

SECTION 7 RESIDENTIAL ZONES

7.0 General Provisions

Within the Residential (R) Zones, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed for the respective zoning categories in the columns of Section 7.2, subject to the applicable regulations in this section and Sections 4 (General Regulations) and 5 (Transportation Provisions) of this Zoning By-law.

7.1 Purpose

This Zoning By-law has several residential zoning categories to implement the prescribed densities, range of uses and built form outlined in the Township's Official Plan and summarized by the following:

| | |
|-------------|--|
| R-1 | Low density zone with limited range of housing types for areas on private services |
| R-2 and R3 | Low density zones with an increased range of low-rise housing types for lands on full services. Shall generally maintain a density of 12 to 20 units per <u>gross</u> residential hectare |
| R-4 and R-5 | Medium density zones with a broader range of housing types with some height permissions for lands on full services. Shall generally maintain a density of 20 to 50 units per <u>gross</u> residential hectare |
| R-6 And R-7 | High density zone with a broad range of multiple residential housing types with increased height permissions for lands on full services. Shall generally maintain a density of 50 units per <u>net</u> residential hectare or greater recognizing that certain housing types (e.g., townhouses) may be less. |

7.2 Permitted Uses

| Residential/Related Uses ⁹ | Regulation Section | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 |
|---------------------------------------|-------------------------------|-----|-----|-----|-----|-----|-----|-----|
| Single-detached | 7.3 to 7.5 | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| Semi-detached | 7.3 to 7.5 | | | ✓ | ✓ | ✓ | | |
| Twin-Link Home | 7.3to 7.5 | | | ✓ | ✓ | ✓ | | |
| Duplex | 7.3 to 7.5 | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| Triplex | 7.3 to 7.5 | | | ✓ | ✓ | ✓ | ✓ | |
| Fourplex | 7.3 to 7.5 | | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Townhouse Row | 7.3 to 7.5 | | | | | | ✓ | ✓ |
| Apartment Building | 7.6 | | | | | | ✓ | ✓ |
| Townhouse Back-to-Back | 7.7 | | | | | | ✓ | ✓ |
| Townhouse Stacked | ⁸ 7.8 | | | | | | ✓ | ✓ |
| Townhouse Cluster/GMHD | ¹ 7.9 | | | | | | ✓ | ✓ |
| Mixed Use Building | 7.10/7.11 | | | | | | | ✓ |
| Live / Work Building | 7.12 | | | | | | | ✓ |
| Dwelling Conversion | ² 7.3 to 7.5, 4.17 | | | ✓ | ✓ | ✓ | | |

| Residential/Related Uses ⁹ | Regulation Section | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 |
|--|---------------------------|------------|------------|------------|------------|------------|----------------|----------------|
| Group Home | ³ 4.22 | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| Bed and Breakfast | 4.10 | ✓ | | ✓ | ✓ | ✓ | | |
| Accessory Uses to Above | | | | | | | | |
| Accessory Dwelling Units | 4.4 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ ⁴ | ✓ ⁴ |
| Short Term Rental | ⁵ 4.37 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Accessory Buildings or Structures | 4.1 & 4.2 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Accessory Building for Horse Transportation | 4.3 | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| Home Occupation | ⁶ 4.24 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Private Home Day Care | ⁷ 7.3 to 7.5 | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| <p>Note: The "Reg." refers to the section number of other regulations in the Zoning By-law that are applicable</p> <p>1) GMHD refers to Group Multiple Housing development as per the definition in Section 3.</p> <p>2) Dwelling Conversion where permitted are subject to the regulations in Sections 7.3, 7.4 and 7.5 that are applicable to a single detached where it does not conflict with Section 4.17.</p> <p>3) Group Homes shall comply to the applicable regulations for a Residential Building – Single Detached in the zone that the parcel lies and Section 4.22.</p> <p>4) Permitted within certain types of dwelling units in the R-6 and R-7 zones - see Section 4.4.</p> <p>5) Permitted within certain types of dwelling units in the above residential zones - see Section 4.36.</p> <p>6) Permitted only with a singled detached, unless the home occupation is only an office which is allowed in other housing types - see Section 4.24.</p> <p>7) Permitted only with a single detached, semi-detached and townhouse -row dwelling units.</p> <p>8) Applicable regulations for Townhouse Stacked also includes Townhouse Stacked Back-to-Back.</p> <p>9) Notwithstanding anything contrary, where the (F), (FF), (FW), (SE) or (RBA) suffix is applied to a property or portion thereof within any Residential Zone, a residential use noted in Section 7.2 above shall only be permitted if a permit or written consent is obtained from the GRCA or in compliance with the corresponding Overlay Zone provisions in Section 15.</p> | | | | | | | | |

