

PART 3A

RN – RESIDENTIAL NEIGHBOURHOOD ZONE

3A.1 INTENT

This zone is intended to:

- (a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and
- (b) ensure that development and redevelopment on lots zoned Residential Neighbourhood is compatible with lot sizes typical to existing residential development.

3A.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 3A apply to all land uses and developments in the Residential Neighbourhood zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Neighbourhood zone.
- (3) The Residential Neighbourhood zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3A.T3 - Residential Neighbourhood Zone Development Standards.

3A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3A.T1 lists building types that are permitted or discretionary in the Residential Neighbourhood zone.
- (2) Any building types other than those listed in Table 3A.T1 are prohibited in the Residential Neighbourhood zone.

TABLE 3A.T1: RESIDENTIAL NEIGHBOURHOOD ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.3	Building, Planned Group	Permitted under specific conditions	Discretionary otherwise	(1) Refer to Section 3A.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary. (2) The maximum number of dwellings per building shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.4	Building, Row ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.5	Building, Stacked ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
Notes:				
1. As illustrated in Figure 10F.1: Intensification Boundary and Areas in Chapter 10 – Appendices, Part 10B – Intensification Areas of the Zoning Bylaw.				
2. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.				
(#2024-23, s. 5, 2024, #2024-42, s. 12(a), 12(b), 2024, #2024-57, s. 9, 2024)				

3.2 LAND USE REQUIREMENTS

- (1) Table 3A.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Neighbourhood zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3A.2;
 - (c) the development standards in subpart 3A.4;
 - (d) the parking and loading requirements in subpart 3A.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3A.7;
and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3A.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Neighbourhood zone:
 - (a) any land use that is not listed in Table 3A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3A.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 7, 2021)

TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---
T2.2	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot with an “Open Space, Active” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.4	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious 	---	Discretionary	<p>(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.</p> <p>(2) An “Assembly, Community”, “Assembly, Recreation,” or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.5	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.

TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.6	<ul style="list-style-type: none"> Planned Group 	Permitted under specific conditions	Discretionary otherwise	<p>(1) A “Planned Group” shall allow all land uses and building types that are permitted or discretionary in the Residential Neighborhood zone.</p> <p>(2) All buildings within the “Planned Group” shall comply with the applicable Development Standards specified in Table 3A.T3.</p> <p>(3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a “Planned Group” and shall comply with the regulations of this subsection.</p> <p>(4) A “Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area.</p> <p>(5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3A.7.</p> <p>(6) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p> <p>(7) Refer to Section 3A.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.</p>
T2.7	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>,</p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
		2014; or (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	
T2.9	• Dwelling, Backyard Suite	Permitted	---	Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.10	• Institution, Day Care	Permitted if: (1) located within: (a) a corner lot which abuts a collector, arterial or expressway street; or (b) an existing building that either contains non-dwelling land use or previously contained non-dwelling land use; and (2) the number of individuals under care do not exceed 30 at any one time.	Discretionary otherwise	(1) An “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.11	• Agriculture, Outdoor	Permitted	---	

(#2020-11, s.7-9, 2020, #2020-64, s.9-10, 2020, #2021-55, ss.4-5, 2021, #2022-30, ss. 20 and 21, 2022, #2023-92, s.6,2023, #2023-103, s. 4, 2023, #2024-9, s. 17, 18, 19, 2024, #2024-42, s. 13, 2024)

3.2 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3A.T2, permitted or discretionary principal buildings in the Residential Neighbourhood zone may include a combination of uses that are either permitted or discretionary in the Residential Neighbourhood zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3A.T2 for each of the combined uses shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3A.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL NEIGHBOURHOOD ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3A.T3 shall apply to all principal buildings and land uses in the Residential Neighbourhood zone.

4.1A ADDITIONAL STANDARDS FOR BUILDING, PLANNED GROUP

- (1) A Building, Planning Group may be permitted if a transitional buffer is established in the following areas:
 - (a) Within 7.5 metres along any property line abutting a property zoned as:
 - i. RN – Residential Neighbourhood,
 - ii. RU – Residential Urban,
 - iii. R1 – Residential Detached
 - (b) if the lot adjoins land not intended for development, such as a utility parcel, walkway parcel, etc., the width of the adjoining portion of the parcel may be credited toward the fulfillment of the transitional buffer width requirements prescribed in clause (a)
- (2) Development within the transitional buffer, per subsection (1), shall be subject to the following requirements:
 - (a) No buildings with height exceeding 8.5 metres

- (b) Landscape and aesthetic screening including a minimum of 3.0 metre landscaped strip, with mixed deciduous or coniferous trees spaced at one tree for every 10 metres along the lot line, or as required by the Development Officer, where adjacent to a building or structure with height exceeding 8.5 metres;
- (c) The soft landscaping portion of such transitional area may be included in the minimum landscaping requirements listed under the Landscaping and Aesthetic Screening subpart of the chapter;
- (3) Development meeting the requirements of subsections 1 and 2 shall be subject to connecting internal sidewalks to public sidewalks or pathways as required by the Development Officer.
- (4) Development not meeting the requirements of subsections (1) through (3) shall be discretionary.

(#2024-42, s. 15, 2024, #2025-15, s. 10, 2025)

TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS¹				
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group²
T3.1	Minimum Lot Area			
	(1) Lots with rear lane access	259 square metres	137 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2). (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1(1) for each building and building type on the lot.
	(2) Lots without rear lane access	284 square metres	232 square metres	
T3.2	Minimum Lot Frontage			
	(1) Lots with rear lane access	9.45 metres	End Unit: 5.0 metres Interior Unit: N/A	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in

TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS¹				
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group²
				Subsection T3.2(2). (4) Otherwise – 7.5 metres
	(2) Lots without rear lane access	10.36 metres	End Unit: 8.5 metres Interior Unit: N/A	
T3.3	Minimum Front Yard Setback			
	(1) To garage (Subject to subclause 3A.6.3(4)(b))	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building			
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	4.5 metres	
T3.4	Minimum Rear Yard Setback			
	(1) Lots with rear lane access	3.5 metres	3.5 metres	(3) Where the rear lot line abuts a public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3 (4) Where the rear lot line abuts a public lane: 3.5 metres; or (5) Where the rear lot line does not abut a public lane or street: 5.0 metres.
	(2) Lots without rear lane access	5.0 metres	5.0 metres	
T3.5	Minimum Side Yard Setback for Corner Lots			
	(1) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	(3) Where the lot has direct vehicular access to buildings from the flankage lot line: same as front yard setback standards listed in Section T3.3 (4) Otherwise: 1.2 metres
	(2) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A	1.2 metres
T3.6	Minimum Side Yard Setback for Interior Lots			
	(1) Single side yard	1.2 metres	End Unit: 1.2 metres Interior Unit: N/A	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(2) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A	
T3.7	Maximum Site Coverage			

TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS¹				
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group²
		50%	50%	50%
T3.8	Maximum Floor Area Ratio			
		0.85	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	Maximum Building Height			
		11.0 metres	11.0 metres	11.0 metres

Notes:
¹ Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.
 (#2020-33, s.22, 2020, #2021-2, s.9, 2021, #2022-30, s. 22, 2022, #2024-42, s. 14, 2024, 2024-57, s. 10, 2024)

4.2 EXISTING MAINTENANCE EASEMENT

- (1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Neighbourhood zone regarding a zero lot development on an adjoining lot:
 - (a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;
 - (b) notwithstanding the minimum side yard requirements prescribed in Table 3A.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;
 - (c) notwithstanding the permitted yard encroachments prescribed in Table 3A.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and
 - (d) notwithstanding clause 3A.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3A.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

- (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3A.4.3(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3A.F2:
- (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(2)(a).

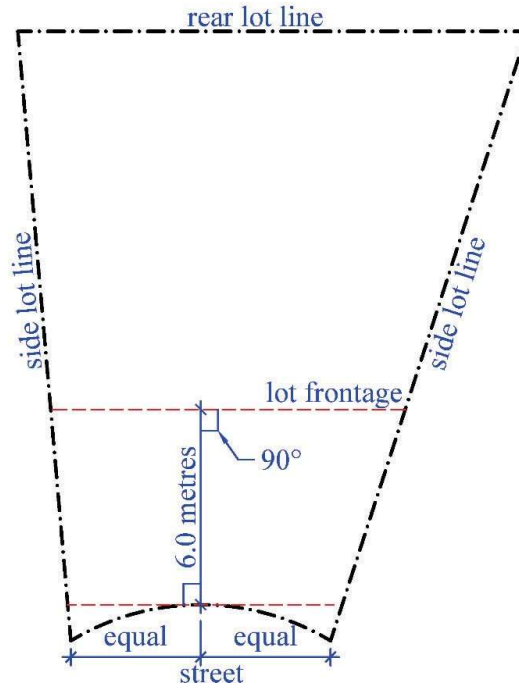


Figure 3A.F1: Minimum Lot Frontage on a Curved Front Lot

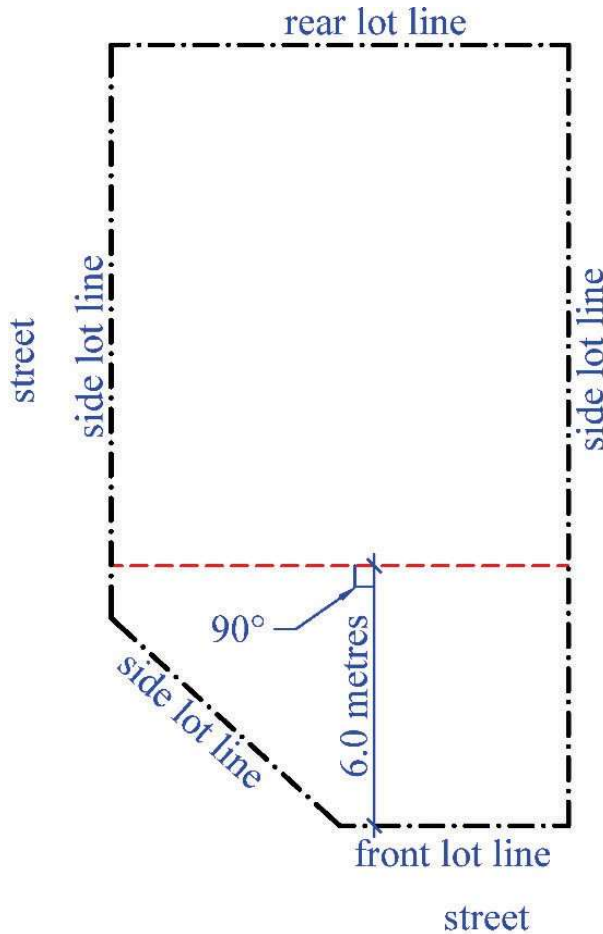


Figure 3A.F2: Minimum Lot Frontage on a Corner Lot

4.4 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3A.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3A.T3 and 3A.T4.

TABLE 3A.T4: RESIDENTIAL NEIGHBOURHOOD ZONE PERMITTED ENCROACHMENTS					
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line	
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres	
(2024-9, s. 20, 2024)					
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard • Flankage Yard 	610 millimetres	450 millimetres	
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres	
T4.4	Uncovered Balcony, Deck or Platform				
	(1) Portion that is 600 millimeters or more in height above grade	<ul style="list-style-type: none"> • Front Yard 	2.5 metres from legally established or approved front yard setback.	0.5 metres	
		Interior Side Yards except for the yards that adjoin PS – Public Service zoned lot.	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.		
		Flankage Yard or Interior Side Yards that adjoin PS – Public Service zoned lot.	Unrestricted	Nil	
	Rear Yard	1.5 metres	2.0 metres		
(2) Portion that is less than 600 millimeters in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted		
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres	
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted	

T4.7	Children's play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or structure, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(2024-9, s. 22, 2024, 2024-9, s. 21, 2024, #2025-15, s. 11, 2025)				

4.5 HEIGHT EXCEPTIONS

- (1) Subject to subsection 3A.4.5(2), the maximum building height prescribed in Table 3A.T3 shall not apply to the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3A.4.5(1):

- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
- (b) may not be used for human habitation; and
- (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 12, 2023)

3A.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3A.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3A.T5 apply to all accessory buildings or structures in the Residential Neighbourhood zone.

TABLE 3A.T5 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
T5.1	Maximum Area	
	(1) Accessory to a: <ul style="list-style-type: none"> (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked 	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: <ul style="list-style-type: none"> (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General 	Greater of 80 square metres or 15 per cent of the lot area
(2024-9, s. 23, 2024)		
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(a) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
(2) Where the accessory building or structure is located entirely within the side yard:		
(a) setback from side lot line	Same as otherwise required for the principal building on site.	
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	

	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3A.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
(a) setback from side lot line:		
(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3A.F3) ; or 1.5 metres where the flankage lot line adjoins a public lane.	
(ii) otherwise	Same as otherwise required for the principal building on site	
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3A.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	6.5 metres
	(3) Otherwise	4.0 metres

(#2021-2, ss.10-11, 2021, #2022-30, s. 23, 2022, #2022-41, s. 11, 2022, #2023-92, s. 7, 2023)

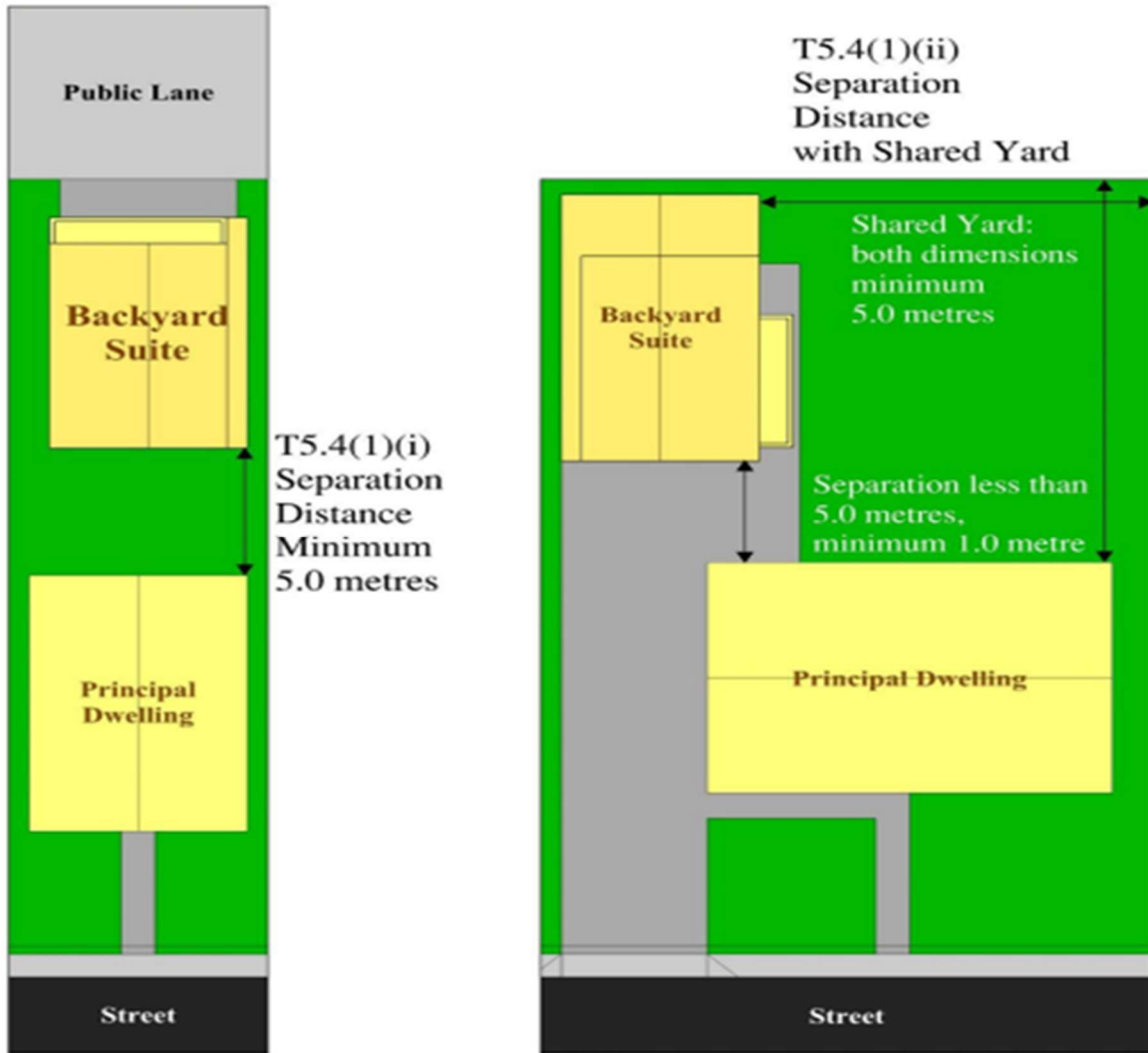


Figure 3A.F2A: Setback from Primary Building for Dwelling, Backyard Suite
(#2022-41, s. 12, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3A.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3A.F4);
 - (b) notwithstanding clause 3A.5.3(a), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street; or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
 - (c) where a Building, Row on a site has no side yard requirement, an accessory building on the same site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3A.F5).
- (2) The minimum setback requirements of Table 3A.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3A.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3A.T4.7.
(#2021-2, s.13, 2021, #2022-30, s. 24, 2022)

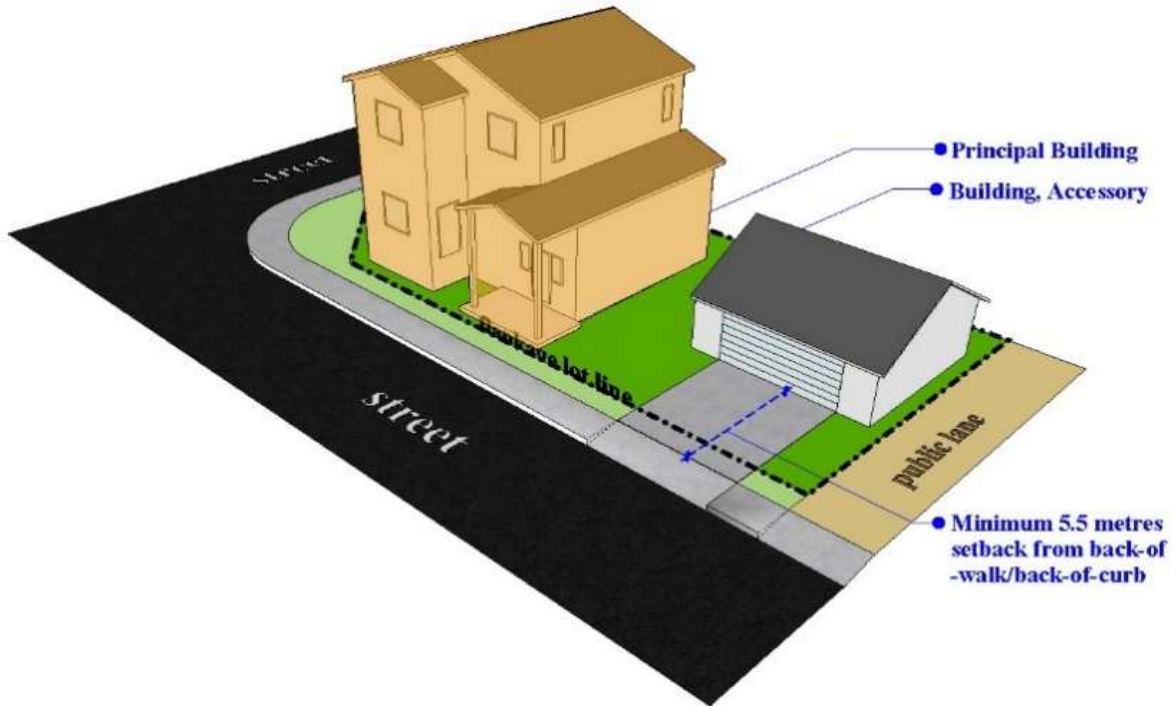


Figure 3A.F3: Flankage Yard Parking

(#2021-2, s.12, 2021, #2022-30, s. 24, 2022)

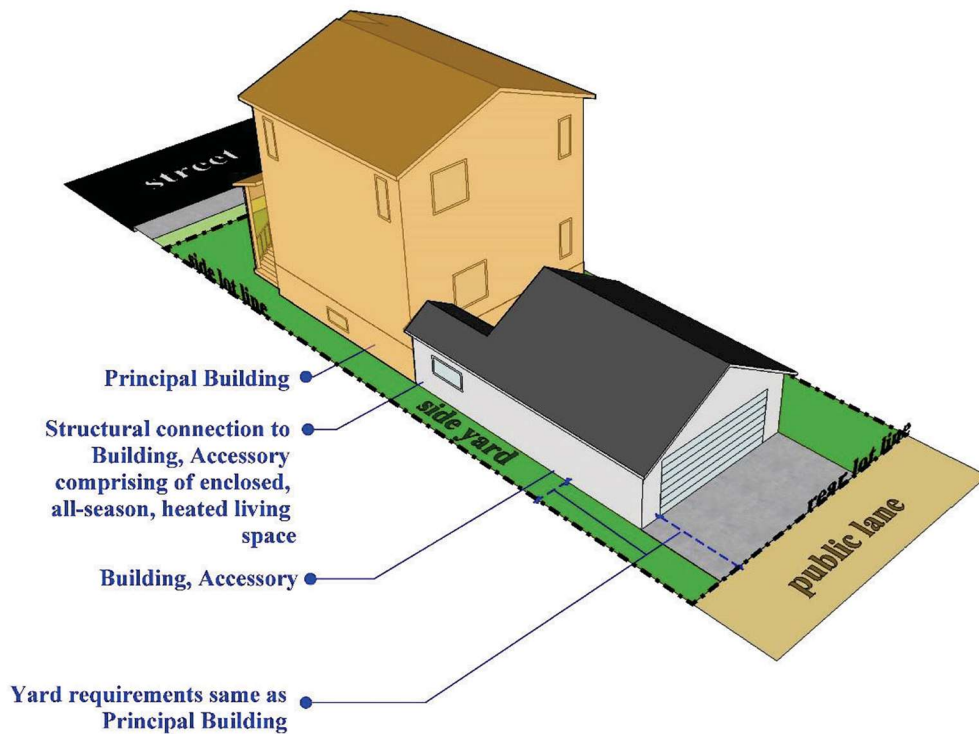


Figure 3A.F4: Accessory Connection

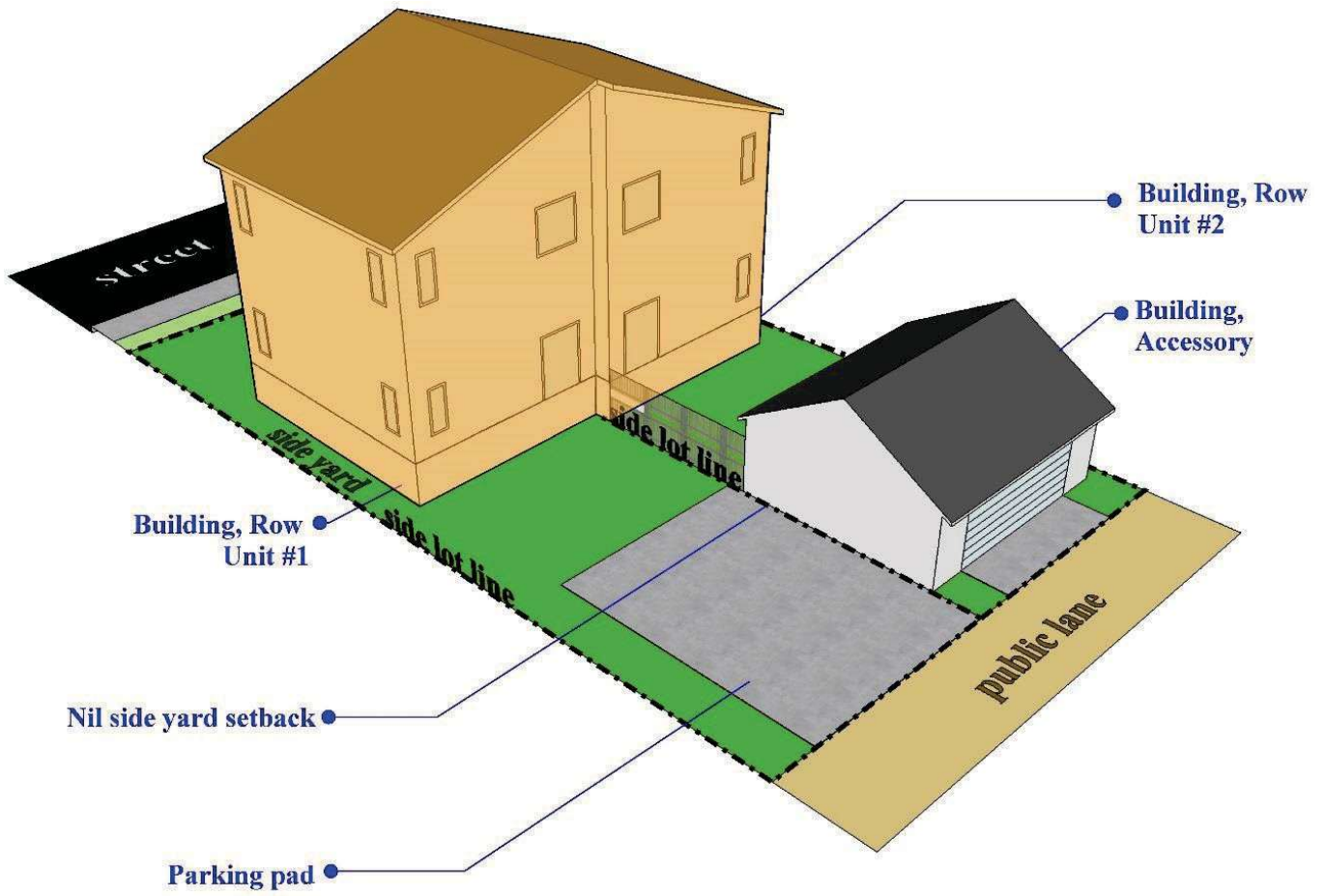


Figure 3A.F5: Parking Access off the Lane

3A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Neighbourhood zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance, if it exists; or
 - (b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) any areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Neighbourhood zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2

metres on the side of the driveway nearest to a side property line.

- (c) a development permit shall be required before expanding an existing driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Neighbourhood zone:
- (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3A.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage of 8.5 metres.
 - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3A.F6):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Neighbourhood zone is a corner lot, the following conditions allow for flankage yard parking:
- (a) the lot has an attached garage with access provided from the flankage yard;

- (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
- (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.
- (6) Where a lot in the Residential Neighbourhood zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3A.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3A.F6a, upon approval of a development permit and conformance with the following requirements:
 - (a) the parking pad is located immediately next to the approved driveway; and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

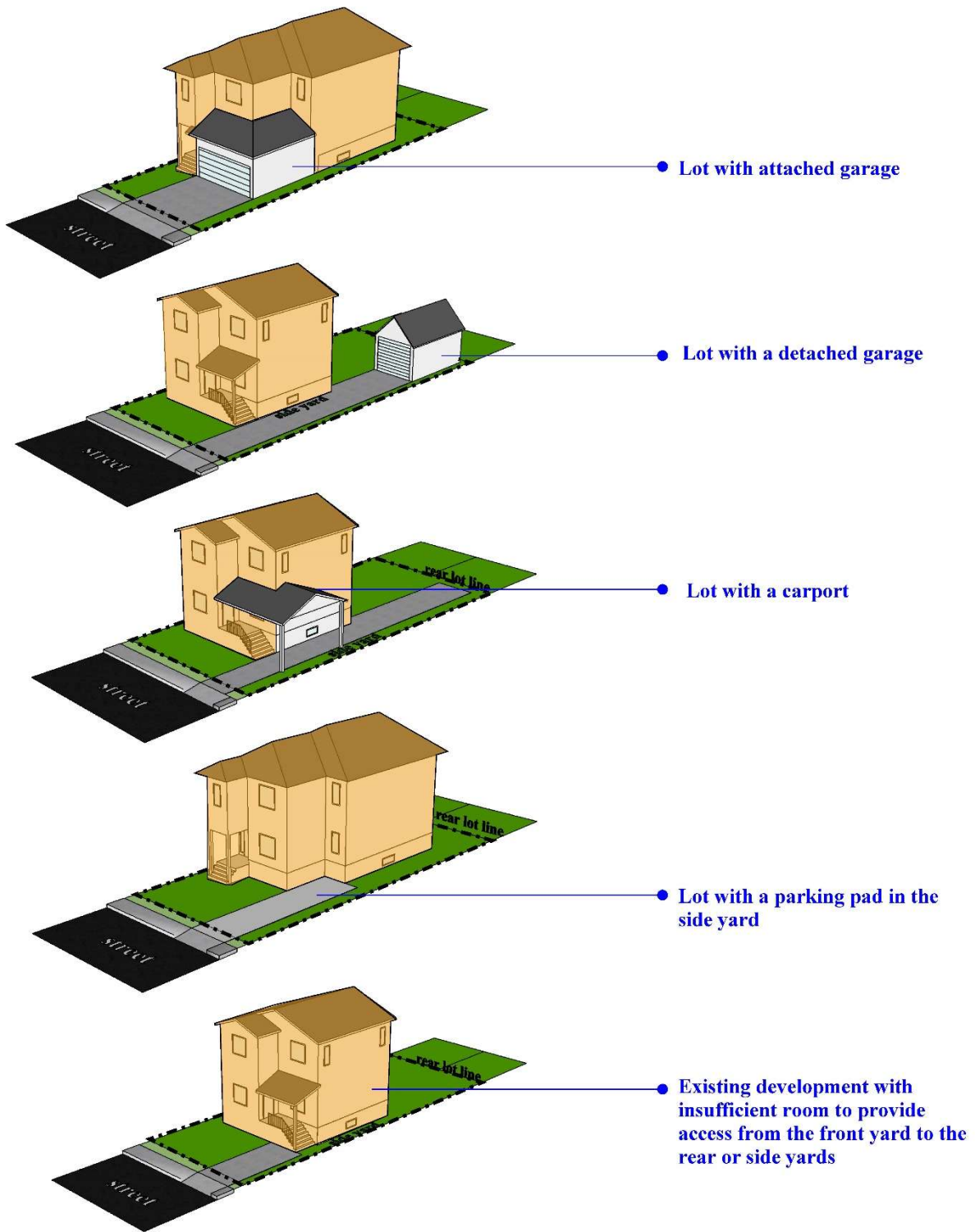


Figure 3A.F6: Front Yard Parking

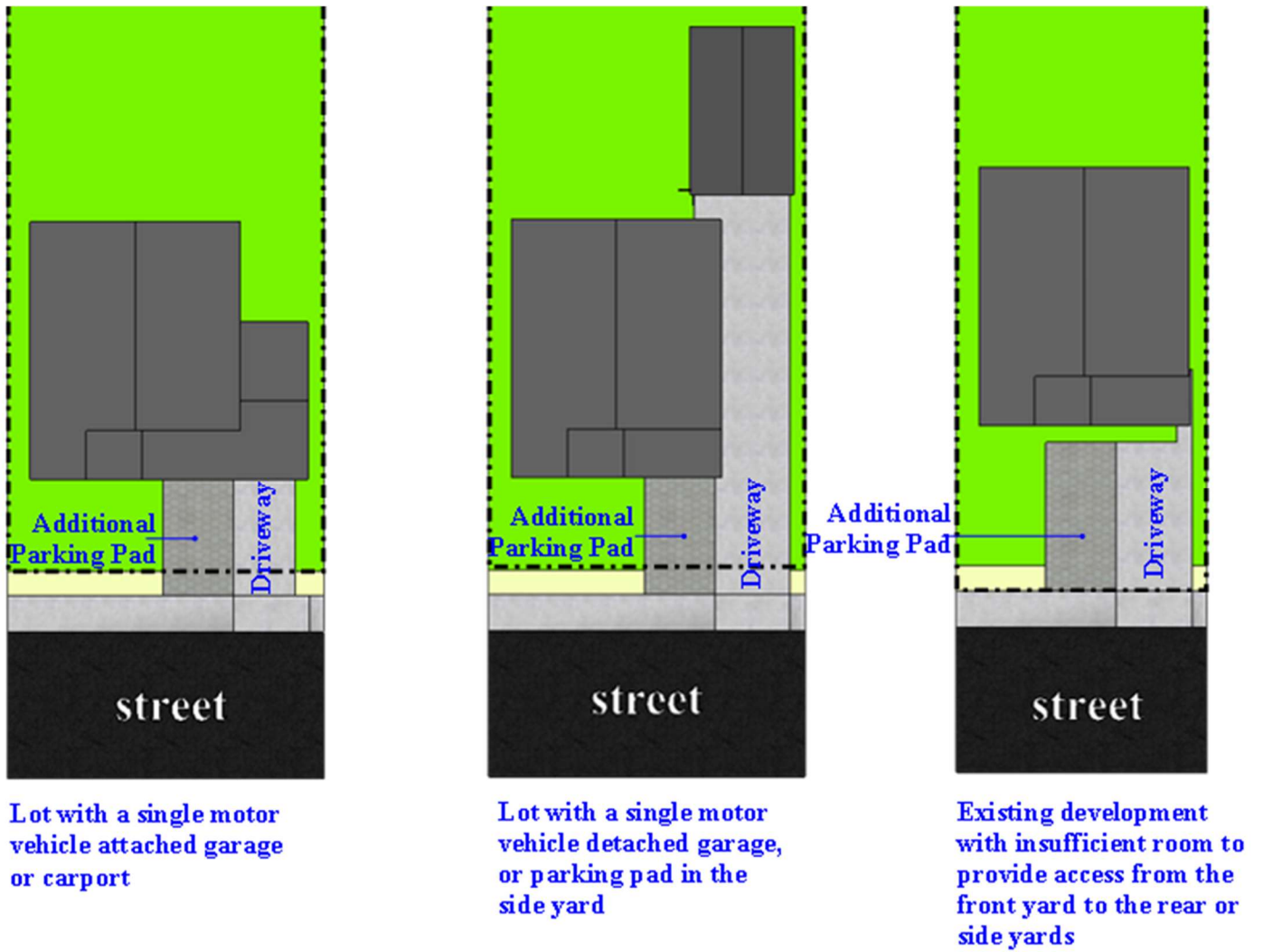


Figure 3A.F6a: Front Yard Parking for a Single Motor Vehicle
(#2022-30, ss. 25 and 26, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3A.T6 apply to development in the Residential Neighbourhood zone.
- (2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 3A.T6: RESIDENTIAL NEIGHBOURHOOD ZONE PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.
T6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.
T6.4	Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Neighbourhood zone.
T6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.
T6.6	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. (2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. (3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.
		(1) One stall is required per land use; and (2) Passenger drop-off stall in accordance with the following:
	Individuals under care	Minimum Number of Passenger Drop-off stalls
	1-10	1 stall
	10-15	2 stalls
	16-30	3 stalls
	31-45	4 stalls
	46-60	5 stalls

T6.7	Institution, Day Care	More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		<p>(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.</p> <p>(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).</p> <p>(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</p>	
T6.8	All other land uses	One stall is required per 75 square metres of gross floor area.	

