



SECTION 10: RESIDENTIAL DENSITY ONE (R1) ZONE

10.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Residential Density One (R1) Zone, except for the following use:

- a) Accessory use;
- b) Duplex dwelling;
- c) Home occupation;
- d) Semi-detached dwelling;
- e) Single detached dwelling.

10.2 ZONE REQUIREMENTS

No persons within any Residential Density One (R1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

- a) Minimum lot area
 - single detached dwelling unit 460.0 m²
 - semi-detached dwelling unit 230.0 m²
 - duplex 460.0 m²
- b) Minimum lot frontage
 - single detached dwelling unit 15.0 m
 - Semi-detached dwelling unit 9.0 m
 - duplex 16.0 m
- c) Minimum front yard setback 6.0 m
- d) Minimum exterior side yard setback 3.0 m
- e) Minimum interior side yard setback 1.2 m*
- f) Minimum rear yard setback 7.0 m
- g) Maximum building height 10.5 m
- h) Maximum height of an accessory building 4.3 m in accordance with Section 6.3.3



- | | |
|--|--------|
| i) Maximum gross floor area as a % of lot area | |
| single or semi-detached dwelling unit | 40.0 % |
| duplex | 40.0 % |
| j) Maximum lot coverage for all buildings | 45.0 % |

** This requirement shall not apply to the common wall between semi-detached units.*

10.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

- i) 1.5 m from any wall of the main building;
- ii) 1.5 m from the rear lot line;
- iii) 1.5 m from the interior side lot line; and
- iv) 3.0 m from the exterior side lot line.

10.3 ZONE EXCEPTIONS

10.3.1 Residential Density One Exception 1 (R1-1) Zone

Notwithstanding Section 10.1 and 10.2, on lands zoned R1-1 and shown on Schedule “A” (Map 41), the provisions of Section 10 shall apply with the following exceptions:

- a) One single detached dwelling, one duplex dwelling or one unit of a semi-detached dwelling on one lot where municipal sanitary sewage facilities are not available, but a piped municipal water supply is available, are permitted.
- b) Single detached dwellings shall have a minimum lot area of 929.0 square metres.
- c) One unit of a semi-detached dwelling shall have a minimum lot area of 464.5 square metres.

10.3.2 Residential Density One Exception 2 (R1-2) Zone

Notwithstanding Section 10.1, on lands zoned R1-2 and shown on Schedule “A” (Map 41), the provisions of Section 10 shall apply with the exception that the storage of trucks and construction equipment and all existing buildings and structures on the date of adoption of this by-law are permitted.



10.3.3 Residential Density One Exception 3 (R1-3) Zone

Notwithstanding Section 10.2, on lands known shown zoned R1-3 on Schedule “A” (Map 41), the provisions of Section 10 shall apply with the following exceptions:

- a) The front yard shall be 2.0 metres.
- b) The rear yard shall be 4.0 metres.
- c) The side yard shall be 2.0 metres.

10.3.4 Residential Density One Exception 4 (R1-4) Zone

Notwithstanding Section 10.1, on lands shown zoned R1-4 on Schedule “A” (Map 41) to this By-law, the provisions of Section 10 shall apply with the exception that a mobile or modular home shall be permitted.

10.3.5 Residential Density One Exception 5 (R1-5) Zone

Notwithstanding Section 10.1, on lands zoned R1-5 and shown on Schedule ‘A’ (Map 42), the provisions of Section 10 shall apply with the following exceptions:

- a) A club is an additional permitted use.
- b) That the minimum front yard be 10.6 metres.

10.3.6 Residential Density One Exception 6 (R1-6) Zone

Notwithstanding Section 10.2 on lands zoned R1-6 and shown on Schedule “A” (Map 42), the provisions of Section 10 shall apply with the exception that the minimum front yard shall be 10.6 metres.

10.3.7 Residential Density One Exception 7 (R1-7) Zone

Notwithstanding Section 10.2, on lands zoned R1-7 and shown on Schedule “A” (Map 42), the provisions of Section 10 shall apply with the exception that the minimum setback from the municipal drain is 7.6 metres.

10.3.8 Residential Density One Exception 8 (R1-8) Zone

Notwithstanding Section 10.1, on lands zoned R1-8 and shown on Schedule “A” (Map 42), the provisions of Section 10 shall apply with the following exceptions:

- a) That a museum and non-denominational chapel operated by a non-profit organization and an accessory gift shop but excluding any serving of refreshment except on an occasional, special events basis and excluding retail selling for any other purpose than fundraising be permitted.
- b) Only existing buildings and structures on the date of adoption of this by-law are permitted.



