
SECTION SEVEN

DEVELOPMENT STANDARDS

7.1 ZONES

Standards for the following *Zones* are shown on the following *Zone Standards* tables:

ZONE	TABLE	SECTION
Urban Residential 'R1' Zone	Table Six	7.2
Urban Residential Two 'R2' Zone	Table Seven	7.3
Urban Residential Three 'R3' Zone	Table Eight	7.4
Rural, Hamlet and Shoreline Residential Zones	Table Nine	7.5
Local Commercial 'LC' Zone	Table Ten	7.6
Core Area 'CA' Zone	“	
Highway Commercial 'HC' Zone	“	
Recreational Commercial 'RC' Zone	“	
General Industrial 'MI' Zone	Table Eleven	7.7
Rural Industrial 'M2' Zone	“	
Extractive Industrial 'EM' Zone	“	
Rural Zone 'RU' Zone	Table Twelve	7.8
Agricultural 'A' Zone	“	
Open Space 'OS' Zone	Table Thirteen	7.9
Community Facility 'CF' Zone	“	
Environmental Protection 'EP' Zone	“	
Future Development 'FD' Zone	Table Fourteen	7.10

A number or numbers in brackets following the *Zone* standard, the *Zone* heading or the description of the standard, indicate that a Special Provision or Provisions apply to the noted *Zone* or requirement. Special Provisions are listed at the end of the table.

SECTION 7.2 : Standards for the Urban Residential 'R1' Zone

TABLE SIX

**STANDARDS FOR THE
URBAN RESIDENTIAL ONE 'R1' ZONE**

<i>Minimum Lot Frontage:</i>	
⇒ for an <i>interior lot</i>	16.7 m.
⇒ for a <i>corner lot</i>	19.5 m.
<i>Minimum Lot Area:</i>	500 sq. m.
<i>Maximum Lot Coverage</i>	40 percent
<i>Minimum Landscaped Open Space</i>	40 percent
<i>Minimum Front Yard</i>	4.5 m. (2) (3)
<i>Minimum Exterior Side Yard</i>	4.0 m. (2) (3)
<i>Minimum Interior Side Yard</i>	1.2 m. (1) (3)
<i>Minimum Rear Yard</i>	7.5 m. (3)
<i>Maximum Height:</i>	
⇒ <i>main building</i>	11.0 m.
⇒ <i>accessory building</i>	4.5 m.
<i>Maximum Garage Width</i>	50% of main building width
<i>Maximum Driveway Width</i>	50% of main building width

TABLE SIX – EXPLANATION OF SPECIAL PROVISIONS (#)

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| (1) The minimum required <i>interior side yard</i> is 3.5 metres if the <i>side yard</i> contains a <i>driveway</i> accessing a <i>private garage</i> located in the <i>rear yard</i> of the <i>lot</i> that is accessed by a <i>driveway</i> crossing the <i>front lot line</i> . |
| (2) The wall of a <i>private garage</i> that contains the opening for vehicular access shall be set back a minimum of 6.0 metres from the <i>lot line</i> the <i>driveway</i> crosses to access the <i>private garage</i> . |
| (3) No part of a <i>main building</i> shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a <i>top-of-bank</i> as defined in Section 2 of this By-law.
No part of an <i>accessory building or structure</i> shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a <i>top-of-bank</i> as defined in Section 2 of this By-law. |

