
13.2	Minimum parking spaces	✓ ⁽¹⁰⁾⁽¹¹⁾	✓ ⁽¹⁰⁾⁽¹¹⁾	✓ ⁽¹⁰⁾⁽¹¹⁾	✓ ⁽¹⁰⁾⁽¹¹⁾
13.3	Maximum driveway width	Lesser of 8.5 m or 50% of lot frontage ⁽¹⁰⁾	Lesser of 8.5 m or 50% of lot frontage ⁽¹⁰⁾	Lesser of 8.5 m or 50% of lot frontage ⁽¹⁰⁾	6.0 m ⁽¹⁰⁾
14.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽¹²⁾⁽¹³⁾	✓ ⁽¹²⁾⁽¹³⁾	✓ ⁽¹²⁾⁽¹³⁾	✓ ⁽¹²⁾⁽¹³⁾

- NOTES:
- (1)

 See also Subsections 4.1.1, 4.1.16 and 4.1.17 of this By-law.
- (2)

 See Article 4.4.1.1 of this By-law.
- (3)

deleted by 0018-2021.
- (4)

deleted by 0018-2021.
- (5)

 See also Subsections 4.1.7 and 4.1.8 of this By-law.
- (6)

deleted by 0018-2021.
- (7)

deleted by 0018-2021.
- (8)

deleted by 0018-2021.
- (9)

 See also Subsection 4.1.12 of this By-law.
- (10)

 See also Subsection 4.1.9 of this By-law.
- (11)

 See also Part 3 of this By-law.
- (12)

 See Subsection 4.1.2 of this By-law.
- (13)

 See Article 4.4.1.2 of this By-law.
- (14)

 See Article 4.4.1.3 of this By-law.
- (15)

deleted by 0018-2021.
- (16)

deleted by 0018-2021.

- 4.4.1.1

The following exclusions will be permitted from the calculation of **lot coverage**:
(0018-2021)

(1)

 A maximum of 12 m² of **porch** area on an **interior lot**;

(2)

 A maximum of 20 m² of **porch** area on a **corner lot**.
- 4.4.1.2

Accessory buildings and **structures** shall not be located within an **exterior side yard**.
(0018-2021)
- 4.4.1.3

For properties zoned R10 or R11, the maximum **lot coverage** shall be 45% for **interior lots**, where the projection of a **garage** beyond the **main entry feature**, where provided, is less than or equal to 1.0 m and the projection of a **garage** beyond the **main front entrance** is less than or equal to 2.5 m. *(0018-2021)*
- Revised: 2021 February 28

Page 4.4.1 ~ 3

4.4.2 R8 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.4.2.1	Exception: R8-1	Map # 45E	By-law:
In a R8-1 zone the permitted uses and applicable regulations shall be as specified for a R8 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.2.1.1	Minimum lot area - corner lot	660 m ²	
4.4.2.1.2	Minimum lot frontage - corner lot	18.8 m	
4.4.2.1.3	Minimum front yard - corner lot	6.0 m	
4.4.2.1.4	Minimum exterior side yard	6.0 m	
4.4.2.1.5	Maximum encroachment of a porch into the required front and exterior side yards - corner lot	4.0 m	

4.4.2.2	Exception: R8-2	Map # 52W	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09
In a R8-2 zone the permitted uses and applicable regulations shall be as specified for a R8 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.4.2.2.1	On lands zoned R8-2 the following uses shall also be permitted provided that they are carried on within the existing heritage building or within an addition to the existing heritage building :		
	(1) Art Gallery (2) Financial Institution (3) Office (4) Community centre or private community centre (5) Library (6) Medical Office - Restricted (7) Overnight Accommodation (8) Service Establishment (9) Private Club (10) Private School (11) Commercial School (12) Restaurant (13) Apartment		
Regulations			
4.4.2.2.2	The provisions contained in Article 2.1.2.1 of this By-law shall not apply		
4.4.2.2.3	Minimum lot area - corner lot	1.37 ha	
4.4.2.2.4	Maximum gross floor area	1 500 m ²	
4.4.2.2.5	Accessory buildings and structures shall be permitted in the exterior side yard		
4.4.2.2.6	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		
4.4.2.2.7	"Gross Floor Area" means the aggregate of the areas of each storey above established grade , measured between the exterior faces of the exterior walls, but shall not include a garage used for the parking of motor vehicles		

4.4.2.3	Exception: R8-3	Map # 45E	By-law:
In a R8-3 zone the permitted uses and applicable regulations shall be as specified for a R8 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.2.3.1	Minimum lot frontage - interior lot		8.5 m
4.4.2.3.2	Minimum setback of all buildings and structures to the southerly interior side lot line		3.0 m
4.4.2.3.3	Minimum setback of all buildings and structures to all other lot lines		5.0 m

4.4.2.4	Exception: R8-4	Map # 52W	By-law:
In a R8-4 zone the permitted uses and applicable regulations shall be as specified for a R8 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.2.4.1	Minimum lot area - interior lot		600 m ²
4.4.2.4.2	Minimum front yard - interior lot		6.0 m
4.4.2.4.3	Minimum exterior side yard		6.0 m
4.4.2.4.4	Maximum encroachment of a porch into the required front yard - interior lot		5.5 m
4.4.2.4.5	Maximum encroachment of a porch into the required front yard - corner lot		4.0 m
4.4.2.4.6	Maximum encroachment of a porch into the required exterior side yard		4.0 m

4.4.2.5	Exception: R8-5	Map # 52W	By-law: 0308-2011
In a R8-5 zone the permitted uses and applicable regulations shall be as specified for a R8 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.2.5.1	Minimum lot frontage		22.5 m
4.4.2.5.2	Maximum lot coverage		25%
4.4.2.5.3	Minimum front yard - interior lot		6.0 m
4.4.2.5.4	Minimum exterior side yard		6.0 m
4.4.2.5.5	Maximum height - highest ridge: sloped roof		7.0 m
4.4.2.5.6	Maximum encroachment of a porch into the required front yard - interior lot		5.5 m
4.4.2.5.7	Maximum encroachment of a porch into the required front yard - corner lot		4.0 m
4.4.2.5.8	Maximum encroachment of a porch into the required exterior side yard		4.0 m
4.4.2.5.9	Maximum projection of the garage beyond any portion of the front wall or exterior side wall of the first storey		0.0 m

4.4.3 R9 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.4.3.1	Exception: R9-1	Map # 52W	By-law:
In a R9-1 zone the permitted uses and applicable regulations shall be as specified for a R9 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.3.1.1	Minimum lot frontage - interior lot		16.5 m
4.4.3.1.2	Minimum front yard - interior lot		15.0 m

4.4.3.2	Exception: R9-2	Map # 44W	By-law:
In a R9-2 zone the permitted uses and applicable regulations shall be as specified for a R9 zone except that the following uses /regulations shall apply:			
Regulation			
4.4.3.2.1	Minimum rear yard abutting the G2-1 zone		15.0 m

4.4.3.3	Exception: R9-3	Map # 52E	By-law:
In a R9-3 zone the applicable regulations shall be as specified for a R9 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.4.3.3.1	Lands zoned R9-3 shall only be used for the following:		
	(1) A place of religious assembly and support facilities		
Regulations			
4.4.3.3.2	The provisions contained in Article 2.1.9.3 and Subsection 4.4.1 of this By-law shall not apply		
4.4.3.3.3	Minimum front yard - interior lot	56.0 m	
4.4.3.3.4	Minimum interior side yard - interior lot	23.0 m	
4.4.3.3.5	Minimum setback of all buildings and structures and parking to all lands zoned G2-1	5.0 m	
4.4.3.3.6	Maximum height	22.0 m	
4.4.3.3.7	Maximum height : spire	30.0 m	
4.4.3.3.8	"Support Facilities" means a building or structure or part thereof used for administrative offices, private school and a community room accessory to the place of religious assembly		

4.4.3.4	Exception: R9-4	Map # 44W	By-law:
In a R9-4 zone the permitted uses and applicable regulations shall be as specified for a R9 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.3.4.1	Minimum lot area - interior lot		550 m ²
4.4.3.4.2	Minimum lot area - corner lot		720 m ²
4.4.3.4.3	Minimum lot frontage - interior lot		15.0 m
4.4.3.4.4	Minimum lot frontage - corner lot		19.5 m
4.4.3.4.5	Minimum exterior side yard		6.0 m
4.4.3.4.6	Minimum rear yard - corner lot		3.0 m

4.4.4 R10 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

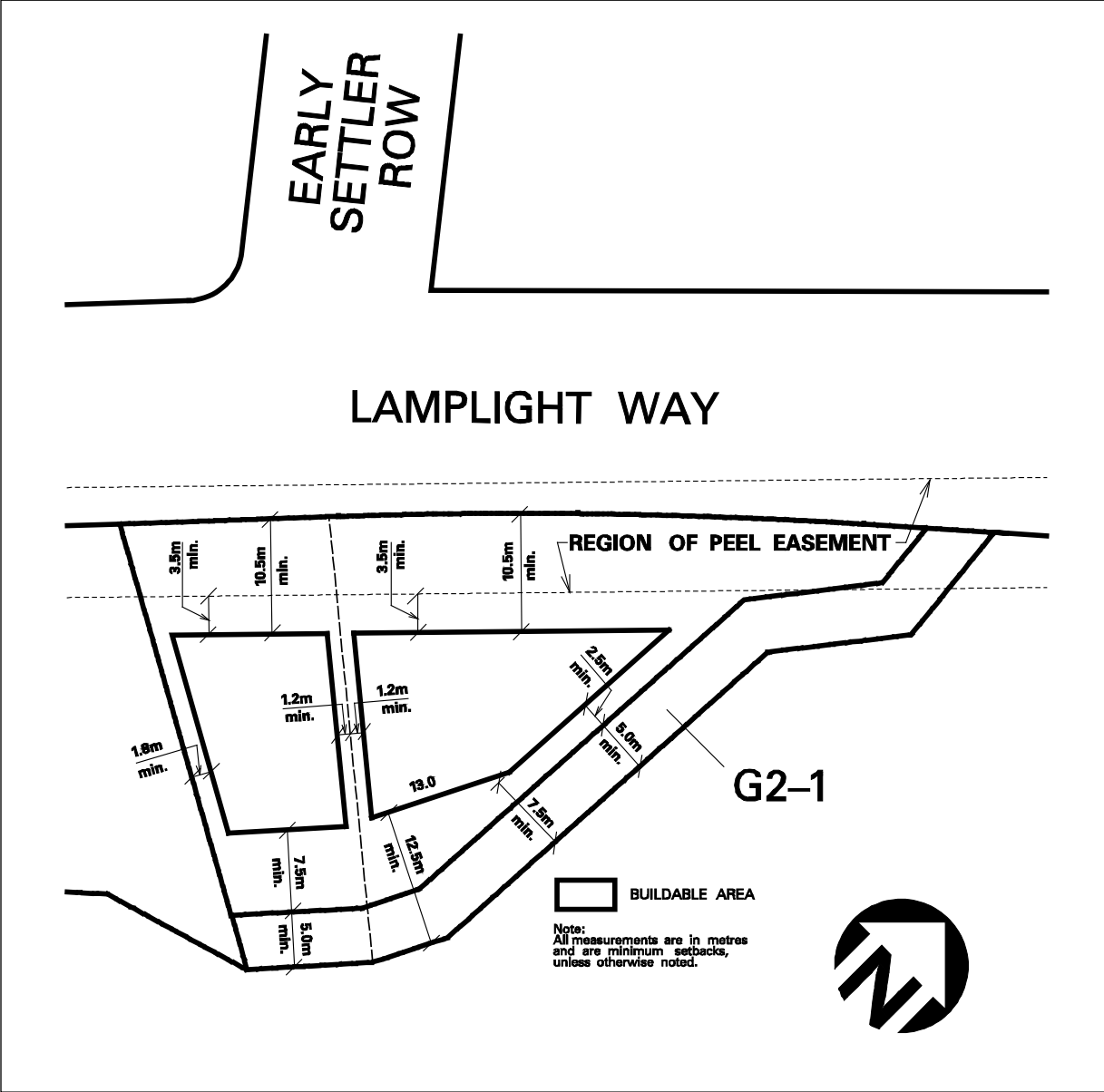
4.4.4.1	Exception: R10-1	Map # 44W, 45E, 52E, 52W	By-law: 0379-2009
In a R10-1 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.4.1.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.4.1.2	Maximum lot coverage : <div><div>(1)</div>where the garage does not project more than 1.0 m beyond the main entry feature; or45%</div> <div><div>(2)</div>where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey; or45%</div> <div><div>(3)</div>where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.45%</div>		
4.4.4.1.3	Maximum projection of a garage beyond the main front entrance		7.0 m

