

6.2.4

Minimum Exterior Side Yard:

Amended by
B/L 244-1987
B/L 294-2003

- a) Single Detached Dwelling which may include personal farming:
6.0 metres for each exterior side yard
- b) Other Uses:
15.0 metres for each exterior side yard

6.2.5

Minimum Interior Side Yard:

Amended by
B/L 244-1987

- a) Single Detached Dwelling which may include personal farming:
3.0 metres for each interior side yard
- b) Other Uses:
15.0 metres for each interior side yard

6.2.6

Minimum Rear Yard:

Amended by
B/L 244-1987

- a) Single Detached Dwelling which may include personal farming:
10.0 metres
- b) Other Uses:
15.0 metres

6.2.7

Maximum Height:

Amended by
B/L 244-1987

- a) Single Detached Dwelling which may include personal farming:
10.0 metres
- b) Other Uses:
15.0 metres

6.2.8

Maximum Number of Main Uses and Main Buildings Per Lot:

Amended by
B/L 244-1987

- a) Uses:
one only except that a dwelling unit for an essential workman, owner or caretaker may also be allowed
- b) Buildings:
 - (i) single detached dwelling which may include personal farming one only
 - (ii) buildings other than those listed in Section 6.2.8(b)(i) of this By-law:
no maximum provided that a minimum distance of 6.0 metres separate each main building

6.2.9

Separation Distance for Agricultural Buildings:

No building or structure used for the feeding, raising, or breeding of livestock and no manure pits or manure storage facilities shall be permitted closer than 150.0 metres from any dwelling that is not located on the same lot as an agricultural use. Provided however, if an agricultural building or structure exists on the effective date of this By-law and is closer than 150.0 metres from any dwelling not located on the same lot as an agricultural use, it may be used for the feeding, raising, or breeding of livestock.

6.2.10

Separation Distance for Dwellings which are not located on the same lot as an Agricultural Use:

No dwelling shall be permitted closer than 150.0 metres from any existing building or structure used for the feeding, raising, or breeding of livestock or closer than 150.0 metres from an existing manure pit or manure storage facility.

6.2.11

Separation Distance for a Wayside Pit or Quarry:

No wayside pit or quarry shall be located closer than 30.0 metres from any street line nor closer than 15.0 metres from any lot line.

6.2.12

Separation Distance for a Residential Care Unit Type I

Added by
B/L 2-1986

No residential care unit type I shall be located closer than 960.0 metres from the boundary of a lot of any other residential care unit type I or type II.

SECTION 7 RURAL COMMERCIAL ZONE 1 (RC1)

7.1 PERMITTED USES

- Amended by B/L 2-1986
- automotive gas bar
 - automotive service station
 - dwelling unit for the owner or caretaker of a use permitted in this Section
 - variety store
 - buildings, structures or uses accessory to a permitted use in this Section

7.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Rural Commercial Zone 1 (RC1):

7.2.1 Minimum Lot Area:

2.0 hectares

7.2.2 Minimum Lot Frontage:

90.0 metres

7.2.3 Minimum Front Yard:

10.0 metres

7.2.4 Minimum Exterior Side Yard:

10.0 metres for each exterior side yard

7.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

7.2.6 Minimum Rear Yard:

10.0 metres

7.2.7 Maximum Height:

10.0 metres

7.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings

Two, provided that a minimum distance of 6.0 metres separates each main building.

7.2.9 Buffering:

Amended by B/L 7-2005

A privacy fence and/or buffer strip with a minimum height of 1.6 metres shall be provided and maintained along each lot line that is not a street line abutting a Rural Area Zone (RU) or a Residential Estate Zone (RE) and along each lot line abutting a lane which abuts a Rural Area Zone (RU) or a Residential Estate Zone (RE).

7.2.10

Fuel Pump Island Location:

Amended by
B/L 2-1986

Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage facility, in any part of a required front or interior or exterior side yard provided that:

- (a) the minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres, provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.

SECTION 8 RURAL COMMERCIAL ZONE 2 (RC2)

8.1 PERMITTED USES

- Amended by B/L 2-1986
- automotive gas bar
 - automotive service station
 - dwelling unit for the owner or caretaker of a use permitted in this Section
 - variety store
 - buildings, structures, or uses accessory to a permitted use in this Section

8.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Rural Commercial Zone 2 (RC2):

8.2.1 Minimum Lot Area:

Amended by B/L 30-2001
1.0 hectare

8.2.2 Minimum Lot Frontage:

60.0 metres

8.2.3 Minimum Front Yard:

10.0 metres

8.2.4 Minimum Exterior Side Yard:

10.0 metres for each exterior side yard

8.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

8.2.6 Minimum Rear Yard:

10.0 metres

8.2.7 Maximum Height:

10.0 metres

8.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

no maximum

b) Buildings:

Two, provided that a minimum distance of 6.0 metres separates each main building.

8.2.9 Buffering:

Amended by B/L 7-2005
A privacy fence and/or buffer strip with a minimum height of 1.6 metres shall be provided and maintained along each lot line that is not a street line abutting any Rural Area Zone (RU) or Residential Zone and along each lot line abutting a lane which abuts a Rural Area Zone (RU) or a Residential Zone.

8.2.10

Fuel Pump Island Location:

Amended by
B/L 2-1986

Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage, facility, in any part of a required front or interior or exterior side yard provided that:

- a) the minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.