(#2020-33, s.23, 2020, #2020-64, s.11, 2020, #2022-30, s. 27, 2022, #2022-41, s. 13, 2022)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3A.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3A.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3A.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 13, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 3A.6.4 and 3A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3A.6.7(1).

3A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 3A.T7 apply to principal land uses and developments in the Residential Neighbourhood zone.

TABLE 3A.T7: RESIDENTIAL NEIGHBOURHOOD ZONE TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a : <ul style="list-style-type: none"> • Dwelling, Unit; or • Dwelling, Group Care 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ul style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Institution, Day Care 	10% total site landscaping area
T7.3	<ul style="list-style-type: none"> • Planned Group 	15% total site landscaping area
T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement

(#2020-64, s.12-13, 2020, #2022-41, s. 14, 2022)

- (2) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3A.T7.
- (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 3A.F8):
- (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(2024-9, s. 24, 2024)
- (3) If there is a conflict between the requirements in Table 3A.T7, the most stringent requirement shall apply.

- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3A.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 3A.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3A.F7);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (See Figure 3A.F8); and
 - (f) any portion of required aesthetic screening.
(2024-9, s. 25, 2024)
- (3) Developments within the major roadways landscape design areas in Figure 3A.F7 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

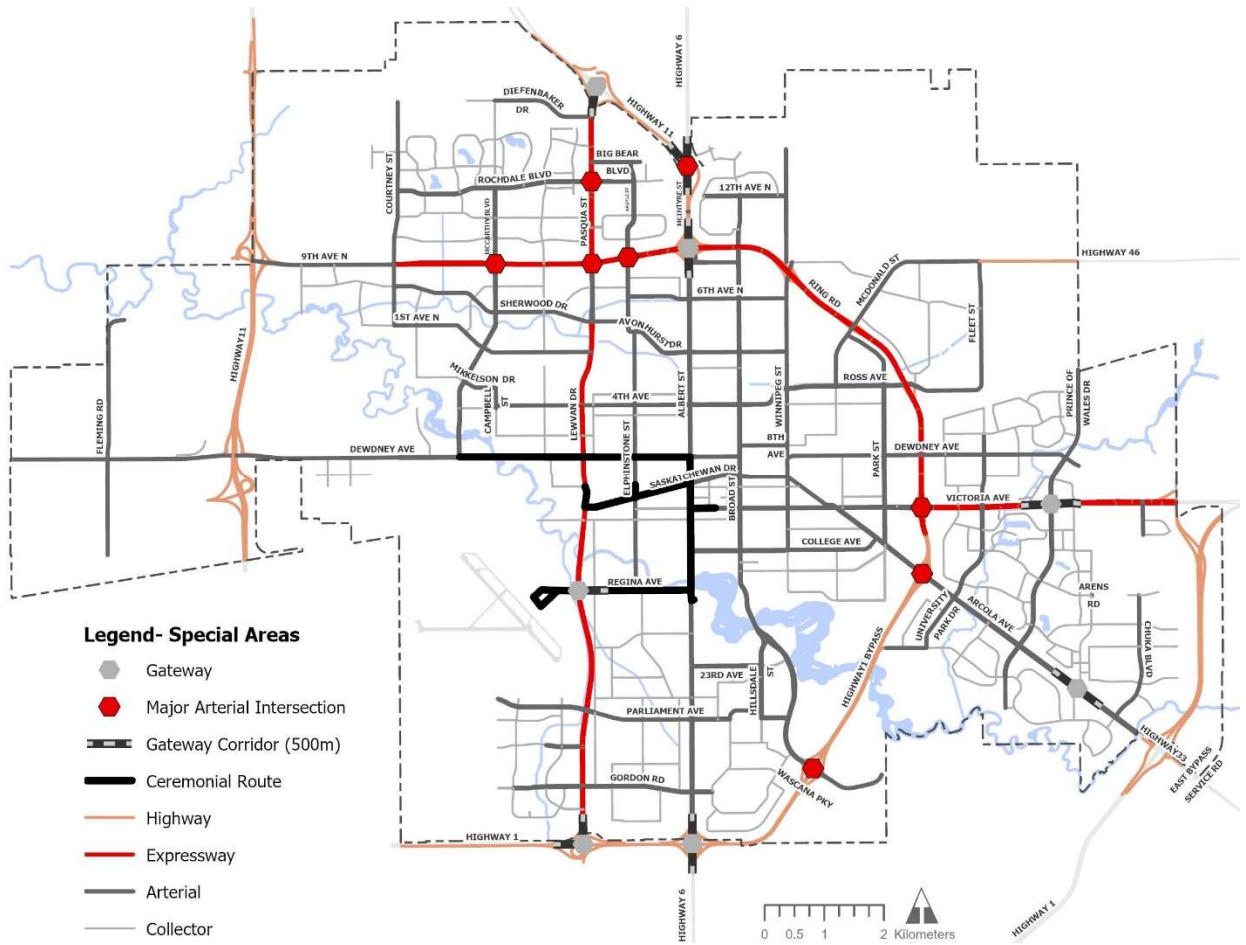
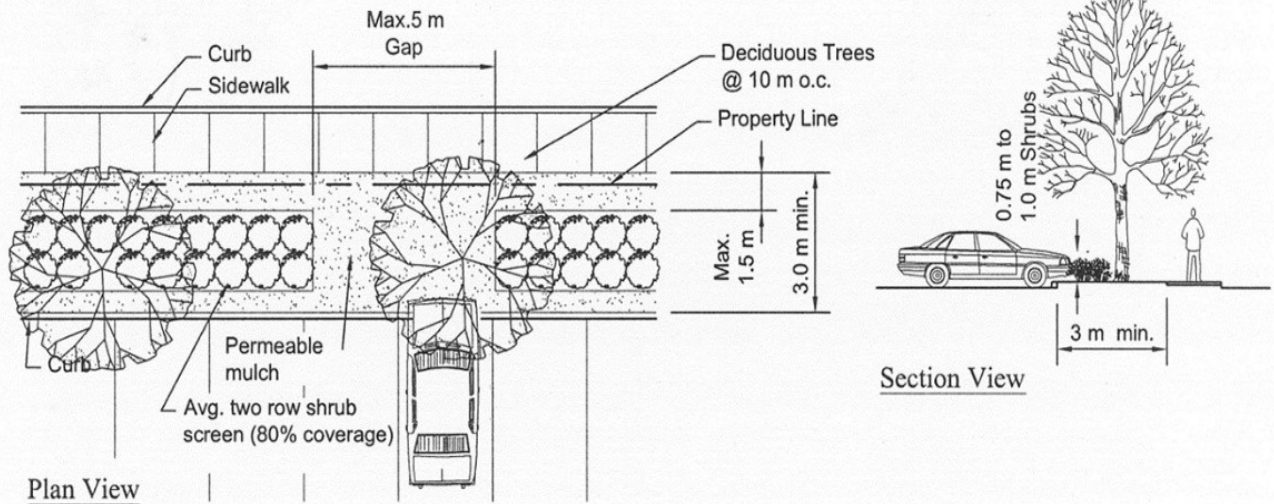
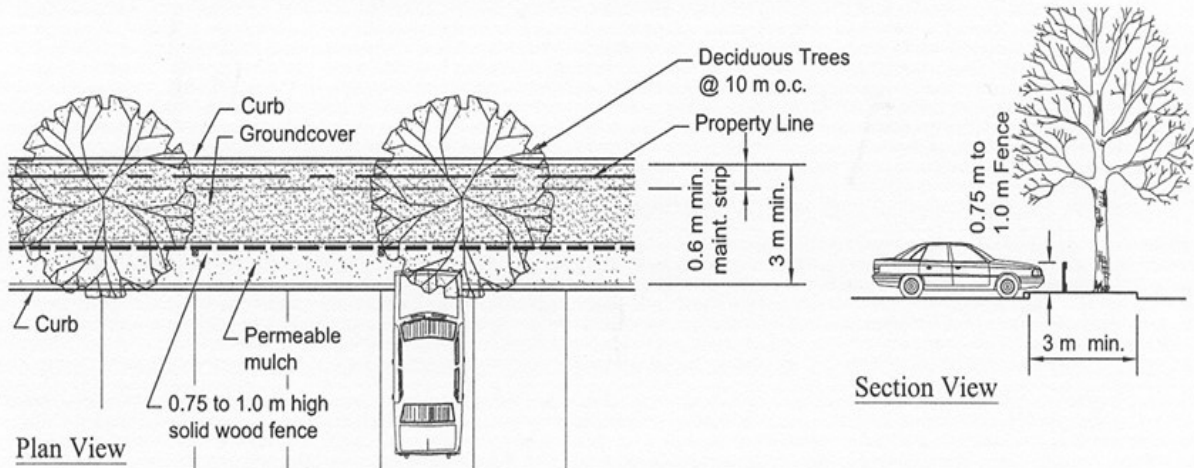


Figure 3A.F7: Major Roadways Landscape Design Map

(2024-9, s. 26, 2024)



a) Deciduous trees & closely knit shrub planting (750 to 1000 millimetre height)



b) Deciduous trees & 85% opaque fence (750 to 1000 millimetre height)

Figure 3A.F8: Perimeter Screening Requirements

(2024-9, s. 27, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Residential Neighbourhood zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Neighbourhood zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(#2023-47, s. 7, 2023)

PART 3B

RU – RESIDENTIAL URBAN ZONE

3B.1 INTENT

This zone is intended to:

- (a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and
- (b) promote flexibility in lot size for residential development.

3B.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 3B apply to all land uses and developments in the Residential Urban zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Urban zone.
- (3) The Residential Urban Zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3B.T3 - Residential Urban Zone Development Standards.

3B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3B.T1 lists building types that are permitted or discretionary in the Residential Urban zone.
- (2) Any building types other than those listed in Table 3B.T1 are prohibited in the Residential Urban zone.

TABLE 3B.T1: RESIDENTIAL URBAN ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.3	Building, Planned Group	Permitted under specific conditions	Discretionary otherwise	(1) Refer to Section 3B.4.1B for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary. (2) The maximum number of dwellings per building shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.4	Building, Row ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.5	Building, Stacked ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
<p>Note:</p> <p>1. As illustrated in Figure 10F.1: Intensification Boundary and Areas in Chapter 10 – Appendices, Part 10B – Intensification Areas of the Zoning Bylaw.</p> <p>2. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.</p>				

(2024-4, s. 6, 2024, 2024-23, s. 6, 2024, #2024-42. s. 16(a), 16(b), 2024, #2025-57, s. 11, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 3B.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Urban zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3B.2;
 - (c) the development standards in subpart 3B.4;
 - (d) the parking and loading requirements in subpart 3B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3B.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3B.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Urban zone:
 - (a) any land use that is not listed in Table 3B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3B.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 8, 2021)

TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---
T2.2	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.4	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious 	---	Discretionary	<p>(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.</p> <p>(2) An “Assembly, Community”, “Assembly, Recreation”, or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
(2024-9, s. 28, 2024)				
T2.5	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.

TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.6	<ul style="list-style-type: none"> Planned Group 	Permitted under specific conditions	Discretionary otherwise	<ol style="list-style-type: none"> A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Urban zone. All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3B.T3. Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a "Planned Group" and shall comply with the regulations of this subsection. A "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3B.7. The outdoor communal amenity area shall: <ol style="list-style-type: none"> have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and not entirely be located within the minimum required yard setback area. Refer to Section 3B.4.1B for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.
T2.7	<ul style="list-style-type: none"> Residential Business 	Permitted if the Residential Business: <ol style="list-style-type: none"> does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or is an Institution, Day Care meeting the requirements of a family child care home or group family 	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
		child care home, as defined by <i>The Child Care Act, 2014</i> ; or (e) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	
T2.9	• Dwelling, Backyard Suite	Permitted	_---	Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.10	• Institution, Day Care	Permitted if: (1) located within: (a) a corner lot which abuts a collector, arterial or expressway street; or (b) an existing building that either contains non-dwelling land use or previously contained non-dwelling land use; and (2) the number of individuals under care do not exceed 30 at any one time.	Discretionary otherwise	(1) An “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.11	• Agriculture, Outdoor	Permitted	---	

(#2020-11, s.7-9, 2020, #2020-64, s.14-16, s 93, 2020, #2021-55, ss.6-7, 2021, #2022-30, ss. 28 and 29, 2022, #2023-92, s. 8, 2023, #2023-103, s. 5, 2023, #2024-9, s. 29-30, 2024, #2024-42, s. 17, 2024)

3.3 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3B.T2, permitted or discretionary principal buildings in the Residential Urban zone may include a combination of uses that are either permitted or discretionary in the Residential Urban zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3B.T2 for each of combined use shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3B.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL URBAN ZONE**4.1 DEVELOPMENTS STANDARDS**

The standards prescribed in Table 3B.T3 shall apply to all principal buildings and land uses in the Residential Urban zone.

TABLE 3B.T3 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS¹				
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)		
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group²
T3.1	Minimum Lot Area			
	(1) For lots with rear lane access	200 square metres	137 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2); (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1(1) for each building and building type on the lot.
	(2) For lots without rear lane access	233 square metres	233 square metres	
	Minimum Lot Frontage			
T3.2	(1) For lots with rear lane access	7.3 metres	End Unit: 5.0 metres Interior Unit: N/A	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2). (4) Otherwise – 7.5 metres
	(2) For lots without rear lane access	8.5 metres	End Unit: 8.5 metres Interior Unit: N/A	
T3.3	Minimum Front Yard Setback			
	(1) To garage (Subject to subclause 3B.6.3(4)(b))	6.0 metres	6.0 metres	

TABLE 3B.T3 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS¹					
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked	• Building, Row	• Building, Planned Group²	
	(2) To non-garage portion of the building			Minimum front yard setback otherwise required for each of the building types as identified in T3.3.	
	(a) where a landscaped boulevard exists between the curb and the public sidewalk.	3.0 metres	3.0 metres		
	(b) where no landscaped boulevard exists between the curb and the public sidewalk.	4.5 metres	4.5 metres		
T3.4	Minimum Rear Yard Setback				
	(1) For lots with rear lane access	3.5 metres	3.5 metres	(3) Where the rear lot line abuts a public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3	
	(2) For lots without rear lane access	5.0 metres	5.0 metres		
				(4) Where the rear lot line abuts a public lane: 3.5 metres; or	
			(5) Where the rear lot line does not abut a public lane or street: 5.0 metres.		
T3.5	Minimum Side Yard Setback for Corner Lots				
	(1) Where the lot frontage is less than 10 metres				
	(a) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	(3) Where the lot has direct vehicular access to buildings from the flankage lot line: same as front yard setback standards listed in Section T3.3	
	(b) Other side yard	750 millimetres	End Unit: Nil Interior Unit: N/A		
	(2) Where the lot frontage is more than 10 metres				
	(a) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	(4) Otherwise: 1.2 metres	
(b) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A			
T3.6	Minimum Side Yard Setback for Interior Lots				
	(1) Where lot frontage is less than 10 metres				
	(a) Single side yard	450 millimetres	End Unit: 1.2 metres Interior Unit: N/A	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.	
	(b) Other side yard	750 millimetres	End Unit: Nil Interior Unit: N/A		
	(2) Where lot frontage is 10 m or more				
	(a) Single side yard	1.2 metres	End Unit: 1.2 metres Interior Unit: N/A		
(b) Other side yard	1.2 metres	End Unit: Nil Interior Unit: N/A			
T3.7	Maximum Site Coverage				
		50%	60%	50%	
T3.8	Maximum Floor Area Ratio				
		0.85	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in T3.8.	
T3.9	Maximum Building Height				
		11 metres	11 metres	11 metres	
Notes:					
1 Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.					
2. Refer to Section 4.1B for additional standards and requirements.					

(#2020-33, s.24-25, 2020, #2021-2, s.14, 2021, #2022-30, s. 30, 2022, #2024-42, s. 18(a)-18(b), 2024, #2024-57, s. 12, 2024)

4.1A FRONT YARD SETBACK EXCEPTIONS FOR LOTS ZONED RU – RESIDENTIAL URBAN

- (1) Notwithstanding subsection 3B.T3.3(1), the minimum front yard setback to the garage portion of the proposed building on a lot zone RU – Residential Urban Zone that is located outside of the Residential Infill Development Overlay Boundary (Figure 8K.F12 in Chapter 8K – RID – Residential Infill Development Overlay) and was originally subdivided before January 1, 2020, may be changed to the greater of:
 - (a) 3.0 metres from the front property line and 6.0 metres from the back of walk or curb;
 - (b) the front yard setback to the non-garage portion and 6.0 metres from the back of walk or curb; or
 - (c) the established front yard setback to the garage portion of the principal building on a next-door lot.

(#2020-33, s.26, 2020)

4.1B ADDITIONAL STANDARDS FOR BUILDING, PLANNED GROUP

- (1) A Building, Planning Group may be permitted if a transitional buffer is established in the following areas:
 - (a) Within 7.5 metres along any property line abutting a property zoned as:
 - i. RN – Residential Neighbourhood,
 - ii. RU – Residential Urban,
 - iii. R1 – Residential Detached
 - (b) if the lot adjoins land not intended for development, such as a utility parcel, walkway parcel, etc., the width of the adjoining portion of the parcel may be credited toward the fulfillment of the transitional buffer width requirements prescribed in clause (a).
- (2) Development within the transitional buffer, per subsection (1), shall be subject to the following requirements:
 - (a) No buildings with height exceeding 8.5 metres
 - (b) Landscape and aesthetic screening including a minimum of 3.0 metre landscaped strip, with mixed deciduous or coniferous trees spaced at one tree for every 10 metres along the lot line, or as required by the Development Officer, where adjacent to a building or structure with height exceeding 8.5 metres; and

- (c) The soft landscaping portion of such transitional area may be included in the minimum landscaping requirements listed under the Landscaping and Aesthetic Screening subpart of the chapter;
- (3) Development meeting the requirements of subsections 1 and 2 shall be subject to connecting internal sidewalks to public sidewalks or pathways as required by the Development Officer.
- (4) Development not meeting the requirements of subsections (1) through (3) shall be discretionary.

(#2024-42, s. 19, 2024)

4.2 EXISTING MAINTENANCE EASEMENT

- (1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Urban zone regarding a zero lot development on an adjoining lot:
 - (a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;
 - (b) notwithstanding the minimum side yard requirements prescribed in Table 3B.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;
 - (c) notwithstanding the permitted yard encroachments prescribed in Table 3B.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and
 - (d) notwithstanding clause 3B.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimeters.

4.3 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3B.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3B.4.3(1)(a); and

- (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3B.4.3(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3B.F2:
- (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3B.4.3(2)(a).

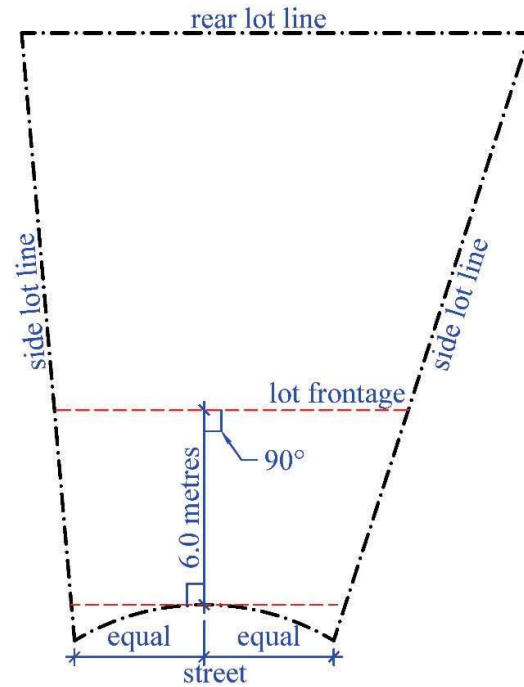


Figure 3B.F1: Minimum Lot Frontage on a Curved Front Lot

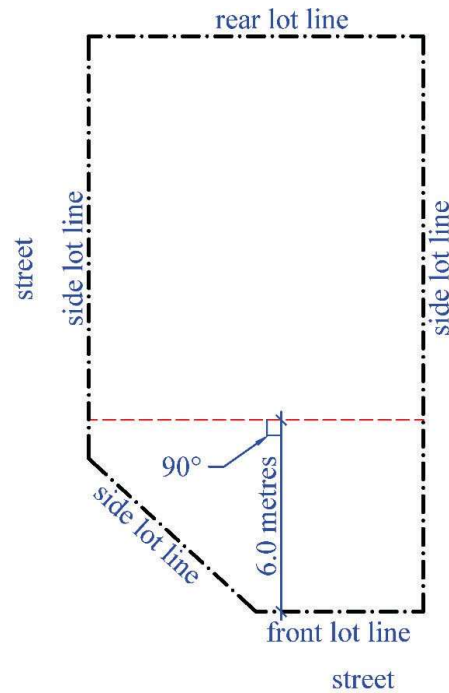


Figure 3B.F2: Minimum Lot Frontage on a Corner Lot

4.4 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3B.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3B.T3 and 3B.T4.

TABLE 3B.T4: RESIDENTIAL URBAN ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres
(2024-9, s. 31, 2024)				
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimeters or more in height above grade	<ul style="list-style-type: none"> •Front Yard 	2.5 metres from legally established or approved front yard setback.	0.5 metres
		Interior Side Yards except for the yards that adjoin PS – Public Service zoned lot.	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.	
		Flankage Yard or Interior Side Yards that adjoin PS – Public Service zoned lot.	Unrestricted	Nil
		Rear Yard	1.5 metres	2.0 metres
	(2) Portion that is less than 600 millimeters in height above grade.	<ul style="list-style-type: none"> •Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children’s play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

TABLE 3B.T4: RESIDENTIAL URBAN ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
	building envelope or structure, retaining walls or other landscape features and decorative structures.			

(2024-9, s. 33, 2024, 2024-9, s. 32, 2024, #2025-15, s. 13, 2025)

4.5 HEIGHT EXCEPTIONS

(1) Subject to section 3B.4.5(2), the maximum building height prescribed in Table 3B.T3 shall not apply to the following:

- (a) a spire;
- (b) a belfry;
- (c) a cupola;
- (d) a dome;
- (e) a chimney;
- (f) a ventilator;
- (g) a skylight;
- (h) a water tank;
- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel; or
- (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in section 3B.4.5(1):

- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
- (b) may not be used for human habitation; and
- (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 14, 2023)

3B.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3B.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3B.T5 apply to all accessory building or structures in the Residential Urban zone.

TABLE 3B.T5 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
(2024-9, s. 34, 2024)		
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
	(2) Where the accessory building or structure is located entirely within the side yard:	
(a) setback from side lot line	Same as otherwise required for the principal building on site.	
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3B.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
(a) setback from side lot line:		
(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3B.F3); or 1.5 metres where the flankage lot line adjoins a public lane.	

	(ii) otherwise	Same as otherwise required for the principal building on site
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3B.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	6.5 metres
	(3) Otherwise	4.0 metres

(#2021-2, ss.15-16, 2021, #2022-30, s. 31, 2022, #2022-41, s. 15, 2022, #2023-92, ss. 9, 10, 2023)

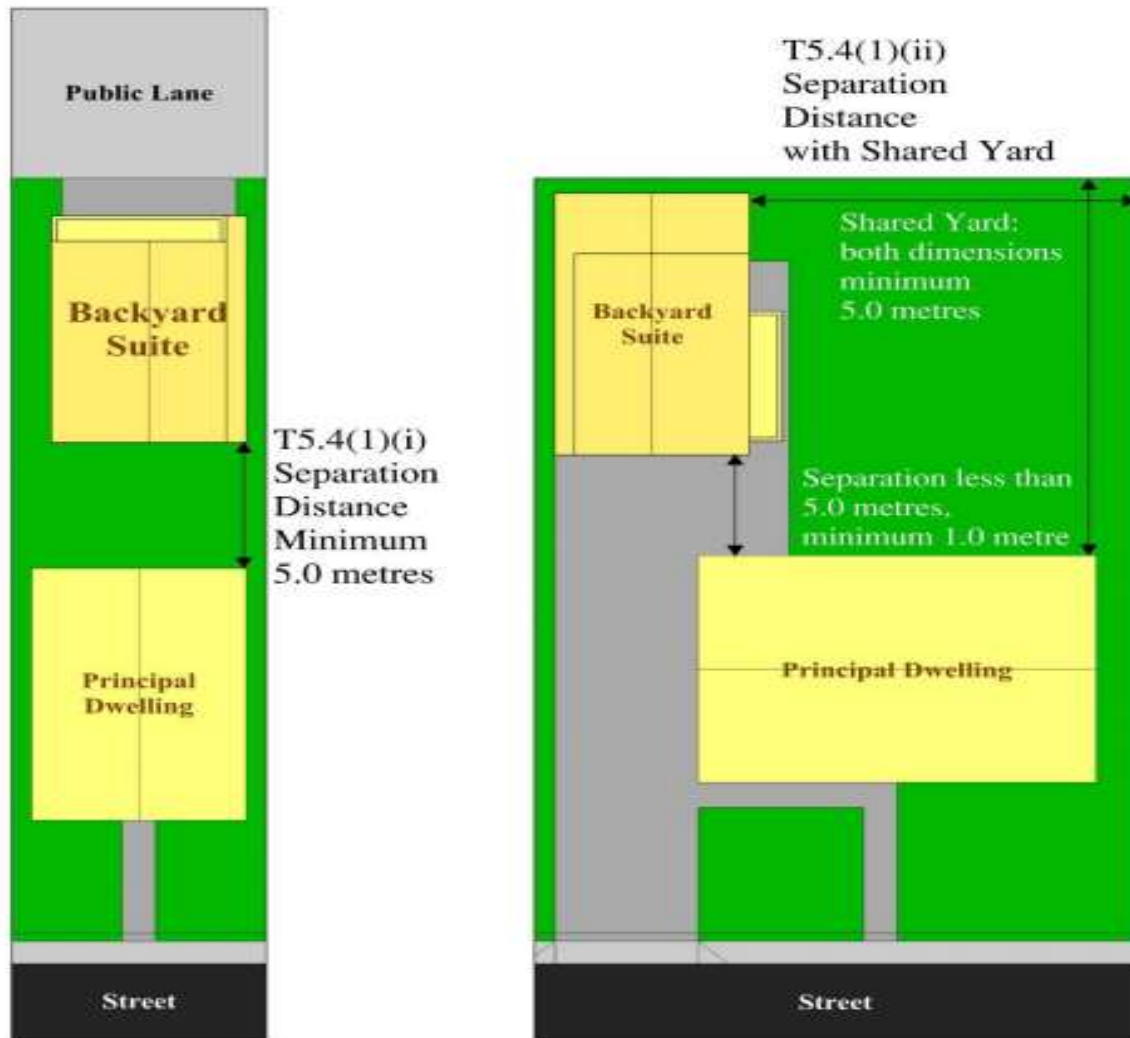


FIGURE 3B.F2A: SETBACK FROM PRIMARY BUILDING FOR DWELLING, BACKYARD SUITE
(#2022-41, s. 16, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3B.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3B.F4);
 - (b) notwithstanding clause 3B.5.3(1), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street; or
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
 - (c) where a Building, Row on a site has no side yard requirement, an accessory building on the same site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3B.F5).

