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Residential Zones

6.1 List of Applicable Zones

Residential Low	RL1, RL2, RL3, RL4, RL5, RL6 RL7, RL8, RL9, RL10, RL11
Residential Uptown Core	RUC
Residential Medium	RM1, RM2, RM3, RM4
Residential High	RH

6.2 Permitted Uses

Uses permitted in the Residential Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 6.2.1 and 6.2.2, below.

	RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC
Residential Uses					
<i>Detached dwelling</i>	✓	✓	✓		✓
<i>Semi-detached dwelling</i>		✓			✓
<i>Duplex dwelling</i>			✓		
<i>Linked dwelling</i>				✓	
<i>Townhouse dwelling</i>					✓
Accessory Residential Uses					
<i>Accessory dwelling</i> (1)	✓	✓	✓	✓	✓
<i>Bed and breakfast establishment</i> (1)	✓	✓	✓	✓	✓
<i>Home occupation</i>	✓	✓	✓	✓	✓
<i>Lodging house</i> (1)(2)	✓			✓	✓
<i>Private home day care</i> (1)	✓	✓	✓	✓	✓
Community Uses					
<i>Day care</i> (1)	✓	✓	✓	✓	✓
<i>Emergency service facility</i>	✓	✓	✓	✓	✓
<i>Emergency shelter</i>					
<i>Place of worship</i>					
<i>Private school</i>					
Open Space Uses					
<i>Conservation use</i>	✓	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓	✓

Residential Zones

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Additional Regulations for Permitted Uses Table 6.2.1

1. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling*.
2. The maximum number of *lodging units* shall be 3.
3. Permitted only on a *corner lot*.

Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones					
	RM1	RM2	RM3	RM4	RH
Residential Uses					
<i>Townhouse dwelling</i>	✓				
<i>Back-to-back townhouse dwelling</i>		✓			
<i>Stacked townhouse dwelling</i>			✓		
<i>Apartment dwelling</i>				✓	✓
<i>Long term care facility</i>			✓	✓	✓
<i>Retirement home</i>			✓	✓	✓
Accessory Residential Uses					
<i>Home occupation</i>	✓	✓	✓	✓	✓
<i>Private home daycare</i> (1)	✓	✓	✓	✓	✓
<i>Retail store, accessory</i>					✓
Community Uses					
<i>Day care</i> (1)	✓	✓	✓	✓	✓
<i>Emergency service facility</i>	✓	✓	✓	✓	✓
Open Space Uses					
<i>Conservation use</i>	✓	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓	✓

Additional Regulations for Permitted Uses Table 6.2.2

1. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling*.

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Residential Zones

6.3 Regulations (2016-13)

The regulations for *lots* in a Residential Zone are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.

	RL1	RL2	RL3	RL4	RL5	RL6
Minimum <i>lot area</i>	1,393.5 m ² (2)	836.0 m ² (2)	557.5 m ² (2)	511.0 m ² (2)	464.5 m ² (2)	250.0 m ² (3)
Minimum <i>lot frontage</i>	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
Minimum <i>front yard</i> A	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
Minimum <i>flankage yard</i> B (2016-13)	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
Minimum <i>interior side yard</i> C	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
Minimum <i>rear yard</i> D	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of <i>storeys</i>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum <i>height</i>	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum <i>dwelling depth</i>	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum <i>lot coverage</i> for the <i>dwelling</i>	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	(7)

Additional Regulations for Zone Regulations Table 6.3.1

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. A single *storey* extension that is less than or equal to 7.5 metres in *height* is permitted to extend an additional 3.0 metres into a *rear yard* provided that *minimum interior side yards* and *minimum flankage yards* of 9.0 metres are established on both sides of the single *storey* extension.
- 2. Within Plans of Subdivision registered after November 1, 1965, the *minimum lot frontage* may be reduced by 4.5 metres and *minimum lot area* proportionately reduced on a *lot* provided the average *lot frontage* and *lot area* throughout the entire Plan of Subdivision are not less than the minimum shown in the regulations tables for these *zones*.
- 3. For a *corner lot*, the *minimum lot area* shall be 285.0 square metres and the *minimum lot frontage* shall be 12.5 metres.
- 4. The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 5. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
- 7. The maximum *residential floor area* shall be the lesser of 315.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*.
- 8. The minimum setback from a daylight triangle shall be 0.7 metres.
(2016-13)(2016-013)

