

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 metres</p> <p>19.5 metres</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 metres (1)
Minimum <i>Exterior Side Yard</i>	4.0 metres (1)
Minimum <i>Interior Side Yard</i>	1.2 metres (1)
Minimum <i>Rear Yard</i>	7.5 metres (1)
Maximum <i>Height</i>	
<ul style="list-style-type: none"> • <i>Main Building</i> • <i>Accessory Building</i> 	<p>11.0 metres</p> <p>4.5 metres</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> :			
• <i>Interior lot</i>	15.0 metres	10 metres/unit	20.0 metres
• <i>Corner lot</i>	17.4 metres	14.5 metres/unit	26.0 metres
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 metres (1)	4.5 metres (1)	6.0 metres (1)
Minimum <i>Exterior Side Yard</i>	2.4 metres (1)	4.5 metres (1)	6.0 metres (1)
Minimum <i>Interior Side Yard</i>	1.2 metres (1)	1.2 metres on one side Nil on the <i>attached</i> side	1.2 metres (1)
Minimum <i>Rear Yard</i>	7.5 metres (1)	7.5 metres (1)	7.5 metres (1)
Maximum <i>Height</i> :			
• <i>Main Building</i>	11.0 metres	11.0 metres	11.0 metres
• <i>Accessory Building</i>	4.5 metres	4.5 metres	4.5 metres

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</i>	<i>Nursing or Retirement Home</i>
Minimum <i>Lot Frontage</i>	23.0 metres	30.0 metres	30.0 metres	30.0 metres
Minimum <i>Lot Area</i>	695 m ²	1000 m ²	1000 m ²	1000 m ²
Maximum <i>Lot Coverage</i>	4 0%	45 %	40 %	55 %
Maximum Residential Density	N/A	N/A	N/A	60 units/ net hectare
Minimum <i>Front Yard</i>	6.0 metres	6.0 metres	6.0 metres (1)	6.0 metres
Minimum <i>Exterior Side Yard</i>	6.0 metres (1)	6.0 metres (1)	6.0 metres (1)	6.0 metres (1)
Minimum <i>Interior Side Yard</i> Maximum <i>Interior Side Yard</i>	4.5 metres (1)	4.5 metres (1)	4.5 metres (1)	4.5 metres/ <i>storey</i> (1) 11.0 metres
Minimum <i>Rear Yard</i> Maximum <i>Rear Yard</i>	6.0 metres (1)	6.0 metres (1)	6.0 metres (1)	6.0 metres/ <i>storey</i> (1) 12.0 metres
Maximum <i>Height</i>				
• <i>Main Building</i>	11.0 metres (1)	11.0 metres (1)	11.0 metres	11.0 metres (1)
• <i>Accessory Building</i>	4.5 metres	4.5 metres	4.5 metres	4.5 metres
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 metres/unit (1) (2)	30.0 metres
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 metres (3)	9.0 metres (3)
Minimum <i>Exterior Side Yard</i>	4.5 metres (3)	9.0 metres (3)
Minimum <i>Interior Side Yard</i> Maximum <i>Interior Side Yard</i>	Nil for an interior unit. 3.0 metres for an end unit (3)	6.0 metres (3) 12.0 metres
Minimum <i>Rear Yard</i> Maximum <i>Rear Yard</i>	6.0 metres (3)	3.0 metres/storey 12.0 metres (3)
Maximum <i>Height</i> <ul style="list-style-type: none"> • <i>Main Building</i> • <i>Accessory Building</i> 	11.0 metres 4.5 metres	24.0 metres 4.5 metres
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 metres	45.0 metres	45.0 metres
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 metres (1) (2)	10.0 metres (1) (2)	6.0 metres (1) (2)
Minimum <i>Exterior Side Yard</i>	14.0 metres (1) (2)	10.0 m (1) (2)	6.0 m (1) (2)
Minimum <i>Interior Side Yard</i>	9.0 metres (1) (2)	6.0 metres (1) (2)	3.0 metres (1) (2)
Minimum <i>Rear Yard</i>	9.0 metres (1) (2)	7.5 metres (1) (2)	7.5 metres (1) (2)
Minimum <i>Water Yard</i>	N/A	30 metres	N/A
Maximum <i>Height</i>			
• <i>Main Building</i>	11.0 metres	11.0 metres	11.0 metres
• <i>Accessory Building</i>	4.5 metres	4.5 metres	4.5 metres