4.4.4.2	Exception: R10-2	Map # 52W	By-law: 0379-2009
In a R10-2 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.4.2.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.4.2.2	Minimum lot frontage - corner lot		15.8 m
4.4.4.2.3	Maximum lot coverage : <div><div>(1)</div><div>where the garage does not project more than 1.0 m beyond the main entry feature; or</div><div>45%</div><div>(2)</div><div>where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey; or</div><div>45%</div><div>(3)</div><div>where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.</div><div>45%</div></div>		
4.4.4.2.4	Minimum exterior side yard		3.0 m
4.4.4.2.5	Maximum projection of a garage beyond the main front entrance		7.0 m

4.4.4.3	Exception: R10-3	Map # 44W	By-law: 0379-2009
In a R10-3 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.4.3.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.4.3.2	Maximum lot coverage : <div><div>(1)</div>where the garage does not project more than 1.0 m beyond the main entry feature; or45%</div> <div><div>(2)</div>where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey; or45%</div> <div><div>(3)</div>where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.45%</div>		
4.4.4.3.3	Minimum front yard	9.0 m	
4.4.4.3.4	Maximum projection of a garage beyond the main front entrance	7.0 m	

4.4.4.4	Exception: R10-4	Map # 52W	By-law:
In a R10-4 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.4.4.1	Minimum lot area - corner lot	660 m ²	
4.4.4.4.2	Minimum lot frontage - corner lot	18.8 m	
4.4.4.4.3	Minimum exterior side yard	6.0 m	

4.4.4.5	Exception: R10-5	Map # 45E	By-law: 0379-2009
In a R10-5 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.4.5.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.4.5.2	Maximum lot coverage: <div><div>(1)</div><div>where the garage does not project more than 1.0 m beyond the main entry feature; or</div><div>45%</div></div> <div><div>(2)</div><div>where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey; or</div><div>45%</div></div> <div><div>(3)</div><div>where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.</div><div>45%</div></div>		
4.4.4.5.3	Maximum projection of a garage beyond the main front entrance		7.0 m
4.4.4.5.4	All site development plans shall comply with Schedule R10-5 of this Exception		



Schedule R10-5
Map 45E

4.4.4.6	Exception: R10-6	Map # 52E	By-law:
In a R10-6 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.4.6.1	Minimum westerly interior side yard - interior lot		4.5 m
4.4.4.6.2	Minimum easterly interior side yard - interior lot		7.5 m
4.4.4.6.3	Minimum rear yard - interior lot		1.2 m
4.4.4.6.4	Maximum rear yard - interior lot		2.4 m

4.4.4.7	Exception: R10-7	Map # 52E	By-law:
In a R10-7 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses/regulations shall apply:			
Regulation			
4.4.4.7.1	Minimum lot area - interior lot		340 m ²

4.4.4.8	Exception: R10-8	Map # 52E	By-law: 0379-2009
In a R10-8 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.4.8.1	The regulations of Lines 12.1 and 12.2 contained in Table 4.4.1 of this By-law shall not apply		
4.4.4.8.2	Maximum lot coverage : <div><div>(1)</div>where the garage does not project more than 1.0 m beyond the main entry feature; or45%</div> <div><div>(2)</div>where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey; or45%</div> <div><div>(3)</div>where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.45%</div>		
4.4.4.8.3	Maximum projection of a garage beyond the main front entrance		7.5 m

4.4.4.9	Exception: R10-9	Map # 52E	By-law: 0379-2009
In a R10-9 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.4.9.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.4.9.2	Minimum lot frontage - corner lot		15.4 m
4.4.4.9.3	Maximum lot coverage :		
	(1) where the garage does not project more than 1.0 m beyond the main entry feature ; or		45%
	(2) where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey ; or		45%
	(3) where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.		45%
4.4.4.9.4	Maximum projection of a garage beyond the main front entrance		7.0 m

4.4.4.10	Exception: R10-10	Map # 52E	By-law: 0379-2009
In a R10-10 zone the permitted uses and applicable regulations shall be as specified for a R10 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.4.10.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.4.10.2	Maximum lot coverage :		
	(1) where the garage does not project more than 1.0 m beyond the main entry feature ; or	45%	
	(2) where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey ; or	45%	
	(3) where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.	45%	
4.4.4.10.3	Minimum setback of a detached dwelling to all lands zoned G2-1	7.0 m	
4.4.4.10.4	Maximum projection of a garage beyond the main front entrance	7.0 m	

4.4.5R11 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.4.5.1	Exception: R11-1	Map # 44W, 52E, 52W	By-law: 0379-2009
In a R11-1 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.5.1.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.5.1.2	Maximum lot coverage : (1) where the garage does not project more than 1.0 m beyond the main entry feature ; or 45% (2) where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey ; or 45% (3) where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall. 45%		
4.4.5.1.3	Maximum projection of a garage beyond the main front entrance		7.0 m

4.4.5.2	Exception: R11-2	Map # 52W	By-law:
In a R11-2 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.5.2.1	Minimum lot frontage - interior lot		13.6 m
4.4.5.2.2	Minimum lot frontage - corner lot		16.7 m
4.4.5.2.3	Minimum exterior side yard		3.0 m
4.4.5.2.4	A one storey portion of the detached dwelling , up to a maximum gross floor area - residential of 8 m ² , shall be permitted to encroach into the required rear yard to within 6.0 m of the rear lot line		

4.4.5.3	Exception: R11-3	Map # 52W	By-law:
In a R11-3 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.5.3.1	Minimum lot frontage - interior lot		13.6 m
4.4.5.3.2	Minimum lot frontage - corner lot		16.7 m
4.4.5.3.3	Minimum exterior side yard		3.0 m
4.4.5.3.4	A one storey portion of the detached dwelling , up to a maximum gross floor area - residential of 8.0 m ² , shall be permitted to encroach into the required rear yard to within 6.0 m of the rear lot line		
4.4.5.3.5	The lot line abutting a street with a width of 20.0 m or greater shall be deemed to be the front lot line		
4.4.5.3.6	A garage shall only be located in a rear yard		
4.4.5.3.7	Maximum garage width: measured from the outside of the exterior wall on one side to the outside of the exterior wall or midpoint of the interior wall on the other side		50% of the lot frontage

4.4.5.4	Exception: R11-4	Map # 52E	By-law: 0379-2009
In a R11-4 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.5.4.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.5.4.2	Maximum lot coverage : (1) where the garage does not project more than 1.0 m beyond the main entry feature ; or (2) where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey ; or (3) where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.		
4.4.5.4.3	Minimum lot area - interior lot		340 m ²
4.4.5.4.4	Minimum lot area - corner lot		450 m ²
4.4.5.4.5	Minimum lot frontage - interior lot		11.0 m
4.4.5.4.6	Minimum lot frontage - corner lot		14.5 m
4.4.5.4.7	Maximum projection of a garage beyond the main front entrance		7.0 m

4.4.5.5	Exception: R11-5	Map # 52E	By-law: 0379-2009
In a R11-5 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.5.5.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.5.5.2	Maximum lot coverage: (1) where the garage does not project more than 1.0 m beyond the main entry feature ; or 45% (2) where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey ; or 45% (3) where the width of the garage is 6.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall. 45%		
4.4.5.5.3	Maximum projection of a garage beyond the main front entrance		7.5 m

4.4.5.6	Exception: R11-6	Map # 44W	By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15
In a R11-6 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.5.6.1	The regulations of Lines 12.1 and 12.2 contained in Table 4.4.1 of this By-law shall not apply		
4.4.5.6.2	Maximum lot coverage: (1) where the garage does not project more than 1.0 m beyond the main entry feature ; or 45% (2) where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey ; or 45% (3) where the maximum garage width measured from the inside face of the garage side walls is 5.0 m. 45%		
4.4.5.6.3	Minimum interior side yard - interior lot		1.2 m
4.4.5.6.4	Minimum setback to garage face		7.0 m
4.4.5.6.5	Minimum setback to a sight triangle		0.0 m
4.4.5.6.6	Maximum projection of a garage beyond the main front entrance		7.0 m
4.4.5.6.7	A detached garage shall not be permitted		
4.3.5.6.8	Maximum driveway width		5.0 m

4.4.5.7	Exception: R11-7	Map # 52W	By-law: 0379-2009
In a R11-7 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.5.7.1	The regulations of Lines 12.1 and 12.2 contained in Table 4.4.1 of this By-law shall not apply		
4.4.5.7.2	Maximum lot coverage : <div><div>(1)</div>where the garage does not project more than 1.0 m beyond the main entry feature; or45%</div> <div><div>(2)</div>where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey; or45%</div> <div><div>(3)</div>where the maximum garage width measured from the inside face of the garage side walls is 5.0 m.45%</div>		
4.4.5.7.3	Minimum lot area - interior lot		400 m ²
4.4.5.7.4	Minimum lot area - corner lot		480 m ²
4.4.5.7.5	Minimum lot frontage - interior lot		11.5 m
4.4.5.7.6	Minimum lot frontage - corner lot		15.0 m
4.4.5.7.7	Maximum encroachment of a porch and/or a balcony , up to a maximum floor area of 18 m ² , into the required front yard - interior lot		2.0 m
4.4.5.7.8	Maximum encroachment of a porch and/or balcony , up to a maximum floor area of 25 m ² , into the required front and exterior side yard - corner lot		2.0 m
4.4.5.7.9	The floor area of a porch or balcony , up to a maximum of 18 m ² on an interior lot and a maximum of 25 m ² on a corner lot shall be excluded from the calculation of lot coverage		
4.4.5.7.10	Maximum encroachment of a window projection with or without a foundation, bay window, box window, chimney , media niche, pilaster or corbel into a required yard		0.61 m
4.4.5.7.11	Maximum projection of a garage beyond the main front entrance		7.0 m

4.4.5.8	Exception: R11-8	Map # 52W	By-law: 0181-2018/LPAT Order 2019 February 15
In a R11-8 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses/regulations shall apply:			
Regulations			
4.4.5.8.1	Minimum lot area - interior lot		350 m ²
4.4.5.8.2	Minimum lot area - corner lot		460 m ²
4.4.5.8.3	Minimum lot frontage - interior lot		13.6 m
4.4.5.8.4	Minimum lot frontage - corner lot		16.7 m
4.4.5.8.5	Minimum front yard		4.0 m
4.4.5.8.6	Minimum exterior side yard		3.0 m
4.4.5.8.7	Maximum encroachment of a porch into the required front yard		2.5 m
4.4.5.8.8	Minimum setback to garage face		5.2 m
4.4.5.8.9	On an interior lot , where a one storey detached or attached garage is located in the rear or interior side yard and where no part of the garage is located closer than 15.0 m to the front lot line :		
	(1) a maximum of 38 m ² of the gross floor area of the garage shall be excluded from the calculation of lot coverage		
	(2) one interior side yard shall be a minimum width of 3.0 m and the other interior side yard may be reduced by 0.6 m, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m interior side yard		
	(3) minimum front yard of the detached dwelling may be reduced to 3.5 m		
	(4) a maximum of 15 m ² gross floor area - residential of the first storey of the detached dwelling may project a maximum of 1.5 m into the required rear yard		

4.4.5.9	Exception: R11-9	Map # 52E	By-law: 0379-2009
In a R11-9 zone the permitted uses and applicable regulations shall be as specified for a R11 zone except that the following uses /regulations shall apply:			
Regulations			
4.4.5.9.1	The regulations of Lines 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply		
4.4.5.9.2	Maximum lot coverage : <div><div>(1)</div>where the garage does not project more than 1.0 m beyond the main entry feature; or45%</div> <div><div>(2)</div>where the garage does not project more than 2.5 m beyond the main front entrance or a habitable room on the first storey; or45%</div> <div><div>(3)</div>where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall.45%</div>		
4.4.5.9.3	Minimum lot area - interior lot		326 m ²
4.4.5.9.4	Minimum lot area - corner lot		450 m ²
4.4.5.9.5	Minimum lot frontage - interior lot		9.75 m
4.4.5.9.6	Minimum lot frontage - corner lot		14.5 m
4.4.5.9.7	Maximum projection of a garage beyond the main front entrance		7.0 m

4.5R12 TO R14 ZONES
(DETACHED DWELLINGS - MODULAR LOTS)

4.5.1R12 to R14 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.5.1 - R12 to R14 Permitted Uses and Zone Regulations and in compliance with Figure 4.5.1 - Diagrammatic Illustration for R12 to R14 Zones.