Residential Zones

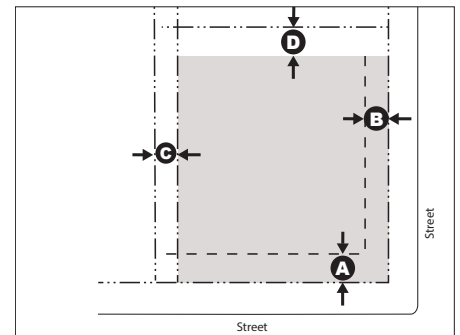
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Table 6.3.2: Regulations in the Residential Low (RL7) Zone

		<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>		557.5 m ²	743.0 m ²
Minimum <i>lot frontage</i>		18.5 m	21.0 m
Minimum <i>front yard</i> (2015-018)	A	7.5 m (-0)	7.5 m
Minimum <i>flankage yard</i>	B	3.5 m	3.5 m
Minimum <i>interior side yard</i>	C	1.8 m and 1.2 m (1)	3.0 m (2)
Minimum <i>rear yard</i>	D	7.5 m (3)	7.5 m
Maximum number of <i>storeys</i>	H	n/a (-0)	n/a
Maximum <i>height</i>	H	12.0 m (-0)	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>		35% (-0)	35%

Additional Regulations for Zone Regulations Table 6.3.2

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 2. The *minimum interior side yard* shall be reduced to 1.8 metres where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 3. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

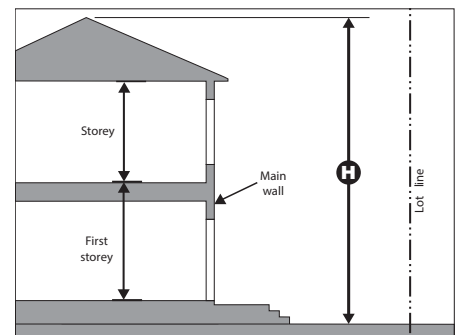
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Table 6.3.3: Regulations in the Residential Low (RL8) Zone

	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>	360.0 m ² (1)	450.0 m ² (3)
Minimum <i>lot frontage</i>	12.0 m (2)	18.0 m (4)
Minimum <i>front yard</i> (2015-018) A	4.5 m (-0)	4.5 m
Minimum <i>flankage yard</i> (2016-13) B	3.0 m (9)	3.0 m (9)
Minimum <i>interior side yard</i> C	0.6 m (5)	2.0 m
Minimum <i>rear yard</i> D	7.5 m (6)	7.5 m
Maximum number of <i>storeys</i> H	2 (7)	2 (7)
Maximum <i>height</i> H	10.5 m (-0)	10.5 m
Maximum <i>residential floor area</i> for a <i>detached dwelling</i> on Map 19(1), 19(2), 19(2a), or Map 19(15) (2015-018)	200.0 m ² (8)	n/a
Maximum <i>residential floor area</i> for a <i>semi-detached dwelling</i> on Map 19(1), 19(2), 19(2a), or Map 19(15) (2015-018)	n/a	180.0 m ²
Maximum <i>residential floor area ratio</i> for all other <i>lots</i> (2015-018)	65% (7)	65% (7)
Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a (-0)	n/a

Additional Regulations for Zone Regulations Table 6.3.3

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. The minimum *lot area* shall be 405.0 square metres for a *corner lot*.
- 2. The minimum *lot frontage* shall be 13.5 metres for a *corner lot*.
- 3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
- 4. The minimum *lot frontage* shall be 20.0 metres for a *corner lot*.
- 5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same zone. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
- 6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
- 7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
- 8. Section 6.4.1 shall not apply to a *detached dwelling* in the Residential Low (RL8-0) Zone. (2015-018)
- 9. The minimum setback from a daylight triangle on *lots* not in the -0 Suffix Zone shall be 0.7 metres. (2016-13)



Height is measured to the tallest point of the building.

