



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 124-2003

To amend By-law 200-82 as amended, By-law 56-83 as amended,
By-law 139-84 as amended, and By-law 151-88 as amended

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 200-82 as amended, By-law 56-83 as amended, By-law 139-84 as amended, and By-law 151-88 as amended are hereby further amended

by deleting therefrom, SECTION 10.0 GENERAL PROVISIONS FOR RESIDENTIAL ZONES, subsection 10.14(b) of each of these By-laws and replacing each with "(b) A group home type 1 shall be located in a single detached dwelling;".

2. By-law 200-82, as amended, is hereby further amended:

- (1) by deleting in PART II of the TABLE OF CONTENTS, from "Section 11.1" to "Section 16.0 Composite Residential Commercial Zone - CRC" all inclusive and replacing thereto with Sections outlined in the content of Appendix A attached hereto.
- (2) by deleting therefrom Section 3.1.1 and replacing thereto with the content of Appendix B attached hereto.
- (3) by deleting therefrom Sections 11 to 19 all inclusive and replacing thereto with the content of Appendix C attached hereto.
- (4) by replacing the term of "single family detached" or "single-family detached" to the term of "single detached" anywhere in the by-law.
- (5) by replacing the term "two family" or "two-family" to the word "semi-detached" anywhere in the by-law.
- (6) by replacing the term "multiple family" or "multi-family" to the term "multiple residential" anywhere in the by-law.
- (7) by replacing the term of "single family" or "single-family" with the term "single detached" anywhere in the by-law.
- (8) by deleting the phrase "by section 11.1.1" or "by Section 11.1.1" from Sections 55, 63, 90, 122, 306, 307, 308, 311, and 312.

- (9) by deleting the phrase "by section 11.2.1" or "by Section 11.2.1" from Sections 86, 113, 116, 118, 129, 130, 166, 224, 225, 257, 261, 262, and 310.
- (10) by deleting the phrase "by Section 11.2" from Section 211.
- (11) by replacing the phrase "sections 11.2.2(b)" in Section 86 with the phrase "R1B Zone".
- (12) by deleting the phrase "by section 11.3.1" from Sections 167, 209, 263, 264, 283, 291, 336, 394, 414, 415, 419, 420, and 422.
- (13) by deleting the phrase "by section 11.4.1" or "by Section 11.4.1" from Sections 110, 144, 146, 185, 195, 205, 265, 279, 280, 316, 321, 332, 333, 335, 337, 340, 372, 373, 416, and 421.
- (14) by deleting the phrase "by section 15.1.1" from Section 164.
- (15) by deleting the phrase "by section 12.1.1" from Sections 97, 116, and 151.
- (16) by replacing the phrase "Section 12.1.1" in Sections 274, 315, and 326 with the phrase "R2A Zone".
- (17) by deleting the phrase "by section 12.2.1", "by Section 12.2.1" or "by 12.2.1" from Sections 54, 120, 309, and 371.
- (18) by deleting the phrase "by section 12.3.1" from Sections 172, 364, 365, and 367.
- (19) by replacing the phrase "section 12.3.1" in Section 385 with the phrase "R2C Zone".
- (20) by deleting the phrase "by section 13.2.1" or "by Section 13.2.1" from Sections 147, 278, 281, 284, 297, 314, 317, 338, 366, 369, and 417.
- (21) by deleting the phrase "by section 14.1.1" from Sections 50, 51, and 125.
- (22) by deleting the phrase "by section 14.2.1" from Section 296.
- (23) by replacing wherever the reference to the symbol "R2B" with "R2B(1)".
- (24) by replacing on Schedule A attached thereto, wherever the reference to the symbol "R2B" with "R2B(1)".

3. By-law 56-83, as amended, is hereby further amended:

- (1) by deleting in PART II of the TABLE OF CONTENTS, from "Section 11.1" to "Section 12 Hamlet - H" all inclusive and replacing thereto with Sections outlined in the content of Appendix A attached hereto.
- (2) by deleting therefrom Section 3.1 all words after the word "established:" and prior to the word "Commercial" and replacing thereto with the content of Appendix B attached hereto.
- (3) by deleting therefrom Sections 11 to 19 all inclusive and replacing thereto with the content of Appendix C attached hereto.
- (4) by replacing the term of "single family detached" or "single-family detached" to the term of "single detached" anywhere in the by-law.

- (5) by replacing the term "two family" or "two-family" to the word "semi-detached" anywhere in the by-law.
 - (6) by replacing the term "multiple family" or "multi-family" to the term "multiple residential" anywhere in the by-law.
 - (7) by replacing the term of "single family" or "single-family" with the term "single detached" anywhere in the by-law.
 - (8) by deleting the phrase "by section 11.2.1" from Section 532.
 - (9) by replacing the phrase "section 11.2.1" in Sections 556 and 582 with the phrase "RE2 Zone".
 - (10) by deleting the phrase "by section 11.3.1" from Section 534.
 - (11) by replacing the phrase "section 11.4" in Section 598 with the phrase "R1A Zone".
 - (12) by replacing the phrase "section 11.5" in Section 599 with the phrase "R4A Zone".
 - (13) by replacing the symbol "H" in Section 519 with "RHm1".
 - (14) by replacing on Schedule A attached thereto, wherever the reference to a symbol "H", but not in bracket, with "RHm1".
4. By-law 139-84, as amended, is hereby further amended:
- (1) by deleting in the TABLE OF CONTENTS, from "Section 11.1" to "Section 15.2 Residential Apartment Zone – R4B" all inclusive and replacing thereto with Sections outlined in the content of Appendix A attached hereto.
 - (2) by deleting therefrom Section 3.1.1 and replacing thereto with the content of Appendix B attached hereto.
 - (3) by deleting therefrom Sections 11.1 to 19 all inclusive and replacing thereto with the content of Appendix C attached hereto.
 - (4) by replacing the term of "single family detached" or "single-family detached" to the term of "single detached" anywhere in the by-law.
 - (5) by replacing the term "two family" or "two-family" to the word "semi-detached" anywhere in the by-law.
 - (6) by replacing the term "multiple family" or "multi-family" to the term "multiple residential" anywhere in the by-law.
 - (7) by replacing the term of "single family" or "single-family" with the term "single detached" anywhere in the by-law.
 - (8) by replacing the phrase "section 11.1.1(1)" in Section 643 with the phrase "RE2 Zone".
 - (10) by replacing the phrase "section 11.3.1(1)" in Section 703 with the phrase "RHm2 Zone".
 - (11) by replacing the phrase "section 12.2.1" or "section 12.2" in Sections 590, 591, 595, 607, 641, 642, 644, 652, 653, 654, 655, 656, 673, 692, 747, 748, and 781 with the phrase "R1B Zone".

