



PART 9 - PLANNING
Division 4 - Residential Zoning

Subdivision 1 - General

- 9.4.1.
1. The purpose of designating parts of the Municipal Code as Residential Zones is to identify appropriate areas for residential development and to integrate these areas with other land uses.
 2. The following are Residential Zones:
 - a. R1-A Residential Zone - One Family - Detached;
 - b. R1-B Residential Zone - One Family - Detached or Semi-Detached;
 - c. R1-C Residential Zone - One Family - Semi-Detached or Terrace;
 - d. R2-A Residential Zone - Two Family - Detached;
 - e. R2-B Residential Zone - Two Family - Detached or Semi-Detached;
 - f. R3-A Residential Zone - Multi-Family - Apartment or Terrace;
 - g. R3-B Residential Zone - Multi-Family - Apartments;
 - h. R4-A Residential Zone - Multi-Family - Boarding or Rooming Houses;
 - i. R4-B Residential Zone - Bed & Breakfast Inn
 - j. R5-A Residential Zone - Special - Welfare or Rest Homes;
 - k. R6-A Residential Zone - Special - Mobile Home on Individual Lot;
 - l. R6-B Residential Zone - Special - Mobile Home Parks.
 3. Subject to all other regulations, buildings, structures, and uses in Residential Zones shall comply with regulations in this Division.

Subdivision 1 - General (Continued)

9.4.1. Buildings on Site

4. Not more than one principal building shall be permitted on a property occupied by a detached or semi-detached dwelling.
5. A principal building shall be set back from property lines to provide required yards in accordance with Part 9, Division 4, Subdivisions 3 to 14.
6. Notwithstanding the provisions of Part 9 Division 4, Subdivisions 3 to 14, all buildings on a corner site shall be set back 4.5m or more from property lines that adjoin a street; and the principal building shall be set back 2.0m or more from all other property lines.

Accessory Buildings and Accessory Structures

7. Accessory buildings may be erected in a required side or rear yard provided a yard of 1m or more, as measured from eave to property lines, is maintained and height does not exceed 3m.
8. A garage or carport contiguous to a corresponding structure of similar design on the adjoining lot may be erected in a side yard.
9. Accessory structures may be no more than 12m high, or 4.5m high if located in a required yard.
10. A patio 0.6m or less above natural grade may be erected in any yard.
11. A private swimming pool, paddling pool, pond or other water feature deeper than 0.5m may be located in a required rear or side yard and must be enclosed on all sides by a fence of 1.8m or more. Fence design and location shall be approved by the Building Inspector and all gates provided with a locking device.

Projections on Buildings

12. No sills, belt courses, cornices or eaves shall project more than 0.6 metres into any required yard.

Subdivision 1 - General (Continued)

9.4.1. Fences

13. No fence located within a required front yard of 4.5 metres shall be higher than 1.2 metres.
14. The maximum height of other fences within required yards shall be 2 metres.
15. The maximum height of any fence which is not located within a required yard shall be 3 metres.
16. No fence which is on a corner lot shall contravene the provisions of 9.3.4.4.c (2).

Parking Prohibition

17. No person shall use a residential property for parking or storing any commercial vehicle which has a gross vehicle mass in excess of 3700 kg except for loading and unloading of goods.
18. No industrial or commercial equipment shall be parked or stored on residential property except during normal working hours when the equipment is actually engaged in the construction, repair, servicing or maintenance of the premises.
19. There shall be no more than three motor vehicles parked on any registered lots in R1-A, R1-B, R1-C, R2-A and R2-B zones.
20. No person shall use a residential property for parking or storing any private recreational vehicle which has a gross vehicle mass in excess of 3700 kg between November 1 of a particular year and March 31 of the following year.
21. No more than one private recreational vehicle having a gross vehicle mass in excess of 3700 kg shall be parked or stored on a residential lot between April 1 and October 31 of a particular year.
22. Notwithstanding the provisions in 9.4.1.23. above, the Council may upon application by an owner permit the parking or storing of one private recreational vehicle in excess of 3700 kg gross vehicle mass on a residential lot between November 1 of a particular year and March 31 of the following year, provided that the vehicle in question is parked or stored in the rear yard.

Subdivision 1 - General (Continued)

- 9.4.1. 23. Mobile structures with no motive power of their own and without restricting the generality of the foregoing, including boats, trailers, tent trailers and camper tops, not exceeding 6.5 metres in length, may be parked or stored provided that in R1-A, R1-B, R1-C, R2-A, R2-B zones their number shall not exceed two per lot.