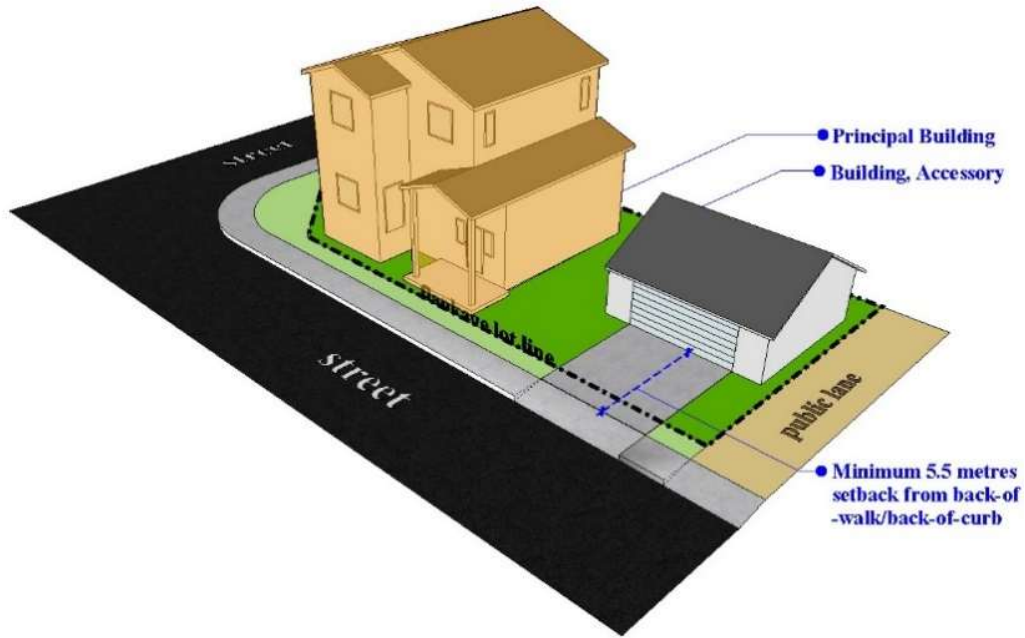


Figure 3B.F3: Flankage Yard Parking

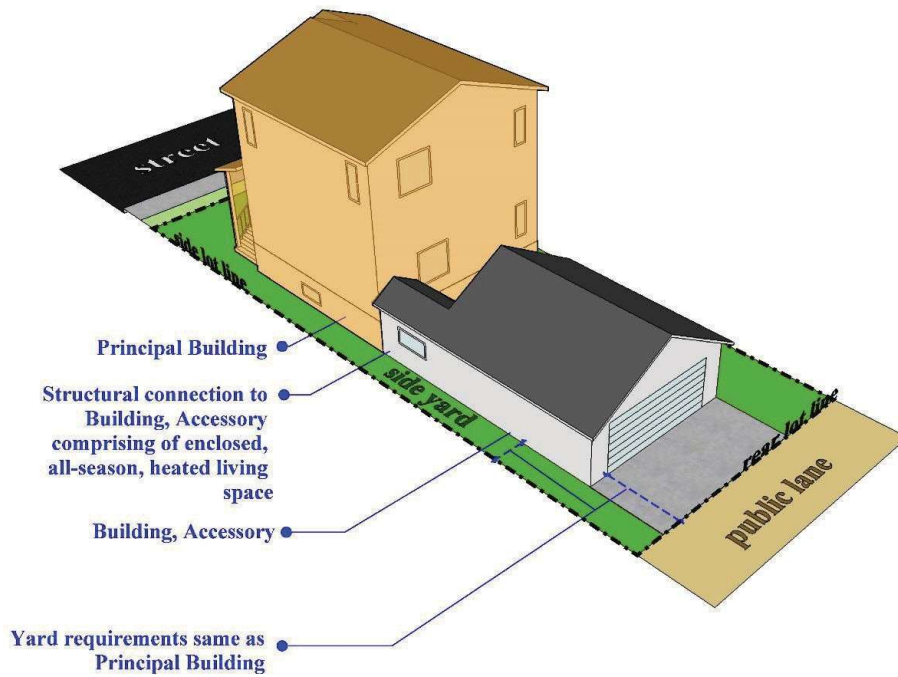


Figure 3B.F4: Accessory Connection

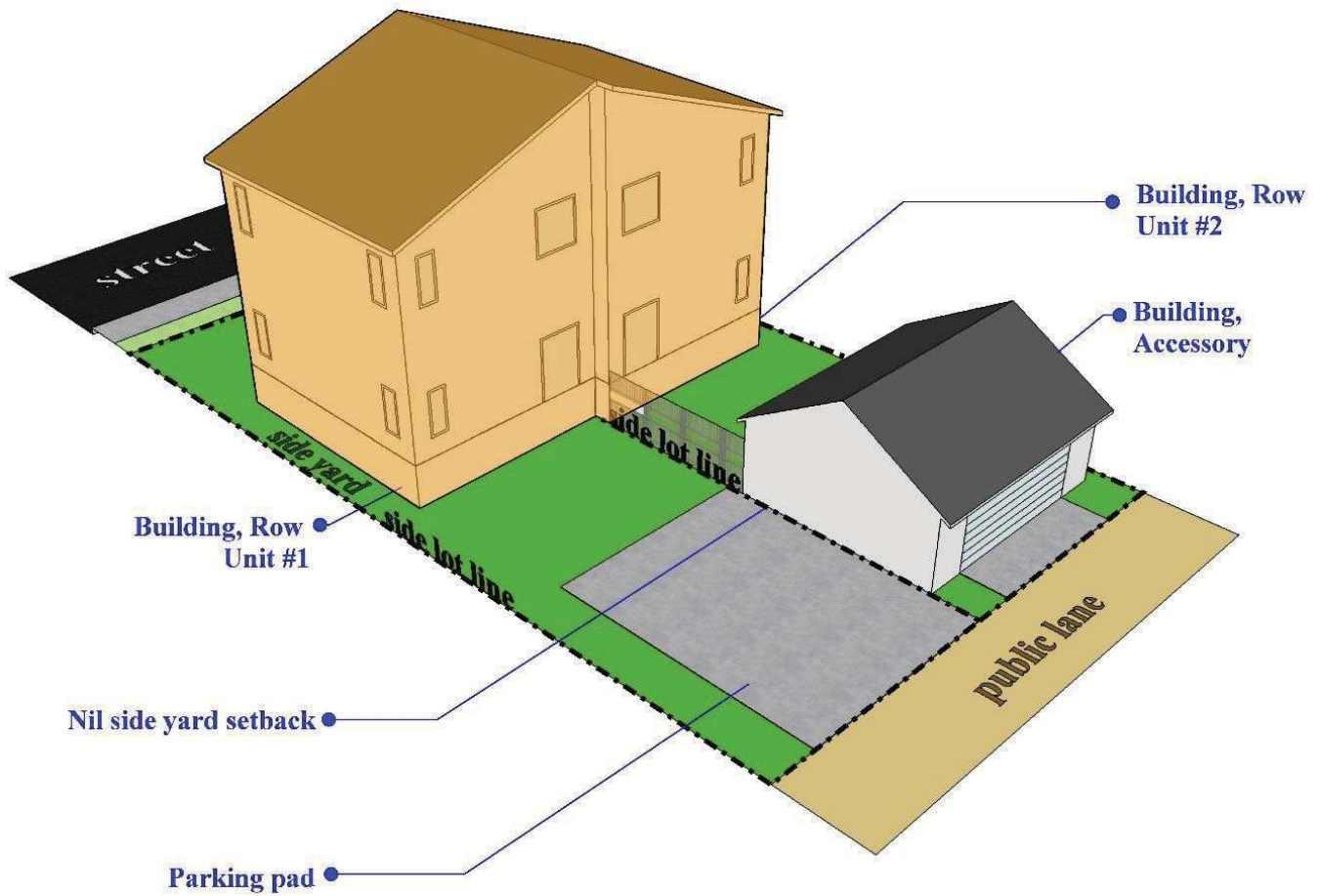


Figure 3B.F5: Parking Access off the Lane

- (2) The minimum setback requirements of Table 3B.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3B.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3B.T4.7.

(#2021-2, ss. 17 and 18, 2021, #2022-30, s. 32, 2022)

3B.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Urban zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
- (2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) areas provided to meet the total site landscaping area; or

- (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Urban zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (b) a development permit shall be required before expanding an existing approved driveway.
(#2025-15, s. 14, 2025)
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Urban zone:
 - (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3B.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same block face have an existing front yard vehicular access with the proper surface type; and
 - (iii) the lot must be a minimum of 8.5 metres.
 - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3B.F6):
 - (i) the lot has an attached garage with access provided from the front yard;
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) an existing development, there is insufficient room to provide access from the front yard to the rear or side yards.

-
- (5) Where a lot in the Residential Urban zone is a corner lot, the following conditions allow for flankage yard parking:
- (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) the lot contains an existing development with insufficient room to provide access from the flankage yard to the rear or side yards.

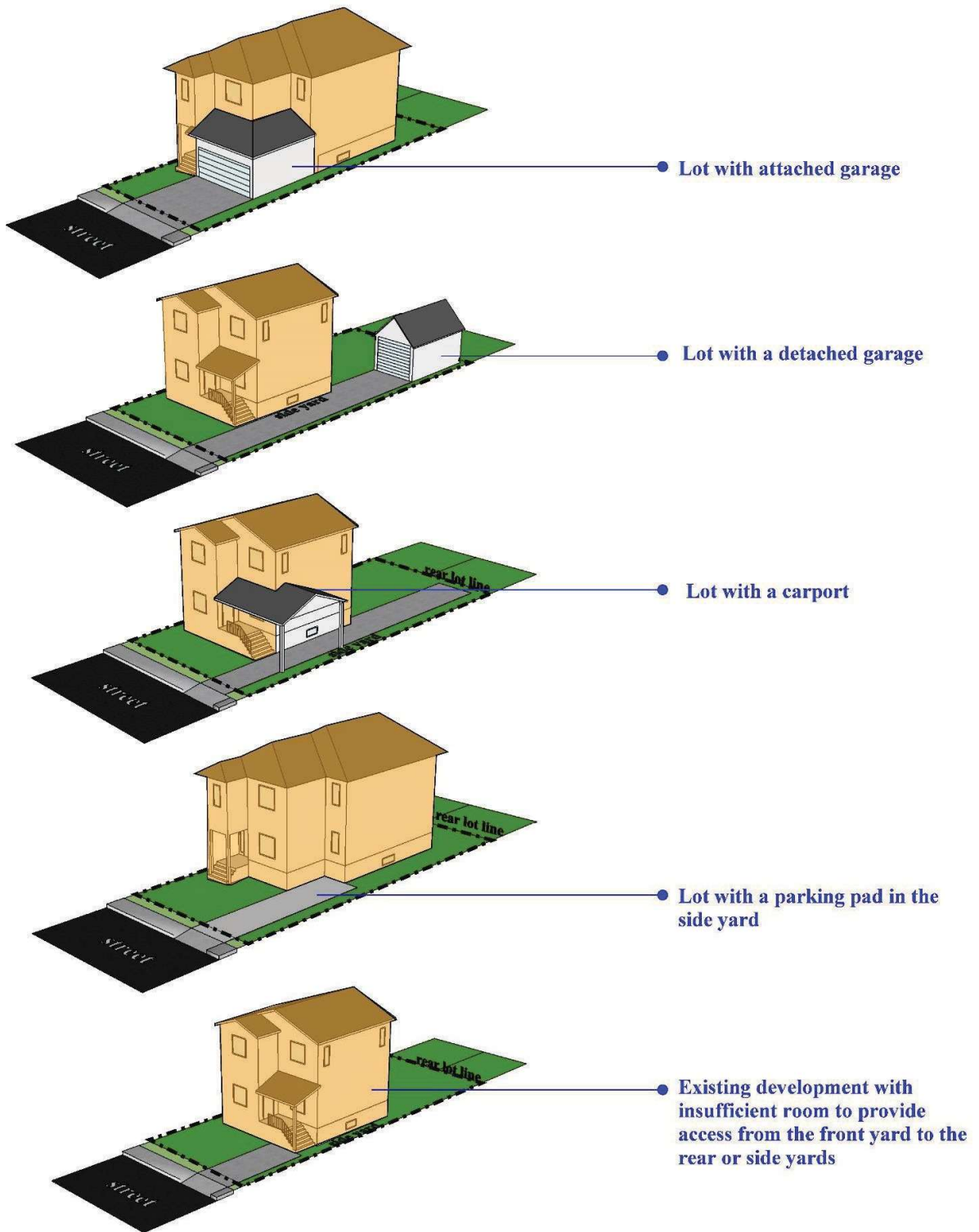


Figure 3B.F6: Front Yard Parking

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- (6) Where a lot in the Residential Urban zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3B.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3B.F6a, upon approval of a development permit and conformance with the following requirements:
- (a) the parking pad is located immediately next to the approved driveway;
and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

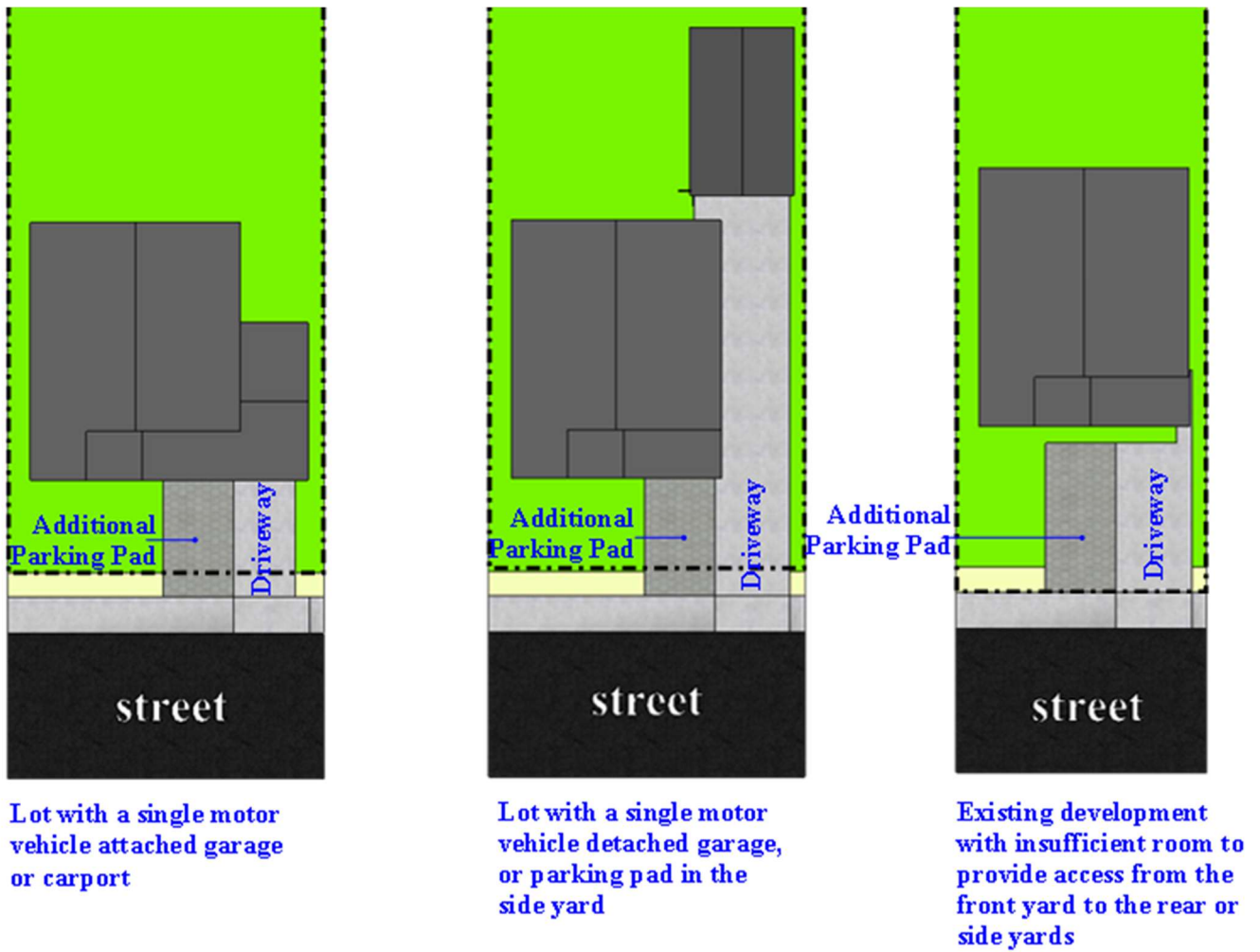


Figure 3B.F6a: Front Yard Parking for a Single Motor Vehicle

(#2020-33, s.27, 2020, #2022-30, s. 33, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3B.T6 apply to development in the Residential Urban zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded.
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking, unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

Sec.	Land Use	Motor Vehicle	
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit.	
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.	
T6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.	
T6.4	Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Urban zone.	
T6.5	Service Trade, Residential Short Term Accommodation	One 0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.	
T6.6	Business, Residential	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. (2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. (3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.	
T6.7	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stall in accordance with the following:	
		Individuals under care	Minimum number of Passenger Drop-off stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
46-60	5 stalls		
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		

		<p>(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.</p> <p>(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).</p> <p>(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</p>
T6.8	All other land uses	One stall is required per 75 square metres of gross floor area.

(#2020-33, s.28, 2020)(#2020-64, s.17, s.s 93, 2020, #2022-41, s. 17, 2022)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3B.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3B.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3B.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3B.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 15, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 3B.6.4 and 3B.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3B.6.7(1).

3B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 3B.T7 apply to principal land uses and developments in the Residential Urban zone.

TABLE 3B.T7: RESIDENTIAL URBAN ZONE TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a: <ul style="list-style-type: none"> • Dwelling, Unit; or • Dwelling, Group Care 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ul style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Institution, Day Care 	10% total site landscaping area
T7.3	<ul style="list-style-type: none"> • Planned Group 	15% total site landscaping area
T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No Requirement

(#2020-64, s.18-19, 2020, #2022-41, s. 18, 2022)

- (2) For all uses listed in sections T7.2 and T7.3 of Table 3B.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3B.T7.
- (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 3B.F8):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(2024-9, s. 35, 2024)
- (3) If there is a conflict between the requirements in Table 3B.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3B.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3B.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten meters along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 3B.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3B.F7); (#2024-9, s. 36, 2024)
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (See Figure 3B.F8); and (#2024-9, s. 37, 2024)
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3B.F7 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

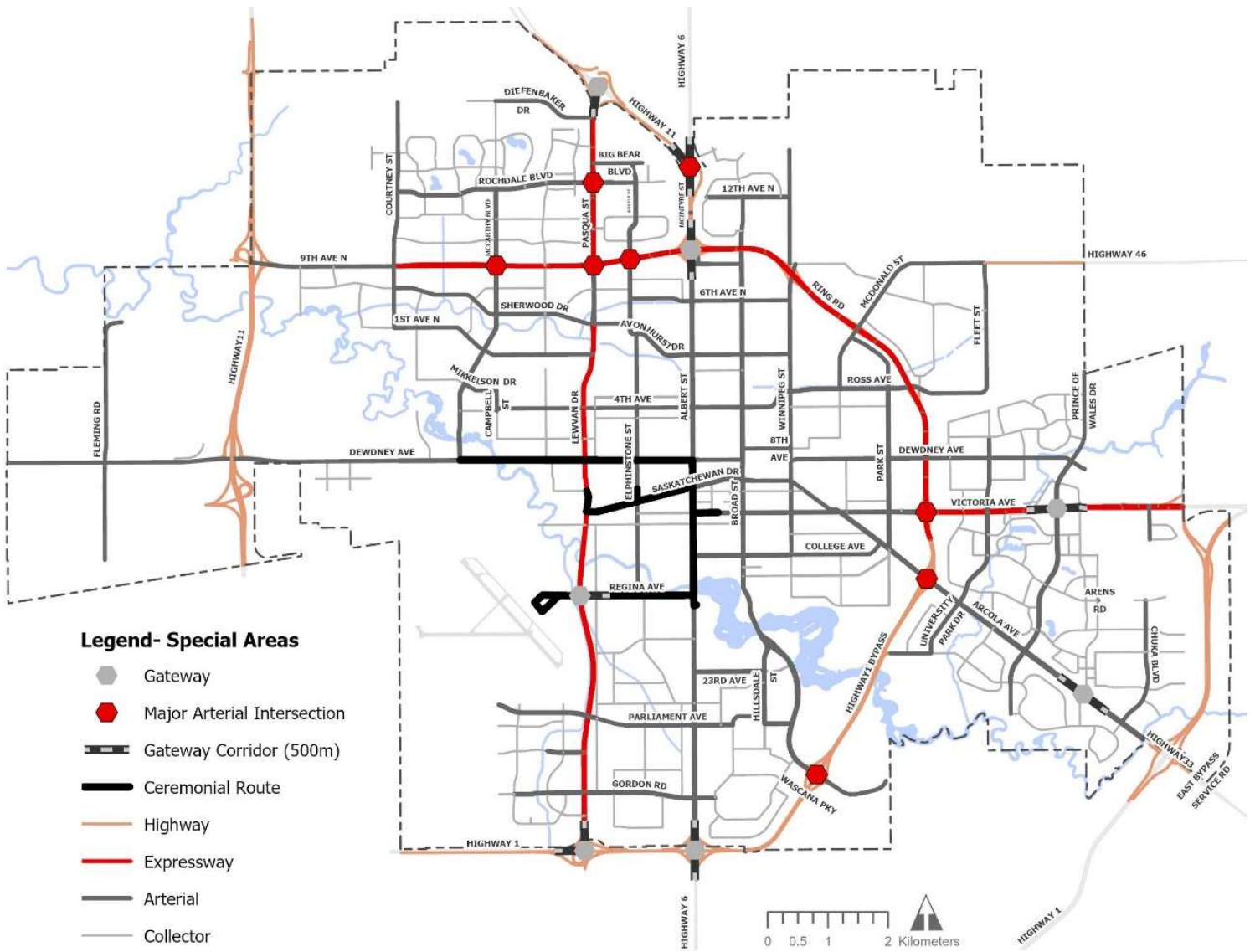


Figure 3B.F7: Major Roadways Landscape Design Map

(#2024-9, s. 38, 2024)

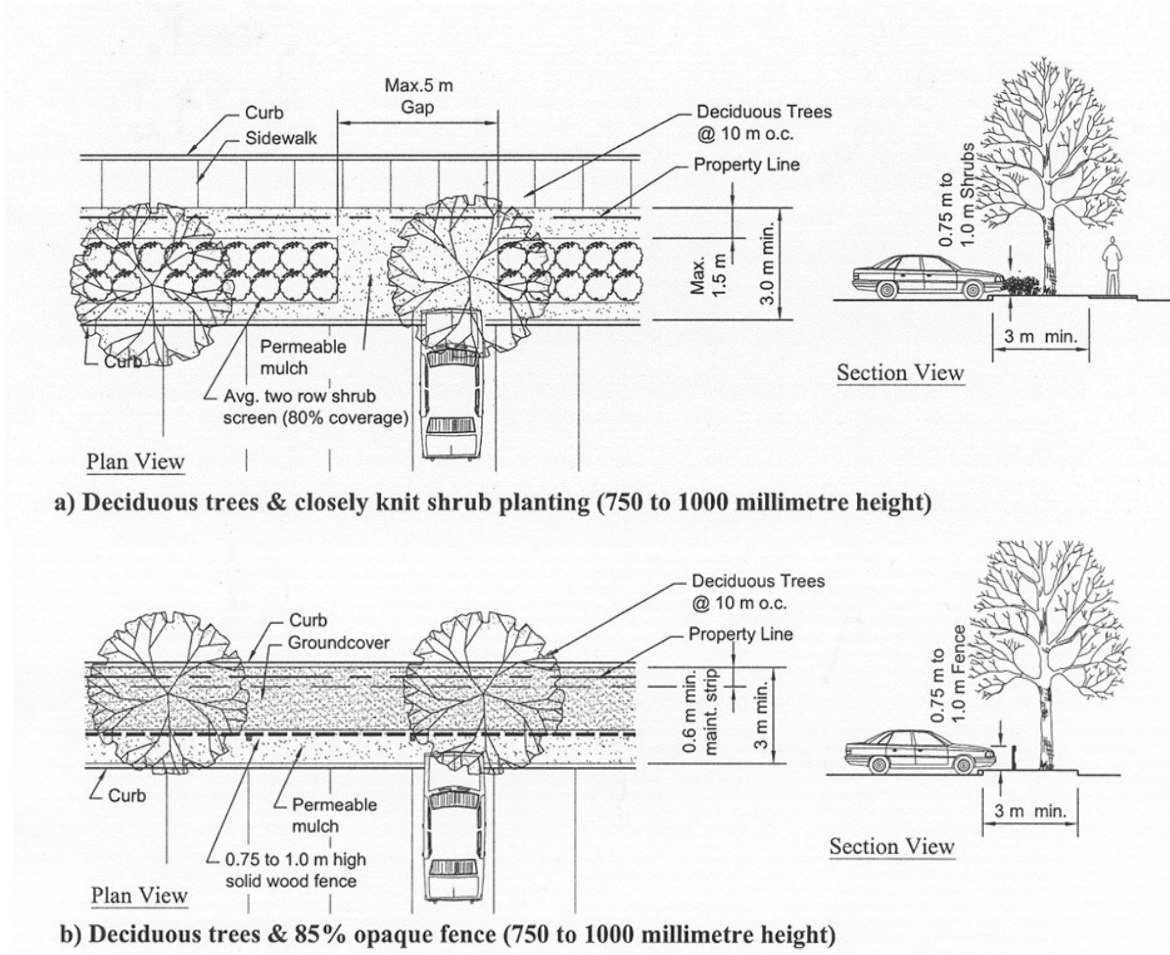


Figure 3B.F8: Perimeter Screening Requirements

(#2024-9, s. 39, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Residential Urban zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Urban zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(#2023-47, s. 8, 2023)

PART 3C

RL– RESIDENTIAL LOW-RISE ZONE

3C.1 INTENT

This zone is intended to:

- (a) accommodate a neighbourhood environment characterized by a mixture of low-rise multi-unit building types;
- (b) permit the development of secondary suite dwellings within multi-unit buildings; and
- (c) facilitate the intensification of existing neighbourhoods, where appropriate.

3C.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 3C apply to all land uses and developments in the Residential Low-Rise zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Low-Rise zone.
- (3) The Residential Low-Rise zone shall apply to lands intended to:
 - (a) encourage intensification; or
 - (b) allow for low-rise multiunit development.

3C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3C.T1 lists building types that are permitted or discretionary in the Residential Low-Rise zone.
- (2) Any building types other than those listed in Table 3C.T1 are prohibited in the Residential Low-Rise zone.

TABLE 3C.T1: RESIDENTIAL LOW-RISE ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Where a Building, Detached currently or previously existed on the lot; or when contains at least two units; or when used for the following: (a) a land use in the Assembly, land use Class; (b) Planned Group in combination with buildings containing three or more units; (c) Institution, Day Care; (d) Public Use, General; or (e) Utility, General	---	---
T1.3	Building, Planned Group	Permitted under specific conditions	Discretionary Otherwise	Refer to Section 3C.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.
T1.4	Building, Row ¹	Permitted		The minimum number of units in a Building, Row shall be two.
T1.5	Building, Stacked ¹	Permitted where the: (1) maximum building height is 15 metres or less; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class; and (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the: (1) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, but: (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	The minimum number of units in a Building, Stacked shall be two.
1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas. (#2020-33, s.29, 2020; 2024-4, s. 7, 2024, #2024-42, s. 20, 2024, #2024-57, s. 13, 2024)				

3.2 LAND USE REQUIREMENTS

- (1) Table 3C.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Low-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3C.2;
 - (c) the development standards in subpart 3C.4;
 - (d) the parking and loading requirements in subpart 3C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3C.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3C.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Low-Rise zone:
 - (a) any land use that is not listed in Table 3C.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3C.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 9, 2021)

TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	<p>(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to the communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3C.7.</p> <p>(3) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p>
(#2024-9, s. 40, 2024)				
T2.2	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.4	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious 	---	Discretionary	<p>(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.</p> <p>(2) An “Assembly, Community”, “Assembly, Recreation”, or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a</p>

TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
				complete application as determined by the Development Officer.
(2024-9, s. 41, 2024)				
T2.5	<ul style="list-style-type: none"> Public Use, General Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.6	<ul style="list-style-type: none"> Planned Group 	Permitted under specific conditions	Discretionary Otherwise	(1) A “Planned Group” shall allow all land uses and building types that are permitted or discretionary in the Residential Low-Rise zone. (2) All buildings within the “Planned Group” shall comply with the applicable Development Standards specified in Table 3C.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a “Planned Group” and shall comply with the regulations of this subsection. (4) A “Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3C.7. (6) The outdoor communal amenity area shall: (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area. (7) Refer to Section 3C.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.
(#2024-9, s. 42, 2024)				
		Permitted if the Residential Business: (1) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (2) is an Institution, Day Care meeting the requirements of a family child care home or	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.7	• Residential Business	group family child care home, as defined by <i>The Child Care Act, 2014</i> ; or © is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	
T2.9	• Dwelling, Backyard Suite	Permitted	---	Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.10	• Institution, Day Care	Permitted if: (1) located within: (a) a corner lot which abuts a collector, arterial or expressway street; or (b) an existing building that either contains non-dwelling land use or previously contained non-dwelling land use; and (2) the number of individuals under care do not exceed 30 at any one time.	Discretionary otherwise	(1) An “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.11	• Agriculture, Outdoor	Permitted	---	

(#2020-11, s.9, 2020, #2020-64, s.20-21, s.s 93, 2020, #2021-55, ss. 8-9, 2021, #2022-30, ss. 34 and 35, 2022, #2023-92, s. 11, 2023, #2023-103, s.6, 2023, #2024-9, s. 41,42,43, 2024, #2024-42, s. 21, 2024)

3.3 COMBINATION OF USES

- (3) Subject to the land use specific regulations listed in Table 3C.T2, permitted or discretionary principal buildings in the Residential Low-Rise zone may include a combination of uses that are either permitted or discretionary in the Residential Low-Rise zone.
- (4) Each principal use shall be in a separate unit within the building.
- (5) The land use specific regulation from Table 3C.T2 for each of combined use shall apply.

- (6) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3C.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3C.T3 shall apply to all principal buildings and land uses in the Residential Low-Rise zone.

TABLE 3C.T3 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS ¹					
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked ²	• Building, Stacked ³	• Building, Row	• Building, Planned Group ⁴
T3.1	Minimum Lot Area				
	(1) Lots with rear lane access	200 square metres	400 square metres	103 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2); (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1(1) for each building and building type on the lot.
(2) Lots without rear lane access	233 square metres	200 square metres			
T3.2	Minimum Lot Frontage				
	(1) Lots with rear lane access	7.3 metres	14.6 metres	End Units: 5.0 metres Interior Units: 3.75 metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1);

TABLE 3C.T3 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS¹

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)				
		• Building, Detached • Building, Stacked ²	• Building, Stacked ³	• Building, Row	• Building, Planned Group ⁴	
	(2) Lots without rear lane access	8.5 metres		End Units: 7.3 metres Interior Units: 6.1 metres	or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2). (4) Otherwise – 7.5 metres	
Minimum Front Yard Setback						
T3.3	(1) To garage (Subject to subclause 3C.6.3(4)(b))	6.0 metres	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.	
	(2) To non-garage portion of the building					
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	4.5 metres	3.0 metres		
(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	4.5 metres				
Minimum Rear Yard Setback						
T3.4	(1) Lots with rear lane access	3.5 metres	3.5 metres	3.5 metres	(3) Where the rear lot line abuts a public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3 (4) Where the rear lot line abuts a public lane: 3.5 metres; or (5) Where the rear lot line does not abut a public lane or street: 5.0 metres.	
	(2) Lots without rear lane access	5 metres	5 metres	5 metres		
Minimum Side Yard Setback on Corner Lots						
(1) Where the lot frontage is less than 10 metres						
	(a) flankage yard	450 millimetres		End Unit: 450 millimetres		

TABLE 3C.T3 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS¹

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked ²	• Building, Stacked ³	• Building, Row	• Building, Planned Group ⁴
T3.5			N/A	Interior Unit: N/A	(3) Where the lot has direct vehicular access to buildings from the flankage lot line: same as front yard setback standards listed in Section T3.3 (4) Otherwise: 1.2 metres
	(b) other side yard	1.2 metres		End Unit: Nil Interior Unit: N/A	
	(2) Where the lot frontage is more than 10 metres				
	(a) flankage yard	450 millimetres	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	
	(b) interior side yard				
	(i) portions of any building up to 11 metres in height	1.2 metres	1.2 metres	End Unit: Nil Interior Unit: N/A	
	(ii) portions of any building over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A	
	(iii) portions of any building over 15 metres but up to 20 metres in height	N/A	5.0 metres	N/A	

Minimum Side Yard Setback for Interior Lots						
T3.6	(1) Where lot frontage is less than 10 metres					Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(a) single side yard	450 millimetres	N/A	End Unit: 1.2 metres Interior Unit: Nil		
	(b) other side yard	750 millimetres		End Unit: Nil Interior Unit: Nil		
	(2) Where lot frontage is 10 metres or more					
	(a) portions of any building or structure up to 11 metres in height	1.2 metres	1.2 metres	End Unit: single side yard: 1.2 metres other side yard: Nil Interior Unit: Nil		
	(b) portions of any building or structure over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A		
	(c) portions of any building or structure over 15 metres but up to 20 metres in height	N/A	5.0 metres	N/A		
T3.7	Maximum Lot Coverage	60%	60%	60%	50%	
T3.8	Maximum Floor Area Ratio	0.75	3.0	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.	
T3.9	Maximum Building Height	11 metres	20 metres	11 metres	Maximum building height permitted for each building type in T3.9.	
Notes:						
1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.						
2. These standards apply to a Building, Stacked containing four or less units.						
3. These standards apply to a Building, Stacked containing more than four units.						
4. Refer to Section 4.1A for additional standards and requirements						

(#2024-57, s. 14, 2024)

4.1A ADDITIONAL STANDARDS FOR BUILDING, PLANNED GROUP

- (1) A Building, Planning Group may be permitted if a transitional buffer is established in the following areas:
- (a) Within 7.5 metres along any property line abutting a property zoned as:
 - i. RN – Residential Neighbourhood,
 - ii. RU – Residential Urban,
 - iii. R1 – Residential Detached
 - (b) if the lot adjoins land not intended for development, such as a utility parcel, walkway parcel, etc., the width of the adjoining portion of the parcel may be credited toward the fulfillment of the transitional buffer

width requirements prescribed in clause (a).

- (2) Development within the transitional buffer, per subsection (1), shall be subject to the following requirements:
 - (a) No buildings with height exceeding 8.5 metres
 - (b) Landscape and aesthetic screening including a minimum of 3.0 metre landscaped strip, with mixed deciduous or coniferous trees spaced at one tree for every 10 metres along the lot line, or as required by the Development Officer, where adjacent to a building or structure with height exceeding 8.5 metres; and
 - (c) The soft landscaping portion of such transitional area may be included in the minimum landscaping requirements listed under the Landscaping and Aesthetic Screening subpart of the chapter;
- (3) Development meeting the requirements of subsections 1 and 2 shall be subject to connecting internal sidewalks to public sidewalks or pathways as required by the Development Officer.
- (4) Development not meeting the requirements of subsections (1) through (3) shall be discretionary

(#2020-33, s.30, 2020, #2021-2, s.19-20, 2021, #2022-30, s. 36, 2022, 2024-4, s. 8, 2024, #2024-42, s. 22-23, 2024)

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3C.F1:
 - (a) The midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) A distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3C.4.2(1)(a);
 - (c) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3C.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3C.F2:
 - (a) A distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3C.4.2(2)(a).