Residential Zones

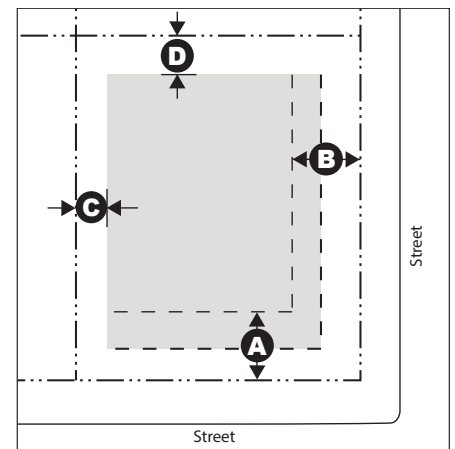
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Table 6.3.4: Regulations in the Residential Low (RL9) Zone

	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>
Minimum <i>lot area</i>	270.0 m ² (1)	450.0 m ² (3)
Minimum <i>lot frontage</i>	9.0 m (2)	15.0 m (4)
Minimum <i>front yard</i> A	4.5 m	4.5 m
Minimum <i>flankage yard (2016-13)</i> B	3.0 m (8)	3.0 m (8)
Minimum <i>interior side yard</i> C	0.6 m (5)	1.8 m
Minimum <i>rear yard</i> D	7.5 m (6)	7.5 m
Maximum number of <i>storeys</i> H	2 (7)	2 (7)
Maximum <i>height</i> H	10.5 m	10.5 m
Maximum <i>residential floor area ratio (2015-018)</i>	65% (7)	65% (7)
Maximum <i>lot coverage for the dwelling</i>	n/a	n/a

Additional Regulations for Zone Regulations Table 6.3.4

1. The minimum *lot area* shall be 315.0 square metres for a *corner lot*.
2. The minimum *lot frontage* shall be 10.5 metres for a *corner lot*.
3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
4. The minimum *lot frontage* shall be 17.0 metres for a *corner lot*.
5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same *zone*. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
8. The minimum setback from a daylight triangle shall be 0.7 metres. (2016-13)



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

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Table 6.3.5: Regulations in the Residential Low (RL10) Zone

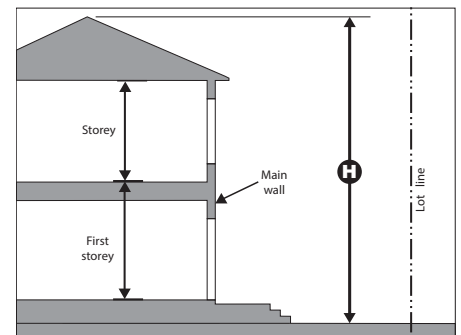
	<i>Detached dwellings</i>	<i>Duplex dwellings</i>
Minimum <i>lot area</i>	464.5 m ²	743.0 m ²
Minimum <i>lot frontage</i>	15.0 m	21.0 m
Minimum <i>front yard</i> A	7.5 m	7.5 m
Minimum <i>flankage yard</i> B	3.5 m	3.5 m
Minimum <i>interior side yard</i> C	2.4 m and 1.2 m (1)	3.5 m
Minimum <i>rear yard</i> D	7.5 m (2)	7.5 m
Maximum number of <i>storeys</i> H	n/a (-0)	n/a
Maximum <i>height</i> H	12.0 m (-0)	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35% (-0)	25%

Additional Regulations for Zone Regulations Table 6.3.5

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the additional regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* having a minimum interior width of 3.0 metres and a minimum depth of 5.7 metres is provided.
- 2. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.

Table 6.3.6: Regulations in the Residential Low (RL11) Zone

	<i>Linked dwellings</i>
Minimum <i>lot area</i>	650.0 m ²
Minimum <i>lot frontage</i>	18.0 m
Minimum <i>front yard</i> A	6.0 m
Minimum <i>flankage yard</i> B	3.5 m
Minimum <i>interior side yard</i> C	1.5 m and 0.6 m
Minimum <i>rear yard</i> D	7.5 m (1)
Maximum <i>height</i> H	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35%



Height is measured to the tallest point of the building.

