

## SECTION 7

### RESIDENTIAL DISTRICT 1 (R.1)

#### PERMITTED USES

7.1 No person shall within an R.1 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Two Unit Dwelling
- (e) Three Unit Dwelling
- (f) Four Unit Dwelling  
(25-061)

#### REGULATIONS

7.2 No person shall within an R.1 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per lot/parcel of land	4 (25-061)
b) minimum lot area	370 square metres
c) minimum lot width	12 metres
d) minimum lot depth	30 metres
e) minimum building setback	
i) side lot line	1.2 metres
ii) rear lot line	7.6 metres
f) maximum building coverage	45% (25-061)
g) maximum number of storeys	2
h) minimum floor area	70 square metres
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20%

7.3 R.1 District is hereby designated as a residential district.

## SECTION 8

### RESIDENTIAL DISTRICT 2 (R.2)

#### PERMITTED USES

8.1 No person shall within an R.2 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Two Unit Dwelling
- (e) Three Unit Dwelling
- (f) Four Unit Dwelling  
(25-061)

#### REGULATIONS

8.2 No person shall within an R.2 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations;

Type	Requirement
a) maximum number of dwelling units per lot/parcel of land	4 (25-061)
b) minimum lot area per dwelling unit	278 square metres
c) minimum lot width per dwelling unit	9 metres
d) minimum lot depth	30 metres
e) minimum building setback	
i) side lot line	1.2 metres
ii) rear lot line	7.6 metres
f) maximum building coverage	45% (25-061)
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20%

8.3 R.2 District is hereby designated as a residential district.

## SECTION 9

### RESIDENTIAL DISTRICT 3 (R.3)

#### PERMITTED USES

9.1 No person shall within an R.3 District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row Dwelling
- (e) Two Unit Dwelling
- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling
- (i) A Lodging House  
(25-061)

#### REGULATIONS

9.2 No person shall within an R.3 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per lot	8
b) minimum lot area per dwelling unit	230 square metres
c) minimum lot width per dwelling unit	6 metres
d) minimum lot depth	30 metres
e) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	2.4 metres 9 metres
f) maximum building coverage <ul style="list-style-type: none"> <li>i) Apartment Dwelling, Group Dwelling, Row Dwelling or Lodging House</li> <li>ii) All other uses</li> </ul>	35% 45% (25-061)
g) maximum number of storeys	2
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
j) the following regulations will apply to a Lodging House: <ul style="list-style-type: none"> <li>i) maximum number of bedrooms</li> <li>ii) minimum number of water closets, washbasins, bathtubs or showers</li> </ul>	10 1 per 5 Lodgers
k) no cooking facilities shall be permitted in any Bedroom or room other than a kitchen in a Lodging House.	
l) no owner or person authorized by the owner shall establish, operate, cause or permit the use of a Lodging House on the same lot which supports a Dwelling Unit that is not already a Lodging House.	

9.3 R.3 District is hereby designated as a residential district.

## SECTION 9A

### RESIDENTIAL DISTRICT 30 (R.30)

9A.1 For the purpose of this by-law, land use district "Residential District 30" is hereby established and may be referred to by the symbol "R.30".

#### PERMITTED USES

9A.2 No person shall within an R.30 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row Dwelling
- (e) Two Unit Dwelling
- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling  
(25-061)

#### REGULATIONS

9A.3 No person shall within an R.30 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per lot	8
b) minimum lot area per dwelling unit	230 square metres
c) minimum lot width per dwelling unit	6 metres
d) minimum lot depth	42 metres
e) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	1.8 metres 15 metres
f) maximum building coverage <ul style="list-style-type: none"> <li>i) Apartment Dwelling, Group Dwelling or Row Dwelling</li> <li>ii) All other uses</li> </ul>	35% 45% (25-061)
g) maximum number of storeys	2
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%

9A.4 R.30 District is hereby designated as a residential district.

**SECTION 9B****RESIDENTIAL DISTRICT 31 (R.31)**

9B.1 For the purpose of this by-law, land use district "Residential District 31" is hereby established and may be referred to by the symbol "R.31".

**PERMITTED USES**

9B.2 No person shall within an R.31 - Residential District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row Dwelling
- (e) Two Unit Dwelling
- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling  
(25-061)

**REGULATIONS**

9B.3 No person shall within an R.31 - Residential use any land or erect alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per building	8
b) minimum lot area per dwelling unit	278 square metres
c) minimum lot depth	30 metres
d) minimum lot width	21 metres
e) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	7.6 metres 7.6 metres
f) maximum building coverage <ul style="list-style-type: none"> <li>i) Apartment Dwelling, Group Dwelling, or Row Dwelling</li> <li>ii) All other uses</li> </ul>	35% 45% (25-061)
g) maximum number of storeys	2
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	30%
j) maximum accessory building coverage	5%

9B.4 R.31 District is hereby designated as a residential district.

