

TABLE OF CONTENTS
Part 4: Residential Zones

PURPOSE 4.1 ~ 1

4.1 GENERAL PROVISIONS FOR RESIDENTIAL ZONES 4.1 ~ 1 to 16

4.1.1 Additional Residential Unit (ARU)..... 4.1 ~ 1

4.1.2 Accessory Buildings and Structures 4.1 ~ 3

4.1.3 Play Equipment 4.1 ~ 4

4.1.4 Swimming Pool 4.1 ~ 4

4.1.5 Encroachments and Projections..... 4.1 ~ 5

4.1.6 External Heating, Air Conditioning, Home Back-up Generator,
and Pool Heating/Filtering Equipment..... 4.1 ~ 6

4.1.7 Setback to Railway Right-of-Way..... 4.1 ~ 6

4.1.8 Setbacks to Greenlands Zones..... 4.1 ~ 6

4.1.9 Driveways and Parking 4.1 ~ 6

4.1.10 Parking of Commercial Motor Vehicles..... 4.1 ~ 7

4.1.11 Trailer and Recreational Vehicle Parking 4.1 ~ 8

4.1.12 Garage Regulations 4.1 ~ 9

4.1.13 Minimum Gross Floor Area - Residential 4.1 ~ 10

4.1.14 Common Element Condominium (CEC) 4.1 ~ 10

4.1.15 Apartment Zones 4.1 ~ 11

4.1.15.1 Additional Uses 4.1 ~ 11

4.1.15.2 Long-Term Care Buildings 4.1 ~ 11

4.1.15.3 *deleted by 0111-2019/LPAT Order 2021 March 09* 4.1 ~ 11

4.1.15.4 Reduced Landscaped Buffer 4.1 ~ 11

4.1.15.5 Guest Units..... 4.1 ~ 11

4.1.16 Home Occupation..... 4.1 ~ 12

4.1.17 Resident Physician, Dentist, Drugless Practitioner or Health Professional..... 4.1 ~ 12

4.1.18 Group Home 4.1 ~ 13

4.1.19 Receiving/Telecommunication Device 4.1 ~ 13

4.1.20 *deleted by 0174-2023* 4.1 ~ 13

4.1.21 Height..... 4.1 ~ 13

4.1.22 Maximum Gross Floor Area (GFA) - Infill Residential..... 4.1 ~ 13

4.1.23 Fourplex..... 4.1 ~ 14

4.2 R1 TO R5 ZONES
(DETACHED DWELLINGS - TYPICAL LOTS) 4.2.1 ~ 1 to 4.2.6 ~ 22

4.2.1 R1 to R5 Permitted Uses and Zone Regulations 4.2.1 ~ 1

4.2.2 R1 Exception Zones 4.2.2 ~ 1

4.2.3 R2 Exception Zones 4.2.3 ~ 1

4.2.4 R3 Exception Zones 4.2.4 ~ 1

4.2.5 R4 Exception Zones 4.2.5 ~ 1

4.2.6 R5 Exception Zones 4.2.6 ~ 1

4.3 R6 AND R7 ZONES
(DETACHED DWELLINGS - SHALLOW LOTS) 4.3.1 ~ 1 to 4.3.3 ~ 10

4.3.1 R6 and R7 Permitted Uses and Zone Regulations..... 4.3.1 ~ 1

4.3.2 R6 Exception Zones 4.3.2 ~ 1

4.3.3 R7 Exception Zones 4.3.3 ~ 1

4.4 R8 TO R11 ZONES
(DETACHED DWELLINGS - GARAGE CONTROL LOTS) 4.4.1 ~ 1 to 4.4.5 ~ 6

4.4.1 R8 to R11 Permitted Uses and Zone Regulations 4.4.1 ~ 1

4.4.2 R8 Exception Zones 4.4.2 ~ 1

4.4.3 R9 Exception Zones 4.4.3 ~ 1

4.4.4 R10 Exception Zones 4.4.4 ~ 1

4.4.5 R11 Exception Zones 4.4.5 ~ 1

4.5	R12 TO R14 ZONES (DETACHED DWELLINGS - MODULAR LOTS)	4.5.1 ~ 1 to 4.5.4 ~ 2
4.5.1	R12 to R14 Permitted Uses and Zone Regulations	4.5.1 ~ 1
4.5.2	R12 Exception Zones	4.5.2 ~ 1
4.5.3	R13 Exception Zones	4.5.3 ~ 1
4.5.4	R14 Exception Zones	4.5.4 ~ 1
4.6	R15 ZONE (DETACHED DWELLINGS - PORT CREDIT)	4.6.1 ~ 1 to 4.6.2 ~ 8
4.6.1	R15 Permitted Uses and Zone Regulations	4.6.1 ~ 1
4.6.2	R15 Exception Zones	4.6.2 ~ 1
4.7	R16 ZONE (DETACHED DWELLINGS ON A CEC - ROAD)	4.7.1 ~ 1 to 4.7.2 ~ 16
4.7.1	R16 Permitted Uses and Zone Regulations	4.7.1 ~ 1
4.7.2	R16 Exception Zones	4.7.2 ~ 1
4.8	RM1 AND RM2 ZONES (SEMI-DETACHED)	4.8.1 ~ 1 to 4.8.3 ~ 36
4.8.1	RM1 and RM2 Permitted Uses and Zone Regulations	4.8.1 ~ 1
4.8.2	RM1 Exception Zones	4.8.2 ~ 1
4.8.3	RM2 Exception Zones	4.8.3 ~ 1
4.9	RM3 ZONE (SEMI-DETACHED ON A CEC - ROAD)	4.9.1 ~ 1 to 4.9.2 ~ 4
4.9.1	RM3 Permitted Uses and Zone Regulations.....	4.9.1 ~ 1
4.9.2	RM3 Exception Zones	4.9.2 ~ 1
4.10	RM4 ZONE (TOWNHOUSES)	4.10.1 ~ 1 to 4.10.2 ~ 76
4.10.1	RM4 Permitted Uses and Zone Regulations	4.10.1 ~ 1
4.10.2	RM4 Exception Zones	4.10.2 ~ 1
4.11	RM5 ZONE (STREET TOWNHOUSES)	4.11.1 ~ 1 to 4.11.2 ~ 70
4.11.1	RM5 Permitted Uses and Zone Regulations	4.11.1 ~ 1
4.11.2	RM5 Exception Zones	4.11.2 ~ 1
4.12	RM6 ZONE (TOWNHOUSES ON A CEC - ROAD)	4.12.1 ~ 1 to 4.12.2 ~ 40
4.12.1	RM6 Permitted Uses and Zone Regulations	4.12.1 ~ 1
4.12.2	RM6 Exception Zones	4.12.2 ~ 1
4.13	RM7 ZONE (DETACHED, SEMI-DETACHED, DUPLEX AND TRIPLEX)	4.13.1 ~ 1 to 4.13.2 ~ 6
4.13.1	RM7 Permitted Uses and Zone Regulations	4.13.1 ~ 1
4.13.2	RM7 Exception Zones	4.13.2 ~ 1
4.13A	RM8 ZONE (BACK TO BACK AND/OR STACKED TOWNHOUSES)	4.13A.1 ~ 1 to 4.13A.2 ~ 22
4.13A.1	RM8 Permitted Uses and Zone Regulations	4.13A.1 ~ 1
4.13A.2	RM8 Exception Zones	4.13A.2 ~ 1

