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8.1 COMPARATIVE USE CHART

	R-1	R-1N	R-2	R-3	R-4	R-5	TP-2	TP-3	TP-4	TP-6	RMH	RMHP
P = Permitted C = Conditional S = Secondary	R-1	R-1N	R-2	R-3	R-4	R-5	TP-2	TP-3	TP-4	TP-6	RMH	RMHP
RESIDENTIAL GROUP												
Basement Apartment			P	P	P	P	D	D	D	D		
Converted Dwelling					P		P	P	P	P		
Duplex Dwelling				P	P	P	D	D	D	D		
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P
Keeping of Hens	P		P	P	P	P	P	P	P	P		
Mini Home											P	P
Semi-Detached Dwelling				P	P	P	P	P	P	P		
Single Detached Dwelling	P	P	P	P	P	P	P	P	P	P		
Three or Four Unit Dwelling					P				P	P		
Tourist Home			C	C	C	C	C	C	C	C		
Townhouse						P			P	P		
SUPERVISED LIVING GROUP												
Group Home			C	C	C	C	C	C	C	C		
Group Home - Limited			P	P	P	P	P	P	P	P		
INSTITUTIONAL GROUP												
Community Centre												C
EDUCATIONAL GROUP												
Child Care Centre - Small	P	P	P	P	P	P	P	P	P	P	P	P
Child Care Centre - Medium			C	C	C	C	C	C	C	C		
Child Care Centre - Large												C
RECREATION GROUP												
Park	P	P	P	P	P	P	P	P	P	P	P	P
SERVICES GROUP												
Personal Service - Apparel												C
Personal Service - Appearance												C
Safety and Emergency Services	P	P	P	P	P	P	P	P	P	P	P	P
INFRASTRUCTURE GROUP												
Utilities	P	P	P	P	P	P	P	P	P	P	P	P

Z-5.197

Z-5.16

8.2



RESIDENTIAL ZONE ONE

8.2(1) PURPOSE

The R-1 Zone accommodates residential *development* in the form of *single detached dwellings* on larger *lots*.



8.2(2) USES

(a) Permitted Uses

- (1) *Child Care Centre - Small*
- (2) *Home Occupation*
- (3) *Single Detached Dwelling*
- (4) *Keeping of Hens* Z-5.197

8.2(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

8.2(4) STANDARDS

(a) Lot Area (MIN)	(i) <i>Interior Lot:</i>	630 m ²
	(ii) <i>Corner Lot:</i>	720 m ²
(b) Lot Frontage (MIN)	(i) <i>Interior Lot:</i>	21 metres
	(ii) <i>Corner Lot:</i>	24 metres
(c) Lot Depth (MIN)	30 metres	
(d) Lot Coverage (MAX)	35 % of the <i>lot area</i> for the main residential <i>building</i>	

8.2(4) STANDARDS

(continued)

(e) Building Setbacks (MIN)	
(i) from a <i>front property line</i> :	6 metres
(ii) from a <i>side property line</i> :	2.5 metres except:
(A) where there is an attached <i>garage or carport</i> :	1.2 metres to the attached <i>garage wall or carport structure</i> and 1.8 metres to any <i>habitable space</i> Z-5.59
(B) where there is no attached <i>garage or carport</i> :	3.6 metres on the driveway side and 2.5 metres on the opposite side
(iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(iv) from a <i>rear property line</i> :	6 metres
(f) Building Height (MAX)	9 metres
(g) Landscaped Area	In accordance with Section 4.2(2)
(h) Parking	In accordance with Section 5

8.3

R-1N

RESIDENTIAL ZONE ONE NARROW**8.3(1) PURPOSE**

The R-1N Zone accommodates residential *development* in the form of *single detached dwellings* on narrow lots.

**8.3(2)****USES****(a) Permitted Uses**

- (1) *Child Care Centre - Small*
- (2) *Home Occupation*
- (3) *Single Detached Dwelling*

8.3(3)**USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

8.3(4)**STANDARDS**

(a) Lot Area (MIN)	(i) <i>Interior Lot:</i>	345 m ²
	(ii) <i>Corner Lot:</i>	480 m ²
(b) Lot Frontage (MIN)	(i) <i>Interior Lot:</i>	11.5 metres
	(ii) <i>Corner Lot:</i>	16 metres
(c) Lot Depth (MIN)		30 metres
(d) Lot Coverage (MAX)		50 % of the <i>lot area</i> for the main residential <i>building</i>
(e) Building Height (MAX)		9 metres

8.3(4) STANDARDS

(continued)

(f) Building Setbacks (MIN)

- (i) from a *front property line*: 6 metres
- (ii) from a *rear property line*: 6 metres

(iii) On lots with a side yard setback on both sides:

- (A) from a *side property line*: 1.2 metres, except:
- (B) where there is no attached *garage or carport*: 3.6 metres on the driveway side and 1.2 metres on the opposite side
- (C) from a *side property line* that abuts a flanking *street* on a *corner lot*: 6 metres and 1.2 metres on the opposite side or 3.6 metres on the opposite side if there is a driveway

(iv) On lots with a side yard setback on one side only (zero side yard option):