Additional Regulations for Zone Regulations Table 6.3.6

- 1. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.

Residential Zones

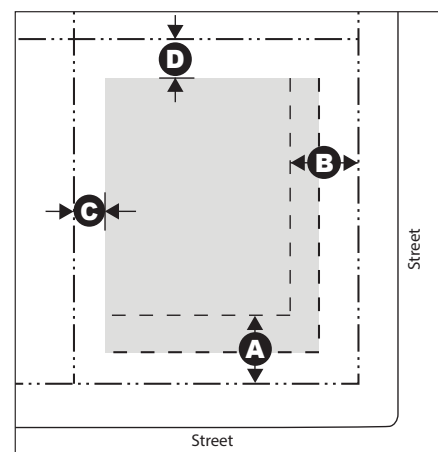
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	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>	<i>Townhouse dwellings</i>
Minimum <i>lot area</i>	220.0 m ²	350.0 m ²	150.0 m ² per unit
Minimum <i>lot frontage</i>	7.0 m	11.0 m	14.5 m
Minimum <i>front yard</i>	A 3.0 m (1)	3.0 m (1)	3.0 m (1)
Minimum <i>flankage yard</i>	B 2.0 m (2)	2.0 m (2)	2.0 m (2)
Minimum <i>interior side yard</i>	C 0.6 m	0.6 m	0.6 m
Minimum <i>rear yard</i>	D 3.0 m (3)	3.0 m (3)	3.0 m (3)
Maximum number of <i>storeys</i>	H 3	3	3
Maximum <i>height</i>	H 12.0 m	12.0 m	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a	n/a	n/a
Notwithstanding Section 4.3, maximum projection into a <i>minimum side yard</i> permitted for air conditioners, heat pumps, swimming pool pumps, filters, and heaters	Permitted up to 0.0 metres from the applicable <i>lot line</i>		
Maximum depth for an <i>accessory building</i>	7.5 m, measured from the <i>rear lot line</i> (4)		
Minimum <i>interior side yard</i> for an <i>accessory building</i>	0.0 m		
Notwithstanding Section 6.5.2, maximum height for an <i>accessory building</i> (2015-018)	5.5 m (5)		

Additional Regulations for Zone Regulations Table 6.3.7

1. Shall be 4.5 metres for *lots* adjacent to Glenashton Drive or Parkhaven Boulevard.
2. Where a *side yard* abuts a *lane*, *buildings* and *structures* shall be set back 1.0 metre from the *side lot line*.
3. Shall be 13.0 metres for *lots* having a *lot depth* equal to or greater than 30.0 metres.
4. A 1.0 metre projection for a stairway plus a covered and unenclosed walkway having a maximum width of 1.2 metres are additionally permitted in the area between the main *dwelling unit* and the *accessory building*.
5.
 - a) The maximum *height* shall be reduced to 3.5 metres when the *lot depth* is less than 29.0 metres.
 - b) For the purposes of this provision, height shall be measured from grade to the highest point of a flat roof, the deck line of a mansard roof, or the mean height between the eaves and ridge of the gables, hip, or gambrel roof. (2015-018)

Additional parking regulations apply in the Residential Uptown Core (RUC) Zone. Refer to Section 6.8 of this By-law for these regulations.