SECTION 7.3 : Standards for the Urban Residential 'R2' Zone

TABLE SEVEN
**STANDARDS FOR THE URBAN RESIDENTIAL TWO 'R2'
ZONE**

ZONE PROVISIONS	<i>Single Detached Dwelling</i>	<i>Semi-detached Dwelling</i>	<i>Duplex Dwelling</i>	<i>Triplex Dwelling</i>	<i>Fourplex Dwelling</i>	<i>Nursing or Retirement Home</i>
<i>Minimum Lot Frontage:</i> ⇒ for an interior lot ⇒ for a corner lot	15.0 m. 17.4 m.	10 m. per unit 14.5 m. per unit	20.0 m. 26.0 m.	23.0 m. 29.0 m	30.0 m. 36.0 m.	30.0 m. 36.0 m.
<i>Minimum Lot Area:</i>	400.0 sq. m.	300 sq. m. per unit	600 sq. m.	695 sq. m.	1000 sq. m.	1000 sq. m.
<i>Maximum Lot Coverage</i>	40 percent	40 percent	40 percent	40 percent	45 percent	50 percent
<i>Minimum Landscaped Area</i>	30 percent	30 percent	30 percent	30 percent	30 percent	30 percent
<i>Maximum Residential Density</i>	N/A	N/A	N/A	N/A	N/A	24.5 units per net hectare
<i>Minimum Front Yard</i>	4.5 m. (2) (3)	4.5 m. (2) (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Exterior Side Yard</i>	2.4 m. (2) (3)	4.5 m. (2) (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Interior Side Yard</i>	1.2 m. (1) (3)	1.2 m. on one side Nil on the attached side (7)	1.2 m. (1) (3)	4.5 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Rear Yard</i>	7.5 m. (3)	7.5 m. (3)	7.5 m. (3)	7.5 m. (3)	9.0 m. (3)	9.0 m. (3)

ZONE PROVISIONS	<i>Single Detached Dwelling</i>	<i>Semi-detached Dwelling</i>	<i>Duplex Dwelling</i>	<i>Triplex Dwelling</i>	<i>Fourplex Dwelling</i>	<i>Nursing or Retirement Home</i>
<i>Maximum Height:</i>						
⇒ <i>main building</i>	11.0 m.	11.0 m.	11.0 m.	11.0 m.	11.0 m.	11.0 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.	4.5 m.	4.5 m.	4.5 m.
<i>Maximum Garage Width</i>	6.1 m.	3.5 m.	6.1 m.	9.0 m.	12.0 m.	N/A
<i>Maximum Driveway Width</i>	6.1 m.	3.5 m.	6.1 m.	6.1 m.	6.1 m.	N/A

TABLE SEVEN - EXPLANATION OF SPECIAL PROVISIONS (#)

- (1) The minimum required *interior side yard* is 3.5 metres if the *side yard* contains a *driveway* accessing a *private garage* located in the *rear yard* of the *lot* that is accessed by a *driveway* crossing the *front lot line*.
- (2) The wall of a *private garage* that contains the opening for vehicular access shall be set back a minimum of 6.0 metres from the *lot line* the *driveway* crosses to access the *private garage*.
- (3) No part of a *main building* shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.
No part of an *accessory building or structure* shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.

SECTION 7.4 : Standards for the Urban Residential 'R3' Zone

TABLE EIGHT**STANDARDS FOR THE URBAN RESIDENTIAL THREE 'R3' ZONE**

Zone Provisions	<i>Townhouse Building</i>	<i>Nursing or Retirement Home</i>	<i>Boarding or Lodging House</i>	<i>Apartment Building</i>
<i>Minimum Lot Frontage</i>	6.0 per unit (1) (2)	30.0 m.	30.0 m.	30.0 m.
<i>Minimum Lot Area</i>	190 sq. m. Per unit	1000 sq. m.	1100 sq. m.	2000 sq. m.
<i>Maximum Lot Coverage</i>	40 percent	55 percent	40 percent	45 percent
<i>Maximum Residential Density</i>	N/A	60.0 units per net hectare	N/A/	60.0 units per net hectare
<i>Minimum Front Yard</i>	4.5 m. (3)	6.0 m. (3)	6.0 m. (3)	9.0 m. (3)
<i>Minimum Exterior Side Yard</i>	4.5 m. (3)	6.0 m. (3)	6.0 m. (3)	9.0 m. (3)
<i>Minimum Interior Side Yard</i>	Nil for an interior unit. 3.0 for an end unit. (3)	6.0 m. (3)	6.0 m. (3)	6.0 m. (3)
<i>Minimum Rear Yard</i>	7.5 m. (3)	9.0 m. (3)	9.0 m. (3)	9.0 m. (3)
<i>Maximum Height</i>				
⇒ <i>main building</i>	11.0 m.	11.0 m.	11.0 m.	12.0 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.	4.5 m.
<i>Minimum Landscaped Open Space</i>	30 percent	30 percent	30 percent	30 percent
<i>Maximum Garage Width</i>	3.5 m.	N/A	N/A	N/A
<i>Maximum Driveway Width</i>	3.5 m.	N/A	N/A	N/A

