

7.0 Development Standards

7.1 Zones

Standards for the following zones are shown on the following Zone Standards tables:

| Zone Categories | Table | Section |
|--|----------|---------|
| Urban Residential One (R1) Zone | Table 6 | 7.2 |
| Urban Residential Two (R2) Zone | Table 7 | 7.3 |
| Urban Residential Three (R3) Zone | Table 8 | 7.4 |
| Urban Residential Four (R4) Zone | Table 9 | 7.5 |
| Rural Residential (RR) Zone Hamlet Residential (HR) Zone Shoreline Residential (SHR) Zone | Table 10 | 7.6 |
| Local Commercial (LC) Zone Core Area (CA) Zone Highway Commercial (HC) Zone Recreational Commercial (RC) Zone | Table 11 | 7.7 |
| General Industrial (MI) Zone Rural Industrial (M2) Zone Extractive Industrial (EM) Zone | Table 12 | 7.8 |
| Rural Zone (RU) Zone Agricultural (A) Zone | Table 13 | 7.9 |
| Open Space (OS) Zone Community Facility (CF) Zone Environmental Protection (EP) Zone | Table 14 | 7.10 |
| Future Development (FD) Zone | Table 15 | 7.11 |

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.

7.2 Standards for the Urban Residential One (R1) Zones

Table 6 - Standards for the Urban Residential One (R1) Zones

| Standards for (R1) Zone | |
|---|-----------------------------|
| Minimum <i>Lot Frontage</i> | |
| <ul style="list-style-type: none"> • <i>Interior Lot</i> • <i>Corner Lot</i> | <p>16.7 m</p> <p>19.5 m</p> |
| Minimum <i>Lot Area</i> | 340 m ² |
| Maximum <i>Lot Coverage</i> | 40 % |
| Minimum <i>Landscaped Open Space</i> | 40 % |
| Minimum <i>Front Yard</i> | 4.5 m (1) |
| Minimum <i>Exterior Side Yard</i> | 4.0 m (1) |
| Minimum <i>Interior Side Yard</i> | 1.2 m (1) |
| Minimum <i>Rear Yard</i> | 7.5 m (1) |
| Maximum <i>Height</i> | |
| <ul style="list-style-type: none"> • <i>Main Building</i> • <i>Accessory Building</i> | <p>11.0 m</p> <p>4.5 m</p> |

Explanation of Special Provisions (#)

- (1) No part of a *main building* shall be constructed within 10 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 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 2.0 of this By-law.

7.3 Standards for the Urban Residential (R2) Zone

Table 7 - Standards for the Urban Residential (R2) Zone

| Standards for the (R2) Zone | | | |
|---|---------------------------------|---|------------------------|
| Zone Provisions | <i>Single Detached Dwelling</i> | <i>Semi-Detached Dwelling</i> | <i>Duplex Dwelling</i> |
| Minimum <i>Lot Frontage</i> : <ul style="list-style-type: none"> • <i>Interior lot</i> • <i>Corner lot</i> | 15.0 m 17.4 m | 10 m / unit 14.5 m / unit | 20.0 m 26.0 m |
| Minimum <i>Lot Area</i> | 340.0 m ² | 300 m ² / unit | 600 m ² |
| Maximum <i>Lot Coverage</i> | 40 % | 40 % | 40 % |
| Minimum <i>Landscaped Open Space</i> | 30 % | 30 % | 30 % |
| Maximum Residential Density | N/A | N/A | N/A |
| Minimum <i>Front Yard</i> | 4.5 m (1) | 4.5 m (1) | 6.0 m (1) |
| Minimum <i>Exterior Side Yard</i> | 2.4 m (1) | 4.5 m (1) | 6.0 m (1) |
| Minimum <i>Interior Side Yard</i> | 1.2 m (1) | 1.2 m. on one side Nil on the <i>attached</i> side | 1.2 m (1) |
| Minimum <i>Rear Yard</i> | 7.5 m (1) | 7.5 m (1) | 7.5 m (1) |
| Maximum <i>Height</i> : <ul style="list-style-type: none"> • <i>Main Building</i> • <i>Accessory Building</i> | 11.0 m 4.5 m | 11.0 m 4.5 m | 11.0 m 4.5 m |

Explanation of Special Provisions (#)

- (1) No part of a *main building* shall be constructed within 10 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 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 2.0 of this By-law.

