

RESIDENTIAL DOWNTOWN (RD) ZONE

RD

(1) PERMITTED USES

Accessory Building	Lodging House
Apartment Building, maximum of 6 dwelling units (2024-07-19)	Park
Backyard Suite (2024-07-19)	Semi Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units (2024-07-19)	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling
Duplex (2024-07-19)	Townhouse
Family Child Care Service (2024-03-15)	Townhouse Cluster, maximum of 6 Dwelling Units (2024-07-19)
Four-Plex (2024-07-19)	Triplex (2024-07-19)
Home Office	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Child Care Centre (2024-03-15)	Personal Care Home (2024-07-19)
Convenience Store	Pocket Neighbourhood (2024-07-19)
Heritage Use	Public Utility
Home Occupation	Residential Retail Store
Office	Service Shop



(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 200 metres square |
| (b) | Lot Frontage (minimum) | 8 metres |
| (c) | Building Line (minimum) | 0 metres |
| (d) | Building Height (maximum) | 9 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 1.8 metres |
| (f) | Rear Yard (minimum) | 3.5 metres (2022-01-28) |

(4) ZONE STANDARDS DUPLEX (2024-07-19)

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 240 metres square |
| (b) | Lot Frontage (minimum) | 12 metres |
| (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 1.8 metres |
| (f) | Rear Yard (minimum) | 3.5 metres (2022-01-28) |

(5) ZONE STANDARDS SEMI-DETACHED DWELLING

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 140 metres square |
| (b) | Lot Frontage (minimum) | 7 metres |
| (c) | Building Line (minimum) | 0 metres |
| (d) | Building Height (maximum) | 10 metres (2024-07-19) |
| (e) | Side Yards (minimum) | One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres |
| (f) | Rear Yard (minimum) | 3.5 metres 2022-01-28) |

(6) ZONE STANDARDS TOWNHOUSE

(a)	Lot Area (minimum)	50 metres square
(b)	Lot Frontage (minimum)	4.5 metres
(c)	Building Line (minimum)	0 metres
(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 1.8 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres (2022-05-27)
(f)	Rear Yard (minimum)	3.5 metres (2022-01-28)

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

(a)	Lot Area (minimum)	126 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	0 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 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres
(g)	Landscaping (minimum)	30% of Front Yard



(8) ZONE STANDARDS APARTMENT BUILDING

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 80 metres square per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 12 metres |
| (c) | Building Line (minimum) | 0 metres |
| (d) | Building Height (maximum) | 10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site. |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres |
| (f) | Rear Yard (minimum) | 3.5 metres (2022-01-28) |
| (g) | Landscaping (minimum) | 30% (2024-07-19) |

(9) ZONE STANDARDS FOR TINY HOME DWELLING

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 83 metres square |
| (b) | Lot Frontage (minimum) | 5.5 metres |
| (c) | Building Line (minimum) | 0 metres |
| (d) | Building Height (maximum) | 8 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres (2024-07-19) |
| (f) | Rear Yard (minimum) | 3.5 metres (2022-01-28) |

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

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|-----|---------------------------|---|
| (a) | Lot Area | Council discretion |
| (b) | Lot Frontage | Council discretion |
| (c) | Building Line (minimum) | 0 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 1.8 meters |
| (f) | Rear Yard (minimum) | 3.5 meters |



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

(a)	Lot Area (minimum)	50 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	3.5 metres
(f)	Rear Yard (minimum)	3.5 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

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

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metre
(f)	Rear Yard (minimum)	3.5 metres



(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1 metre

(14) ZONE STANDARDS FOR PERSONAL CARE HOME (2024-07-19)

(a)	Lot Area	Council Discretion
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres
(f)	Rear Yard (minimum)	3.5 metres
	Landscaping (minimum)	30%

(15) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)**(16) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)****(17) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

Proposed Zone

10-52

APARTMENT DOWNTOWN (AD) ZONE

AD

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building, maximum 24 dwellings	Park
Cluster Development, maximum 24 Dwelling Units (2024-07-19)	Community Garden
Child Care Centre (2024-03-15)	Personal Care Home
Family Child Care Service (2024-03-15)	Townhouse Cluster (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 AND CLUSTER DEVELOPMENT **(2024-07-19)**

(a) Lot Area	Council discretion
(b) Lot Frontage (minimum)	20 metres
(c) Building Line	Council discretion
(d) Building Height (maximum)	16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.
(e) Side Yards	Council discretion
(f) Rear Yard	Council discretion
(g) Landscaping	Council discretion

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

(a)	Lot Area (minimum)	50 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	0 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard	Council discretion
(f)	Rear Yard	Council discretion
(g)	Building Height (maximum)	10 metres
(h)	Landscaping	Council discretion

(5) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line	Council discretion
(d)	Building Height (maximum)	16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.
(e)	Side Yard	Council discretion
(f)	Side Yard on Flanking Road	Council discretion
(g)	Rear Yard	Council discretion
(h)	Landscaping	Council discretion

(6) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)**(7) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**