

## PART III: RESIDENTIAL ZONES

### SECTION 1 R1 ZONE - SINGLE RESIDENTIAL

#### (1) SCOPE

The provisions of this Section shall apply in all Single Residential (R1) Zones in addition to the General Provisions set out in Part II hereof, except as otherwise provided in Part VII hereof.

#### (2) USES PERMITTED

No person shall, within any R1 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R1 uses, namely:

- (i) a single detached dwelling;
- (ii) a day nursery; or
- (iii) any use permitted in all zones under Section 17 of Part II hereof.

#### (3) ZONE REQUIREMENTS

No person shall, within any R1 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

##### (a) LOT AREA (MINIMUM)

- in accordance with the residential density restrictions set out in Section 12 of Part II hereof.

##### (b) LOT FRONTAGE (MINIMUM)

The minimum lot frontage required for a lot in an R1 Zone shall be based upon the residential density designation pertaining to such lot, as follows:

- (i) lower than D3 - 45 m
- (ii) from D3 to D8, inclusive - 36 m
- (iii) from D9 to D16, inclusive - 18 m
- (iv) D17 or higher - 15 m

##### (c) WATER FRONTAGE (MINIMUM)

The minimum total water frontage required for all shorelines of a waterfront lot or any other lot adjacent to a navigable waterbody shall be equivalent to the lot frontage required for such lot.

##### (d) LOT DEPTH (MINIMUM) - 30 m

- (e) FRONT YARD DEPTH (MINIMUM) - 6 m
- (f) CORNER SIDE YARD WIDTH (MINIMUM) - 4.5 m
- (g) INTERIOR SIDE YARD WIDTH (MINIMUM)
  - 1.2 m, plus 0.6 m for each full storey above the first storey abutting such yard.
- (h) REAR YARD DEPTH (MINIMUM) - 7.5 m
- (i) LOT COVERAGE (MAXIMUM)
  - (i) serviced lots - 40%
  - (ii) unserviced lots - 25%
- (j) BUILDING HEIGHT (MAXIMUM) - 10 m
- (k) MAIN BUILDINGS PER LOT (MAXIMUM) - 1 only
- (l) PARKING SPACE REQUIREMENTS (MINIMUM)
  - (i) residential uses - 1 parking space per dwelling unit.
  - (ii) day nurseries - 1 parking space per 7 persons capacity.
  - (iii) other uses - 1 parking space per 35 m<sup>2</sup> of
- (m) PERMITTED SIGNS

The following signs shall be permitted on any lot in an R1 Zone:

- (i) not more than 1 unlit or illuminated name plate, ground or wall sign accessory to a dwelling, provided that:
  1. no such sign has more than 2 sign faces;
  2. the sign area of any such sign does not exceed 0.1 m<sup>2</sup> per sign face or 0.2 m<sup>2</sup> in total; and
  3. the height of any ground sign does not exceed 1.5 m; and
- (ii) not more than 1 unlit business identification wall sign, not exceeding 1 m<sup>2</sup> in sign area, accessory to a permitted main non-residential use.

## SECTION 2 R2 ZONE - DOUBLE RESIDENTIAL

## (1) SCOPE

The provisions of this Section shall apply in all Double Residential (R2) Zones in addition to the General Provisions set out in Part II hereof, except as otherwise provided in Part VII hereof.

## (2) USES PERMITTED

No person shall, within any R2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R2 uses, namely:

- (i) a single detached dwelling;
- (ii) a semi-detached dwelling;
- (iii) a duplex dwelling;
- (iv) a day nursery; or
- (v) any use permitted in all zones under Section 17 of Part II hereof.

## (3) ZONE REQUIREMENTS

No person shall, within any R2 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

## (a) LOT AREA (MINIMUM)

- in accordance with the residential density restrictions set out in Section 12 of Part II hereof.

## (b) LOT FRONTAGE (MINIMUM)

- (i) semi-detached dwellings - 9 m
- (ii) other uses - 15 m

## (c) WATER FRONTAGE (MINIMUM)

The minimum total water frontage required for all shorelines of a waterfront lot or any other lot adjacent to a navigable waterbody shall be equivalent to the lot frontage required for such lot.

## (d) LOT DEPTH (MINIMUM) - 30 m

## (e) FRONT YARD DEPTH (MINIMUM) - 6 m

- (f) CORNER SIDE YARD WIDTH (MINIMUM) - 4.5 m
- (g) INTERIOR SIDE YARD WIDTH (MINIMUM)
- 1.2 m, plus 0.6 m for each full storey above the first storey abutting such yard, except that no interior side yard shall be required where semi-detached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.2 m from the side lot line separating such lots.
- (h) REAR YARD DEPTH (MINIMUM) - 7.5 m
- (i) LOT COVERAGE (MAXIMUM) - 40%
- (j) BUILDING HEIGHT (MAXIMUM) - 10 m
- (k) MAIN BUILDINGS PER LOT (MAXIMUM) - 1 only
- (l) PARKING SPACE REQUIREMENTS (MINIMUM)
- (i) residential uses - 1 parking space per dwelling unit.
- (ii) day nurseries - 1 parking space per 7 persons capacity.
- (iii) other uses - 1 parking space per 35 m<sup>2</sup> of net floor area.
- (m) PERMITTED SIGNS
- The following signs shall be permitted on any lot in an R2 Zone:
- (i) not more than 1 unlit or illuminated name plate ground or wall sign accessory to a dwelling, provided that:
1. no such sign has more than 2 sign faces;
  2. the sign area of any such sign does not exceed 0.1 m<sup>2</sup> per sign face or 0.2 m<sup>2</sup> in total; and
  3. the height of any ground sign does not exceed 1.5 m; and
- (ii) not more than 1 unlit business identification wall sign, not exceeding 1 m<sup>2</sup> in sign area, accessory to a permitted non-residential use.