7.3 Standard Regulations for Low-Rise Residential Housing

The following regulations apply to single-detached, semi-detached, twin or link home (i.e., "Link"), duplex, triplex, fourplex and townhouse row dwelling units within the following residential zones. Other permitted multiple housing types see applicable regulations in Sections 7.6 to 7.12.

| Minimum Lot Requirements | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 |
|--|------------|------------|------------|------------|------------|------------------|------------------|
| a) Lot Area (m²) | | | | | | | |
| i) Single/Duplex/Townhouse with Services | N/A | 525 | 465 | 400 | 220 | 150 ^a | 150 ^a |
| Single/Duplex without Services | 1,390 | 1,390 | | | | | |
| ii) Semi/Link | N/A | N/A | 275 | 240 | 220 | N/A | N/A |
| iii) Triplex/Fourplex | N/A | N/A | 465 | 465 | 465 | 465 | 465 |
| b) Lot Width ^b (m) | | | | | | | |
| i) Interior: Single/Duplex/Townhouse with Services | N/A | 18 | 15 | 12 | 8 | N/A | N/A |
| Interior: Single/Duplex without Services | 25 | 25 | | | | | |
| ii) Corner: Single/Duplex/Townhouse with Services | N/A | 21 | 18 | 15 | 10 | N/A | N/A |
| Corner: Single/Duplex without Services | 30 | 30 | | | | | |

| | | | | | | | |
|--|--|------------|--|------------------|----------------------|------------|------------|
| iii) Interior: Semi/Link | N/A | N/A | 9 | 7.5 | 7.5 | N/A | N/A |
| Minimum Main Dwelling Unit Requirements Unless Otherwise Noted | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 |
| iv) Corner: Semi/Link | N/A | N/A | 10 | 10 | 10 | N/A | N/A |
| v) Interior: Triplex/Fourplex | N/A | N/A | 15 | 15 | 15 | 15 | N/A |
| vi) Corner: Triplex/Fourplex | N/A | N/A | 18 | 18 | 18 | 18 | N/A |
| c) Building Line Setback - Front Wall (m) | 6 | 5 | 5 | 5 | 4.5/3.5 ^c | 3.5 | 3.5 |
| i) Single/Semi/Link/Duplex/Townhouse: | | | | | | | |
| • Attached 2 car garage or 1 car garage on a lot 11 m wide or greater | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| • Attached 1 car garage or portion thereof (see general notes below) on a lot less than 11 m wide | 6 | 6 | 6 | 6 | 9 | 9 | 9 |
| ii) Triplex/Fourplex (including garages) | N/A | N/A | 6 | 6 | 6 | 6 | N/A |
| d) Building Line Setback – Flankage (m) | | | | | | | |
| i) Single/Semi/Link/Townhouse | 4.5 | 4.5 | 4.5 | 4.5 | 3.5 | 3.5 | 3.5 |
| ii) Duplex/Triplex/Fourplex | 6 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | N/A |
| e) Building Line Setback – Front Porches and Porches Next to the Flankage (m) | 3.5 m except for single/semi/link/townhouse where permitted in the R-5, R-6 and R-7 zones the minimum setback shall be 2 m | | | | | | |
| f) Side Yard Setback (m) | | | | | | | |
| i) Single- Interior | 1.2 | 1.2 | 1.2 | 0.6 ^d | 0.6 ^d | N/A | N/A |
| ii) Semi/Link – Interior | N/A | N/A | 1.2 | 1.2 | 1.2 | N/A | N/A |
| iii) Duplex/Triplex/Fourplex – Interior | 3 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | N/A |
| iv) Semi/Link/Townhouse – Shared | N/A | | Zero along the common wall between two units | | | | |
| v) Townhouse – Interior Lot Line: | N/A | | | | | 1.5 | |
| g) Rear Yard Setback (m) - Single/Semi/Link/Duplex/Triplex/Fourplex/Townhouse. All other housing types see Sections 7.6 to 7.12 | Where permitted in the R-1, R-2, R-3 and R-4 Zones -7.5 m Where permitted in the R-5, R-6 and R-7 Zones – 7m | | | | | | |
| h) Ground Floor Area (m²) | | | | | | | |
| i) One-storey housing except in iii) | 100 | 85 | 85 | 70 | 70 | 60 | 60 |
| ii) More than one storey except in iii) | 70 | 70 | 70 | 55 | 50 | 50 | 50 |
| iii) Duplex/Triplex/Fourplex per unit | 70 | 70 | 70 | 70 | 50 | 35 | N/A |
| i) Maximum Main Building Height (m) | | | | | | | |
| i) All Low-Rise Housing Types except in ii) where permitted | 10.5 | 10.5 | 10.5 | 10.5 | 10.5 | 12.5 | 12.5 |
| ii) Triplex and/or Fourplex where permitted | N/A | N/A | 12 | 12 | 12 | 12.5 | 12.5 |
| j) Maximum Lot Coverage (%)^e | 30 | 50 | 50 | 60 | 60 | 60 | 60 |

