

# Part 6 | Residential Zones

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## 6.1 Zone Names and Symbols

Table 6.1 – Residential Zones	
Zone Name	Zone Symbol
<b>Residential Zones</b>	
i) Single Detached	R1A, R1D
ii) Single Detached and Duplex	R1B, R1C
ii) Semi-detached	R2A, R2B
iii) Townhouse (Street or Stacked), <del>Triplex, Fourplex, and Private Street Development</del>	R3A, R3B, <del>R3C, R3D</del>
<u>iv) Triplex, Fourplex</u>	<u>R3C</u>
<u>v) Private Street Development</u>	<u>R3D</u>
iv) Apartment and Long-term Care Facility	R4A, R4B

## 6.2 Permitted Uses

No person shall *erect, alter, enlarge, reconstruct, locate, or use* any *building or structure* in whole or in part, nor use any *lot* in whole or in part, for any purpose other than one or more of the following *permitted uses* denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row in Table 6.2.

Table 6.2 – Permitted Uses in the Residential Zones								
Use	R1A R1D Zones	R1B R1C Zones	All R2 Zones	R3 <del>A</del> <u>R3B</u> Zones	<u>R3C</u>	<u>R3D</u>	R4A	R4B
<b>Single detached dwelling</b>	•	•						
<b>Duplex dwelling</b>		•						
<b>Semi-detached dwelling</b>			•					
<b>Street townhouse dwelling</b>				•				
<b>Stacked townhouse dwelling</b>				•				
<del>Private street development (1)</del>				•				
<b>Triplex dwelling</b>				•	•			
<b>Fourplex dwelling</b>				•	•			
<u>Private street development (1)</u>						•		

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Table 6.2 – Permitted Uses in the Residential Zones								
Use	R1A R1D Zones	R1B R1C Zones	All R2 Zones	R3A R3B Zones	R3C	R3D	R4A	R4B
<b>Apartment dwelling</b>							•	•
<b>Group Home</b>	•	•	•	•			•	•
<b>Long-term care facility</b>							•	•
<b>Accessory Uses</b>								
<b>Accessory building or structure (3)</b>	•	•	•	•	•	•	•	•
<b>Bed and breakfast (3)</b>	•	• (2)	•	• <del>(2)</del>				
<b>Garden suite dwelling (3)</b>	•	•	•					
<b>Home occupation (3)</b>	•	•	•	•	•	•		
<b>Private home day care</b>	•	•	•	•	•	•		
<b>Second dwelling unit (3)</b>	•	•	•	• <del>(4)</del>		•		
<b>Short term accommodation rental (3)</b>	•	•	•	•	•	•	•	•
<b>Storage container (3)</b>	•	•	•	•	•	•	•	•

**Footnotes for Table 6.2 Permitted Uses:**

- (1) Private street development permitted uses include single detached dwellings, semi-detached dwellings, and ~~block~~ townhouses.
- (2) Bed and breakfasts are only permitted in single detached dwellings, semi-detached dwellings, and street townhouses.
- (3) This use is subject to regulations outlined in Part 3- General [Regulations](#).
- ~~(4) This use is not permitted in a triplex or fourplex.~~

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### 6.3 Lot, Building and Structure Requirements

6.3.1 The following requirements in Tables 6.3.a, 6.3.b, and 6.3.c shall apply to every *lot, building and structure* in the applicable zone:

**Table 6.3.a Lot, Building, and Structure Requirements for Single Detached Dwellings, Duplex Dwellings and Semi-Detached Dwellings**