- (A) from a *side property line*: 1.8 metres on one side and 0 metres on the other side, except:
- (I) where there is no attached *garage or carport*: 3.6 metres on the driveway side and 0 metres on the opposite side
- (B) from a *side property line* that abuts a flanking *street* on a *corner lot*: 6 metres on flanking side and 0 metres on the opposite side
- (C) Where a *lot* in which the main *building* is permitted to have a zero *side yard setback* abuts another land use zone, the zero *side yard setback* shall not be permitted from the boundary abutting the adjacent zone.
- (D) A 3.6 metre separation shall be maintained between the side walls of habitable space.
- (E) A 1.2 metre private maintenance *easement* shall be required adjacent to the zero *setback* side of the adjoining *lot* extending from the required *rear yard setback* of the adjoining *lot* to the *front property line*. Z-5.59
- (F) A 0.5 metre eave and footing encroachment *easement* shall be required adjacent to the zero *setback* side of the adjoining *lot* extending from the minimum *rear yard setback* to the required *front yard setback* of the adjoining *lot*. Z-5.59

(g) Landscaped Area

In accordance with Section 4.2(2)

(h) Parking

In accordance with Section 5

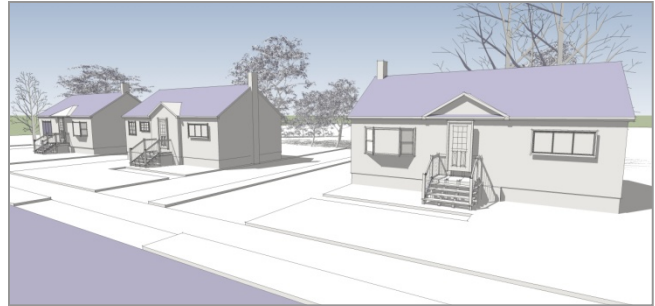
8.4

R-2

RESIDENTIAL ZONE TWO

8.4(1) PURPOSE

The R-2 Zone accommodates residential *development* in the form of *single detached dwellings* which may contain a *basement apartment*.



8.4(2) USES

(a) Permitted Uses

- (1) *Basement Apartment*
- (2) *Child Care Centre - Small*
- (3) *Group Home - Limited*
- (4) *Home Occupation*
- (5) *Single Detached Dwelling*
- (6) *Keeping of Hens*

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(b) Conditional Uses

- (1) *Child Care Centre - Medium*
- (2) *Group Home*
- (3) *Tourist Home*

8.4(3)

USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

8.4(4)

STANDARDS

(a) Lot Area (MIN)	(i) <i>Interior Lot:</i> (ii) <i>Corner Lot:</i>	540 m ² 690 m ²
(b) Lot Frontage (MIN)	(i) <i>Interior Lot:</i> (ii) <i>Corner Lot:</i>	18 metres 23 metres
(c) Lot Depth (MIN)	30 metres	
(d) Lot Coverage (MAX)	40 % of the <i>lot area</i> for the main residential <i>building</i>	

8.4(4) STANDARDS

(continued)

(e) Building Height (MAX)

9 metres

(f) Building Setbacks (MIN)(i) from a *front property line*:

6 metres

(ii) from a *side property line*:

1.8 metres, except:

(A) where there is an attached *garage or carport*:1.2 metres to the attached *garage wall or carport structure* and 1.8 metres to any *habitable space*

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(B) where there is no attached *garage or carport*:

3.6 metres on the driveway side and 1.8 metres on the opposite side

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(iii) from a *side property line* that abuts a flanking *street* on a *corner lot*:

6 metres

(iv) from a *rear property line*:

6 metres

(g) Landscaped Area

In accordance with Section 4.2(2)

(h) Parking

In accordance with Section 5

8.5

R-3

RESIDENTIAL ZONE THREE

8.5(1) PURPOSE

The R-3 Zone:

- (a) accommodates residential *development* in the form of *semi-detached dwellings, duplex dwellings, and single detached dwellings*;
- (b) allows *single detached dwellings* to contain a *basement apartment*.



8.5(2) USES

(a) Permitted Uses	(b) Conditional Uses
(1) <i>Basement Apartment</i>	(1) <i>Child Care Centre - Medium</i>
(2) <i>Child Care Centre - Small</i>	(2) <i>Group Home</i>
(3) <i>Duplex Dwelling</i>	(3) <i>Tourist Home</i>
(4) <i>Group Home - Limited</i>	
(5) <i>Home Occupation</i>	
(6) <i>Semi-detached Dwelling</i>	
(7) <i>Single Detached Dwelling</i>	
(8) <i>Keeping of Hens</i>	

Z-5.197

8.5(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- a) *Single detached dwellings* shall comply with the R-2 zone standards (Section 8.4(4)).

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8.5(4) STANDARDS

(a) Building Height (MAX)	9 metres
(b) Landscaped Area	In accordance with Section 4.2(2)
(c) Parking	In accordance with Section 5

8.5(4) STANDARDS

(continued)

(1) Semi-detached & Duplex Dwellings

		(A) Interior Lot	(B) Corner Lot
(a) Lot Area (MIN)	(i) <i>Semi-detached</i>	720 m ²	840 m ²
	(ii) <i>Duplex</i>	690 m ²	780 m ²
(b) Lot Frontage (MIN)	(i) <i>Semi-detached</i>	24 metres	28 metres
	(ii) <i>Duplex</i>	23 metres	26 metres
(c) Lot Depth (MIN)	30 metres		
(d) Lot Coverage (MAX)	40 % of the <i>lot area</i> for the main residential <i>building</i>		
(e) Building Setbacks (MIN)			
(i)	from a <i>front property line</i> :	6 metres	
(ii)	from a <i>side property line</i> :	1.8 metres, except:	
(A)	where there is an attached <i>garage</i> or <i>carport</i> :	1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i> and 1.8 metres to any <i>habitable space</i> <small>Z-5.59</small>	
(B)	where there is no attached <i>garage</i> or <i>carport</i> :	3.6 metres on the driveway side and 1.8 metres on the opposite side	
(iii)	from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres	
(iv)	from a <i>rear property line</i> :	7.5 metres	