- (12) by deleting the phrase "by section 12.2.1" from Section 571.
- (13) by deleting the phrase "by section 12.3.1" from Sections 572 and 573.
- (14) by replacing the phrase "section 12.3" or "section 12.3.1" in Sections 596, 597, 600, 608, 630, 645, 646, 657, 658, 659, 660, 661, 662, 663, and 682 with the phrase "R1C Zone".
- (15) by deleting the phrase "by section 12.4.1" from Section 570.
- (16) by replacing the phrase "section 12.4.2" in Section 674 with the phrase "R1D Zone".
- (17) by replacing the phrase "section 12.4" or "section 12.4.1" in Sections 592, 598, 631, 664, 667, 668, 669, 674, 675, 780 and 785 with the phrase "R1D Zone".
- (18) by deleting the phrase "by section 13.1.1" from Sections 708 and 800.
- (19) by replacing the phrase "section 13.1.1" in Section 672 with the phrase "R3A Zone".
- (20) by replacing the phrase "section 13.1.1" in Section 648 with the phrase "R3B Zone".
- (21) by replacing the phrase "section 13.2.1" in Section 787 with the phrase "R3B Zone".
- (22) by deleting the phrase "by section 13.2.1" from Sections 793, 794, 795, and 884.
- (23) by deleting the phrase "by section 15.1.1" from Sections 574 and 796.
- (24) by replacing the phrase "section 15.1" or "section 15.1.1" in Sections 599, 605, and 746 with the phrase "R4A Zone".
- (25) by replacing the phrase "section 15.2.1" in Section 778 with the phrase "R4B Zone".
- (26) by replacing wherever the reference to the symbol "RH" with "RHm2".
- (27) by replacing wherever the reference to the symbol "RE1" with "RE2".
- (27) by replacing wherever the reference to the symbol "R2B" with "R2B(1)".
- (28) by replacing on Schedule A attached thereto, wherever the reference to the symbol "RH" with "RHm2".
- (29) by replacing on Schedule A attached thereto, wherever the reference to the symbol "RE1" with "RE2".
- (30) by replacing on Schedule A attached thereto, wherever the reference to the symbol "R2B" with "R2B(1)".

5. By-law 151-88, as amended, is hereby further amended:

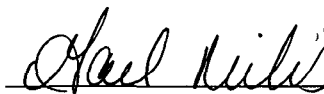
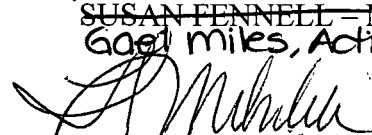
- (1) by deleting in PART II of the TABLE OF CONTENTS, from "Section 11.1-11.2" to "Section 11.3-22.1 Residential Zones" all inclusive and replacing thereto with Sections outlined in the content of Appendix A attached hereto.

- (2) by deleting therefrom Section 3.1.1 and replacing thereto with the content of Appendix B attached hereto.
- (3) by deleting therefrom Sections 11.1 to 29 all inclusive and replacing thereto with the content of Appendix C attached hereto.
- (4) by replacing the term of "single family detached" or "single-family detached" to the term of "single detached" anywhere in the by-law.
- (5) by replacing the term "two family" or "two-family" to the word "semi-detached" anywhere in the by-law.
- (6) by replacing the term "multiple family" or "multi-family" to the term "multiple residential" anywhere in the by-law.
- (7) by replacing the term of "single family" or "single-family" with the term "single detached" anywhere in the by-law.
- (8) by deleting the phrase "by section 12.1.1" from Sections 514 and 785.
- (9) by replacing the phrase "section 12.1.1" in Section 784 with the phrase "R1A Zone".
- (10) by deleting the phrase "by section 12.3.1" from Section 504.
- (11) by deleting the phrase "by section 13.1.1" from Sections 486, 515, 516, 541, 604, 608, 610, 611, 612, 624, 688, 694, and 704.
- (12) by deleting the phrase "by section 14.1.1" from Sections 461, 462, 467, 468, 506, 511, 517, 534, 542, 554, 579, 580, 602, 603, 613, 614, 615, 616, 625, 628, 649, 650, 651, 652, 686, 687, 693, 700, 705, 707, 733, 735, 749, 750, 755, 756, 798, and 805.
- (13) by replacing the phrase "section 14.1.1" in Sections 487, 488, 489, 490, 491, 584, 585, 586, and 587 with the phrase "R1C Zone".
- (14) by deleting the phrase "by section 14.2.1" from Section 472.
- (15) by replacing the phrase "section 15.1.1" in Section 664 with the phrase "section 13.3".
- (16) by deleting the phrase "by section 15.1.1" or "Section 15.1.1" from Sections 463, 464, 469, 507, 508, 512, 518, 543, 581, 617, 630, 631, 632, 633, 634, 673, 674, 692, 706, 734, 751, 757, 758, 759, 767, 806, 807, 835, 836, 841, 842, and 843.
- (17) by replacing the phrase "section 15.1" "Section 15.1.1" or "section 15.1.1" in Sections 478, 492, 493, 494, 588, and 589 with the phrase "R1D Zone".
- (18) by replacing the phrase "section 16.2.2" in Sections 140 and 144 with the phrase "R2A(1) Zone".
- (19) by deleting the phrase "by section 18.1.1" from Sections 654, 808, and 840.
- (20) by deleting the phrase "by section 19.1.1" or "by Section 19.1.1" from Sections 505, 567, 620, 656, 657, and 665.
- (21) by replacing the phrase "section 19.1.1" or "Section 19.1.2" in Sections 590 and 658 with the phrase "R3A Zone".