| | | | | | | | |
|---|---|-----|-----|----|----|-----|-----|
| k) Maximum Net Density (Units/ha) | 20 | 20 | 50 | 50 | 50 | 120 | 120 |
| l) Outdoor Amenity Area ^{f&h} (m²) | 180 | 130 | 110 | 90 | 56 | 30 | 30 |
| m) Additional Design Requirements | If the applicable Schedule 'B' mapping identifies an 'A' symbol after the zoning category abbreviation (e.g., R-5A) then the property is subject to additional design requirements in Section 7.5 | | | | | | |
| n) Landscape Area – Front Yard | In conformity with Section 4.27 | | | | | | |
| o) Parking/Driveway Requirements | In conformity with See Section 5.7 | | | | | | |
| p) Maximum Impervious Coverage | 80% as per the definition in Section 3 | | | | | | |
| General Notes | | | | | | | |
| <ul style="list-style-type: none"> Regulations noted above that include a letter as a suffix with red text (e.g., ^a), corresponds to the detailed regulations in Section 7.4 (General Regulations). Reference to "portion thereof" after "1 car garage" in Section 7.3 c) i) second bullet shall be interpreted to be a 1 car garage that is less than the internal size defined in Section 3 and/or is obstructed internally and unable to accommodate a typical parking space of 2.75 metres by 5.5 metres less the allowable encroachment noted in Section 5.7 a) viii). All measurements in metric – liner measurements in metres (m) and floor/lot area measurements in square metres (m²). The above requirements applies only if the housing type is permitted in the respective zone outlined in Section 7.2. | | | | | | | |

7.4 General Regulations for Low-Density Residential Housing

- a) The minimum lot area for a townhouse complex is per unit.
- b) Minimum Lot Width as defined in Section 3 of this Zoning Bylaw is calculated at the 6-metre building line setback measured from the front lot line.
- c) Notwithstanding the minimum 3.5 metres setback in Section 7.2 c), a duplex in the R-5 zone requires a minimum 4.5 metre setback.
- d) A single detached lot may have a Minimum Side Yard of 0.6 metres provided that the total distance to the abutting residential unit is not less than 1.8 metres.
- e) Maximum Lot Coverage – see definition in Section 3 that lists the buildings and structure that are exempt.
- f) Outdoor amenity area in the rear yard is measured in square metres per dwelling unit, which may include but is not limited to lawns, decks, patios, swimming pools, gazebos.
- g) No more than 8 units shall be attached in one continuous townhouse block.
- h) A private outdoor living area for Residential – Townhouse Row shall be provided for each dwelling unit and each such private outdoor living area shall:
 - i) Not form part of a required side yard but may be located in and form part of the required rear yard;
 - ii) Abut the full length of an exterior wall of the dwelling unit and shall have access to a habitable room (other than a bedroom) or to a hall;
 - iii) Have a minimum depth (from the wall of the dwelling unit) of not less than 6 metres;
- i) Notwithstanding Section 4.2, detached garages on lots with a single detached, semi-detached, and duplex may have a minimum setback to one side lot line of 0.3 metres.