## SECTION 10

## RESIDENTIAL DISTRICT 4 (R.4)

## PERMITTED USES

10.1 No person shall within an R.4 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling
- (f) A Lodging House  
(25-061)

## REGULATIONS

10.2 No person shall within an R.4 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per building	16
b) minimum number of dwelling units per building	3
c) minimum lot area per dwelling unit	185 square metres
d) minimum lot width	24 metres
e) minimum lot depth	30 metres
f) minimum building setback	
i) side lot line	3 metres or 1.5 metres per storey, whichever is the greater
ii) rear lot line	9 metres or 4.5 metres per storey, whichever is the greater
g) maximum building coverage	
i) Apartment Dwelling, Group Dwelling, Row Dwelling or Lodging House	30%
ii) All other uses	45% (25-061)
h) maximum number of storeys	3
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
k) the following regulations will apply to a Lodging House	
i) maximum number of bedrooms	30
ii) minimum number of water closets, washbasins, bath tubs or showers	1 per 5 Lodgers
l) no cooking facilities shall be permitted in any bedroom or any room other than a kitchen in a Lodging House	
m) no owner or person authorized by the owner shall establish, operate, cause or permit the use of a Lodging House in the same lot which supports a Dwelling Unit that is not already a Lodging House.	

10.3 R.4 District is hereby designated as a residential district.

## SECTION 10A

### RESIDENTIAL DISTRICT 40 (R.40)

10A.1 For the purpose of this by-law, land use district "Residential District 40" is hereby established and may be referred to by the symbol "R.40".

#### PERMITTED USES

10A.2 No person shall within an R.40 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling  
(25-061)

#### REGULATIONS

10A.3 No person shall within an R.40 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per building	8
b) minimum number of dwelling units per building	3
c) minimum lot area per dwelling unit	186 square metres
d) minimum lot width	24 metres
e) minimum lot depth	30 metres
f) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	2.4 metres 6 metres
g) maximum building coverage <ul style="list-style-type: none"> <li>i) Apartment Dwelling, Group Dwelling or Row Dwelling</li> <li>ii) All other uses</li> </ul>	35% 45% (25-061)
h) maximum number of storeys	2
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%

10A.4 R.40 District is hereby designated as a residential district.

## SECTION 11

## RESIDENTIAL DISTRICT 5 (R.5)

## PERMITTED USES

11.1 No person shall within an R.5 District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling  
(25-061)

## REGULATIONS

11.2 No person shall within an R.5 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations;

Type	Requirement
a) minimum number of dwelling units per building	3
b) minimum lot area per dwelling unit	140 square metres
c) minimum lot width	30 metres
d) minimum lot depth	45 metres
e) minimum building setback	
i) side lot line	6 metres or 3 metres per storey, whichever is the greater
ii) rear lot line	12 metres or 6 metres per storey, whichever is the greater
f) maximum building coverage	
i) Apartment Dwelling, Group Dwelling or Row Dwelling	30%
ii) All other uses	45% (25-061)
g) maximum number of storeys	5
h) maximum lot coverage by open parking, driveways and vehicle movement areas	25%

11.3 R.5 District is hereby designated as a residential district.



## SECTION 11A

### RESIDENTIAL DISTRICT 50 (R.50)

11A.1 For the purpose of this by-law, land use district "Residential District 50" is hereby established and may be referred to by the symbol "R.50".

#### PERMITTED USES

11A.2 No person shall within an R.50 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling  
(25-061)

#### REGULATIONS

11A.3 No person shall within an R.50 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum number of dwelling units per building	3
b) minimum lot area per dwelling unit	140 square metres
c) minimum lot width	45 metres
d) minimum lot depth	45 metres
e) minimum building setback	
i) side lot line	6 metres
ii) rear lot line	6 metres
f) maximum building coverage	
i) Apartment Dwelling, Group Dwelling or Row Dwelling	30%
ii) All other uses	45% (25-061)
g) maximum number of storeys	5
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%

11A.4 R.50 District is hereby designated as a residential district.