- (22) by deleting Sections 620.2(2) and 852.2(7).
- (23) by deleting the phrase "by section 20.1.1" or "by Section 20.1.1" from Sections 509, 520, 521, 546, 582, 629, 661, 698, and 713.
- (24) by replacing the phrase "section 20.1.1" or "by Section 20.1.1" in Sections 510, 591, and 725 with the phrase "R3B Zone".
- (25) by deleting the phrase "by Section 21.1.1" or "by section 21.1.1" from Sections 658, 739, and 740.
- (26) by replacing the phrase "Section 21.1.1" or "Section 21.1.2" in Section 658 with the phrase "R4A Zone".
- (27) by deleting Section 583.2(9) and replacing thereto with "(9) The maximum floor space index referred in the R4A Zone shall not apply".
- (28) by replacing the phrase "section 22.1.1(a)" in Section 477 with the phrase "R4B Zone".
- (29) by deleting the phrase "by section 22.1.1" from Sections 731 and 741.
- (30) by replacing wherever the reference to the symbol "RH" with "RHm1".
- (31) by replacing on Schedule A attached thereto, wherever the reference to the symbol "RH" with "RHm1".

6. Appendixes A, B, and C attached to this By-law are parts of this By-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in open COUNCIL, this
12th day of may 2003.


SUSAN FENNELL - MAYOR
Gael Miles, Acting Mayor

LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:



Bill Lee, MCIP, RPP
Associate Director, Special Projects

G/bill/planning/newzb/zba Res Zones

Appendix A

Section 11.1	Residential Rural Estate One	RE1
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Section 11.3	Residential Rural Estate Holding	REH
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Section 11.5	Residential Hamlet Two	RHm2
Section 11.6	Residential Holding	RH
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Section 12.2	Residential Single Detached A(1)	R1A(1)
Section 12.3	Residential Single Detached A(2)	R1A(2)
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Section 15.1	Residential Semi-Detached A	R2A
Section 15.2	Residential Semi-Detached A(1)	R2A(1)
Section 15.3	Residential Semi-Detached A(2)	R2A(2)
Section 15.4	Residential Extended	R2B
Section 15.5	Residential Extended One	R2B(1)
Section 15.6	Residential Semi-Detached C	R2C
Section 16.1	Residential Townhouse A	R3A
Section 16.2	Residential Townhouse A(1)	R3A(1)
Section 16.3	Residential Townhouse A(2)	R3A(2)
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Section 16.5	Residential Townhouse A(4)	R3A(4)
Section 16.6	Residential Street Townhouse B	R3B
Section 16.7	Residential Street Townhouse B(1)	R3B(1)
Section 16.8	Residential Street Townhouse C	R3C
Section 18.1	Residential Apartment A	R4A
Section 18.2	Residential Apartment A(1)	R4A(1)
Section 18.3	Residential Apartment A(2)	R4A(2)
Section 18.4	Residential Apartment A(3)	R4A(3)
Section 18.5	Residential Apartment B	R4B
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Appendix B

1. Residential	Residential Rural Estate One	RE1
	Residential Rural Estate Two	RE2
	Residential Rural Estate Holding	REH
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	Residential Hamlet Two	RHm2
	Residential Holding	RH
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	Residential Single Detached A(1)	R1A(1)
	Residential Single Detached A(2)	R1A(2)
	Residential Single Detached A(3)	R1A(3)
	Residential Single Detached B	R1B
	Residential Single Detached B(1)	R1B(1)
	Residential Single Detached B(2)	R1B(2)
	Residential Single Detached B(3)	R1B(3)
	Residential Single Detached C	R1C
	Residential Single Detached C(1)	R1C(1)
	Residential Single Detached D	R1D
	Residential Semi-Detached A	R2A
	Residential Semi-Detached A(1)	R2A(1)
	Residential Semi-Detached A(2)	R2A(2)
	Residential Extended	R2B
	Residential Extended One	R2B(1)
	Residential Semi-Detached C	R2C
	Residential Townhouse A	R3A
	Residential Townhouse A(1)	R3A(1)
	Residential Townhouse A(2)	R3A(2)
	Residential Townhouse A(3)	R3A(3)
	Residential Townhouse A(4)	R3A(4)
	Residential Street Townhouse B	R3B
	Residential Street Townhouse B(1)	R3B(1)
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	Residential Apartment A	R4A
	Residential Apartment A(1)	R4A(1)
	Residential Apartment A(2)	R4A(2)
	Residential Apartment A(3)	R4A(3)
	Residential Apartment B	R4B
	Composite Residential Commercial	CRC

Appendix C

Sections 11.1 to 19.1

SECTION 11.1 RESIDENTIAL RURAL ESTATE ONE – RE1 ZONE

The lands zoned RE1 on Schedule A to this by-law:

11.1.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b) <u>Non-Residential</u>	
	(1) purposes accessory to the other permitted purposes

11.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	1.2 hectares
(b) Minimum Lot Width	60 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	23 metres
(e) Minimum Interior Side Yard Width	7.5 metres
(f) Minimum Exterior Side Yard Width	7.5 metres
(g) Minimum Rear Yard Depth	23 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	70% of the front yard
(k) Minimum Ground Floor Area for Main Building	One storey: 170 square metres More than one storey: 115 square metres

SECTION 11.2 RESIDENTIAL RURAL ESTATE TWO – RE2 ZONE

The lands zoned RE2 on Schedule A to this by-law:

11.2.1 shall only be used for the following purposes:

(a)	<u>Residential</u>
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b)	<u>Non-Residential</u>
	(1) purposes accessory to the other permitted purposes