Table 4.5.1 - R12 to R14 Permitted Uses and Zone Regulations

Column A			B	C	D
Line 1.0	ZONES		R12	R13	R14
PERMITTED USES					
2.0	RESIDENTIAL				
2.1	Detached Dwelling		✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
ZONE REGULATIONS					
3.0	MINIMUM MODULAR LOT AREA				
3.1	Lot Type Illustrated on Figure 4.5.1	LOT TYPE A	580 m ²	450 m ²	365 m ²
3.2		LOT TYPE B	555 m ²	425 m ²	335 m ²
3.3		LOT TYPE C	590 m ²	450 m ²	355 m ²
4.0	MINIMUM SF (STREET FRONTAGE) (0325-2008)				
4.1	Lot Type Illustrated on Figure 4.5.1	LOT TYPE A	16.0 m	13.0 m	11.0 m ⁽⁹⁾
4.2		LOT TYPE B	24.0 m	22.0 m	19.0 m ⁽⁹⁾
4.3		LOT TYPE C	14.5 m	14.5 m	14.5 m
5.0	MINIMUM ½ MODULE AREA		1 930 m ²	1 480 m ²	1 180 m ²
6.0	MAXIMUM LOT COVERAGE		32%	35%	35%
7.0	MINIMUM LOT DIMENSIONS				
7.1	Dimensions A to I are Graphically Illustrated on Figure 4.5.1	A	0.4 m	0.4 m	0.4 m
7.2		B	1.0 m	1.0 m	1.0 m
7.3		C	3.0 m	2.5 m	2.0 m
7.4		D	1.5 m	1.0 m	1.0 m
7.5		E	2.5 m ^{(2) (3)}	2.0 m ^{(2) (3)}	1.5 m ^{(2) (3)}
7.6		F	2.0 m ⁽³⁾	2.0 m ⁽³⁾	1.5 m ⁽³⁾
7.7		G	3.0 m	2.0 m	1.0 m
7.8		H	12.4 m	11.6 m	9.2 m
7.9		I	7.2 m	6.2 m	5.6 m
8.0	MAXIMUM LOT DIMENSIONS				
8.1	Dimensions J and K are Graphically Illustrated on Figure 4.5.1	J	5.2 m	2.5 m	1.5 m
8.2		K	3.0 m	2.4 m	4.6 m

Table 4.5.1 continued on next page

Column A			B	C	D
Line 1.0	ZONES		R12	R13	R14
Table 4.5.1 continued from previous page					
9.0	MINIMUM LANDSCAPED AREA				
9.1	Areas 1, 2, 3, 4 and 4a are Graphically Illustrated on Figure 4.5.1	AREA 1	9%	10%	11%
9.2		AREAS 2, 3	25% ⁽⁵⁾	25% ⁽⁵⁾	25% ⁽⁵⁾
		AREAS 4, 4a	25% ⁽⁴⁾⁽⁵⁾	25% ⁽⁴⁾⁽⁵⁾	25% ⁽⁴⁾⁽⁵⁾
10.0	MAXIMUM HEIGHT		10.7 m	10.7 m	10.7 m
11.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS				
11.1	Maximum projection of bay windows, greenhouse windows and porches outside the building area		0.45 m	0.45 m	0.45 m
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY				
12.1	Attached garage		Required ⁽⁶⁾	Required ⁽⁶⁾	Required ⁽⁶⁾
12.2	Minimum parking spaces		⁽⁷⁾ (8)	⁽⁷⁾ (8)	⁽⁷⁾ (8)
12.3	Minimum parking spaces within a garage		2	2	2
12.4	Maximum driveway width		Lesser of 8.5 m or 50% of the lot frontage ⁽⁷⁾	Lesser of 8.5 m or 50% of the lot frontage ⁽⁷⁾	Lesser of 8.5 m or 50% of the lot frontage ⁽⁷⁾
13.0	ACCESSORY BUILDINGS AND STRUCTURES				
13.1	Maximum gross floor area of an accessory structure shall not exceed 10% of the lot area and must be located within the buildable area identified on Figure 4.5.1 and only to the rear of the dwelling and/or garage		✓	✓	✓
13.2	Accessory buildings and structures with a gross floor area of 10 m² or less and a height of 4.6 m or less may be located outside the buildable area indicated on Figure 4.5.1 provided that they are located to the rear of the dwelling and/or garage and not closer than 1.0 m from a lot line		✓	✓	✓

- NOTES:
- (1)

See also Subsections 4.1.1, 4.1.16 and 4.1.17 of this By-law.
- (2)

Where E is measured from a street line other than Tenth Line West, the minimum dimension shall be increased by 2.0 m.
- (3)

Where E and F are measured from the street line of Tenth Line West, minimum dimensions shall be increased by 6.0 m and 5.0 m, respectively.
- (4)

The lesser of Area 4 or Area 4a shall be a minimum of 40% of the minimum landscaped area.
- (5)

"Minimum Landscaped Area" means open, unobstructed space, suitable for the growth and maintenance of grass, flowers, bushes and other landscaping, and may contain fences, trellises, patios, patio decks, swimming pool facilities, play equipment and an accessory building or structure not exceeding 10 m².
- (6)

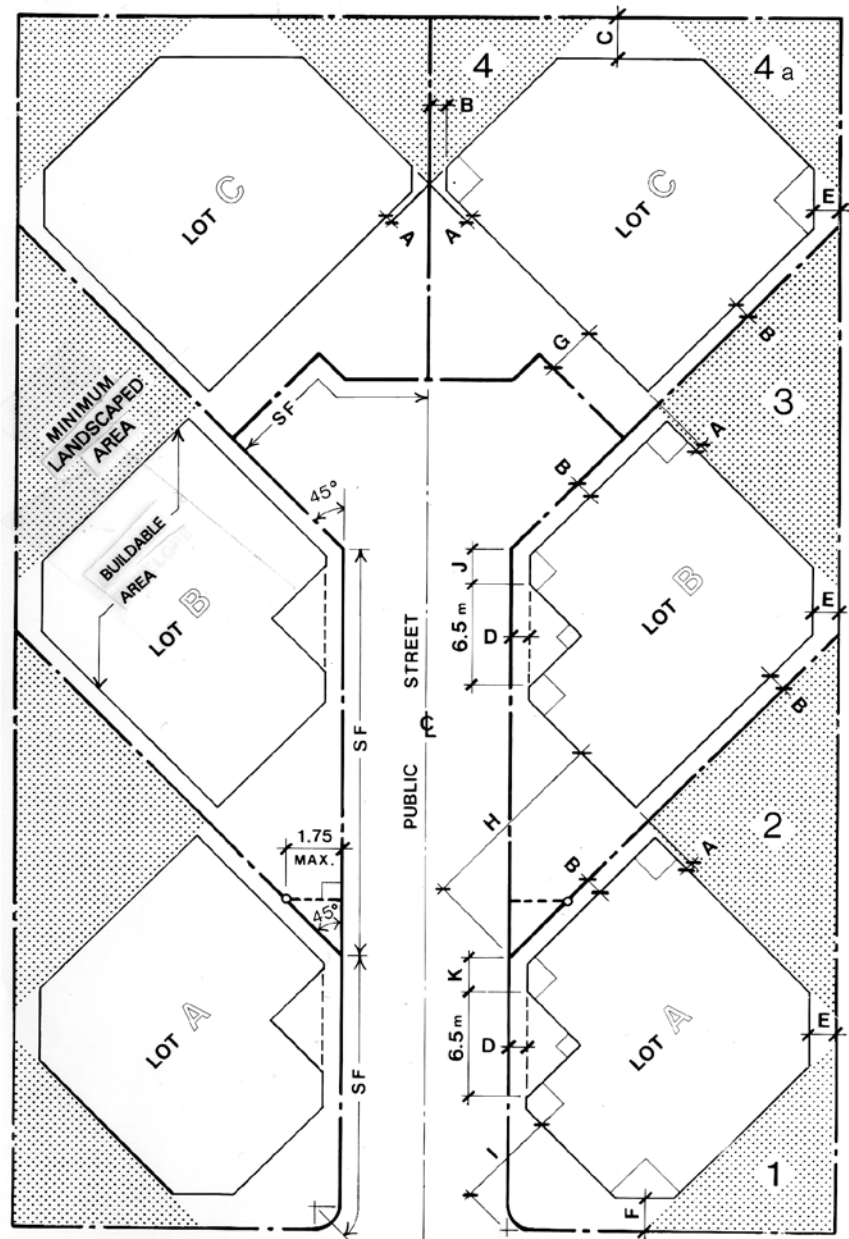
See also Subsection 4.1.12 of this By-law.
- (7)

See also Subsection 4.1.9 of this By-law.
- (8)

See also Part 3 of this By-law.
- (9)

A portion of the side lot line between LOT A and LOT B in an R14 zone may be established perpendicular to the street line, provided that portion does not exceed a dimension of 1.75 m measured from the said street line, and the 45° angle is maintained for the remainder of the side lot line.

Figure 4.5.1 - Diagrammatic Illustration for R12 to R14 Zones



- NOTES:**
- (1) Site development standards applicable to **lots** on both sides of the **street** and its centreline projection.
 - (2) SF indicates **street** frontage.
 - (3) Minimum **street** frontage shall be measured along **street line** as shown.
 - (4) LOT A **street** frontage includes ½ of corner arc.
 - (5) **Landscaped area** shaded 1, 2, 3, 4 and 4a shall be provided outside of a buildable area.

4.5.2R12 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.5.2.1	Exception: R12-1	Map # 56	By-law:
In a R12-1 zone the permitted uses and applicable regulations shall be as specified for a R12 zone except that the following uses /regulations shall apply:			
Regulation			
4.5.2.1.1	Minimum setback of a detached dwelling to all lands zoned U-3		15.0 m

4.5.2.2	Exception: R12-2	Map # 56	By-law:
In a R12-2 zone the permitted uses and applicable regulations shall be as specified for a R12 zone except that the following uses /regulations shall apply:			
Regulation			
4.5.2.2.1	Minimum setback of a detached dwelling to gas line transmission easement located within the abutting G1 zone		15.0 m

4.5.2.3	Exception: R12-3	Map # 56	By-law:
In a R12-3 zone the permitted uses and applicable regulations shall be as specified for a R12 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.5.2.3.1	(1)	Place of Religious Assembly	
Regulation			
4.5.2.3.2	A place of religious assembly shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law		

4.5.3R13 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.5.3.1	Exception: R13-1	Map # 56	By-law:
In a R13-1 zone the permitted uses and applicable regulations shall be as specified for a R13 zone except that the following uses /regulations shall apply:			
Regulation			
4.5.3.1.1	Minimum landscaped area 2 for each modular Lot A, identified on Figure 4.5.1 of this By-law		21%

4.5.3.2	Exception: R13-2	Map # 56	By-law:
In a R13-2 zone the permitted uses and applicable regulations shall be as specified for a R13 zone except that the following uses /regulations shall apply:			
Regulation			
4.5.3.2.1	Minimum setback to Tenth Line West		4.5 m

4.5.3.3	Exception: R13-3	Map # 56	By-law:
In a R13-3 zone the permitted uses and applicable regulations shall be as specified for a R13 zone except that the following uses /regulations shall apply:			
Regulation			
4.5.3.3.1	Minimum setback of a detached dwelling to all lands zoned U-3		15.0 m

4.5.4R14 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.5.4.1	Exception: R14-1	Map # 56	By-law:
In a R14-1 zone the permitted uses and applicable regulations shall be as specified for a R14 zone except that the following uses /regulations shall apply:			
Regulation			
4.5.4.1.1	Minimum landscaped area 2 for each modular Lot A, identified on Figure 4.5.1 of this By-law		21%

4.6R15 ZONE
(DETACHED DWELLINGS - PORT CREDIT)

4.6.1R15 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.6.1 - R15 Permitted Uses and Zone Regulations.

