

Section 12 – Regulations for Residential Buildings - One Unit

Sub-section	Column 1	Zone R-2	Zone R-2A Zone R-3	Zone R-4	Zone R-5
12.1	Minimum Lot Area	650 sq. metres	465 sq. metres	465 sq. metres	370 sq. metres
12.2	Minimum Lot Width	18 metres	15 metres	15 metres	12 metres
12.3	Minimum Lot Frontage (a) Interior Lot (b) Corner Lot	15 metres 21 metres	12 metres 18 metres	12 metres 18 metres	12 metres 15 metres
12.4	Minimum Side Yard - Each Side	1.2 metres	1.2 metres	1.2 metres	1.2 metres

Note: In any case where required off-street parking is to be provided in a side or rear yard, one side yard shall be not less than 3 metres for a distance of not less than 6.0 metres to the rear of the building line.

Sub-section	Column 1	Zone R-2	Zone R-2A Zone R-3	Zone R-4	Zone R-5
12.5	Minimum Rear Yard	7.5 metres	7.5 metres	7.5 metres	7.5 metres
12.6	Maximum Building Height - Main Building	10.5 metres	10.5 metres	10.5 metres	10.5 metres
12.7	Minimum Ground Floor Area (a) One Storey (b) More than One Storey	112 sq. metres 85 sq. metres	85 sq. metres 70 sq. metres	85 sq. metres 70 sq. metres	85 sq. metres 70 sq. metres
12.8	Maximum Lot Coverage - All Buildings	40%	50%	50%	50%

12.9 Off-Street Parking shall be provided in accordance with the requirements of sub-sections 6.11 and 6.13.9 of this By-law.

12.10 Landscape Space shall be provided in accordance with the provisions of Section 6.13.10

By-law 48-2020 passed June 23, 2020 (General Amendment)