4.14	RM9 AND RM10 ZONES (BACK TO BACK AND STACKED TOWNHOUSES)	4.14.1 ~ 1 to 4.14.3 ~ 4
4.14.1	RM9 and RM10 Permitted Uses and Zone Regulations	4.14.1 ~ 1
4.14.2	RM9 Exception Zones	4.14.2 ~ 1
4.14.3	RM10 Exception Zones	4.14.3 ~ 1
4.14A	RM11 ZONE (BACK TO BACK TOWNHOUSES ON A CEC - ROAD)	4.14A.1 ~ 1 to 4.14A.2 ~ 4
4.14A.1	RM11 Permitted Uses and Zone Regulations	4.14A.1 ~ 1
4.14A.2	RM11 Exception Zones	4.14A.2 ~ 1
4.14B	RM12 ZONE (BACK TO BACK TOWNHOUSES ON A STREET)	4.14B.1 ~ 1 to 4.14B.2 ~ 2
4.14B.1	RM12 Permitted Uses and Zone Regulations	4.14B.1 ~ 1
4.14B.2	RM12 Exception Zones	4.14B.2 ~ 1
4.15	RA1 TO RA5 ZONES (APARTMENTS)	4.15.1 ~ 1 to 4.15.6 ~ 90
4.15.1	RA1 to RA5 Permitted Uses and Zone Regulations	4.15.1 ~ 1
4.15.2	RA1 Exception Zones	4.15.2 ~ 1
4.15.3	RA2 Exception Zones	4.15.3 ~ 1
4.15.4	RA3 Exception Zones	4.15.4 ~ 1
4.15.5	RA4 Exception Zones	4.15.5 ~ 1
4.15.6	RA5 Exception Zones	4.15.6 ~ 1

PURPOSE

The purpose of this Part is to provide a number of Residential Zones, that allow for a variety of housing forms in appropriate locations throughout the City. ¹

4.1	GENERAL PROVISIONS FOR RESIDENTIAL ZONES
------------	---

In addition to the provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Residential Zones shall also apply:

4.1.1 Additional Residential Unit (ARU)
(0174-2017), (0181-2018/LPAT Order 2019 February 15), (0174-2023)

4.1.1.1 A maximum of two **attached ARUs**, or a maximum of one **attached ARU** and one **detached ARU**, are permitted per **lot**, and shall comply with the provisions contained in Table 4.1.1.1 - Additional Residential Unit (ARU).

Table 4.1.1.1 - Additional Residential Unit (ARU)

	Column A	Column B
1.0	A maximum of two attached ARUs are permitted only in these zones	R1 to R16, RM1, RM2, RM3, RM5, RM6 and RM7 ⁽¹⁾
2.0	A maximum of one attached ARU and one detached ARU are permitted only in these zones	R1 to R16, RM1, RM2, RM3, RM5 ⁽²⁾ , RM6 ⁽²⁾ and RM7 ⁽¹⁾
3.0	An attached ARU shall comply with the regulations of the zone in which it is located and with the provisions contained in Subsection 4.1.1 of this By-law	✓
4.0	A detached ARU shall comply with the provisions contained in Subsection 4.1.1 and Table 4.1.1.14 of this By-law	✓

NOTES: (1) See Article 4.1.1.12 of this By-law.
(2) See Article 4.1.1.13 of this By-law.

4.1.1.2 Additional **parking spaces** shall not be required for an **attached ARU** or a **detached ARU**.

4.1.1.3 A **home occupation** shall not be permitted in an **attached ARU** or **detached ARU**.

4.1.1.4 A **lot** with an **attached ARU(s)** and/or a **detached ARU** shall have one and not more than one **driveway**.

4.1.1.5 An addition to facilitate an **attached ARU(s)** shall not alter the **existing use** of the subject dwelling as defined by this By-law.

4.1.1.6 Notwithstanding Line 2.0 contained in Table 4.1.1.14 of this By-law, a two **storey detached ARU** shall be permitted on **through lots** and shall be:

- (1) subject to the two **storey detached ARU** provisions contained in Table 4.1.1.14 of this By-law; and
- (2) permitted up to a maximum of 100 m² in **floor area - detached ARU**.