11.2.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	0.8 hectares
(b)	Minimum Lot Width	45 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	12 metres
(e)	Minimum Interior Side Yard Width	7.5 metres
(f)	Minimum Exterior Side Yard Width	7.5 metres
(g)	Minimum Rear Yard Depth	15 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	No requirement
(j)	Minimum Landscaped Open Space	70% of the front yard
(k)	Minimum Ground Floor Area for Main Building	One storey: 170 square metres More than one storey: 115 square metres

SECTION 11.3 RESIDENTIAL RURAL ESTATE HOLDING – REH ZONE

The lands zoned REH on Schedule A to this by-law:

11.3.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

11.3.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	0.8 hectares
(b)	Minimum Lot Width	45 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	12 metres
(e)	Minimum Interior Side Yard Width	7.5 metres
(f)	Minimum Exterior Side Yard Width	7.5 metres
(g)	Minimum Rear Yard Depth	15 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	No requirement
(j)	Minimum Landscaped Open Space	70% of the front yard
(k)	Minimum Ground Floor Area for Main Building	One storey: 170 square metres More than one storey: 115 square metres
(l)	Accessory Buildings	On a lot 2 hectares or less in size, accessory buildings shall be subject to the requirements and restrictions of that set out in the General Provisions. On a lot greater than 2 hectares in size, accessory buildings, other than a detached garage or carport, shall be subject to the following requirements and restrictions: <ul style="list-style-type: none"> • Not be located in a front yard; • Not be closer than 3 metres to the nearest lot line; • Not have a vehicle garage door exceeding 2.4 metres in height; • Accessory building having a ground floor area greater than 75 square metres shall only be of wood or metal frame construction with wood or metal cladding.

SECTION 11.4 RESIDENTIAL HAMLET ONE– RHm1 ZONE

The lands zoned RHm1 on Schedule A to this by-law:

11.4.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes
(2)	a park, playground, recreational area and community centre established and operated by a public authority or its agent
(3)	a religious institution
(4)	a public or private school
(5)	a cemetery
(6)	a nursing home
(7)	a greenhouse or nursery

11.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	0.4 hectares
(b) Minimum Lot Width	45 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	12 metres
(e) Minimum Interior Side Yard Width	7.5 metres
(f) Minimum Exterior Side Yard Width	7.5 metres
(g) Minimum Rear Yard Depth	15 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	70% of the front yard
(k) Minimum Ground Floor Area for Main Building	115 square metres

SECTION 11.5 RESIDENTIAL HAMLET TWO – RHm2 ZONE

The lands zoned RHm2 on Schedule A to this by-law:

11.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

11.5.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	1350 square metres
(b) Minimum Lot Width	30 metres
(c) Minimum Lot Depth	45 metres
(d) Minimum Front Yard Depth	7.5 metres
(e) Minimum Interior Side Yard Width	7.5 metres
(f) Minimum Exterior Side Yard Width	7.5 metres
(g) Minimum Rear Yard Depth	12 metres
(h) Maximum Building Height	8.7 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	70% of the front yard
(k) Minimum Gross Floor Area	100 square metres per dwelling unit
(l) Maximum Floor Space Index	0.17

SECTION 11.6 RESIDENTIAL HOLDING– RH ZONE

The lands zoned RH on Schedule A to this by-law:

11.6.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes
(2)	a golf course
(3)	a conservation area;
(4)	an agricultural purposes

11.6.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	1350 square metres
(b) Minimum Lot Width	30 metres
(c) Minimum Lot Depth	45 metres
(d) Minimum Front Yard Depth	7.5 metres
(e) Minimum Interior Side Yard Width	7.5 metres
(f) Minimum Exterior Side Yard Width	7.5 metres
(g) Minimum Rear Yard Depth	12 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	No requirement
(k) Minimum Gross Floor Area	100 square metres per dwelling unit

SECTION 12.1 RESIDENTIAL SINGLE DETACHED A – R1A ZONE

The lands zoned R1A on Schedule A to this by-law:

12.1.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

12.1.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	Interior Lot – 630 square metres Corner Lot – 735 square metres
(b)	Minimum Lot Width	Interior Lot – 18 metres Corner Lot – 21 metres
(c)	Minimum Lot Depth	35 metres
(d)	Minimum Front Yard Depth	6 metres
(e)	Minimum Interior Side Yard Width	1.2 metres for the 1 st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	No requirement
(j)	Minimum Landscaped Open Space	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard

SECTION 12.2 RESIDENTIAL SINGLE DETACHED A(1) – R1A(1) ZONE

The lands zoned R1A(1) on Schedule A to this by-law:

12.2.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

12.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	1096 square metres
(b) Minimum Lot Width	30 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	10.6 metres
(e) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 0 metres provided that: <ul style="list-style-type: none"> (1) the total width of the adjoining side yard width is not less than 2.4 metres and (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of 0 metres Otherwise, 1.2 metres for the 1st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	35%
(j) Minimum Landscaped Open Space	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard
(k) Minimum Distance Between Dwellings	<ul style="list-style-type: none"> 2.4 metres between two 1 storey buildings; 3.0 metres between a 1 storey and 1.5 storey or a 2 storey dwelling; 3.6 metres in all other cases.

SECTION 12.3 RESIDENTIAL SINGLE DETACHED A(2) – R1A(2) ZONE

The lands zoned R1A(2) on Schedule A to this by-law:

12.3.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

12.3.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	882 square metres
(b)	Minimum Lot Width	22 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	9 metres
(e)	Minimum Interior Side Yard Width	1.8 metres for the 1 st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	4.5 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	7.6 metres
(i)	Maximum Lot Coverage	25%
(j)	Minimum Landscaped Open Space	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard

SECTION 12.4 RESIDENTIAL SINGLE DETACHED A(3) – R1A(3) ZONE

The lands zoned R1A(3) on Schedule A to this by-law:

12.4.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

12.4.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	650 square metres
(b)	Minimum Lot Width	18 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	6 metres, provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line
(e)	Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 0 metres provided that: <ul style="list-style-type: none"> (1) the total width of the adjoining side yard width is not less than 2.4 metres and (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of 0 metres Otherwise, 1.2 metres for the 1st storey or part thereof plus 0.6 metres for each additional storey
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	35%
(j)	Minimum Landscaped Open Space	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard
(k)	Minimum Distance Between Dwellings	<ul style="list-style-type: none"> 2.4 metres between two 1 storey buildings; 3.0 metres between a 1 storey and 1.5 storey or a 2 storey dwelling; 3.6 metres in all other cases.