Table 4.6.1 - R15 Permitted Uses and Zone Regulations

Column A		B
Line 1.0	ZONES	R15
PERMITTED USES		
2.0	RESIDENTIAL	
2.1	Detached Dwelling	✓ ⁽¹⁾
ZONE REGULATIONS		
3.0	MINIMUM LOT AREA	460 m ²
4.0	MINIMUM LOT FRONTAGE	12.0 m
5.0	MAXIMUM LOT COVERAGE	40%
6.0	MINIMUM FRONT YARD	6.0 m ⁽²⁾
7.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽²⁾
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Detached dwelling with an attached garage	1.2 m ⁽²⁾
8.2	Detached dwelling without an attached garage	3.0 m on one side of the lot and 1.2 m on the other side ⁽²⁾
9.0	MINIMUM REAR YARD	7.5 m ⁽²⁾
10.0	MAXIMUM HEIGHT	
10.1	Maximum height (0171-2015/OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30)	9.5 m
10.2	Maximum height: flat roof (0171-2015/OMB Order 2016 April 04)	7.5 m
10.3	Maximum height of eaves: from average grade to lower edge of eaves (0193-2016/OMB Order 2017 May 30)	6.4 m
11.0	MAXIMUM DWELLING UNIT DEPTH (0193-2016/OMB Order 2017 May 30)	20.0 m
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY (0193-2016/OMB Order 2017 May 30)	
12.1	Attached garage	Permitted ⁽³⁾
12.2	Minimum parking spaces	✓ ⁽⁴⁾ ⁽⁵⁾
12.3	Maximum driveway width	Lesser of 8.5 m or 50% of lot frontage ⁽⁴⁾
13.0	ACCESSORY BUILDINGS AND STRUCTURES (0193-2016/OMB Order 2017 May 30)	✓ ⁽⁶⁾

- NOTES:
- (1)

See Subsections 4.1.1, 4.1.16 and 4.1.17 of this By-law.
- (2)

See also Subsections 4.1.7 and 4.1.8 of this By-law.
- (3)

See also Subsection 4.1.12 of this By-law.
- (4)

See also Subsection 4.1.9 of this By-law.
- (5)

See also Part 3 of this By-law.
- (6)

See Subsection 4.1.2 of this By-law.

4.6.2 R15 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.6.2.1	Exception: R15-1	Map # 08	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15
In a R15-1 zone the permitted uses and applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Regulations			
4.6.2.1.1	The regulations of Line 5.0 contained in Table 4.6.1 of this By-law shall not apply		
4.6.2.1.2	Maximum gross floor area - infill residential	169 m ² plus 0.20 times the lot area to a maximum of 305 m ²	
4.6.2.1.3	Minimum landscaped area	40% of the lot area	
4.6.2.1.4	Minimum front yard	5.0 m	
4.6.2.1.5	Minimum interior and exterior side yards	3.0 m on one side of the lot and 1.2 m on the other side	
4.6.2.1.6	Maximum height - highest ridge: sloped roof	9.0 m and 2 storeys	
4.6.2.1.7	Maximum height of eaves: from average grade to lower edge of the eaves	6.8 m	
4.6.2.1.8	Flat roofs and mansard roofs shall not be permitted		
4.6.2.1.9	Maximum encroachment of a covered porch into a required front, exterior and interior side yard	1.8 m but not closer than 0.2 m to a lot line	
4.6.2.1.10	Minimum setback of a garage face behind the front wall of a detached dwelling	3.0 m	
4.6.2.1.11	Maximum gross floor area of a detached garage	30 m ²	
4.6.2.1.12	"Front Wall" means the exterior wall containing the door which is designed as the primary access point into the detached dwelling		
4.6.2.1.13	The provisions of By-law Number 0272-2004 made pursuant to the <i>Ontario Heritage Act</i> shall not apply so as to require any reconstruction, alteration and/or enlargement of any building or structure to replicate the exterior faces or the exterior wall features of the building or structure		

4.6.2.2	Exception: R15-2	Map # 02, 08	By-law: <i>deleted by 0359-2009, 0059-2016</i>
In a R15-2 zone the permitted uses and applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Regulations			
4.6.2.2.1	Maximum height - highest ridge: sloped roof		9.5 m
4.6.2.2.2	Maximum height of eaves: from average grade to lower edge of the eaves		6.4 m
4.6.2.2.3	Garage projection: maximum projection of a garage beyond the front wall or exterior side wall of the second storey		0.0 m
4.6.2.2.4	Maximum dwelling unit depth		20.0 m

4.6.2.3	Exception: R15-3	Map # 08	By-law: 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a R15-3 zone the permitted uses and applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.6.2.3.1	(1)	Duplex	
Regulations			
4.6.2.3.2	A detached dwelling and duplex shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law except that:		
	(1)	the regulations of Line 5.0 contained in Table 4.6.1 of this By-law shall not apply	
	(2)	maximum gross floor area - infill residential	169 m ² plus 0.20 times the lot area to a maximum of 305 m ²
	(3)	minimum landscaped area	40% of the lot area
	(4)	minimum front yard	5.0 m
	(5)	minimum interior and exterior side yards	3.0 m on one side of the lot and 1.2 m on the other side
	(6)	maximum height - highest ridge: sloped roof	9.0 m and 2 storeys
	(7)	maximum height of eaves: from average grade to lower edge of the eaves	6.8 m
	(8)	flat roofs and mansard roofs shall not be permitted	
	(9)	maximum encroachment of a covered porch into a required front, exterior and interior side yard	1.8 m but not closer than 0.2 m to a lot line
	(10)	minimum setback of a garage face behind the front wall of a detached dwelling	3.0 m

Exception R15-3 continued on next page

4.6.2.3	Exception: R15-3	Map # 08	By-law: 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception R15-3 continued from previous page			
4.6.2.3.2 (continued)	(11)	maximum gross floor area of a detached garage	30 m ²
	(12)	"Front Wall" means the exterior wall containing the door which is designed as the primary access point into the detached dwelling	
	(13)	the provisions of By-law Number 0272-2004 made pursuant to the <i>Ontario Heritage Act</i> shall not apply so as to require any reconstruction, alteration and/or enlargement of any building or structure to replicate the exterior faces or the exterior wall features of the building or structure	

4.6.2.4	Exception: R15-4	Map # 08	By-law:
In a R15-4 zone the applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.6.2.4.1	Lands zoned R15-4 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Private Club	

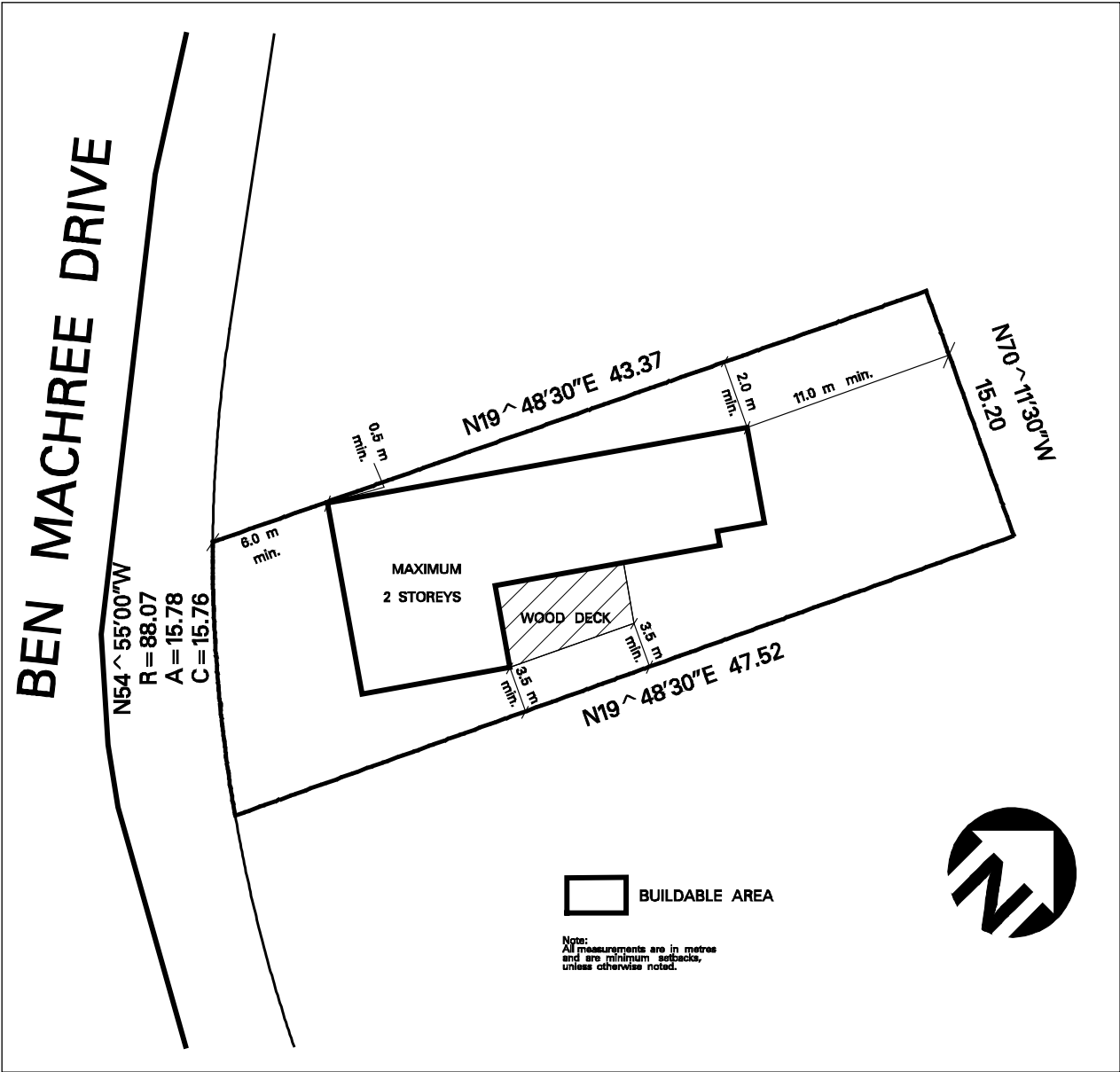
4.6.2.5	Exception: R15-5	Map # 08	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a R15-5 zone the permitted uses and applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.6.2.5.1	(1)	Service Establishment	
	(2)	Restaurant	
	(3)	Office	
	(4)	Medical Office - Restricted	
	(5)	Dwelling unit located above the first storey , accessory to a permitted use in Sentence 4.6.2.5.1 of this Exception	
Regulations			
4.6.2.5.2	The regulations of Line 5.0 contained in Table 4.6.1 of this By-law shall not apply		
4.6.2.5.3	Maximum gross floor area - infill residential		169 m ² plus 0.20 times the lot area to a maximum of 305 m ²
4.6.2.5.4	Minimum landscaped area		40% of the lot area
4.6.2.5.5	Minimum front yard		5.0 m
4.6.2.5.6	Minimum interior and exterior side yards		3.0 m on one side of the lot and 1.2 m on the other side

Exception R15-5 continued on next page

4.6.2.5	Exception: R15-5	Map # 08	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception R15-5 continued from previous page			
4.6.2.5.7	Maximum height - highest ridge: sloped roof		9.0 m and 2 storeys
4.6.2.5.8	Maximum height of eaves: from average grade to lower edge of the eaves		6.8 m
4.6.2.5.9	Flat roofs and mansard roofs shall not be permitted		
4.6.2.5.10	Maximum encroachment of a covered porch into a required front, exterior and interior side yard		1.8 m but not closer than 0.2 m to a lot line
4.6.2.5.11	Minimum setback of a garage face behind the front wall of a detached dwelling		3.0 m
4.6.2.5.12	Maximum gross floor area of a detached garage		30 m ²
4.6.2.5.13	"Front Wall" means the exterior wall containing the door which is designed as the primary access point into the detached dwelling		
4.6.2.5.14	The provisions of By-law Number 0272-2004 made pursuant to the <i>Ontario Heritage Act</i> shall not apply so as to require any reconstruction, alteration and/or enlargement of any building or structure to replicate the exterior faces or the exterior wall features of the building or structure		