8.5(4) STANDARDS

(continued)

(2) Semi-detached Dwellings - Divided Ownership

(a) Lot Area (MIN)	(i) <i>Interior Lot:</i>	360 m ²
	(ii) <i>Corner Lot:</i>	420 m ²
(b) Lot Frontage (MIN)	(i) <i>Interior Lot:</i>	12 metres
	(ii) <i>Corner Lot:</i>	14 metres
(c) Lot Depth (MIN)		30 metres
(d) Lot Coverage (MAX)		40 % of the <i>lot area</i> for the main residential <i>building</i>
(e) Building Setbacks (MIN)		
	(i) from a <i>front property line:</i>	6 metres
	(ii) from a <i>side property line</i> on the common wall side:	0 metres
	(iii) from a <i>side property line</i> on the side opposite the common <i>party wall</i> side:	1.8 metres, except:
	(A) where there is an attached <i>garage</i> or <i>carport:</i>	1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i> and 1.8 metres to any <i>habitable space</i> <small>Z-5.59</small>
	(B) where there is no attached <i>garage</i> or <i>carport:</i>	3.6 metres
	(iv) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot:</i>	6 metres
	(v) from a <i>rear property line:</i>	7.5 metres

8.6

R-4

RESIDENTIAL ZONE FOUR

8.6(1) PURPOSE

The R-4 Zone:

(a) accommodates residential *development* in established neighbourhoods with a variety of low height, low density *building forms*;



(b) allows for the *conversion* of older housing stock for additional *dwelling units* up to a maximum of 6 *dwelling units*;

(c) is generally located in peripheral areas to the city centre and in close proximity to low density residential development.

8.6(2)

USES

(a) **Permitted Uses**

- (1) *Basement Apartment*
- (2) *Child Care Centre - Small*
- (3) *Converted Dwelling*
- (4) *Duplex Dwelling*
- (5) *Group Home - Limited*
- (6) *Home Occupation*
- (7) *Semi-detached Dwelling*
- (8) *Single Detached Dwelling*
- (9) *Three or Four-Unit Dwelling*
- (10) *Keeping of Hens*

Z-5.197

(b) **Conditional Uses**

- (1) *Child Care Centre - Medium*
- (2) *Group Home*
- (3) *Tourist Home*

8.6(3)

USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

Z-5.82

- (a) *Single detached dwellings* shall comply with the R-2 zone standards (Section 8.4(4)).
- (b) *Duplex & semi-detached dwellings* shall comply with the R-3 zone standards (Section 8.5(4)).

8.6(4) STANDARDS

(a) Lot Area (MIN)	(i) <i>Three-unit Dwelling:</i> 840 m ² (ii) <i>Four-unit Dwelling:</i> 920 m ²
(b) Lot Frontage (MIN)	25 metres
(c) Lot Depth (MIN)	30 metres
(d) Lot Coverage (MAX)	40 % of the <i>lot area</i> for the main residential <i>building</i>
(e) Building Setbacks (MIN)	
(i) from a <i>front property line</i> :	6 metres
(ii) from a <i>side property line</i> :	1.8 metres, except:
(A) where there is an attached <i>garage or carport</i> :	1.2 metres to the attached <i>garage wall or carport structure</i>
(B) where there is no attached <i>garage or carport</i> :	3.6 metres on the driveway side and 1.8 metres on the opposite side
(iii) from a <i>side property line</i> that abuts a <i>flanking street</i> on a <i>corner lot</i> :	6 metres
(iv) from a <i>rear property line</i> :	7.5 metres
(f) Building Height (MAX) <small>Z-5.59</small>	9 metres except 12 metres where the lot abuts Brunswick Street <small>Z-5.197</small>
(g) Landscaped Area	(i) 45 m ² per <i>dwelling unit</i> required at <i>grade</i> (ii) In accordance with Section 4.2(2)
(h) Parking	In accordance with Section 5
(i) Converted Dwellings	
Number of Units	(A) Lot Area (MIN) (B) Lot Frontage (MIN)
2 units	540 m ² 14 metres
3 units	675 m ² 16 metres
4 units	810 m ² 20 metres
5 units	945 m ² 21.5 metres
6 units	1080 m ² 23 metres

8.7



RESIDENTIAL ZONE FIVE

8.7(1) PURPOSE

The R-5 Zone:

- (a) accommodates residential *development* that provides a comprehensive mix of *low density building* forms including *townhouses*;
- (b) is generally located in suburban “greenfield” areas on large *parcels* of land.