SECTION 9 RESIDENTIAL ESTATE ZONE (RE)

9.1 PERMITTED USES

- Amended by B/L 2-1986
- greenhouse
 - nursery
 - park
 - public recreation
 - residential care unit type I
- Amended by B/L 274-2002
- single detached dwelling
- Amended by B/L 274-2002
- single detached dwelling which includes personal farming
 - wayside pit or quarry
 - buildings, structures or uses accessory to a permitted use on this Section

9.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Estate Zone (RE):

9.2.1 Minimum Lot Area:

- Amended by B/L 274-2002
- a) Single detached dwelling which includes personal farming:
2.0 hectares
- Amended by B/L 274-2002
- b) Other uses:
1.0 hectare

9.2.2 Minimum Lot Frontage:

60.0 metres

9.2.3 Minimum Front Yard:

10.0 metres

9.2.4 Minimum Exterior Side Yard:

Amended by B/L 294-2003

6.0 metres for each exterior side yard

9.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

9.2.6 Minimum Rear Yard:

10.0 metres

9.2.7 Maximum Height:

10.0 metres

9.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses: one only
- b) Buildings: one only

- 9.2.9 Separation Distance for a Wayside Pit or Quarry:
- No wayside pit or quarry shall be closer than 30.0 metres from any street line nor closer than 15.0 metres from any lot line.
- 9.2.10 Separation Distance for a Residential Care Unit Type I
- Added by No residential care unit type I shall be located closer than 960.0 metres from the boundary of a lot of any other residential care unit type I or type II.
B/L 2-1986
- 9.2.11 Special Regulations for a Single Detached Dwelling which includes Personal Farming
- Added by Notwithstanding the provisions of Section 5.23 Undersized Lots, a single detached dwelling which includes personal farming shall not be permitted on an undersized lot of record.
B/L 274-2002
- 9.2.12 Separation Distance for a Single Detached Dwelling which includes Personal Farming
- Added by a) No building or structure used for the feeding, raising, or breeding of livestock and no manure pits or manure storage facilities shall be permitted closer than 85.0 metres from any dwelling that is not located on the same lot as the building or structure used for the feeding, raising, or breeding of livestock or the manure pit or manure storage facility.
B/L 274-2002
- b) Despite Section 9.2.12 a), if a building or structure used for the feeding, raising, or breeding of livestock exists on the effective date of this By-law and is closer than 85.0 metres from any dwelling not located on the same lot as a personal farming use, it may be used for the feeding, raising, or breeding of livestock.
- 9.2.13 Separation Distance for Dwellings which are not located on the same lot as a Single Detached Dwelling which includes Personal Farming
- Added by No dwelling shall be permitted closer than 85.0 metres from any existing building or structure used for the feeding, raising, or breeding of livestock or closer than 85.0 metres from an existing manure pit or manure storage facility.
B/L 274-2002

SECTION 10 RESIDENTIAL SUBURBAN ZONE (RS)

10.1 PERMITTED USES

- Amended by B/L 2-1986
- park
 - residential care unit type I
 - single detached dwelling

- Amended by B/L 274-2002
- buildings, structures or uses accessory to a permitted use in this Section

10.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Suburban Zone (RS):

10.2.1 Minimum Lot Area:

- a) Lots without municipal piped water:
 - 1.0 hectare
- b) Lots with municipal piped water:
 - 1850.0 square metres

Amended by B/L 30-2001

Amended by B/L 274-2002

10.2.2 Minimum Lot Frontage:

- a) Lots without municipal piped water:
 - 60.0 metres
- b) Lots with municipal piped water:
 - 30.0 metres

Amended by B/L 274-2002

10.2.3 Minimum Front Yard:

10.0 metres

10.2.4 Minimum Exterior Side Yard:

Amended by B/L 294-2003

6.0 metres for each exterior side yard

10.2.5 Minimum Interior Side Yard:

3.0 metres

10.2.6 Minimum Rear Yard:

10.0 metres

10.2.7 Maximum Height:

10.0 metres

10.2.8

Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

one only

b) Buildings

one only

10.2.9

Amended by
B/L 274-2002

-

10.2.10

Separation Distance for a Residential Care Unit Type I:

Added by
B/L 2-1986

No residential care unit type I shall be located closer than 480.0 metres from the boundary of a lot of any other residential care unit type I or type II.

SECTION 11 SUBURBAN COMMERCIAL ZONE (SC)

11.1 PERMITTED USES

- Amended by
B/L 2-1986
- automotive gas bar
 - automotive service station
 - dwelling unit for the owner or caretaker of a use permitted in this Section
 - variety store
 - buildings, structures, or uses accessory to a permitted use in this Section

11.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Suburban Commercial Zone (SC):

11.2.1 Minimum Lot Area:

- Amended by
B/L 30-2001
- a) Lots without municipal piped water:
1.0 hectare
 - b) Lots with municipal piped water:
1,850.0 square metres

11.2.2 Minimum Lot Frontage:

- a) Lots without municipal piped water:
60.0 metres
- b) Lots with municipal piped water:
30.0 metres

11.2.3 Minimum Front Yard:

10.0 metres

11.2.4 Minimum Exterior Side Yard:

10.0 metres for each exterior side yard

11.2.5 Minimum Interior Side Yard:

3.0 metres for each interior side yard

11.2.6 Minimum Rear Yard:

10.0 metres

11.2.7 Maximum Height:

10.0 metres

11.2.8 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:
no maximum

b) Buildings:

Two, provided that a minimum distance of 6.0 metres separates each main building.