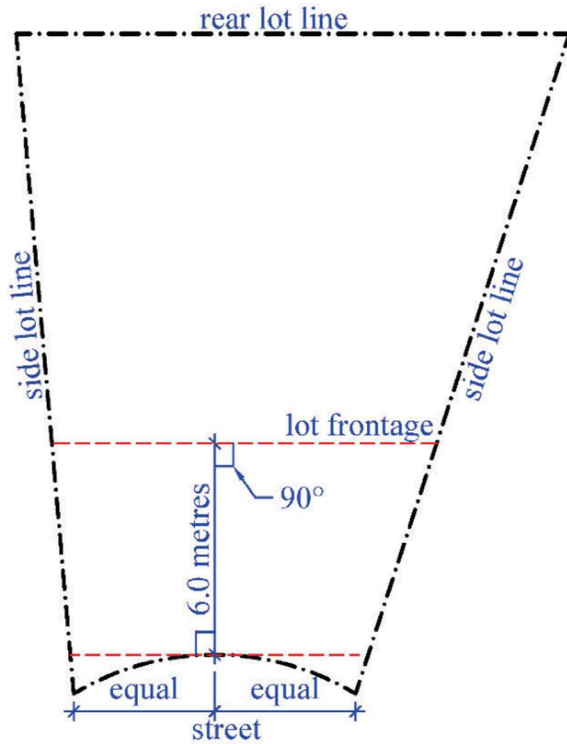


Figure 3C.F1: Minimum Lot Frontage on a Curved Front Lot

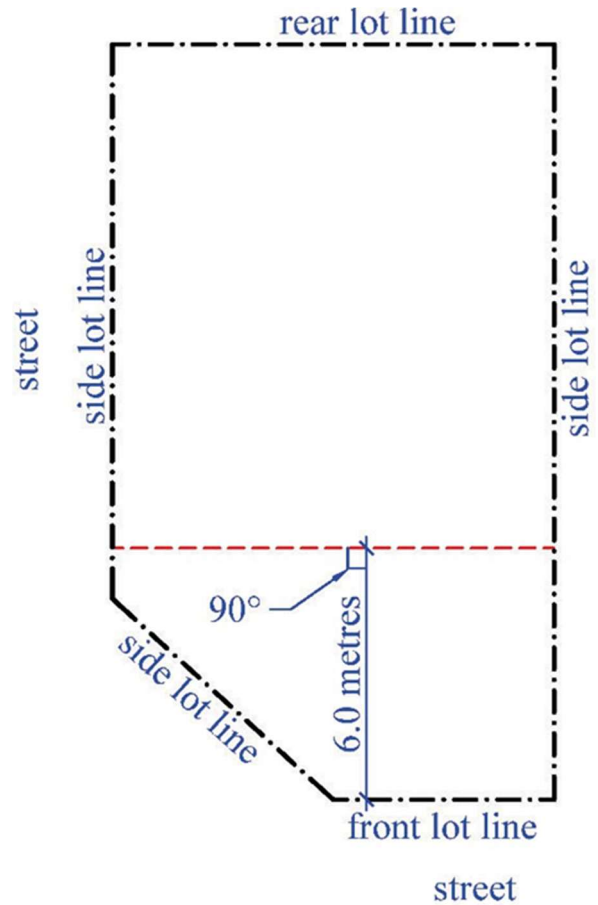


Figure 3C.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3C.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3C.T3 and 3C.T4.

TABLE 3C.T4: RESIDENTIAL LOW-RISE ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres
(2024-9, s. 44, 2024)				
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimeters or more in height above grade	•Front Yard	2.5 metres from legally established or approved front yard setback.	0.5 metres
		Interior Side Yards except for the yards that adjoin PS – Public Service zoned lot.	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.	
		Flankage Yard or Interior Side Yards that adjoin PS – Public Service zoned lot.	Unrestricted	Nil
		Rear Yard	1.5 metres	2.0 metres
(2) Portion that is less than 600 millimeters in height above grade.	<ul style="list-style-type: none"> •Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted	
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children’s play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

	structure, retaining walls or other landscape features and decorative structures			
(2024-9, s. 46, 2024, 2024-9, s. 45, 2024, #2025-15, s. 15, 2025)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to section 3C.4.4(2), the maximum building height limitation prescribed in Table 3C.T3 shall not apply to any of the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel;
 - (k.1) elevator or staircase enclosure or mechanical penthouse; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3C.4.4(1):
 - (a) REPEALED (2023-44, s.5, 2023)
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 16, 2023, #2023-44, s. 4, 2023)

3C.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in 3C.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3C.T5 apply to all accessory buildings or structures in the Residential Low-Rise zone.

TABLE 3C.T5 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
(i) for portions below 4.0 metres in height	600 millimetres	
(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side	

	(2) Where the accessory building or structure is located entirely within the side yard:
	(a) setback from side lot line Same as otherwise required for the principal building on site.

T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise;	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3C.F3); or 1.5 metres where the flankage lot line adjoins a public lane.
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
(a) setback from side lot line:		
(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3C.F3); or 1.5 metres where the flankage lot line adjoins a public lane.	
(ii) otherwise	Same as otherwise required for the principal building on site	
T5.4	Minimum Set back from a principal building on the site	
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3C.F2A
	(2) Otherwise	1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	6.5 metres
	(3) Otherwise	4.0 metres

(#2021-2, ss.21-22, 2021, #2022-30, s. 37, 2022, #2022-41, s. 19, 2022, #2023-92 ss. 12-13, 2023, #2024-9, s. 47, 2024)

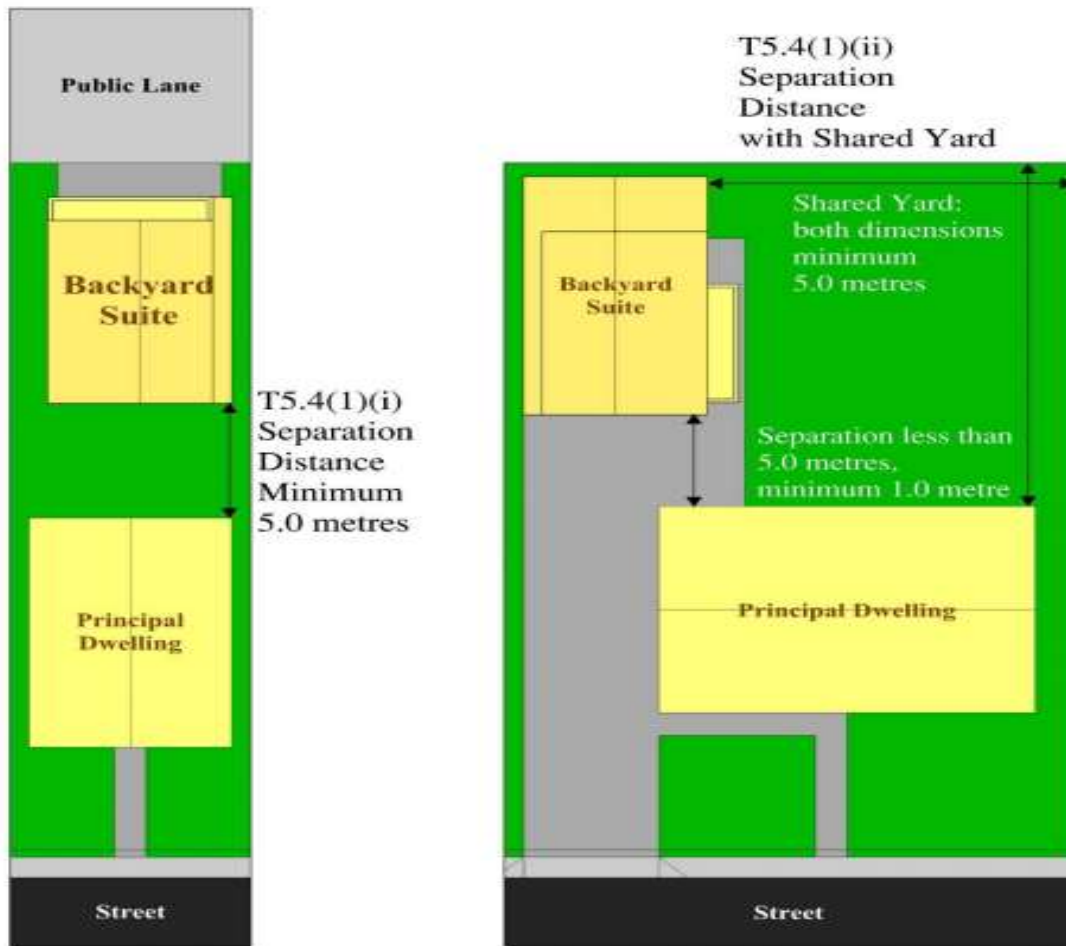


FIGURE 3C.F2A: SETBACK FROM PRIMARY BUILDING FOR DWELLING, BACKYARD SUITE
(#2022-41, s. 20, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3C.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard setback requirements of the principal building (see Figure 3C.F4);
 - (b) notwithstanding clause 3C.5.3(a), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5metres from the back of curb or walk along the flankage lot line adjoining a public street ; or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
 - (c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3C.F5).
- (2) The minimum setback requirements of Table 3C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3C.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3C.T4.7.
(#2021-2, s.24, 2021, #2022-30, s. 38, 2022)

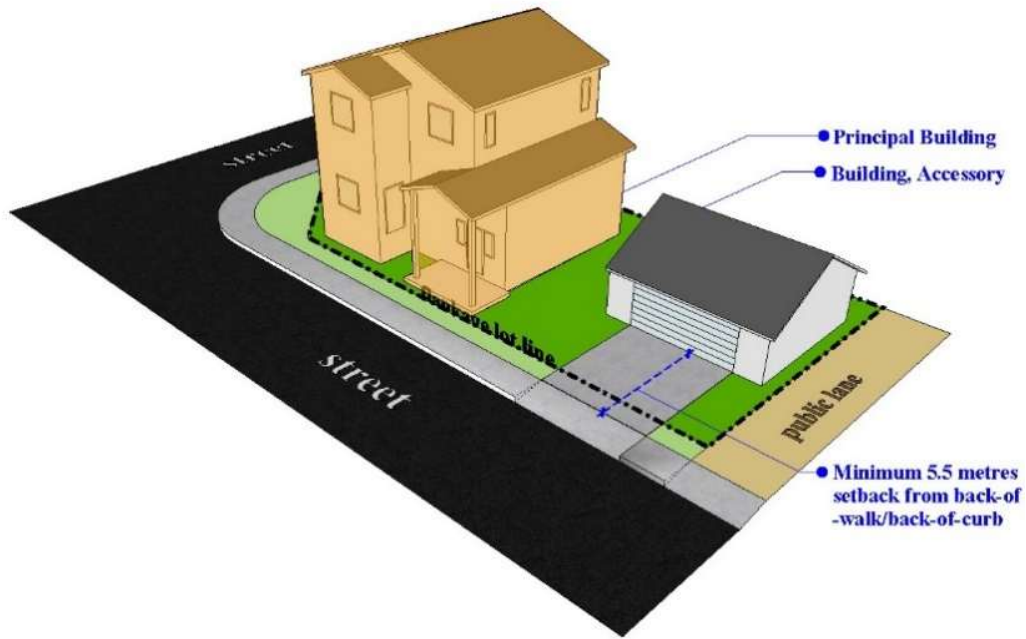


Figure 3C.F3: Flankage Parking

(#2021-2, s.23, 2021)

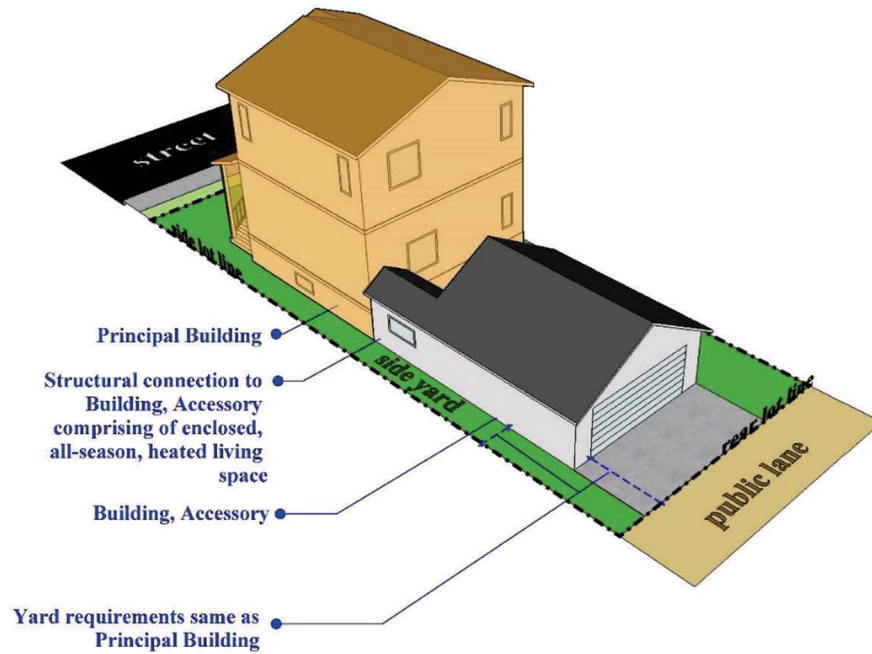


Figure 3C.F4: Accessory Connection

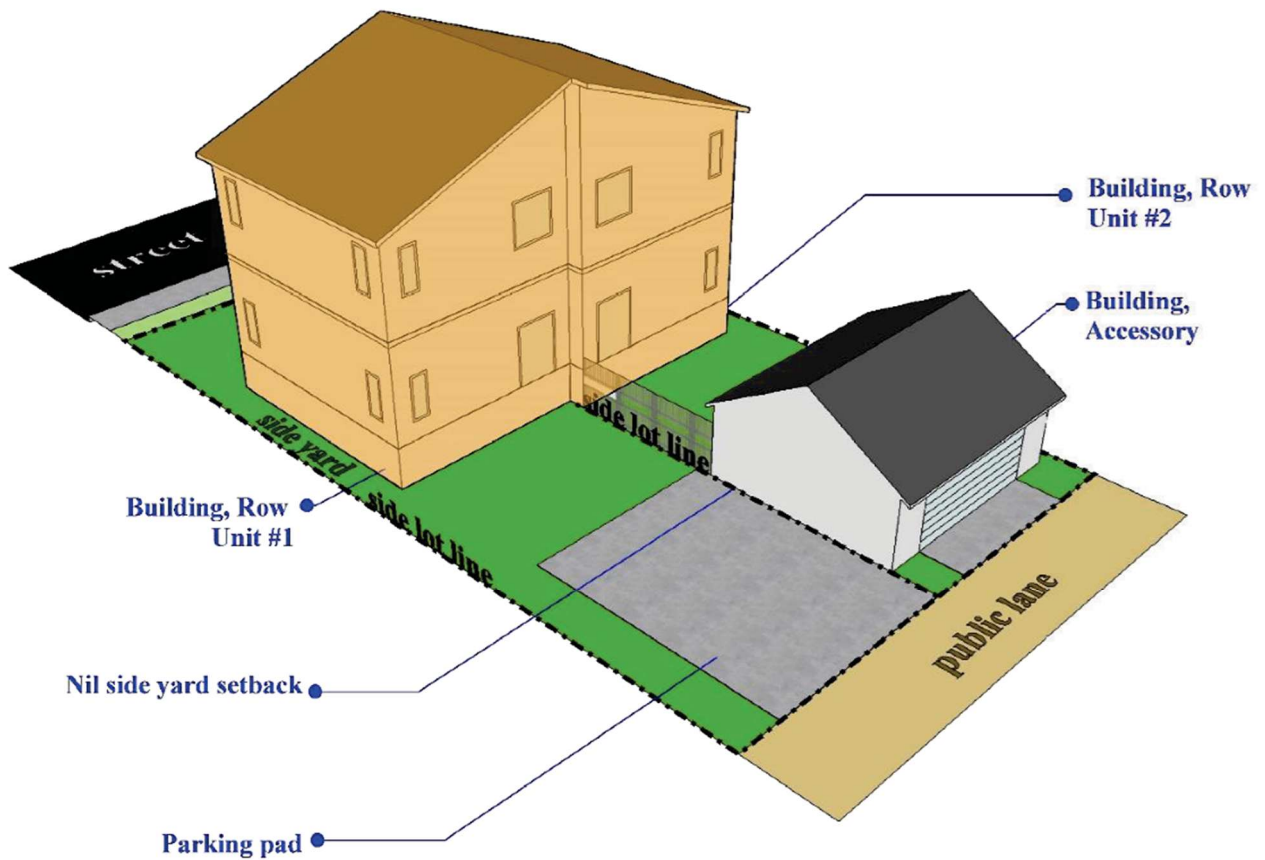


Figure 3C.F5: Parking Access off the Lane

3C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building, Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Low-Rise zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
- (2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Low-rise zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access

- door of a garage; and
- (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing approved driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Low-Rise zone:
- (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3C.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage as indicated in Table 3C.T3.2(2).
 - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3C.F6):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Low-Rise zone is a corner lot, the following conditions allow for flankage yard parking:
- (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to

the rear or side yards.

- (6) Where a lot in the Residential Low-rise zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3C.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3C.F6a, upon approval of a development permit and conformance with the following requirements:
 - (a) the parking pad is located immediately next to the approved driveway; and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

- (7) Notwithstanding clause 3C.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked with five or more units.

(#2022-30, ss. 39, 40 and 41, 2022)

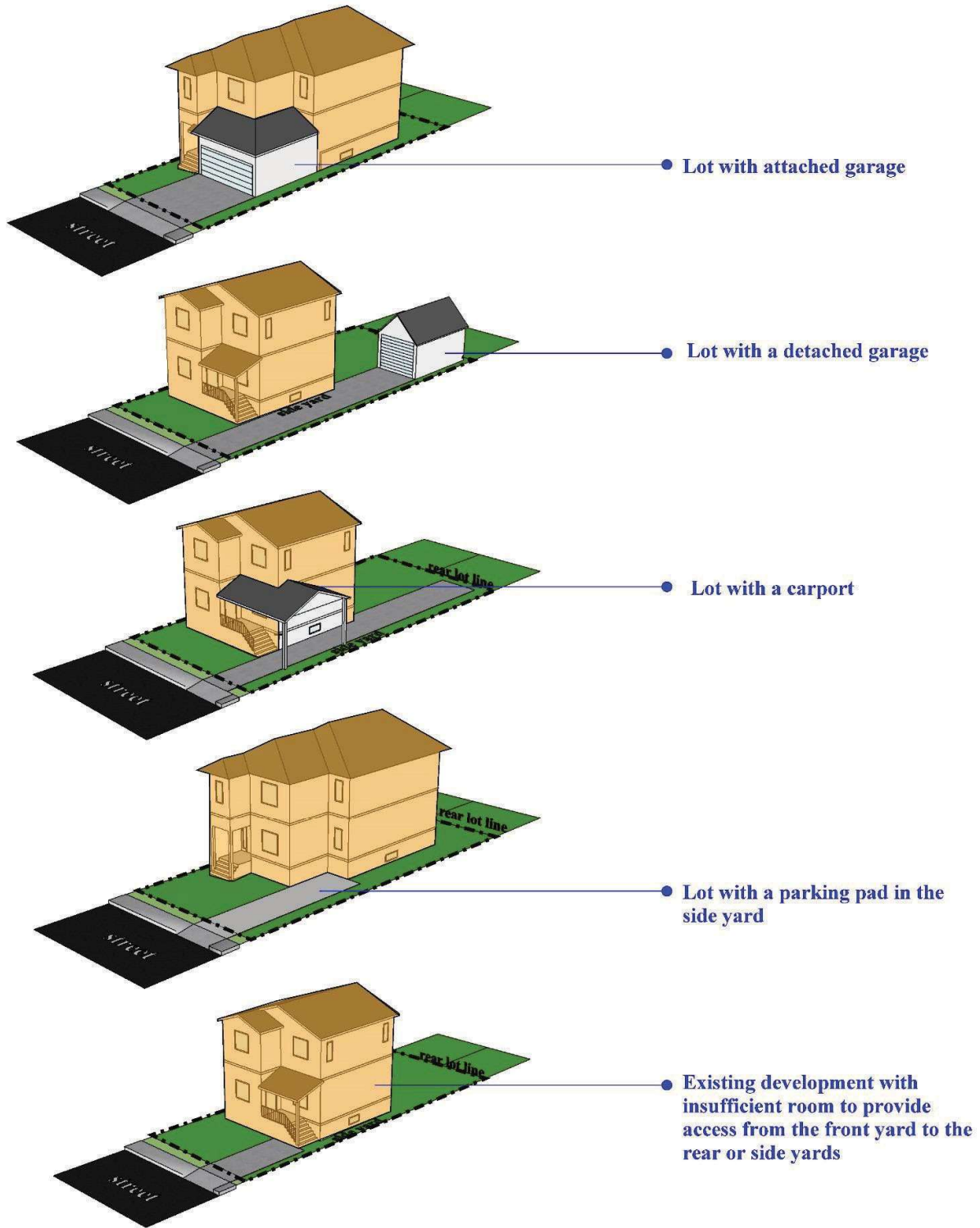


Figure 3C.F6: Front Yard Parking

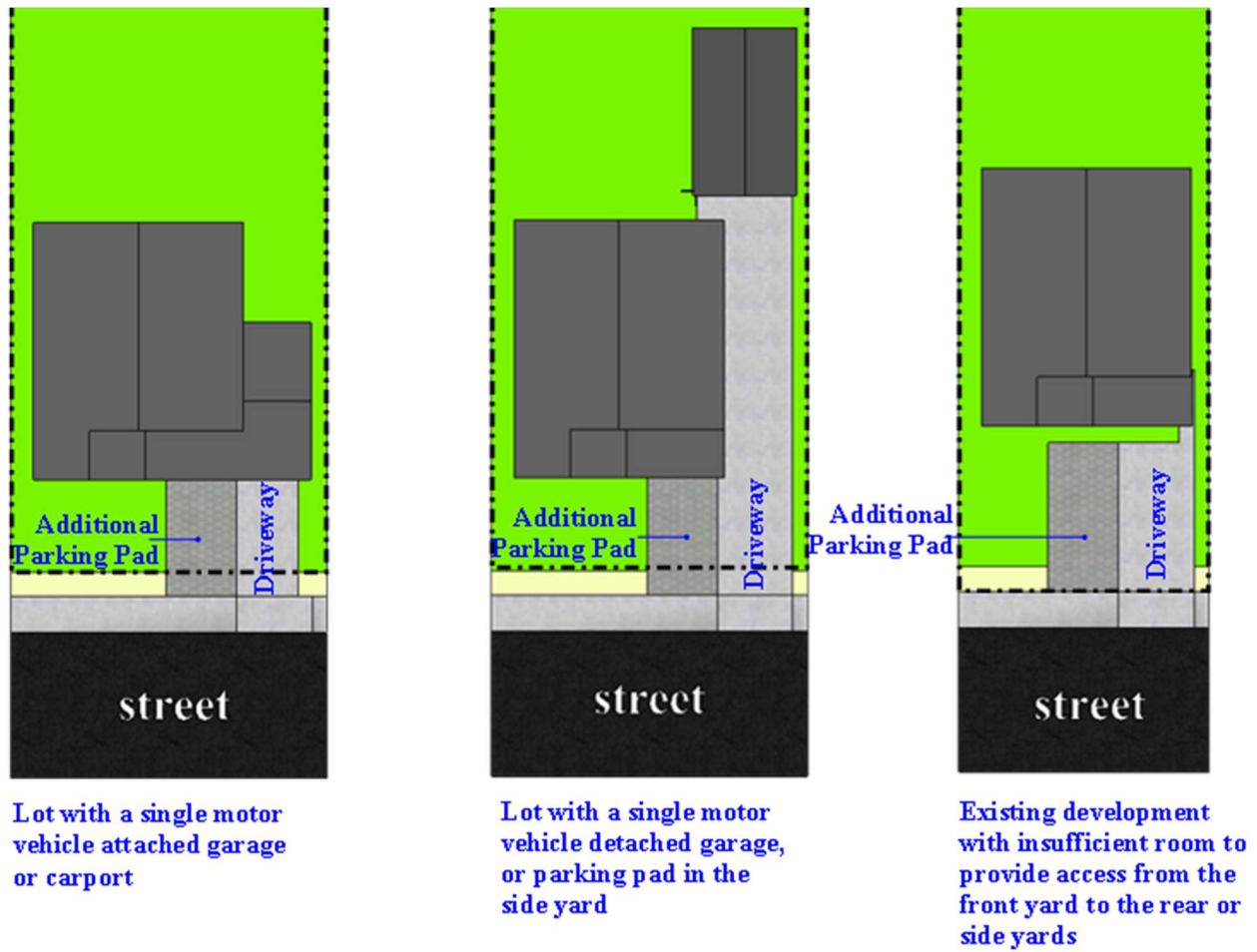


Figure 3C.F6a: Front Yard Parking for a Single Motor Vehicle

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3C.T6 apply to development in the Residential Low-rise zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded.
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking, unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

Sec.	Land Use	Motor Vehicle												
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit												
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.												
T6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.												
T6.4	Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Low-Rise zone.												
T6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.												
T6.6	Business, Residential	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. (2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. (3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.												
		(1) One stall is required per land use; and (2) Passenger drop-off stall in accordance with the following:												
		<table border="1"> <thead> <tr> <th>Individuals under care</th> <th>Minimum number of passenger drop-off stalls</th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>1 stall</td> </tr> <tr> <td>10-15</td> <td>2 stalls</td> </tr> <tr> <td>16-30</td> <td>3 stalls</td> </tr> <tr> <td>31-45</td> <td>4 stalls</td> </tr> <tr> <td>46-60</td> <td>5 stalls</td> </tr> </tbody> </table>	Individuals under care	Minimum number of passenger drop-off stalls	1-10	1 stall	10-15	2 stalls	16-30	3 stalls	31-45	4 stalls	46-60	5 stalls
Individuals under care	Minimum number of passenger drop-off stalls													
1-10	1 stall													
10-15	2 stalls													
16-30	3 stalls													
31-45	4 stalls													
46-60	5 stalls													
T6.7	Institution, Day Care	More than 60 Two additional stalls for each increment of 15 individuals in excess of 60												

		<p>(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.</p> <p>(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).</p> <p>(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</p>
T6.8	All other land uses	One stall is required per 75 square metres of gross floor area.

(#2020-33, s.31, 2020, #2020-64, s.23, s.s 93, 2020, #2022-41, s. 21, 2022)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3C.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3C.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3C.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) Where a development consists of one or more Building, Stacked containing five or more Dwelling Units:
 - (a) long-term bicycle parking stall(s) shall be required as per clause 3C.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more;
 - (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings; and
 - (c) requirements of clause 3C.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3C.6.6(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or

- (c) an equivalent combination of the subclauses 3C.6.6(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.
- (6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 17, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 3C.6.4 and 3C.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3C.6.7(1).

3C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 3C.T7 apply to principal land uses and developments in the Residential Low-Rise zone.

TABLE 3C.T7: RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	<ul style="list-style-type: none"> • Dwelling Unit (two or fewer per lot) or Dwelling, Group Care within a Building, Detached 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ol style="list-style-type: none"> a walkway; and a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Planned Group • Dwelling Unit, Dwelling, Group Care and Dwelling, Assisted Living within a Building, Stacked or Building, Row 	15% total site landscaping area
T7.3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Institution, Day Care 	10% total site landscaping area
T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement

(#2020-33, s.32, 2020, #2020-64, s.24-25, 2020, #2022-41, s. 22, 2022)

- (2) For all uses listed in sections T7.2 and T7.3 of Table 3C.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3C.T7.
- (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 3C.F9):
- Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
- (#2024-9, s. 48, 2024)
- (3) If there is a conflict between the requirements in Table 3C.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the

approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

(#2020-33, s.33, 2020)

7.2 PLANTING REQUIREMENTS

For uses listed in sections T7.1 and T7.3 of Table 3C.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3C.T7:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot.
- (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard.
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The Total Site Landscaping Area, as required Table 3C.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3C.F8);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (See Figure 3C.F9); and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3C.F7 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping

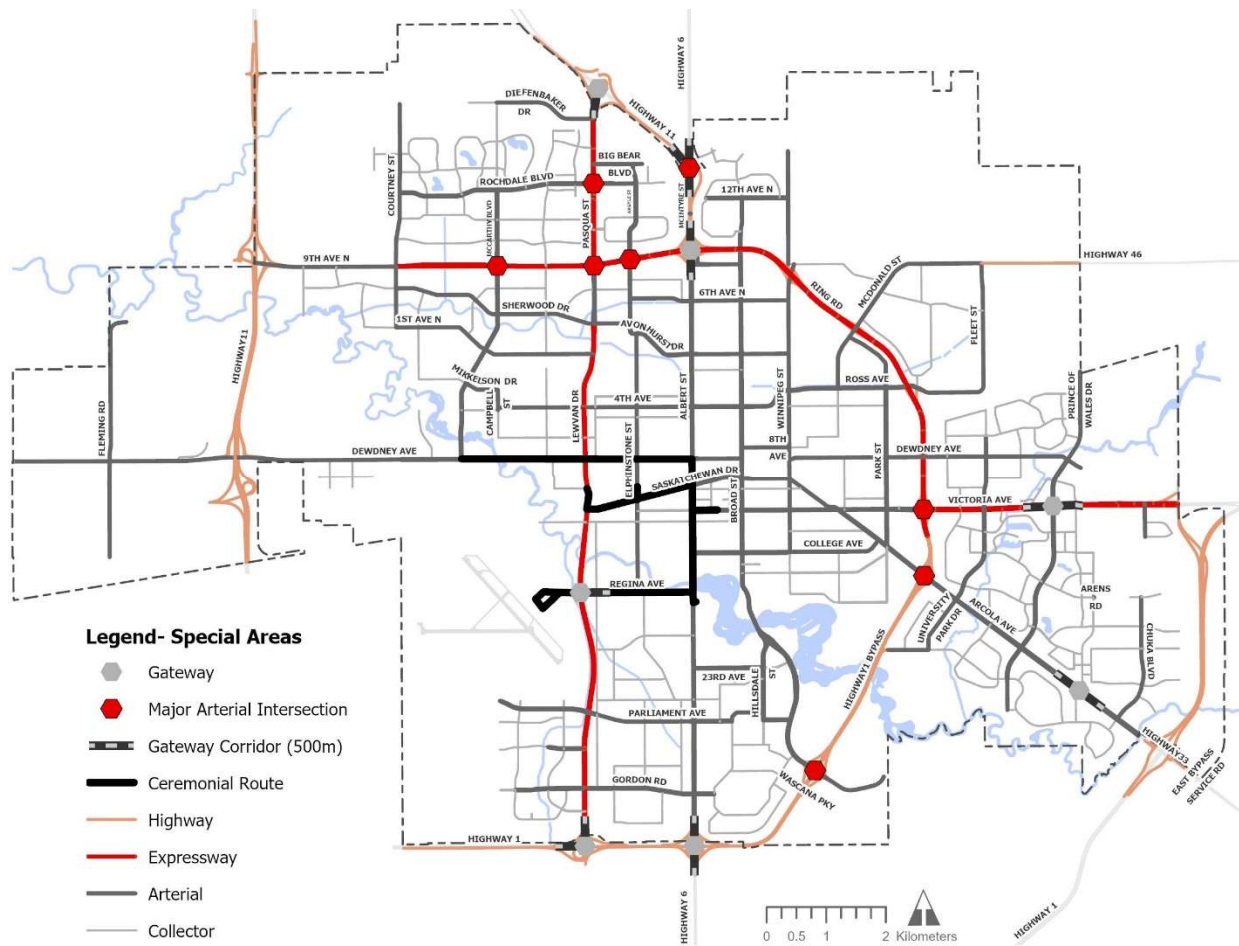
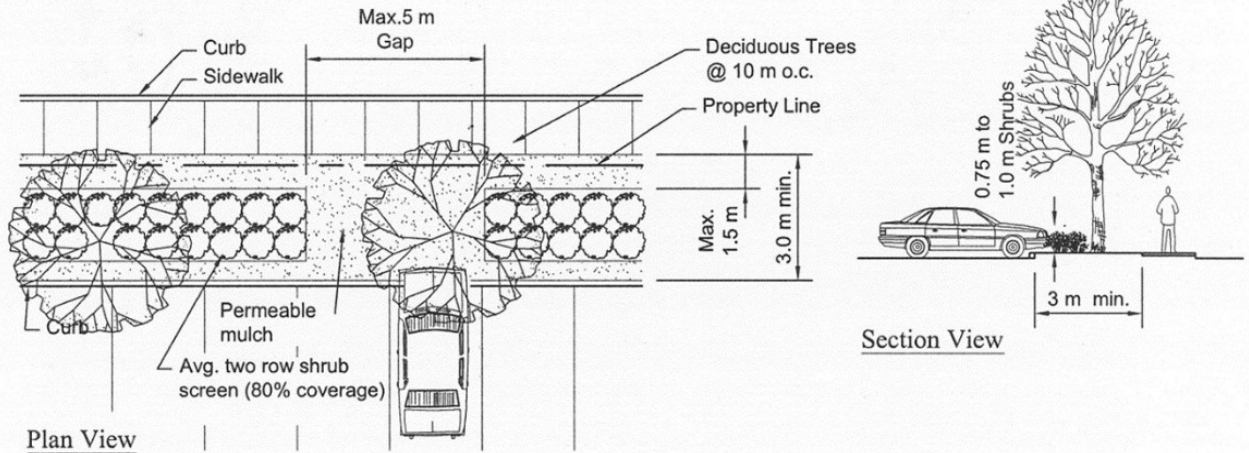
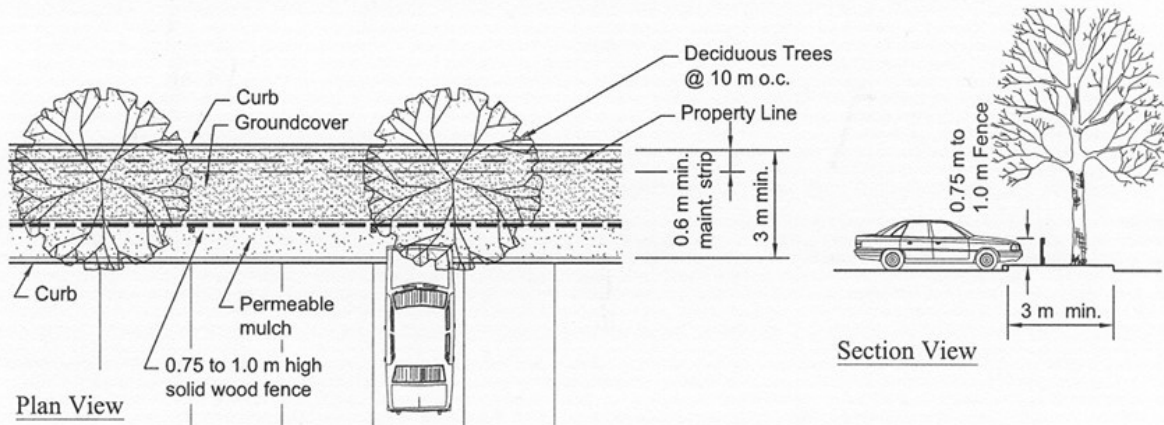


Figure 3C.F8: Major Roadways Landscape Design Map

(#2024-9, s. 50, 2024)



a) Deciduous trees & closely knit shrub planting (750 to 1000 millimetre height)



b) Deciduous trees & 85% opaque fence (750 to 1000 millimetre height)

Figure 3C.F9: Perimeter Screening Requirements

(2024-9, s. 51, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to existing development on a lot in the Residential Low-Rise zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot line(s) in the following situations:
 - (a) where the proposed development comprising of three or more units abuts an existing building containing one or two units; or,
 - (b) where the proposed development comprising of a non-Dwelling use abuts an existing building containing one or two units.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Low-rise zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(2023-47, s. 9, 2023)

PART 3D

RH – RESIDENTIAL HIGH-RISE ZONE

3D.1 INTENT

This zone is intended to:

- (a) be applied in both developing and developed areas; especially urban corridors, transit nodes, and prominent intersections; and
- (b) accommodate a neighbourhood environment characterized by a mixture of multi-unit building types.