4.1.1.7 For the purposes of Subsection 4.1.1, a **building** or **structure** that contains a **garage** and a one **storey detached ARU** shall be subject to:

- (1) lines 2.2 and 2.3 contained in Table 4.1.12.1 of this By-law; and
- (2) the one **storey detached ARU** provisions contained in Table 4.1.1.14 of this By-law.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

Part 4 - Residential Zones

- 4.1.1.8 For the purposes of Subsection 4.1.1, a **building** or **structure** that contains a **garage** and a two **storey detached ARU** shall be subject to:
- (1) lines 2.2 and 2.3 contained in Table 4.1.12.1 of this By-law; and
 - (2) the two **storey detached ARU** provisions contained in Table 4.1.1.14 of this By-law.
- 4.1.1.9 The overall maximum **lot coverage** of a **lot** shall be permitted to increase by up to an additional 10%, of which 10% is solely calculated towards a **detached ARU**.
- 4.1.1.10 A **balcony** or **deck** shall not be permitted on the second **storey** of a two **storey detached ARU**.
- 4.1.1.11 Notwithstanding Table 4.1.1.14 of this By-law, a **detached ARU** shall not have a **height - highest ridge** greater than the **height** of the primary dwelling on the **lot** and a **lot coverage** greater than the primary dwelling of the **lot** in which they are located.
- 4.1.1.12 Notwithstanding Article 4.1.1.1 and Lines 1.0 and 2.0 contained in Table 4.1.1.1 of this By-law, only RM7 zones with **lots** containing a **detached dwelling** or **semi-detached** shall permit an **attached ARU** and/or **detached ARU**.
- 4.1.1.13 Notwithstanding Article 4.1.1.1 and Line 2.0 contained in Table 4.1.1.1 of this By-law, only RM5 and RM6 zones with **corner lots** and **through lots** shall permit a **detached ARU**.
- 4.1.1.14 A **detached ARU** shall comply with the provisions contained in Table 4.1.1.14 - Detached Residential Unit (Detached ARU).

Table 4.1.1.14 - Detached Additional Residential Unit (Detached ARU)

Column A		Column B	
Line 1.0	TYPE	One Storey Detached ARU	Two Storey Detached ARU
2.0	MAXIMUM SIZE:		
2.1	Lot area less than or equal to 750 m ²	✓	
2.2	Lot area greater than 750 m ²	✓	✓
3.0	LOCATION	Rear Yard	
		Rear yard and/or exterior side yard for corner lots zoned R1, R2, R3, and R8	
4.0	MAXIMUM FLOOR AREA - DETACHED ARU :		
4.1	Lot area less than or equal to 550 m ²	55 m ²	n/a
4.2	Lot area greater than 550 m ²	10% of the lot area , up to a maximum of 100 m ²	
5.0	MAXIMUM HEIGHT - HIGHEST RIDGE :		
5.1	sloped roof	4.6 m	6.8 m
5.2	flat roof	3.0 m	5.8 m
6.0	SETBACKS:		
6.1	Minimum setback to interior side lot line	0.6 m	1.8 m
6.2	Minimum setback to rear lot line	1.8 m	1.8 m
6.3	Minimum setback to exterior side lot line	2.5 m	4.5 m

4.1.2 Accessory Buildings and Structures

4.1.2.1 **Accessory buildings and structures** shall be permitted on a **lot** in R1 to R11, R15, R16, RM1 to RM9 and RA1 to RA5 zones in compliance with the regulations contained in Table 4.1.2.2 - Accessory Buildings and Structures. (0308-2011), (0297-2013), (0181-2018/LPAT Order 2019 February 15), (0112-2019)

4.1.2.1.1 (0308-2011), (0297-2013), *deleted by 0112-2019*

4.1.2.2 For the purpose of Subsection 4.1.2 of this By-law, an outdoor fireplace within 3.0 m of the roof or walls of a dwelling shall be exempt from Line 4.0 contained in Table 4.1.2.2 - Accessory Buildings and Structures. (0297-2013), (0181-2018/LPAT Order 2019 February 15), (0112-2019)

Table 4.1.2.2 - Accessory Buildings and Structures
(0112-2019), (0018-2021)

Column A		Column B	
Line 1.0	TYPE	Accessory Buildings and Structures	
		Lot Area Greater than or Equal to 750 m ²	Lot Area Less than 750 m ²
2.0	SIZE:		
2.1	Maximum area occupied per accessory building and structure	20 m ²	10 m ²
2.2	Maximum area occupied combined for all accessory buildings and structures	60 m ²	30 m ²
3.0	MAXIMUM LOT COVERAGE: combined for all accessory buildings and structures	5% of the lot area ⁽¹⁾	n/a ⁽¹⁾
4.0	MAXIMUM HEIGHT: to highest point of the building or structure	3.5 m	3.0 m
5.0	LOCATION	Not permitted between the front wall of the dwelling and the front lot line	
6.0	SETBACKS:		
6.1	Minimum setback to exterior side lot line	The exterior side yard regulations of the applicable zone shall apply	
6.2	Minimum setback to interior side lot line for accessory buildings and structures located in an interior side yard	The interior side yard regulations of the applicable zone shall apply ⁽²⁾⁽³⁾	
6.3	Minimum setback to interior side and rear lot lines for accessory buildings and structures located in the rear yard	1.2 m ⁽⁴⁾	0.61 m ⁽⁴⁾

- NOTES:** n/a means not applicable.
 (1) See Article 4.1.2.6 of this By-law.
 (2) See Article 4.1.2.7 of this By-law.
 (3) See Article 4.1.2.8 of this By-law.
 (4) See Subsection 4.1.8 of this By-law.

4.1.2.3 **Decks** and/or **balconies** are not permitted on top, above or projecting from any part of an **accessory building** or **structure**.

