

SECTION 7 – Residential Zones (RES)

The Residential Zones apply to lands designated Low Rise Residential, Medium Rise Residential and High Rise Residential in the Official Plan.

7.1 APPLICABLE ZONES

RES-1: Low Rise Residential One Zone – the purpose of this *zone* is to accommodate limited dwelling types in areas with an estate character and/or limited municipal services in low rise areas.

RES-2: Low Rise Residential Two Zone – the purpose of this *zone* is to accommodate a limited range of low density dwelling types on larger lots than the RES-3 Zone in low rise areas.

RES-3: Low Rise Residential Three Zone – the purpose of this *zone* is to accommodate a limited range of low density dwelling types on smaller *lots* than the RES-2 Zone in low rise areas.

RES-4: Low Rise Residential Four Zone – the purpose of this *zone* is to accommodate a range of low density dwelling types that allow up to four dwelling units on a range of *lot* sizes in low rise areas.

RES-5: Low Rise Residential Five Zone – the purpose of this *zone* is to accommodate the widest range of low density dwelling types on the widest range of *lot* sizes in low rise areas.

RES-6: Medium Rise Residential Six Zone – the purpose of this *zone* is to accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas.

RES-7: High Rise Residential Seven Zone – the purpose of this *zone* is to accommodate high density dwelling types and a range of complementary non-residential uses in high rise residential areas.

7.2 PERMITTED USES

No person shall, within any Residential Zone *use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 7-1 below.

Table 7-1: Permitted Uses within the Residential Zones

| Use | RES-1 | RES-2 | RES-3 | RES-4 | RES-5 | RES-6 | RES-7 |
|---|-------|-------|-------|-------|-------|-------|-------|
| Residential Uses | | | | | | | |
| <i>Single Detached Dwelling</i> | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| <i>Additional Dwelling Units (Attached)(1)</i> | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| <i>Additional Dwelling Units (Detached)(2)</i> | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| <i>Semi-Detached Dwelling</i> | | | ✓ | ✓ | ✓ | | |
| <i>Townhouse Dwelling – Street</i> | | | | ✓(3) | ✓(4) | | |
| <i>Townhouse Dwelling – Cluster (7)</i> | | | | | ✓(4) | ✓ | |
| <i>Multiple Dwelling (7)</i> | | | | | ✓ | ✓ | ✓ |
| <i>Lodging House</i> (Amended: By-law 2024-136, S.4 – June 24, 2024) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <i>Continuing Care Community</i> | | | | | ✓ | ✓ | ✓ |
| <i>Hospice</i> | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <i>Residential Care Facility, Small</i> | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <i>Residential Care Facility, Large</i> | | | | | ✓ | ✓ | ✓ |
| Non-Residential Uses | | | | | | | |
| <i>Artisan’s Establishment (5)</i> | | | | | | ✓ | ✓ |
| <i>Community Facility (5)</i> | | | | | | ✓ | ✓ |
| <i>Convenience Retail (5)</i> | | | | | | ✓ | ✓ |
| <i>Day Care Facility (5)</i> | | | | | | ✓ | ✓ |
| <i>Financial Establishment (5)</i> | | | | | | | ✓ |
| <i>Health Clinic (5)</i> | | | | | | | ✓ |
| <i>Home Occupation (6)</i> | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| <i>Office (5)</i> | | | | | | ✓ | ✓ |
| <i>Personal Services (5)</i> | | | | | | | ✓ |
| <i>Studio (5)</i> | | | | | | ✓ | ✓ |

Additional Regulations for Permitted Uses Table 7-1

- (1) Shall be permitted in accordance with 4.12.1 and 4.12.2.
- (2) Shall be permitted in accordance with 4.12.3.
- (3) The maximum number of *dwelling units* in a *dwelling* (as the *principal use* of the *building*) shall be 4. (Amended: By-law 2024-204, S.26 – December 2, 2024)
- (4) The maximum number of *dwelling units* in a *dwelling* (as the *principal use* of the *building*) shall be 8. (Amended: By-law 2024-204, S.26 – December 2, 2024)
- (5) Permitted non-residential uses must be located within a *multiple dwelling* (despite the definition of *multiple dwelling* in Section 3) and are limited in size in accordance with the regulations in Table 7-6.

- (6) Shall be permitted in accordance with 4.7.
- (7) 5 to 10 *dwelling units* on a *lot* provided without any non-residential *use* except permitted *home occupation uses* shall be permitted in accordance with the regulations in Table 7-5 or Table 7-6 as applicable and Section 4.12.4.