Keeping of Animals

24. No person shall keep any horse, mule, ass, cow, sheep, swine, reptile, poultry or fur-producing animal other than a pet rabbit, in any residential zone.
25. Birds and animals other than those prohibited by 9.4.1.24. may be permitted as pets in residential zones subject to the following regulations:
- a. the pets are properly chained or kept in cages and are let loose only within fenced enclosures on the lot;
 - b. the pets are not used or traded for commercial purposes in any way;
 - c. the pets do not cause any nuisance to neighbouring residents.

Subdivision 1 - General (Continued)

9.4.1.

Garage Siting

26. On any residential lot where no garage or carport has been previously constructed and where the Building Inspector has determined that setback requirements cannot be complied with because of the siting of a dwelling erected prior to December 31, 1974; then the requirements set forth therein may be reduced to permit the construction of not more than one garage or carport provided that:
- a. encroachment into both the front yard setback and the side yard setback does not occur;
 - b. the structure shall not exceed a maximum length of 5.5 metres and a maximum width of 5 metres if the structure encroaches on the front yard setback;
 - c. the structure shall not exceed a maximum length equal to the width of the dwelling and a maximum width of 3 metres if the structure encroaches on the side yard setback;
 - d. the structure shall adjoin the dwelling along one wall or part thereof;
 - e. the front yard setback shall in no case be reduced to less than 1.5 metres from the property line;
 - f. the side yard setback shall in no case be reduced to less than 1.2 metres from the property line; and
 - g. the provisions of 9.10.5. are not violated.

Subdivision 2 - Garages - Specified Areas

9.4.2.

1. Notwithstanding Part 9, Division 4, Subdivision 3 to Subdivision 14, the regulations in this Subdivision shall apply to garages or carports on specified lots.

Description of Lots

2. - Lot 1, Block 31, Plan 3395 (Heron Street)
- Lot 22C, Block 31, Plan 3498 (Heron Street)
- Lots 10 and 13, Block 13, Plan 3527 (Widgeon Street)
- Lot 10, Block 14, Plan 3527 (Widgeon Street)
- Lots 5A, 5D, and 7A, Block 10, Plan 3416 (Partridge Street)

Subdivision 2 - Garages - Specified Areas (Continued)

- 9.4.2. 2. a. one attached garage or carport not more than 3.6 metres wide may be constructed on each lot provided that:
- (1) at least 4.5 metres of front yard and 1.2 metres of side yard shall be left clear and unobstructed;
 - (2) no part of the garage or carport shall project beyond the front or rear of the terrace dwelling;
 - (3) where a garage is to be constructed:
 - (a) a one hour firewall, as defined by the National Building Code shall be constructed between the garage and the dwelling; and
 - (b) except where the side yard adjoins a street or walkway, the wall which abuts the side yard shall be a one hour firewall as defined by the National Building Code.

Description of Lots

3. - Lots 4, 5, 8, and 9, Block 31, Plan 3395 (Heron Street)
- Lots 13D, 14A, and 14D, Block 27, Plan 3411 (Mallard Street)
- Lots 1, 4, 5, 9, 13, 16, 17, 20, 21, 24, 25, and 28, Block 38, Plan 3412 (Gyr Falcon Avenue)
- a. one attached garage or carport not more than 3.6 metres wide may be constructed on each lot provided that:
- (1) at least 4.5 metres of front yard and 1.2 metres of side yard shall be left unobstructed;
 - (2) not more than 0.7 metres of the front of the terrace dwelling shall be blocked off or obstructed by the garage or carport;
 - (3) the front of the garage or carport shall be set not less than 6 metres forward from the front wall of the terrace dwelling;

Subdivision 2 - Garages - Specified Areas (Continued)

- 9.4.2. 3. a. (4) where a garage is to be constructed:
- (a) a one hour firewall, as defined by the terms of the National Building Code shall be constructed between the garage and the dwelling; and
 - (b) except where the side yard adjoins a street or walkway, the wall which abuts the side yard shall be a one hour firewall as defined by the National Building Code.