4.6.2.6	Exception: R15-6	Map # 08	By-law: 0059-2016, 0174-2017
In a R15-6 zone the permitted uses and applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.6.2.6.1	(1)	Duplex legally existing on the date of passing of this By-law; or	
	(2)	Triplex legally existing on the date of passing of this By-law	
Regulations			
4.6.2.6.2	Maximum height - highest ridge: sloped roof		9.5 m
4.6.2.6.3	Maximum height of eaves: from average grade to lower edge of the eaves		6.4 m
4.6.2.6.4	Garage projection: maximum projection of a garage beyond the front wall or exterior side wall of the second storey		0.0 m
4.6.2.6.5	Maximum dwelling unit depth		20.0 m

4.6.2.7	Exception: R15-7	Map # 08	By-law: 0308-2011, 0059-2016, 0174-2017
In a R15-7 zone the applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.6.2.7.1	Lands zoned R15-7 shall only be used for the following:		
	(1)	Detached Dwelling; or	
	(2)	Triplex	
Regulations			
4.6.2.7.2	A triplex shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law except that:		
	(1)	maximum gross floor area - residential	280 m ²
	(2)	minimum landscaped area	24% of the lot area
	(3)	no floor level of any habitable room may be located below average grade	
	(4)	maximum height	9.2 m and 2 storeys
	(5)	maximum projection of a porch and external stairs outside the buildable area identified on Schedule R15-7 of this Exception into the required front yard	3.2 m
	(6)	minimum aisle width	5.0 m
	(7)	all site development plans shall comply with Schedule R15-7 of this Exception	
4.6.2.7.3	A detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law except that:		
	(1)	maximum height - highest ridge: sloped roof	9.5 m
	(2)	maximum height of eaves: from average grade to lower edge of the eaves	6.4 m
	(3)	garage projection: maximum projection of a garage beyond the front wall or exterior side wall of the second storey	0.0 m
	(4)	maximum dwelling unit depth	20.0 m



Schedule R15-7
Map 08

4.6.2.8	Exception: R15-8	Map # 07	By-law: 0203-2013/OMB Order 2014 March 26, 0190-2014
In a R15-8 zone the permitted uses and applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Regulations			
4.6.2.8.1	Maximum height - highest ridge: sloped roof	9.5 m	
4.6.2.8.2	Maximum height: flat roof	7.5 m	
4.6.2.8.3	Maximum height of eaves: from average grade to lower edge of the eaves	6.4 m	
4.6.2.8.4	Garage projection: maximum projection of a garage beyond the front wall or exterior side wall of the second storey	0.0 m	
4.6.2.8.5	Maximum dwelling unit depth	20.0 m	

4.6.2.9	Exception: R15-9	Map # 07	By-law: 0203-2013/OMB Order 2014 March 26, 0190-2014
In a R15-9 zone the permitted uses and applicable regulations shall be as specified for a R15 zone except that the following uses /regulations shall apply:			
Regulations			
4.6.2.9.1	Maximum lot coverage	30%	
4.6.2.9.2	Minimum front yard	9.0 m	
4.6.2.9.3	Minimum front yard where a lot abuts a lot with an existing front yard of 12.0 m or more	12.0 m	
4.6.2.9.4	Maximum height - highest ridge: sloped roof	9.5 m	
4.6.2.9.5	Maximum height: flat roof	7.5 m	
4.6.2.9.6	Maximum height of eaves: from average grade to lower edge of the eaves	6.4 m	
4.6.2.9.7	Garage projection: maximum projection of a garage beyond the front wall or exterior side wall of the second storey	0.0 m	

4.7R16 ZONE
(DETACHED DWELLINGS ON A CEC - ROAD)

4.7.1R16 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.7.1 - R16 Permitted Uses and Zone Regulations.

Table 4.7.1 - R16 Permitted Use and Zone Regulations
(0325-2008), (0379-2009), (0297-2013), (0190-2014), (0144-2016), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

Column A		B
Line 1.0	ZONES	R16
PERMITTED USES		
2.0	RESIDENTIAL	
2.1	Detached dwelling on a CEC - road	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT AREA	
3.1	Interior lot	550 m ²
3.2	CEC - corner lot	720 m ²
4.0	MINIMUM LOT FRONTAGE	
4.1	Interior lot	15.0 m
4.2	CEC - corner lot	19.5 m
5.0	MAXIMUM LOT COVERAGE	35%
6.0	MINIMUM FRONT YARD	
6.1	Interior lot/CEC - corner lot	7.5 m ⁽²⁾
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	7.5 m
7.0	MINIMUM EXTERIOR SIDE YARD	
7.1	Lot with an exterior side lot line abutting a street	6.0 m ⁽²⁾
7.2	Lot with an exterior side lot line abutting a CEC - road	6.0 m ⁽²⁾
7.3	Lot with an exterior side lot line abutting a CEC - sidewalk	3.3 m ⁽²⁾
7.4	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Interior lot/corner lot	1.2 m plus 0.61 m for each additional storey or portion thereof above one storey ⁽²⁾
8.2	Where interior side lot line is the rear lot line of abutting parcel	2.5 m ⁽²⁾
9.0	MINIMUM REAR YARD	
9.1	Interior lot/CEC - corner lot	7.5 m ⁽²⁾
10.0	MAXIMUM HEIGHT	10.7 m

Table 4.7.1 continued on next page

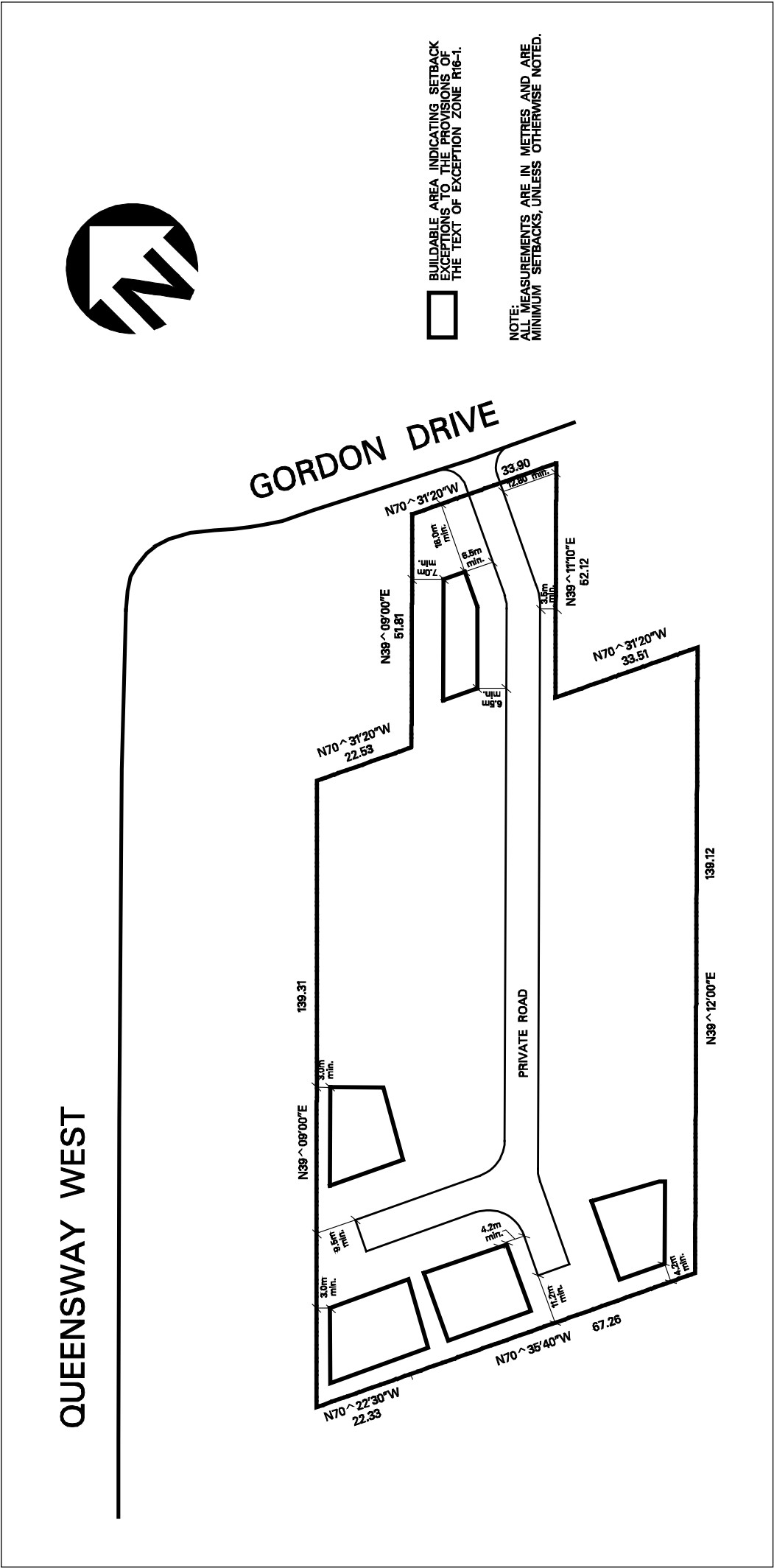
Column A		B
Line 1.0	ZONES	R16
Table 4.7.1 continued from previous page		
11.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS	
11.1	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	1.5 m ⁽²⁾
11.2	Maximum encroachment of an awning, window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards	0.6 m ⁽²⁾
11.3	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey , or awning into the required rear yard	5.0 m ⁽²⁾
11.4	Maximum encroachment of a balcony , window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard	1.0 m ⁽²⁾
11.5	Minimum setback of a detached dwelling to a CEC - visitor parking space	3.3 m
11.6	Minimum setback of a detached dwelling to a CEC - amenity area	1.5 m
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
12.1	Attached garage	Permitted ⁽³⁾
12.2	<i>deleted by 0379-2009</i>	
12.3	Minimum parking spaces	✓ ⁽⁴⁾
12.4	Minimum visitor parking spaces	✓ ⁽⁴⁾⁽⁵⁾
12.5	Maximum driveway width	Lesser of 8.5 m or 50% of the lot frontage ⁽⁶⁾
13.0	CEC - ROAD, AISLES AND SIDEWALKS	
13.1	Minimum width of a CEC - road	7.0 m ⁽⁷⁾
13.2	Minimum width of a CEC - road with an abutting parallel common visitor parking space	6.0 m ⁽⁷⁾
13.3	CEC - roads and aisles are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone	✓
13.4	Minimum width of a sidewalk	2.0 m
14.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁸⁾

- NOTES:
- (1) *deleted by 0018-2021.*
 - (2) See Subsections 4.1.7 and 4.1.8 of this By-law.
 - (3) See Subsection 4.1.12 of this By-law.
 - (4) See also Part 3 of this By-law.
 - (5) See Article 4.1.14.1 of this By-law.
 - (6) See Article 4.1.9.1 of this By-law.
 - (7) See also Article 4.1.14.2 of this By-law.
 - (8) See Subsection 4.1.2 of this By-law.