TABLE EIGHT – EXPLANATION OF SPECIAL PROVISIONS (#)

- (1) The minimum required *lot frontage* for an end unit on an *interior lot* is 9.0 metres. The minimum required *lot frontage* for an end unit on a *corner lot* is 10.5 metres.
- (2) The minimum required *lot frontage* for a *townhouse building* or buildings internally accessed by a *private road* is 30.0 metres.
- (3) No part of a *main building* shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.
No part of an *accessory building or structure* shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.

**SECTION 7.5 : Standards for the Rural, Shoreline and Hamlet Residential Zones
'RR' ; 'SHR' : 'HR'**

TABLE NINE

STANDARDS FOR RURAL, SHORELINE and HAMLET RESIDENTIAL ZONES

Zone Provisions	Rural Residential 'RR'	Shoreline Residential 'SHR'	Hamlet Residential 'HR'
<i>Minimum Lot Frontage</i>	45.0 m.	45.0 m.	45.0 m.
<i>Minimum Lot Area</i>	4000 sq. m.	4000 sq. m.	4000 sq. m.
<i>Maximum Lot Coverage</i>	30 percent	30 percent	30 percent
<i>Minimum Front Yard</i>	14.0 m. (1) (2)	10.0 m. (1) (2)	10.0 m. (1) (2)
<i>Minimum Exterior Side Yard</i>	14.0 m. (1) (2)	10.0 m. (1) (2)	10.0 m. (1) (2)
<i>Minimum Interior Side Yard</i>	9.0 m. (1) (2)	6.0 m. (1) (2)	3.0 m. (1) (2)
<i>Minimum Rear Yard</i>	9.0 m. (1) (2)	7.5 m. (1) (2)	7.5 m. (1) (2)
<i>Maximum Height</i>			
⇒ <i>main building</i>	9.0 m.	9.0 m.	9.0 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.

TABLE NINE – EXPLANATION OF SPECIAL PROVISIONS (#)

(1) Subject to the General Provisions of Section 4.30.

(2) No part of a *main building* shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.
No part of an *accessory building or structure* shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2 of this By-law.

**SECTION 7.6 - Standards for Commercial Zones
'LC'; 'CA'; 'HC'; 'RC';**

TABLE TEN
STANDARDS FOR COMMERCIAL ZONES

Zone Provisions	Local Commercial 'LC'	Core Area 'CA'	Highway Commercial 'HC'	Recreational Commercial 'RC'
<i>Minimum Lot Frontage</i>	20.0 m.	12.0 m.	20.0 m.	45 m.
<i>Maximum Lot Area</i>	6000 sq. m.	N/A	N/A	N/A
<i>Minimum Lot Area:</i>				
➤ for a lot serviced with municipal water supply and sanitary sewers	500 sq. m.	400 sq. m.	500 sq. m.	500 sq. m.
➤ for a lot not serviced with municipal water supply and sanitary sewers	4000 sq. m.	(3)	4000 sq. m.	4000 sq. m.
<i>Maximum Lot Coverage</i>	40 percent	75 percent	40 percent	35 percent
<i>Minimum Front Yard</i>	3.0 m.	0.6 m.	6.0 m. (4)	14.0 m.
<i>Maximum Front Yard</i>	9.0 m.	3.0 m.	12.0 m.	N/A
<i>Minimum Exterior Side Yard</i>	3.0 m.	0.6 m.	6.0 m. (4)	6.0 m.
<i>Maximum Exterior Side Yard</i>	N/A	3.0 m.	12.0 m.	N/A
<i>Minimum Interior Side Yard</i>	9.0 m. (1)	0.0 m. (2)	6.0 m. (2) (4) (5)	7.5 m.
<i>Minimum Rear Yard</i>	9.0 m.	6.0 m.	7.5 m. (2) (4) (6)	7.5 m.
<i>Maximum Height</i>				
⇒ <i>main building or structure</i>	11.0 m.	12.0 m.	12.0 m.	12.0 m.
⇒ <i>accessory building or structure</i>	2.4 m.	2.4 m.	3.0 m.	3.0 m.
<i>Minimum Landscaped Open Space</i>	20 percent (2)	Nil	25 percent (7)	30 percent