8.7(2) USES

(a) Permitted Uses	(b) Conditional Uses
(1) <i>Basement Apartment</i>	(1) <i>Child Care Centre - Medium</i>
(2) <i>Child Care Centre - Small</i>	(2) <i>Group Home</i>
(3) <i>Duplex Dwelling</i>	(3) <i>Tourist Home</i>
(4) <i>Group Home - Limited</i>	
(5) <i>Home Occupation</i>	
(6) <i>Semi-detached Dwelling</i>	
(7) <i>Single Detached Dwelling</i>	
(8) <i>Townhouse</i>	
(9) <i>Keeping of Hens</i>	

8.7(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Single detached dwellings* shall comply with the R-1N zone or the R-2 zone (Section 8.3) or (Section 8.4) respectively. Z-5.82
Z-5.16
- (b) *Duplex & semi-detached dwellings* shall comply with the R-3 zone standards (Section 8.5(4)).
- (c) *Townhouses* shall comply with the MR-1 zone standards (Section 9.2(4)).

8.7(4) STANDARDS

(a) Low Density Residential Component

Single detached dwellings shall comprise a maximum of 80 % of the total number of *dwelling units*.

Z-5.59

8.8

RESIDENTIAL TOWN PLAT ZONE TWO

TP-2

8.8(1) PURPOSE

The TP-2 Zone:

- (a) accommodates residential *development* primarily in the form of new or *converted dwellings* containing up to 2 *dwelling units*;
- (b) allows for the rehabilitation and *conversion* of existing *building* stock in order to help maintain the unique character of the area;
- (c) integrates compatible *building design* features into new construction.

**8.8(2)****USES****(a) Permitted Uses**

- (1) *Basement Apartment*
- (2) *Child Care Centre - Small*
- (3) *Converted Dwelling*
- (4) *Duplex Dwelling*
- (5) *Group Home - Limited*
- (6) *Home Occupation*
- (7) *Semi-detached Dwelling*
- (8) *Single Detached Dwelling*
- (9) *Keeping of Hens*

Z-5.197

(b) Conditional Uses

- (1) *Child Care Centre - Medium*
- (2) *Group Home*
- (3) *Tourist Home*

8.8(3)**USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Converted dwellings* shall contain a maximum of 2 *dwelling units*.

Z-5.82

8.8(4)**STANDARDS****(a) Subdivision & Divided Ownership**

- (i) Newly created *lots* for *single detached dwellings* shall comply with the R-1N zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.3(4)(a), 8.3(4)(b) and 8.3(4)(c).
- (ii) Newly created *lots* for *duplex* or *semi-detached dwelling* shall comply with the R-3 zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.5(4)(1)(a), 8.5(4)(1)(b) and 8.5(4)(1)(c).
- (iii) Subdivision of an existing *semi-detached dwelling* along a shared *party wall* for divided ownership shall comply with the R-3 zone standards in Sections 8.5(4)(2)(a), 8.5(4)(2)(b) and 8.5(4)(2)(c).

8.8(4) STANDARDS

(continued)

(b) **Lot Coverage** (MAX) 35 % of the *lot area* for the main residential *building*

(c) **Building Height** (MAX) 9 metres

(d) **Building Setbacks**

- | | |
|--|---|
| (i) from a <i>front property line</i> | MIN 1.2 metres and
MAX 3 metres |
| (ii) from a <i>side property line</i> | 1.2 metres, except: |
| (A) where there is no attached
<i>garage or carport</i> | 3.6 metres on the driveway side and
1.2 metres on the opposite side |
| (iii) from a <i>side property line</i> that abuts
a flanking <i>street</i> on a <i>corner lot</i> | MIN 1.2 metres and
MAX 3 metres, except no <i>building</i>
shall be located within the sight
triangle (Section 4.1(9)) |
| (iv) from a <i>rear property line</i> | 7.5 metres |

(e) **Design of New Buildings**

- (i) At least 1 main entrance shall face the public *street*;
- (ii) Front attached *garages* facing a public *street* are not permitted on *lots* that have less than 18 metres of *lot frontage*;
- (iii) The *building's massing* and *proportion* shall be vertically-oriented;
- (iv) The pattern of window/door openings and solid wall in a *façade* facing a public *street* shall be similar to adjacent *buildings* in the area;
- (v) Incorporate finish materials found on existing *buildings* in the area.

(f) **Landscaped Area** In accordance with Section 4.2(2)

(g) **Parking** In accordance with Section 5

(h) **Converted Dwellings**

Number of Units	(i) Lot Area (MIN)	(ii) Lot Frontage (MIN)
2 units	540 m ²	14 metres

8.9

TP-3

RESIDENTIAL TOWN PLAT ZONE THREE**8.9(1) PURPOSE**

The TP-3 Zone:

- (a) accommodates residential *development* primarily in the form of *converted dwellings* containing up to 3 *dwelling units* and new *buildings* containing up to 2 *dwelling units*;
- (b) allows for the rehabilitation and *conversion* of existing *building* stock in order to help maintain the unique character of the area;
- (c) integrates compatible *building design* features into new construction.

**8.9(2)
USES****(a) Permitted Uses**

- (1) *Basement Apartment*
- (2) *Child Care Centre - Small*
- (3) *Converted Dwelling*
- (4) *Duplex Dwelling*
- (5) *Group Home - Limited*
- (6) *Home Occupation*
- (7) *Semi-detached Dwelling*
- (8) *Single Detached Dwelling*
- (9) *Keeping of Hens*

Z-5.197

(b) Conditional Uses

- (1) *Child Care Centre - Medium*
- (2) *Group Home*
- (3) *Tourist Home*

**8.9(3)
USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Converted dwellings* shall contain a maximum of 3 *dwelling units*.