- j) Minor variations to the applicable Building Line Setback for the front wall of the residential unit, required in this Section, are permitted to accommodate features such as recessed entranceways, angled windows and other such architectural features and such features will be interpreted as forming part of the front wall.
- k) Daylighting triangles shall be deemed to be part of a lot only for the purpose of calculating lot width, frontage, lot area, lot coverage and building line setbacks.
- l) For the purpose of measuring Building Line Setback from a Front Lot Line and Side Lot Line that are connected by a curve forming part of an inside roadway, but not at an intersection, the Building Line Setback shall be measured perpendicular from the nearest point of the building/structure to the Front Lot Line or Side Lot Line, or the virtual extension of the Front Lot Line and Side Lot Line to a point of intersection.
- m) Residential Condominium Approved Development, pursuant to The Planning Act, shall be deemed to be a Residential Building - Multiple or Residential – Townhouse Cluster development and GMHD as defined in Section 3 and listed in Section 7.2. Internal lot lines created by
 - i) A phased registration of a plan of condominium; or
 - ii) A plan or plans of condominium registered on a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act,
 shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this Zoning By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.
- n) Notwithstanding Section 7.3 c), for residential lots within neighbourhoods that are zoned either R-1, R-2, R-3, R-4, or R-5 and do not contain a 'A' suffix pursuant to Section 7.5 , then the minimum and maximum building line setback for the front wall of the residential building of any proposed replacement and/or expansion of such residential building shall be in accordance with the following:
 - i) The minimum building line setback for the front wall of the residential building shall be the “established building line setback” as defined in paragraphs iii) or iv) below minus one metre. In all other cases, the minimum building line setback shall be in accordance with the regulations’ table in Section 7.3 for the permitted use; and
 - ii) The maximum building line setback for the front wall of the residential building shall be the “established building line setback” as defined in paragraphs iii) or iv) below plus one metre. In all other cases, the required building line setback shall be in accordance with the regulations’ table in Section 7.3 for the permitted use.
 - iii) For purpose of paragraphs i), ii) and v) of this section, an “established building line setback” means in the case of a lot that is not a corner lot: the average building line setback for the front wall of the residential building of the

abutting lots that are zoned R-1, R-2, R-3, R-4 or R-5. In cases where there is a vacant lot abutting the affected lot, the average building line setback for the front wall of the residential building will be from the next adjacent lot that is zoned R-1, R-2, R-3, R-4 or R-5; and

- iv) For purpose of paragraphs i), ii) and v), an “established building line setback” means in the case of a corner lot: the building line setback for the front wall of the residential building of the abutting lot that is zoned R-1, R-2, R-3, R-4 or R-5, in which the principal pedestrian entrance is oriented towards the same street, and where there is a vacant lot abutting the affected lot, the building line setback for the front wall of the residential building will be from the next adjacent lot that is zoned R-1, R-2, R-3, R-4 or R-5.
- v) Despite i) above, if the “established building line setback” is within 6 metres from the front lot line, then all attached or detached garages shall maintain a minimum building line setback of 6 metres. In all other cases, the attached or detached garage shall comply to the “established building line setback”.

7.5 Design Guidelines Regulations

If the mapping in Schedule ‘B’ identifies the zoning category abbreviation with an ‘A’ symbol suffix (e.g., R-5A) then the property is subject to the following design guideline regulations:

- a) Notwithstanding the Building Line Setback - Front Wall requirements in Section 7.3 c), the setback of the front wall of the garage shall be equal to or greater than the setback of the front wall of the residential unit except where noted in Subsection d), below. Where a front porch is attached to a residential unit, the garage may extend in front of the front wall of the main building but shall not extend beyond the front porch and, in all cases, shall maintain a minimum 6-metre building line setback.
- b) For the purpose of Subsection 7.5 a) above, a front porch shall be attached to the front wall of the residential unit, covered by only a roof, have a minimum average depth of 1.5 metres and shall cover a minimum of 40% of the width of the residential unit (including the garage). Where the garage extends in front of the front wall of the portion of the residential unit with a front porch but does not extend in front of the remaining portion of the front wall of the residence that does not have a porch, then the combined width of the porch and the remainder of the front wall must cover the minimum 40% of the width of the residential unit provided the front porch has a minimum width of 3 metres.
- c) For the purpose of measuring the applicable Building Line Setback to a Front Lot Line that is curved, the Building Line Setback is measured from the applicable building/structure (i.e., garage, front wall, or porch of the house) to a line that is tangent to the curvature of the Front Lot Line and paralleled to the applicable building/structure.

- d) Notwithstanding Subsection a) and b) above, a garage may extend up to 1.37 metres in front of the front wall of a residence or the front wall of a front porch provided:
- i) The exterior width of the garage does not exceed 50% of the width of the house, including the garage;
 - ii) The exterior width of the garage does not exceed 7.65 metres;
 - iii) The front wall of the garage has a minimum setback of 6 metres plus the amount the garage extends in front of the residence (i.e., If the garage extends 1 metre in front of the residence, then the setback would be 6 metre + 1 metre = 7 metres); and
 - iv) That a maximum of 10% of the homes on any one street may have the garage extending in front of the front wall of the residence or porch.

To determine the percentage of homes in Subsection 7.5 d) iv) above, streets containing less than 10 homes may have a maximum of 1 home with a garage extending in front of the front wall of the residence or porch, subject to the above-noted regulations. To calculate the percentage (10%) for streets containing more than 10 homes, any fraction or part of a home shall be rounded to the lower whole number.

- e) Notwithstanding Subsection b) above, a front porch required under this section may have a width that is less than 40% of the house (including the garage), subject to the following:
- i) The front porch shall have a minimum width of 3 metres (10 feet) and a minimum average depth of 1.5 metres and must be attached to the front wall of the residential unit;
 - ii) The porch must extend a minimum of 0.9 metres in front of the front wall of the garage; and
 - iii) The maximum exterior width of the garage, measured from exterior pier to pier, shall be 7.65 metres.

For the purposes of measuring minimum front porch width of 3 metres as noted in e) i) above, for lots with lot width equal to or less than 11 metres, the minimum porch foundation width shall be 2.6 metres and the minimum width of the roof above the porch measured between the eaves shall be 3 metres (note: maximum overhang of eaves shall be 0.3 metres). For lots greater than 11 metres in width the minimum porch foundation width shall be 3 metres.

- f) Notwithstanding the sub-sections above, the following provisions applies to a house with a three-car garage:
- i) The lot shall have a minimum frontage of 18 metres (60 feet) or greater;
 - ii) The front porch shall have a minimum width of 4.6 metres (15 feet) and must be attached to the front wall of the residential unit;
 - iii) The porch shall extend a minimum of 1 metre (3.2 feet) in front of the front wall of the garage; and
 - iv) Maximum exterior width of the garage, measured from exterior pier to pier, shall be 9.15 metres.

- g) Notwithstanding the sub-sections above, a side-loaded garage, of which, the garage door(s) is facing the side yard and not the front yard, may be permitted to extend in front of the front wall of the residence subject to the following:
 - i) Are only permitted on lots exceeding 23 metre (75 feet) in lot width; and
 - ii) The front wall of the garage must have an architectural treatment giving the appearance of a residential room including facing treatment and windows.