Description of Lots

- 4. - Lots 12, 13, 16, 18, and 21, Block 31, Plan 3395 (Heron Street)
- Lot 22A, Block 31, Plan 3498 (Heron Street)
- Lots 13A and 13D, Block 4, Plan 3415 (Osprey Street)
- Lots 1, 3, 4, 6, 7, and 9, Block 13, Plan 3527 (Widgeon Street)
- Lots 3, 6, and 7, Block 14, Plan 3527 (Widgeon Street)
- Lots 8A, 8D, 10A, 10D, and 13A, Block 27, Plan 3411 (Mallard Street)
- Lots 9A, 11A, 11C, and 12A, Block 27, Plan 3501 (Mallard Street)
- Lots 7D, 8A, and 8F, Block 10, Plan 3416 (Partridge Street)
- Lots 31 and 34, Block 38, Plan 3502 (Gyr Falcon Avenue)
- Lots 20, 23, and 24, Block 36, Plan 3412 (Gander Crescent)

Subdivision 2 - Garages - Specified Areas (Continued)

- 9.4.2. 4. a. one attached garage or carport not more than 3.6 metres wide may be constructed on each lot provided that:
- (1) front yards of at least 4.5 metres and side yards of at least 1.2 metres shall be left unobstructed;
 - (2) not more than 0.7 metres of the front of the terrace dwelling shall be blocked off or obscured by the garage or carport;
 - (3) the rear wall of the garage or carport shall not project beyond the rear wall of the dwelling;
 - (4) where a garage is to be constructed:
 - (a) a one hour firewall, as defined by the terms of the National Building Code shall be constructed between the garage and the dwelling; and
 - (b) except where the side yard adjoins a street or walkway, the wall which abuts the side yard shall be a one hour firewall, as defined by the National Building Code.
5. One attached garage or carport not more than 3.6 metres wide and not more than 6.7 metres long may be constructed on Lot 17A and 17C, Block 31, Plan 3498 (Heron Street) provided that a front yard of not less than 1.5 metres and a side yard of not less than 1.2 metres shall be left unobstructed.

Description of Lots

6. - Lots 2, 3, 6, 7, 10, 11, 14, 15, 19, and 20, Block 31, Plan 3395 (Heron Street)
- Lots 13B and 13C, Block 4, Plan 3415 (Osprey Street)
- Lots 8B, 8C, 10B, 10C, 13B, 13C, 14B, and 14C, Block 27, Plan 3411 (Mallard Street)
- Lots 21, 22, 25, and 26, Block 36, Plan 3412 (Gander Crescent)
- Lots 2, 3, 14, 15, 19, 22, 23, 26, and 27, Block 38, Plan 3412 (Gyr Falcon Avenue)

Subdivision 2 - Garages - Specified Areas (Continued)

- 9.4.2. 6. a. one garage or carport not more than 3.6 metres wide and not more than 6.7 metres long may be constructed on each lot provided that:
- (1) the front of the garage or carport shall be exactly 2.4 metres from the front property line;
 - (2) one wall of the garage shall be contiguous with that boundary of the lot which passes between the two interior units of the terrace dwelling.
7. No garage may be constructed on Lots 8B, 8C, 8D, and 8E, Block 10, Plan 3416 (Partridge Street). One attached carport, not more than 3.6 metres wide may be constructed provided that:
- a. a front yard of at least 4.5 metres is left unobstructed;
 - b. one side of the carport on Lot 8B and one side of the carport on Lot 8C shall be contiguous with the property line between Lots 8B and 8C;
 - c. one side of the carport on Lot 8D and one side of the carport on Lot 8E shall be contiguous with the property line between Lots 8D and 8E.

Description of Lots

8. - Lots 34 and 35, Block 238 (Lillooet Crescent)
- Lots 3, 4, 9, and 10, Block 240 (Liard Street)
- Lots 5, 6, 7, 8, 9, 10, 11, and 12, Block 242 (Ochwe Street)
- Lots 13 and 14, Block 243 (Okanagan Street)
- Lots 12, 13, 14, 15, 18 and 19, Block 245 (Omenica Street)
- a. not more than one garage or carport may be constructed provided that:
- (1) a front yard of at least 4.5 metres is left clear and unobstructed;
 - (2) the garage or carport is built up to the side lot line;

Subdivision 2 - Garages - Specified Areas (Continued)

- 9.4.2. 8. a. (3) owner of the adjoining lot has no objection to such location and agrees, in writing, to construct any future vehicle shelter as either a contiguous garage or carport of similar design;
- (4) written undertaking required in 9.4.2.8.a.(3) is submitted with Building Permit application; and
- (5) necessary fire separation is provided.

