

Sub-urban Zone

7.7 Sub-urban (S) Zone Regulations

7.7.1 Uses Permitted

See Section 6

7.7.2 Building Types Permitted and Related Standards						
Building Type	Minimum Lot Frontage	Minimum Lot Depth	Minimum Interior Side Yard Setback, One Side	Min. Interior Side Yard Setback, Opposite Side	Minimum Flankage Setback	Minimum Rear Yard Setback
	A	B	C	D	E	F
<i>A single detached dwelling street access attached private garage</i>	8.5 m	22 m	1.2 m	0.6 m	2 m	7 m ¹
<i>A single detached dwelling street access detached private garage or parking pad</i>	8.5 m	22 m	3 m	0.6 m	2 m	7 m ¹
<i>A single detached dwelling attached rear private garage accessed from the front or side</i>	9 m	26 m	3 m	0.6 m	2 m	0.3 m
<i>A single detached dwelling with lane access</i>	8 m	17 m	1.2 m	0.6 m	2 m	0.75 m
<i>Semi-detached dwelling unit street access attached private garage</i>	5.5 m / unit	22 m	0.9 m	0.0 m	2 m	7 m
<i>Semi-detached dwelling unit street access detached private garage or rear private garage accessed from front or side</i>	5.5 m / unit	26 m	3 m	0.6 m	2 m	0.3 m

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7.7.2 Building Types Permitted and Related Standards						
Building Type	Minimum Lot Frontage A	Minimum Lot Depth B	Minimum Interior Side Yard Setback, One Side C	Min. Interior Side Yard Setback, Opposite Side D	Minimum Flankage Setback E	Minimum Rear Yard Setback F
<i>Semi-detached dwelling unit with lane access</i>	5.5 m / unit	17 m	0.9 m	0.0 m	2 m	0.75 m
<i>Triplex or duplex</i>	7 m	23 m	1.5 m	1.5 m	2 m	0.75 m
<i>Townhouse dwelling unit street access private garage</i>	4.9 m / unit	23 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	7 m
<i>Townhouse dwelling unit with lane access</i>	5.5 m / unit	17 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	0.75 m
<i>Townhouse dwelling unit back to back</i>	5.5 m / unit	12 m	Interior Unit 0.0 m Exterior Unit 1.2 m	Interior Unit 0.0 m Exterior Unit 1.2 m	2 m	0.0 m

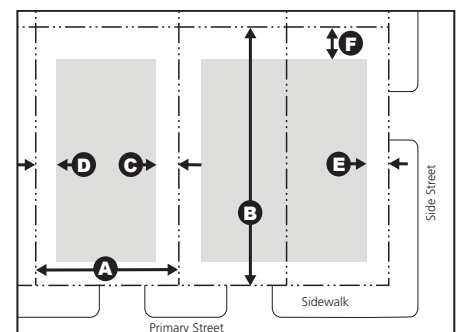
¹ The minimum rear yard setback may be reduced to 3.0 m for a one storey addition for a maximum of 45% of the dwelling width measured at the rear of the main building. The one storey addition shall have a maximum vertical distance of 4.0 m measured between the finished floor level of the first storey and the highest point of the roof of the one storey addition. (2022-007)

7.7.3 Front Yard Types Permitted - Minimum Setback

- Common Yard - 2.5 m
- Porch Yard - 2.5 m

7.7.4 Permitted Yard Encroachments

See Section 4.21



The grey represents potential building area. The internal dashed line represents the maximum yard.

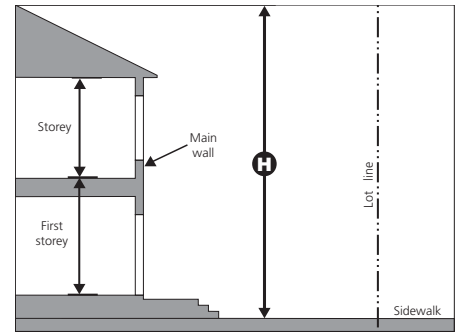
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7.7.5 Maximum Height

H Maximum *Height* - 3 storeys

7.7.6 Parking

See Section 5



Height is measured to the tallest point of a building.

7.7.7 Accessory Buildings and Structures

See the following sections with respect to standards for:

<i>Accessory buildings and structures other than private garages and walkways</i>	See Section 4.14
<i>Detached private garages accessed by a driveway from a street</i>	See Section 4.15
<i>Detached private garages accessed by a lane</i>	See Section 4.16
<i>Attached private garages accessed by a lane</i>	See Section 4.17
<i>Attached private garages accessed by a street</i>	See Section 4.18
<i>Standards for parking pads</i>	See Section 4.19
<i>Enclosed and roofed walkways</i>	See Section 4.20

7.7.8 Minimum Landscape Area

Minimum *Landscape Area* - 10 %

7.7.9 Performance Zone Categories – Sub-urban (S) Zone

7.7.9.1 Sub-urban Performance (S-1) Zone 1

The regulations of the S *Zone* shall apply in the Sub-urban Performance (S-1) *Zone* 1, however, in addition a elementary *public school* shall be a permitted *use* subject to the regulations of the Institutional (I) *Zone*.

7.7.9.2 Sub-urban Performance (S-2) Zone 2

The permitted *uses, buildings* and regulations of the S *Zone* shall apply in the Sub-urban Performance (S-2) *Zone* 2, however, notwithstanding the provisions of Section 5.1.3, *Location of Parking Spaces*, the required parking spaces for any *use* may be located on the lot on which the *use* is located, and/or on one half of the *street* abutting the *lot* where the on-street parking is permitted.

7.7.9.3 Sub-urban Performance (S-3) Zone 3

The permitted *uses, buildings* and regulations of the S *Zone* shall apply in the Sub-urban Performance (S-3) *Zone* 3, however, notwithstanding the provisions of Sections 4.15.2 and 4.16.3, *Maximum Height for Private Garages*, the maximum *height* if the *lot frontage* is 9 metres or more, for a roof, other than a flat roof, shall be 9 metres.