4.7.2 R16 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

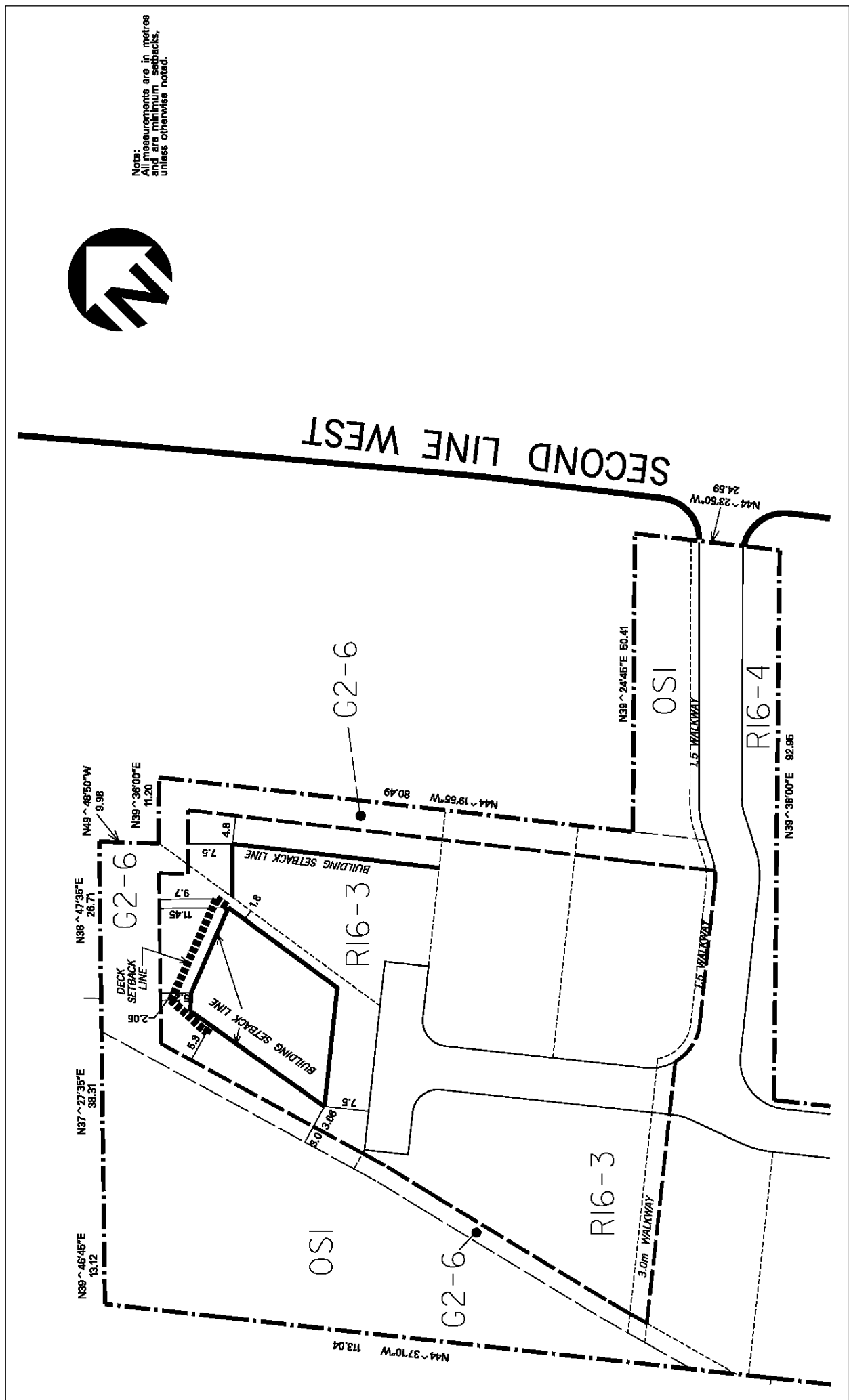
4.7.2.1	Exception: R16-1	Map # 15	By-law: 0379-2009
In a R16-1 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses /regulations shall apply:			
Regulations			
4.7.2.1.1	Maximum number of dwelling units on all lands zoned R16-1		14
4.7.2.1.2	Minimum lot area		750 m ²
4.7.2.1.3	Minimum lot frontage - interior lot		22.5 m
4.7.2.1.4	Minimum exterior side yard		7.5 m
4.7.2.1.5	Minimum interior side yard		1.8 m
4.7.2.1.6	Trailer and recreational vehicle parking shall not be permitted in a common element		
4.7.2.1.7	An attached garage shall be provided on each lot		
4.7.2.1.8	All site development plans shall comply with Schedule R16-1 of this Exception		



Schedule R16-1
Map 15

4.7.2.2	Exception: R16-2	Map # 44W	By-law: 0253-2011, 0181-2018/LPAT Order 2019 February 15
In a R16-2 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses /regulations shall apply:			
Regulations			
4.7.2.2.1	The provisions contained in Article 4.1.9.5 and the regulations of Line 7.0 contained in Table 4.1.8.1 of this By-law shall not apply		
4.7.2.2.2	Maximum number of dwelling units on all lands zoned R16-2	7	
4.7.2.2.3	Minimum lot area - interior lot	450 m ²	
4.7.2.2.4	Minimum lot area - corner lot	2 000 m ²	
4.7.2.2.5	Minimum lot frontage of a lot with a lot area greater than 1 200 m ² and less than 1 300 m ²	8.1 m	
4.7.2.2.6	Minimum front yard	4.5 m	
4.7.2.2.7	Notwithstanding Sentence 4.7.2.2.6 of this Exception, the minimum front yard for an existing detached dwelling on a corner lot	2.4 m	
4.7.2.2.8	Notwithstanding Sentence 4.7.2.2.6 of this Exception, the minimum front yard on a lot with a lot area greater than 1 200 m ² and less than 1 300 m ²	19.0 m	
4.7.2.2.9	Minimum rear yard - corner lot	7.0 m	
4.7.2.2.10	Minimum setback from a garage face to a CEC - road or CEC - sidewalk	6.0 m	
4.7.2.2.11	Minimum parking spaces per dwelling unit	3	
4.7.2.2.12	Minimum visitor parking spaces per dwelling unit	0.0	
4.7.2.2.13	"Front Lot Line - Corner Lot" means the lot line that divides the lot from the CEC - road		

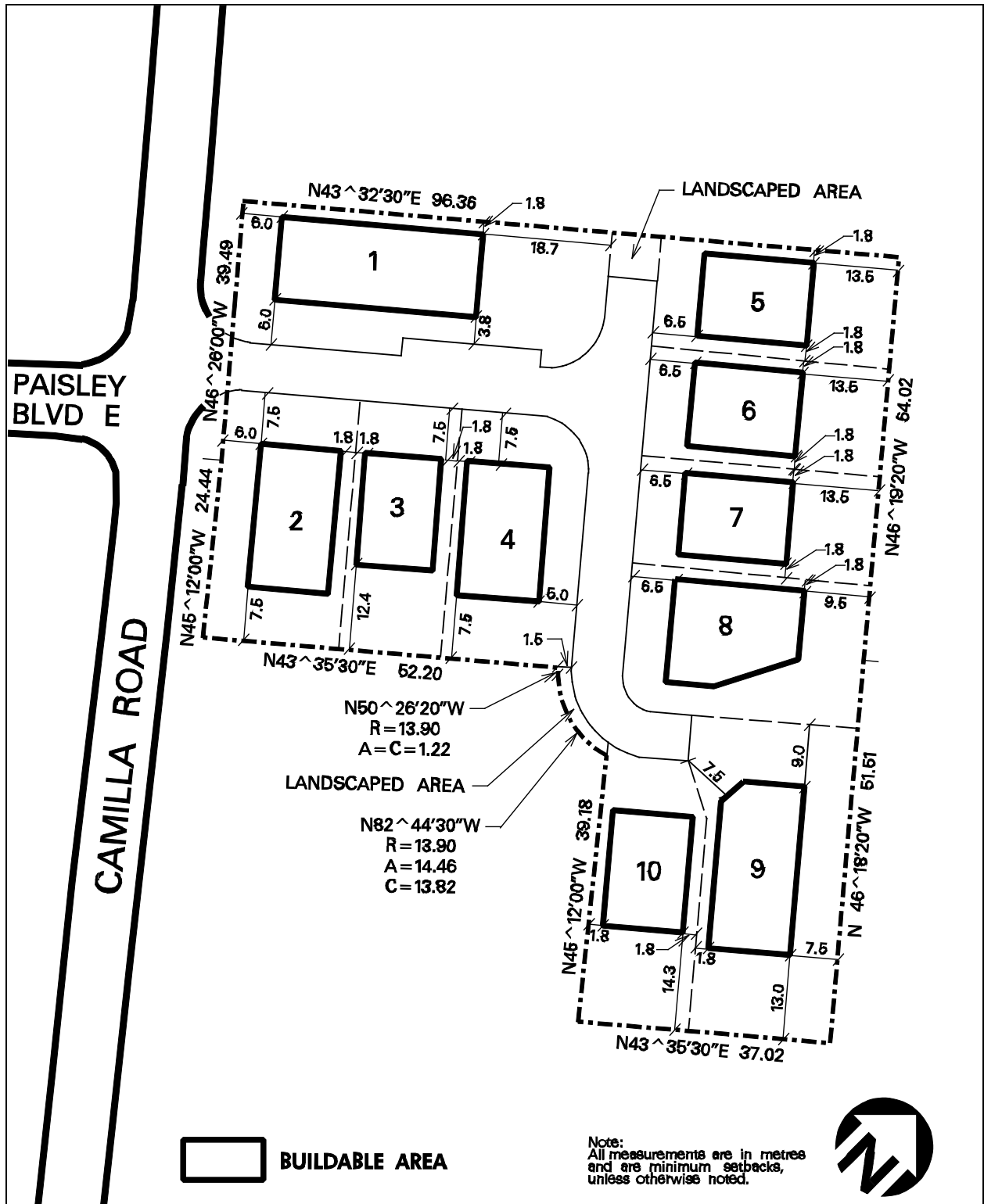
4.7.2.3	Exception: R16-3	Map # 45E	By-law: 0395-2009
In a R16-3 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:			
Regulations			
4.7.2.3.1	Minimum lot area	860 m ²	
4.7.2.3.2	Minimum lot frontage	22.5 m	
4.7.2.3.3	Maximum lot coverage	30%	
4.7.2.3.4	Minimum interior side yard - interior lot	1.8 m on one side of the lot and 4.2 m on the other side	
4.7.2.3.5	Minimum parking spaces per unit	3	
4.7.2.3.6	Minimum visitor parking spaces per unit	0	
4.7.2.3.7	All site development plans shall comply with Schedule R16-3 of this Exception		



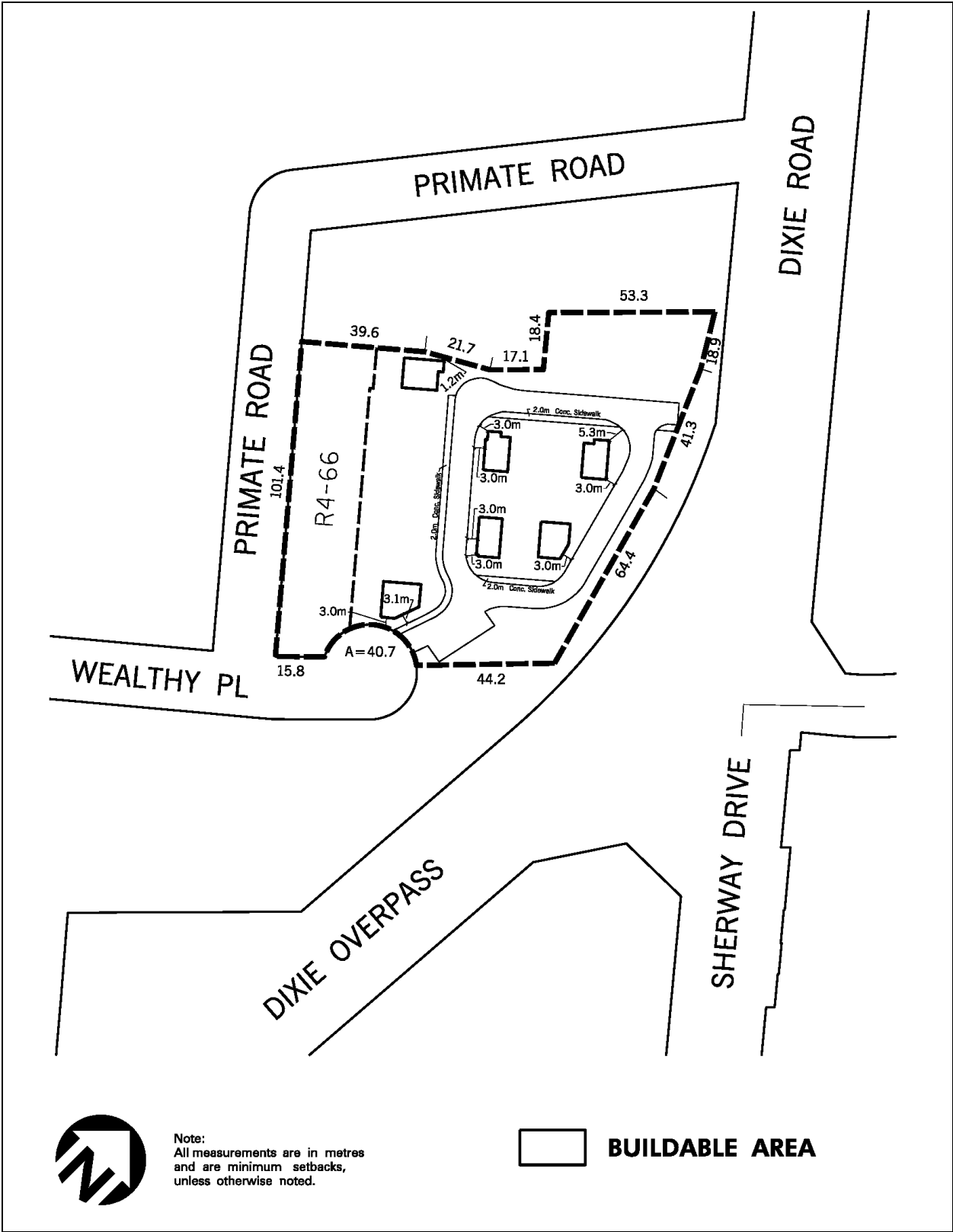
Schedule R16-3
Map 45E

4.7.2.4	Exception: R16-4	Map # 45E	By-law: 0395-2009
In a R16-4 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:			
Regulations			
4.7.2.4.1	Minimum lot area - interior lot		680 m ²
4.7.2.4.2	Minimum lot frontage - interior lot		18.0 m
4.7.2.4.3	Minimum interior side yard - interior lot abutting a R2-10 zone		3.0 m
4.7.2.4.4	Minimum parking spaces per unit		3
4.7.2.4.5	Minimum visitor parking spaces per unit		0