10.3.9 Residential Density One Exception 9 (R1-9) Zone

Notwithstanding Section 10.1, on lands zoned R1-9 and shown on Schedule “A” (Map 41), the provisions of Section 10 shall apply with the exception that a parking lot for a place of worship shall be an additional permitted use.

10.3.10 Residential Density One Exception 10 (R1-10) Zone

Notwithstanding Section 10.2, on lands zoned R1-10 and shown on Schedule “A” (Map 42), the provisions of Section 10 shall apply with the following exceptions:

- a) The minimum lot area shall be 417.0 square metres.
- b) The minimum lot depth shall be 22.7 metres.

10.3.11 Residential Density One Exception 11 (R1-11) Zone

Notwithstanding Section 10.1 and 10.2, on lands zoned R1-11 and shown on Schedule “A” (Map 42), the provisions of Section 10 shall apply with the following exceptions:

- a) A woodcraft and furniture manufacturing business and accessory retail sale of items manufactured on site shall be permitted uses.
- b) Only existing buildings and structures on the date of adoption of this By-law are permitted.
- c) The maximum retail component shall be 110.0 square metres total.
- d) The minimum parking shall be 12 spaces.

10.3.12 Residential Density One Exception 12 (R1-12) Zone

Notwithstanding Section 10.2, on lands zoned R1-12 and shown on Schedule “A” (Map 42), the provisions of Section 10 shall apply with the following exceptions:

- a) A museum operated by a non-profit organization and an accessory gift shop but excluding any serving of refreshment except on an occasional, special events basis and excluding retail selling for any other purpose than occasional fundraising shall be permitted.
- b) For a museum, 1 parking space minimum for every 37.0 square metres of floor space is required.
- c) Only the buildings and structures existing on the date of adoption of this By-law are permitted.

10.3.13 Residential Density One Exception 13 (R1-13) Zone

Notwithstanding Section 10, on lands zoned R1-13 and shown on Schedule “A” (Map 42), the provisions of Section 10 shall apply with the exception that a minimum lot elevation of 224.75 m for a distance of 2.0 m from the finished exterior walls of all buildings and structures shall be required.



10.3.14 Residential Density One Exception 14 (R1-14) Zone

Notwithstanding Section 6.16 to the contrary, on lands zoned R1-14 and shown on Schedule "A" (Map 42) permitted residential uses shall be permitted without frontage on a public road.

10.3.15 Residential Density One Exception 15 (R1-15) Zone

Notwithstanding Section 10.1, on lands zoned R1-15 and shown on Schedule "A" (Map 43), the provisions of Section 10 shall apply with the exception that a kennel shall be permitted.



SECTION 11: RESIDENTIAL DENSITY TWO (R2) ZONE

11.1 PERMITTED USES

No person shall hereafter change the use of any buildings, structure or land or erect or use any building, or structure in a Residential Density Two (R2) Zone, except for the following uses:

- a) Accessory use;
- b) Day nursery or day care centre;
- c) Double duplex dwelling;
- d) Home occupation;
- e) Townhouse dwelling;
- f) Triplex dwelling.

11.2 ZONE REQUIREMENTS

No person within any Residential Density Two (R2) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

- a) Minimum lot area per dwelling unit
 - triplex, fourplex 300.0 m²
 - townhouse 300.0 m²
- b) Minimum lot frontage per dwelling unit 6.0 m
- c) Minimum front yard setback 6.0 m
- d) Minimum exterior side yard setback 3.0 m
- e) Minimum interior side yard setback 1.5 m*
- f) Minimum rear yard setback 7.0 m
- g) Maximum building height 10.5 m
- h) Maximum height of an accessory building 4.3 m in accordance with Section 6.3.3
- i) Maximum lot coverage for all buildings 40.0 %



- j) Maximum gross floor area as a % of lot area 55.0 %

** This requirement shall not apply to the common wall between townhouse or double duplex dwelling units.*

11.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

- i) 1.5 m from any wall of the main building;
- ii) 1.5 m from the rear lot line;
- iii) 1.5 m from the interior side lot line; and
- iv) 3.0 m from the exterior side lot line.



SECTION 12: RESIDENTIAL DENSITY THREE (R3) ZONE

12.1 PERMITTED USES

No person shall hereafter change the use of any buildings, structure or land or erect or use any building, or structure in a Residential Density Three (R3) Zone, except for the following uses:

- a) Accessory uses;
- b) Apartment building;
- c) Day nursery or day care centre.

