

RESIDENTIAL 3 (R3) ZONE**R3****(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	Triplex (2024-07-19)
Home Office	

(2) DISCRETIONARY USES

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

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 300 metres square |
| (b) | Lot Frontage (minimum) | 10 metres |
| (c) | Building Line (minimum) | 4.5 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 6 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |

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

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 350 metres square |
| (b) | Lot Frontage (minimum) | 14 metres |
| (c) | Building Line (minimum) | 4.5 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) | 4.5 metres |

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

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|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 188 metres square |
| (b) | Lot Frontage (minimum) | 7.5 metres |
| (c) | Building Line (minimum) | 4.5 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 6 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |



(6) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	90 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres when located within the Downtown Snow Removal Area (Map 8); 4.5 metres all other locations
(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 end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	4.5 metres

(7) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	203 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 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

(8) ZONE STANDARDS FOR APARTMENT BUILDING (2026-01-30)

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres (2024-07-19)
(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)	4.5 metres



(9) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

(a)	Lot Area (minimum)	116 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corn Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	4.5 metres

(10) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

(a)	Lot Area (minimum)	288 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	4.5 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)	4.5 metres

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

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	4.5 metres
(f)	Rear Yard (minimum)	4.5 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)	14 metres
(c)	Building Line (minimum)	4.5 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)	4.5 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)	4.5 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

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres (2024-07-19)
(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)	4.5 metres
(g)	Landscaping (minimum)	30%

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

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 (2026-01-30)

(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 metre
(f)	Rear Yard (minimum)	6 metres

(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 (2026-01-30)

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|-----|---------------------------|---|
| (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 |

(10) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING

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|-----|---------------------------|---|
| (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.**