Z-5.82

**8.9(4)
STANDARDS****(a) Subdivision & Divided Ownership**

- (i) Newly created *lots* for *single detached dwellings* shall comply with the R-1N zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.3(4)(a), 8.3(4)(b) and 8.3(4)(c).
- (ii) Newly created *lots* for *duplex* or *semi-detached dwelling* shall comply with the R-3 zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.5(4)(1)(a), 8.5(4)(1)(b) and 8.5(4)(1)(c).
- (iii) Subdivision of an existing *semi-detached dwelling* along a shared *party wall* for divided ownership shall comply with the R-3 zone standards in Sections 8.5(4)(2)(a), 8.5(4)(2)(b) and 8.5(4)(2)(c).

8.9(4) STANDARDS

(continued)

(b) **Lot Coverage (MAX)** 35 % of the *lot area* for the main residential *building*

(c) **Building Height (MAX)** 9 metres

(d) Building Setbacks

- | | |
|--|---|
| (i) from a <i>front property line</i> : | MIN 1.2 metres and
MAX 3 metres |
| (ii) from a <i>side property line</i> : | 1.2 metres, except: |
| (A) where there is no attached
<i>garage or carport</i> : | 3.6 metres on the driveway side and
1.2 metres on the opposite side |
| (iii) from a <i>side property line</i> that abuts a
flanking <i>street</i> on a <i>corner lot</i> : | MIN 1.2 metres and
MAX 3 metres, except no <i>building</i> shall
be located within the sight triangle
(Section 4.1(9)) |
| (iv) from a <i>rear property line</i> : | 7.5 metres |

(e) Design of New Buildings

- (i) At least 1 main entrance shall face the public *street*;
- (ii) Front attached *garages* facing a public *street* are not permitted on *lots* that have less than 18 metres of *lot frontage*;
- (iii) The *building's massing* and *proportion* shall be vertically-oriented;
- (iv) The pattern of window/door openings and solid wall in a *façade* facing a public *street* shall be similar to adjacent *buildings* in the area;
- (v) Incorporate finish materials found on existing *buildings* in the area.

(f) **Landscaped Area** In accordance with Section 4.2(2)

(g) **Parking** In accordance with Section 5

8.9(4) STANDARDS

(continued)

(h) Converted Dwellings

Number of Units	(i) Lot Area (MIN)	(ii) Lot Frontage (MIN)
2 units	540 m ²	14 metres
3 units	675 m ²	16 metres

(i) Converted Dwellings with Additions

Number of Units	(i) Lot Area (MIN)	(ii) Lot Frontage (MIN)
2 units	675 m ²	17 metres
3 units	775 m ²	19 metres

**(j) Lot Coverage for Additions
(MAX)**

- (i) The addition shall be limited to 40 % of the existing main residential *building*
- (ii) 35 % of the *lot area* for the entire *building*

(k) Location of Additions

The location of additions is restricted to the rear or the rear sides of the existing main *building* while maintaining the existing main *building*.

8.10



RESIDENTIAL TOWN PLAT ZONE FOUR

8.10(1) PURPOSE

The TP-4 Zone:

- (a) accommodates residential *development* primarily in the form of new or *converted dwellings* containing up to 4 *dwelling units*;
- (b) allows for the rehabilitation and *conversion* of existing *building* stock in order to help maintain the unique character of the area;
- (c) integrates compatible *building design* features into new construction.



8.10(2) USES

(a) Permitted Uses

- (1) *Basement Apartment*
- (2) *Child Care Centre - Small*
- (3) *Converted Dwelling*
- (4) *Duplex Dwelling*
- (5) *Group Home - Limited*
- (6) *Home Occupation*
- (7) *Semi-detached Dwelling*
- (8) *Single Detached Dwelling*
- (9) *Three- or Four-Unit Dwelling*
- (10) *Townhouse*
- (11) *Keeping of Hens*

Z-5.197

(b) Conditional Uses

- (1) *Child Care Centre - Medium*
- (2) *Group Home*
- (3) *Tourist Home*

8.10(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Converted dwellings* shall contain a maximum of 4 *dwelling units*.
- (b) *Townhouse buildings* shall contain a maximum of 4 *dwelling units*.

Z-5.82

8.10(4) STANDARDS

(a) Density (Lot Area per Dwelling Unit) & Lot Area

Z-5.59

i) *Townhouse:*

MAX 55 *dwelling units* per hectare
(MIN 180 m² per *dwelling unit*)

Z-5.16

ii) *Three- or Four-Unit Dwelling:*

MIN 720 m² (4 Unit)
MIN 640 m² (3 Unit)

Z-5.113

Z-5.59

8.10(4) STANDARDS (continued)

(b)	Lot Frontage (MIN)	25 metres (<i>Three or Four Unit Dwelling</i>)	Z-5.143
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(c)	Lot Coverage (MAX)	<ul style="list-style-type: none"> (i) 35 % of the <i>lot area</i> for the main residential <i>building</i>, including additions. (ii) Any addition shall be limited to 40 % of the existing main residential <i>building</i>.
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(d) **Subdivision & Divided Ownership**

- (i) Newly created *lots* for *single detached dwellings* shall comply with the R-1N zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.3(4)(a), 8.3(4)(b) and 8.3(4)(c).
- (ii) Newly created *lots* for *duplex* or *semi-detached dwelling* shall comply with the R-3 zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.5(4)(1)(a), 8.5(4)(1)(b) and 8.5(4)(1)(c).
- (iii) Subdivision of an existing *semi-detached dwelling* along a shared *party wall* for divided ownership shall comply with the R-3 zone standards in Sections 8.5(4)(2)(a), 8.5(4)(2)(b) and 8.5(4)(2)(c).
- (iv) Subdivision of an existing *townhouse building* along a shared *party wall* for divided ownership shall comply with the MR-1 zone standards in Section 9.2(4)(1) and Section 9.2(4)(2).