Requirement	Single Detached Dwellings				Semi-Detached Dwellings	
	R1A	Duplex Dwellings Permitted		R1D	R2A	R2B
		R1B	R1C			
<i>Minimum Lot Area</i>	550.0 m <sup>2</sup>	450.0 m <sup>2</sup>	325.0 m <sup>2</sup>	250.0 m <sup>2</sup>	275.0 m <sup>2</sup> per dwelling unit	200.0 m <sup>2</sup> per dwelling unit
<i>Minimum Lot Frontage</i>	18.0 m	15.0 m	12.0 m	9.0 m	9.0 m per dwelling unit	7.0 m per dwelling unit
<i>Minimum Front Yard</i>	6.0 m to dwelling	4.5m to dwelling	4.5 m to dwelling	4.5 m to dwelling	4.5m to dwelling	4.5 m to dwelling
	7.5 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)
<i>Minimum Rear Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
<i>Minimum Interior Side Yard</i>	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m (2)	1.2 m (2)
<i>Minimum Exterior Side Yard</i>	4.5 m to dwelling	4.5 m to dwelling	4.5 m to dwelling	4.5m to dwelling	4.5m to dwelling	4.5 m to dwelling
	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)	6.0 m to attached private garage or carport (1)

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**Table 6.3.a Lot, Building, and Structure Requirements for Single Detached Dwellings, Duplex Dwellings and Semi-Detached Dwellings**

Requirement	Single Detached Dwellings				Semi-Detached Dwellings	
	R1A	R1B	R1C	R1D	R2A	R2B
<i>Minimum Landscape Open Space</i>	35%	35%	35%	35%	35%	35%
<i>Maximum Lot Coverage</i>	45%	45%	45%	45%	45%	45%
<i>Maximum Height</i>	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
<i>Maximum Width of a Private Garage Attached to the Main Building</i>	65% of the main building front wall length	65% of the main building front wall length	65% of the main building front wall length	65% of the main building front wall length	60% of the main building front wall length	60% of the main building front wall length

**Table 6.3.a Footnotes:**

- (1) *Notwithstanding anything to the contrary, no principal entrance of a dwelling shall be setback more than 1.5 m from the front wall of the dwelling or the front face of an attached private garage or carport in the R1A, R1B, R1C, R1D, R2A and R2B zones.*
- (2) *The minimum interior side yard shall not be required where attached dwelling units share a party wall.*

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**Table 6.3.b Lot, Building, and Structure Requirements for Townhouses (Street or Stacked), Triplex, Fourplex and Private Street Development**

Requirement	Townhouse (Street or Stacked)		Triplex Fourplex	Private Street Development
	R3A	R3B	R3C	R3D
<i>Minimum Lot Area</i>	180.0 m <sup>2</sup> per interior unit and 225.0 m <sup>2</sup> per end unit	160.0 m <sup>2</sup> per interior unit and 200.0 m <sup>2</sup> per end unit	450.0 m <sup>2</sup>	-
<i>Minimum Lot Frontage</i>	6.0 m per interior unit and 7.5 m per end unit	6.0 m per interior unit and 7.5 m per end unit	15.0 m	12.0 m for lot
<i>Minimum Front Yard</i>	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	6.0 m (1)	3.0 m to dwelling front wall or side wall 6.0 m to attached private garage or to rear wall of dwelling (1)
<i>Minimum Rear Yard</i>	7.5 m	7.5 m	7.5 m	3.0 m to dwelling side wall 6.0 m to dwelling rear wall
<i>Minimum Interior Side Yard</i>	1.2 m (2)	1.2 m (2)	1.2 m	3.0 m to dwelling side wall (2) 6.0 m to dwelling rear wall
<i>Minimum Exterior Side Yard</i>	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m to dwelling 6.0 m to attached private garage or carport (1)	4.5 m	3.0 m to dwelling front wall or exterior side wall 6.0 m to attached private garage or to dwelling rear wall (1)

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**Table 6.3.b Lot, Building, and Structure Requirements for Townhouses (Street or Stacked), Triplex, Fourplex and Private Street Development**