11.2.9

Buffering:

Amended by
B/L 7-2005

A privacy fence and/or buffer strip with a minimum height of 1.6 metres shall be provided and maintained along each lot line that is not a street line, abutting a Rural (RU) Zone or a Residential Zone and along each lot line abutting a lane which abuts a Rural Area Zone (RU) or a Residential Zone.

11.2.10

Fuel Pump Island Location:

Amended by
B/L 2-1986

Nothing in this By-law shall prevent the location of a fuel pump island, exclusive of any above ground fuel storage, facility, in any part of a required front or interior or exterior side yard provided that:

- a) the minimum distance between any portion of a fuel pump island and any street line or lot line shall be 5.0 metres provided that, a canopy may project a maximum of 3.0 metres into the 5.0 metre setback requirement.

SECTION 12 RESIDENTIAL ONE UNIT ZONE (R1)

12.1 PERMITTED USES

Amended by
B/L 132-2002

Amended by
B/L 2-1986

-
- park
- residential care unit type I
- single detached dwelling
- buildings, structures or uses accessory to a permitted use in this Section

12.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential One Unit Zone (R1):

12.2.1 Minimum Lot Area:

Amended by
B/L 30-2001

- a) lots without municipal piped water and without municipal sewage disposal:

1.0 hectare
- b) lots with municipal piped water but without municipal sewage disposal:

1,850.0 square metres
- c) lots with municipal piped water and municipal sewage disposal:

450.0 square metres

12.2.2 Minimum Lot Frontage:

- a) lots without municipal piped water and without municipal sewage disposal:

60.0 metres
- b) lots with municipal piped water but without municipal sewage disposal:

30.0 metres
- c) lots with municipal piped water and municipal sewage disposal:

15.0 metres

12.2.3 Minimum Lot Depth:

- a) lots without municipal piped water and without municipal sewage disposal:

133.0 metres
- b) lots with municipal piped water but without municipal sewage disposal:

60.0 metres
- c) lots with municipal piped water and municipal sewage disposal:

30.0 metres

- 12.2.4 Minimum Front and Rear Yard:
- A combined front yard and rear yard of 15.0 metres shall be maintained, provided however, that a minimum front yard and rear yard of 6.0 metres each shall be required. If a lot has no rear lot line, then a minimum front yard of 7.5 metres shall be required.
- 12.2.4 a) Minimum Front and Rear Yard Infill Construction
 Added by
 B/L 294-2003
- Notwithstanding the combined front and rear yard regulations in Section 12.2.4, where a main building is to be constructed or expanded on an interior lot where a main building exists on each of the immediately abutting lots, construction may occur closer to the front lot line than is otherwise permitted, provided that such construction is not erected closer to the front lot line than the average distance of the existing front yards of the main buildings on either side, provided that a minimum distance of 1.5 metres is maintained to the front lot line. Where a front yard of less than 6.0 metres is provided pursuant to this Section 12.2.4 a), a minimum rear yard of 9.0 metres shall be required.
- 12.2.5 Minimum Side Yards
- Amended by
 B/L 2-1986
- (a) Minimum Exterior Side Yard:
 3.0 metres for each exterior side yard
- (b) Minimum Interior Side Yard:
- (i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:
 1.5 metres for each interior side yard
- (ii) where no rear yard access is provided and there is no attached garage or carport and there is no exterior side yard:
 3.0 metres for one interior side yard and 1.5 metres for the other side yard.
- 12.2.6 Maximum Height:
 10.0 metres
- 12.2.7 Maximum Number of Main Uses and Main Buildings Per Lot:
- a) Uses:
 one only
- b) Buildings:
 one only
- 12.2.8 Maximum Lot Coverage:
 35%
- 12.2.9 Separation Distance for a Residential Care Unit Type I
- Added by
 B/L 2-1986
- No residential care unit type I shall be located closer than 240.0 metres from the boundary of a lot of any other residential care unit type I or type II.

SECTION 12A RESIDENTIAL ONE UNIT ZONE A (R1A)

12A.1 PERMITTED USES

- Added by B/L 56-1992
- single detached dwelling
 - buildings, structures, or uses accessory to a permitted use in this Section

12A.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential One Unit Zone A (R1A):

12A.2.1 Minimum Lot Area:

315.0 square metres

12A.2.2 Lot Frontage:

Minimum 10.5 metres
Maximum 15.0 metres

12A.2.3 Minimum Lot Depth:

30.0 metres

12A.2.4 Minimum Front and Rear Yard:

A combined front yard and rear yard of not less than 15.0 metres shall be maintained, provided however, that a minimum front yard and rear yard of 6.0 metres each shall be required. If a lot has no rear lot line, then a minimum front yard of 7.5 metres shall be required.

12A.2.5 Minimum Side Yards:

(a) Minimum Exterior Side Yard:

3.0 metres for each exterior side yard

(b) Minimum Interior Side Yard:

- (i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:

1.5 metres for each interior side yard

- (ii) where no rear yard access is provided and there is no attached garage or carport and there is no exterior side yard:

3.0 metres for one interior side yard and 1.5 metres for the other interior side yard.

