

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</i>					✓(4)	✓	
<i>Multiple Dwelling</i>				✓(3)	✓	✓	✓
<i>Lodging House</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 Office (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* shall be 4.
- (4) The maximum number of *dwelling units* in a *dwelling* shall be 8.
- (5) Permitted non-residential uses must be located within a *mixed use building* and are limited in size in accordance with the regulations in Table 7-6.
- (6) Shall be permitted in accordance with 4.7.

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)	4.5m(3)	4.5m(3)	4.5m(3)	4.5m(3)		
Maximum <i>Front Yard Setback</i>	(3a)	(3a)	(3a)	(3a)	(3a)		
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, despite the minimum *front yard* required in any *zone*, the minimum *front yard* is the *established front yard* minus one metre.

In all other cases, the minimum *front yard* shall be in accordance with this Table. Despite the foregoing, no part of any *building* used to accommodate off street parking shall be located closer than 6.0 metres to the *street line*.

- (3a) For lands identified on Appendix D, the maximum *front yard* shall be the *established front yard* plus one metre. In all other cases there is no maximum *front yard*.

- (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 dwelling units (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)*.
- (6) For lands identified on Appendix C – Central Neighborhoods, the maximum *building height* is 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.

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)	4.5m(1)	4.5m(1)		
Maximum <i>Front Yard Setback</i>			(1a)	(1a)	(1a)		
Minimum <i>Interior Side Yard Setback</i>			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, despite the minimum *front yard* required in any *zone*, the minimum *front yard* is the *established front yard* minus one metre. In all other cases the minimum *front yard* shall be in accordance with this Table. Despite the foregoing, no part of any *building* used to accommodate off street parking shall be located closer than 6.0 metres to the *street line*.
- (1a) For lands identified on Appendix D, the maximum *front yard* shall be the *established front yard* plus one metre. In all other cases there is no maximum *front yard*.
- (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 dwelling units (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)*.
- (4) For lands identified on Appendix C – Central Neighborhoods, the maximum *building height* is 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.

Table 7-4: For Street Townhouse Dwelling Units

Regulation	RES-1	RES-2	RES-3	RES-4 (4)	RES-5 (4)	RES-6	RES-7
Minimum <i>Lot Area</i>				148m ²	135m ²		
Minimum <i>Lot Width</i> (Internal Unit)				6.0m	5.5m		
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)	4.5m(1)		
Maximum <i>Front Yard Setback</i>				(1a)	(1a)		
Minimum <i>Interior Side Yard Setback</i>				2.5m	2.5m		
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 on Appendix D, despite the minimum *front yard* required in any *zone*, the minimum *front yard* is the *established front yard* minus one metre. In all other cases the minimum *front yard* shall be in accordance with this Table. Despite the forgoing, no part of any *building* used to accommodate off street parking shall be located closer than 6.0 metres to the *street line*.
- (1a) For lands identified on Appendix D, the maximum *front yard* shall be the *established front yard* plus one metre. In all other cases there is no maximum *front yard*.
- (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 dwelling units (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)*.
- (5) For lands identified in an Appendix C – Central Neighborhoods, the maximum *building height* is 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.

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	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	25.0m	
Maximum Number of <i>Storeys</i>					3	8	
Minimum Number of <i>Dwelling Units</i>						5	
Private <i>Patio Area</i>					(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*.

Table 7-6: For Multiple Dwellings and Non-Residential Uses

Regulation	RES-1	RES-2	RES-3	RES-4 (6)	RES-5 (6)	RES-6 (6)	RES-7 (6)
Minimum <i>Lot Area</i>				495m ²	495m ²		
Minimum <i>Lot Width</i>				15.0m	19.0m(1)	30.0m	30.0m
Minimum <i>Front Yard or Exterior Yard Setback</i>				4.5m	4.5m	3.0m	3.0m
Minimum <i>Interior Side Yard Setback</i>				3.0m	3.0m	4.5m	4.5m (5)
Minimum <i>Rear Yard Setback</i>				7.5m	7.5m	7.5m	7.5m (5)
Minimum <i>Landscaped Area</i>				20%	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	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	11.0m	25.0m	(5)
Maximum number of <i>storeys</i>				3	3	8	
Minimum number of <i>dwelling units</i>						5	5
Maximum number of <i>dwelling units</i>				4			
Private <i>Patio Area</i>				(3)	(3)	(3)	(3)
Maximum <i>Gross Floor Area</i> of Individual Non-Residential Use						600m ² (4)	600m ² (4)

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

(1) A *multiple dwelling* up to 4 *dwelling units* shall have a minimum *lot width* of 15.0 metres.

(2) Combined total *Floor Space Ratio* of all uses on the *lot*.

(3) For *multiple dwellings* with 4 *dwelling units* or more, 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*.

Table 7-7: Lodging House, Hospice, 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) 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. A large residential care facility 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 an RES zone.

7.5 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.