3D.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 3D apply to all land uses and developments in the Residential High-Rise zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential High-Rise zone.
- (3) The Residential High-Rise zone shall apply to lands intended to:
 - (a) encourage intensification; or
 - (b) allow for high-rise multiunit development.

3D.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3D.T1 lists building types that are permitted or discretionary in the Residential High-Rise zone.
- (2) Any building types other than those listed in Table 3D.T1 are prohibited in the Residential High-Rise zone.

TABLE 3D.T1: RESIDENTIAL HIGH-RISE ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted when used for a land use in the Assembly, land use Class, Institution, Day Care, Public Use, General or Utility, General land use.	---	---
T1.3	Building, Planned Group	Permitted under specific conditions	Discretionary Otherwise	Refer to Section 3D.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary
T1.4	Building, Row ¹	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1.5	Building, Stacked ¹	Permitted where the: (1) maximum building height is 15 metres or less; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, and: (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	Discretionary where the: (1) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 15 metres but less than or equal to 20 metres and the building does not contain a use in the dwelling land use class, but: (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	The minimum number of units in a Building, Stacked shall be three.
Notes:				
1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.				

(#2020-33, S34, 2020, #2024-42, s. 24, 2024, #2024-57, s. 15, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 3D.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential High-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3D.2;
 - (c) the development standards in subpart 3D.4;
 - (d) the parking and loading requirements in subpart 3D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3D.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3D.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential High-Rise zone:
 - (a) any land use that is not listed in Table 3D.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3D.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 10, 2021)

TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3D.7. (3) The outdoor communal amenity area

TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
				shall: (a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and (b) not entirely be located within the minimum required yard setback area.
T2.2	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.4	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious 	---	Discretionary	(1) A land use in the “Assembly” land use class shall not be operated from an accessory building. (2) An “Assembly, Community”, “Assembly, Recreation”, or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (3) The measurement required in section (2) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	(1) There shall be no exterior storage of goods, materials or equipment.
				(1) A “Planned Group” shall allow all uses and building types that are permitted or discretionary in the Residential High-Rise zone. (2) All buildings within the “Planned Group” shall comply with the applicable Development Standards specified in Table 3C.T3.

TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.6	<ul style="list-style-type: none"> Planned Group 	Permitted under specific conditions	Discretionary Otherwise	<p>(3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered part of the “Planned Group” and shall comply with the regulations of this subsection.</p> <p>(4) “Planned Group” containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to the communal amenity area.</p> <p>(5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3D.7.</p> <p>(6) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p> <p>(7) Refer to Section 3D.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.</p>
T2.7	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>; or</p> <p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i>.</p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.8	<ul style="list-style-type: none"> Service Trade, Residential Short Term Accommodation 	Permitted	---	

TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.9	• Dwelling, Backyard Suite	Permitted	---	Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.10	• Institution, Day Care	Permitted if: (1) located within: (a) a corner lot which abuts a collector, arterial or expressway street; or (b) located in an existing building that either contains non-dwelling land use or previously contained non-dwelling land use; and (2) the number of individuals under care do not exceed 30 at any one time.	Discretionary otherwise	(1) An “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.11	• Agriculture, Outdoor	Permitted	---	

(#2020-11, s.7-9, 2020, #2020-64, s.26-28, s.s.93, 2020, #2021-55, ss.10-11, 2021, #2022-30, ss. 43 and 44, 2022, #2023-92, s.14, 2023, #2024-9, s. 52, 53, 54, 55, 2024, #2024-42, s. 25, 2024)

3.3 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3D.T2, permitted or discretionary principal buildings in the Residential High-Rise zone may include a combination of uses that are either permitted or discretionary in the Residential High-Rise zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3D.T2 for each of combined use shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3D.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3D.T3 shall apply to all principal buildings and land uses in the Residential High-Rise zone.

TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS¹

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked ²	Building, Stacked ³	Building, Row	• Building, Planned Group ⁴
T3.1	Minimum Lot Area				
	(1) For lots with rear lane access	200 square metres	400 square metres	103 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2); (4) Otherwise: Sum of minimum lot area as identified in Subsection T3.1 for each building and building type on the lot.
(2) For lots without rear lane access	233 square metres	233 square metres			
T3.2	Minimum Lot Frontage				
	(1) For lots with rear lane access	7.3 metres	14.6 metres	End Units: 5.0 metres Interior Units: 3.75 metres	3) Where buildings on the lot front a public street (excluding a public lane) with: (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(2). (4) Otherwise – 7.5 metres
(2) For lots without rear lane access	8.5 metres	End Units: 8.5 metres Interior Units: 8.5 metres			
T3.3	Minimum Front Yard Setback				
	(1) To garage (Subject to subclause 3D.6.3(4)(b))	6.0 metres	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3
	(2) To non-garage portion of the building				
(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	4.5 metres	3.0 metres		
(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres		4.5 metres		

TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS¹						
Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)				
		• Building, Detached • Building, Stacked ²	Building, Stacked ³	Building, Row	• Building, Planned Group ⁴	
T3.4	Minimum Rear Yard Setback					
	(1) For lots with rear lane access	3.5 metres	3.5 metres	3.5 metres	(3) Where the rear lot line abuts a public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3 (4) Where the rear lot line abuts a public lane: 3.5 metres; or (5) Where the rear lot line does not abut a public lane or street: 5.0 metres.	
	(2) For lots without rear lane access	5.0 metres	5.0 metres	5.0 metres		
Minimum Side Yard Setback on Corner Lots						
T3.5	(1) Where the lot frontage is less than 10 metres					
	(a) flankage yard	450 millimetres	N/A	End Unit: 450 millimetres Interior Unit: N/A	Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.	
	(b) other side yard	750 millimetres		End Unit: Nil Interior Unit: N/A		
	(2) Where the lot frontage is more than 10 metres					
	(a) flankage yard	450 millimetres	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A		
	(b) interior side yard					
	(i) portions of any building or structure up to 11 metres in height	1.2 metres	1.2 metres	End Unit: Nil Interior Unit: Nil		
	(ii) portions of any building or structure over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A		
	(iii) portions of any building or structure over 15 metres but up to 17.5 metres in height	N/A	4.4 metres	N/A		
	(iv) portions of any building or structure over 17.5 metres but up to 20 metres in height	N/A	5.0 metres	N/A		
T3.6	Minimum Side Yard Setback for Interior Lots					
	(1) Where lot frontage is less than 10 metres					
	(a) single side yard	450 millimetres	N/A	End Unit: 1.2 metres Interior Unit: Nil	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.	
	(b) total side yard	1.2 metres		End Unit: Nil Interior Unit: Nil		
	(2) Where lot frontage is 10 metres or more					
(a) portions of any building			End Unit:			

TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS¹

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached • Building, Stacked ²	Building, Stacked ³	Building, Row	• Building, Planned Group ⁴
	or structure up to 11 metres in height	1.2 metres	1.2 metres	single side yard - 1.2 metres other side yard - Nil Interior Unit: Nil	
	(b) portions of any building or structure over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A	
	(c) portions of any building or structure over 15 metres but up to 17.5 metres in height	N/A	4.4 metres	N/A	
	(d) portions of any building or structure over 17.5 metres but up to 20 metres in height	N/A	5.0 metres	N/A	
T3.7	Maximum Lot Coverage	60%	60%	60%	50%
T3.8	Maximum Floor Area Ratio	0.75	3.0	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	Maximum Building Height	11 metres	20 metres	11 metres	Maximum building height otherwise permitted for each building type as identified in T3.9.
Notes:					
1. Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.					
2. These standards apply to a Building, Stacked containing four or less units.					
3. These standards apply to a Building, Stacked containing more than four units.					
4. Refer to Section 4.1A for additional standards and requirements					

(#2020-33, s.35, 2020, #2021-2, s.25, 2021, #2022-30, s. 45, 2022, 2024-4, s. 10, 2024, #2024-42, s. 26(a)-26(b), 2024, #2024-57, s. 16, 2024)

4.1A ADDITIONAL STANDARDS FOR BUILDING, PLANNED GROUP

- (1) A Building, Planning Group may be permitted if a transitional buffer is established in the following areas:
- (a) Within 7.5 metres along any property line abutting a property zoned as:
- i. RN – Residential Neighbourhood,
 - ii. RU – Residential Urban,
 - iii. R1 – Residential Detached
- (b) if the lot adjoins land not intended for development, such as a utility parcel, walkway parcel, etc., the width of the adjoining portion of the parcel may be credited toward the fulfillment of the transitional buffer width requirements prescribed in clause (a).

- (2) Development within the transitional buffer, per subsection (1), shall be subject to the following requirements:
 - (a) No buildings with height exceeding 8.5 metres
 - (b) Landscape and aesthetic screening including a minimum of 3.0 metre landscaped strip, with mixed deciduous or coniferous trees spaced at one tree for every 10 metres along the lot line, or as required by the Development Officer, where adjacent to a building or structure with height exceeding 8.5 metres; and
 - (c) The soft landscaping portion of such transitional area may be included in the minimum landscaping requirements listed under the Landscaping and Aesthetic Screening subpart of the chapter;
- (3) Development meeting the requirements of subsections 1 and 2 shall be subject to connecting internal sidewalks to public sidewalks or pathways as required by the Development Officer.
- (4) Development not meeting the requirements of subsections (1) through (3) shall be discretionary.

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3D.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3D.4.2(1)(a);
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3D.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3D.F2:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3D.4.2(4)(a).

(#2024-42, s. 27, 2024)

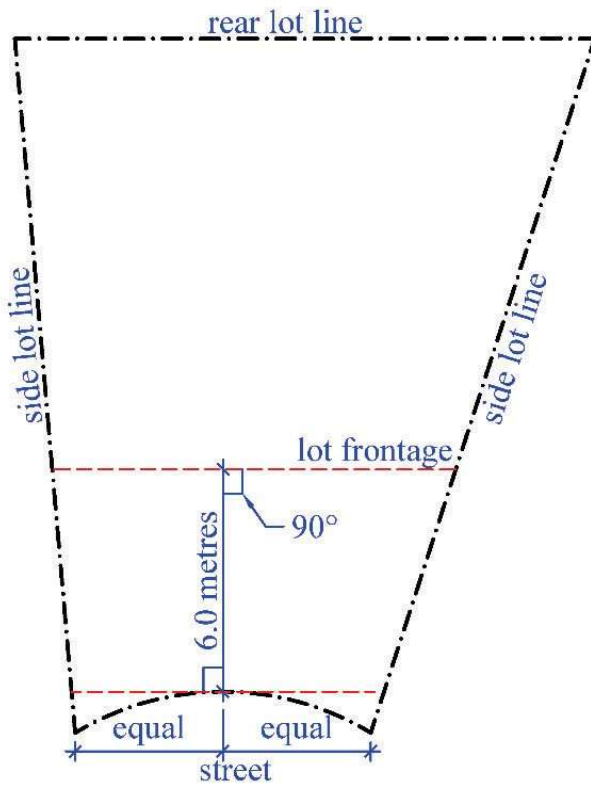
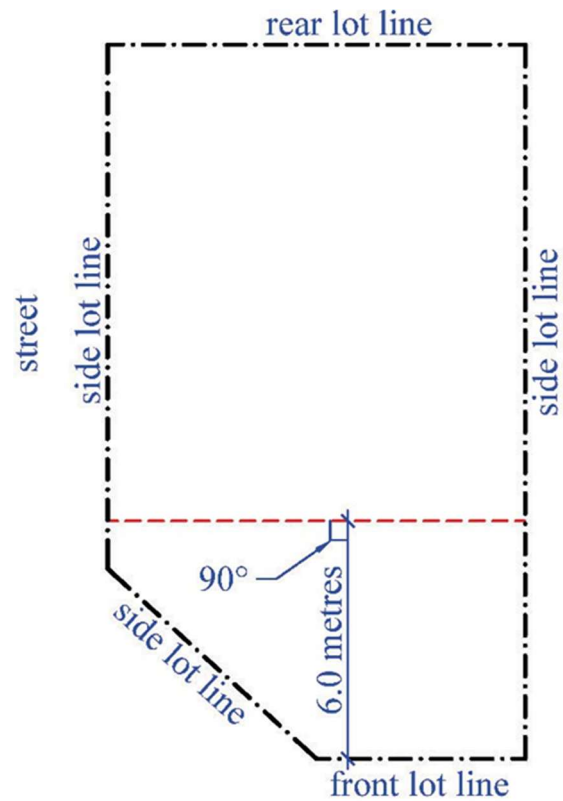


Figure 3D.F1: Minimum Lot Frontage on a Curve Front Lot



4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3D.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3D.T3 and 3D.T4.

TABLE 3D.T4: RESIDENTIAL HIGH-RISE ZONE PERMITTED ENCROACHMENT STANDARDS					
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line	
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres	
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres	
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres	
T4.4	Uncovered Balcony, Deck or Platform				
	(1) Portion that is 600 millimeters or more in height above grade	<ul style="list-style-type: none"> • Front Yard 	2.5 metres from legally established or approved front yard setback.	0.5 metres	
		Interior Side Yards except for the yards that adjoin PS – Public Service zoned lot.	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.		
		Flankage Yard or Interior Side Yards that adjoin PS – Public Service zoned lot.	Unrestricted	Nil	
	• Rear Yard	1.5 metres	2.0 metres		
(2) Portion that is less than 600 millimeters in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted		
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres	
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted	

T4.7	Children's play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or structure, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(2024-9, s. 56, 57, 58, 2024, #2025-15, s. 17, 2025)				

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 3D.4.4(2), the maximum building height limitation prescribed in Table 3D.T3 shall not apply to any of the following:

- (a) a spire;
- (b) a belfry;
- (c) a cupola;
- (d) a dome;
- (e) a chimney;
- (f) a ventilator;
- (g) a skylight;
- (h) a water tank;
- (i) a bulkhead;
- (j) a communication antenna;
- (k) a solar panel;
- (k.1) elevator or staircase enclosure or mechanical penthouse; or
- (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3D.4.4(1):

- (a) REPEALED (#2023-44, s. 7, 2023)
- (b) may not be used for human habitation; and
- (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 18, 2023, #2023-44, s.6, 2023)

3D.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION AND SEPARATION

Detached accessory buildings or structures shall not be located in the front yard, except those in 3D.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3D.T5 apply to all accessory buildings or structures in the Residential High-Rise zone.

TABLE 3D.T5 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard
	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
	(i) for portions below 4.0 metres in height	600 millimetres
	(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side
(2) Where the accessory building or structure is located entirely within the side yard:		
(a) setback from side lot line	Same as otherwise required for the principal building on site.	
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
(B) otherwise;	600 millimetres	
(ii) for portions above 4.0 metres in height:		

	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street(see Figure 3D.F3) ; or 1.5 metres where the flankage lot line adjoins a public lane
	(ii) otherwise;	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3D.F3); or 1.5 metres where the flankage lot line adjoins a public lane
	(ii) otherwise	Same as otherwise required for the principal building on site
	T5.4	Minimum Set back from a principal building on the site
(1) Where a Dwelling, Backyard Suite use exists in the accessory building:		5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3D.F2A
(2) Otherwise		1.0 metres
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	6.5 metres
	(3) Otherwise	4.0 metres

(#2021-2, ss.26-27, 2021, #2022-30, s. 46, 2022, #2022-41, s. 23, 2022, #2023-92, ss. 15-16, 2023, #2024-9, s. 59, 2024)

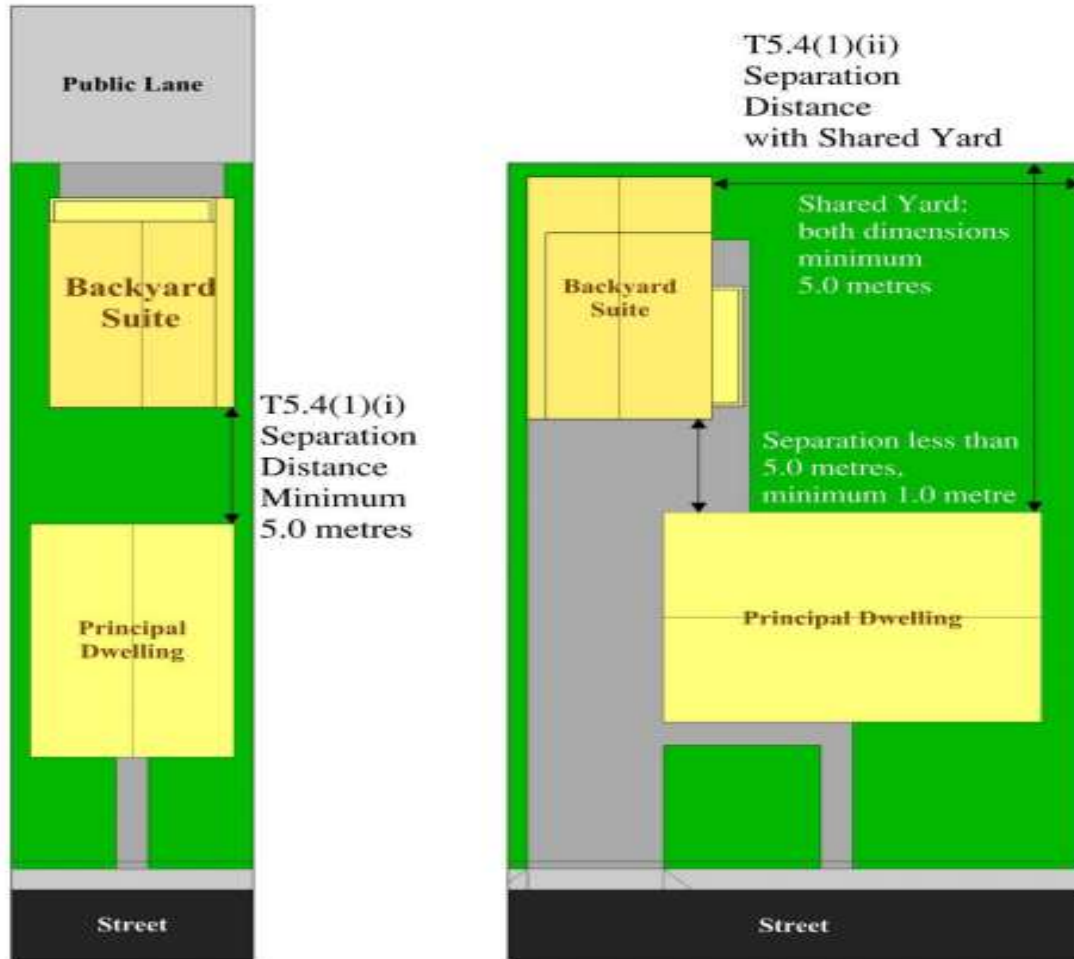


FIGURE 3D.F2A: SETBACK FROM PRIMARY BUILDING FOR DWELLING, BACKYARD SUITE
(#2022-41, s. 24, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3D.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as a continuous, enclosed, all-season, heated building envelope, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3D.F4);
 - (b) notwithstanding clause 3D.5.3(a), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street; or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane; and
 - (c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3D.F5).

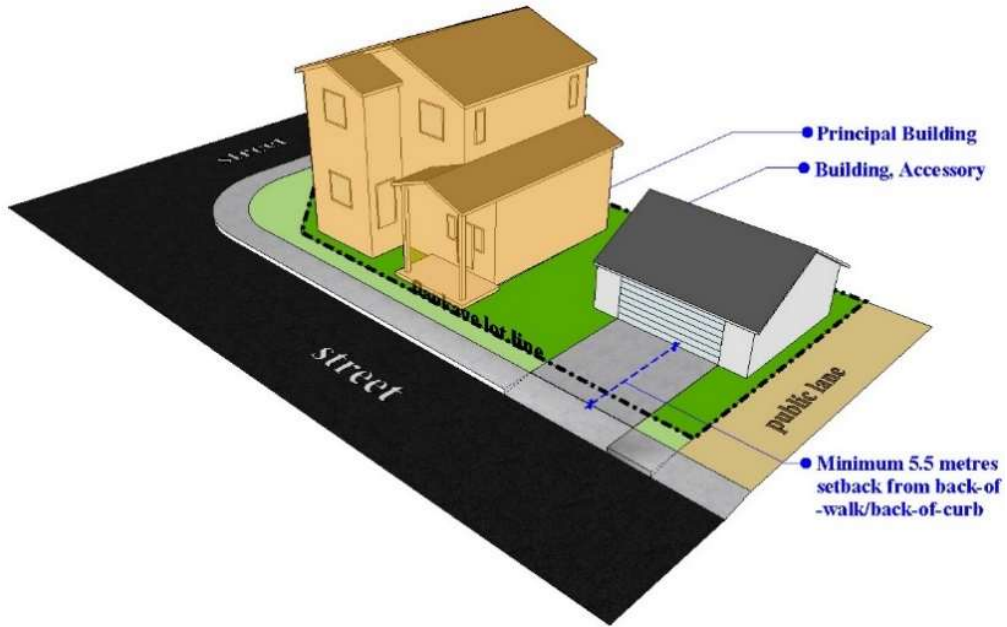


Figure 3D.F3: Flankage Yard Parking

(#2021-2, s.28, 2021)

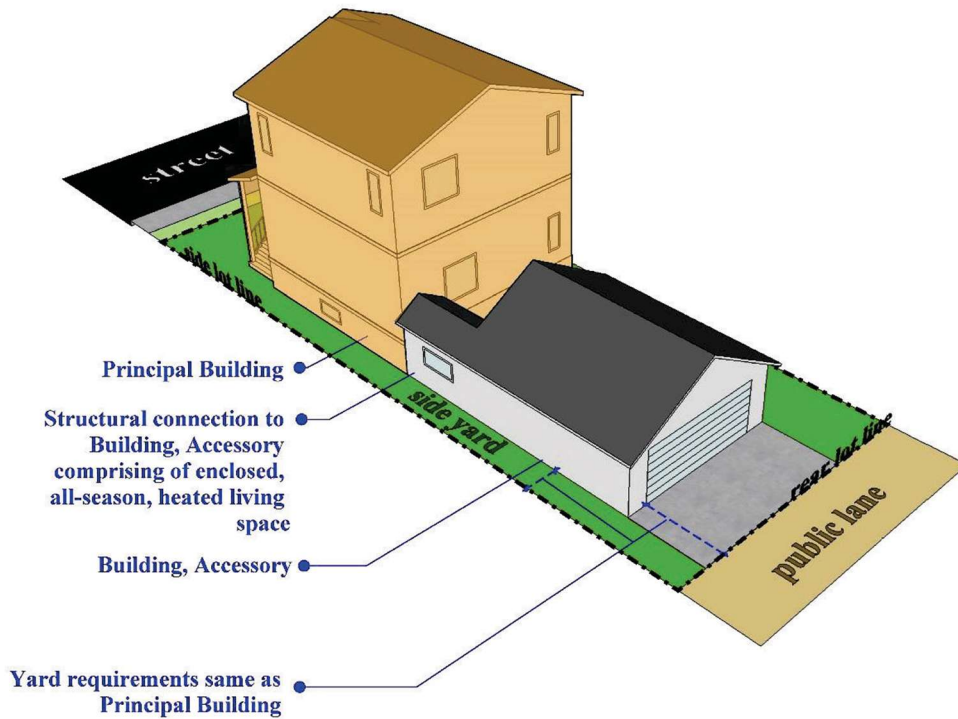


Figure 3D.F4: Accessory Connection

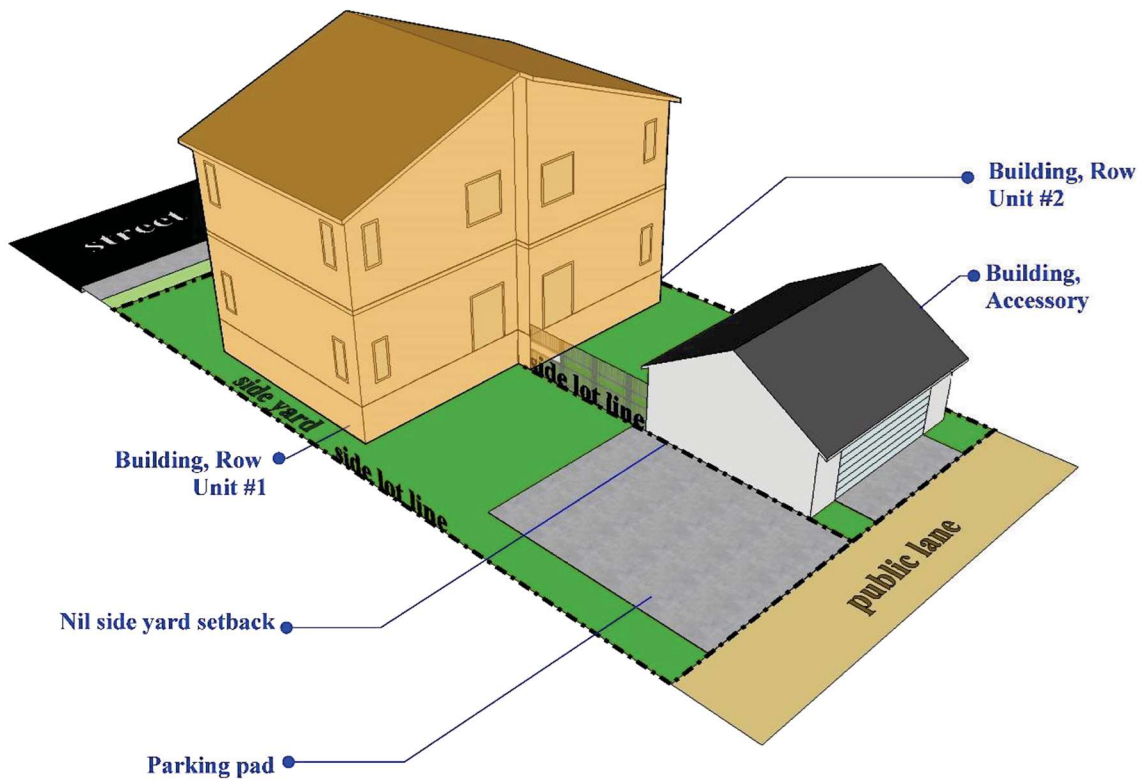


Figure 3D.F5: Parking Access off the Lane

- (2) The minimum setback requirements of Table 3D.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3D.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3D.T4.7.

(#2022-30, s. 47, 2022)

3D.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential High-Rise zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

- (a) any areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential High-rise zone shall meet the following conditions:
- (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing approved driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential High-Rise zone:
- (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3A.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage of 8.5 metres.
 - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3D.F6):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

- (5) Where a lot in the Residential High-Rise zone is a corner lot, the following conditions allow for flankage yard parking:
 - (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

- (6) Where a lot in the Residential High-rise zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3D.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3D.F6a, upon approval of a development permit and conformance with the following requirements:
 - (a) the parking pad is located immediately next to the approved driveway; and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

- (7) Notwithstanding clause 3D.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked.