4.7.2.5	Exception: R16-5	Map # 14	By-law: 0077-2011, 0181-2018/LPAT Order 2019 February 15
In a R16-5 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:			
Regulations			
4.7.2.5.1	The regulations of Lines 11.1, 11.2, 11.3 and 11.4 in Table 4.7.1 contained in Subsection 4.7.1 of this By-law shall apply		
4.7.2.5.2	Maximum number of dwelling units on all lands zoned R16-5		10
4.7.2.5.3	Minimum lot area - corner lot		680 m ²
4.7.2.5.4	Minimum lot frontage - corner lot		18.5 m
4.7.2.5.5	Maximum height - highest ridge: sloped roof		9.5 m
4.7.2.5.6	Maximum height: flat roof		7.5 m
4.7.2.5.7	Maximum height of eaves: from average grade to lower edge of the eaves		7.5 m
4.7.2.5.8	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk for Lots 1 and 5 to 8 identified on Schedule R16-5 of this Exception:		
	(1) minimum setback to garage face - Lot 1		6.0 m
	(2) minimum setback to garage face - Lots 5 to 8		6.5 m
4.7.2.5.9	The main front entrance of a dwelling unit located on Lots 1 and 2 identified on Schedule R16-5 of this Exception, shall face Camilla Road		
4.7.2.5.10	All site development plans shall comply with Schedule R16-5 of this Exception		

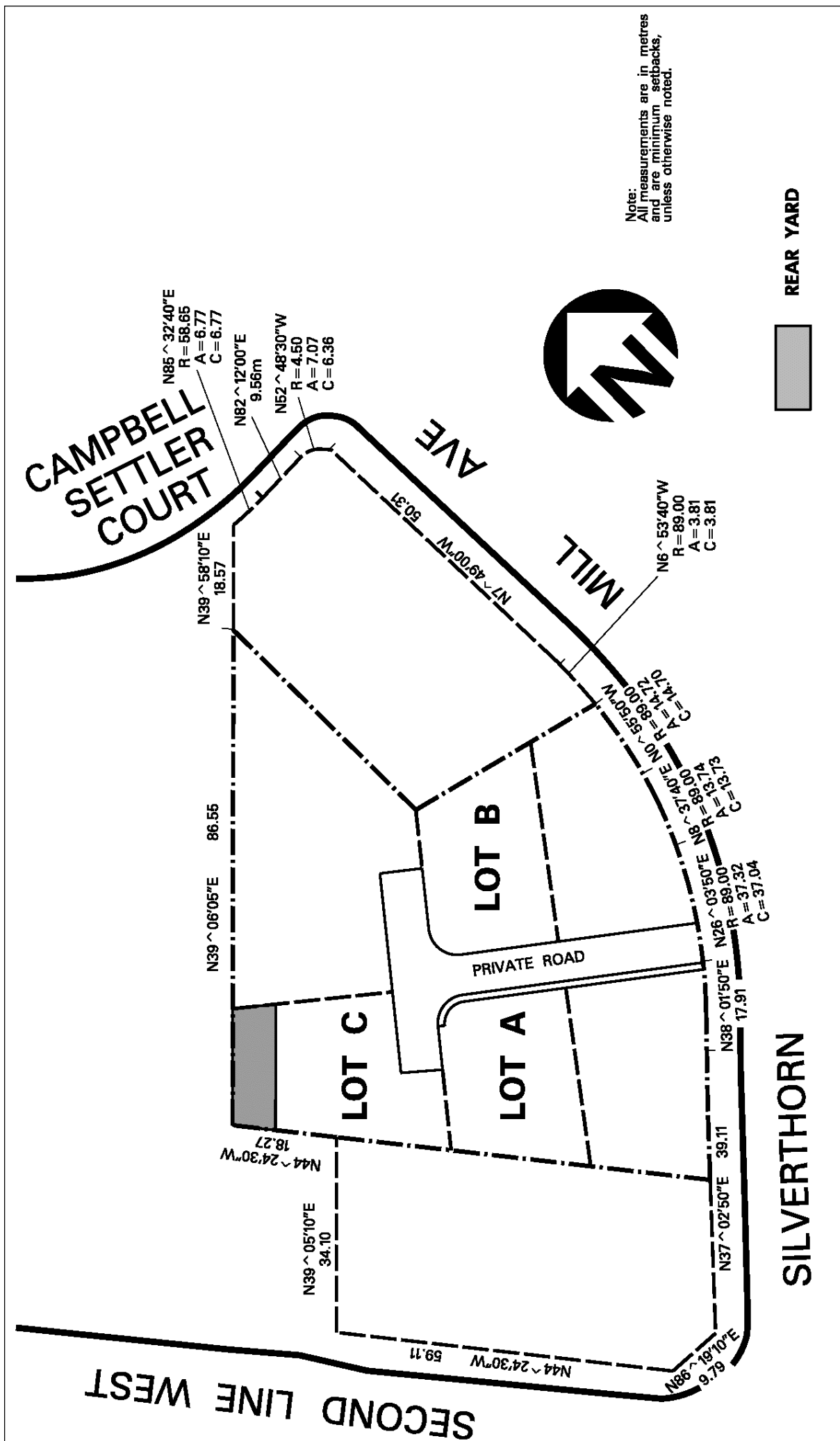


4.7.2.6	Exception: R16-6	Map # 13	By-law: 0079-2011, <i>deleted by 0076-2017, 0198-2019</i>
In a R16-6 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:			
Regulations			
4.7.2.6.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.7.2.6.2	Maximum number of dwelling units on all lands zoned R16-6	18	
4.7.2.6.3	Minimum lot area - interior lot	245 m ²	
4.7.2.6.4	Minimum lot area - CEC - corner lot	285 m ²	
4.7.2.6.5	Minimum lot frontage - interior lot	9.0 m	
4.7.2.6.6	Minimum lot frontage - CEC - corner lot	11.0 m	
4.7.2.6.7	Maximum lot coverage	41%	
4.7.2.6.8	Minimum front yard	4.5 m	
4.7.2.6.9	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	6.0 m	
4.7.2.6.10	Minimum interior side yard - interior lot/corner lot	1.2 m	
4.7.2.6.11	Maximum height - highest ridge: sloped roof	11.2 m	
4.7.2.6.12	Maximum dwelling unit depth	16.0 m	
4.7.2.6.13	Maximum projection of a porch outside the buildable area identified on Schedule R16-6 of this Exception	1.5 m	
4.7.2.6.14	Maximum projection of an awning, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards of the dwelling, outside the buildable area identified on Schedule R16-6 of this Exception	0.6 m	
4.7.2.6.15	Maximum projection of a balcony , window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard of the dwelling, outside the buildable area identified on Schedule R16-6 of this Exception	1.0 m	
4.7.2.6.16	Maximum driveway width where accessing a single car garage	3.0 m	
4.7.2.6.17	Maximum driveway width where accessing a double car garage	6.0 m	
4.7.2.6.18	All site development plans shall comply with Schedule R16-6 of this Exception		



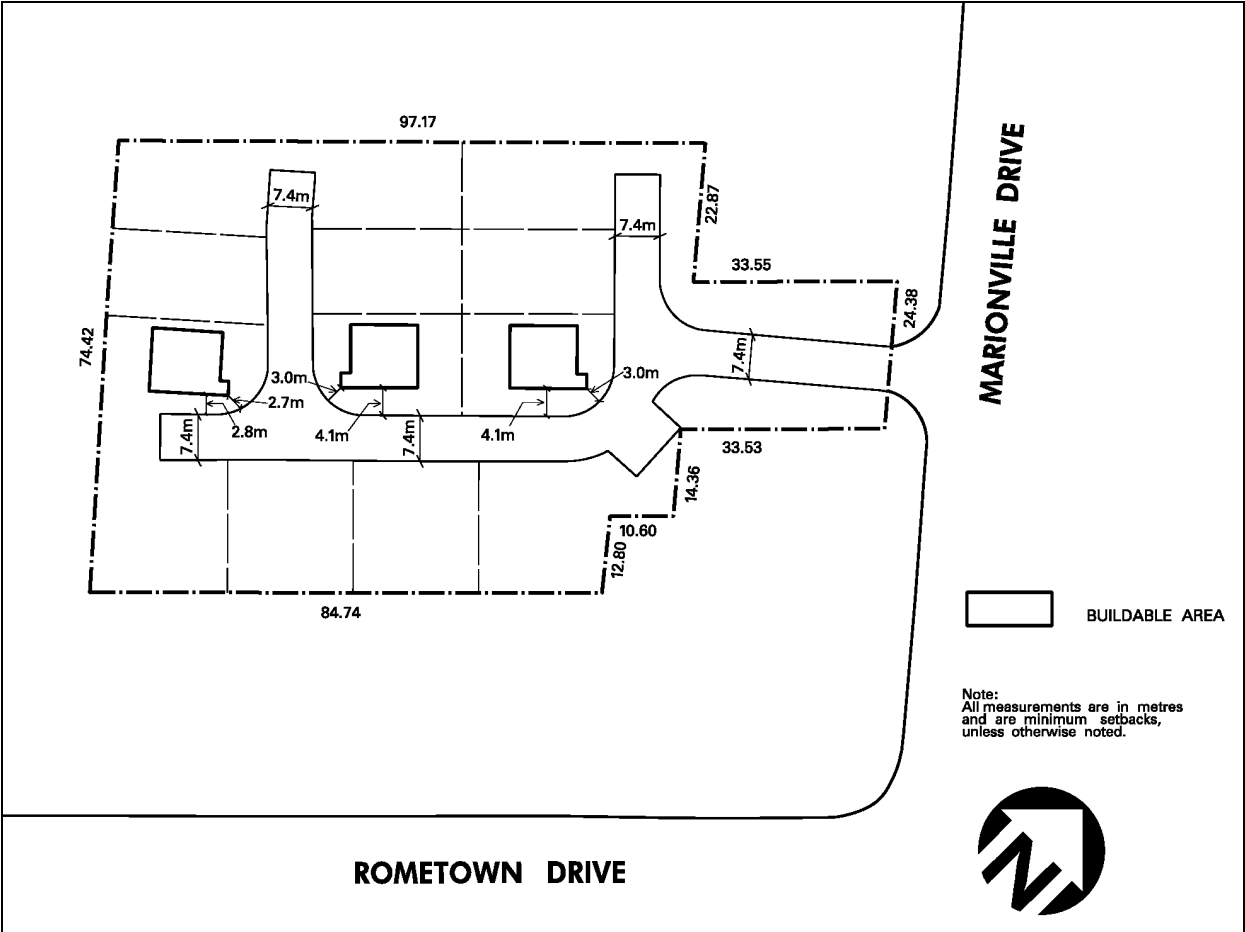
Schedule R16-6
Map 13

4.7.2.7	Exception: R16-7	Map # 44W	By-law: 0199-2010, 0181-2018/LPAT Order 2019 February 15
In a R16-7 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:			
Regulations			
4.7.2.7.1	Minimum lot area - interior lot		660 m ²
4.7.2.7.2	Minimum lot area - corner lot		750 m ²
4.7.2.7.3	Minimum lot area of Lots A and B identified on Schedule R16-7 of this Exception		660 m ²
4.7.2.7.4	Minimum lot frontage - interior lot		18.0 m
4.7.2.7.5	Minimum lot frontage - corner lot		21.0 m
4.7.2.7.6	Maximum lot coverage		30%
4.7.2.7.7	Minimum front yard - interior lot		6.0 m
4.7.2.7.8	Minimum front yard - corner lot		6.0 m
4.7.2.7.9	Minimum exterior side yard abutting a street or a CEC - road		4.5 m
4.7.2.7.10	Minimum parking spaces per unit		3
4.7.2.7.11	Minimum visitor parking spaces per unit		0
4.7.2.7.12	The rear yard for Lot C identified on Schedule R16-7 of this Exception, shall be as identified on Schedule R16-7 of this Exception		