(By-law 2024-074, S.16 &17 – 2024-03-25)

7.3 **REGULATIONS**

The regulations for *lots* in a *residential zone* are set out in Tables 7-2 through 7-7 below.

Table 7-2: For Single Detached Dwellings

| Regulation | RES-1 (5) | RES-2 (5) | RES-3 (5) | RES-4 (5) | RES-5 (5) | RES-6 | RES-7 |
|--|-----------------------|-------------------|-------------------|-------------------|-------------------|--------------|--------------|
| Minimum <i>Lot Area</i> | 929m ² (1) | 411m ² | 288m ² | 235m ² | 235m ² | | |
| Minimum <i>Lot Width</i> | 24.0m(2) | 13.7m | 10.5m | 9.0m | 9.0m | | |
| Minimum <i>Corner Lot Width</i> | 24.0m(2) | 15.0m | 13.8m | 12.8m | 12.8m | | |
| Minimum <i>Front Yard or Exterior Yard Setback</i> | 6.0m (3)(7) | 4.5m(3)(7) | 4.5m(3)(7) | 4.5m(3)(7) | 4.5m(3)(7) | | |
| Maximum <i>Front Yard Setback</i> | (3) | (3) | (3) | (3) | (3) | | |
| Minimum <i>Interior Side Yard Setback</i> | 3.0m | 1.2m | 1.2m | 1.2m | 1.2m | | |
| Minimum <i>Rear Yard Setback</i> | 7.5m | 7.5m | 7.5m | 7.5m | 7.5m | | |
| Maximum <i>Lot Coverage</i> | 55%(4) | 55%(4) | 55%(4) | 55%(4) | 55%(4) | | |
| Maximum <i>Building Height</i> | 11.0m(6) | 11.0m(6) | 11.0m(6) | 11.0m(6) | 11.0m(6) | | |
| Maximum number of <i>storeys</i> | 3 | 3 | 3 | 3 | 3 | | |

Additional Regulations for Single Detached Dwellings Table 7-2

- (1) The minimum *lot area* shall be 0.4 hectares on *lots* without full municipal services.
- (2) The minimum *lot width* shall be 30.0 metres on *lots* without full municipal services.
- (3) For lands identified in [Appendix D – Established Neighbourhoods Area](#), the minimum and Maximum front yard shall be in accordance with [Section 7.6](#).
- (4) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwellings (detached)* shall not exceed 15 percent.

- (5) The regulations within Table 7-2 shall not apply to an *existing single detached dwelling* on an *existing lot* with or without one *existing additional dwelling unit (attached)* or where one *additional dwelling unit (attached)* is added to a *single detached dwelling* without any *existing additional dwelling units (attached)* or *additional dwelling units (detached)*, where there is no increase to *existing gross floor area*. (Amended: By-law 2025-013, S.21 – January 20, 2025)
- (6) For lands identified in [Appendix C – Central Neighborhoods](#), the maximum building height shall be in accordance with [Section 7.5](#). (By-law 2024-074, S.18 – March 25, 2024)
- (7) Despite the minimum *front yard* or *exterior side yard setback*, the vehicular entrance to any *private garage* which faces a *street line* shall be located a minimum of 6 metres from the *street line*. (Amended: By-law 2026-024, S.40 – March 2, 2026)

Table 7-3: For Semi-Detached Dwelling Unit

| Regulation | RES-1 | RES-2 | RES-3 (3) | RES-4 (3) | RES-5 (3) | RES-6 | RES-7 |
|--|-------|-------|-------------------|-------------------|-------------------|-------|-------|
| Minimum <i>Lot Area</i> | | | 260m ² | 210m ² | 210m ² | | |
| Minimum <i>Lot Width</i> | | | 9.3 m | 7.5m | 7.5m | | |
| Minimum <i>Corner Lot Width</i> | | | 12.0m | 12.0m | 12.0m | | |
| Minimum <i>Front Yard or Exterior Yard Setback</i> | | | 4.5m (1)(5) | 4.5m(1)(5) | 4.5m(1)(5) | | |
| Maximum <i>Front Yard Setback</i> | | | (1) | (1) | (1) | | |
| Minimum <i>Interior Side Yard Setback</i> (6) | | | 1.2m | 1.2m | 1.2m | | |
| Minimum <i>Rear Yard Setback</i> | | | 7.5m | 7.5m | 7.5m | | |
| Maximum <i>Lot Coverage</i> | | | 55%(2) | 55%(2) | 55%(2) | | |
| Maximum <i>Building Height</i> | | | 11.0m(4) | 11.0m(4) | 11.0m(4) | | |
| Maximum number of <i>storeys</i> | | | 3 | 3 | 3 | | |

