

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>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 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 *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.

7.3 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>	(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 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 in [Appendix C – Central Neighborhoods](#), the maximum building height shall be in accordance with Section 7.5.

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 Lot Area			260m ²	210m ²	210m ²		
Minimum Lot Width			9.3 m	7.5m	7.5m		
Minimum Corner Lot Width			12.0m	12.0m	12.0m		
Minimum Front Yard or Exterior Yard Setback			4.5m (1)	4.5m(1)	4.5m(1)		
Maximum Front Yard Setback			(1)	(1)	(1)		
Minimum Interior Side Yard Setback			1.2m	1.2m	1.2m		
Minimum Rear Yard Setback			7.5m	7.5m	7.5m		
Maximum Lot Coverage			55%(2)	55%(2)	55%(2)		
Maximum Building Height			11.0m(4)	11.0m(4)	11.0m(4)		
Maximum number of storeys			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 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 in [Appendix C – Central Neighborhoods](#), the maximum building height shall be in accordance with Section 7.5.

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>				(1)	(1)		
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 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:
 - a) direct access on the *lot* without passing through any portion of the *dwelling unit*; or,
 - b) 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 [Appendix C – Central Neighborhoods](#), the maximum building height shall be in accordance with Section 7.5.

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 <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*.
- (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 Neighborhoods](#), the maximum *building height* shall be in accordance with Section 7.5.

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 (8)	4.5m (8)	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 (9)	11.0m (9)	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*.
- (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 Neighbourhoods](#), the maximum *building height* shall be in accordance with Section 7.5.

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*.

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.