TABLE TEN – EXPLANATION OF SPECIAL PROVISIONS (#)
(1) Where a <i>side lot line</i> abuts another lot within a commercial zone, no <i>interior side yard</i> is required on that side of the <i>lot</i> .
(2) Where any <i>lot line</i> or lines adjoin a lot in any residential zone, a minimum 3.0 metre landscape buffer strip is required abutting the affected <i>lot line</i> .
(3) Not permitted.
(4) No gasoline pump or portion of a gasoline pump island is permitted within 4.5 metres of a <i>lot line</i> . On a <i>corner lot</i> , no gasoline pump or portion of a gasoline pump island is permitted within 3.0 metres of a straight line between a point on the <i>front lot line</i> and a point on the <i>exterior side lot line</i> , such points being 15 metres distant from the point of intersection of said lot lines.
(5) Where an <i>interior side lot line</i> adjoins a lot in any residential zone, the minimum required <i>interior side yard</i> is 9.0 metres
(6) Where a <i>rear lot line</i> adjoins a lot in any residential zone, the minimum required <i>rear yard</i> is 9.0 metres.
(7) A landscape buffer strip with a minimum width/depth of 3.0 metres is required along the <i>front lot line</i> and the <i>exterior lot line</i> .

SECTION 7.7 - Standards for Industrial Zones ‘M1’ : “M2’ ; ‘EM’

TABLE ELEVEN**STANDARDS FOR INDUSTRIAL ZONES**

Zone Provisions	General Industrial ‘M1’	Rural Industrial ‘M2’	Extractive Industrial ‘EM’
<i>Minimum Lot Frontage</i>	45.0 m.	100.0 m.	100.0 m.
<i>Minimum Lot Area</i>	1800 sq. m.	4000 sq. m.	Not Applicable
<i>Maximum Lot Coverage</i>	70 percent	40 percent	Not Applicable
<i>Minimum Front Yard</i>	15.0 m.	15.0 m.	30.0 m. (2) (3)
<i>Minimum Exterior Side Yard</i>	15.0 m.	15.0 m.	30.0 m. (2) (3)
<i>Minimum Interior Side Yard</i>	6.0 m. (1)	6.0 m. (1)	30.0 m. (2) (3)
<i>Minimum Rear Yard</i>	9.0 m. (1)	9.0 m. (1)	30.0 m. (2) (3)
<i>Maximum Height</i>			
⇒ <i>main building or structure</i>	20.0 m.	7.0 m..	9.0 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.
<i>Minimum Landscaped Open Space</i>	15 percent	10 percent	(2)

TABLE ELEVEN – EXPLANATION OF SPECIAL PROVISIONS (#)

- (1) Where the *industrial use* abuts a residential use or zone, the minimum required interior side and rear yards shall be increased to 15.0 metres.
- (2) The *front, exterior side, interior side and rear yards* of an *extractive industrial use, other than entrances and exits*, shall be landscaped, including a landscaped berm a minimum of 6.0 metres in height. Height in such circumstances shall be measured from the elevation of the centreline of adjoining *streets* or highways.
- (3) Any portion of an open mining or excavation operation shall be set back a minimum of 60 metres from a *lot line* or an EM zone boundary.