SECTION 12.5 RESIDENTIAL SINGLE DETACHED B – R1B ZONE

The lands zoned R1B on Schedule A to this by-law:

12.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b) <u>Non-Residential</u>	
	(1) purposes accessory to the other permitted purposes

12.5.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	Interior Lot – 450 square metres Corner Lot – 540 square metres
(b)	Minimum Lot Width	Interior Lot – 15 metres Corner Lot – 18 metres
(c)	Minimum Lot Depth	30 metres
(d)	Minimum Front Yard Depth	6 metres
(e)	Minimum Interior Side Yard Width	1.2 metres for the 1 st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	No requirement
(j)	Minimum Landscaped Open Space	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 12.6 RESIDENTIAL SINGLE DETACHED B(1) – R1B(1) ZONE

The lands zoned R1B(1) on Schedule A to this by-law:

12.6.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) a group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b) <u>Non-Residential</u>	
	(1) purposes accessory to the other permitted purposes

12.6.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	557 square metres
(b)	Minimum Lot Width	15 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	7.6 metres
(e)	Minimum Interior Side Yard Width	1.2 metres for the 1 st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	7.6 metres
(i)	Maximum Lot Coverage	35%
(j)	Minimum Landscaped Open Space	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 12.7 RESIDENTIAL SINGLE DETACHED B(2) – R1B(2) ZONE

The lands zoned R1B(2) on Schedule A to this by-law:

12.7.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

12.7.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	492 square metres
(b)	Minimum Lot Width	15 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	4.5 metres, provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line
(e)	Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 0 metres provided that: <ul style="list-style-type: none"> (1) the total width of the adjoining side yard width is not less than 2.4 metres and (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of 0 metres Otherwise, 1.2 metres for the 1st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	40%
(j)	Minimum Landscaped Open Space	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
(k)	Minimum Distance between Dwellings	2.4 metres between two 1 storey dwellings 3 metres between a 1 storey dwelling and a 1 ½ storey or a 2 storey dwelling, and 3.6 metres in all other cases

SECTION 12.8 RESIDENTIAL SINGLE DETACHED B(3) – R1B(3) ZONE

The lands zoned R1B(3) on Schedule A to this by-law:

12.8.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

12.8.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	464 square metres
(b)	Minimum Lot Width	15 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	3 metres, provided (1) 4.5 metres to the center of the front wall of any building and (2) 7.0 metres to the front of any garage or carport
(e)	Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 0 metres provided that (1) the width of the adjoining side yard is not less than 2.4 metres and (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of 0 metres Otherwise, 1.2 metres for the 1st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	40%
(j)	Minimum Landscaped Open Space	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
(k)	Minimum Distance between Dwellings	2.4 metres between two 1 storey dwellings 3 metres between a 1 storey dwelling and a 1 ½ storey or a 2 storey dwelling, and 3.6 metres in all other cases

SECTION 12.8 RESIDENTIAL SINGLE DETACHED B(3) – R1B(3) ZONE

The lands zoned R1B(3) on Schedule A to this by-law:

12.8.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

12.8.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	464 square metres
(b)	Minimum Lot Width	15 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	3 metres, provided (1) 4.5 metres to the center of the front wall of any building and (2) 7.0 metres to the front of any garage or carport
(e)	Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 0 metres provided that <ul style="list-style-type: none"> (1) the width of the adjoining side yard is not less than 2.4 metres and (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of 0 metres Otherwise, 1.2 metres for the 1st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	40%
(j)	Minimum Landscaped Open Space	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
(k)	Minimum Distance between Dwellings	2.4 metres between two 1 storey dwellings 3 metres between a 1 storey dwelling and a 1 ½ storey or a 2 storey dwelling, and 3.6 metres in all other cases

SECTION 13.1 RESIDENTIAL SINGLE DETACHED C – R1C

The lands zoned R1C on Schedule A to this by-law:

13.1.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

13.1.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	Interior Lot – 360 square metres Corner Lot – 450 square metres
(b)	Minimum Lot Width	Interior Lot – 12 metres Corner Lot – 15 metres
(c)	Minimum Lot Depth	30 metres
(d)	Minimum Front Yard Depth	6 metres
(e)	Minimum Interior Side Yard Width	1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	No requirement
(j)	Minimum Landscaped Open Space	50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 13.2 RESIDENTIAL SINGLE DETACHED C(1) – R1C(1)

The lands zoned R1C(1) on Schedule A to this by-law:

13.2.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

13.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	371 square metres
(b) Minimum Lot Width	12 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	3 metres, provided (1) 4.5 metres to the center of the front wall of any building and (2) 7.0 metres to the front of any garage or carport
(e) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 0 metres provided that: <ul style="list-style-type: none"> (1) the total width of the adjoining side yard width is not less than 2.4 metres and (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of 0 metres Otherwise, 1.2m for the 1st storey or part thereof plus 0.6m for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	3 metres provided that the centre of the rear wall of any building shall not be closer than 7.6 metres to the rear lot line
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	45%
(j) Minimum Landscaped Open Space	50% of the minimum front yard area of an interior lot, and 60% of the minimum front yard area of a corner lot and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
(k) Minimum Distance Between Dwellings	2.4 metres

SECTION 13.3 RESIDENTIAL SINGLE DETACHED D – R1D

The lands zoned R1C on Schedule A to this by-law:

13.3.1 shall only be used for the following purposes:

(b) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

13.3.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	Interior Lot – 270 square metres Corner Lot – 360 square metres
(b)	Minimum Lot Width	Interior Lot – 9 metres Corner Lot – 12 metres
(c)	Minimum Lot Depth	30 metres
(d)	Minimum Front Yard Depth	4.5 metres
(e)	Minimum Interior Side Yard Width	1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres.
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	No requirement
(j)	Minimum Landscaped Open Space	40% of the minimum front yard area of an interior lot and 50% of the minimum front yard area of a corner lot, and 30% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 15.1 RESIDENTIAL SEMI-DETACHED A – R2A ZONE

The lands zoned R2A on Schedule A to this by-law:

15.1.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a group home type 1
(4)	an auxiliary group home
(5)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

15.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	For a single detached dwelling: Interior Lot – 450 square metres Corner Lot – 540 square metres For a semi-detached dwelling: Interior Lot – 540 square metres per lot and 270 square metres per dwelling unit Corner Lot – 630 square metres per lot and 360 square metres for the dwelling unit closest to the flankage lot line
(b) Minimum Lot Width	For a single detached dwelling: Interior Lot – 15 metres Corner Lot – 18 metres For a semi-detached dwelling: Interior Lot – 18 metres per lot and 9 metres per dwelling unit Corner Lot – 21 metres per lot and 12 metres for the dwelling unit closest to the flankage lot line
(c) Minimum Lot Depth	30 metres
(d) Minimum Front Yard Depth	6 metres
(e) Minimum Interior Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	For a single detached dwelling: 60% of the minimum front yard area of an interior lot and 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line For a semi-detached dwelling: 50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 15.2 RESIDENTIAL SEMI-DETACHED A(1) – R2A(1) ZONE

The lands zoned R2A(1) on Schedule A to this by-law:

15.2.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a group home type 1
(4)	an auxiliary group home
(5)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

15.2.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	For a single detached dwelling: 557 square metres For a semi-detached dwelling: 715 square metres
(b)	Minimum Lot Width	For a single detached dwelling: 16.5 metres For a semi-detached dwelling: 21 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	7.6 metres
(e)	Minimum Interior Side Yard Width	For a single detached dwelling: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey For a semi-detached dwelling: 3 metres
(f)	Minimum Exterior Side Yard Width	For a single detached dwelling: 4.5 metres For a semi-detached dwelling: 3 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	7.6 metres
(i)	Maximum Lot Coverage	For a single detached dwelling: 35% For a semi-detached dwelling: 33.3%
(j)	Minimum Landscaped Open Space	For a single detached dwelling: 60% of the minimum front yard area of an interior lot and 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line For a semi-detached dwelling: 50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
(k)	Semi-detached dwelling on corner lots	Where semi-detached dwellings are situated on corner lots and where one or both dwellings front on the flanking road allowance, the following shall apply: Minimum Rear Yard Depth and Interior Side Yard Width: 7.6 metres except where there is an attached garage or carport, the minimum requirement shall be 3 metres. Minimum Exterior Side Yard Width: 4.5 metres

SECTION 15.3 RESIDENTIAL SEMI-DETACHED A(2) – R2A(2) ZONE

The lands zoned R2A(2) on Schedule A to this by-law:

15.3.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a group home type 1
(4)	an auxiliary group home
(5)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

15.3.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	557 square metres per lot and 269 square metres per dwelling unit
(b)	Minimum Lot Width	18 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	3 metres provided that the centre of the front wall of any dwelling unit shall not be closer than 4.5 metres from the front lot line and the front of any garage or carport shall not be closer than 7 metres from the front lot line.
(e)	Minimum Interior Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof, except where there is no garage or carport, in which case, the minimum requirement is 2.4 metres
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	3 metres provided that the centre of the rear wall of any building shall not be closer than 7.5 metres to the rear lot line
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	55%
(j)	Minimum Landscaped Open Space	50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 15.4 RESIDENTIAL EXTENDED ZONE – R2B ZONE**The lands zoned R2B on Schedule A to this by-law:**

15.4.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling subject to the requirements in R2A(1) Zone
(2)	a semi-detached dwelling subject to the requirements in R2A(1) Zone
(3)	a link house
(3)	a group home type 1
(4)	an auxiliary group home
(5)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

15.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	278 square metres per dwelling unit
(b) Minimum Lot Width	9 metres per dwelling unit
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	4 metres, provided that the front of any garage or carport shall not be closer than 7 metres to the front lot line
(e) Minimum Interior Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	3 metres provided that the centre of the rear wall of any building shall not be closer than 7.5 metres to the rear lot line
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	50%

SECTION 15.5 RESIDENTIAL EXTENDED ONE ZONE – R2B(1) ZONE**The lands zoned R2B(1) on Schedule A to this by-law:**

15.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a duplex dwelling
(4)	a triplex dwelling
(5)	a double duplex building
(6)	a multiple residential dwelling containing no more than 4 dwelling units
(7)	a lodging house
(8)	a group home type 1
(9)	an auxiliary group home
(10)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

15.5.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	Single detached Dwelling: interior lot - 450 square metres; corner lot – 550 square metres; Semi-detached Dwelling: interior lot - 540 square metres per lot and 270 square metres per dwelling unit; corner lot – 630 square metres per lot and 360 square metres for the dwelling unit closest to the flankage lot line; Duplex Dwelling: interior lot - 450 square metres; corner lot – 550 square metres; Triplex Dwelling: interior lot - 660 square metres; corner lot – 750 square metres; Double Duplex or Multiple residential Dwelling: interior lot - 925 square metres; corner lot – 1040 square metres;
(b) Minimum Lot Width	Single detached Dwelling: interior lot – 15 metres, corner lot – 18 metres; Semi-detached Dwelling: interior lot – 18 metres per lot and 9 metres per dwelling unit; corner lot – 21 metres and 12 metres for the dwelling unit closest to the flankage lot line; Duplex Dwelling: interior lot - 15 metres; corner lot – 18 metres; Triplex Dwelling: interior lot - 18 metres; corner lot – 21 metres; Double Duplex or Multiple residential Dwelling: interior lot - 20 metres; corner lot – 22 metres;
(c) Minimum Lot Depth	30 metres
(d) Minimum Front Yard Depth	6 metres
(e) Minimum Interior Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	<ul style="list-style-type: none"> • Single Detached Dwelling: 60% of the minimum front yard area of an interior lot and 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line • Other Dwelling: 50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 15.6 RESIDENTIAL SEMI-DETACHED C – R2C ZONE**The lands zoned R2C on Schedule A to this by-law:**