(e) **Building Setbacks**

- | | | | |
|-------|---|---|--------|
| (i) | from a <i>front property line</i> : | MIN 1.2 metres and
MAX 3 metres | |
| (ii) | from a <i>side property line</i> : | 1.2 metres, except: | |
| | (A) where there is no attached <i>garage</i> or <i>carport</i> : | 3.6 metres on the driveway side and
1.2 metres on the opposite side | |
| | (B) for a <i>townhouse building</i> that does not face the public <i>street</i> : | 3 metres | Z-5.59 |
| (iii) | from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : | MIN 1.2 metres and
MAX 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9)) | |
| (iv) | from a <i>rear property line</i> : | 7.5 metres | |

(f)	Building Height (MAX)	9 metres
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8.10(4) STANDARDS (continued)

(g) Design of New Buildings

- (i) At least 1 main entrance shall face the public *street*;
- (ii) Front attached *garages* facing a public *street* are not permitted on *lots* that have less than 18 metres of *lot frontage*;
- (iii) The *building's massing* and *proportion* shall be vertically-oriented;
- (iv) The pattern of window/door openings and solid wall in a *façade* facing a public *street* shall be similar to adjacent *buildings* in the area;
- (v) Incorporate finish materials found on existing *buildings* in the area.
- (vi) Upper storey window location and configuration shall minimize overlooking into adjacent *rear yards*.

Z-5.59

(h) Landscaped Area

- (i) 45 m² per *dwelling unit* required at *grade*
- (ii) In accordance with Section 4.2(2)

(i) Parking

In accordance with Section 5

(j) Converted Dwellings

Number of Units	(i) Lot Area (MIN)	(ii) Lot Frontage (MIN)
2 units	540 m ²	14 metres
3 units	675 m ²	16 metres
4 units	810 m ²	20 metres

(k) Converted Dwellings with Additions

Number of Units	(i) Lot Area (MIN)	(ii) Lot Frontage (MIN)
2 units	675 m ²	17 metres
3 units	775 m ²	19 metres
4 units	875 m ²	21 metres

(l) Lot Coverage for Additions (MAX)

- (i) The addition shall be limited to 40 % of the existing main residential *building*
- (ii) 35 % of the *lot area* for the entire *building*

(m) Location of Additions

The location of additions is restricted to the rear or the rear sides of the existing main *building* while maintaining the existing main *building*.

8.11



RESIDENTIAL TOWN PLAT ZONE SIX

8.11(1) PURPOSE

The TP-6 Zone:

- (a) accommodates residential *development* primarily in the form of *converted dwellings* containing up to 6 *dwelling units* and new *buildings* containing up to 4 *dwelling units*;
- (b) allows for the rehabilitation and *conversion* of existing *building* stock in order to help maintain the unique character of the area;
- (c) integrates compatible *building design* features into new construction.



8.11(2) USES

(a) Permitted Uses	(b) Conditional Uses
(1) <i>Basement Apartment</i>	(1) <i>Child Care Centre - Medium</i>
(2) <i>Child Care Centre - Small</i>	(2) <i>Group Home</i>
(3) <i>Converted Dwelling</i>	(3) <i>Tourist Home</i>
(4) <i>Duplex Dwelling</i>	
(5) <i>Group Home - Limited</i>	
(6) <i>Home Occupation</i>	
(7) <i>Semi-detached Dwelling</i>	
(8) <i>Single Detached Dwelling</i>	
(9) <i>Three- or Four-Unit Dwelling</i>	
(10) <i>Townhouse</i>	
(11) <i>Keeping of Hens</i> Z-5.197	

8.11(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Converted dwellings* shall contain a maximum of 6 *dwelling units*. Z-5.82
- (b) *Townhouse buildings* shall contain a maximum of 4 *dwelling units*.

8.11(4) STANDARDS

(a) Density (Lot Area per Dwelling Unit) & Lot Area	Z-5.59
i) <i>Townhouse:</i>	MAX 55 <i>dwelling units</i> per hectare (MIN 180 m ² per <i>dwelling unit</i>)
ii) <i>Three or Four-Unit Dwelling:</i>	MIN 720 m ² (4 Unit) Z-5.113 MIN 640 m ² (3 Unit) Z-5.59

8.11(4) STANDARDS

(continued)

(b) Lot Frontage (MIN)	25 metres (<i>Three or Four Unit Dwelling</i>)	Z-5.143
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(c) Lot Coverage (MAX)	<ul style="list-style-type: none"> (i) 35 % of the <i>lot area</i> for the main residential <i>building</i>, including additions. (ii) Any addition shall be limited to 40 % of the existing main residential <i>building</i>.
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(d) Subdivision & Divided Ownership

- (i) Newly created *lots* for *single detached dwellings* shall comply with the R-1N zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.3(4)(a), 8.3(4)(b) and 8.3(4)(c).
- (ii) Newly created *lots* for *duplex* or *semi-detached dwelling* shall comply with the R-3 zone standards for *lot area*, *lot frontage* and *lot depth* in Sections 8.5(4)(1)(a), 8.5(4)(1)(b) and 8.5(4)(1)(c).
- (ii) Subdivision of an existing *semi-detached dwelling* along a shared *party wall* for divided ownership shall comply with the R-3 zone standards in Sections 8.5(4)(2)(a), 8.5(4)(2)(b) and 8.5(4)(2)(c).
- (iv) Subdivision of an existing *townhouse building* along a shared *party wall* for divided ownership shall comply with the MR-1 zone standards in Section 9.2(4)(1) and Section 9.2(4)(2).