SECTION 7.8 - Standards for Agricultural and Rural Zones ‘A’ ; ‘RU’.

TABLE TWELVE

STANDARDS FOR RURAL AND AGRICULTURAL ZONES

Zone Provisions	Agricultural ‘A’	Rural ‘RU’
<i>Minimum Lot Frontage</i>	300.0 m.	90.0 m.
<i>Minimum Lot Area</i>	40 hectares	10 hectares
<i>Maximum Lot Coverage</i>	10 percent	10 percent
<i>Minimum Front Yard</i>	14.0 m. (1) (2)	14.0 m. (1) (2)
<i>Minimum Exterior Side Yard</i>	14.0 m. (1) (2)	14.0 m. (1) (2)
<i>Minimum Interior Side Yard</i>	9.0 m. (1) (2)	9.0 m. (1) (2)
<i>Minimum Rear Yard</i>	9.0 m. (1) (2)	9.0 m. (1) (2)
<i>Maximum Height</i>		
⇒ <i>dwelling</i>	11.0 m.	11.0 m.
⇒ <i>accessory building or structure</i>	4.5 m.	4.5 m.
⇒ <i>farm building or structure</i>	15.0 m.	15.0 m.

TABLE TWELVE – EXPLANATION OF SPECIAL PROVISIONS (#)

- (1) The establishment of new or the enlargement of existing livestock facilities and manure facilities is subject to the Minimum Distance Separation (MDS) II requirements as set out in Section 4.29.
- (2) No part of a main building shall be constructed within 10.0 metres of an Environmental Protection (EP) Zone boundary, or a top-of-bank as defined in Section 2 of this By-law. No part of an accessory building or structure shall be constructed within 7.5 metres of an Environmental Protection (EP) Zone boundary, or a top-of-bank as defined in Section 2 of this By-law.

SECTION 7.9 - Standards for the Open Space, Community Facility and Environmental Protection Zones

TABLE THIRTEEN
STANDARDS FOR THE OPEN SPACE, COMMUNITY FACILITY, AND ENVIRONMENTAL PROTECTION ZONES

Zone Provisions	Open Space ‘OS’	Community Facility ‘CF’	Environmental Protection ‘EP’
<i>Minimum Lot Frontage</i>	Not Applicable	Not applicable	Not applicable
<i>Minimum Lot Area</i>	Not Applicable	Not Applicable	Not Applicable
<i>Minimum Front Yard</i>	5.5 m.	6.0 m.	7.5 m.
<i>Minimum Exterior Side Yard</i>	7.5 m.	6.0 m.	7.5 m.
<i>Minimum Interior Side Yard</i>	3.0 m. (1)	7.5 m.	7.5 m.
<i>Minimum Rear Yard</i>	7.5 m.	7.5 m.	7.5 m.
<i>Maximum Height</i>			
⇒ <i>main building or structure</i>	4.5 m.	12.0 m.	4.5 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.

TABLE THIRTEEN – EXPLANATION OF SPECIAL PROVISIONS (#)
(1) Where the Open Space (OS) Zone abuts a residential zone, the minimum required interior side yard shall be 7.5 metres.

Section 7.10: Standards for the Future Development 'FD' Zone**TABLE FOURTEEN****PROVISIONS FOR THE
FUTURE DEVELOPMENT 'FD' ZONE****7.10.1 Enlargement or Replacement of Existing Buildings or Structures**

Enlargement or replacement of legally existing buildings and structures and the erection of new accessory buildings and structures will be permitted subject to the regulations in the following subsections B - F of this Table.

7.10.2 Lot Area and Lot Frontage

The lot area and lot frontage existing as of the date of passage of this By-law shall not be reduced.

7.20.3 Lot Coverage

30% maximum.

7.10.4 Yards

Yards shall not be reduced below a minimum of 1.5 m (5ft).

7.10.5 Maximum Building Height

11.0 metres