15.6.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a group home type 1
(4)	an auxiliary group home
(5)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes;

15.6.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	For a single detached dwelling: Interior Lot – 270 square metres; Corner Lot – 360 square metres For a semi-detached dwelling: Interior Lot – 540 square metres per lot and 270 square metres per dwelling unit; Corner Lot – 630 square metres per lot and 360 square metres for the dwelling unit closest to the flankage lot line
(b) Minimum Lot Width	For a single detached dwelling: Interior Lot – 9 metres; Corner Lot – 12 metres For a semi-detached dwelling: Interior Lot – 18 metres per lot and 9 metres per dwelling unit Corner Lot – 21 metres per lot and 12 metres for the dwelling unit closest to the flankage lot line
(c) Minimum Lot Depth	30 metres
(d) Minimum Front Yard Depth	6 metres
(e) Minimum Interior Side Yard Width	Single detached Dwelling: <ul style="list-style-type: none"> • A side yard, other than a side yard abutting a street, a public park or walkway, or a lot not in the R2C zone, may be reduced to 0 metres; • The minimum distance between detached buildings shall not be less than 1.8 metres; • In no event shall the total width of both side yards on any lot be less than 2.1 metres; • The minimum width of a side yard abutting a public park or walkway, or a lot not in the R2C zone, shall be 1.2 metres for the 1st storey or part thereof, plus 0.6 metres for each additional storey or part thereof. Semi-detached Dwelling: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	50% of the minimum front yard area of an interior lot and 60% of the minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

SECTION 16.1 RESIDENTIAL TOWNHOUSE A – R3A ZONE

The lands zoned R3A on Schedule A to this by-law:

16.1.1 shall only be used for the following purposes:

(a)	<u>Residential</u>
	(1) a townhouse dwelling
	(2) group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b)	<u>Non-Residential</u>
	(1) purposes accessory to the other permitted purposes

16.1.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	230 square metres per dwelling unit
(b)	Minimum Lot Width	Interior Lot – 30 metres Corner Lot –33 metres
(c)	Minimum Lot Depth	30 metres
(d)	Minimum Front Yard Depth	7.5 metres
(e)	Minimum Interior Side Yard Width	3.6 metres
(f)	Minimum Exterior Side Yard Width	4.6 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	30% of lot area for the main building
(j)	Minimum Landscaped Open Space	50% of the lot area

SECTION 16.2 RESIDENTIAL TOWNHOUSE A(1) – R3A(1) ZONE

The lands zoned R3A(1) on Schedule A to this by-law:

16.2.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a townhouse dwelling
(4)	a group home type 1
(5)	an auxiliary group home
(6)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

16.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	222.5 square metres per dwelling unit
(b) Minimum Lot Width	9 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	3.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
(e) Minimum Interior Side Yard Width	Zero metres provided that no openings except to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres.
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	6 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	35%
(j) Minimum Landscaped Open Space	40% of the front yard of an interior lot, 50% of the front yard of a corner lot, and 30% of the front yard where the side lot lines converge towards the front lot line.
(k) Minimum Distance Between Buildings	1.5 metres between single detached dwellings and 3 metres between all other dwellings
(l) Other Setback	All dwellings within this zone shall be setback a minimum 6 metres from the boundary of any other residential or commercial zone

SECTION 16.3 RESIDENTIAL TOWNHOUSE A(2) – R3A(2) ZONE

The lands zoned R3A(2) on Schedule A to this by-law:

16.3.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a townhouse dwelling
(4)	a group home type 1
(5)	an auxiliary group home
(6)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

16.3.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	222.5 square metres per dwelling unit
(b)	Minimum Lot Width	9 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	3.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
(e)	Minimum Interior Side Yard Width	Zero metres provided that no openings except to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres.
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	6 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	45%
(j)	Minimum Landscaped Open Space	40% of the front yard of an interior lot, 50% of the front yard of a corner lot, and 30% of the front yard where the side lot lines converge towards the front lot line.
(k)	Minimum Distance Between Buildings	1.5 metres between single detached dwellings and 3 metres between all other dwellings
(l)	Other Setback	All dwellings within this zone shall be setback a minimum 6 metres from the boundary of any other residential or commercial zone

SECTION 16.4 RESIDENTIAL TOWNHOUSE A(3) – R3A(3) ZONE**The lands zoned R3A(3) on Schedule A to this by-law:**

16.4.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a townhouse dwelling
(2)	group home type I
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

16.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	232 square metres per dwelling unit
(b) Minimum Lot Width	36.5 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	7.5 metres
(e) Minimum Interior Side Yard Width	3.6 metres
(f) Minimum Exterior Side Yard Width	4.5 metres
(g) Minimum Rear Yard Depth	13.7 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	25%
(j) Minimum Landscaped Open Space	50% of the lot area.

SECTION 16.5 RESIDENTIAL TOWNHOUSE A(4) – R3A(4) ZONE

The lands zoned R3A(4) on Schedule A to this by-law:

16.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a townhouse dwelling
(2)	group home type 1
(3)	an auxiliary group home
(4)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

16.5.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	111 square metres per dwelling unit
(b)	Minimum Lot Width	4.5 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	7.5 metres
(e)	Minimum Interior Side Yard Width	7.5 metres where the wall of the dwelling facing the side lot line has windows and 4.5 metres where the wall of the dwelling facing the side lot line has no windows.
(f)	Minimum Exterior Side Yard Width	7.5 metres
(g)	Minimum Rear Yard Depth	7.5 metres
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	25%
(j)	Minimum Landscaped Open Space	40% of the lot area.