(#2022-30, ss. 48-51, 2022)

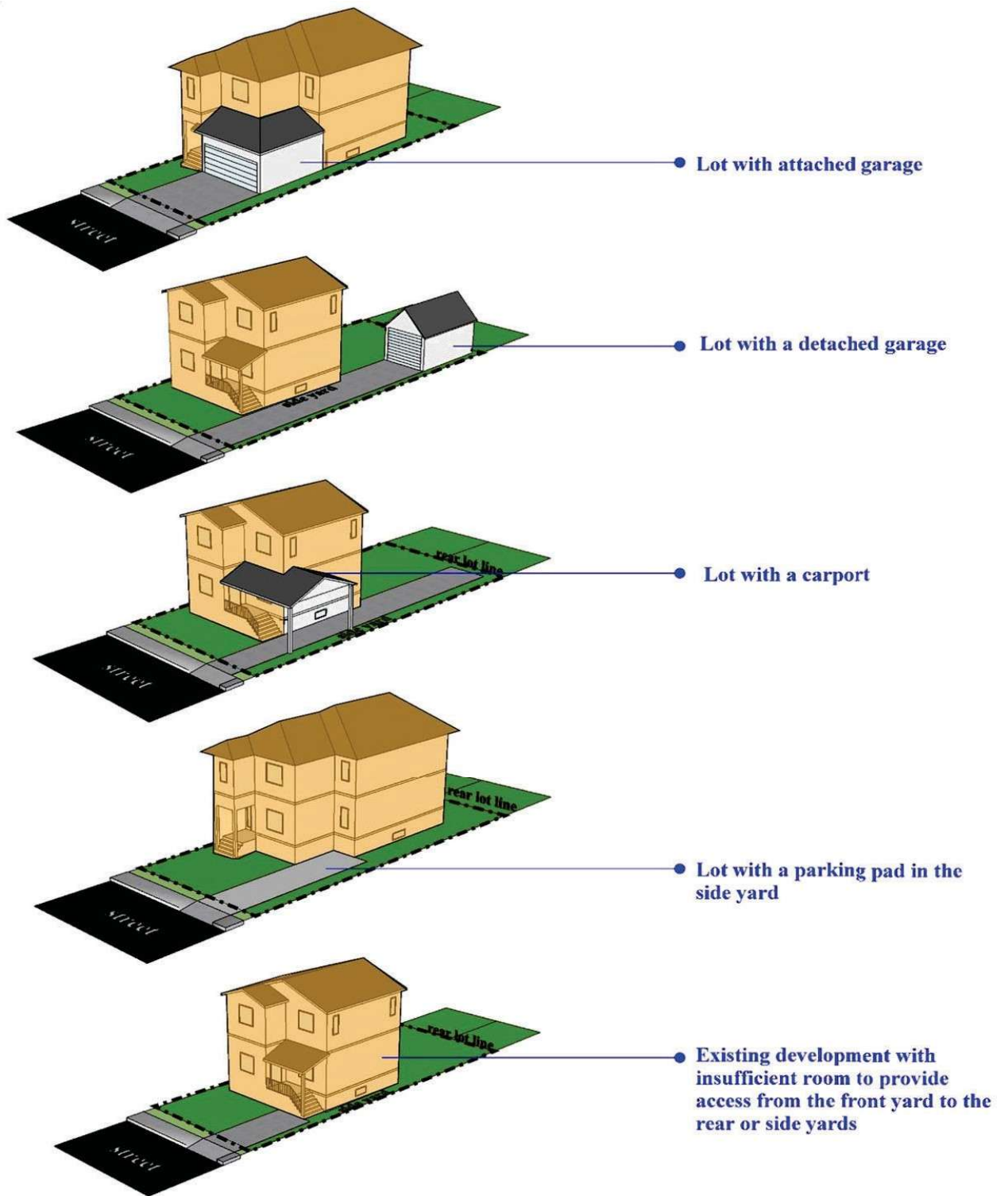


Figure 3D.F6: Front Yard Parking

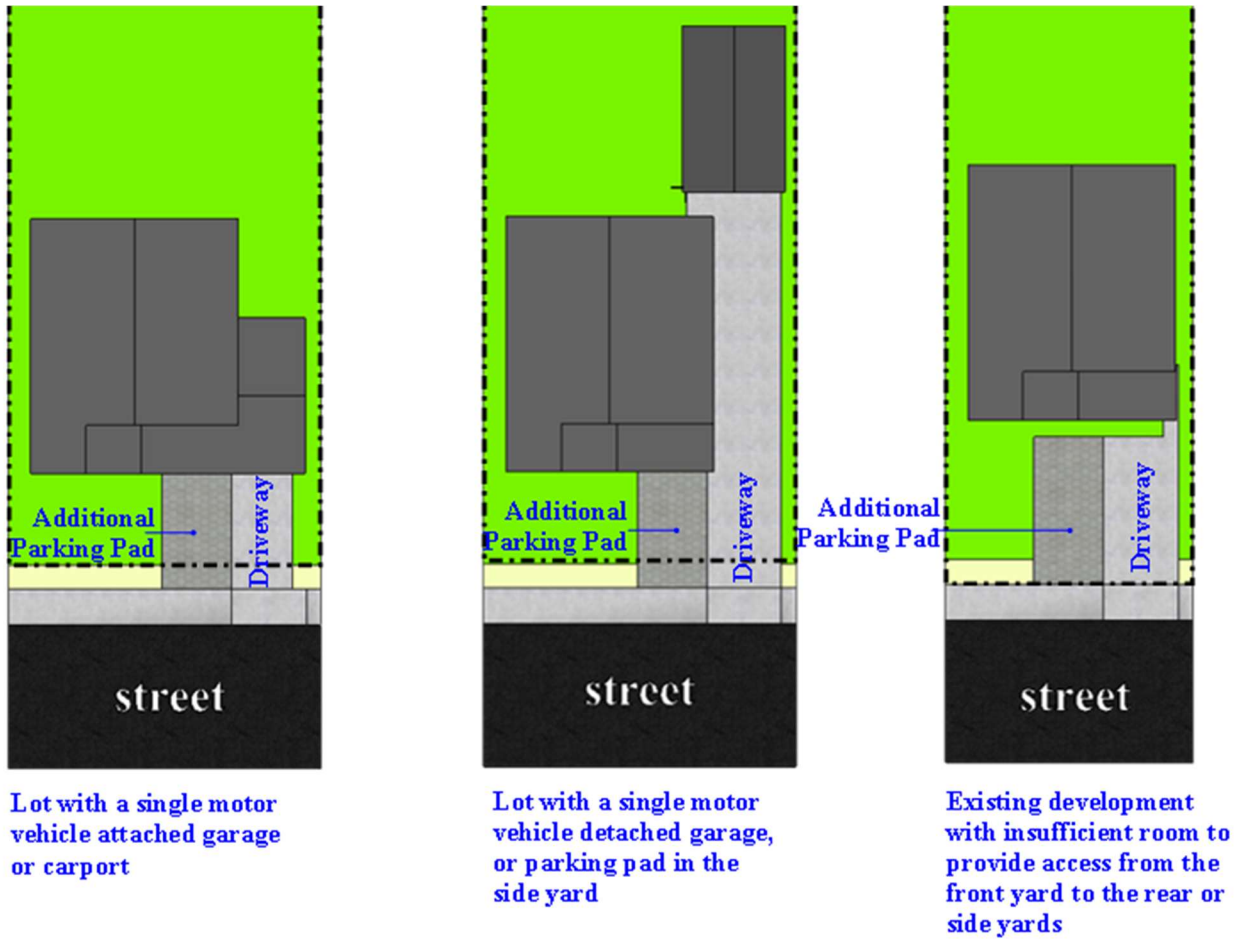


Figure 3D.F6a: Front Yard Parking for a Single Motor Vehicle

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 3D.T6 lists the required motor vehicle parking requirements for land uses in the Residential High-Rise zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded;
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 3D.T6: RESIDENTIAL HIGH-RISE ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle	
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit.	
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.	
T6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.	
T6.4	Planned Group	Same as the requirement for the permitted or discretionary dwelling units in the Residential High-Rise zone.	
T6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.	
T6.6	Business, Residential	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. (2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. (3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.	
T6.7	Institution, Day Care	(1) One stall is required per unit; and (2) Passenger drop-off stall in accordance with the following:	
		Individuals under care	Minimum number of passenger drop-off stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
46-60	5 stalls		
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		

		<p>(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.</p> <p>(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).</p> <p>(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</p>
T6.8	All other land uses	One stall is required per 75 square metres of gross floor area.

(#2020-33, s.36, 2020, #2020-64, s.29, ss 93, 2020. #2022-41, s. 25, 2022)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot where the combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3D.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3D.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3D.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) Where a development consists of one or more Building, Stacked containing five or more Dwelling Units:
 - (a) long-term bicycle parking stall(s) shall be required as per clause 3D.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more;
 - (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings; and
 - (c) requirements of clause 3D.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3D.6.6(2).
- (2) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or

- (c) an equivalent combination of the subclauses 3D.6.6(2)(a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.
- (6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 19, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 3D.6.4 and 3D.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3D.6.7(1).

3D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 3D.T7 apply to principal land uses and developments in the Residential High-Rise zone.
- (2) For all uses listed in sections T7.1 and T7.2 of Table 3D.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3D.T7.
 - (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 3D.F8):

- (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
- (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
- (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 60, 2024)
- (3) If there is a conflict between the requirements in Table 3D.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

TABLE 3D.T7: RESIDENTIAL HIGH-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	<ul style="list-style-type: none"> • Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit • Planned Group 	15% total site landscaping area
T7.2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Institution, Day Care 	10% total site landscaping area
T7.3	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Short Term Accommodation 	No Requirement
T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement

(#2020-64, s.30-31, 2020, #2022-41, s. 26, 2022)

7.2 PLANTING REQUIREMENTS

For uses listed in sections T7.1 and T7.2 of Table 3D.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3D.T7:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot.
- (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard.
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by Table 3D.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3D.F7);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (See Figure 3D.F8); and
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3D.F8 may be subject to additional landscaping requirements.
- (4) Development - such as buildings, structures, parking areas or loading areas - and non-permeable surfaces shall not be included as part of the total site landscaping area.

(#2022-30, s. 52, 2022, #2024-9, s. 61, 2024)

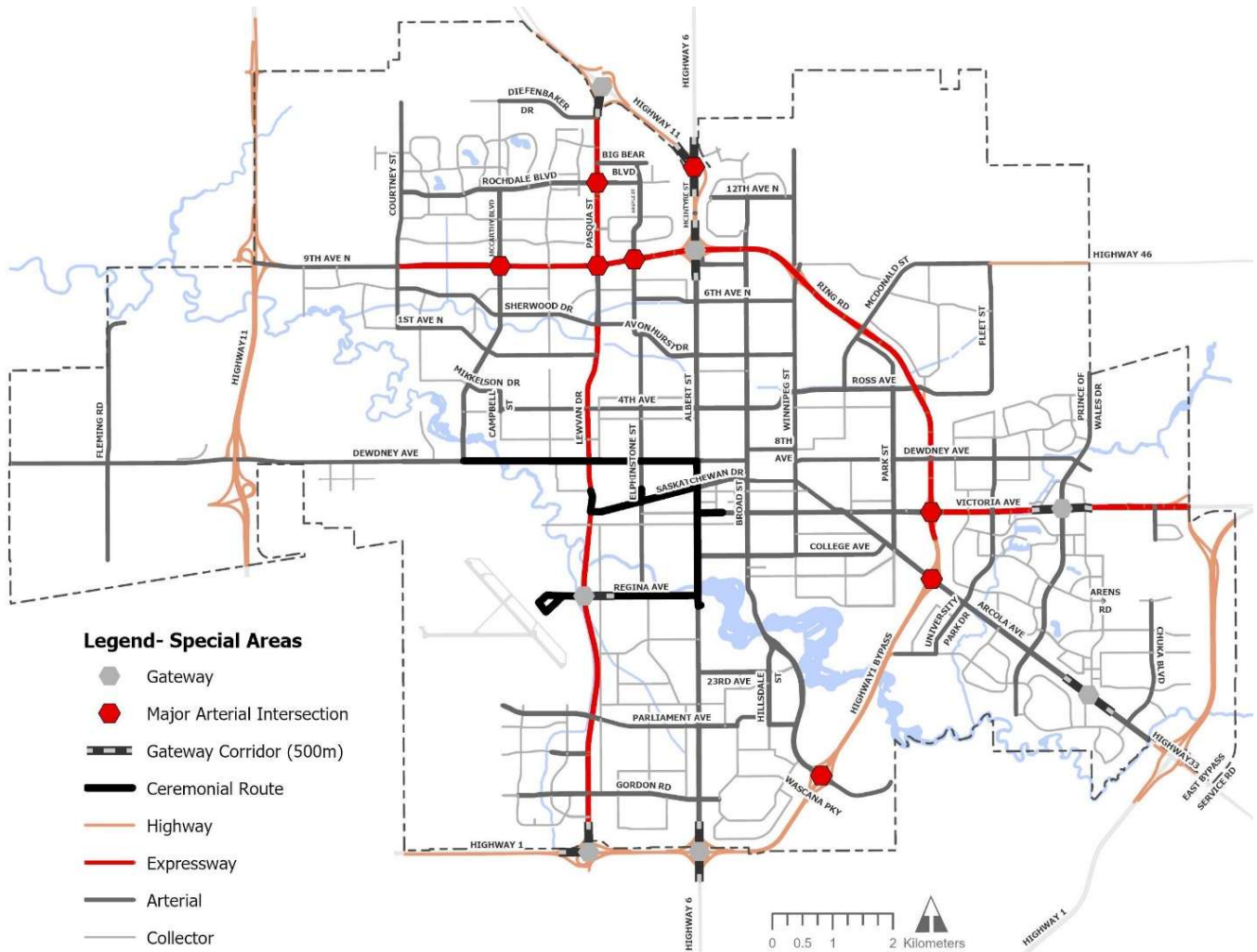


Figure 3D.F7: Major Roadways Landscape Design Map

(#2024-9, s. 62, 2024)

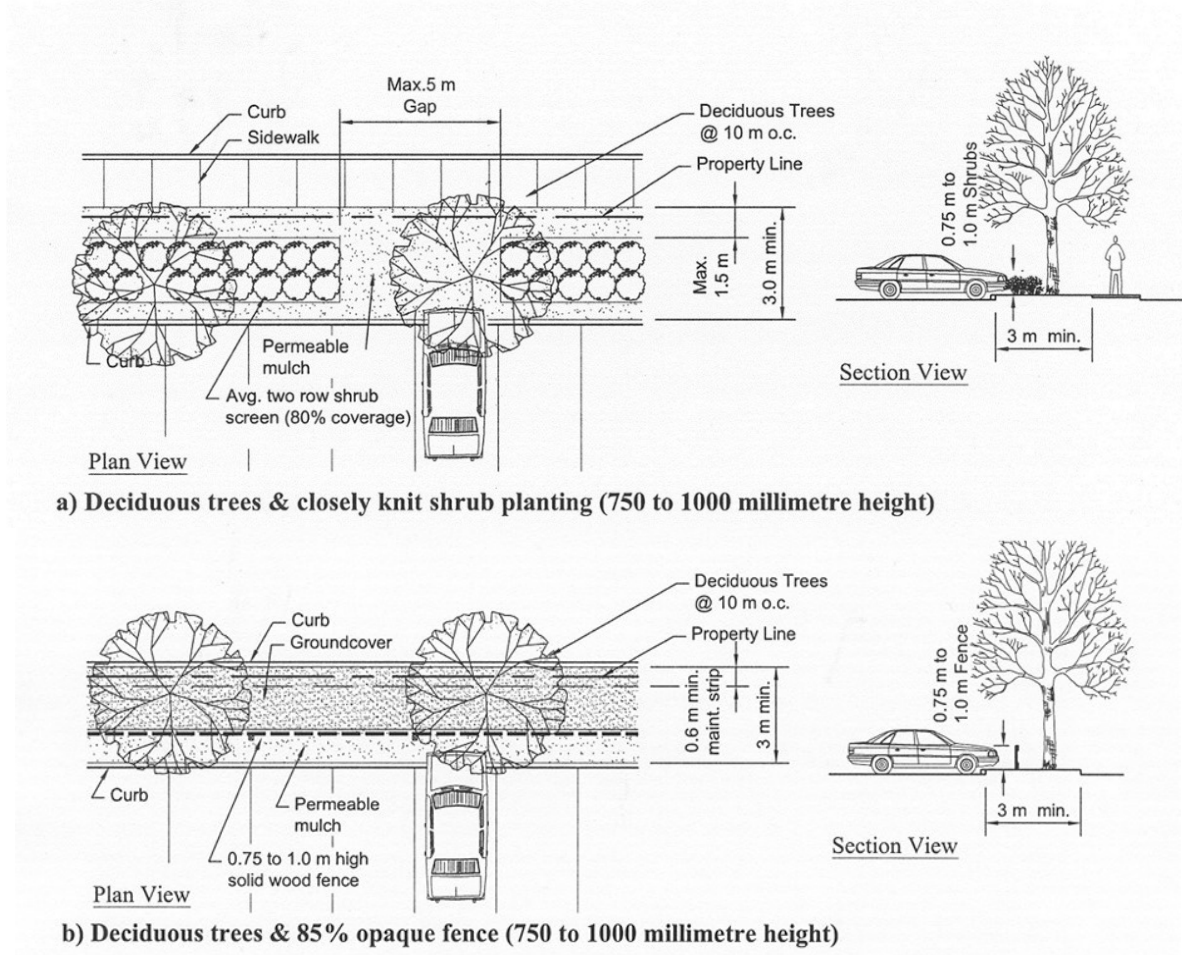


Figure 3D.F8: Perimeter Screening Requirements

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to existing development in the Residential High-Rise zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot line(s) in the following situations:
 - (a) where the proposed development comprising of three or more units abuts an existing building containing one or two units; or,
 - (b) where the proposed development comprising of a non-Dwelling use abuts an existing building containing one or two units.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential High-rise zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling;
 - (b) all storage areas that are outdoors or partially outdoors; and,

(2023-47, s. 10, 2023)

PART 3E

RMH – RESIDENTIAL MANUFACTURED HOME ZONE

3E.1 INTENT

This zone is intended to accommodate a neighbourhood characterized by manufactured homes within a manufactured home park setting.

3E.2 APPLICATION

- (1) The regulations, standards and requirements prescribed in Part 3E apply to all land uses and developments in the Residential Manufactured Home zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Manufactured Home zone.
- (3) The Residential Manufactured Home zone shall apply to:
 - (a) lands intended to accommodate a Manufactured Home Park; or
 - (b) an existing lot with an individual Manufactured Home development.

3E.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3E.T1 lists building types that are permitted or discretionary in the Residential Manufactured Home zone.
- (2) Any building types other than those listed in Table 3E.T1 are prohibited in the Residential Manufactured Home zone.
- (3) Only a lot that is a Manufactured Home Park can contain multiple buildings that are permitted or discretionary in the Residential Manufactured Home zone.

TABLE 3E.T1: RESIDENTIAL MANUFACTURED HOME ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Manufactured Home	Where a Building, Manufactured Home currently or previously existed on the lot or when developed as part of a Manufactured Home Park.	---	---

3.2 LAND USE REQUIREMENTS

- (1) Table 3E.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Manufactured Home zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3E.2;
 - (c) the development standards in subpart 3E.4;
 - (d) the parking and loading requirements in subpart 3E.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3E.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3E.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Manufactured Home zone:
 - (a) any land use that is not listed in Table 3E.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3E.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 11, 2021)

TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES				
Sec.	Land Uses Group	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---
T2.2	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious 	---	Discretionary	<p>(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.</p> <p>(2) An “Assembly, Community”, “Assembly, Recreation”, or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.4	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.5	<ul style="list-style-type: none"> • Manufactured Home Park 	---	Discretionary	<p>(1) A “Manufactured Home Park” shall provide a site or sites for all of the following uses associated with the operation of the development:</p> <p>(a) “Office, Professional”;</p> <p>(b) “Storage, Personal”;</p> <p>(c) “Storage, Warehouse”;</p> <p>(2) Ten per cent of the lot area of “Manufactured Home Park” shall be developed for uses mentioned in clause (1) and recreational uses including an outdoor recreational facilities.</p>

TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES				
Sec.	Land Uses Group	Permitted	Discretionary	Land Use Specific Regulations
T2.6	<ul style="list-style-type: none"> • Office, Professional • Storage, Personal • Storage, Warehouse 	Permitted as accessory to a Manufactured Home Park.	---	The building or structure used for these uses shall be subject to provisions of the accessory buildings or structures prescribed in Table 3E.T5.
T2.7	<ul style="list-style-type: none"> • Residential Business 	Permitted if the Residential Business: <ol style="list-style-type: none"> (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>; or (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i>. 	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.8	<ul style="list-style-type: none"> • Service Trade, Residential Short Term Accommodation 	Permitted	---	
T2.9	<ul style="list-style-type: none"> • Institution, Day Care 	Permitted if: <ol style="list-style-type: none"> (1) located within: <ol style="list-style-type: none"> (a) a corner lot which abuts a collector, arterial or expressway street; or (b) an existing building that either contains non-dwelling land use or previously contained non-dwelling land use; and (2) the number of individuals under care do not exceed 30 at any one time. 	Discretionary otherwise	<ol style="list-style-type: none"> (1) An “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: <ol style="list-style-type: none"> (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.10	<ul style="list-style-type: none"> • Agriculture, Outdoor 	Permitted	---	

(#2020-11, s.7-10, 2020, #2020-33, s.37, 2020, #2020-64, s.32-34,s.s 93, 2020, #2021-55, ss.12-13, 2021, #2022-30, 53, 2022, #2023-103, s. 8, 2023, #2024-9, s. 64-65, 2024)

3.3 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3E.T2, permitted or discretionary principal buildings in the Residential Manufactured Home zone may include a combination of uses that are either permitted or discretionary in the Residential Manufactured Home zone.
- (2) each principal use shall be in a separate unit within the building.
- (3) the land use specific regulation from Table 3E.T2 for each of the combined uses shall apply.
- (4) where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3E.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3E.T3 shall apply to all principal buildings and land uses in the Residential Manufactured Home zone.

TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS			
Sec.	Development Criteria	Standards (Per Lot)	
		• Manufactured Home	• Manufactured Home Park
T3.1	Minimum Lot Area		
	(1) Lots with rear lane access	200 square metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: <ol style="list-style-type: none"> (a) no direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(1); or (b) direct vehicular access from the same street: a total of minimum lot area otherwise required for each building type fronting the public street identified in Subsection T3.1(2);
	(2) Lots without rear lane access	233 square metres	
T3.2	Minimum Lot Frontage		
	(1) Lots with rear lane access	7.3 metres	(3) Where buildings on the lot front a public street (excluding a public lane) with: <ol style="list-style-type: none"> (a) no direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building type fronting the public street identified in Subsection T3.2(1); or (b) direct vehicular access from the same street: a total of minimum lot frontage otherwise required for each building
	(2) Lots without rear lane access	8.5 metres	

TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS			
Sec.	Development Criteria	Standards (Per Lot)	
		• Manufactured Home	• Manufactured Home Park
			type fronting the public street identified in Subsection T3.2(2). (4) Otherwise – 7.5 metres
T3.3	Minimum Front Yard Setback		
	(1) To garage (Subject to subclause 3E.6.3(4)(b))	6.0 metres	6.0 metres
	(2) To non-garage portion of the building		
	(a) where a landscaped boulevard exists between the curb and the public sidewalk.	3.0 metres	3.0 metres
	(b) where no landscaped boulevard exists between the curb and the public sidewalk.	4.5 metres	4.5 metres
T3.4	Minimum Rear Yard Setback	4.0 metres	4.0 metres
	Minimum Side Yard Setback For corner lots		
	(1) Where the lot frontage is less than 10 metres		
	(a) flankage yard	450 millimetres	450 millimetres
	(b) other side yard	750 millimetres	750 millimetres
	(2) Where the lot frontage is more than 10 metres		
	(a) flankage yard	450 millimetres	450 millimetres
	(b) other side yard	1.2 metres	1.2 metres
	Minimum Side Yard Setback For interior lots		
	(1) Where the lot frontage is less than 10 metres		
	(a) single side yard	450 millimetres	450 millimetres
	(b) total side yard	1.2 metres	1.2 metres
	(2) Where the lot frontage is more than 10 metres		
	(a) single side yard	1.2 metres	1.2 metres
	(b) total side yard	2.4 metres	2.4 metres
T3.7	Maximum Coverage	50%	50%
T3.8	Maximum Floor Area Ratio	0.50	0.50
T3.9	Maximum Building Height	11 metres	11 metres

(#2020-33, s. 38-39, 2020, #2021-2, s.30, 2021, #2022-30, s. 54, 2022)

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3E.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3E.4.2(1)(a);
 - (c) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 3E.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3E.F2:

- (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;
- (b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 3E.4.2(2)(a).

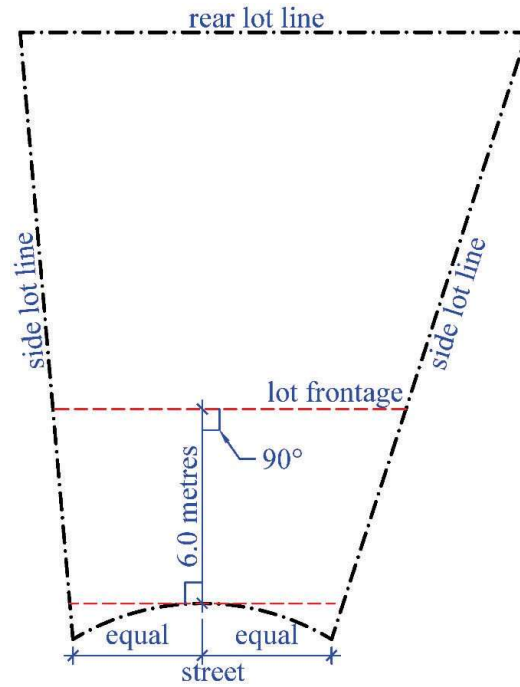


Figure 3E.F1: Minimum Lot Frontage for a Curved Front Lot

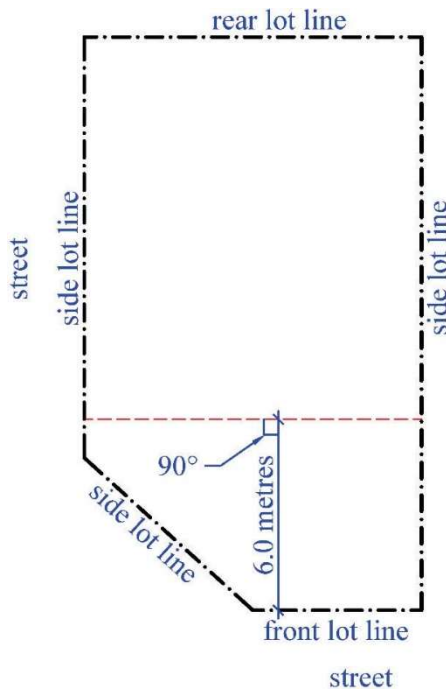


Figure 3E.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3E.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3E.T3 and 3E.T4.

TABLE 3E.T4: PERMITTED ENCROACHMENT STANDARDS						
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line	Maximum Projection Area	
T4.1	Structural addition to a Building, Manufactured Home	<ul style="list-style-type: none"> • Front Yard 	1.5 metres	The lesser of: <ul style="list-style-type: none"> (a) Minimum side yard setback requirements for the principal building on site; or (b) Existing side yard setback of the building on site. 	12 square metres	
T4.2	Structural addition to a Building, Manufactured Home	<ul style="list-style-type: none"> • Side Yard • Rear Yard 	Unrestricted	1.2 metres	8 square metres	
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres	N/A	
T4.4	Uncovered Balcony, Deck or Platform					
	(1) Portion that is 600 millimeters or more in height above grade	<ul style="list-style-type: none"> • Front Yard 		2.5 metres from legally established or approved front yard setback.	0.5 metres	
		Interior Side Yards except for the yards that adjoin PS – Public Service zoned lot.		The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.		
		Flankage Yard or Interior Side Yards that adjoin PS – Public Service zoned lot.		Unrestricted	Nil	
	(2) Portion that is less than 600 millimeters in height above grade.	<ul style="list-style-type: none"> • Rear Yard 		1.5 metres	2.0 metres	
<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 			Unrestricted	Unrestricted		

T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres	Unrestricted
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or structure, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted	Unrestricted
(#2024-9, s. 66-67, 2024, #2025-15, s. 19, 2025)					

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 3E.4.4(2), the maximum building height limitation prescribed in Table 3E.T3 shall not apply to any of the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3E.4.4(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 20, 2023)

3E.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in 3E.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3E.T5 apply to all accessory buildings or structures in the Residential Manufactured Home zone.

TABLE 3E.T5 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES			
Sec.	Development Criteria	Standard (Per Lot)	
T5.1	Maximum Area		
	(1) Accessory to: (a) Building, Manufactured Home	75 square metres	
	(2) Accessory to: (a) Any type of building within a Manufactured Home Park (b) Assembly, Community or Assembly, Religious (c) Public Use, General (d) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.	
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot		
	(1) Where the accessory building or structure is located entirely within the rear yard:		
	(a) setback from rear lot line		
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres	
	(ii) otherwise	600 millimetres	
	(b) setback from side lot lines		600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:		
(a) setback from side lot line	Same as otherwise required for the principal building on site.		
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot		
	(1) Where the accessory building or structure is located entirely within the rear yard:		
	(a) setback from rear lot line:		
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.5 metres	
	(ii) otherwise	600 millimetres	
	(b) Setback from side lot line:		
	(i) where a vehicular access door of a garage faces flankage lot line; or	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street; or 1.5 metres where the flankage lot line adjoins a public lane	
	(ii) otherwise	600 millimetres	
	(2) Where the accessory building or structure is located entirely within the side yard:		
	(a) Setback from side lot line		
(i) where a vehicular access door of a garage faces flankage lot line; or	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street; or 1.5 metres where the flankage lot line adjoins a public lane		
(ii) otherwise	Same as otherwise required for the principal building on site.		
T5.4	Minimum Setback from a principal building on the site	1.0 metre	
T5.5	Maximum Height		
	(1) An accessory building used as a communal amenity area in a Manufactured Home Park	Same as Principal Building on site.	
	(2) Otherwise	4.0 metres	

(#2021-2, ss. 31-32, 2021, #2022-30, s. 55, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3E.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as continuous building envelope, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3E.F3).
 - (b) where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street (see Figure 3E.F4); or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane.
 - (2) The minimum setback requirements of Table 3E.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
 - (3) Where a detached accessory structure mentioned in subsection 3E.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
 - (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3E.T4.7.
(#2022-30, s. 57, 2022)

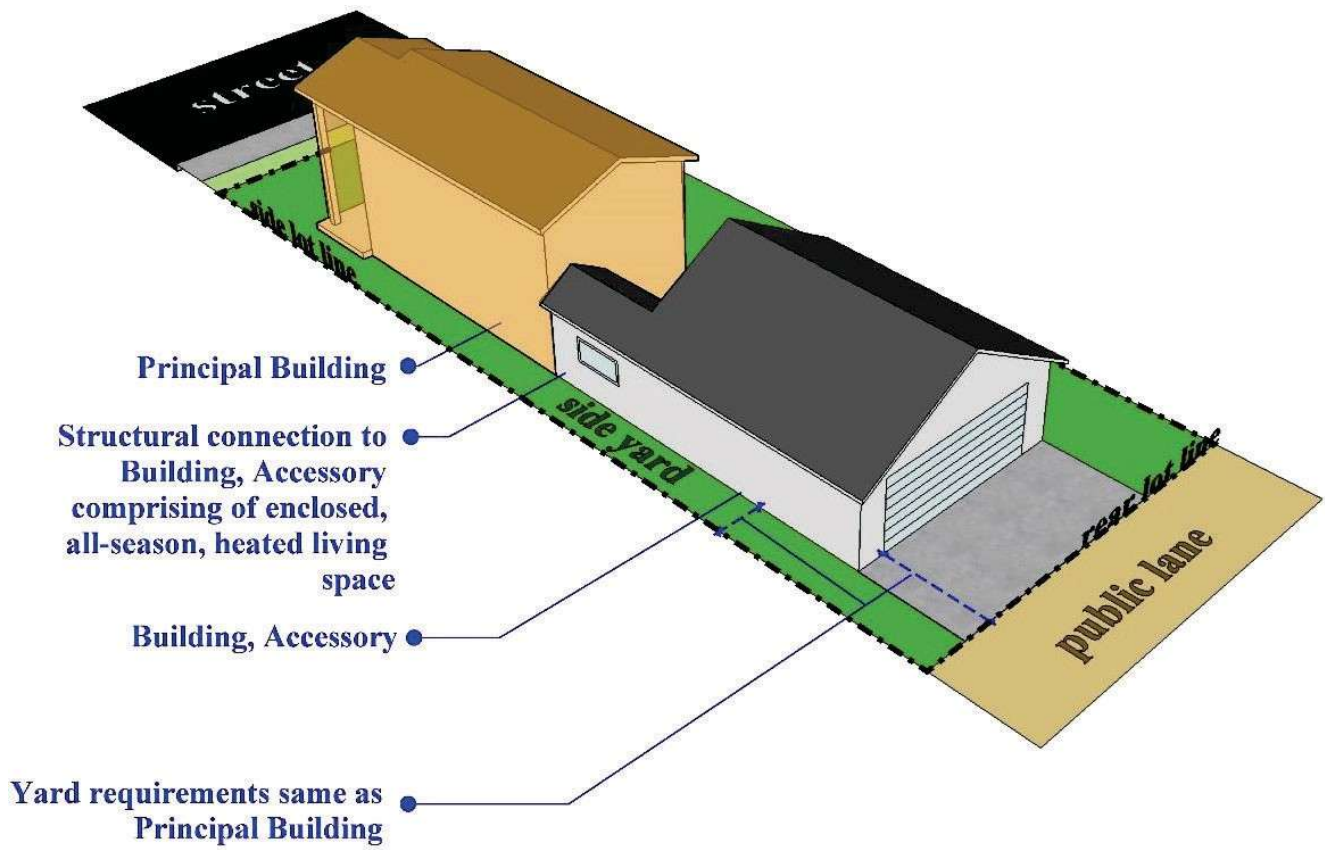


Figure 3E.F3: Accessory Connection

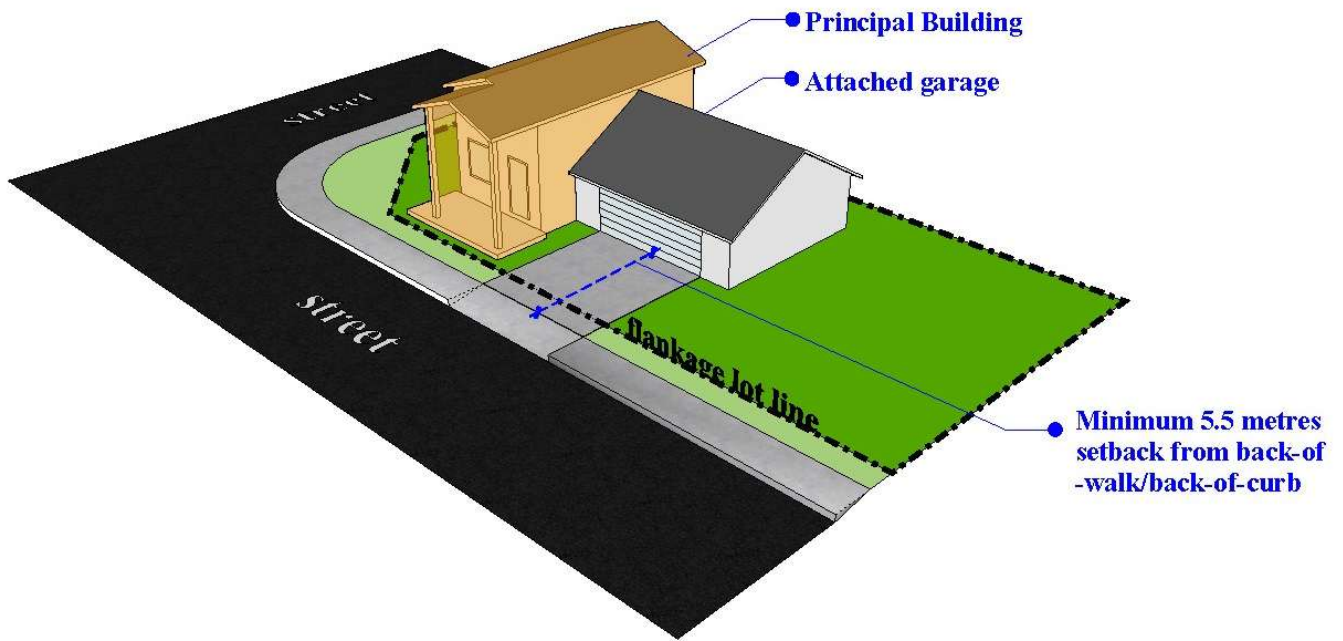


Figure 3E.F4: Flankage Parking

(#2021-2, s.33, 2021)

3E.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building, Manufactured Home containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Manufactured Home zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance if it exists; or
 - (b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve. (#2025-15, s.20, 2025)
- (2) No motor vehicle parking stalls shall be in:
 - (a) areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Manufactured Home zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and
 - (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.