Description of Lots

9. - Lots 2 and 29, Block 237 (Lillooet Crescent)
- Lots 2, 14, and 36, Block 238 (Nass Street)
- Lots 2 and 5, Block 239 (Liard Street)
- Lots 2, 5, 8, and 11, Block 240 (Liard Street)
- Lots 2, 8, and 11, Block 241 (Nadina Street)
- Lots 2 and 13, Block 242 (Ochwe Street)
- Lots 2 and 24, Block 243 (Okanagan Street)
- Lot 2, Block 244 (Okanagan Street)
- Lots 2, 9, and 17, Block 245 (Omenica Street)
- Lots 2, 9, and 12, Block 246 (Omenica Street)
- a. not more than one garage or carport may be constructed provided that:
- (1) a front yard of at least 4.5 metres is left clear and unobstructed;
- (2) the garage or carport is built up to the side lot line;
- (3) the owner of the adjoining lot has no objection to such location of the garage or carport;
- (4) written endorsement of the adjoining owner shall be submitted with Building Permit application ; and
- (5) necessary fire separation is provided.

Subdivision 3 - R1-A One Family Residential Zone

9.4.3.

Permitted Uses

1. a. Single Family Residence

Permitted Accessory Use

- b. Day Care (Child)
- c. Day Care (Adult)
- d. Home Business Address
- e. Bed and Breakfast (B&B)
- f. Special Uses: in accordance with Part 9, Division 8.

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. one detached dwelling having no more than one dwelling unit;
 - b. accessory buildings and structures.
3. Lot Area (Minimum): 555 m².
4. Lot Frontage (Minimum): 17 metres.
5. Lot Coverage (Maximum): 25% plus 45 m² for accessory buildings and a garage or carport.
6. Floor Area Ratio (Maximum): 0.50.
7. Height of Buildings (Maximum): 9 metres.
8. The ratio between the longest and shortest dimensions of the dwelling shall not exceed 3 to 1 and the least dimension of a dwelling shall not be less than 4.8 metres.
9. Front Yard (Minimum): 4.5 metres.

Subdivision 3 - R1-A One Family Residential Zone (Continued)

- 9.4.3. 10. Side Yard (Minimum): 1.8 metres.
 11. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Off-Street Parking

12. Two parking spaces per lot, one of which must have unrestricted access to a highway.
13. Each parking space shall be 3.5 metres in width and 6.5 metres in length and one of the required parking spaces shall be within the permissible building area for the purpose of building a garage or carport.

Access (Maximum)

14. Each access shall be paved if the abutting street is paved.
15. One access not exceeding 7.5 metres in width is permitted per lot. Lots greater than 1,115 m² in area with a frontage of 30 metres or more are permitted a second access no wider than 4.8 metres.

Accessory Buildings in Required Yards: See 9.4.1.7. to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 4 - R1-B One Family Residential Zone

9.4.4. Permitted Uses

1. a. Single Family Residence

Permitted Accessory Use

- b. Day Care (Child)
c. Day Care (Adult)
d. Home Occupations
e. The keeping of not more than two (2) lodgers in each dwelling unit
f. Home Business Address
g. Bed and Breakfast (B&B)

Subdivision 4 - R1-B One Family Residential Zone (Continued)

9.4.4. Conditions of Use

2. Permitted buildings and structures per lot:
 - a. one detached or semi-detached dwelling having no more than one dwelling unit;
 - b. accessory buildings and structures.
3. Lot Area (Minimum): 510 m².
4. Lot Frontage (Minimum): 15 metres.
5. Lot Coverage (Maximum):
25% plus 45 m² for accessory buildings and a garage or carport.
6. Floor Area Ratio (Maximum): 0.50.
7. Height of Buildings (Maximum): 9 metres.
8. The ratio between the longest and shortest dimensions of the dwelling shall not exceed 3 to 1 and the least dimension of a dwelling shall not be less than 4.8 metres.
9. Front Yard (Minimum): 4.5 metres.
10. Side Yard (Minimum): 1.8 metres.
11. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Off-Street Parking

12. Two parking spaces per lot, one of which must have unrestricted access to a highway.

Subdivision 4 - R1-B One Family Residential Zone (Continued)

- 9.4.4. 13. Each parking space shall be 3.5 metres in width and 6.5 metres in length and one of the required parking spaces shall be within the permissible building area for the purpose of building a garage or carport.

Access (Maximum)

14. Each access shall be paved if the abutting street is paved.
15. One access not exceeding 7.5 metres in width is permitted per lot. Lots greater than 1,115 m² in area with a frontage of 30 metres or more are permitted a second access no wider than 4.8 metres.

Accessory Buildings in Required Yards: See 9.4.1.7 to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 5 - R1-C One Family Residential Zone

9.4.5. Permitted Uses

1. a. Single Family Residence

Permitted Accessory Use

- b. Day Care (Child)
c. Day Care (Adult)
d. Home Occupation
e. The keeping of not more than two lodgers in each dwelling unit
f. Home Business Address
g. Bed and Breakfast (B&B)

Conditions of Use

2. Permitted buildings and structures per lot:
- a. one semi-detached or one terrace dwelling having no more than one dwelling unit;
- b. accessory buildings and structures.

