

# Sub-urban Zone

## 7.7 Sub-urban (S) Zone Regulations

### 7.7.1 Uses Permitted

See Section 6

<b>7.7.2 Building Types Permitted and Related Standards</b>						
<b>Building Type</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Lot Depth</b>	<b>Minimum Interior Side Yard Setback, One Side</b>	<b>Min. Interior Side Yard Setback, Opposite Side</b>	<b>Minimum Flankage Setback</b>	<b>Minimum Rear Yard Setback</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<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 <sup>1</sup>
<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 <sup>1</sup>
<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 <b>A</b>	Minimum Lot Depth <b>B</b>	Minimum Interior Side Yard Setback, One Side <b>C</b>	Min. Interior Side Yard Setback, Opposite Side <b>D</b>	Minimum Flankage Setback <b>E</b>	Minimum Rear Yard Setback <b>F</b>
<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

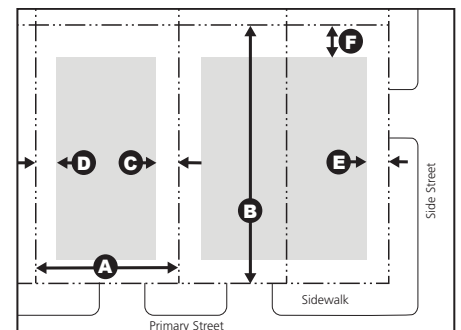
<sup>1</sup> However, a one storey addition may project into the rear yard with a minimum setback of 3 m for a maximum of 45% of the dwelling width measured at the rear of the main building.

### 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.

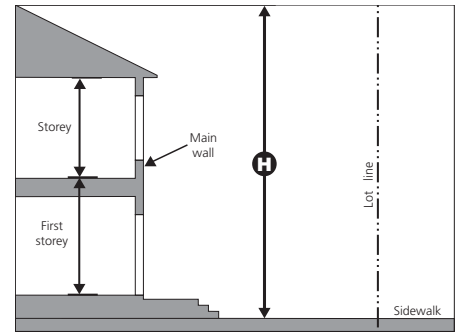
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## 7.7.5 Maximum Height

**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:

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