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

Residential Zones

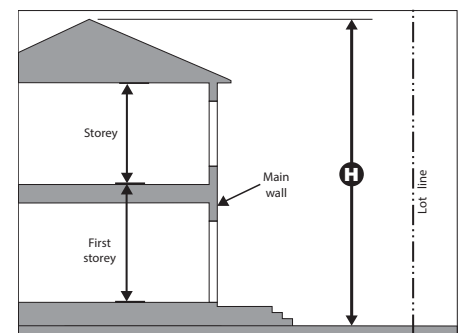
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	RM1 (Townhouse dwellings)	RM2 (Back-to-back townhouse dwellings)	RM3 (Stacked townhouse dwellings)	RM4 (Apartment dwellings)
Minimum lot area	135.0 m ² per unit	135.0 m ² per unit	1,486.5 m ²	1,486.5 m ²
Minimum lot frontage	30.5 m	30.5 m	24.0 m	24.0 m
Minimum front yard A	4.5 m	6.0 m	6.0 m	6.0 m
Minimum flankage yard (2016-13) B	3.0 m	3.0 m (1)	3.0 m (1)	3.0 m
Minimum interior side yard (2016-13) C	1.2 m	1.2 m	1.2 m	4.5 m
Minimum separation distance between buildings containing dwelling units	2.4 m	2.4 m	2.4 m	2.4 m
Minimum rear yard D	6.0 m	0.0 m	6.0 m	6.0 m
Maximum number of storeys H	3	3	3	4
Maximum height H	12.0 m	12.0 m	12.0 m	15.0 m
Maximum lot coverage for the dwelling	n/a	n/a	n/a	n/a
Minimum landscaping coverage	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 6.3.8

- The minimum setback from a daylight triangle shall be 0.7 metres. (2016-13)

	<i>Apartment dwellings</i>
Minimum lot area	1,858.0 m ²
Minimum lot frontage	24.0 m
Minimum front yard A	7.5 m
Minimum flankage yard B	3.5 m
Minimum interior side yard C	4.5 m
Minimum rear yard D	7.5 m
Maximum height H	The height legally existing on the lot on the effective date of this By-law
Maximum lot coverage	35%
Minimum landscaping coverage	10%



Height is measured to the tallest point of the building.

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Residential Zones

6.4 The -0 Suffix Zone

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone.

6.4.1 Residential Floor Area Ratio

The maximum residential floor area ratio for a detached dwelling shall be as shown in Table 6.4.1, below.

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m ²	43%
557.50 m ² – 649.99 m ²	42%
650.00 m ² – 742.99 m ²	41%
743.00 m ² – 835.99 m ²	40%
836.00 m ² – 928.99 m ²	39%
929.00 m ² – 1,021.99 m ²	38%
1,022.00 m ² – 1,114.99 m ²	37%
1,115.00 m ² – 1,207.99 m ²	35%
1,208.00 m ² – 1,300.99 m ²	32%
1,301.00 m ² or greater	29%

The new calculation of residential floor area ratio is modelled upon the previous floor area/lot ratio, with few areas within the building exempted from the calculation. The ratio is increased from the Zoning By-law 1984-63 figure to account for the new calculation method.

Foyers and cathedral ceilings are no longer counted twice in calculating residential floor area.

Stairs, elevators, and exterior walls are counted at each floor level.

Private garages taller than 6.0 metres in height shall be counted as residential floor area and garage area. Shorter garages are not counted as residential floor area.

6.4.2 Maximum Lot Coverage

- a) For a lot with a detached dwelling, the maximum lot coverage shall be as shown in Table 6.4.2, below.

Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 Zones	Shall be equal to the maximum lot coverage for the parent zone	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%

- b) Notwithstanding section 6.5.2(e) of this By-law, no additional lot coverage is permitted for accessory buildings and structures in a -0 Suffix Zone.

All buildings and structures on a lot in a -0 Suffix Zone shall count toward the same lot coverage maximum.

OMB Appeals

6.4.2 Maximum lot coverages in the RL1-0 Zone
 60 - Paul T. Gardiner
 71 - Tabas Realty Capital Limited

Residential Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

6.4.3 Minimum and Maximum Front Yard

- a) The *minimum front yard* on all *lots* shall be the *yard* legally existing on the effective date of this By-law less 1.0 metre.
- b) Notwithstanding subsection (a) above, where a lot was vacant on the effective date of this By-law or a new lot is created after the effective date of this By-law, the *minimum front yard* shall be equal to the *minimum front yard* required for the parent *zone*.
- c) The *maximum front yard* for the *dwelling* on all *lots* shall be 5.5 metres greater than the *minimum front yard* for the applicable *lot*.