Subdivision 5 - R1-C One Family Residential Zone

- 9.4.5. 3. Lot Area (Minimum):
- a. 510 m² for a semi-detached dwelling;
 - b. 275 m² for an inner unit of a terrace dwelling;
 - c. 510 m² for an end unit of a terrace dwelling.
4. Lot Frontage (Minimum):
- a. 15 metres for a semi-detached dwelling;
 - b. 9 metres for an inner unit of a terrace dwelling;
 - c. 15 metres for an end unit of a terrace dwelling.
5. Lot Coverage (Maximum):
- 25% plus a maximum of an additional 45 m² for accessory buildings and a garage or carport.
6. Floor Area Ratio (Maximum): 0.50.
7. Height of Buildings (Maximum): 9 metres.
8. Building Dimensions:
- The ratio between the longest and shortest dimensions of the dwelling shall not exceed 3 to 1 and the least dimension of a dwelling shall not be less than 4.8 metres.
9. Front Yard (Minimum): 4.5 metres.
10. Side Yard (Minimum):
- a. 1.8 metres for a semi-detached dwelling;
 - b. 5.5 metres for an end unit of a terrace dwelling;
 - c. 1.8 metres for a single storied garage or carport.
11. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Subdivision 5 - R1-C One Family Residential Zone (Continued)

9.4.5. Off-Street Parking (Minimum)

12. Two parking spaces per lot, one of which must have unrestricted access to a highway.
13. Each parking space shall be 3.5 metres in width and 6.5 metres in length and one of the required parking spaces shall be within the permissible building area for the purpose of building a garage or carport.

Access

14. Each access shall be paved if the abutting street is paved.
15. One access not exceeding 7.5 metres in width is permitted per lot. Lots greater than 1,115 m² in area with a frontage of 30 metres or more are permitted a second access no wider than 4.8 metres.

Accessory Buildings in Required Yards: See 9.4.1.7 to 9.4.1.11.

Signs: See Part 9, Division 3.

Exemptions

16. Notwithstanding 9.4.5. those residential structures in a R1-C Zone that contained two-family units on December 31, 1973, shall be exempt from the following requirements contained in this Subdivision:
 - a. maximum site coverage;
 - b. minimum site area;
 - c. minimum frontage requirements;
 - d. one semi-detached or terrace dwelling having no more than one dwelling unit;
 - e. minimum off-street parking.

Subdivision 6 - R2-A Two-Family Residential

9.4.6.

Permitted Uses

1. a. Single Family Residence
- b. Two Family Residence

Accessory Use

- c. Day Care (Child)
- d. Day Care (Adult)
- e. The keeping of not more than two lodgers in each dwelling unit
- f. Home Business Address
- g. Home Occupation
- h. Bed and Breakfast (B&B)

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. one detached dwelling having no more than two dwelling units;
 - b. accessory buildings and structures.
3. Lot Area (Minimum): 650 m².
4. Lot Frontage (Minimum): 20 metres.
5. Lot Coverage (Maximum):
25% plus 45 m² for accessory buildings and a garage or carport.
6. Floor Area Ratio (Maximum): 0.50.
7. Height of Buildings (Maximum): 9 metres.

Subdivision 6 - R2-A Two-Family Residential (Continued)

9.4.6. 8. Building Dimensions:

The ratio between the longest and shortest dimensions of the dwelling shall not exceed 3 to 1 and the least dimension of a dwelling shall not be less than 4.8 metres.

9. Front Yard (Minimum): 4.5 metres.

10. Side Yard (Minimum): 1.8 metres.

11. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Off-Street Parking

12. Minimum three spaces per lot, two of which must have unrestricted access to the highway.

13. Each parking space shall be 3.5 metres in width and 6.5 metres in length and at least one parking space shall be within the permissible building area for the purpose of constructing a garage or carport.

Access

14. Each access shall be paved if the abutting street is paved.

15. One access not exceeding 7.5 metres in width is permitted per lot. Lots greater than 1,115 m² in area with a frontage of 30 metres or more are permitted a second access no wider than 4.8 metres.

Accessory Buildings in Required Yards: See 9.4.1.7. to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 7 - R2-B Two-Family Residential

9.4.7.