7.6 Regulations for Residential Building – Apartment in Residential Zones

- a) **Minimum Lot Area:** 700 square metres.
- b) **Minimum Lot Width:** 20 metres.
- c) **Minimum Building Line Setback and Flankage:**
 - i) Front wall of the apartment unit – 5 metres;
 - ii) Flankage – 4.5 metres;
 - ii) Front wall of any detached or attached garage including garage door openings for underground parking – 6 metres;
 - iii) Front wall and Flankage of an open/covered porch or covered vestibule, including balconies – 3.0 metres; and
 - iv) In conformity with the setback provision in Section 7.5.
- d) **Minimum Side Yard - Each Side:**
 - i) 3 metres on each side;
 - ii) Notwithstanding i) above, in any Residential Building - Apartment containing ten (10) or more units and where access to required off-street parking is provided through one side yard only, the minimum width of such side yard shall be not less than 5.5 metres.
- e) **Minimum Rear Yard:** 7.5 metres.
- f) **Minimum Floor Area Per Dwelling Unit:**
 - i) Bachelor or One Bedroom – 17.5 square metres; and
 - ii) Two or More Bedrooms - 60 square metres.
- g) **Minimum Amenity Area:** 30 square metres per dwelling unit, which may include common areas for indoor recreational and entertainment and/or balconies or any combination thereof.
- h) **Maximum Lot Coverage - All Buildings:** 60% of Lot Area.
- i) **Maximum Building Height:** 8 storeys or 30 metres, whichever is less.
- j) **Off-Street Parking/Driveway:** In conformity with Section 5.
- k) **Other Regulations:** Sections 7.4 b), e), k), l) and m) applies.

7.7 Regulations for Residential Building – Townhouse Back-to Back

- a) **Minimum Lot Area:** 80 square metres per dwelling unit.
- b) **Minimum Floor Area Per Dwelling Unit:** 60 square metres for one storey and 50 square metres for more than one storey.
- c) **Minimum Lot Depth:** 16.5 metres.
- d) **Minimum Building Line Setback and Flankage:**
 - i) Front wall of the townhouse unit – 3.5 metres;
 - ii) Flankage – see Subsection e) iv) below;

- iii) Front wall of a one car garage – 9 metres;
 - iv) Front wall of a two-car garage or greater – 6 metres;
 - v) Front wall of a porch including balconies – 2.0 metres; and
 - vi) In conformity with all other setback provisions in Section 7.5.
- e) **Minimum Side Yard:**
- i) To an interior side lot line adjacent to a different residential use – 1.8 metres;
 - ii) To an interior side lot line between two row townhouse blocks - 1.5 metres;
 - iii) To a shared lot line where there is a common wall - 0 metres; and
 - iv) To a lot line adjacent to a Public Road (flankage) – 3.5 metres from the side wall of a house, 2.0 metres from the porch and 6.0 metres from the side wall of a garage.
- f) **Minimum Rear Yard:** 7.0 metres, except for:
- i) A Through Lot containing both of the Townhouse Back-to-Back units where the front wall of each townhouse unit is oriented towards the public road, the rear yard is the Minimum Building Line Setback in 7.7 d); or
 - ii) Where the rear lot line is located along the common wall of the Townhouse Back-to-Back units and the front wall of each unit is oriented towards the public road, the rear yard is 0 metres.
- g) **Minimum Amenity Area:** None.
- h) **Maximum Lot Coverage - All Buildings:** 60% of Lot Area.
- i) **Minimum Private Outdoor Living Area:** None.
- j) **Maximum Building Height:** 12.5 metres.
- k) **Off-Street Parking/Driveway:** In conformity with the provisions of Section 5.
- l) **Landscape Area - Front Yards:** in conformity with the provisions of Section 4.30.
- m) **Other Regulations:** Sections 7.4 b), e), k), l) and m) applies.

7.8 Regulations for Residential Building – Townhouse – Stacked, and Stacked Back-to-Back

- a) **Minimum Lot Area:** 700 square metres.
- b) **Minimum Lot Width:** 20 metres.
- c) **Minimum Building Line Setback and Flankage:**
 - i) Front wall of the apartment unit – 3.5 metres;
 - ii) Flankage – 3.5 metres;
 - ii) Front wall of a one car garage – 9 metres;
 - iii) Front wall of a two-car garage – 6 metres;
 - iv) Front wall of a porch – 2.0 metres; and
 - v) In conformity with all other setback provisions in Section 7.5.
- d) **Minimum Side Yard:**
 - i) Interior (Each Side) – 1.8 metres; and
 - ii) Shared – 0 metres.
- e) **Minimum Rear Yard:** 7.0 metres unless the Stacked Townhouse also includes Back-to-Back then Section 7.7 f) applies.
- f) **Minimum Floor Area Per Dwelling Unit:** 17.5 square metres.