12.2 ZONE REQUIREMENTS

No person within any Residential Density Three (R3) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

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|---|--|
| a) Minimum lot frontage | 30.0 m |
| b) Minimum front yard setback | 6.0 m |
| c) Minimum exterior side yard setback | 13.0 m |
| d) Minimum interior side yard setback | 10.0 m |
| e) Minimum rear yard setback | 10.0 m |
| f) Minimum landscaped open space | 35.0 % |
| g) Maximum building height | 4 storeys |
| h) Maximum height of an accessory building | 4.3 m in accordance with Section 6.3.3 |
| i) Maximum lot coverage for all buildings | 30.0 % |
| j) Maximum gross floor area as % of lot area | 75.0 % |
| k) Maximum gross floor area for accessory convenience commercial and/or personal service shop | 60.0 m ² |

12.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:



- i) 1.5 m from any wall of the main building;
- ii) 1.5 m from the rear lot line;
- iii) 1.5 m from the interior side lot line; and
- iv) 3.0 m from the exterior side lot line.

12.3 ZONE EXCEPTIONS

12.3.1 Residential Density Three Exception 1 (R3-1) Zone

Notwithstanding Section 12, on lands zoned R3-1 and shown on Schedule "A" (Map 42), an apartment dwelling with a maximum of 4 units per apartment building shall be permitted.



SECTION 13: HAMLET RESIDENTIAL (RH) ZONE

13.1 PERMITTED USES

No person within any Hamlet Residential (RH) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses.

- a) Accessory use;
- b) Apartment dwellings existing legally on the date of adoption of this By-law;
- c) Converted dwelling;
- d) Duplex dwelling;
- e) Home occupation;
- f) Semi-detached dwelling;
- g) Single detached dwelling.

13.2 ZONE REQUIREMENTS

No person within any Hamlet Residential (RH) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

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|-------------------------|---|
| a) Minimum lot frontage | 30.0 m where a public water supply is not available |
| | 25.0 m where a public water supply is available |
| b) Minimum lot area | 1,500 m ² where a public water supply is not available |
| | 1,000 m ² where a public water supply is available |
| c) Maximum lot coverage | 20.0 % |
| d) Minimum front yard | 9.0 m |



e) Minimum exterior side yard	9.0 m
f) Minimum interior side yard	3.0 m
g) Minimum rear yard	9.0 m
h) Maximum building height	10.5 m
i) Maximum height of an accessory building	4.3 m in accordance with Section 6.3.3

13.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

- i) 1.5 m from any wall of the main building;
- ii) 1.5 m from the rear lot line;
- iii) 1.5 m from the interior side lot line; and
- iv) 3.0 m from the exterior side lot line.

13.3 ZONE EXCEPTIONS

13.3.1 Hamlet Residential Exception 1 (RH-1) Zone

Notwithstanding Section 13.2, on lands zoned RH-1 and shown on Schedule “A” (Map 44), the provisions of Section 13 shall apply with the exception that the minimum lot area shall be 3,033.0 square metres, and the dwelling shall be limited to a maximum of three bedrooms.

13.3.2 Hamlet Residential Exception 2 (RH-2) Zone

Notwithstanding Section 13.1, on lands zoned RH-2 and shown on Schedule “A” (Map 49), the provisions of Section 13 shall apply with the exception that residential uses shall be permitted and dwellings shall be limited to a maximum of three bedrooms.

13.3.3 Hamlet Residential Exception 3 (RH-3) Zone

Notwithstanding Section 13.2, on lands zoned RH-3 and shown on Schedule “A” (Map 48), the provisions of Section 13 shall apply with the exception that the required minimum front yard be 6.0 metres.



13.3.4 Hamlet Residential Exception 4 (RH-4) Zone

Notwithstanding Section 6.21 and Section 13, on lands zoned RH-4 and shown on Schedule "A" (Map 51), a home occupation shall be permitted to occupy a maximum of 145.7 m² of the floor area of the dwelling unit, including in the floor area any basement or cellar area used for the home occupation use.

13.3.5 Hamlet Residential Exception 5 (RH-5) Zone

Notwithstanding Section 13.1, on lands zoned RH-5 and shown on Schedule "A" (Map 52), a home industry shall be permitted in accordance with Section 6.20.

13.3.6 Hamlet Residential Exception 6 (RH-6) Zone

Notwithstanding Section 13.2, on lands zoned RH-6 and shown on Schedule "A" (Map 49), the following provisions shall apply:

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| a) Minimum westerly side yard | 2.0 m |
| b) Minimum easterly side yard | 2.5 m |



SECTION 14: RESIDENTIAL CARE FACILITIES (RS) ZONE

14.1 PERMITTED USES

No person within any Residential Care Facilities (RS) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses.