(e) Building Setbacks

- | | |
|---|---|
| (i) from a <i>front property line</i> : | MIN 1.2 metres and
MAX 3 metres |
| (ii) from a <i>side property line</i> : | 1.2 metres, except: |
| (A) where there is no attached <i>garage</i> or <i>carport</i> : | 3.6 metres on the driveway side and
1.2 metres on the opposite side |
| (B) for a <i>townhouse building</i> that does not face the public <i>street</i> : | 3 metres |
| (iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : | MIN 1.2 metres and
MAX 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9)) |
| (iv) from a <i>rear property line</i> : | 7.5 metres |

Z-5.59

(f) Building Height (MAX)	9 metres
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8.11(4) STANDARDS (continued)

(g) Design of New Buildings

- (i) At least 1 main entrance shall face the public *street*;
- (ii) Front attached *garages* facing a public *street* are not permitted on *lots* that have less than 18 metres of *lot frontage*;
- (iii) The *building's massing* and *proportion* shall be vertically-oriented;
- (iv) The pattern of window/door openings and solid wall in a *façade* facing a public *street* shall be similar to adjacent *buildings* in the area;
- (v) Incorporate finish materials found on existing *buildings* in the area.
- (vi) Upper storey window location and configuration shall minimize overlooking into adjacent *rear yards*.

Z-5.59

(h) Landscaped Area

- (i) 45 m² per *dwelling unit* required at *grade*
- (ii) In accordance with Section 4.2(2)

(i) Parking

In accordance with Section 5

(j) Converted Dwellings

Number of Units	(i) Lot Area (MIN)	(ii) Lot Frontage (MIN)
2 units	540 m ²	14 metres
3 units	675 m ²	16 metres
4 units	810 m ²	20 metres
5 units	945 m ²	21.5 metres
6 units	1080 m ²	23 metres

(k) Converted Dwellings with Additions

Number of Units	(i) Lot Area (MIN)	(ii) Lot Frontage (MIN)
2 units	675 m ²	17 metres
3 units	775 m ²	19 metres
4 units	875 m ²	21 metres
5 units	975 m ²	23 metres
6 units	1075 m ²	25 metres

(l) Lot Coverage for Additions (MAX)

- (i) The addition shall be limited to 40 % of the existing main residential *building*
- (ii) 35 % of the *lot area* for the entire *building*

(m) Location of Additions

The location of additions is restricted to the rear or the rear sides of the existing main *building* while maintaining the existing main *building*.

8.12

RMH

RESIDENTIAL MINI-HOME ZONE**8.12(1) PURPOSE**

The RMH Zone accommodates residential *development* in the form of single *mini-homes* on individual *lots* fronting on public *streets*.

**8.12(2)****USES****(a) Permitted Uses**

- (1) *Child Care Centre - Small*
- (2) *Home Occupation*
- (3) *Mini-home*

8.12(3)**USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

8.12(4)**STANDARDS****(a) Lot Area (MIN)**

- (i) *Interior Lot:* 465 m²
- (ii) *Corner Lot:* 550 m²

(b) Lot Frontage (MIN)

- (i) *Interior Lot:* 15 metres
- (ii) *Corner Lot:* 18 metres

(c) Lot Depth (MIN)

30 metres

(d) Lot Coverage (MAX)

35 % of the *lot area* for the main residential *building*

8.12(4) STANDARDS

(continued)

(e) Building Height (MAX)	5 metres
(f) Building Setbacks (MIN)	
(i) from a <i>front property line</i> :	3.5 metres
(ii) from a <i>side property line</i> :	
(A) where there is an attached <i>garage or carport</i> :	2.4 metres on the side of the attached <i>garage or carport</i> and 3 metres on the opposite side
(B) where there is no attached <i>garage or carport</i> :	5 metres on the driveway side and 3 metres on the opposite side
(iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(iv) from a <i>rear property line</i> :	6 metres
(g) Landscaped Area	In accordance with Section 4.2(2)
(h) Parking	In accordance with Section 5

8.13

RMHP

RESIDENTIAL MINI-HOME PARK ZONE**8.13(1) PURPOSE**

The RMHP Zone:

- (a) accommodates residential *development* in the form of *mini-homes* within a *mini-home* park or community with private *streets*;
- (b) provides for *community centre* and/or small personal service or convenience *uses* serving the residents of the *mini-home* park;
- (c) allows more than 1 main *building* on a *lot*.