- g) **Minimum Amenity Area:** 30 square metres per dwelling unit, which may include common areas for indoor recreational and entertainment and/or balconies or any combination thereof.
- h) **Maximum Lot Coverage:** All Buildings: 60% of Lot Area.
- i) **Maximum Building Height:** 4 storeys or 16 metres, whichever is less.
- j) **Off-Street Parking/Driveway:** One parking space per dwelling unit plus an additional 0.1 space per dwelling units and in conformity with Section 5.
- k) **Landscape Area - Front Yards:** in conformity with the provisions of Section 4.30.
- l) **Other Regulations:** Sections 7.4 b), e), k), l) and m) applies.

7.9 Regulations for Residential Building – Townhouse Cluster or GMHD

For the purpose of this section and if all or a portion of the permitted housing type units do not front/face directly onto a public road, the minimum Building Line Setback means the setback from the closest point from where the pavement of an internal road begins, at which the permitted housing type units may be located.

- a) **Minimum Lot Area:** 80 square metres per dwelling unit.
- b) **Minimum Building Line Setback Front Wall/Porch and Flankage:** If the townhouse unit faces/fronts directly onto a public road then the minimum Building Line Setback of the:
 - i) Front wall of the residential unit is 3.5 metres and front porch is 2.0 metres;
 - ii) Flankage to the residential unit is 3.5 metres and porch is 2.0 metres;
 - iii) Garage to a public road shall be 9 metres;
 - iv) Garage to an internal road or, where applicable, an internal sidewalk shall be 6 metres; and
 - v) In conformity with all other setback provisions in Section 7.5.
- c) **Minimum Building Line Setback Rear Wall:** Townhouse units backing onto a public road shall be 7.0 metres.
- d) **Minimum Building Line Setback Flankage:** 3.5 metres.
- e) **Minimum Side Yard Interior:** 1.5 metres between two townhouse complexes within the same block and 3 metres adjacent to another lot/block or different residential use within the same block.
- h) **Minimum Amenity Area:** 30 square metres per dwelling unit which may include common areas for indoor recreational and entertainment and/or balconies or any combination thereof.
- f) **Maximum Lot Coverage:** All Buildings: 60% of Lot Area.
- g) **Off-Street Parking/Driveway:** In conformity with all other applicable provisions in Section 5.
- h) **Maximum Building Height:** Shall be in accordance with the maximum building height of the respective housing types in Sections 7.3 i), 7.6 i), 7.7 j) or 7.8 i).
- i) **Additional Regulations for Mixed Use Buildings and Live/Work Buildings:**
 - i) Shall only be located abutting to, and front-face towards a public road.
 - ii) A mixed-use building – residential apartment shall be in accordance with Section 7.10 save and expect Subsections 7.10 a).

- iii) A mixed use building – townhouse shall be in accordance with Section 7.11 save and except Subsections 7.11 a).
- iv) A live/work building shall be in accordance with Section 7.12 save and except Subsection 7.12 b).
- v) Notwithstanding the required residential parking rate in Sections 7.10, 7.11 and 7.12, the residential parking rate in Subsection 7.9 g) applies.
- vi) Parking required for the permitted commercial uses shall be in accordance with Section 5 and shall be in proximity of the respective mixed-use or live/work buildings.
- j) **Other Regulations:**
 - i) A townhouse complex within the block development shall not have more than 8 attached ground floor units facing in one direction;
 - ii) Sections 7.4 b), e), k), l) and m) applies.
 - iii) Subject to all other applicable regulations in Sections 7.3 to 7.5.

7.10 Regulations for Mixed Use Building – Residential Apartment in Residential Zones

If a Mixed-Use Building takes the form of a Residential Building - Apartment then the residential dwelling unit or units may be located at the rear of the ground floor level and/or on the second floor and/or succeeding floors of any building and/or below the street floor frontage, the street floor frontage of the building shall be used for a permitted commercial business outlined in 7.10 b) below and are subject to the following additional regulations.