Additional Regulations for Semi-Detached Dwelling Unit Table 7-3

- (1) For lands identified in [Appendix D – Established Neighbourhoods Area](#), the minimum and maximum front yard shall be in accordance with [Section 7.6](#).
- (2) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwellings (detached)* shall not exceed 15 percent.
- (3) The regulations within Table 7-3 shall not apply to an *existing semi-detached dwelling* on an *existing lot* with or without one *existing additional dwelling unit (attached)* or where one *additional dwelling unit (attached)* is added to a *semi-detached dwelling unit* without any *existing additional dwelling units (attached)* or *additional dwelling units (detached)*, where there is no increase to *existing gross floor area*. (Amended: By-law 2025-013, S.23 – January 20, 2025)

- (4) For lands identified in [Appendix C – Central Neighborhoods](#), the maximum building height shall be in accordance with [Section 7.5](#). (By-law 2024-074, S.19 – March 25, 2024)
- (5) Despite the minimum *front yard* or *exterior side yard setback*, the vehicular entrance to any *private garage* shall be located a minimum of 6 metres from the *street line*. (By-law 2025-013, S.24 – January 20, 2025)
- (6) Despite the minimum *interior side yard setback*, for any portion of a wall located on an *interior side lot line* having a *common wall*, but not forming part of a *common wall*, the minimum *interior side yard setback* shall be 0 metres when there is a 1.5 metre maintenance easement over the abutting property for the maintenance of walls, eaves, and real property. (By-law 2026-024, S.43 – March 2, 2026)

Table 7-4: For Street Townhouse Dwelling Units
(Amended: By-law 2026-024, S. 46 – March 2, 20-26)

| Regulation | RES-1 | RES-2 | RES-3 | RES-4 (4) (9) | RES-5 (4) (9) | RES-6 | RES-7 |
|--|-------|-------|-------|-------------------|-------------------|-------|-------|
| Minimum <i>Lot Area</i> | | | | 148m ² | 135m ² | | |
| Minimum <i>Lot Width</i> (Internal Unit) | | | | 6.0m (7) (9) | 5.5m (9) | | |
| Minimum <i>Lot Width</i> (External Unit) | | | | 10.0m | 9.5m | | |
| Minimum <i>Corner Lot Width</i> | | | | 12.0m | 11.5m | | |
| Minimum <i>Front Yard or Exterior Yard Setback</i> | | | | 4.5m(1)(6) | 4.5m(1)(6) | | |
| Maximum <i>Front Yard Setback</i> | | | | (1) | (1) | | |
| Minimum <i>Interior Side Yard Setback</i> | | | | 2.5m(8) | 2.5m(8) | | |
| Minimum <i>Rear Yard Setback</i> | | | | 7.5m | 7.5m | | |
| Rear Yard Access | | | | (2) | (2) | | |
| Maximum <i>Lot Coverage</i> | | | | 55%(3) | 55%(3) | | |
| Maximum <i>Building Height</i> | | | | 11.0m(5) | 11.0m(5) | | |
| Maximum number of <i>storeys</i> | | | | 3 | 3 | | |

Additional Regulations for Street Townhouse Dwelling Units Table 7-4

- (1) For lands identified in [Appendix D – Established Neighbourhoods Area](#), the minimum and maximum front yard shall be in accordance with [Section 7.6](#).
- (2) Each *dwelling unit* shall have an unobstructed access at *grade* or ground floor level, having a minimum width of 0.9 metres, from the *front yard* to the *rear yard* of the *lot* either by:
- Direct access on the *lot* without passing through any portion of the *dwelling unit*; or,
 - Direct access through the *dwelling unit* without passing through a living or family room, dining room, kitchen, bathroom, bedroom, or recreation room or any hallway that is not separated by a door to any such room; or,