4.1.2.4 For the purposes of Subsection 4.1.2 of this By-law, a **deck**, **porch**, **balcony**, **detached ARU**, and/or detached **garage** shall not be considered to be an **accessory building** or **structure**. (0112-2019), (0174-2023)

Part 4 - Residential Zones

- 4.1.2.5 For the purpose of Subsection 4.1.2 of this By-law, a **building** or **structure**, other than an attached **garage**, that is connected to a dwelling by an underground corridor or hallway, or by a corridor or hallway above grade with a width less than 5.0 m at any point, shall be considered an **accessory building** or **structure**. (0379-2009)
- 4.1.2.6 The maximum **lot coverage** in an applicable zone is inclusive of the combined total area used for all **accessory buildings** and **structures**, as well as a detached **garage**. (0018-2021)
- 4.1.2.7 In zones where the **interior side yard** is regulated by the number of **storeys**, the **interior side yard** to an accessory **structure**, and a detached **garage** shall comply with the **yard** required for a one **storey** dwelling. (0018-2021)
- 4.1.2.8 In zones having a combined width of **interior side yards** regulation, accessory **structures**, as well as a detached **garage** shall comply with the required **interior side yard** regulation and the combined width of **interior side yards** regulation. (0018-2021)

4.1.3 Play Equipment

- 4.1.3.1 **Play equipment** is permitted accessory to a **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouse** and shall comply with the regulations contained in Table 4.1.3.1 - Play Equipment Regulations. (0297-2013), (0181-2018/LPAT Order 2019 February 15), (0196-2023)

Table 4.1.3.1 - Play Equipment Regulations

Column A		B
Line		
1.0	MAXIMUM AREA OCCUPIED	5.5 m ²
2.0	MAXIMUM HEIGHT: from established grade to highest point of the structure	3.0 m
3.0	LOCATION	rear yard only
4.0	MAXIMUM PERCENTAGE OF THE TOTAL PERIMETER OF THE PLAY EQUIPMENT PERMITTED TO BE ENCLOSED BY WALLS, DOORS AND/OR WINDOWS BUT EXCLUDING SCREENING	50%
5.0	MINIMUM SETBACKS TO INTERIOR SIDE AND REAR LOT LINES	0.61 m

- 4.1.3.2 **Play equipment** accessory to a **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouse** that does not comply with the regulations contained in Table 4.1.3.1 - Play Equipment Regulations shall be considered to be an **accessory building** or **structure** and shall comply with the regulations contained in Table 4.1.2.2 - Accessory Buildings and Structures. (0297-2013), (0181-2018/LPAT Order 2019 February 15), (0196-2023)

4.1.4 Swimming Pool

- 4.1.4.1 An outdoor **swimming pool** is permitted accessory to a **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouse** subject to the following regulations: (0297-2013), (0181-2018/LPAT Order 2019 February 15), (0196-2023)
 - 4.1.4.1.1 No part of an outdoor **swimming pool** is permitted in a **front** or required **exterior side yard**;
 - 4.1.4.1.2 An outdoor **swimming pool** shall be set back a minimum of 1.5 m from all **lot lines**, measured from the inside wall of the outdoor **swimming pool**.
 - 4.1.4.2 An outdoor **swimming pool** is permitted as an **accessory use** on **lots** containing any other form of residential dwelling not identified in Article 4.1.4.1 of this By-law, provided that an outdoor **swimming pool** shall be set back a minimum of 3.0 m from any **lot line**, measured from the inside wall of the outdoor **swimming pool**.
 - 4.1.4.3 A **swimming pool** shall also be permitted within a **building, structure** or part thereof which shall comply with the regulations of the zone in which it is located.

4.1.5 Encroachments and Projections

Unless otherwise regulated within this By-law, all required **yards** for **detached, semi-detached, linked, duplex, triplex, fourplex** and **street townhouses** shall be unobstructed except for the following:

(0297-2013), (0181-2018/LPAT Order 2019 February 15), (0196-2023)

4.1.5.1 A **porch** or a **deck**, located at and accessible from the **first storey** or below the **first storey** of the dwelling, inclusive of stairs, may encroach: *(0325-2008), (0144-2016)*

- (1) a maximum of 1.6 m into a required **front** and/or **exterior side yard**;
- (2) a maximum of 5.0 m into a required **rear yard**.

4.1.5.2 Notwithstanding the provisions of Article 4.1.5.1 of this By-law, a **porch** or **deck** that is located at and accessible from the **first storey** or below the **first storey** of the dwelling, inclusive of stairs, and is located in the **rear yard** shall have a minimum setback of: *(0325-2008), (0144-2016)*

- (1) 1.5 m from the **rear lot line**;
- (2) 0.0 m from an **interior side lot line** for a **lot** with a dwelling requiring a 0.0 m **interior side yard**;
- (3) 0.61 m from an **interior side lot line** for a **lot** with a dwelling requiring more than a 0.0 m **interior side yard**;
- (4) 0.61 m from an **exterior side lot line**.

4.1.5.3 A **porch** or **deck**, located at and accessible from the **first storey** or below the **first storey** of the dwelling inclusive of stairs, and is located in an **interior side yard** may encroach a maximum of 0.6 m provided that the **interior side yard** is a minimum of 1.2 m. *(0144-2016), (0174-2023)*

4.1.5.4 An awning may encroach a maximum of 0.61 m into a required **front yard** and/or **exterior side yard**; a maximum of 5.0 m into a required **rear yard** provided that the awning shall have a minimum setback of 1.5 m to a **lot line**; and a maximum of 0.61 m into a required **interior side yard** provided that the **interior side yard** is a minimum of 1.2 m. *(0297-2013)*

4.1.5.5 A window, **chimney**, pilaster or corbel, window well, and stairs may encroach a maximum of 0.6 m into a required **yard** provided that the **yard** is a minimum of 1.2 m. *(0325-2008), (0297-2013), (0174-2023)*

4.1.5.6 Notwithstanding the provisions of Articles 4.1.5.1 to 4.1.5.6 and 4.1.5.8 to 4.1.5.11 of this By-law, encroachments and/or projections shall not be permitted in a minimum required setback to a Greenlands Zone contained in Table 4.1.8.1 of this By-law. *(0144-2016)*

4.1.5.7 Decorative paving, pool decking, and other hard surfaced landscape material are permitted an unlimited encroachment in a required **rear yard**, provided that they do not exceed 0.3 m in height above grade at any point, and maintain a minimum setback to any **lot line** of 0.61 m. *(0297-2013), (0190-2014), (0144-2016)*

4.1.5.8 Notwithstanding the provisions of Article 4.1.5.5 of this By-law, stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall be permitted in required **rear yards** and **interior side yards** provided that the minimum setback to an **interior side lot line** and **rear lot line** shall be 1.2 m. *(0158-2013)*

4.1.5.8.1 Stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall not be permitted in **front yards** or **exterior side yards**. *(0158-2013), (0144-2016)*