- (c) a development permit shall be required before expanding an existing driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Manufactured Home zone:
- (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3E.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage of 8.5 metres.
 - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3E.F5):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard (See Figure 3E.F5); or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Manufactured Home zone is a corner lot, the following conditions allow for flankage yard parking:
- (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

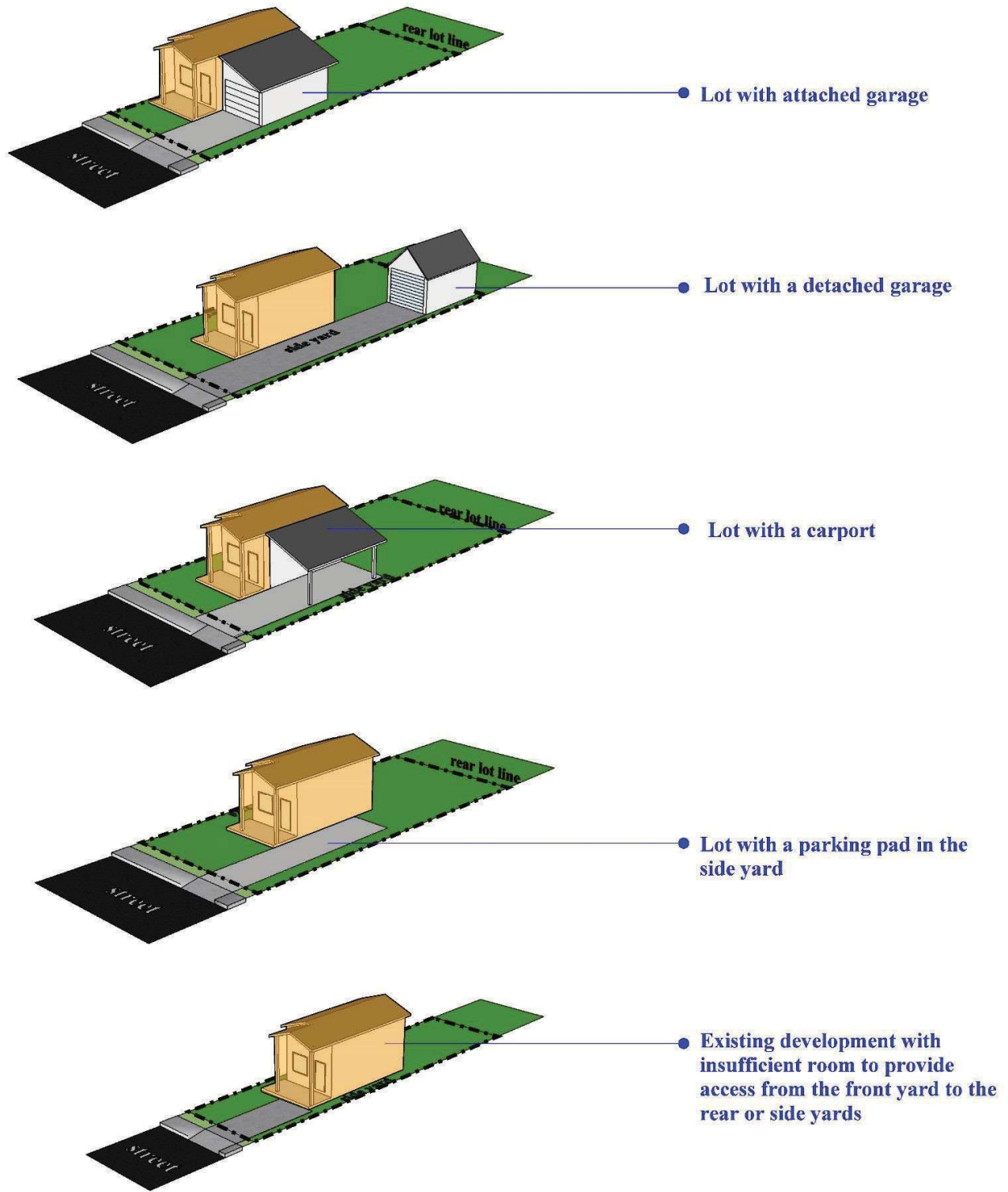


Figure 3E.F5: Front Yard Parking

- (6) Where a lot in the Residential Manufactured Home zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3E.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3E.F5a, upon approval of a development permit and conformance with the following requirements:
- (a) the parking pad is located immediately next to the approved driveway;
and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

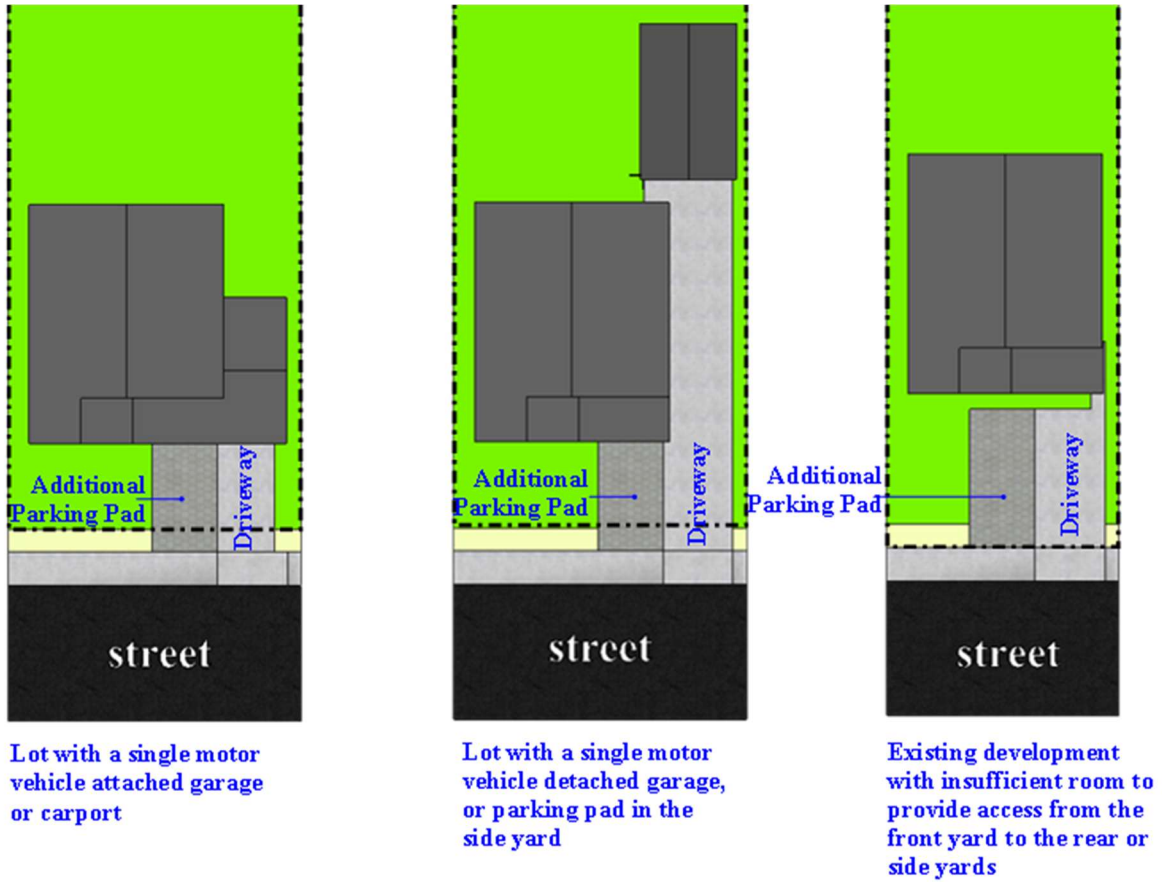


Figure 3E.F5a: Front Yard Parking for a Single Motor Vehicle

(#2022-30, ss. 58-60, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 3E.T6 lists the required motor vehicle parking requirements for land uses in the Residential Manufactured Home zone.
- (2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded.
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 3E.T6: RESIDENTIAL MANUFACTURED HOME ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T6.1	Dwelling Unit (s) within a Manufactured Home or Manufactured Home Park	One stall is required per Dwelling Unit	
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.	
T6.3	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.	
T6.4	Business, Residential	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. (2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.6 shall apply. (3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.3 shall apply	
T6.5	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stall in accordance with the following:	
		Individuals under care	Minimum number of drop-off stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
46-60	5 stalls		
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60		

TABLE 3E.T6: RESIDENTIAL MANUFACTURED HOME ZONE PARKING REQUIREMENTS		
		<p>(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.</p> <p>(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).</p> <p>(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</p>
T6.6	All other land uses	One stall is required per 75 square metres of gross floor area.

(#2020-33, s.40, 2020)(#2020-64, s.35,s.s 93, 2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot contacting buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3E.6.5(1).
- (3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3E.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3E.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the subclauses 3E.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building’s motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 21, 2023)

3E.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3E.T7 apply to principal land uses and developments in the Residential Manufactured Home zone.

TABLE 3E.T7: RESIDENTIAL MANUFACTURED HOME ZONE TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a <ul style="list-style-type: none"> • Dwelling, Unit; or • Dwelling, Group Care within a Building, Manufactured Home 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ul style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Manufactured Home Park 	Minimum 7.5 metre wide landscaping area along all lot lines adjoining a public street. This area shall be in addition to the area required for recreational use.
T7.3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Institution, Day Care 	10% total site landscaping area
T7.4	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Residential Business • Service Trade, Residential Short Term Accommodation 	No requirement

(#2020-64, s.36-37, 2020)

(2) For all uses listed in section T7.3 of Table 3E.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3E.T7.

(2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 3E.F7):

(a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;

(b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and

- (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 68, 2024)
- (3) If there is a conflict between the requirements in Table 3E.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3E.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3E.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by Table 3E.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3E.F6);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 3E.F7); and

-
- (f) any portion of required aesthetic screening.
 - (3) Developments within the major roadways landscape design areas in Figure 3E.F6 may be subject to additional landscaping requirements.
 - (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

(#2024-9, s. 69, 2024)

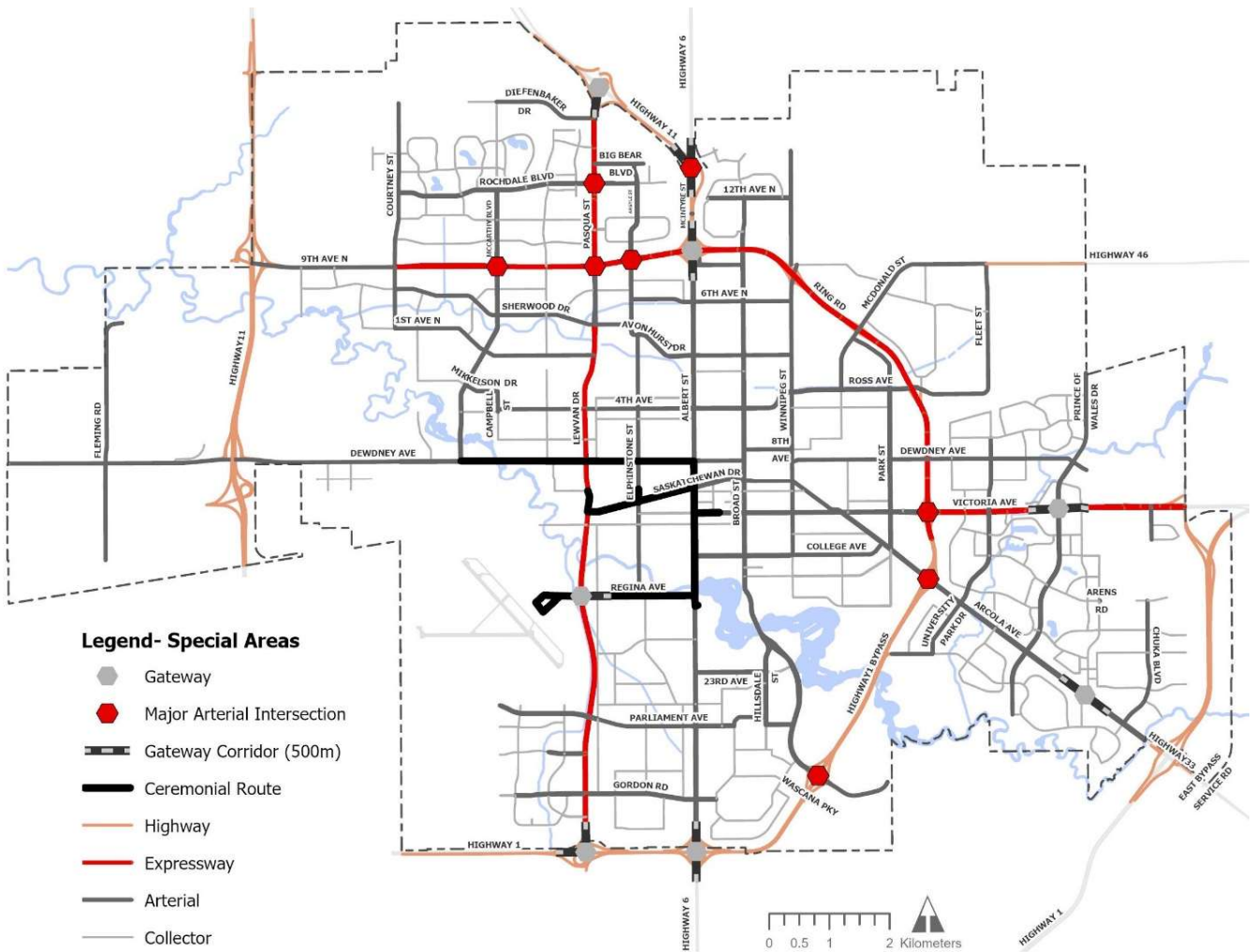


Figure 3E.F6: Major Roadways Landscape Design Map

(#2024-9, s. 70, 2024)

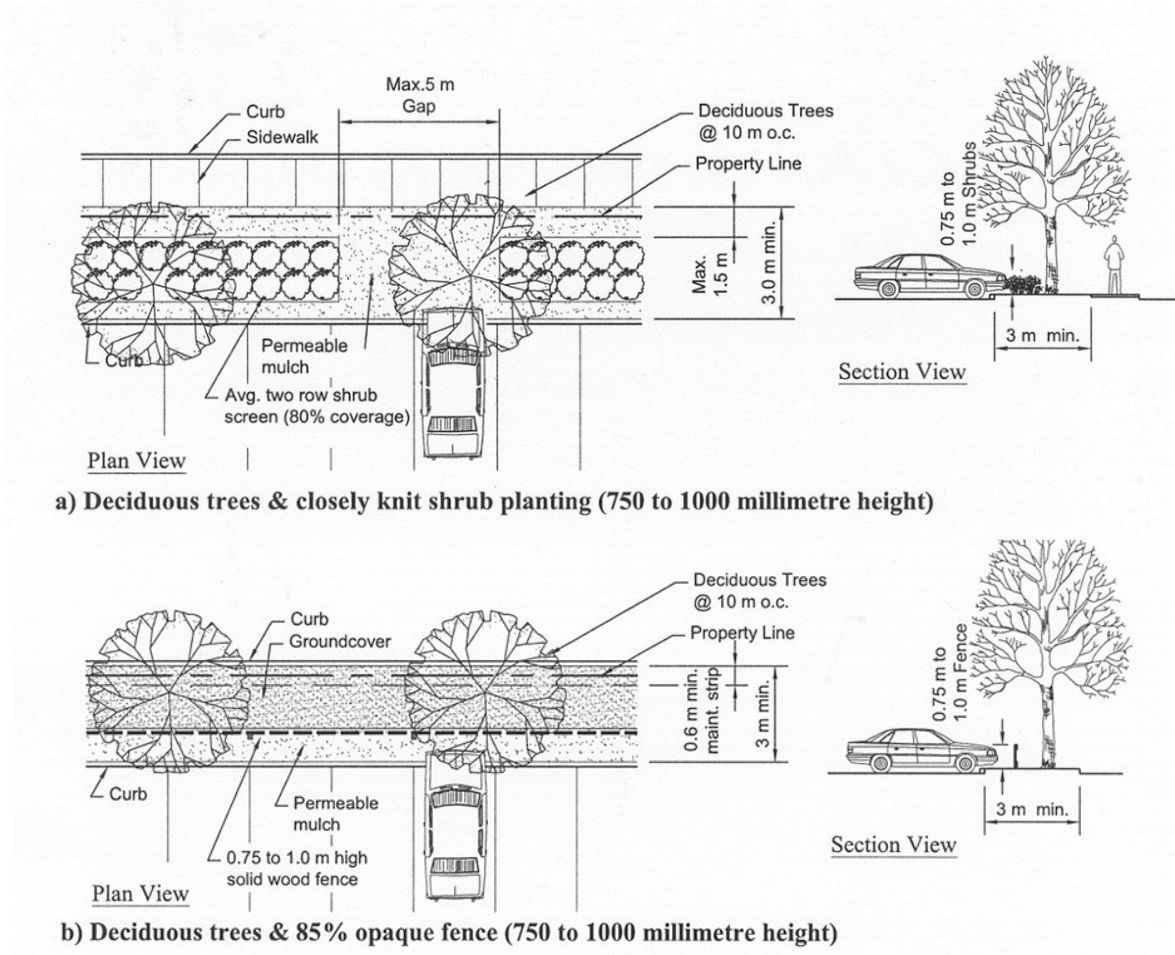


Figure 3E.F7: Perimeter Screening Requirements

(#2024-9, s. 71, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to existing development in the Residential Manufactured Home zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot line, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Manufactured Home zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(2023-47, s. 11, 2023)

PART 3F

R1 – RESIDENTIAL DETACHED ZONE

3F.1 3F.1 INTENT

This zone is intended to:

- (a) permit the development of buildings with up to four dwelling units;
and
- (b) ensure that development and redevelopment on lots zoned Residential Detached is compatible with the lot sizes typical to the existing suburban residential community character of an area.

(#2024-42, s. 28, 2024)

3F.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in part 3F apply to all land uses and developments in the Residential Detached zone.
- (2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Detached zone.
- (3) The Residential Detached zone shall apply to lands intended to permit the development of dwelling units only in detached buildings.

3F.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 3F.T1 lists building types that are permitted or discretionary in the Residential Detached zone.
- (2) Any building types other than those listed in Table 3F.T1 are prohibited in the Residential Detached zone.

(2024-4, s. 11, 2024; #2024-23, s. 7, 2024, #2024-42, s. 29(a), 29(b), 29(c), 2024)

TABLE 3F.T1: RESIDENTIAL DETACHED ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.3	Building, Planned Group	Permitted under specific conditions	Discretionary otherwise	(1) Refer to Section 3F.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary. (2) The maximum number of dwellings per building shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.4	Building, Row ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
T1.5	Building, Stacked ²	Permitted	---	The maximum number of dwellings per lot shall be four within the Intensification Boundary ¹ and two outside the Intensification Boundary ¹ .
<p>Notes:</p> <p>1 As illustrated in Figure 10F.1: Intensification Boundary And Areas in Chapter 10 – Appendices, Part 10B – Intensification Areas of the Zoning Bylaw.</p> <p>2 Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for exceptions to proposed development within Primary or Secondary Intensification Areas.</p>				

(#2024-57, s. 17, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 3F.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Detached zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3F.2;
 - (c) the development standards in subpart 3F.4;
 - (d) the parking and loading requirements in subpart 3F.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3F.7; and
 - (f) the other regulations of this Bylaw.

- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3F.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Detached zone:
 - (a) any land use that is not listed in Table 3F.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3F.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

(#2021-62, s. 12, 2021)

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---
T2.2	<ul style="list-style-type: none"> • Open Space, Active 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.3	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.4	<ul style="list-style-type: none"> • Assembly, Religious 	---	Discretionary	<p>(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.</p> <p>(2) An “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.5	<ul style="list-style-type: none"> • Public Use, General • Utility, General 	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.6	<ul style="list-style-type: none"> • Planned Group 	Permitted under specific conditions	Discretionary Otherwise	<p>(1) A “Planned Group” shall allow all land uses and building types that are permitted or discretionary in the Residential Detached zone.</p> <p>(2) All buildings within the “Planned Group” shall comply with the applicable Development Standards specified in Table 3F.T3.</p> <p>(3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a “Planned</p>

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
				<p>Group” and shall comply with the regulations of this subsection.</p> <p>(4) A” Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area.</p> <p>(5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3F.7.</p> <p>(6) The outdoor communal amenity area shall:</p> <p>(a) have a minimum contiguous area of 50 square metres, with no dimension across less than 6 metres; and</p> <p>(b) not entirely be located within the minimum required yard setback area.</p> <p>(7) Refer to Section 3F.4.1A for additional requirements and particular situations in which a Building, Planning Group may be either permitted or discretionary.</p>
T2.7	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>; or</p> <p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i>.”</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.</p>	<p>Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.</p>
T2.8	<ul style="list-style-type: none"> Service Trade, Residential Short Term Accommodation 	Permitted	---	
T2.9	<ul style="list-style-type: none"> Dwelling, Backyard Suite 	Permitted	---	<p>Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations.</p>

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	Land Use Group	Permitted	Discretionary	Land Use Specific Regulations
T2.10	• Institution, Day Care	Permitted if: (1) located within: (a) a corner lot which abuts a collector, arterial or expressway street; or (b) an existing building that either contains non-dwelling land use or previously contained non-dwelling land use; and (2) the number of individuals under care do not exceed 30 at any one time.	Discretionary otherwise	(1) An “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.11	• Agriculture, Outdoor	Permitted	---	

(#2020-11, s.7-8, ss.11, 2020, #2020-64, s.38-40,s.s 93, 2020, #2021-55, ss.14-15, 2021, #2022-30, ss. 62 and 63, 2022, #2023-92, s. 17, 2023, #2023-103, s. 9, 2023, #2024-9, s. 72, 2024, #2024-9, s. 73, 2024, #2024-9, s. 74, 2024, #2024-42, s. 30, 2024)

3.3 COMBINATION OF USES

- (1) Subject to the land use specific regulations listed in Table 3F.T2, permitted or discretionary principal buildings in the Residential Detached zone may include a combination of uses that are either permitted or discretionary in the Residential Detached zone.
- (2) Each principal use shall be in a separate unit within the building.
- (3) The land use specific regulation from Table 3F.T2 for each of the combined uses shall apply.
- (4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3F.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL DETACHED ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3F.T3 shall apply to all principal buildings and land uses in the Residential Detached zone.

4.1A ADDITIONAL STANDARDS FOR BUILDING, PLANNED GROUP

- (1) A Building, Planning Group may be permitted if a transitional buffer is established in the following areas:
 - (a) Within 7.5 metres along any property line abutting a property zoned as:
 - i. RN – Residential Neighbourhood,
 - ii. RU – Residential Urban,
 - iii. R1 – Residential Detached
 - (b) if the lot adjoins land not intended for development, such as a utility parcel, walkway parcel, etc., the width of the adjoining portion of the parcel may be credited toward the fulfillment of the transitional buffer width requirements prescribed in clause (a).
- (2) Development within the transitional buffer, per subsection (1), shall be subject to the following requirements:
 - (a) No buildings with height exceeding 8.5 metres
 - (b) Landscape and aesthetic screening including a minimum of 3.0 metre landscaped strip, with mixed deciduous or coniferous trees spaced at one tree for every 10 metres along the lot line, or as required by the Development Officer, where adjacent to a building or structure with height exceeding 8.5 metres; and
 - (c) The soft landscaping portion of such transitional area may be included in the minimum landscaping requirements listed under the Landscaping and Aesthetic Screening subpart of the chapter;
- (3) Development meeting the requirements of subsections (1) and (2) shall be subject to connecting internal sidewalks to public sidewalks or pathways as required by the Development Officer.
- (4) Development not meeting the requirements of subsections (1) through (3) shall be discretionary.”

(#2024-42, s. 32, 2024, #2025-15, s. 21, 2025)

TABLE 3F.T3 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS¹			
Sec.	Development Criteria	Standards (Per lot)	
		<ul style="list-style-type: none"> ● Building, Detached ● Building, Row ● Building, Stacked 	● Building, Planned Group²
T3.1	Minimum Lot Area	325 square metres	Sum of minimum lot area as identified in T3.1 for each building and building type on the lot.
T3.2	Minimum Lot Frontage	10.5 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; Otherwise - 7.5 metres
Minimum Front Yard Setback			
T3.3	(1) To garage (Subject to subclause 3F.6.3(4)(b))	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building		
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	
Minimum Rear Yard Setback			
T3.4	(1) Lots with rear lane access	3.5 metres	(3) Where the rear lot line abuts a public street (excluding a public lane) and has direct vehicular access to buildings on the lot: same as front yard setback standards listed in Section T3.3 (4) Where the rear lot line abuts a public lane: 3.5 metres; or (5) Where the rear lot line does not abut a public lane or street: 5.0 metres.
	(2) Lots without rear lane access	5.0 metres	
Minimum Side Yard Setback for Corner Lots			
T3.5	(1) Flankage yard	450 millimetres	(3) Where the lot has direct vehicular access to buildings from the flankage lot line: same as front yard setback standards listed in Section T3.3 (4) Otherwise: 1.2 metres
	(2) Other side yard	1.2 metres	
Minimum Side Yard Setback for Interior Lots			
T3.6	(1) Single side yard	1.2 metres	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(2) Total side yard	2.4 metres	
T3.7	Maximum Site Coverage	50%	50%
T3.8	Maximum Floor Area Ratio	0.75	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	Maximum Building Height	11 metres	11 metres

Notes:

1 Refer to Subpart 1F.5 in Chapter 1 – Authority and Administration of the Zoning Bylaw for development standards within Primary or Secondary Intensification Areas.

2. Refer to Section 4.1A for additional standards and requirements.

(#2020-33, s.41, 2020, #2021-2, s.35, 2021, #2022-30, s.64, 2022, #2023-29, s4, 2023, #2024-42, s. 31(a), 31(b), 31(c), 2024, #2024-57, s. 18, 2024)

4.2 EXISTING MAINTENANCE EASEMENT

- (1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Detached zone regarding a zero lot development on an adjoining lot:
 - (a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;
 - (b) notwithstanding the minimum side yard requirements prescribed in Table 3F.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;
 - (c) notwithstanding the permitted yard encroachments prescribed in Table 3F.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and
 - (d) notwithstanding clause 3F.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3F.F1:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3F.4.3(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3F.F2:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(2)(a).

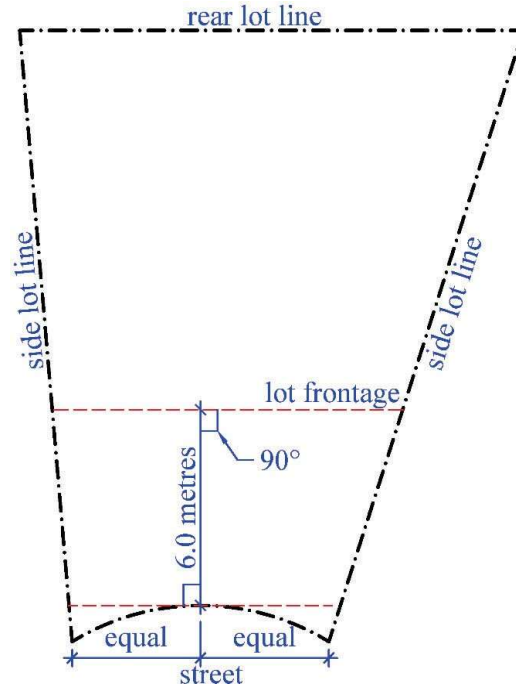


Figure 3F.F1: Minimum Lot Frontage on a Curved Front Lot

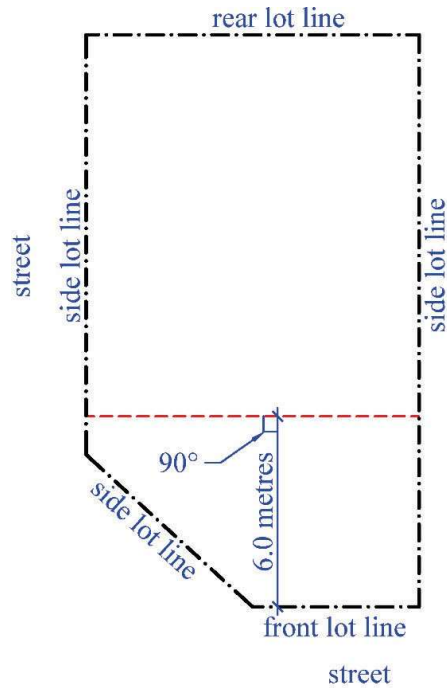


Figure 3F.F2: Minimum Lot Frontage on a Corner Lot

4.4 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3F.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3F.T3 and 3F.T4.