**SECTION 12****RESIDENTIAL DISTRICT 6 (R.6)****PERMITTED USES**

12.1 No person shall within an R.6 District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling
- (f) Any of the following commercial purposes when located in a dwelling containing 50 or more dwelling units:
  - (i) a personal service establishment
  - (ii) a drug store
  - (iii) a sub-post office
  - (iv) a restaurant
  - (v) a food store
  - (vi) a convenience retail store
  - (vii) a clinic

(25-061)

**REGULATIONS**

12.2 No person shall within an R.6 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum number of dwelling units per building	3
b) minimum lot area	3,715 square metres
c) minimum lot area per dwelling unit	93 square metres
d) minimum lot width	45 metres
e) minimum lot depth	45 metres
f) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	12 metres or 3 metres per storey, whichever is the greater 12 metres or 3 metres per storey, whichever is the greater
g) maximum building coverage <ul style="list-style-type: none"> <li>i) Apartment Dwelling, Group Dwelling or Row Dwelling</li> <li>ii) All other uses</li> </ul>	20% 45% (25-061)
h) the following regulations shall apply to the commercial purposes in section 12.1(b): <ul style="list-style-type: none"> <li>i) maximum floor area per commercial purpose</li> <li>ii) maximum commercial floor area per building</li> <li>iii) shall be located only on the first storey or the basement</li> <li>iv) there shall be no open storage or external display of merchandise</li> <li>v) no curb service, drive-in service, take-out service or pick-up service shall be permitted if such service comprises the primary activity of the establishment</li> </ul>	140 square metres 370 square metres
j) maximum lot coverage by open parking areas, driveways, and vehicle movement areas	25%

12.3 R.6 District is hereby designated as a residential district.

**SECTION 12A****RESIDENTIAL DISTRICT 60 (R.60)**

12A.1 For the purpose of this by-law, land use district "Residential District 60" is hereby established and may be referred to by the symbol "R.60".

**PERMITTED USES**

12A.2 No person shall within an R.60 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling
- (f) Any of the following commercial purposes when located in a dwelling containing 50 or more dwelling units:
  - (i) a person service establishment
  - (ii) a drug store
  - (iii) a sub-post office
  - (iv) a restaurant
  - (v) a food store
  - (vii) a convenience retail store
  - (viii) a clinic

(25-061)

**REGULATIONS**

12A.3 No person shall within an R.60 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum number of dwelling units per building	3
b) minimum lot area per dwelling unit	93 square metres
c) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	6 metres 6 metres
d) maximum building coverage <ul style="list-style-type: none"> <li>i) Apartment Dwelling, Group Dwelling or Row Dwelling</li> <li>ii) All other uses</li> </ul>	20% 45% (25-061)
e) maximum number of storeys	10
f) the following regulations shall apply to the commercial purposes in section 12.A.2(b): <ul style="list-style-type: none"> <li>i) maximum floor area per commercial purpose</li> <li>ii) maximum commercial floor area per building</li> <li>iii) shall be located only on the first storey or the basement</li> <li>iv) there shall be no open storage or external display of merchandise</li> <li>v) no curb service, drive-in service, take-out service or pick-up service shall be permitted if such service comprises the primary activity of the establishment</li> </ul>	140 square metres 370 square metres
g) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%

12A.4 R.60 District is hereby designated as a residential district.

**SECTION 12B****RESIDENTIAL DOWNTOWN DISTRICT (R.D.)**

12 B.1 For the purpose of this By-law, land use district "Residential Downtown District" is hereby established and may be referred to by the symbol "R.D."

**PERMITTED USES**

12 B.2 No person shall within an R.D. district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row dwelling
- (e) Two Unit Dwelling
- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling  
(25-061)

**REGULATIONS**

12 B.3 No person shall within an R.D. district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot area per dwelling unit	160 square metres
b) maximum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	the lesser of the existing building setback or 1.2 metres the lesser of the existing building setback or 7.5 metres
c) maximum building coverage <ul style="list-style-type: none"> <li>i) Apartment Dwelling, Group Dwelling or Row Dwelling</li> <li>ii) All other uses</li> </ul>	40% 45% (25-061)
d) maximum number of storeys	3
e) maximum lot coverage by parking, driveways, and vehicle movement areas	40%
f) minimum floor area: <ul style="list-style-type: none"> <li>i) bachelor dwelling unit</li> <li>ii) dwelling unit other than a bachelor dwelling unit</li> </ul>	33 square metres 55 square metres plus 13.5 square metres for each habitable room in excess of four

12B.4 R.D. District is hereby designated as a residential district.