12A.2.6 Maximum Height:

10.0 metres

12A.2.7 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Main Uses:

one only

b) Main Buildings:

one only

12A.2.8 Maximum Lot Coverage:

35%

SECTION 13 RESIDENTIAL ONE AND TWO UNIT ZONE (R2)

13.1 PERMITTED USES

Amended by
B/L 2-1986
Amended by
B/L 132-2002

- converted dwelling
- duplex dwelling
- park
- residential care unit type I
- semi-detached dwelling
- single detached dwelling
- buildings, structures, or uses accessory to a permitted use in this Section

13.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential One and Two Unit Zone (R2):

13.2.1 Minimum Lot Area:

- a) converted dwelling with municipal piped water and municipal sewage disposal:
 - i) with two units:
300.0 square metres
 - ii) with three or more units:
450.0 square metres for a dwelling with three units, plus 90.0 square metres for each additional unit

Amended by
B/L 2-1986

- b) day nursery, park, residential care unit type I, single detached dwelling with municipal piped water and municipal sewage disposal:
450.0 square metres
- c) duplex dwelling, semi-detached dwelling with municipal piped water and municipal sewage disposal:
270.0 square metres for each unit
- d) single detached dwelling with municipal piped water but without municipal sewage disposal:
1,850.0 square metres
- e) single detached dwelling without municipal piped water and without municipal sewage disposal:

Amended by
B/L 30-2001

1.0 hectare

13.2.2 Minimum Lot Frontage:

- a) Converted dwelling with municipal piped water and municipal sewage disposal:
 - i) with two units:
10.0 metres

ii) with three or more units:

15.0 metres

Amended by
B/L 2-1986

b) day nursery, park, residential care unit type I, single detached dwelling with municipal piped water and municipal sewage disposal:

15.0 metres

c) duplex dwelling, semi-detached dwelling with municipal piped water and municipal sewage disposal:

9.0 metres for each unit

d) single detached dwelling with municipal piped water but without municipal sewage disposal:

30.0 metres

e) single detached dwelling without municipal piped water and without municipal sewage disposal:

60.0 metres

13.2.3

Minimum Lot Depth:

30.0 metres

13.2.4

Minimum Front and Rear Yard:

A combined front yard and rear yard of 15.0 metres shall be maintained, provided however, that a minimum front yard and rear yard of 6.0 metres each shall be required. If a lot has no rear lot line then a minimum front yard of 7.5 metres shall be required.

13.2.4 a)

Added by
B/L 294-2003

Minimum Front and Rear Yard Infill Construction

Notwithstanding the combined front and rear yard regulations in Section 13.2.4, where a main building is to be constructed or expanded on an interior lot where a main building exists on each of the immediately abutting lots, construction may occur closer to the front lot line than is otherwise permitted, provided that such construction is not erected closer to the front lot line than the average distance of the existing front yards of the main buildings on either side, provided that a minimum distance of 1.5 metres is maintained to the front lot line. Where a front yard of less than 6.0 metres is provided pursuant to this Section 13.2.4 a), a minimum rear yard of 9.0 metres shall be required.

13.2.5

Minimum Side Yards for a Converted Dwelling

Amended by
B/L 2-1986

a) Minimum Exterior Side Yard:

3.0 metres for each exterior side yard

(b) Minimum Interior Side Yard:

(i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:

10% of the frontage of the lot or 1.5 metres, whichever is the lesser, for each interior side yard.

(ii) where no rear access is provided and there is no attached garage or carport and there is no exterior side yard:

3.0 metres for one interior side yard and for the other interior side yard, 10% of the frontage of the lot or 1.5 metres, whichever is the lesser.

13.2.6 Minimum Side Yards for a Semi-detached Dwelling

Amended by
B/L 2-1986

(a) Minimum Exterior Side Yard

3.0 metres for each exterior side yard.

(b) Minimum Interior Side Yard

(i) Where rear access is provided or there is an attached garage or carport:

0.0 metres from the interior side yard along the common lot line and 1.5 metres for other interior side yard

(ii) where no rear access is provided and there is no attached garage or carport:

0.0 metres for the interior side yard along the common lot line and 3.0 metres for the other interior side yard.

13.2.7 Minimum Side Yards for Uses Other than a Converted Dwelling or a Semi-detached Dwelling

Amended by
B/L 2-1986

(a) Minimum Exterior Side Yard:

3.0 metres for each exterior side yard

(b) Minimum Interior Side Yard

Amended by
B/L 188-1986

(i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:

1.5 metres for each interior side yard.

Amended by
B/L 188-1986

(ii) where no rear access is provided and there is no attached garage or carport and there is no exterior side yard:

3.0 metres for one interior side yard and 1.5 metres for the other side yard.

13.2.8 Maximum Height:

10.0 metres

13.2.9 Maximum Number of Main Uses and Main Buildings Per Lot:

a) Uses:

one only

b) Buildings:

one only

13.2.10 Maximum Lot Coverage:

35%

13.2.11

Special Provisions for a Converted Dwelling:

a) Notwithstanding any other regulations to the contrary, an extension or addition may be permitted provided that the extension or addition does not increase the size of the building as it existed on the effective date of this By-law, by more than 10% and provided that the extension or addition be added to the top floor or rear portion of the building and provided further that all other requirements of this By-law are met.

b) The minimum gross floor area for each unit in a converted dwelling shall be as follows:

Bachelor Unit:	51.0 square metres
1 Bedroom Unit:	60.0 square metres
2 Bedroom Unit:	74.0 square metres
3 Bedroom Unit:	83.0 square metres
More than 3 Bedrooms:	83.0 square metres for the first three bedrooms plus 9.0 square metres for each additional bedroom

13.2.12

Separation Distance for a Residential Care Unit Type I

Added by
B/L 2-1986

No residential care unit type I shall be located closer than 240.0 metres from the boundary of a lot of any other residential care unit type I or type II.