7.4 Standards for the Urban Residential (R3) Zone

Table 8 - Standards for the Urban Residential (R3) Zone

7.4.1 *Semi-detached* and *duplex dwelling* uses as permitted in the R2 Zone are also permitted in R3 Zone.

| Standards for the (R3) Zone | | | | |
|--|-------------------------|--------------------------|----------------------------------|-----------------------------------|
| Zone Provisions | <i>Triplex Dwelling</i> | <i>Fourplex Dwelling</i> | <i>Boarding or Lodging House</i> | <i>Nursing or Retirement Home</i> |
| Minimum <i>Lot Frontage</i> | 23.0 m | 30.0 m | 30.0 m | 30.0 m. |
| Minimum <i>Lot Area</i> | 695 m ² | 1000 m ² | 1000 m ² | 1000 m ² |
| Maximum <i>Lot Coverage</i> | 40 % | 45 % | 40 % | 55 % |
| Maximum Residential Density | N/A | N/A | N/A | 60 units / net hectare |
| Minimum <i>Front Yard</i> | 6.0 m | 6.0 m | 6.0 m (1) | 6.0 m |
| Minimum <i>Exterior Side Yard</i> | 6.0 m (1) | 6.0 m (1) | 6.0 m (1) | 6.0 m (1) |
| Minimum <i>Interior Side Yard</i> Maximum <i>Interior Side Yard</i> | 4.5 m (1) | 4.5 m (1) | 4.5 m (1) | 4.5 m / storey (1) 11.0 m |
| Minimum <i>Rear Yard</i> Maximum <i>Rear Yard</i> | 6.0 m (1) | 6.0 m (1) | 6.0m (1) | 6.0 m / storey (1) 12.0 m |
| Maximum <i>Height</i> | | | | |
| • <i>Main Building</i> | 11.0 m (1) | 11.0 m (1) | 11.0 m | 11.0 m (1) |
| • <i>Accessory Building</i> | 4.5 m | 4.5 m | 4.5 m | 4.5 m |
| Minimum <i>Landscaped Open Space</i> | 30 % | 30 % | 30 % | 30 % |

Explanation of Special Provisions (#)

(1) No part of a *main building* shall be constructed within 10 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 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 2.0 of this By-law.

7.5 Standards for the Urban Residential Four (R4) Zone

7.5.1 *Fourplex, boarding and lodging house and nursing and retirement home uses as permitted in the R3 Zone are also permitted in R4 Zone.*

Table 9 - Standards for the Urban Residential Type (R4) Zone

| Standards for the (R4) Zone | | |
|---|---|------------------------------|
| Zone Provisions | Rowhouse Building | Apartment Building |
| Minimum <i>Lot Frontage</i> | 6.0 m / unit (1) (2) | 30.0 m |
| Minimum <i>Lot Area per Dwelling Unit</i> | 190 m ² | 100 m ² |
| Maximum <i>Lot Coverage</i> | 40 % | 35 % |
| Minimum <i>Front Yard</i> | 4.5 m (3) | 9.0 m (3) |
| Minimum <i>Exterior Side Yard</i> | 4.5 m (3) | 9.0 m (3) |
| Minimum <i>Interior Side Yard</i> Maximum <i>Interior Side Yard</i> | Nil for an interior unit 3.0 for an end unit (3) | 6.0 m (3) 12.0 m |
| Minimum <i>Rear Yard</i> Maximum <i>Rear Yard</i> | 6.0 m (3) | 3.0 m / storey 12.0 m (3) |
| Maximum <i>Height</i> <ul style="list-style-type: none"> • <i>Main Building</i> • <i>Accessory Building</i> | 11.0 m 4.5 m | 24.0 m 4.5 m |
| Minimum <i>Landscaped Open Space</i> | 30 % | 30 % |

Explanation of Special Provisions (#)

- (1) The minimum required *lot frontage* for an end unit on an *interior lot* is 9 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 *rowhouse building* or *buildings* internally accessed by a *private road* is 30 metres.
- (3) No part of a *main building* shall be constructed within 10 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 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 2.0 of this By-law.