Permitted Uses

1. a. Single Family Residence
- b. Two Family Residence

Accessory Use

- c. Day Care (Child)
- d. Day Care (Adult)
- e. Home Occupation
- f. Home Business Address
- g. Bed and Breakfast (B&B)

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. one semi-detached dwelling having no more than two dwelling units;
 - b. accessory buildings and structures.
3. Lot Area (Minimum): 600 m².
4. Lot Frontage (Minimum): 18 metres.
5. Lot Coverage (Maximum):
25% plus a maximum of an additional 45 m² for accessory buildings and a garage or carport.
6. Floor Area Ratio (Maximum): 0.50.
7. Height of Building (Maximum): 9 metres.
8. Building Dimensions:

The ratio between the longest and shortest dimensions of the dwelling shall not exceed 3 to 1 and the least dimension of a dwelling shall not be less than 4.8 metres.

Subdivision 7 - R2-B Two-Family Residential (Continued)

- 9.4.7. 9. Front Yard (Minimum): 4.5 metres.
10. Side Yard (Minimum): 1.8 metres.
11. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Off-Street Parking

12. Minimum three spaces per lot, two of which must have unrestricted access to the highway.
13. Each parking space shall be 3.5 metres in width and 6.5 metres in length and at least one parking space shall be within the permissible building area for the purpose of constructing a garage or carport.

Access

14. Access shall be paved if the abutting street is paved.
15. Single access not exceeding 7.5 metres in width is permitted per lot.

Accessory Buildings in Required Yards: See 9.4.1.7. to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 8 - R3-A Multi-Family Residential

9.4.8.

Permitted Uses

1. a. Multi-Family Residence

Permitted Accessory Use

- b. Day Care (Child)
- c. Day Care (Adult)
- d. Home Occupation
- e. Home Business Address

Subdivision 8 - R3-A Multi-Family Residential

9.4.8. Conditions of Use

2. Permitted buildings and structures per lot:
 - a. apartment buildings;
 - b. terrace dwellings;
 - c. accessory buildings and structures.
3. Lot Area (Minimum):
 - a. apartment; 185 m² per dwelling unit subject to a minimum of 930 m²;
 - b. terrace dwelling unit; 375 m² per dwelling unit.
4. Lot Frontage (Minimum): 6 metres per dwelling unit subject to a minimum of 30 metres.
5. Lot Coverage (Maximum): 25%.
6. Floor Area Ratio (Maximum):
 - a. apartment 0.75;
 - b. terrace 0.5.
7. Height of Building (Maximum): 9 metres.
8. Front Yard (Minimum): 4.5 metres.
9. Side Yard (Minimum):
 - a. apartment - 7.5 metres;
 - b. end units of terrace - 5.5 metres;
 - c. single storey garage - 1.8 metres.

Subdivision 8 - R3-A Multi-Family Residential (Continued)

- 9.4.8. 10. Rear Yard (Minimum): 7.5 metres.
11. Distances Between Buildings (Minimum): 9 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Off-Street Parking

12. Two parking spaces are required per dwelling unit, both of which must have unrestricted access to a highway. In addition, one parking space with unrestricted access to a highway is required for every five dwelling units or part thereof.
13. Each required off-street parking space shall be 28 m² or more.

Access (Maximum)

14. Each access shall be paved if the abutting street is paved.
15. One access of a width not exceeding 7.5 metres per lot where the lot has a frontage of less than 30 metres.
16. Where a lot has a frontage of 30 metres or more, one additional access not exceeding 3.7 metres in width for every 15 metres of frontage in excess of 30 metres shall be allowed.
17. Points of access allowable under 9.4.8.17. may be combined with one another, provided that no access resulting from such combination shall exceed 9 metres in width.

Accessory Buildings in Required Yards: See 9.4.1.7 to 9.4.1.11.

Signs: See Part 9, Division 3.

18. Notwithstanding Subdivision 8 regulations, the following requirements will apply to Lots 23 and 26, Registered Plan 10034 (Smith Street).

Lot 23 zoned R3-A - maximum development - 10 dwelling units.

Lot 26 - maximum development - 15 dwelling units.

Subdivision 9 - R3-A1 Special Residential Multi-Family Zone

9.4.9.

Permitted Uses

1. a. Multi-Family Residence

Permitted Accessory Use

- b. Day Care (Child)
- c. Day Care (Adult)
- d. Home Occupation
- e. Home Business Address

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. terrace dwellings;
 - b. accessory buildings and structures.
3. Maximum Development: 40 terrace dwelling units.
4. Lot Coverage (Maximum): 25%.
5. Floor Area Ratio (Maximum): 0.5.
6. Height of Building (Maximum): 9 metres.
7. Front Yard (Minimum): 4.5 metres.
8. Side Yard (Minimum):
 - a. end units of Terrace - 5.5 metres;
 - b. single storey garage - 1.8 metres.
9. Rear Yard (Minimum): 7.5 metres.
10. Distance Between Buildings (Minimum): 9 metres.

