

APARTMENT 1 (A1) ZONE**A1****(1) PERMITTED USES**

Accessory Building	Home Office
Apartment Building	Park
Backyard Suite (2024-07-19)	Personal Care Home
Child Care Centre (2024-03-15)	Semi-Detached Dwelling (2024-07-19)
Cluster Development (2024-07-19)	Townhouse
Community Garden	Townhouse Cluster (2024-07-19)
Family Child Care Service (2024-03-15)	Triplex (2024-07-19)
Four-Plex (2024-07-19)	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway (2022-10-14)
Heritage Use (2022-05-27)	Public Utility
Home Occupation	Service Shop
Office	



(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres (2024-07-19)
(d)	Building Height (maximum)	14 metres (2024-07-19)
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	14 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%



(5) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	0 metres (2024-07-19)
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR TRIPLEX (2024-07-19)

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30% of Front Yard



(7) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a) Lot Area (minimum)	180 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres
(d) Minimum Distance Between Townhouse Clusters	1.2 metres
(e) Side Yard (minimum)	6 metres
(f) Rear Yard (minimum)	6 metres
(g) Building Height (maximum)	10 metres
(h) Landscaping (minimum)	35%

(8) ZONE STANDARDS FOR PERSONAL CARE HOME

(a) Lot Area (minimum)	750 metres square
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres (2024-07-19)
(d) Building Height (maximum)	14 metres (2024-07-19)
(e) Side Yards (minimum)	1 metre per storey, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Lot Coverage (maximum)	35%
(h) Landscaping (minimum)	35%

(9) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)

(a) Lot Area (minimum)	324 metres square
(b) Lot Frontage (minimum)	18 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum)	10 metres
(e) Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Landscaping (minimum)	30% of Front Yard

(10) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING

(a) Lot Area (minimum)	270 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	18 metres; 9 metres per Dwelling Unit
(c) Building Line (minimum)	0 metres
(d) Building Height (maximum)	10 metres (2024-07-19)
(e) Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres

(11) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

- (12) **ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)**
- (13) **ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