SECTION 13A RESIDENTIAL TWO UNIT ZONE (R2A)

13A.1 PERMITTED USES

- Added by B/L 56-1992
- duplex dwelling
 - semi-detached dwelling
 - buildings, structures, or uses accessory to a permitted use in this Section

13A.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Two Unit Zone (R2A)

13A.2.1 Minimum Lot Area:

270.0 square metres for each dwelling unit

13A.2.2 Minimum Lot Frontage:

9.0 metres for each dwelling unit

13A.2.3 Minimum Lot Depth:

30.0 metres

13A.2.4 Minimum Front and Rear Yard:

A combined front yard and rear yard of not less than 15.0 metres shall be maintained, provided however, that a minimum front yard and rear yard of 6.0 metres each shall be required. If a lot has no rear lot line, then a minimum front yard of 7.5 metres shall be required.

13A.2.5 Minimum Side Yards:

(a) Minimum Exterior Side Yard:

3.0 metres for each exterior side yard

(b) Minimum Interior Side Yard:

- (i) where rear access is provided or there is an attached garage or carport:

0.0 metres for the interior side yard along the common lot line and 1.5 metres for the other interior side yard.

- (ii) where no rear yard access is provided and there is no attached garage or carport:

0.0 metres for the interior side yard along the common lot line and 3.0 metres for the other interior side yard.

13A.2.6 Maximum Height:

10.0 metres

13A.2.7 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Main Uses: one only
- b) Main Buildings: one only

13A.2.8 Maximum Lot Coverage:

35%

SECTION 14 RESIDENTIAL MULTIPLE LOW DENSITY ZONE (RM1)

14.1 PERMITTED USES

- Added by
B/L 132-2002
Amended by
B/L 2-1986
- adult day care facility
 - apartment dwelling containing not more than four units
 - converted dwelling
 - day nursery
 - double duplex dwelling
 - duplex dwelling
 - group townhouse containing not more than four units
 - lodging house
 - park
 - residential care unit type I
 - residential care unit type II
 - semi-detached dwelling
 - single detached dwelling
 - street townhouse containing not more than four units
 - buildings, structures, or uses accessory to a permitted use in this Section

14.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Multiple Low Density Zone (RM1).

14.2.1 Minimum Lot Area:

- Amended by
B/L 2-1986
- a) Apartment Dwelling:
 - i) with three units
600.0 square metres in total
 - ii) with four units:
650.0 square metres in total
 - b) Converted Dwelling:
 - i) with two units:
300.0 square metres in total
 - ii) with three or more units:
450.0 square metres for a dwelling with three units in total,
plus 90.0 square metres for each additional unit
 - c) Day Nursery, Lodging House, Park, Residential Care Unit Type I and Residential Care Unit Type II, Single Detached Dwelling:
450.0 square metres
 - Added by
B/L 2-1986
 - c)a Double Duplex Dwelling
385.0 square metres for each duplex dwelling.
 - d) Duplex dwelling, Semi-detached dwelling:
270.0 square metres for each unit

- e) Group Townhouse:
225.0 square metres for each unit
- f) Street Townhouse:
180.0 square metres for each interior unit 225.0 square metres for each exterior unit

14.2.2

Minimum Lot Frontage:

- a) Apartment Dwelling:
 - i) with three units:
18.0 metres
 - ii) with four units:
18.0 metres
- b) Converted Dwelling:
 - i) with two units:
10.0 metres
 - ii) with three or more units
15.0 metres

Amended by
B/L 2-1986

- c) Day Nursery, Lodging House, Park, Residential Care Unit Type I and Residential Care Unit Type II, Single Detached Dwelling:
15.0 metres
- c)a Double Duplex Dwelling:
11.0 metres for each duplex dwelling.
- d) Duplex dwelling, semi-detached dwelling:
9.0 metres for each unit
- e) Group townhouse:
20.0 metres
- f) Street townhouse:
6.0 metres for each interior unit 7.5 metres for each exterior unit

14.2.3

Minimum Lot Depth:

30.0 metres

14.2.4

Minimum Front and Rear Yard:

A combined front yard and rear yard of 15.0 metres shall be maintained, provided however, that a minimum front yard and rear yard of 6.0 metres each shall be required. If a lot has no rear lot line, then a minimum front yard of 7.5 metres shall be required.