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 metres	0.6 metres	6.0 metres (4)	14.0 metres
Maximum <i>Front Yard</i>	9.0 metres	3.0 metres	12.0 metres	N/A
Minimum <i>Exterior Side Yard</i>	3.0 metres	0.6 metres	6.0 metres (4)	6.0 metres
Maximum <i>Exterior Side Yard</i>	N/A	3.0 m	12.0 m	N/A
Minimum <i>Interior Side Yard</i>	9.0 metres (1)	0.0 metres (2)	6.0 metres (2) (4) (5)	7.5 metres
Minimum <i>Rear Yard</i>	9.0 metres	6.0 metres	7.5 metres (2) (4) (6)	7.5 metres
Maximum <i>Height</i>				
• <i>Main Building or Structure</i>	11.0 metres	12.0 metres	12.0 metres	12.0 metres
• <i>Accessory Building or Structure</i>	2.4 m	2.4 metres	3.0 metres	3.0 metres
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 metres	100.0 metres	100.0 metres
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 metres	15.0 metres	30.0 metres (2) (3)
Minimum <i>Exterior Side Yard</i>	15.0 metres	15.0 metres	30.0 metres (2) (3)
Minimum <i>Interior Side Yard</i>	6.0 metres (1)	6.0 metres (1)	30.0 metres (2) (3)
Minimum <i>Rear Yard</i>	9.0 metres (1)	9.0 metres (1)	30.0 metres (2) (3)
Maximum <i>Height</i>			
• <i>Main Building or Structure</i>	20.0 metres	7.0 metres	9.0 metres
• <i>Accessory Building</i>	4.5 metres	4.5 metres	4.5 metres
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 metres	90.0 metres
Minimum <i>Lot Area</i>	40 hectares	10 hectares
Maximum <i>Lot Coverage</i>	10 %	10 %
Minimum <i>Front Yard</i>	14.0 metres (1) (2)	14.0 metres (1) (2)
Minimum <i>Exterior Side Yard</i>	14.0 metres (1) (2)	14.0 metres (1) (2)
Minimum <i>Interior Side Yard</i>	9.0 metres (1) (2)	9.0 metres (1) (2)
Minimum <i>Rear Yard</i>	9.0 metres (1) (2)	9.0 metres (1) (2)
Maximum <i>Height</i>		
• Dwelling	11.0 metres	11.0 metres
• <i>Accessory Building</i> or <i>Structure</i>	4.5 metres	4.5 metres

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 metres	6.0 metres	7.5 metres
Minimum <i>Exterior Side Yard</i>	7.5 metres	6.0 metres	7.5 metres
Minimum <i>Interior Side Yard</i>	3.0 metres (1)	7.5 metres	7.5 metres
Minimum <i>Rear Yard</i>	7.5 metres	7.5 metres	7.5 metres
Maximum Height <ul style="list-style-type: none"> • <i>Main Building or Structure</i> • <i>Accessory Building</i> 	4.5 metres 4.5 metres	12.0 metres 4.5 metres	4.5 metres 4.5 metres

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.

7.11 Standards for the Future Development (FD) Zone

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 of this table:

Table 15 - Standards for the Future Development (FD) Zone

Standards for the Future Development (FD) Zone	
Minimum <i>Lot Area</i>	The <i>lot area existing</i> as of the date of passage of this By-law shall not be reduced.
Minimum <i>Lot Frontage</i>	The <i>lot frontage existing</i> as of the date of passage of this By-law shall not be reduced.
Minimum <i>Lot Coverage</i>	30 %
Minimum <i>Front Yard</i>	1.5 metres
Minimum <i>Exterior Side Yard</i>	1.5 metres
Minimum <i>Interior Side Yard</i>	1.5 metres
Minimum <i>Rear Yard</i>	1.5 metres
Maximum <i>Height</i> <ul style="list-style-type: none"> • <i>Main Building or Structure</i> • <i>Accessory Building</i> 	11.0 metres 4.5 metres