Subdivision 9 - R3-A1 Special Residential Multi-Family Zone (Continued)

9.4.9. Off-Street Parking

11. Two parking spaces are required per dwelling unit, both of which must have unrestricted access to a highway. In addition, one parking space with unrestricted access to a highway is required for every five dwelling units or part thereof.
12. Each required off-street parking space shall be 28 m² or more.

Access

13. Each access shall be paved if the abutting street is paved.
14. a. One access up to 7.5 metres wide where lot frontage is less than 30 metres;
b. plus, one access up to 3.7 metres wide for every 15 metres of frontage in excess of 30 metres.
15. Points of access allowable under 9.4.9.14. may be combined, but no access shall be more than 9 metres wide.

Accessory Buildings in Required Yards: See 9.4.1.7. to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 10 - Deleted

Subdivision 11 - R4-A Multi-Family Residential

9.4.11.

Permitted Uses

1. a. Multi-Family Residence
- b. Day Care (Adult)
- c. Boarding House
- d. Rooming House
- e. Home Occupation
- f. Home Business Address

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. boarding houses;
 - b. rooming houses;
 - c. dormitory buildings;
 - d. accessory buildings and structures.
3. Lot Area (Minimum):
90 m² per occupant subject to a minimum of 930 m².
4. Lot Coverage (Maximum): 25%.
5. Floor Area Ratio (Maximum): 0.75.
6. Height of Building (Maximum): 9 metres.
7. Front Yard (Minimum): 4.5 metres.

Subdivision 11 - R4-A Multi-Family Residential (Continued)

- 9.4.11. 8. Side Yard (Minimum): 5.5 metres.
9. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on Corner Lot: Refer to 9.4.1.6.

Off-Street Parking

10. One off-street parking space is required per sleeping room plus one parking space for every three sleeping rooms or part thereof. Each parking space must have unrestricted highway access.
11. Each required parking space shall be of a minimum area 28 m².

Access

12. Each access shall be paved if the abutting street is paved.
13. a. No more than one access up to 7.5 metres wide per lot where the lot has a frontage of less than 30 metres;
b. lots which have a frontage of 30 metres or more shall be allowed one additional access not exceeding 3.7 metres in width for every 15 metres of frontage in excess of 30 metres.
14. Points of access allowable under 9.4.11.14. may be combined, provided that no access resulting from such combination shall exceed 9 metres in width.

Accessory Buildings in Required Yards: See 9.4.1.7 to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 12 - R4-B Bed & Breakfast Inn Residential Zone

9.4.12. Permitted Uses

1. a. Bed and Breakfast Inn

Accessory Uses

2. Dwelling unit for owner/operator

Conditions of Use

3. Permitted buildings and structures per lot
 - a. Bed and Breakfast Inn
 - b. Accessory buildings and structures
4. Lot area of .2 ha.
5. Lot coverage maximum 25%
6. Floor area ratio maximum 0.75

Building Setbacks

7. All properties shall have a front yard of 9m or more.
8. All properties shall have a side yard(s) of 5.5m or more.
9. Side yards bounded by a street shall be 9m or more.
10. All properties shall have a rear yard of 9m or more.
11. Yards adjacent or abutting a residential zone or park include a landscape screen no less than 2m wide and 1.5m high.

Off-Street Parking

12. Two parking stalls plus one parking stall for each guest room and one stall for each employee who does not reside on-site
13. Parking areas adjacent or abutting a residential zone or park shall include a landscape screen along the residential or park property line no less than 2m wide and 1.5m high.

Subdivision 12 - R4-B Bed & Breakfast Inn Residential Zone (Continued)

9.4.12. Access

14. Each access shall be paved if the abutting street is paved.
15.
 - a. One access up to 7.5m wide per lot; except
 - b. One or two accesses each no more than 7.5m wide, where lot frontage is 75m or more.
16. Points of access allowable under 9.4.12.14 may be combined provided no access exceeds 9m wide.

Accessory Buildings in Required Yards: See 9.4.1.7. to 9.4.1.11.