- 14.2.4 a) Minimum Front and Rear Yard Infill Construction
 Added by
 B/L 294-2003
- Notwithstanding the combined front and rear yard regulations in Section 14.2.4, where a main building is to be constructed or expanded on an interior lot where a main building exists on each of the immediately abutting lots, construction may occur closer to the front lot line than is otherwise permitted, provided that such construction is not erected closer to the front lot line than the average distance of the existing front yards of the main buildings on either side, provided that a minimum distance of 1.5 metres is maintained to the front lot line. Where a front yard of less than 6.0 metres is provided pursuant to this Section 14.2.4 a), a minimum rear yard of 9.0 metres shall be required.
- 14.2.5 Minimum Side Yards for an Apartment Dwelling, Day Nursery, Duplex Dwelling, Group Home, Group Townhouse, Lodging House, Park, Residential Care Unit Type I, Residential Care Unit Type II and Single Detached Dwelling:
- Amended by
 B/L 2-1986
- (a) Minimum Exterior Side Yard:
 3.0 metres for each exterior side yard
- (b) Minimum Interior Side Yard:
- (i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:
 1.5 metres for each interior side yard
- (ii) where no rear access is provided, and there is no attached garage or carport and there is no exterior side yard:
 3.0 metres for one interior side yard and 1.5 metres for the other interior side yard.
- 14.2.6 Minimum Side Yards for a Converted Dwelling
- Amended by
 B/L 2-1986
- (a) Minimum Exterior Side Yard:
 3.0 metres for each exterior side yard
- (b) Minimum Interior Side Yard:
- (i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:
 10% of the frontage of the lot or 1.5 metres, whichever is the lesser, for each interior side yard.
- (ii) where no rear access is provided and there is no attached garage or carport and there is no exterior side yard:
 3.0 metres for one interior side yard and for the other interior side yard, 10% of the frontage of the lot or 1.5 metres, whichever is the lesser.
- 14.2.7 Minimum Side Yards for a Semi-Detached Dwelling and for a Double Duplex Dwelling
- Amended by
 B/L 2-1986
- (a) Minimum Exterior Side Yard
 3.0 metres for each exterior side yard.

- (b) Minimum Interior Side Yard
 - (i) Where rear access is provided or there is an attached garage or carport:
0.0 metres for the interior side yard along the common lot line and 1.5 metres for other interior side yard.
 - (ii) where no rear access is provided and there is no attached garage or carport:
0.0 metres for the interior side yard along the common lot line and 3.0 metres from the other interior side yard.

14.2.8 Minimum Side Yard for a Street Town House

Amended by
B/L 2-1986

- (a) Minimum Exterior Side Yard:
3.0 metres for each exterior side yard
- (b) Minimum Interior Side Yard
 - (i) where rear access is provided or there is an attached garage or carport:
0.0 metres for each interior side yard along the common lot line of each unit and 1.5 metres for each interior side yard not along a common lot line.
 - (ii) where no rear access is provided and there is no attached garage or carport:
0.0 metres for each interior side yard along the common lot line of each unit and 3.0 metres for each interior side yard not along a common lot line.

14.2.9 Maximum Height:

10.0 metres

14.2.10 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:
one only
- b) Buildings:
one only

14.2.11 Maximum Lot Coverage:

35%

14.2.12 Special Provisions for a Converted Dwelling:

- a) Notwithstanding any other regulations to the contrary, an extension or addition may be permitted provided that the extension or addition does not increase the size of the building, as it existed on the effective date of this By-law, by more than 10% and provided that the extension or addition be added to the top floor or rear portion of the building, and provided further that all other requirements of this By-law are met.

- b) The minimum gross floor area for each unit in a converted dwelling shall be as follows:

Bachelor Unit:	51.0 square metres
1 Bedroom Unit:	60.0 square metres
2 Bedroom Unit:	74.0 square metres
3 Bedroom Unit:	83.0 square metres
More than 3 Bedrooms:	83.0 square metres for the first three bedrooms plus 9.0 square metres for each additional bedroom

14.2.13 Landscaped Open Space:

Every apartment dwelling and group townhouse dwelling shall provide a minimum landscaped open space of 10% of the lot area.

14.2.14 Separation Distance for a Residential Care Unit Type I or a Residential Care Unit Type II

Added by
B/L 2-1986

No residential unit type I and/or no residential care unit type II shall be located closer than 240.0 metres from the boundary of a lot of any other residential care unit type I or type II.

SECTION 15 RESIDENTIAL MULTIPLE MEDIUM DENSITY ZONE A (RM2A)

15.1 PERMITTED USES

- Added by B/L 132-2002
 - Amended by B/L 2-1986
 - Added by B/L 239-2002
 - Added by B/L 239-2002
- adult day care facility
 - apartment dwelling
 - day nursery double
 - duplex dwelling
 - group townhouse
 - lodging house dwelling
 - long-term care facility
 - park
 - residential care unit type I
 - residential care unit type II
 - retirement residence
 - semi-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
 - senior citizen dwelling
 - single detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
 - street townhouse
 - buildings, structures, or use accessory to a permitted use in this Section

15.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Multiple Medium Density Zone A (RM2A):

15.2.1 Minimum Lot Area:

- a) Apartment Dwelling, Senior Citizen Dwelling:
 - Amended by B/L 2-1986
 - i) three units:
600.0 square metres in total
 - ii) four units:
650.0 square metres in total
 - iii) five or more units:
650.0 square metres in total for the first four units plus 90.0 square metres for each additional unit
- b) Day Nursery, Lodging House, Long-term Care Facility, Park, Residential Care Unit Type I and Residential Care Unit Type II, Retirement Residence, Single Detached Dwelling:
450.0 square metres
- b)a Double Duplex Dwelling:
Added by B/L 2-1986
385.0 square metres for each duplex dwelling

- c) Duplex Dwelling, Semi-detached Dwelling:
270.0 square metres for each unit
- d) Group Townhouse:
225.0 square metres for each unit
- e) Street Townhouse:
180.0 square metres for each interior unit
225.0 square metres for each exterior unit

15.2.2

Minimum Lot Frontage:

- a) Apartment Dwelling, Senior Citizen Dwelling:
 - i) with three units:
18.0 metres
 - ii) with four units:
18.0 metres
 - iii) with five or more units:
20.0 metres