4.1.5.9 A building projection, with windows that cover a minimum of 50% of the total projection, may encroach a maximum of 0.61 m into a required **front, exterior** and/or **rear yard**, provided that the building projection is not more than 3.0 m wide. *(0325-2008)*

4.1.5.10 A **balcony** may encroach a maximum of 1.0 m into a required **front, exterior side** or **rear yard**. *(0158-2013), (0144-2016)*

4.1.5.11 A freestanding **deck** may be located in a **rear yard** provided that it does not exceed 1.2 m in height above grade at any point, is uncovered and is not closer than 0.61 m to any side **lot line** and 1.5 m to any **rear lot line**. *(0297-2013)*

- 4.1.5.12 A window well may encroach a maximum of 1.2 m into a required **rear yard**. (0208-2022)
- 4.1.5.13 No projections outside of a **buildable area** shall be permitted unless specified through a site specific Exception Zone or Exception Schedule. Where a projection is permitted, the portion of the projection that is outside of the **buildable area** shall not be considered a **yard** encroachment. (0208-2022)
- 4.1.6 External Heating, Air Conditioning, Home Back-up Generator, and Pool Heating/Filtering Equipment**
(0212-2015)
- 4.1.6.1 External heating, air conditioning, home back-up generator, and pool heating/filtering equipment may be located in a required **yard**, other than a **front yard**, provided that it is not closer than 0.61 m to any **lot line**. (0212-2015)
- 4.1.6.2 Roof top external heating and/or air conditioning equipment are not permitted in R1 to R16 and RM1 to RM7 zones. (0181-2018/LPAT Order 2019 February 15)
- 4.1.7 Setback to Railway Right-of-Way**
- The minimum setback from the closest exterior wall of a **dwelling unit** to a railway right-of-way shall be 30.0 m. (0111-2019/LPAT Order 2021 March 09)
- 4.1.8 Setbacks to Greenlands Zones**
- 4.1.8.1 The minimum setback for all **buildings, structures, parking areas** and **swimming pools** in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required **yard/setback**. (0179-2018)
- 4.1.8.2 The setback for an outdoor **swimming pool** shall be measured from the inside wall of the **swimming pool** to a G1 or G2 Base Zone or a G1 or G2 Exception Zone. (0179-2018)
- 4.1.9 Driveways and Parking**
- All **driveways** and parking in Residential Zones shall comply with the provisions contained in Part 3 of this By-law and the following:
- 4.1.9.1 The calculation of **driveway** width shall include any continuous hard surface area that may be used for the parking of **motor vehicles**;
- 4.1.9.1.1 Where a **driveway** width includes a required **aisle**, the maximum **driveway** width shall not apply; (0379-2009)
- 4.1.9.1.2 A maximum of one **driveway** shall be permitted per **lot** in R1 to R16, RM1 to RM3 and RM6 zones; (0297-2013), (0190-2014)
- 4.1.9.2 Any hard surface area used or accessible for the purpose of parking a **motor vehicle** shall be included in the **driveway** width calculation; (0325-2008), (0308-2011), (0190-2014)
- 4.1.9.2.1 Notwithstanding Article 4.1.9.2 of this By-law, one walkway attached to a **driveway** with a maximum attachment of 1.5 m shall be permitted on each side of a **driveway**; (0308-2011)
- See Illustration No. 14 - Section 1.3 - Illustrations
- 4.1.9.2.2 Parking of **motor vehicles** shall not be permitted on a **landscaped soft area**; (0190-2014)
- 4.1.9.3 Tandem parking is permitted on a **driveway** in all Residential Zones except RA1 to RA5 zones;

- 4.1.9.4 The nearest part of a **driveway** or any other **parking area** for a **detached, semi-detached, linked, duplex, triplex, fourplex** and end unit of a **street townhouse** shall be a minimum distance of 0.6 m from a **rear lot line** and any side **lot line** other than the common side **lot line** separating an attached **semi-detached**, an attached **street townhouse** or a detached **garage** with a joint party wall;
(0325-2008), (0297-2013), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0196-2023)
- 4.1.9.5 A **hammerhead** shall only be permitted on a **lot** with a **lot frontage** greater than or equal to 15.0 m;
- 4.1.9.6 A **hammerhead** shall have a maximum width of 2.6 m and a maximum length of 3.0 m extending perpendicularly from the **driveway** and shall be set back a minimum of 0.6 m from the front, interior and exterior **lot lines**;

See Illustration No. 5 - Section 1.3 - Illustrations.
- 4.1.9.7 The outdoor parking of a **motor vehicle** shall only be permitted on a **driveway** and/or **parking space**;
- 4.1.9.8 **Parking spaces** shall only be accessed by a **driveway** and/or **aisle**;
- 4.1.9.9 A **circular driveway** shall only be permitted on a **lot** with a **lot frontage** greater than or equal to 22.5 m, provided that the **circular driveway** is located in a **front** or **exterior side yard**; (0212-2015)

See Illustration No. 12 - Section 1.3 - Illustrations.
- 4.1.9.10 A **circular driveway** and the access points shall only be located in one **yard**; (0190-2014)
- 4.1.9.11 A **circular driveway** shall not cover more than 50% of the **yard** in which it is located; (0190-2014)
- 4.1.9.12 The combined width of the two points of access of a **circular driveway** shall not exceed 8.5 m; (0190-2014), (0212-2015)
- 4.1.9.13 For **lots** having a **lot frontage** of 18.0 m or greater, a **driveway** shall be subject to the following:
(0212-2015), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09)
- (1) the maximum width shall be 8.5 m;
 - (2) the maximum width may be increased to 10.5 m for that portion of the **driveway** that is within 6.0 m of the **garage face** and which is providing direct vehicular access to the **garage**;
 - (3) the **driveway** shall not cover more than 50% of the area of the **front yard** and/or **exterior side yard**.
- See Illustration No. 11 - Section 1.3 - Illustrations.
- 4.1.9.14 *deleted by 0212-2015*
- 4.1.10 Parking of Commercial Motor Vehicles**
- The parking of a **commercial motor vehicle** in Residential Zones shall comply with the provisions contained in Part 3 of this By-law and the following:
- 4.1.10.1 A **commercial motor vehicle** shall only be parked on a **driveway** or within a **garage**;
(0325-2008)
- 4.1.10.2 A maximum of one **commercial motor vehicle** shall be parked on a **lot** in a Residential Zone subject to the following:
- 4.1.10.2.1 The **commercial motor vehicle** shall be less than or equal to 3 000 kg registered gross weight or 2 600 kg vehicle curb weight and be less than 5.6 m in length and 2.0 m in **height**;