An existing lot where a new dwelling or addition is proposed that would bring the dwelling closer to the street requires relief from this By-law. Contact Planning Services for more information.

6.4.4 Main Wall Proportionality

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law:

- a) A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) For clarity, Section 6.4.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

6.4.5 Balcony and Deck Prohibition

Balconies and *uncovered platforms* are prohibited above the floor level of the *first storey* on any *lot* in the -0 Suffix *Zone*.

6.4.6 Height and Storeys

- a) The maximum number of *storeys* shall be 2.
- b) *Floor area* is prohibited above the second *storey*.
- c) The maximum *height* shall be 9.0 metres.

OMB Appeals

6.4.6(c) Height in the RL1-0 Zone

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The “-0” Suffix Zone replaces the R0 Zone framework from the previous 1984 Zoning By-law.

This framework was introduced through a series of Zoning By-law Amendments in 1989 and 1990. These amendments implemented a Council-approved Infill Housing Study.

Residential Zones

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 Maximum height = 2.5 m

6.5 Accessory Buildings and Structures

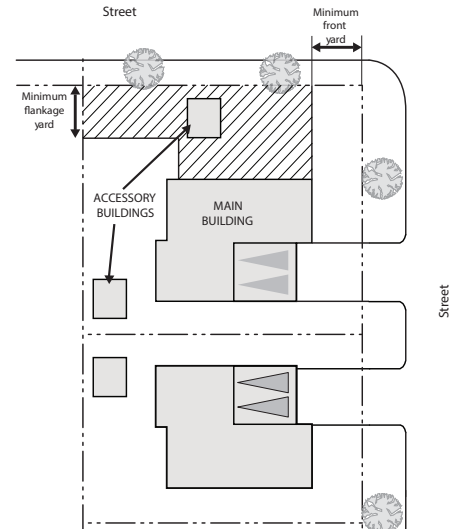
The following regulations apply to *accessory buildings and structures*:

6.5.1 General Provisions

- a) An *accessory building or structure* shall be located on the same *lot* as primary *use* to which it is associated.
- b) An *accessory building or structure* shall not be used for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.

6.5.2 Regulations

- a) The maximum height for an *accessory building or structure* shall be 4.0 metres, measured from *grade*.
- b) In a *front or interior side yard* the *minimum yard* for an *accessory building or structure* shall be the same as for the *dwelling* on the *lot*.
- c) In a *flankage or rear yard*, the *minimum yard* from any *lot line* shall be 0.6 metres, provided that the *accessory building or structure* has a *minimum separation distance* of 2.0 metres from the *dwelling*.
- d) Notwithstanding subsections (a) above, an *accessory building or structure* shall have a maximum height of 2.5 metres, measured from *grade*, in the following locations:
 - i) A *flankage yard*; or,
 - ii) That portion of a *rear yard* defined by a distance equal to the *minimum flankage yard* required for the *dwelling* in the applicable *zone* from the *flankage lot line*.
- e) The maximum *lot coverage* shall be the greater of 5% of the *lot area* or 42.0 square metres of *building area*, except as specified otherwise by this By-law. This *lot coverage* shall be additional to the maximum *lot coverage* for the *dwelling*.



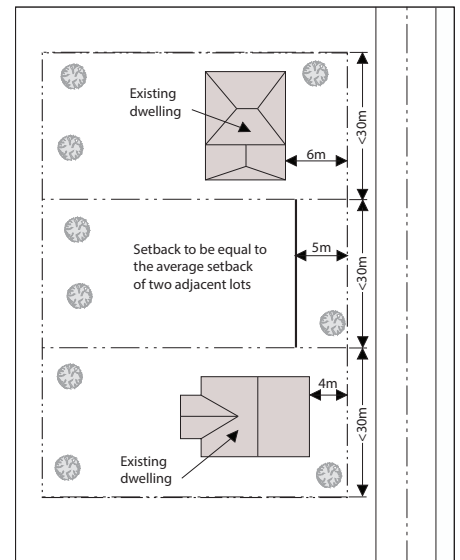
Property owners should check for easements on their lot prior to placing an accessory building or structure. Most easements prohibit buildings and structures. The easement holder may demand that the building or structure be moved.