Amended by
B/L 2-1986,
B/L 239-2002

- b) Day Nursery, Lodging House, Long-term Care Facility, Park, Residential Care Unit Type I and Residential Care Unit Type II, Retirement Residence, Single Detached Dwelling:
15.0 metres

Added by
B/L 2-1986

- b)a Double Duplex Dwelling:
11.0 metres for each duplex dwelling
- c) Duplex Dwelling, Semi-detached Dwelling:
9.0 metres for each unit
- d) Group Townhouse:
20.0 metres
- e) Street Townhouse:
6.0 metres for each interior unit
7.5 metres for each exterior unit

15.2.3

Minimum Lot Depth:

30.0 metres

15.2.4

Minimum Front Yard:

7.5 metres

15.2.5
Amended by
B/L 2-1986

Minimum Side Yards for an Apartment Dwelling, or Senior Citizen Dwelling, containing three or four units, Day Nursery, Duplex Dwelling, Group Townhouse, Lodging House, Park, Residential Care Unit Type I, Residential Care Unit Type II and Single Detached Dwelling:

- a) Minimum Exterior Side Yard:
3.0 metres for each exterior side yard
- b) Minimum Interior Side Yard:
 - (i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:
1.5 metres for each interior side yard
 - (ii) where no rear access is provided, and there is no attached garage or carport and there is no exterior side yard:
3.0 metres for one interior side yard and 1.5 metres for the other interior side yard.

15.2.6
Amended by
B/L 239-2002

Minimum Side Yard for an Apartment Dwelling or a Senior Citizen Dwelling containing five or more dwelling units, a Long-term Care Facility and a Retirement Residence:

- a) Minimum Exterior Side Yard:
3.0 metres for each exterior side yard
- b) Minimum Interior Side Yard:
1.0 metre for each 3.0 metres of building height or portion thereof for each interior side yard

15.2.7

Minimum Side Yards for a Semi-Detached Dwelling and for a Double Duplex Dwelling

Amended by
B/L 2-1986

- a) Minimum Exterior Side Yard
3.0 metres for each exterior side yard.
- b) Minimum Interior Side Yard
 - (i) Where rear access is provided or there is an attached garage or carport:
0.0 metres from the interior side yard along the common lot line and 1.5 metres for other interior side yard.
 - (ii) where no rear access is provided and there is no attached garage or carport:
0.0 metres for the interior side yard along the common lot line and 3.0 metres from the other interior side yard.

15.2.8

Minimum Side Yard for a Street Townhouse

Amended by
B/L 2-1986

- a) Minimum Exterior Side Yard
3.0 metres for each exterior side yard:

- b) Minimum Interior Side Yard
 - (i) where rear access is provided or there is an attached garage or carport:

0.0 metres for each interior side yard along the common lot line of each unit and 1.5 metres for each interior side yard not along a common lot line.
 - (ii) where no rear access is provided and there is no attached garage or carport:

0.0 metres for each interior side yard along the common lot line of each unit and 3.0 metres for each interior side yard not along a common lot line.

15.2.9 Minimum Rear Yard:

7.5 metres

15.2.10 Maximum Height:

- Amended by B/L 239-2002
- a) Apartment Dwelling, Long-term Care Facility, Retirement Residence or Senior Citizen Dwelling:

13.0 metres

- Amended by B/L 239-2002
- b) Uses other than an Apartment Dwelling, Long-term Care Facility, Retirement Residence or Senior Citizen Dwelling:

10.0 metres

15.2.11 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:

one only

- Amended by B/L 239-2002
- b) Buildings:

One only, except in the case of an apartment dwelling, group townhouse, long-term care facility, retirement residence, or senior citizen dwelling where there shall be no maximum provided that a minimum distance of 6.0 metres separate each main building.

15.2.12 Maximum Lot Coverage:

35%

15.2.13 Landscaped Open Space:

- Amended by B/L 239-2002
- Every apartment dwelling, group townhouse dwelling, long-term care facility, retirement residence and senior citizen dwelling shall provide a minimum landscaped open space of 10% of the lot area.

15.2.14 Separation Distance for a Residential Care Unit Type I or a Residential Care Unit Type II

- Added by B/L 2-1986
- No residential care unit type I and/or no residential care unit type II shall be located closer than 240.0 metres from the boundary of a lot of any other residential care unit type I or type II.

SECTION 16 RESIDENTIAL MULTIPLE MEDIUM DENSITY ZONE B (RM2B)

16.1 PERMITTED USES

- Added by B/L 132-2002
Amended by B/L 2-1986
 - adult day care facility
 - apartment dwelling
 - day nursery
 - double duplex dwelling
 - duplex dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
 - group townhouse
 - lodging house dwelling
- Added by B/L 239-2002
 - long-term care facility
 - park
 - residential care unit type I
 - residential care unit type II
- Added by B/L 239-2002
 - retirement residence
 - semi-detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
 - senior citizen dwelling
 - single detached dwelling legally existing on the effective date of this By-law which may include extensions or additions made thereto hereafter
 - street townhouse
 - buildings, structures, or use accessory to a permitted use in this Section

16.2 REGULATIONS

In addition to the regulations of Section 5, the following regulations shall apply to the Residential Multiple Medium Density Zone B (RM2B):

16.2.1 Minimum Lot Area:

- a) Apartment Dwelling, Senior Citizen Dwelling:
 - i) three units:
600.0 square metres in total
 - ii) four units:
650.0 square metres in total
 - iii) five or more units:
650.0 square metres in total for the first four units plus 65.0 square metres for each additional unit

Amended by
B/L 239-2002

- b) Day Nursery, Lodging House, Long-term Care Facility, Park, Residential Care Unit Type I and Residential Care Unit Type II, Retirement Residence, Single Detached Dwelling:

450.0 square metres

Added by
B/L 2-1986

- b)a Double Duplex Dwelling:

385.0 square metres for each duplex dwelling.