- c) Access over adjacent lands which, if the lands are not owned by the *City* or the *Region*, is secured by a registered easement.
- (3) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwellings (detached)* shall not exceed 15 percent.
- (4) The regulations within Table 7-4 shall not apply to an *existing street townhouse dwelling* on an *existing lot* with or without one *existing additional dwelling unit (attached)* or where one *additional dwelling unit (attached)* is added to a *street townhouse dwelling unit* without any *existing additional dwelling units (attached)* or *additional dwelling units (detached)*, where there is no increase to *existing gross floor area*. (Amended: By-law 2025-013, S.25 – January 20, 2025)
- (5) For lands identified in [Appendix C – Central Neighborhoods](#), the maximum building height shall be in accordance with [Section 7.5](#). (By-law 2024-074, S.20 – 2024-03-25)
- (6) Despite the minimum *front yard* or *exterior side yard setback*, the vehicular entrance to any *private garage* which faces a *street line* used to accommodate off-street parking shall be located a minimum of 6 metres from the *street line*. (Amended: By-law 2026-024, S.44 – March 2, 2026)
- (7) Despite the minimum *lot width* regulation, the minimum *lot width* for a *street townhouse dwelling* located on a *lot* or block which was created by Plan of Subdivision and which received Draft Plan approval prior to the effective date of this by-law shall be 5.5 metres.
- (8) Despite the minimum *interior side yard* setback, for any portion of a wall located beside an *interior side lot line* having a *common wall*, but not forming part of a *common wall*, the *minimum interior side yard setback* from such *interior side lot line* shall be:
- a) 1.2 metres; or
- b) 0 meters when there is a 1.5 meter maintenance easement over the abutting property for the maintenance of walls, eaves, and real property.
- (Amended: By-law 2026-024, S.45 – March 2, 2026)
- (9) Despite the required minimum *lot width* (Internal Unit), a 5.0 metre minimum *lot width* (Internal Unit) may be permitted provided there is no attached *private garage*. (By-law 2026-024, S.47 – March 2, 2026)

Table 7-5: For Cluster Townhouse Dwelling Units

| Regulation | RES-1 | RES-2 | RES-3 | RES-4 | RES-5 (3) | RES-6 (3) | RES-7 |
|--|-------|-------|-------|-------|-------------------|-------------------|-------|
| Minimum <i>Lot Area</i> | | | | | 525m ² | 525m ² | |
| Minimum <i>Lot Width</i> | | | | | 19.0m | 19.0m | |
| Minimum <i>Front Yard or Exterior Yard Setback</i> | | | | | 4.5m (5) | 3.0m | |
| Minimum <i>Interior Side Yard Setback</i> | | | | | 4.5m | 4.5m | |
| Minimum <i>Rear Yard Setback</i> | | | | | 6.0m | 4.5m | |
| Minimum <i>Landscaped Area</i> | | | | | 20% | 20% | |
| Minimum <i>Floor Space Ratio</i> | | | | | | 0.6(1)(4) | |
| Maximum <i>Floor Space Ratio</i> | | | | | 0.6 | 2.0(1) | |
| Minimum <i>Building Height</i> | | | | | | 7.5m | |
| Maximum <i>Building Height</i> | | | | | 11.0m (6) | 25.0m | |
| Maximum Number of <i>Storeys</i> | | | | | 3 | 8 | |
| Minimum Number of <i>Dwelling Units</i> | | | | | | 5 | |
| Private Patio Area | | | | | (2) | (2) | |

Additional Regulations for Cluster Townhouse Dwelling Units Table 7-5

- (1) Combined total *floor space ratio* of all *uses* on the *lot*.
- (2) For each *dwelling unit* located at ground floor level, a private adjacent to the *dwelling unit* with direct access to such *dwelling unit* shall be provided.
- (3) The regulations within Table 7-5 shall not apply to an *existing cluster townhouse dwelling* on an *existing lot*.
- (4) Individual *buildings* will not be required to achieve the minimum *floor space ratio* where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum *floor space ratio*.
- (5) For lands identified in [Appendix D – Established Neighbourhoods Area](#), the minimum and maximum *front yard* shall be in accordance with [Section 7.6](#).
- (6) For lands identified in an [Appendix C – Central Neighbourhoods](#), the maximum *building height* shall be in accordance with [Section 7.5](#).

Table 7-6: For Multiple Dwellings and Non-Residential Uses
(Amended: By-law 2026-024, S.48 – March 2, 2026)

| Regulation | RES-1 | RES-2 | RES-3 | RES-4 (6) | RES-5 (6) (10) | RES-6 (6) | RES-7 (6) |
|---|--------------|--------------|--------------|------------------|-----------------------|-----------------------|-----------------------|
| Minimum <i>Lot Area</i> | | | | | 495m ² | | |
| Minimum <i>Lot Width</i> | | | | | 19.0m (10) | 30.0m | 30.0m |
| Minimum <i>Front Yard or Exterior Yard Setback</i> | | | | | 4.5m (8) | 3.0m | 3.0m |
| Minimum <i>Interior Side Yard Setback</i> | | | | | 3.0m | 4.5m | 4.5m (5) |
| Minimum <i>Rear Yard Setback</i> | | | | | 7.5m | 7.5m | 7.5m (5) |
| Minimum <i>Landscaped Area</i> | | | | | 20% | 20% | 20% |
| Minimum <i>Floor Space Ratio</i> | | | | | | 0.6 (2)(7) | 2.0 (2)(7) |
| Maximum <i>Floor Space Ratio</i> | | | | | 0.6 | 2.0 (2) | 4.0 (2) |
| Minimum <i>building height</i> | | | | | | 11.0 m | 14.0 m |
| Maximum <i>Building Height</i> | | | | | 11.0m (9) | 25.0m | (5) |
| Maximum number of <i>storeys</i> | | | | | 3 | 8 | |
| Minimum number of <i>dwelling units</i> | | | | | | 5 | 5 |
| Maximum number of <i>dwelling units</i> | | | | | | | |
| Private <i>Patio Area</i> | | | | | (3) | (3) | (3) |
| Maximum <i>Gross Floor Area of Individual Non-Residential Use</i> | | | | | | 600m ² (4) | 600m ² (4) |