7.6 Standards for the Rural, Shoreline and Hamlet Residential Zones

Table 10 - Standards for the Rural, Shoreline and Hamlet Residential Zones

| Standards for the (RR), (SHR) and (HR) Zones | | | |
|---|---------------------|---------------------|---------------------|
| Zone Provisions | (RR) | (SHR) | (HR) |
| Minimum <i>Lot Frontage</i> | 45.0 m | 45.0 m | 45.0 m |
| Minimum <i>Lot Area</i> | 4000 m ² | 4000 m ² | 4000 m ² |
| Maximum <i>Lot Coverage</i> | 30 % | 30 % | 30 % |
| Minimum <i>Front Yard</i> | 14.0 m (1) (2) | 10.0 m (1) (2) | 6.0 m (1) (2) |
| Minimum <i>Exterior Side Yard</i> | 14.0 m (1) (2) | 10.0 m (1) (2) | 6.0 m (1) (2) |
| Minimum <i>Interior Side Yard</i> | 9.0 m (1) (2) | 6.0 m (1) (2) | 3.0 m (1) (2) |
| Minimum <i>Rear Yard</i> | 9.0 m (1) (2) | 7.5 m (1) (2) | 7.5 m (1) (2) |
| Minimum <i>Water Yard</i> | N/A | 30 m | N/A |
| Maximum <i>Height</i> | | | |
| • <i>Main Building</i> | 11.0 m | 11.0 m | 11.0 m |
| • <i>Accessory Building</i> | 4.5 m | 4.5 m | 4.5 m |

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 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 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 2.0 of this By-law.

7.7 Standards for Commercial Zones

Table 11 - Standards for Commercial Zones

| Standards for the (LC), (CA), (HC) and (RC) Zones | | | | |
|---|---------------------|--------------------|---------------------|---------------------|
| Zone Provisions | (LC) | (CA) | (HC) | (RC) |
| Minimum <i>Lot Frontage</i> | 20.0 m | 12.0 m | 20.0 m | 45 m |
| Maximum <i>Lot Area</i> | 6000 m ² | N/A | N/A | N/A |
| Minimum <i>Lot Area</i> : | | | | |
| • <i>lot serviced with municipal water supply and sanitary sewers</i> | 500 m ² | 400 m ² | 500 m ² | 500 m ² |
| • <i>not serviced with municipal water supply and sanitary sewers</i> | 4000 m ² | (3) | 4000 m ² | 4000 m ² |
| Maximum <i>Lot Coverage</i> | 40 % | 75 % | 40 % | 35 % |
| Minimum <i>Front Yard</i> | 3.0 m | 0.6 m | 6.0 m (4) | 14.0 m |
| Maximum <i>Front Yard</i> | 9.0 m | 3.0 m | 12.0 m | N/A |
| Minimum <i>Exterior Side Yard</i> | 3.0 m | 0.6 m | 6.0 m (4) | 6.0 m |
| Maximum <i>Exterior Side Yard</i> | N/A | 3.0 m | 12.0 m | N/A |
| Minimum <i>Interior Side Yard</i> | 9.0 m (1) | 0.0 m (2) | 6.0 m (2) (4) (5) | 7.5 m |
| Minimum <i>Rear Yard</i> | 9.0 m | 6.0 m | 7.5 m (2) (4) (6) | 7.5 m |
| Maximum <i>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 |
| Minimum <i>Landscaped Open Space</i> | 20 % (2) | Nil | 25 % (7) | 30 % |

Explanation of Special Provisions (#)

- (1) Where a side *lot line* abuts another *lot* within a commercial zone, no *interior side yard* is required on that side of the *lot*.
- (2) Where any *lot line* or lines adjoin a *lot* in any residential zone, a minimum 3 metre *landscape buffer strip* is required abutting the affected *lot line*.
- (3) Not permitted.
- (4) No gasoline pump or portion of a gasoline pump island is permitted within 4.5 metres of a *lot line*. On a *corner lot*, no gasoline pump or portion of a gasoline pump island is permitted within 3 metres of a straight line between a point on the

front lot line and a point on the *exterior side lot line*, such points being 15 metres distant from the point of intersection of said *lot lines*.