- 4.1.10.2.2 The required number of **motor vehicle parking spaces** for the applicable Residential Zone shall be maintained, not including the space used for the parking of a **commercial motor vehicle**;
- 4.1.10.3 A **commercial motor vehicle** that is actively engaged in a delivery and/or service is deemed not to be in contravention of this By-law;
- 4.1.10.4 A maximum of one **commercial motor vehicle** shall be permitted to park entirely within an enclosed **garage** provided that the vehicle can legally access the property and provided that the required number of **parking spaces** for the applicable Residential Zone is maintained;
- 4.1.10.5 The outdoor parking of school buses shall be permitted on lands used for a **place of religious assembly, public school or private school**, provided that such parking shall not be permitted within the required **yards**.

4.1.11 Trailer and Recreational Vehicle Parking

- 4.1.11.1 Outdoor parking of a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle shall only be permitted in a Residential Zone, in compliance with the provisions contained in Part 3 of this By-law and Sentence 4.1.11.1.1 or 4.1.11.1.2 of this By-law.
- 4.1.11.1.1 One trailer, with or without one boat, or up to two personal watercraft or snowmobiles, or one recreational vehicle, is permitted on a **driveway** subject to the following:
- (1) the maximum combined length of a trailer, exclusive of tongue, with or without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 5.2 m;
 - (2) the maximum combined **height** of a trailer, with or without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 2.0 m;
 - (3) the **parking space** used for a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle shall be in addition to the required number of **parking spaces** for the applicable Residential Zone;
 - (4) the minimum setback of a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle to a **lot line** shall be 0.6 m.
- 4.1.11.1.2 One trailer, with or without one boat, or up to two personal watercraft or snowmobiles, or one recreational vehicle, is permitted subject to the following:
(0325-2008)
- (1) the maximum combined length of a trailer, exclusive of tongue, with or without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 7.0 m;
 - (2) the maximum combined **height** of a trailer, with or without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 3.0 m;
 - (3) the **parking space** used for a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle shall be in addition to the required number of **parking spaces** for the applicable Residential Zone;
 - (4) the trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle shall be parked only in an **interior side yard** behind the **front wall** of the dwelling or in the **rear yard**;
 - (5) the minimum setback of a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle to an **interior side lot line** or **rear lot line** shall be 1.2 m; (0297-2013)
 - (6) the minimum setback of a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle to the **exterior side lot line** and/or **rear lot line**, where the **rear lot line** abuts a **street**, shall be 7.5 m. (0325-2008)

Part 4 - Residential Zones

4.1.11.2 Notwithstanding Sentence 4.1.11.1.1 of this By-law, a maximum of one trailer exclusive of tongue, with or without one boat inclusive of attached motor, personal watercraft or snowmobile, or one recreational vehicle, less than or equal to 7.0 m in length, and less than 3.0 m in combined **height**, may be parked on a **driveway** in a Residential Zone, on a temporary basis for a period of not more than 72 hours in any one calendar month. (0308-2011)

4.1.12 Garage Regulations

4.1.12.1 An attached **garage** in R1 to R16 and RM1 to RM12 zones shall comply with the regulations contained in Table 4.1.12.1 - Garage Regulations. (0325-2008), (0181-2018/LPAT Order 2019 February 15), (0112-2019)

4.1.12.2 A detached **garage** in R1 to R11, R15, RM1, RM2, RM7 and RM8 zones shall comply with the regulations contained in Table 4.1.12.1 - Garage Regulations. (0112-2019)

Table 4.1.12.1 - Garage Regulations
(0325-2008), (0297-2013), (0181-2018/LPAT Order 2019 February 15), (0112-2019), (0018-2021)

Column A		B	C
Line		Attached Garage	Detached Garage
1.0	MAXIMUM NUMBER PERMITTED PER LOT	1 ⁽¹⁾	1 ⁽¹⁾
2.0	SIZE:		
2.1	Maximum floor area measured from the inside face of walls	75 m ²	75 m ²
2.2	Minimum rectangular area measured from the inside face of walls (width x length)	2.75 m x 6.0 m	2.75 m x 6.0 m
2.3	Minimum unobstructed area for parking (width x length x height)	2.75 m x 5.2 m x 2.0 m	2.75 m x 5.2 m x 2.0 m
3.0	MAXIMUM LOT COVERAGE	The maximum lot coverage for the dwelling in the applicable zone is inclusive of the attached garage	10% of the lot area ⁽³⁾
4.0	MAXIMUM HEIGHT:		
4.1	Sloped roof - highest ridge	The maximum height for the dwelling in the applicable zone	4.6 m
4.2	Flat roof	The maximum height for the dwelling in the applicable zone	3.0 m
4.3	Maximum height of eaves	n/a	3.0 m
5.0	LOCATION	n/a	Not permitted between the front wall of the dwelling and the front lot line
6.0	SETBACKS:		
6.1	Minimum setback to exterior side lot line	The exterior side yard regulations of the applicable zone shall apply	The exterior side yard regulations of the applicable zone shall apply
6.2	Minimum setback to interior side lot line for garage located in an interior side yard	The interior side yard regulations of the applicable zone shall apply	The interior side yard regulations of the applicable zone shall apply ⁽⁴⁾⁽⁵⁾