- a) Nursing home;
- b) Senior citizens' home.

14.2 ZONE REQUIREMENTS

No person within any Residential Care Facilities (RS) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a) Minimum lot frontage	36.0 m
b) Minimum front yard setback	7.5 m
c) Minimum exterior side yard setback	6.0 m
d) Minimum interior side yard setback	4.0 m
e) Minimum rear yard setback	9.0 m
f) Minimum landscaped open space	35.0 %
g) Maximum building height	14.0 m
h) Maximum height of an accessory building	4.3 m in accordance with Section 6.3.3
i) Maximum lot coverage for all buildings	30.0 %
j) Maximum gross floor area as % of lot area	75.0 %
k) Maximum gross floor area for accessory convenience commercial and/or personal service shop	60.0 m ²

14.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

- i) 1.5 m from any wall of the main building;



- ii) 1.5 m from the rear lot line;
- iii) 1.5 m from the interior side lot line; and
- iv) 3.0 m from the exterior side lot line.



SECTION 15: RESIDENTIAL – COMMERCIAL (RC) ZONE

15.1 PERMITTED USES

No person shall hereafter change the use of any building structure or land or erect or use any building, or structure in a Residential – Commercial (RC) Zone, except for the following uses:

15.1.1 Commercial Uses

- a) Art gallery;
- b) Convenience retail establishment;
- c) Dry cleaning or laundry establishment;
- d) Eating establishment;
- e) Florist;
- f) Funeral home;
- g) Museum;
- h) Office;
- i) Optical establishment;
- j) Personal service shop;
- k) Pharmacy;
- l) Retail store that carries only handicraft works, antiques or clothing;
- m) Studio.

15.1.2 Residential Uses

- a) Any residential use permitted in the R1, R2, and R3 Zone, subject to the Zone requirements therein;
- b) Converted dwelling;
- c) Crisis care facility subject to Section 6.17.3;
- d) Day nursery or day care centre;
- e) Home occupation in a dwelling;
- f) Dwelling units above a permitted commercial use.

15.2 ZONE REQUIREMENTS

No person within any Residential-Commercial (RC) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.



a) Minimum lot area	600.0 m ²
b) Minimum lot frontage	18.0 m
c) Minimum front yard setback	7.5 m
d) Minimum exterior side yard setback	4.0 m
e) Minimum interior side yard setback	3.0 m
f) Minimum rear yard setback	7.5 m
g) Maximum building height	10.5 m*
h) Maximum height of an accessory building	4.3 m in accordance with Section 6.3.3
i) Maximum lot coverage	30.0 %
j) Maximum gross floor area as % of lot area	75.0 %
k) Maximum density for commercial use	1.5 times the lot area
l) Maximum leasable floor area of a single retail commercial use	3,000.0 m ²
m) Maximum number of commercial uses per lot	1

* - or the average height of the adjacent buildings, whichever is lesser

15.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

- i) 1.5 m from any wall of the main building;
- ii) 1.5 m from the rear lot line;
- iii) 1.5 m from the interior side lot line; and
- iv) 3.0 m from the exterior side lot line.



15.2.2 Converted Residential Dwellings

The conversion of an existing single detached dwelling to multiple dwelling units shall only be permitted in accordance with the following provisions:

- a) The building, by reason of its location has become unsuitable for use as a single detached dwelling;
- b) The external appearance and general character of the building as a single detached dwelling shall not be changed and must conform with the provisions of 15.2.a) through h) above;
- c) The only exterior stairways attached to the building shall be open metal fire escapes located in the rear or side yard of the subject property;
- d) Off-street parking shall be provided in accordance with the provisions of Sections 6.32 and 6.33 of this By-law;
- e) The owner of a building proposed for conversion shall provide to the satisfaction of the Chief Building Official sufficient information indicating that the building is structurally sound for such conversion and meets the requirements of the *Building Code* and *Fire Code*; and
- f) The building shall not contain more than 4 dwelling units through its conversion.

15.3 ZONE EXCEPTIONS

15.3.1 Residential-Commercial Exception 1 (RC-1) Zone

Notwithstanding Section 15.1 to the contrary, on lands zoned RC-1 and shown on Schedule "A" (Map 41), a service or repair shop shall be permitted in addition to the uses permitted in Section 15.1.

15.3.2 Residential-Commercial Exception 2 (RC-2) Zone

Notwithstanding Section 15.1 to the contrary, on lands zoned RC-2 and shown on Schedule "A" (Map 42), an electronics installation service and repair shop shall be permitted in addition to the used permitted in Section 15.1.