**8.13(2)
USES****(a) Permitted Uses**

- (1) *Child Care Centre-Small*
- (2) *Home Occupation*
- (3) *Mini-home*

(b) Conditional Uses

- (1) *Child Care Centre-Large*
- (2) *Child Care Centre - Medium*
- (3) *Community Centre*
- (4) *Convenience Store*
- (5) *Personal Service - Apparel*
- (6) *Personal Service - Appearance*

**8.13(3)
USES RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Mini-homes* must be located on a *mini-home site* approved by the City of Fredericton and subject to the issuance of a *building* permit.
- (b) *Child care centre - large* shall be restricted to a separate *building* within the *mini-home* park and is intended for the use of *mini-home* park residents.
- (c) *Community centre* is intended for the use of the residents of the *mini-home* park and shall comply with the standards of the I-1 zone (Section 12.2(4)).
- (d) *Convenience store, personal service - apparel, and personal service - appearance* are intended for the use of the *mini-home* park residents and shall be:
 - (i) restricted to a maximum floor area of 90 m² for each commercial establishment;
 - (ii) centrally located at a minimum distance of 25 metres from any *property line*.

8.13(4) STANDARDS

(a)	Building Height (MAX)	5 metres
(b) Landscaped Area		
(i) A minimum of 8% of the gross land area of a <i>mini-home</i> park <i>development</i> or expansion shall be provided as <i>parks</i> , playgrounds or landscaped open space and shall be provided in accordance with Section 4.2(2).		
(ii) Where a public land dedication is required pursuant to the Subdivision By-law Z-4, 8% of the gross area of the <i>development</i> shall be conveyed to the municipality as public open space or cash-in-lieu.		
(iii) In addition to the above landscaped open space requirements, a minimum 6 metre wide landscaped strip shall be maintained along all <i>property lines</i> , planted with deciduous and coniferous trees and shrubs; such vegetation shall be a minimum 1.5 metres in height at the time of planting and shall be spaced no greater than 5 metres apart, to the satisfaction of the Development Officer.		
(c) Street Widths		
		<i>Streets</i> shall have a minimum surface width of 7.3 metres and be surfaced with asphalt or chipseal.
(d) Servicing		
		All <i>sites</i> shall be connected to municipal water & sewer services to the satisfaction of the City Engineer.
(e) Skirting		
		The entire undercarriage of a <i>mini-home</i> shall be skirted with an opaque material.
(f) Lot Grading (Drainage)		
		Storm water in a <i>mini-home development</i> shall be managed through the use of a storm sewer system, ditching, or other method, subject to a <i>site</i> drainage plan, to the satisfaction of the City Engineer.
(g) Parking		
		In accordance with Section 5

8.13(4)
STANDARDS
 (continued)

(1) For Front-on Sites

(Where the longer dimension of the mini-home is parallel to the street)

(a) Density (MAX)	a) 20 <i>mini-homes</i> per gross hectare b) 1 <i>mini-home</i> per <i>site</i>
(b) Site Area (MIN)	406.5 m ²
(c) Site Frontage (MIN)	27.1 metres
(d) Site Depth (MIN)	15 metres
(e) Building Setbacks (MIN)	
(i) from the front of the <i>site</i> :	4.5 metres
(ii) from the side of a <i>site</i> :	3.6 metres on the driveway side and 1.5 metres on the opposite side
(iii) from the side of a <i>site</i> that abuts a flanking <i>street</i> on a <i>corner site</i> :	4.5 metres and 1.5 metres on the opposite side
(iv) from the rear of a <i>site</i> :	4.5 metres

(2) For End-on Sites

(Where the shorter dimension of the mini-home is parallel to the street)

(a) Density (MAX)	(i) 17 <i>mini-homes</i> per gross hectare (ii) 1 <i>mini-home</i> per <i>site</i>
(b) Site Area (MIN)	465 m ²
(c) Site Frontage (MIN)	15 metres
(d) Site Depth (MIN)	31 metres
(e) Building Setbacks (MIN)	
(i) from the front of the <i>site</i> :	6 metres
(ii) from the side of a <i>site</i> :	3.6 metres on the driveway side and 1.5 metres on the opposite side
(iii) from the side of a <i>site</i> that abuts a flanking <i>street</i> on a <i>corner site</i> :	6 metres and 1.5 metres on the opposite side
(iv) from the rear of a <i>site</i> :	3 metres

8.14

RURAL RESIDENTIAL – CHATEAU HEIGHTS ZONE



8.14(1) PURPOSE

The RR-CH Zone accommodates rural residential *development* in the form of *single detached dwellings on large lots*.



8.14(2) USES

(a) Permitted Uses

- (1) *Child Care Centre - Small*
- (2) *Home Occupation*
- (3) *Keeping of Hens*
- (4) *Single Detached Dwelling*

(b) Conditional Uses

- (1) *Kenel*
- (2) *Studio - Artisan*

8.14(3) USE RULES

All uses shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

8.14(4) STANDARDS

(a) Lot Area (MIN)

The *lot area* existing as of August 1, 2018 shall be the minimum *lot area*.

(b) Lot Frontage (MIN)

The *lot frontage* existing as of August 1, 2018 shall be the minimum *lot frontage*.

(c) Lot Depth (MIN)

The *lot depth* existing as of August 1, 2018 shall be the minimum *lot depth*.

(d) Lot Coverage (MAX)

35 % of the *lot area* for the main residential *building*

8.14(4)

STANDARDS (continued)**(e) Building Setbacks** (MIN)

- | | |
|---|------------|
| (i) from a <i>front property line</i> : | 7.5 metres |
| (ii) from a <i>side property line</i> : | 3 metres |
| (iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : | 7.5 metres |
| (iv) from a <i>rear property line</i> : | 7.5 metres |

(f) Building Height (MAX)	9 metres
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(g) Landscaped Area	In accordance with Section 4.2(2)
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(h) Parking	In accordance with Section 5
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