Table 4.1.12.1 continued on next page

Part 4 - Residential Zones

Column A		B	C
Line		Attached Garage	Detached Garage
Table 4.1.12.1 continued from previous page			
6.3	Minimum setbacks to interior side and rear lot lines for detached garage located in the rear yard where lot area greater than or equal to 750 m ²	n/a	1.2 m ⁽⁶⁾⁽⁷⁾
6.4	Minimum setbacks to interior side and rear lot lines for detached garage located in the rear yard where lot area less than 750 m ²	n/a	0.61 m ⁽⁶⁾⁽⁷⁾
6.5	Minimum setback of a detached garage located in the rear yard to the dwelling on the same lot	n/a	1.2 m
7.0	MINIMUM AREA OF ATTACHMENT OF A DWELLING AND ATTACHED GARAGE ABOVE GRADE	5.0 m in length and 2.0 m in height	n/a

- NOTES:** n/a means not applicable.
- (1) See Article 4.1.12.5 of this By-law.
 - (2) *deleted by 0018-2021.*
 - (3) See Article 4.1.2.6 of this By-law.
 - (4) See Article 4.1.2.7 of this By-law.
 - (5) See Article 4.1.2.8 of this By-law.
 - (6) See Subsection 4.1.8 of this By-law.
 - (7) See Article 4.1.12.6 of this By-law.

4.1.12.3 A **deck** is not permitted on top, above or projecting from an attached or detached **garage**. (0112-2019), (0208-2022)

4.1.12.4 A **balcony** with a maximum area of 10 m² is permitted on top of an attached **garage**, provided that the **balcony** does not project more than 1.0 m beyond the **garage face**. (0325-2008), (0181-2018/LPAT Order 2019 February 15), (0112-2019)

4.1.12.5 Only one attached **garage** or one detached **garage** shall be permitted per **lot**, except in RM4 and RM7 to RM12 zones. (0018-2021)

4.1.12.6 On two adjoining **lots** in a Residential Zone, a detached **garage** with a joint **party wall** is permitted. (0018-2021)

4.1.13 Minimum Gross Floor Area - Residential

All **dwelling units** in R1 to R16 and RM1 to RM6 zones shall have a minimum **gross floor area - residential** of 60 m².

4.1.14 Common Element Condominium (CEC)
(0297-2013)

4.1.14.1 CEC - visitor **parking spaces** shall be provided within a **common element** area.

4.1.14.2 The width of the paved portion of a **CEC - road** shall be the perpendicular distance measured between the inside faces of opposing curbs. At the point where a CEC - visitor parallel **parking space** abuts a **CEC - road**, the width of the paved portion of the **CEC - road** shall be the perpendicular distance measured between the CEC - visitor parallel **parking space** and the inside face of the opposing curb. (0181-2018/LPAT Order 2019 February 15)

4.1.15 Apartment Zones

4.1.15.1 Additional Uses

Additional **uses** are permitted within RA1 to RA5 zones, subject to the following provisions:
(0325-2008), (0174-2017), (0111-2019/LPAT Order 2021 March 09)

4.1.15.1.1 Additional **uses** are limited to a **retail store, service establishment, financial institution, office and medical office - restricted;**

4.1.15.1.2 An additional **use** shall be contained within an **apartment building;**

4.1.15.1.3 An additional **use** shall not be permitted above the **first storey** of an **apartment building;**

4.1.15.1.4 Additional on-site parking is not required for additional **uses** permitted in Sentence 4.1.15.1.1 of this By-law;

4.1.15.1.5 *deleted by 0111-2019/LPAT Order 2021 March 09*

4.1.15.1.6 *deleted by 0111-2019/LPAT Order 2021 March 09*

4.1.15.1.7 *deleted by 0111-2019/LPAT Order 2021 March 09*

4.1.15.2 Long-Term Care Buildings

For the purpose of calculating the number of **dwelling units** in a **long-term care building**, two long-term care beds shall equal one long-term care **dwelling unit**.
(0174-2017)

4.1.15.3 *deleted by 0111-2019/LPAT Order 2021 March 09*

4.1.15.4 Reduced Landscaped Buffer

The required **landscaped buffer** of two abutting properties with zoning to permit **apartment, long-term care and/or retirement buildings** may be reduced to 0.0 m for that portion of the common **lot line** where there are shared **driveways and/or aisles**.
(0174-2017)

4.1.15.5 Guest Units

Guest units are permitted within RA1 to RA5 zones, subject to the following:
(0190-2014)

4.1.15.5.1 Guest units shall only be permitted in an **apartment** having 75 or more **dwelling units**, or in a **long-term care building** having 75 or more beds, or in a **retirement building** having 75 or more **retirement dwelling units;** (0174-2017)

4.1.15.5.2 A maximum of 5 guest units are permitted;

4.1.15.5.3 The maximum size of a guest unit shall not exceed 30 m²;

4.1.15.5.4 A kitchen is not permitted within a guest unit;

4.1.15.5.5 Additional on-site parking is not required for a guest unit permitted in Article 4.1.15.5.

4.1.16 Home Occupation

(0297-2013), (0144-2016), (0111-2019/LPAT Order 2021 March 09)

4.1.16.1 A **home occupation** is permitted within a **detached dwelling** in a Residential Zone subject to the following:

4.1.16.1.1 The following **home occupations** are permitted:

- (1) tutoring;
- (2) music instruction;
- (3) artist or artisan;
- (4) **office**.