- c) Duplex Dwelling, Semi-detached Dwelling:

270.0 square metres for each unit

- d) Group Townhouse:

225.0 square metres for each unit

- e) Street Townhouse:

180.0 square metres for each interior unit

225.0 square metres for each exterior unit

16.2.2

Minimum Lot Frontage:

- a) Apartment Dwelling, Senior Citizen Dwelling:

- i) with three units:

18.0 metres

- ii) with four units:

18.0 metres

- iii) with five or more units:

20.0 metres

Amended by
B/L 2-1986
B/L 239-2002

- b) Day Nursery, Lodging House, Long-Term Care Facility, Park, Residential Care Unit Type I and Residential Care Unit Type II, Retirement Residence, Single Detached Dwelling:

15.0 metres

Added by
B/L 2-1986

- b)a Double Duplex Dwelling:

11.0 metres for each duplex dwelling.

- c) Duplex Dwelling, Semi-detached Dwelling:

9.0 metres for each unit

- d) Group Townhouse:

20.0 metres

- e) Street Townhouse:

6.0 metres for each interior unit

7.5 metres for each exterior unit

- 16.2.3 Minimum Lot Depth:
30.0 metres
- 16.2.4 Minimum Front Yard:
7.5 metres
- 16.2.5
Amended by
B/L 2-1986 Minimum Side Yards for an Apartment Dwelling or Senior Citizens Dwelling containing three or four units, Day Nursery, Duplex Dwelling, Group Townhouse, Lodging House, Park, Residential Care Unit Type I, Residential Care Unit Type II and Single Detached Dwelling:
- a) Minimum Exterior Side Yard:
3.0 metres for each exterior side yard
- b) Minimum Interior Side Yard:
- (i) where rear access is provided or there is an attached garage or carport or there is an exterior side yard:

 10% of the frontage of the lot or 1.5 metres, whichever is the lesser, for each interior side yard.
- (ii) where no rear access is provided and there is no attached garage or carport and there is no exterior side yard:

 3.0 metres for one interior side yard and for the other interior side, 10% of the frontage of the lot or 1.5 metres, whichever is the lesser.
- 16.2.6
Amended by
B/L 239-2002 Minimum Side Yard for an Apartment Dwelling or a Senior Citizen Dwelling containing five or more Dwelling Units, Long-term Care Facility and a Retirement Residence:
- a) Minimum Exterior Side Yard:
3.0 metres for each exterior side yard
- b) Minimum Interior Side Yard:
1.0 metre for each 3.0 metres of building height or portion thereof for each interior side yard
- 16.2.7
Amended by
B/L 2-1986 Minimum Side Yards for a Semi-detached Dwelling or for a Double Duplex Dwelling
- a) Minimum Exterior Side Yard:
3.0 metres for each exterior side yard.
- b) Minimum Interior Side Yard:
- (i) Where rear access is provided or there is an attached garage or carport:

 0.0 metres from the interior side yard along the common lot line and 1.5 metres for other interior side yard.

- (ii) where no rear access is provided and there is no attached garage or carport:

0.0 metres for the interior side yard along the common lot line and 3.0 metres from the other interior side yard.

16.2.8 Minimum Side Yard for a Street Townhouse

Amended by
B/L 2-1986

- a) Minimum Exterior Side Yard:

3.0 metres for each exterior side yard

- b) Minimum Interior Side Yard:

- (i) where rear access is provided or there is an attached garage or carport:

0.0 metres for each interior side yard along the common lot line of each unit and 1.5 metres for each interior side yard not along a common lot line.

- (ii) where no rear access is provided and there is no attached garage or carport:

0.0 metres for each interior side yard along the common lot line of each unit and 3.0 metres for each interior side yard not along a common lot line.

16.2.9 Minimum Rear Yard:

7.5 metres

16.2.10 Maximum Height:

Amended by
B/L 239-2002

- a) Apartment Dwelling, Long-Term Care Facility, Retirement Residence or Senior Citizen Dwelling:

18.0 metres

Amended by
B/L 239-2002

- b) Uses other than an Apartment Dwelling, Long-Term Care Facility, Retirement Residence or Senior Citizen Dwelling:

10.0 metres

16.2.11 Maximum Number of Main Uses and Main Buildings Per Lot:

- a) Uses:

one only

Amended by
B/L 239-2002

- b) Buildings:

One only except in the case of an apartment dwelling, group townhouse, long-term care facility, retirement residence or senior citizen dwelling where there shall be no maximum provided that a minimum distance of 6.0 metres separate each main building.

16.2.12 Maximum Lot Coverage:

35%

16.2.13

Landscaped Open Space:

Amended by
B/L 239-2002

Every apartment dwelling, group townhouse dwelling long-term care facility, retirement residence and senior citizen dwelling shall provide a minimum landscaped open space of 10% of the lot area.

16.2.14

Separation Distance for a Residential Care Unit Type I or a Residential Care Unit Type II

Added by
B/L 2-1986

No residential care unit type I and/or no residential care unit type II shall be located closer than 240.0 metres from the boundary of a lot of any other residential care unit type I or type II.