Requirement	Townhouse (Street or Stacked)		Triplex Fourplex	Private Street Development
	R3A	R3B	R3C	R3D
Maximum Lot Coverage	40%	45%	45%	45%
Minimum Landscape Open Space	35%	35%	35%	35%
Minimum Planting/Buffer Strip	-	-	1.5 m where <i>abutting</i> R1A, R1B, R1C, R1D, R2A and R2B zones	1.5 m where <i>abutting</i> R1A, R1B, R1C, R1D, R2A and R2B zones
Maximum Height	11.0 m	11.0 m	11.0 m	11.0 m
Maximum Number of Attached Dwelling Units	6	6	-	6
Maximum Width of a Private Garage Attached to the Main Building	60% of the <i>main building front wall length</i>	60% of the <i>main building front wall length</i>	65% of the <i>main building front wall length</i>	55% of the <i>main building front wall length</i>
Minimum Condominium Unit Frontage	-	-	-	6.0 m per interior unit and 7.5 m per end unit
Minimum <u>Dwelling Condominium Unit Area</u>	-	-	-	160.0 m <sup>2</sup> per interior unit and 200.0 m <sup>2</sup> per end unit
Minimum Yard Requirements Between Buildings	-	-	-	3.0 m between <i>side walls</i>  12.0 m between <i>rear walls</i>  9.0 m between <i>side wall and rear wall</i>
Minimum Distance from Private Street or Condominium Roadway	-	-	-	4.5 m to <i>dwelling</i> 6.0 m to attached <i>private garage or rear wall</i>

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**Table 6.3.b Footnotes:**

- (1) *Notwithstanding* anything to the contrary, no *principal entrance* of a *dwelling* shall be *setback* more than 1.5 m from the *front wall* of the *dwelling* or the front face of an attached *private garage* or *carport* in the R3A, R3B, R3C, and R3D zones.
- (2) The *minimum interior side yard* shall not be *required* where attached *dwelling units* share a *party wall*.

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<b>Table 6.3.c Lot , Building, and Structure Requirements for Apartment Building and Long Term Care Facility</b>		
<b>Requirement</b>	<b>R4A</b>	<b>R4B</b>
<i>Minimum Lot Frontage</i>	30.0 m	30.0 m
<i>Minimum Front Yard</i>	3.0 m when <i>building</i> is less than 12.0 m in <i>height</i> (1)	5.0 m when <i>building</i> is less than 16.0 m in <i>height</i> (1)
	5.0 m when <i>building</i> is 12.0 m in <i>height</i> or greater (1)	7.0 m when <i>building</i> is 16.0 m in <i>height</i> or greater (1)
<i>Minimum Rear Yard</i>	7.5 m for portion of <i>building</i> up to 12.0 m in <i>height</i>  Additional 0.5 m for each additional 1.0m of <i>building height</i>	<i>Height of building</i> , or 7.5 m, whichever is greater
<i>Minimum Interior Side Yard</i>	3.0 m when <i>building</i> is up to 12.0 m in <i>height</i>  Additional 0.5 m for each additional 1.0 m of <i>building height</i>	Half the <i>height</i> of the <i>building</i> , or 3.0 m, whichever is greater
<i>Minimum Exterior Side Yard</i>	3.0 m when <i>building</i> is less than 12.0 m in <i>height</i> (1)	5.0 m when <i>building</i> is less than 16.0 m in <i>height</i> (1)
	5.0 m when <i>building</i> is 12.0 m in <i>height</i> or greater (1)	7.0 m when <i>building</i> is 16.0 m in <i>height</i> or greater (1)
<i>Maximum Lot Coverage</i>	40%	40%
<i>Minimum Landscape Open Space</i>	30%	30%
<i>Minimum Planting/Buffer Strip</i>	1.5 m where <i>abutting</i> R1A, R1B, R1C, R1D, R2A and R2B zones	1.5 m where <i>abutting</i> R1A, R1B, R1C, R1D, R2A and R2B zones
<i>Maximum Height</i>	16.0 m	20.0 m
<i>Density per Hectare</i>	Minimum 10 units	Minimum 25 units
	Maximum 85 units	Maximum 85 units

Table 6.3.c Lot , Building, and Structure Requirements for Apartment Building and Long Term Care Facility		
Requirement	R4A	R4B
<i>Minimum Yard Requirements Between Buildings</i>	Half the <i>height</i> of the <i>building(s)</i>	Half the <i>height</i> of the <i>building(s)</i>
<i>Minimum Amenity Area</i>	20 %	20 %

**Table 6.3.c Footnotes:**

- (1) *Notwithstanding anything to the contrary, every building shall have a principal entrance facing toward the front lot line or exterior side lot line.*

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