4.1.16.1.2 The total area used for a **home occupation** shall not exceed 25% of the **gross floor area - residential** of the **detached dwelling**, to a maximum of 50 m²;

4.1.16.1.3 For the purpose of calculating the area devoted to a **home occupation**, **gross floor area - residential** shall include all areas above and below **established grade** used for the **home occupation**;

4.1.16.1.4 A **home occupation** shall be conducted wholly within a **detached dwelling**;

4.1.16.1.5 Only one **home occupation** shall be permitted within a **detached dwelling**;

4.1.16.1.6 The dwelling in which the **home occupation** is located shall be the principal private residence of a person or persons conducting the **home occupation** and they must not be an occasional or casual resident thereof;

4.1.16.1.7 A **home occupation** shall not employ staff who are not a resident of the **detached dwelling**;

4.1.16.1.8 **Outdoor storage** or outdoor display of merchandise, material or equipment associated with a **home occupation** is not permitted;

4.1.16.1.9 There shall be no visible indication from the exterior of the **detached dwelling** that a **home occupation** is carried on in the **detached dwelling**;

4.1.16.1.10 The maximum number of clients attending a **home occupation** at any one time shall be two;

4.1.16.1.11 A **home occupation** shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the **detached dwelling**;

4.1.16.1.12 In addition to the required number of **parking spaces** for the **detached dwelling**, one additional **parking space** for the **home occupation** shall be provided;

4.1.16.1.13 **Tandem parking spaces** shall be permitted;

4.1.16.1.14 An **aisle** adjacent to **parking spaces** is not required.

4.1.16.2 *(0297-2013), deleted by 0144-2016*

4.1.17 Resident Physician, Dentist, Drugless Practitioner or Health Professional

(0111-2019/LPAT Order 2021 March 09)

Where an **office** of a resident **physician, dentist, drugless practitioner** or **health professional** is legally **existing** on the date of passing of this By-law, it is deemed to be in compliance with the regulations of this By-law.

4.1.18 Group Home

A **group home** shall only be permitted within a **detached dwelling** in a Residential Zone. (0379-2009), (0111-2019/LPAT Order 2021 March 09)

4.1.18.1 *deleted by 0111-2019/LPAT Order 2021 March 09*

4.1.18.2 (0379-2009), *deleted by 0111-2019/LPAT Order 2021 March 09*

4.1.18.3 (0308-2011), *deleted by 0111-2019/LPAT Order 2021 March 09*

4.1.19 Receiving/Telecommunication Device

A **receiving/telecommunication device** with a dish diameter exceeding 1.0 m shall comply with the regulations contained in Table 4.1.19 - Receiving/Telecommunication Device Regulations.

Table 4.1.19 - Receiving/Telecommunication Device Regulations

Column A		B
Line		
1.0	Location	Rear yard only or on the roof of a dwelling with more than three storeys
2.0	Maximum height from established grade to top of receiving/telecommunication device located in a rear yard	4.0 m
3.0	Minimum setback to any lot line where a receiving/telecommunication device is located in a rear yard	1.8 m

4.1.20 (0158-2013), (0190-2014), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0111-2019/LPAT Order 2021 March 09), (0117-2022), *deleted by 0174-2023*

4.1.21 Height

Notwithstanding any other provisions of this By-law, the calculation of **height** for **apartment, long-term care and retirement buildings and stacked townhouses**, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, **parapets**, turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum **height** of the top of such elements is no higher than 6.0 m above the **height** limit otherwise applicable.

(0174-2017), (0111-2019/LPAT Order 2021 March 09), (0158-2023)

4.1.22 Maximum Gross Floor Area (GFA) - Infill Residential

The **gross floor area (GFA) infill - residential** may be reduced by the area of void in a floor, to a maximum of 10% of the permitted maximum **gross floor area (GFA) infill - residential**. (0208-2022)

4.1.23 Fourplex
(0196-2023)

4.1.23.1 In addition to the provisions contained in Parts 1 to 3 and Section 4.1 (excluding Subsection 4.1.1 until such time as By-law 0174-2023 is in force and effect) of this By-law, new **fourplexes** shall comply with the provisions contained in Table 4.1.23.1 - New Fourplex.

Table 4.1.23.1 - New Fourplex

Column A		B
Line		
1.0	A new fourplex is permitted only in these zones	R1 to R11, R15, R16, RM1, RM2 and RM7
2.0	MINIMUM LOT AREA	
2.1	Interior lot	295 m ²
2.2	Corner lot	415 m ²
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior lot	9.75 m
3.2	Corner lot	13.5 m
4.0	MAXIMUM LOT COVERAGE	✓ ⁽¹⁾
5.0	MINIMUM FRONT YARD	6.0 m
6.0	MINIMUM EXTERIOR SIDE YARD	4.5 m
7.0	MINIMUM INTERIOR SIDE YARD	1.2 m
8.0	MINIMUM REAR YARD	7.5 m
9.0	MAXIMUM DWELLING UNIT DEPTH	20.0 m
10.0	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	10.6 m
11.0	MAXIMUM HEIGHT: flat roof	8.1 m
12.0	PARKING AND DRIVEWAY	
12.1	Minimum parking spaces	✓ ⁽²⁾⁽³⁾
12.2	Maximum driveway width	6.0 m ⁽⁴⁾

- NOTES:**
- (1) See Article 4.1.23.3 of this By-law.
 - (2) See Subsection 4.1.9 of this By-law.
 - (3) See Part 3 of this By-law.
 - (4) See Part 3 and Subsection 4.1.9 of this By-law.

4.1.23.2 The conversion of a **detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex** to a **fourplex** is permitted subject to the provisions contained in Table 4.1.23.2 and Article 4.1.23.4 of this By-law.

Table 4.1.23.2 - Conversion of an Existing Detached Dwelling, Semi-Detached, Linked Dwelling, Street Townhouse, Duplex and Triplex to a Fourplex

Column A		B
Line		
1.0	Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex legally existing on December 06, 2023, to a fourplex shall comply with the regulations of the zone in which it is located	✓ ⁽¹⁾
2.0	The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex , legally existing on December 06, 2023, for the purposes of conversion to a fourplex shall not be permitted	✓

NOTE: (1) See Article 4.1.23.4 of this By-law.

4.1.23.3 The overall maximum **lot coverage** of a **lot** shall be permitted to increase by up to an additional 10% from the base zone requirement, of which 10% is solely calculated towards a new **fourplex**.

4.1.23.4 Notwithstanding the provisions of Line 12.2 contained in Table 4.1.23.1, Line 1.0 contained in Table 4.1.23.2, and Articles 4.1.9.1 and 4.1.9.2 of this By-law, maximum **driveway** width shall not apply to a **parking area** in a **rear yard**, subject to the following:

- (1) the **parking area** shall only be accessed by a **driveway** in an **interior side yard** or **rear yard**;
- (2) maximum of four **parking spaces** within the **parking area**.