- a) The Residential – Apartment Building shall be in accordance with the regulations in Section 7.6.
- b) That the permitted commercial businesses used in conjunction with the residential apartment units shall be limited to Business and Professional Offices, Personal Services, Health Care Services and Studios.
- c) Parking shall be required for the permitted commercial uses in accordance with Section 5.
- d) No outdoor storage or display of goods or materials of any kind shall be permitted.
- e) That the permitted accessory uses shall not include a Retail Establishment and/or Service and Repair Shop.
- f) Any use which is or may become obnoxious, offence or dangerous by reason of the presence, emission, or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter, or water carried waste, is specifically prohibited.
- g) That no Mixed-Use Building shall be permitted or change of a commercial use be permitted until a Zoning Compliance Certificate has been issued by the Township.
- h) The following regulations are related to the permitted residential units or units within a Mixed-Use apartment building:
 - i) The residential apartment units may share a common hallway and/or have individual direct outside access in conformity with the Building Code. An apartment unit with a primary access through another apartment unit is prohibited.

- ii) Notwithstanding Section 7.6 f), each Residential unit created shall be fully self-contained and shall have a floor area of not less than 17.5 square metres.
- iii) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
- iv) Notwithstanding Section 5 Residential Building – Apartment, a minimum of 1.25 parking spaces are required for residential unit.
- v) That the building conforms to the requirements of all other by-laws of the municipality.
- i) Sections 7.4 b), e), k), l) and m) applies.

7.11 Regulations for Mixed Use Building – Townhouse in Residential Zones

If a Mixed Use Building takes the form of a permitted Residential-Townhouse type building then the residential dwelling unit may be located at the rear of the first floor at ground level and/or on the second floor and/or basement, and the first floor at ground level shall be used for a permitted commercial business outlined in Section 7.11 b) below and are subject to the following additional regulations.

- a) That the Residential-Townhouse type building shall comply with the regulations in Sections 7.4 and 7.5, as well as the applicable regulations in Sections 7.3, 7.7 or 7.8 corresponding to the specific Residential-Townhouse-type building.
- b) That the permitted commercial businesses used in conjunction with the residential townhouse unit is limited to Business and Professional Offices, Personal Services, Health Care Services and Studios.
- c) The Maximum Building Height is 12.5 metres.
- d) No outdoor storage or display of goods or materials of any kind shall be permitted.
- e) That the permitted accessory uses shall not include a Retail Establishment and/or Service and Repair Shop.
- f) Any use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter or water carried waste, is specifically prohibited.
- g) A minimum of two (2) off-street parking spaces shall be provided in accordance with Section 5 for the permitted commercial and residential use save and except that parking may be located within the front yard and stacked.
- h) That no Mixed Use Building shall be permitted, or a change of a commercial use be permitted until a Zoning Compliance Certificate has been issued by the Township.
- i) Sections 7.4 b), e), k), l) and m) applies.

7.12 Regulations for Live/Work Building in Residential Zones

- a) A Live/Work Building takes the form of a Residential–Townhouse type building where a component of the first floor at ground level shall contain a permitted commercial business outlined in Section 7.12 e) below and integrated with the residential dwelling unit, and such building is subject to the following regulations:
- b) That the Residential-Townhouse type building shall comply with the regulations in Sections 7.4 and 7.5, as well as the applicable regulations in Sections 7.3, 7.7 or 7.8 corresponding to the specific Residential-Townhouse-type building.

- c) That the property owner is the principle occupant of the person carrying on the integrated commercial business.
- d) That the permitted integrated commercial business may employ one or more persons residing with the associated residential unit plus no more than two additional employees.
- e) That the permitted integrated commercial businesses used in conjunction with the residential townhouse unit is limited to: Business and Professional Offices, Personal Services, Health Care Services and Studios.
- f) Any use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter or water carried waste, is specifically prohibited.
- g) No outdoor storage or display of goods or materials of any kind shall be permitted and/or Retail Establishment or Service and Repair Shop as an accessory use.
- h) A minimum of two (2) off-street parking spaces shall be provided in accordance with Section 5 for the permitted commercial and residential use save and except that parking may be located within the front yard and stacked.
- i) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
- j) That the building conforms to the requirements of all other by-laws of the Township.
- k) That no Live/Work Building shall be permitted, or a change of a commercial use be permitted until a Zoning Compliance Certificate has been issued by the Township.
- l) Sections 7.4 b), e), k), l) and m) applies.