Additional Regulations for Multiple Dwellings and Non-Residential Uses Table 7-6

- (1) Deleted (By-law 2024-074, S.21)
- (2) Combined total *Floor Space Ratio* of all uses on the *lot*.
- (3) For *multiple dwellings*, each *dwelling unit* located at ground floor level shall have a patio area adjacent to the *dwelling unit* with direct access to such *dwelling unit*.
- (4) The total *gross floor area* of all non-residential *uses* shall not exceed 25% of the total *gross floor area* on a *lot*.
- (5) The maximum *building height* shall be 25 metres within 15 metres of a *lot* with a (RES-6) Medium Rise Residential Six Zone.

- (6) The regulations within Table 7-6 shall not apply to an *existing multiple dwelling* on an *existing lot*.
- (7) Individual *buildings* will not be required to achieve the minimum *floor space ratio* where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum *floor space ratio*.
- (8) For lands identified in [Appendix D – Established Neighbourhoods Area](#), the minimum and maximum *front yard* shall be in accordance with [Section 7.6](#).
- (9) For lands identified in [Appendix C – Central Neighborhoods](#), the maximum *building height* shall be in accordance with [Section 7.5](#). (By-law 2024-074, S.21 & 22 – March 25, 2024)
- (10) Despite the required minimum *lot width* of 19.0 m, *multiple dwellings* having 10 *dwelling units* or fewer are permitted to have a minimum *lot width* of 14.0 m. (By-law 2026-024, S.49 – March 2, 2026)

Table 7-7: Lodging House, Hospice, Continuing Care Community, Small Residential Care Facility and Large Residential Care Facility

| Regulation | RES-1 | RES-2 | RES-3 | RES-4 | RES-5 | RES-6 | RES-7 |
|-------------|-------|-------|-------|-------|-------|-------|-------|
| Regulations | | (1) | (1) | (1) | (1) | (1) | (1) |

Additional Regulations for Table 7-7

- (1) Where permitted in Table 7-1, shall be in accordance with the regulations of the RES Zone and *dwelling type* in which the *lodging house, hospice or small residential care facility* is located. Where permitted in Table 7-1, a *large residential care facility and continuing care community* shall be in accordance with the regulations of the RES zone for *multiple dwellings*.

7.4 OUTDOOR STORAGE

No *outdoor storage* shall be permitted in a RES zone.

7.5 LANDS LOCATED IN [APPENDIX C – CENTRAL NEIGHBOURHOODS](#)

- a) For permitted *uses* subject to this regulation, the maximum *building height* shall be 9.0 metres for *new buildings* and additions to *existing buildings* that would increase the *building height* by more than 1.0 metres, where the *height* of the two *principal buildings* on both abutting *lots* is less than 6.5 metres. Where there are vacant

lot(s), abutting the affected *lot*, the *height* of the two *principal buildings* on the next adjacent *lot* with a *low-rise residential zone* are considered.

7.6 **LANDS LOCATED IN APPENDIX D – ESTABLISHED NEIGHBOURHOODS AREA**

- a) For permitted *uses* subject to this regulation, the minimum *front yard* shall be the *established front yard* minus one metre. In all other cases, the minimum *front yard* shall be in accordance with the regulations table for the permitted *use*. Despite the foregoing, no part of any *building* used to accommodate off street parking shall be located closer than 6 metres to the *street line*; and,
- b) The maximum *front yard* shall be the *established front yard* plus one metre. In all other cases there is no maximum *front yard*.
- c) Despite subsection a) and b) where there are no changes to an *existing front yard setback* the *existing front yard* is the *established front yard*. (By-law 2025-013, S.29 – January 20, 2025)

7.7 **OTHER APPLICABLE REGULATIONS AND SECTIONS**

For other applicable regulations and sections see Section 3: Definitions, Section 4: General Regulations and, Section 5: Parking, Loading, and Stacking.