## SECTION 3 R3 ZONE - MEDIUM DENSITY RESIDENTIAL

## (1) SCOPE

The provisions of this Section shall apply in all Medium Density Residential (R3) Zones in addition to the General Provisions set out in Part II hereof, except as otherwise provided in Part VII hereof.

## (2) USES PERMITTED

No person shall, within any R3 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R3 uses, namely:

- (i) a semi detached dwelling;
- (ii) a duplex dwelling;
- (iii) an apartment dwelling;
- (iv) a group dwelling;
- (v) a day nursery; or
- (vi) any use permitted in all zones under Section 17 of Part II hereof.

## (3) ZONE REQUIREMENTS

No person shall, within any R3 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

## (a) LOT AREA (MINIMUM)

- in accordance with the residential density restrictions set out in Section 12 of Part II hereof.

## (b) LOT FRONTAGE (MINIMUM)

(i) multiple dwellings - 15 m for a duplex dwelling and 18 m for any other multiple dwelling.

(ii) semi detached dwellings - 9 m

(iii) other uses - 15 m

(c) LOT DEPTH (MINIMUM) - 30 m

## (d) FRONT YARD DEPTH (MINIMUM)

- 7.5 m abutting an arterial road and 6 m in any other case.

## (e) CORNER SIDE YARD WIDTH (MINIMUM)

- 7.5 m abutting an arterial road and 4.5 m in any other case.

## (f) INTERIOR SIDE YARD WIDTH (MINIMUM)

- 1.2 m, plus 0.6 m for each full storey above the first storey abutting such yard, except that no interior side yard shall be required where semi-detached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be located not less than 1.2 m from the side lot line separating such lots.

## (g) REAR YARD DEPTH (MINIMUM) - 7.5 m

## (h) LOT COVERAGE (MAXIMUM) - 50%

## (i) LANDSCAPED OPEN SPACE (MINIMUM) - 30 %

## (j) BUILDING HEIGHT (MAXIMUM) - 3 storeys

## (k) DWELLING UNITS PER BUILDING (MAXIMUM) - 30

## (l) MAIN BUILDINGS PER LOT (MAXIMUM)

- (i) multiple dwellings - no maximum
- (ii) other main buildings - 1 only

## (m) REQUIRED COURTS

The minimum building separation or court required between any 2 opposing walls of 1 or more multiple dwellings on the same lot shall be:

- (i) 15 m, where both such walls contain balconies or habitable room windows;
- (ii) 7.5 m, where only 1 of such walls contains balconies or habitable room windows; or
- (iii) 2 m, where neither of such walls contains balconies or habitable room windows, or in the case of opposing building corners.

## (n) REQUIRED PRIVACY YARDS

A privacy yard having a minimum depth of 7.5 m shall be provided abutting the full length of at least 1 exterior wall of each dwelling unit within a group dwelling.

## (o) PARKING SPACE REQUIREMENTS (MINIMUM)

(i) residential uses - 1 parking space per dwelling unit, except that on a lot containing 3 or more dwelling units:

1. 1.5 parking spaces shall be required for each dwelling unit which is not a senior citizens' dwelling unit; and
2. 0.5 parking spaces shall be required for each of the first 30 senior citizens' dwelling units, plus 0.25 parking spaces for each additional senior citizens' dwelling unit.

(ii) day nurseries - 1 parking space per 7 persons capacity, except that a day nursery located on a lot containing more than 4 dwelling units shall be deemed an additional dwelling unit for the purpose of determining the minimum parking space requirements for such lot.

(iii) other uses - 1 parking space per 35 m<sup>2</sup> of net floor area.

## (p) PERMITTED SIGNS

The following unlit or illuminated signs shall be permitted on any lot in an R3 Zone:

(i) not more than 1 name plate ground or wall sign accessory to a dwelling, provided that:

1. no such sign has more than 2 sign faces;
2. the sign area of any such sign does not exceed 0.1 m<sup>2</sup> per sign face or 0.2 m<sup>2</sup> in total;
3. the height of any ground sign does not exceed 1.5 m;

(ii) not more than 1 building identification wall sign, not exceeding 1 m<sup>2</sup> in sign area, accessory to a multiple dwelling containing 5 or more dwelling units; or

(iii) not more than 1 business identification wall sign, not exceeding 1 m<sup>2</sup> in sign area, accessory to a permitted non-residential use.