- (5) Where an *interior side lot line* adjoins a *lot* in any residential zone, the minimum required *interior side yard* is 9 metres
- (6) Where a *rear lot line* adjoins a *lot* in any residential zone, the minimum required *rear yard* is 9 metres.
- (7) A landscape *buffer strip* with a minimum width/depth of 3 metres is required along the *front lot line* and the *exterior lot line*.

7.8 Standards for Industrial Use

Table 12 - Standards for Industrial Use

| Standard for the (M1), (M2) and (EM) Zones | | | |
|--|---------------------|---------------------|----------------|
| Zone Provisions | (M1) | (M2) | (EM) |
| Minimum <i>Lot Frontage</i> | 45.0 m | 100.0 m | 100.0 m |
| Minimum <i>Lot Area</i> | 1800 m ² | 4000 m ² | N/A |
| Maximum <i>Lot Coverage</i> | 70 % | 40 % | N/A |
| Minimum <i>Front Yard</i> | 15.0 m | 15.0 m | 30.0 m (2) (3) |
| Minimum <i>Exterior Side Yard</i> | 15.0 m | 15.0 m | 30.0 m (2) (3) |
| Minimum <i>Interior Side Yard</i> | 6.0 m (1) | 6.0 m (1) | 30.0 m (2) (3) |
| Minimum <i>Rear Yard</i> | 9.0 m (1) | 9.0 m (1) | 30.0 m (2) (3) |
| Maximum <i>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 |
| Minimum <i>Landscaped Open Space</i> | 15 % | 10 % | (2) |

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 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 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.

7.9 Standards for Agricultural and Rural Zones

Table 13 - Standards for Agricultural and Rural Zones

| Standards for the (A) and (RU) Zones | | |
|--|----------------|----------------|
| Zone Provisions | (A) | (RU) |
| Minimum <i>Lot Frontage</i> | 300.0 m | 90.0 m |
| Minimum <i>Lot Area</i> | 40 hectares | 10 hectares |
| Maximum <i>Lot Coverage</i> | 10 % | 10 % |
| Minimum <i>Front Yard</i> | 14.0 m (1) (2) | 14.0 m (1) (2) |
| Minimum <i>Exterior Side Yard</i> | 14.0 m (1) (2) | 14.0 m (1) (2) |
| Minimum <i>Interior Side Yard</i> | 9.0 m (1) (2) | 9.0 m (1) (2) |
| Minimum <i>Rear Yard</i> | 9.0 m (1) (2) | 9.0 m (1) (2) |
| Maximum <i>Height</i> | | |
| • Dwelling | 11.0 m | 11.0 m |
| • <i>Accessory Building or Structure</i> | 4.5 m | 4.5 m |

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 metres of an Environmental Protection (EP) Zone boundary, or a *top-of-bank* as defined in Section 2.0 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 2.0 of this By-law.

7.10 Standards for the Open Space, Community Facility and Environmental Protection Zones

Table 14 - Standards for the Open Space, Community Facility and Environmental Protection Zones

| Standards for the (OS), (CF) and (EP) Zones | | | |
|--|-------------|-------------|-------------|
| Zone Provisions | (OS) | (CF) | (EP) |
| Minimum <i>Lot Frontage</i> | N/A | N/A | N/A |
| Minimum <i>Lot Area</i> | N/A | N/A | N/A |
| Minimum <i>Front Yard</i> | 5.5 m | 6.0 m | 7.5 m |
| Minimum <i>Exterior Side Yard</i> | 7.5 m | 6.0 m | 7.5 m |
| Minimum <i>Interior Side Yard</i> | 3.0 m (1) | 7.5 m | 7.5 m |
| Minimum <i>Rear Yard</i> | 7.5 m | 7.5 m | 7.5 m |
| Maximum <i>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 |

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.