OMB Appeals

6.5.2(e) Accessory building and structure lot coverage in the RL1-0 Zone
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6.6 Reduced Minimum Front Yard in Residential Zones

The *minimum front yard* for any *dwelling* erected between *dwelling*s that legally existed on the effective date of this By-law in the same block with *yards* abutting the same *road* that, when averaged, are less than the minimum requirement of the applicable *zone* shall be the average of the *yards* abutting the same *road* established by the nearest *dwelling* on each side. (2015-079)



In this scenario, the minimum front yard is reduced to 5.0 metres by Section 6.6.

In the -0 Suffix Zone, Section 6.6 can only be used where the average is less than the minimum front yard in the parent chart.

Residential Zones

6.7 Day Cares in Residential Zones

The following additional regulations apply to a *day care*:

- a) A *day care* is permitted only on a *lot* where the *front lot line* or *flankage lot line* abuts an *arterial road* or *major collector road*. (2015-079)
- b) The *minimum interior side yard* is 4.2 metres.
- c) Notwithstanding Section 5.8.2(b) and (c) of this By-law, the maximum width of a *driveway* in a *front* or *flankage yard* shall be 6.0 metres, with an additional 5.7 metres of continuous hard surface permitted.
- d) Playground equipment equal to or greater than 1.8 metres in *height* shall be set back a minimum of 5.0 metres from all *lot lines*.
- e) Playground equipment less than 1.8 metres in *height* shall be set back a minimum of 2.0 metres from all *lot lines*.

6.8 Parking Regulations in the Residential Uptown Core (RUC) Zone

The following provisions apply to *parking spaces*, *driveways*, and *private garages* in the Residential Uptown Core (RUC) Zone.

- a) The minimum *separation distance* between a *dwelling unit* and a *private garage* or *parking space* on a *lot* having a *lot depth* equal to or greater than 30.0 metres shall be 6.0 metres.
- b) Subsection (a) above shall not apply to any attached *private garage* erected prior to the effective date of this By-law.
- c) A *driveway* on a *lot* containing a *detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* shall only be permitted to cross the *rear lot line*.
- d) A *private garage* and a *parking space* are only permitted in a *rear yard*.
- e) Notwithstanding subsection (d) above, an outdoor *parking space* is permitted to encroach into a *flankage yard* provided the majority of the *parking space* is located within the *rear yard*.
- f) Notwithstanding Section 5.2 of this By-law, no parking spaces shall be required for a *retail store* located on a *lot* in the Residential Uptown Core (RUC) Zone.

6.9 Parking Structures in Residential Zones

The following provisions apply to *parking structures*.

- a) The storage of vehicles for repair is prohibited in a *parking structure*.
- b) No setbacks or *yards* shall be required for any portion of a *parking structure* including stairways, and other similar facilities, that at no point is more than 1.37 metres in height above the elevation of the nearest point on the nearest *lot line*, except:
 - i) Where abutting any Residential Zone where the minimum setback shall be 1.0 metre; and,
 - ii) Ventilator shafts shall be set back a minimum of 3.5 metres from any *lot line*.

Residential Zones

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6.10 Separation of Dwelling Units

- a) The proposed *lot lines* within a *lot* or block designated for *semi-detached, townhouse, back-to-back townhouse, and stacked townhouse dwelling units* will be deemed to be the *lot lines* for zoning purposes until Part Lot Control or Consent formally establishes the *lot lines*.
- b) The entirety of the *lot* or block designated for *semi-detached, townhouse, back-to-back townhouse, and stacked townhouse dwellings* shall be used for the purposes of determining compliance with the zone regulations of Section 6.3, parking requirements, and *landscaping* requirements of this By-law. (2016-13)
- c) For *lots* tied to a *common element condominium*, the applicable zoning regulations shall apply to the freehold portions of the *lots* or blocks designated for *townhouse, back-to-back townhouse, and stacked townhouse dwelling units*.