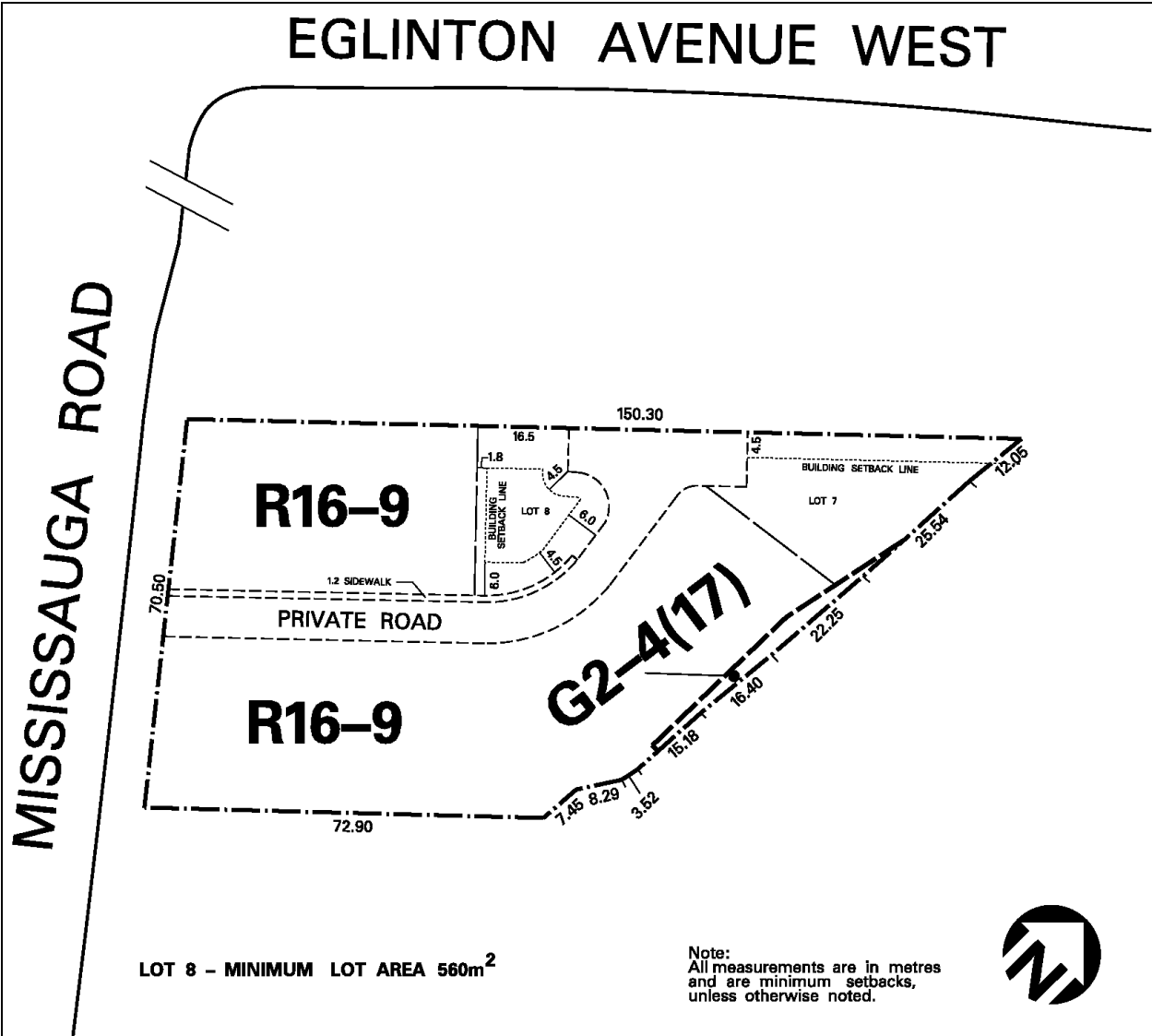
Schedule R16-7
Map 44W

4.7.2.8	Exception: R16-8	Map # 05	By-law: 0064-2013, 0181-2018/LPAT Order 2019 February 15
In a R16-8 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:			
Regulations			
4.7.2.8.1	Minimum lot area - interior lot		345 m ²
4.7.2.8.2	Minimum lot area - corner lot		397 m ²
4.7.2.8.3	Minimum lot frontage - interior lot		14.0 m
4.7.2.8.4	Minimum lot frontage - corner lot		16.3 m
4.7.2.8.5	Minimum front yard - interior lot/corner lot , unless otherwise identified on Schedule R16-8 of this Exception		4.5 m
4.7.2.8.6	Minimum setback from a garage face to a CEC - road		6.0 m
4.7.2.8.7	Minimum exterior side yard , unless otherwise identified on Schedule R16-8 of this Exception		4.5 m
4.7.2.8.8	Minimum interior side yard - interior lot/corner lot		1.8 m
4.7.2.8.9	All site development plans shall comply with Schedule R16-8 of this Exception		



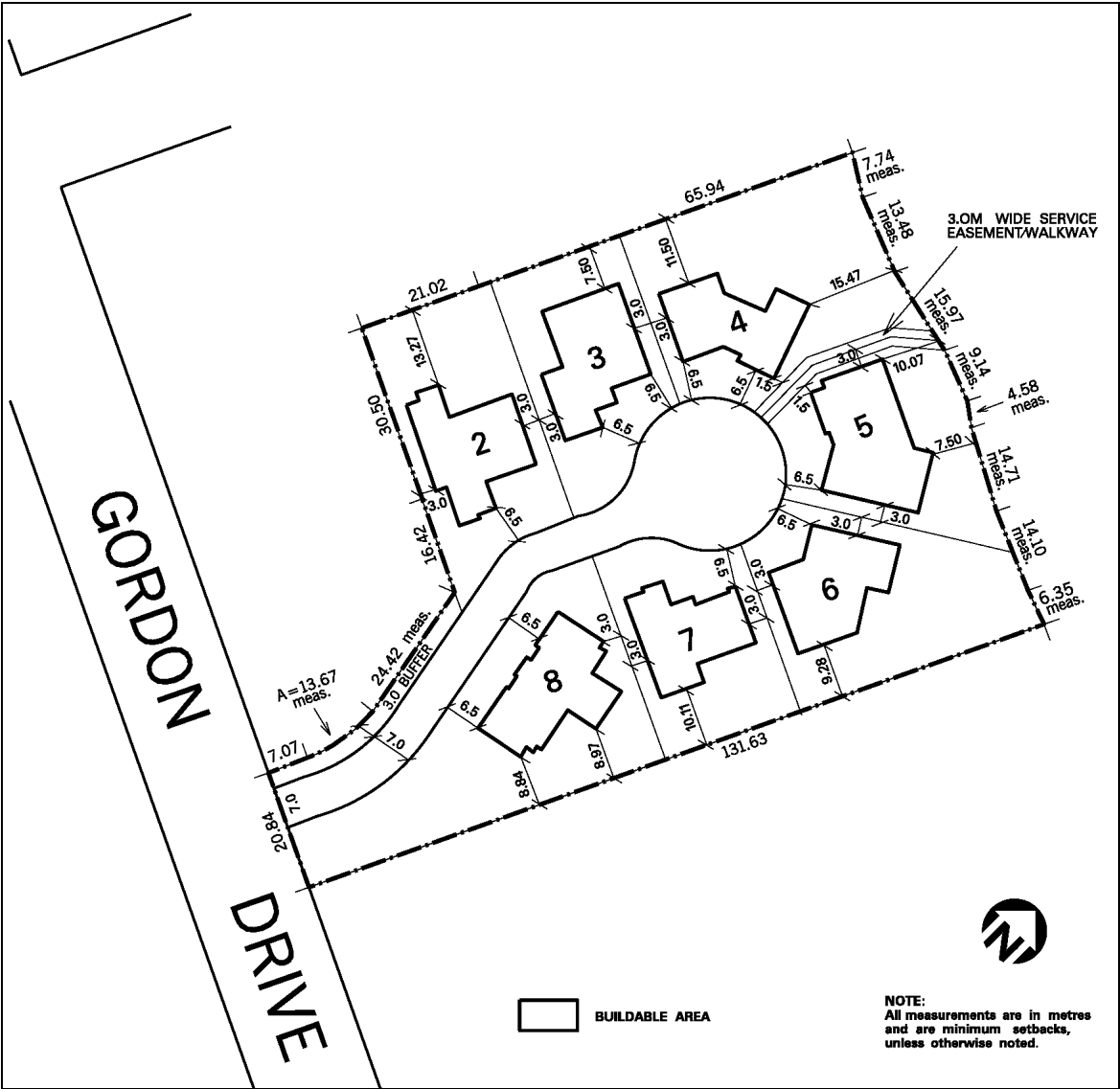
Schedule R16-8
Map 05

4.7.2.9	Exception: R16-9	Map # 31	By-law: 0191-2012, 0212-2015, 0181-2018/LPAT Order 2019 February 15
In a R16-9 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses /regulations shall apply:			
Regulations			
4.7.2.9.1	The provisions of Article 1.1.4.1, the provisions of Lines 2.0, 4.0, 6.0 in Table 4.1.8.1 contained in Article 4.1.8.1 and Line 1.0 in Table 4.1.12.1 contained in Subsection 4.1.12 of this By-law shall not apply		
4.7.2.9.2	Maximum number of dwelling units on all lands zoned R16-9	11	
4.7.2.9.3	Minimum lot area - interior lot	475 m ²	
4.7.2.9.4	Minimum lot area - corner lot unless otherwise identified on Schedule R16-9 of this Exception	670 m ²	
4.7.2.9.5	Minimum lot frontage - corner lot	22.0 m	
4.7.2.9.6	Maximum lot coverage	45%	
4.7.2.9.7	Minimum front yard	6.0 m	
4.7.2.9.8	Minimum setback from a garage face to a CEC - road or CEC - sidewalk	6.0 m	
4.7.2.9.9	Minimum interior side yard - interior lot	1.8 m	
4.7.2.9.10	Minimum exterior side yard abutting a street	7.5 m	
4.7.2.9.11	Minimum number of parking spaces per dwelling unit	3	
4.7.2.9.12	Maximum number of dwelling units with two attached garages	5	
4.7.2.9.13	Maximum driveway width for each driveway on a lot with two attached garages	3.5 m	
4.7.2.9.14	Minimum setback from the inside wall of an outdoor swimming pool to all lands zoned G1 or G2-4(17)	1.5 m	
4.7.2.9.15	All site development plans shall comply with Schedule R16-9 of this Exception		



Schedule R16-9
Map 31

4.7.2.10	Exception: R16-10	Map # 15	By-law: OMB Order 2017 May 31, 0181-2018/LPAT Order 2019 February 15
In a R16-10 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:			
Regulations			
4.7.2.10.1	The regulation of Line 12.4 in Table 4.7.1 contained in Subsection 4.71. of this By-law shall not apply		
4.7.2.10.2	Maximum number of dwelling units	7	
4.7.2.10.3	Minimum lot area	826 m ²	
4.7.2.10.4	Minimum lot frontage - interior lot	18.0 m	
4.7.2.10.5	Minimum front yard	6.5 m	
4.7.2.10.6	Minimum setback from a garage face to a CEC - road	6.0 m	
4.7.2.10.7	Minimum interior side yard	3.0 m	
4.7.2.10.8	Minimum interior side yard to a CEC - walkway	1.5 m	
4.7.2.10.9	An attached garage shall be provided on each lot		
4.7.2.10.10	Swimming pools shall be permitted outside the buildable area, with the exception of Lot 5, identified on Schedule R16-10 of this Exception		
4.7.2.10.11	All site development plans shall comply with Schedule R16-10 of this Exception		



Schedule R16-10
Map 15