TABLE 3F.T4: RESIDENTIAL DETACHED ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	750 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimeters or more in height above grade	• Front Yard	2.5 metres from legally established or approved front yard setback.	0.5 metres
		Interior Side Yards except for the yards that adjoin PS – Public Service zoned lot.	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.	
		Flankage Yard or Interior Side Yards that adjoin PS – Public Service zoned lot.	Unrestricted	Nil
		•Rear Yard	1.5 metres	2.0 metres
(2) Portion that is less than 600 millimeters in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted	
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children’s play equipment, fences, gutters, exterior insulation as a part of energy retrofits on the existing building envelope or structure, retaining	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

TABLE 3F.T4: RESIDENTIAL DETACHED ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
	walls or other landscape features and decorative structures			
(#2024-9, s. 77, 2024, #2024-9, s. 75-76, 2024, #2025-15, s. 22, 2025)				

4.5 HEIGHT EXCEPTIONS

- (1) Subject to subsection 3F.4.5(2), the maximum building height limitation prescribed in Table 3F.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 3F.4.5(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3F.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3F.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3F.T5 apply to all accessory buildings or structures in the Residential Detached zone

TABLE 3F.T5 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached;	(i) 80 square metres, if the building does not contain a Dwelling, Backyard Suite; or (ii) Combination of Subclause (i) and maximum permitted suite area as per Subpart 2C.3 in Chapter 2 of the Zoning Bylaw, if the building contains a Dwelling, Backyard Suite.
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 80 square metres or 15 per cent of the lot area
(#2024-9, s. 78, 2024)		
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from the rear lot line:	
	(i) for portions below 4.0 metres in height:	
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres
	(B) otherwise	600 millimetres
	(ii) for portions above 4.0 metres in height:	
	(A) where the lot adjoins a public lane;	2.5 metres
	(B) otherwise	3.0 metres
	(b) setback from side lot lines:	
(i) for portions below 4.0 metres in height	600 millimetres	
(ii) for portions above 4.0 metres in height	1.2 metres on one side and 600 millimetres on the other side	
(2) Where the accessory building or structure is located entirely within the side yard:		
(a) setback from side lot line	Same as otherwise required for the principal building on site.	
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard	
	(a) setback from rear lot line:	
	(i) for portions below 4.0 metres in height:	

TABLE 3F.T5 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES			
	(A) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.5 metres	
	(B) otherwise;	600 millimetres	
	(ii) for portions above 4.0 metres in height:		
	(A) where the lot adjoins a public lane;	2.5 metres	
	(B) otherwise	3.0 metres	
	(b) setback from side lot line:		
	(i) where a vehicular access door of a garage faces flankage lot line;	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3F.F3); or 1.5 metres where the flankage lot line adjoins a public lane	
	(ii) otherwise;	600 millimetres	
	(2) Where the accessory building or structure is located entirely within the side yard:		
	(a) setback from side lot line:		
	(i) where a vehicular access door of a garage faces flankage lot line	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street (see Figure 3F.F3); or 1.5 metres where the flankage lot line adjoins a public lane	
	(ii) otherwise	Same as otherwise required for the principal building on site	
T5.4	Minimum Set back from a principal building on the site		
	(1) Where a Dwelling, Backyard Suite use exists in the accessory building:	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres. See Figure 3F.F2A	
	(2) Otherwise	1.0 metres	
T5.5	Maximum Height		
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres	
	(2) An accessory building used as a Dwelling, Backyard Suite or habitable space	6.5 metres	
	(3) Otherwise	4.0 metres	

(#2022-30, s. 65, 2022, #2022-41, s. 27, 2022, #2023-92, ss. 18,19, 2023)

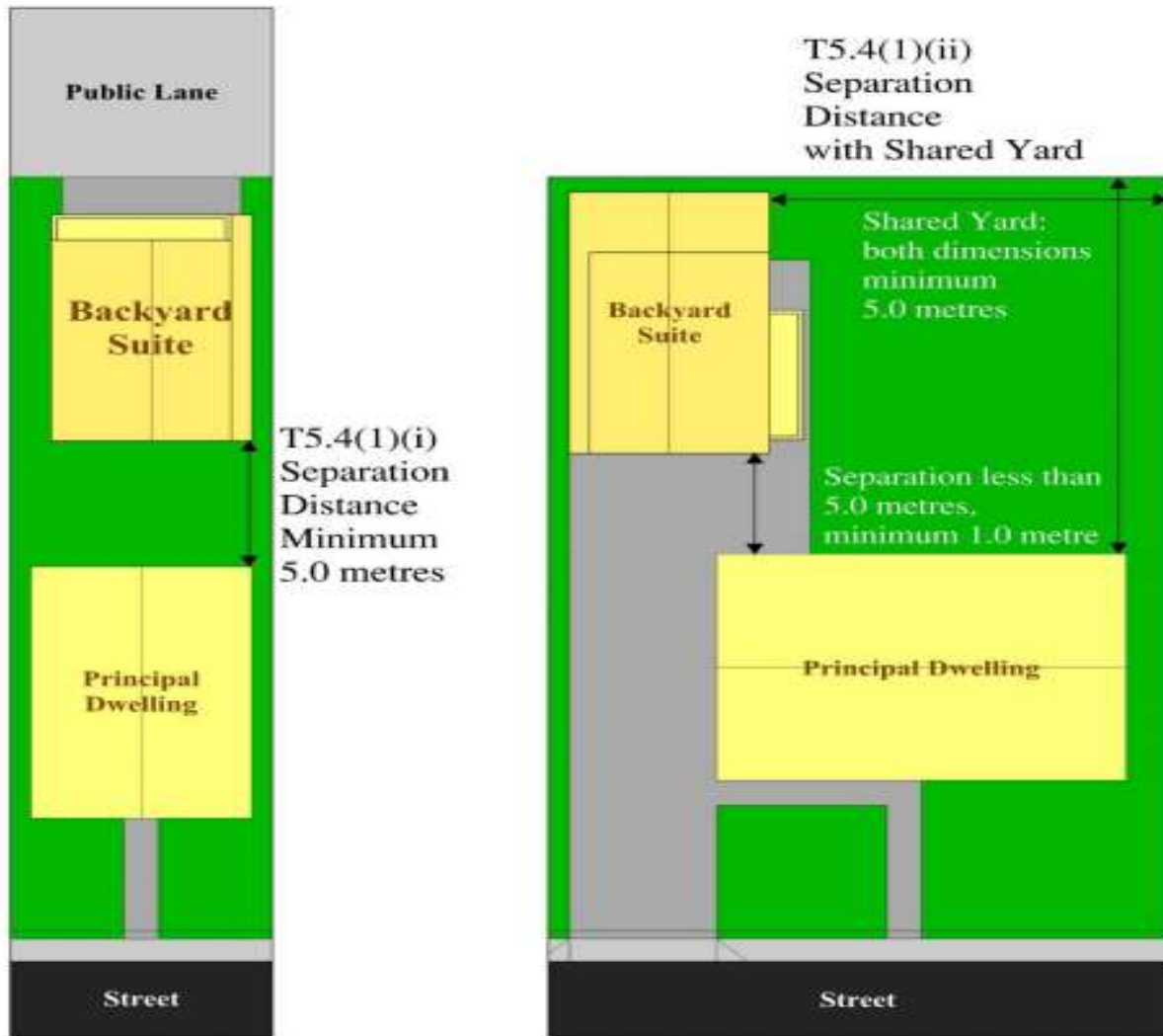


Figure 3F.F2A: Setback from Primary Building for Dwelling, Backyard Suite
(#2022-41, s. 28, 2022)

5.3 ACCESSORY USE, BUILDING OR STRUCTURE EXCEPTIONS

- (1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3F.T5:
 - (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3F.F4); and
 - (b) notwithstanding clause 3F.5.3(a), where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be:
 - (i) minimum 5.5 metres from the back of curb or walk along the flankage lot line adjoining a public street ;or,
 - (ii) minimum 1.5 metres from the flankage lot line adjoining a public lane.
- (2) The minimum setback requirements of Table 3F.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.
- (3) Where a detached accessory structure mentioned in subsection 3F.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3F.T4.7.
(#2021-2, s.39, 2021, #2022-30, s. 66, 2022)

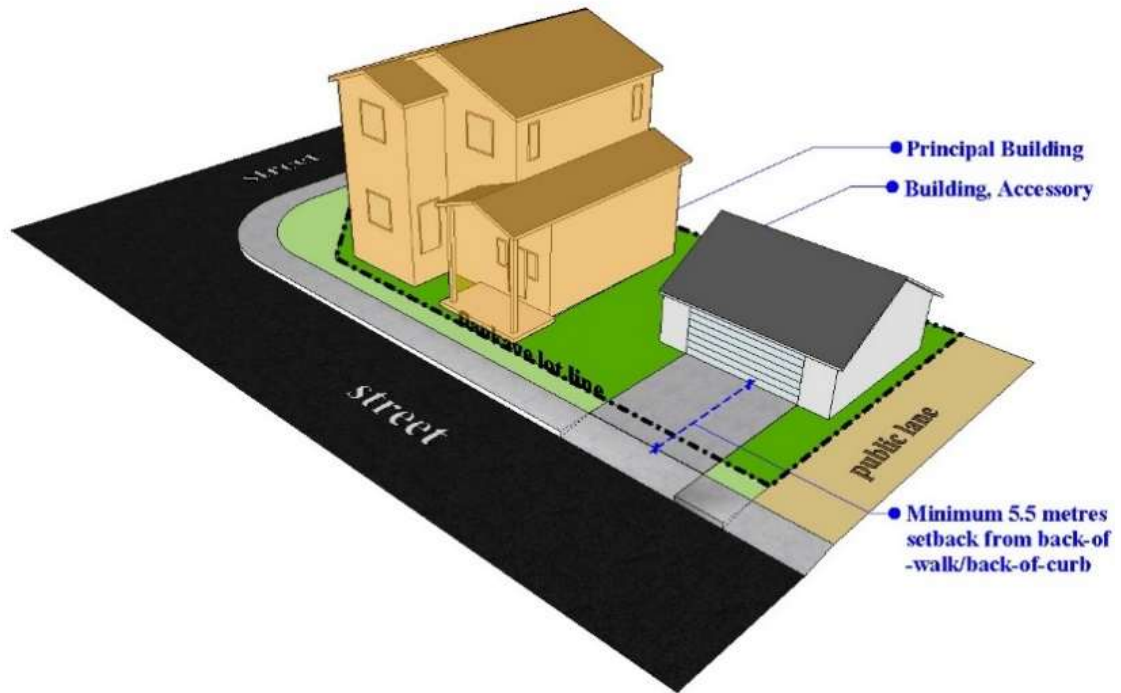


Figure 3F.F3: Flankage Yard Parking

(#2021-2, s.38, 2021)

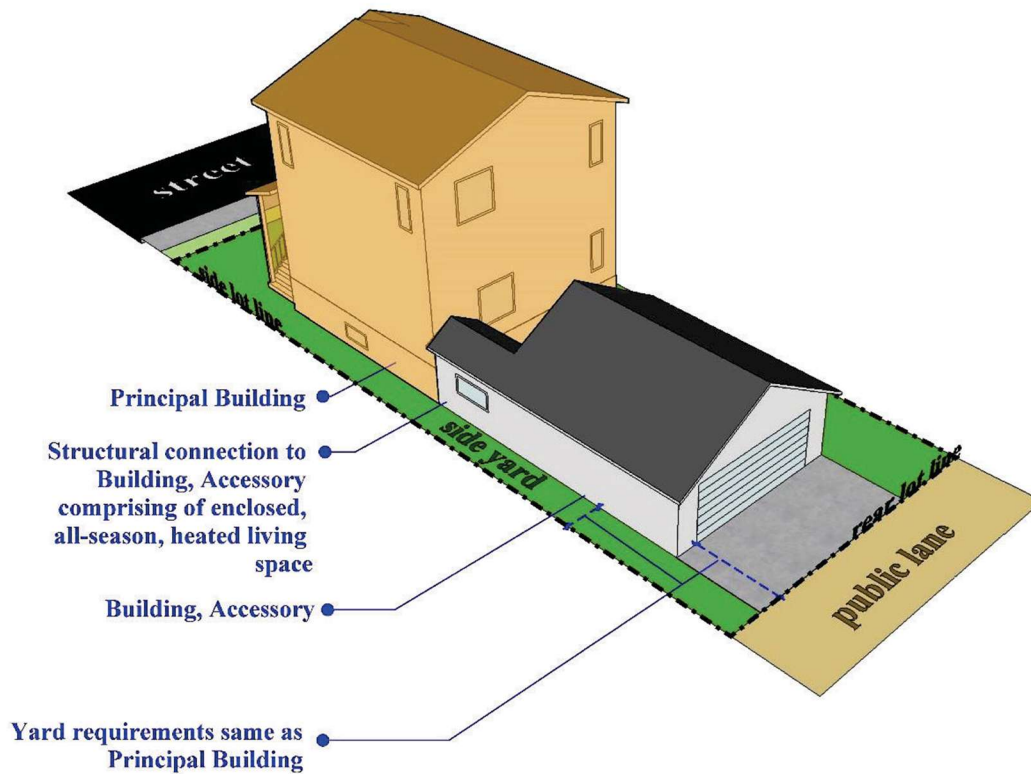


Figure 3F.F4: Accessory Connection

3F.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Detached zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) accessible building entrance, if it exists; or
 - (b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) any areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site. An approved driveway in the Residential Detached zone shall meet the following conditions:
 - (a) the width of driveway shall be measured parallel to a vehicular access door of a garage; and

- (b) the maximum width of a driveway for a building containing only Dwelling land uses shall not exceed the sum of the exterior dimensions of the garage, carport or the parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line.
 - (c) a development permit shall be required before expanding an existing approved driveway.
- (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Detached zone:
- (a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;
 - (b) notwithstanding clause 3F.6.3(4)(a), front yard vehicular access may be permitted, where:
 - (i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or
 - (ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and
 - (iii) the lot has a minimum frontage of 10.5 metres.
 - (c) where a lot does not back onto a lane, the following conditions allow for front yard parking (see Figure 3F.F5):
 - (i) the lot has an attached garage with access provided from the front yard; or
 - (ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or
 - (iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.
- (5) Where a lot in the Residential Detached zone is a corner lot, the following conditions allow for flankage yard parking:
- (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

-
- (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

 - (6) Where a lot in the Residential Detached zone has an approved parking configuration of a single motor vehicle meeting the conditions of clause 3F.6.3(4)(c), an additional parking pad may be established in the front yard, similar to Figure 3F.F5a, upon approval of a development permit and conformance with the following requirements:
 - (a) the parking pad is located immediately next to the approved driveway; and
 - (b) the combined width of the parking pad and approved driveway does not exceed 6.1 metres.

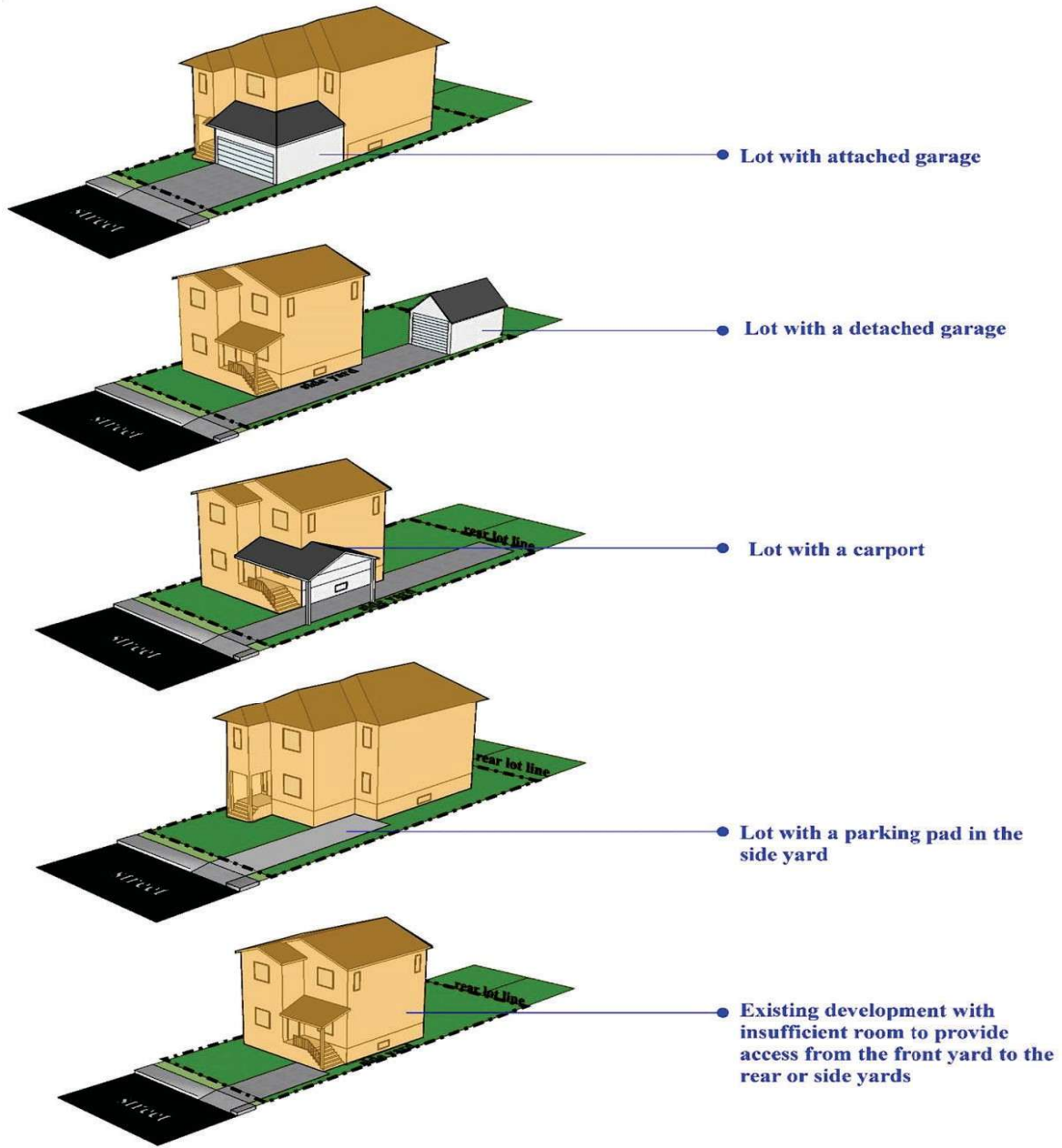


Figure 3F.F5: Front Yard Parking

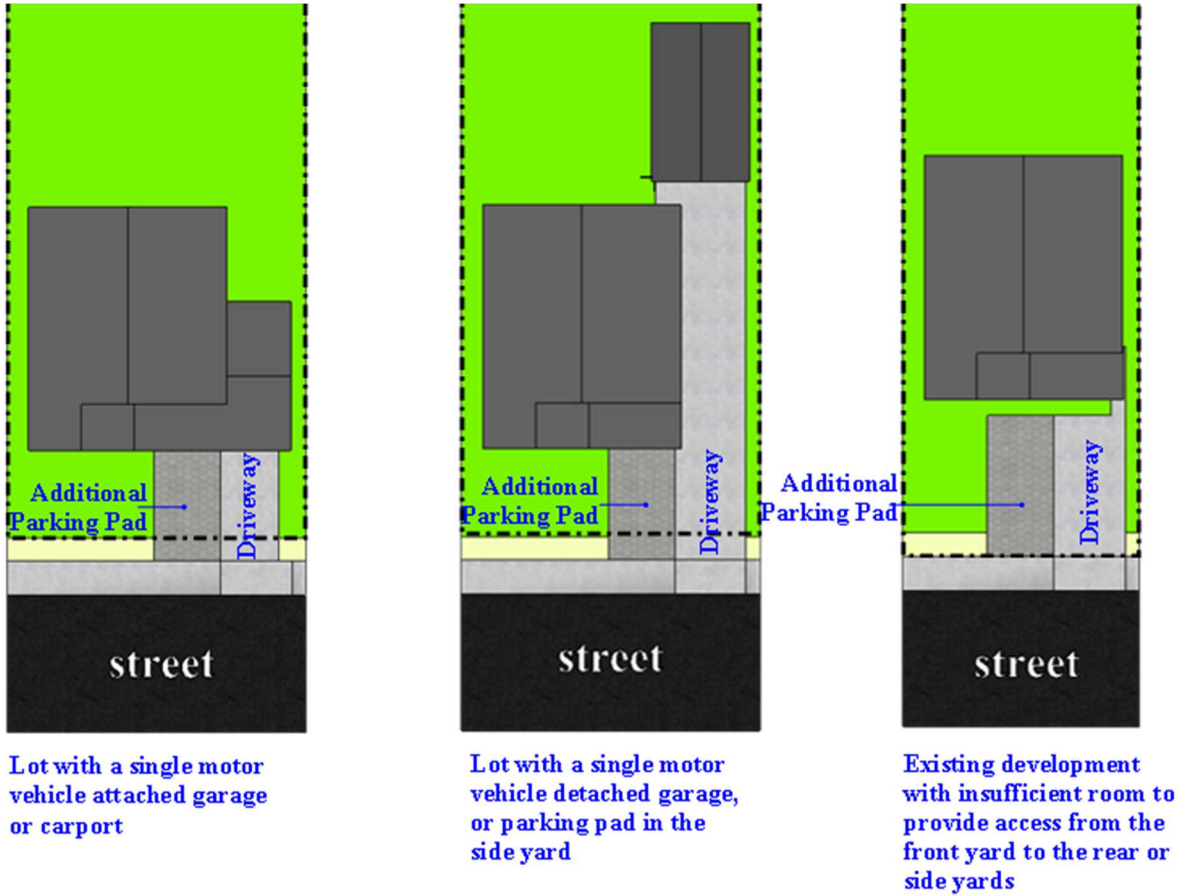


Figure 3F.F5a: Front Yard Parking for a Single Motor Vehicle

(#2022-30, ss. 67-69, 2022)

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 3F.T6 apply to development in the Residential Detached zone.
- (2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fractions over one-half shall be deemed to be equivalent to one stall.
- (3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 3F.T6: RESIDENTIAL DETACHED ZONE PARKING REQUIREMENTS										
Sec.	Land Use	Motor Vehicle								
T6.1	Dwelling, Backyard Suite, Dwelling, Secondary Suite or Dwelling, Unit	One stall is required per Dwelling Unit.								
T6.2	Dwelling, Group Care	Greater of: (a) one stall is required per six beds; or (b) two stalls are required.								
T6.3	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.								
T6.4	Planned Group	Same as the requirement for the permitted or discretionary Dwelling use in the Residential Detached zone.								
T6.5	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Residential Short Term Accommodation is required in addition to the parking requirement for the Dwelling Unit.								
T6.6	Business, Residential	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle. (2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply. (3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.								
		(1) One stall is required per land use; and (2) Passenger drop-off stall in accordance with the following:								
		<table border="1"> <thead> <tr> <th>Individuals under care</th> <th>Minimum Number of Passenger Drop-off stalls</th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>1 stall</td> </tr> <tr> <td>10-15</td> <td>2 stalls</td> </tr> <tr> <td>16-30</td> <td>3 stalls</td> </tr> </tbody> </table>	Individuals under care	Minimum Number of Passenger Drop-off stalls	1-10	1 stall	10-15	2 stalls	16-30	3 stalls
Individuals under care	Minimum Number of Passenger Drop-off stalls									
1-10	1 stall									
10-15	2 stalls									
16-30	3 stalls									

TABLE 3F.T6: RESIDENTIAL DETACHED ZONE PARKING REQUIREMENTS			
T6.7	Institution, Day Care	31-45	4 stalls
		46-60	5 stalls
		More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T6.8	All other land uses	One stall is required per 75 square metres of total floor area.	

(#2020-64, s.41,s.s 93, 2020, #2022-41, s. 29, 2022)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3F.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3F.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 3F.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses there shall be either:
 - (a) two short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the clauses 3F.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 23, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 3F.6.4 and 3F.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3F.6.7(1).

3F.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 3F.T7 apply to principal land uses and developments in the Residential Detached zone.

TABLE 3F.T7: RESIDENTIAL DETACHED ZONE TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a : <ul style="list-style-type: none"> • Dwelling, Unit; or • Dwelling, Group Care 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ol style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Institution, Day Care 	10% total site landscaping area
T7.3	<ul style="list-style-type: none"> • Planned Group 	15% total site landscaping area

TABLE 3F.T7: RESIDENTIAL DETACHED ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

T7.4	<ul style="list-style-type: none"> • Dwelling, Backyard Suite • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential • Service Trade, Residential Short Term Accommodation 	No requirement
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(#2020-64, s.42-43, 2020, #2022-41, s. 30, 2022)

- (2) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3F.T7.
- (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 3F.F7):
- (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
- (#2024-9, s. 79, 2024)
- (3) If there is a conflict between the requirements in Table 3F.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

- (1) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3F.T7:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required Table 3F.T7, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 3F.F6);
 - (c) boulevard areas;
 - (d) curbing;
 - (e) perimeter screening (see Figure 3F.F7); and (#2024-9, s. 80, 2024)
 - (f) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 3F.F6 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

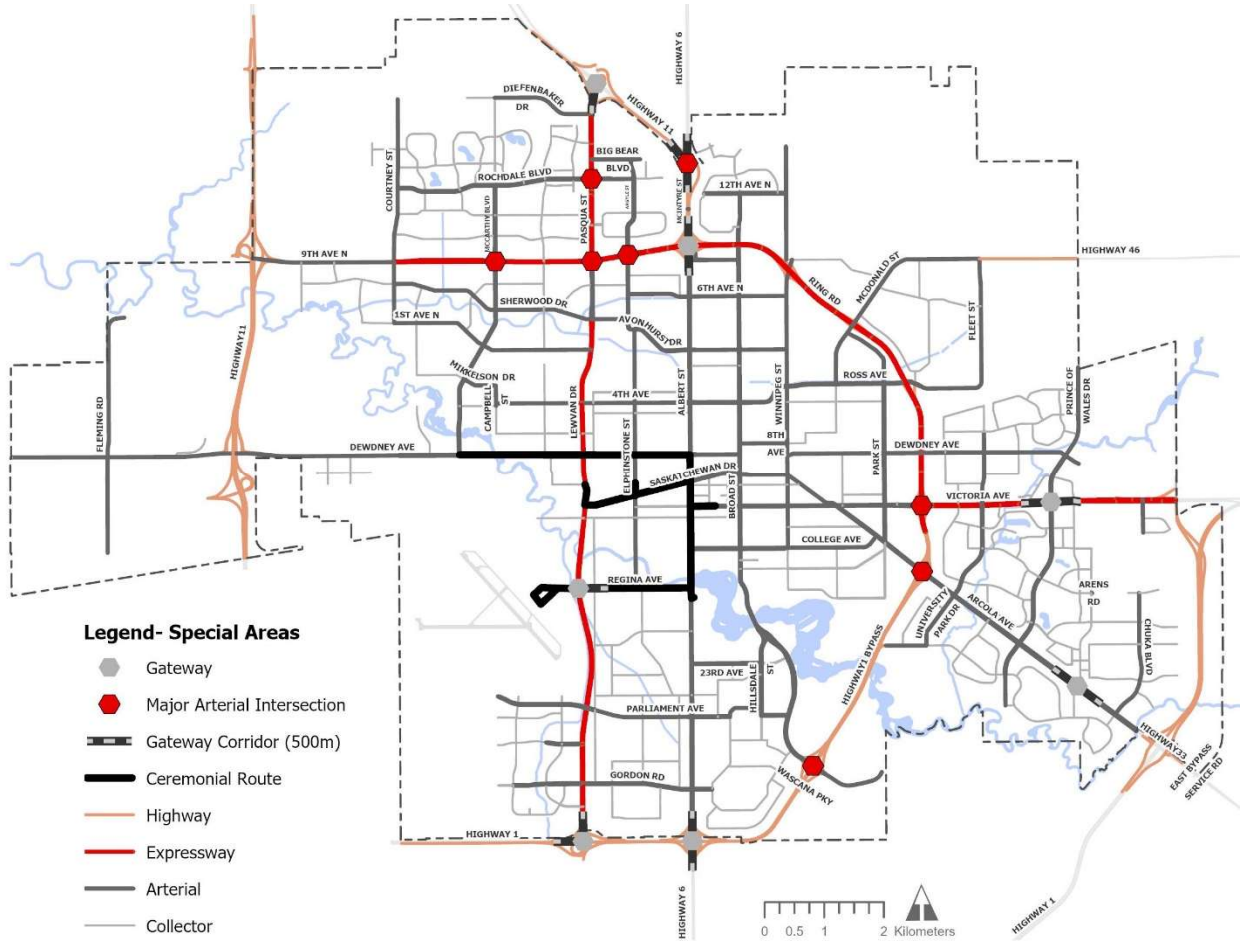


Figure 3F.F6: Major Roadways Landscape Design Map

(#2024-9, s. 81, 2024)

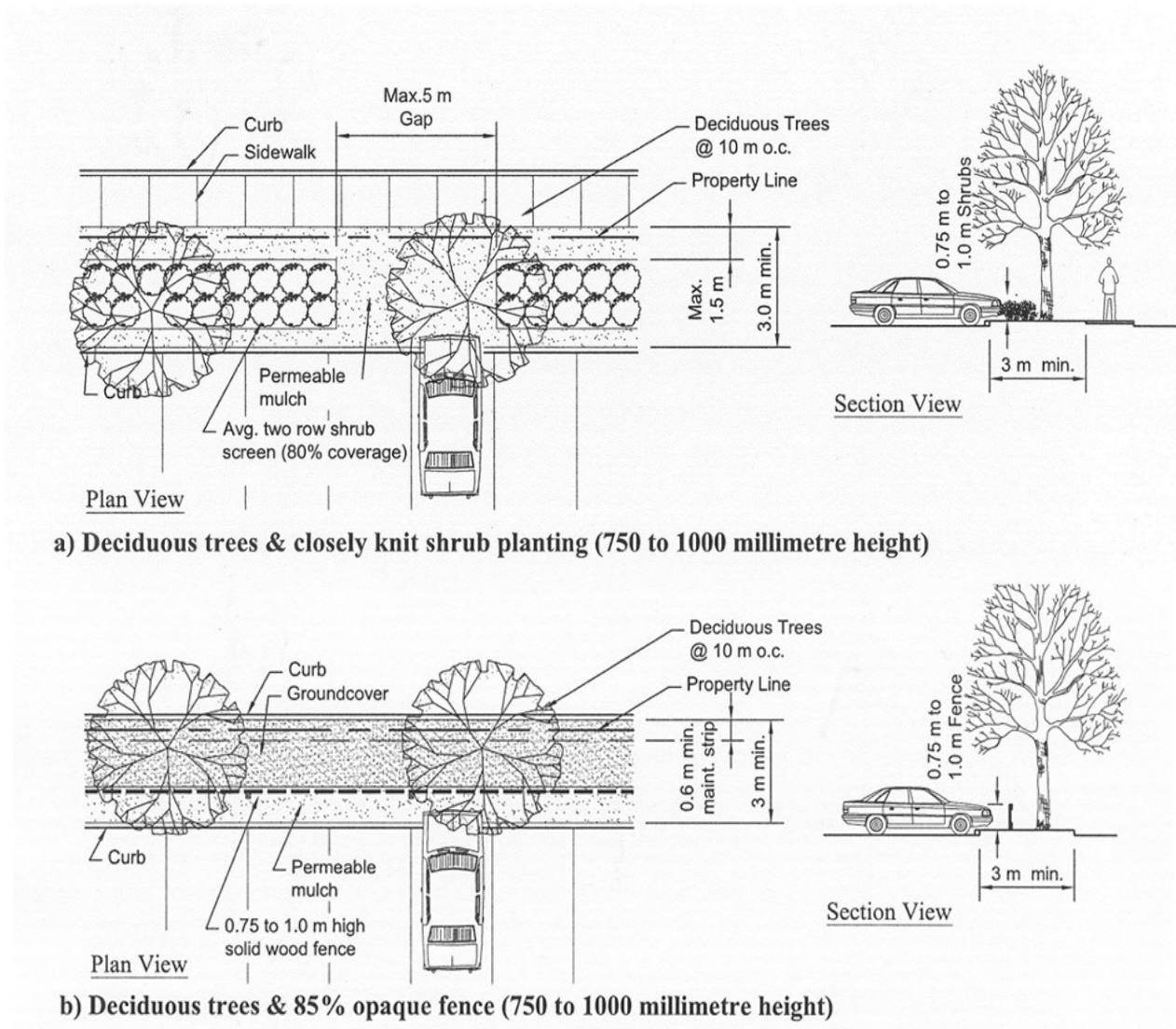


Figure 3F.F7: Perimeter Screening Requirements

(#2024-9, s. 82, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Residential Detached zone shall provide minimum 1.83 metre to a maximum of the allowable fence height as prescribed in section 2D.2.1 high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Detached zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) all collection areas for garbage, refuse or recycling; and
 - (b) all storage areas that are outdoors or partially outdoors.

(2023-47, s. 12, 2023)