Signs: See Part 9, Division 3 (single unilluminated fascia or freestanding sign up to .6m², maximum 2m high if freestanding)

Subdivision 13 - R5-A Special Residential Zone

9.4.13. Permitted Uses

1.
 - a. Multi-Family Residence
 - b. Home Business Address
 - c. Welfare Home
 - d. Rest Home
 - e. Senior Citizens Housing
 - f. Day Care (Adult)

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. Welfare Homes;
 - b. Rest Homes;
 - c. Senior Citizens Housing;
 - d. Accessory buildings and structures.
3. Lot Area (Minimum): 600 m².
4. Lot Frontage (Minimum): 18 metres.

Subdivision 13 - R5-A Special Residential Zone (Continued)

- 9.4.13.
5. Lot Coverage (Maximum): 25%.
 6. Floor Area Ratio (Maximum): 0.5.
 7. Height of Building (Maximum): 9 metres.
 8. Front Yard (Minimum): 4.5 metres.
 9. Side Yard (Minimum): 1.8 metres.
 10. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Off-Street Parking (Minimum)

11. One parking space with unrestricted access to a highway is required for every three beds in a welfare home or rest home.
12. One space for each dwelling unit occupied exclusively by the elderly.
13. Each parking space shall be 3.5 metres in width and 6.5 metres in length and at least one parking space shall be within the permissible building area for the purpose of constructing a garage or carport.

Access (Maximum)

14. Each access shall be paved if the abutting street is paved.
15.
 - a. One access up to 7.5 metres wide per lot where the lot has a frontage of less than 30 metres;
 - b. lots which have a frontage of 30 metres or more shall be allowed one additional access not exceeding 3.7 metres in width for every 15 metres of frontage in excess of 30 metres.
16. Points of access allowable under 9.4.12.16. may be combined, provided that no access resulting from such combination shall exceed 9 metres in width.

Accessory Buildings in Required Yards: See 9.4.1.7. to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 14 - R6-A Special Residential Zone

9.4.14.

Permitted Uses

1. a. Single Family Residence
- b. Home Business Address
- c. Home Occupation
- d. The keeping of not more than two lodgers in each dwelling unit
- e. Bed and Breakfast (B&B)

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. one mobile home or detached dwelling having no more than one dwelling unit;
 - b. accessory buildings and structures.
3. Lot Area (Minimum): 460 m².
4. Lot Frontage (Minimum): 14 metres.
5. Lot Coverage (Maximum): 25%.
6. Floor Area Ratio (Maximum): 0.35.
7. Height of Building (Maximum): 9 metres.
8. Front Yard (Minimum): 4.5 metres.
9. Side Yard (Minimum): 1.8 metres.
10. Rear Yard (Minimum): 7.5 metres.

Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Subdivision 14 - R6-A Special Residential Zone (Continued)

9.4.14. Off-Street Parking (Minimum)

11. Two parking spaces are required for each mobile home or detached dwelling, one of which must have unrestricted access to a highway.
12. Each parking space shall be 3.5 metres in width and 6.5 metres in length and at least one parking space shall be within the permissible building area for the purpose of constructing a garage or carport.

Access

13. Each access shall be paved if the abutting street is paved.
14. No more than one access up to 7.5 metres wide per lot.

Accessory Buildings in Required Yards: See 9.4.1.7 to 9.4.1.11.

Signs: See Part 9, Division 3.

Subdivision 15 - R6-B Mobile Home Parks

9.4.15. Permitted Uses

1.
 - a. Mobile Home Park
 - b. Home Business Address
 - c. Home Occupation
 - d. Bed and Breakfast (B&B)

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. mobile homes and accessory buildings and structures;
 - b. buildings and structures accessory to the mobile home park use;
 - c. residence for owner or operator.

Subdivision 15 - R6-B Mobile Home Parks (Continued)

- 9.4.15
3. Site Area (Minimum): 1 ha.
 4. Density (Maximum): 20 units per ha.

Off-Street Parking (Minimum)

5. One parking space is required for each mobile home. In addition, one parking space is required for every three mobile home units or part thereof in a mobile home park.
6. Each parking space shall be 3.5 metres in width and 6.5 metres in length.

Access (Maximum)

7. Each access shall be paved if abutting street is paved.
8. No mobile home shall have direct access to a public highway.
9.
 - a. One access not exceeding 7.5 metres wide per lot where the lot has a frontage of less than 30 metres;
 - b. where a lot has a frontage of 30 metres or more, one additional access not exceeding 3.7 metres wide for every 15 metres of frontage in excess of 30 metres.
10. Points of access allowable under 9.4.14.9. may be combined with one another, provided that no access resulting from such combination shall exceed 9 metres in width.
11. Notwithstanding the regulations of Subdivision 14, the Mobile Home Park shall conform to the regulations of Division 13, Mobile Home Park Regulations.