SECTION 16.6 RESIDENTIAL STREET TOWNHOUSE B – R3B ZONE

The lands zoned R3B on Schedule A to this by-law:

16.6.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a street townhouse dwelling
	(2) group home type 1
	(3) an auxiliary group home
	(4) a supportive lodging house
(b) <u>Non-Residential</u>	
	(1) purposes accessory to the other permitted purposes

16.6.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	Interior Lot – 180 square metres per dwelling unit Corner Lot – 270 square metres per dwelling unit
(b) Minimum Lot Width	Interior Lot – 6 metres per dwelling unit Corner Lot – 9 metres per dwelling unit
(c) Minimum Lot Depth	30 metres
(d) Minimum Front Yard Depth	4.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
(e) Minimum Interior Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	45% of lot area for the main building
(j) Minimum Landscaped Open Space	40% of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard

SECTION 16.7 RESIDENTIAL TOWNHOUSE B(1) – R3B (1) ZONE

The lands zoned R3B(1) on Schedule A to this by-law:

16.7.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a single detached dwelling
(2)	a semi-detached dwelling
(3)	a townhouse dwelling
(4)	a group home type 1
(5)	an auxiliary group home
(6)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

16.7.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	185 square metres per dwelling unit
(b)	Minimum Lot Width	6 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
(e)	Minimum Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f)	Maximum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	3 metres, provided that the centre of the rear wall of any building unit shall not be closer than 7.6 metres from the rear lot line
(h)	Maximum Building Height	10.6 metres
(i)	Maximum Lot Coverage	60%
(j)	Minimum Landscaped Open Space	40% of the front yard except where the side lot lines converge toward the front lot line, where the minimum landscaped open space shall be 30% of the front yard

SECTION 16.8 RESIDENTIAL TOWNHOUSE C – R3C ZONE**The lands zoned R3C on Schedule A to this by-law:**

16.8.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a townhouse dwelling
(2)	a group home type 1 or an auxiliary group home
(3)	a supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

16.8.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	150 square metres per dwelling unit
(b) Minimum Lot Width	Interior Lot – 6 metres Corner Lot – 7 metres
(c) Minimum Lot Depth	No Requirement
(d) Minimum Yard Setback for A Principle Building	(i) The front wall of a dwelling unit: 3 metres to a private road, 1.2 metres to a common amenity area, and 4.5 metres in all other situations. (ii) The rear wall of a dwelling unit: 6 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, and 7.5 metres in all other situations (iii) The side wall of a dwelling unit: <ul style="list-style-type: none"> • 3 metres to a public road and 2 metres to a private road • 2.4 metres to a lot line not zoned in the same zoning category but 1.2 metres to a lot line zoned in the same zoning category (iv) The garage door opening shall have a minimum setback of 6 metres from a private or public road
(e) Maximum Building Height	10.6 metres
(f) Maximum Lot Coverage	No requirement
(g) Minimum Landscaped Open Space	<ul style="list-style-type: none"> • Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used as landscaped open space • Each dwelling unit shall have a minimum of 30 square metres of landscaped open space in its rear yard.
(h) Garage Control	<ul style="list-style-type: none"> • The maximum garage door width per dwelling unit shall be 2.5 metres. • The aforementioned maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit. • No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit. • These requirements do not apply to the garage door facing a flankage lot line.
(i) Fencing	Fencing shall not be permitted in the front yard or within 1 metre of a private road

16.8.3 In this Section, the following shall apply:

- (a) A private road shall mean a road established as a common element
- (b) A common amenity area shall mean a landscaped open space, not less than 1 metre in width and 1.5 metres in depth, owned by a condominium corporation.
- (c) In this Section, a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines as well as provisions of Frontage on road or Street and Visibility Triangle in the General Provisions for All Zones and provisions in General Provisions for Residential Zones.

SECTION 18.1 RESIDENTIAL APARTMENT A – R4A ZONE

The lands zoned R4A on Schedule A to this by-law:

18.1.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a multiple residential dwelling
	(2) an apartment dwelling
	(3) an auxiliary group home
	(4) a group home type 1 or group home type 2
	(5) a lodging house or supportive lodging house
(b) <u>Non-Residential</u>	
	(1) purposes accessory to the other permitted purposes

18.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	No requirement
(b) Minimum Lot Width	33 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	7.5 metres
(e) Minimum Side Yard Width	10 metres or half of the height of the building, whichever is greater
(f) Minimum Rear Yard Depth	10 metres or half of the height of the building, whichever is greater
(g) Maximum Building Height	12 storeys
(h) Maximum Lot Coverage	25% by the main building(s)
(i) Minimum Landscaped Open Space	60% of the lot area
(j) Maximum Floor Space Index	1.0

SECTION 18.2 RESIDENTIAL APARTMENT A(1) – R4A(1) ZONE

The lands zoned R4A(1) on Schedule A to this by-law:

18.2.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
(2)	an apartment dwelling in accordance with the following requirements and restrictions
(3)	an auxiliary group home
(4)	a group home type 1 or group home type 2
(5)	a lodging house or supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

18.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	232 square metres per dwelling units
(b) Minimum Lot Width	36.5 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	10.6 metres
(e) Minimum Interior Side Yard Width	3.6 metres or half of the height of the building, whichever is greater
(f) Minimum Exterior Side Yard Width	7.5 metres
(g) Minimum Rear Yard Depth	13.7 metres
(h) Maximum Building Height	12 metres or 4 storeys
(i) Maximum Lot Coverage	35%
(j) Minimum Landscaped Open Space	40% of the lot area

SECTION 18.3 RESIDENTIAL APARTMENT A(2) – R4A(2) ZONE

The lands zoned R4A(2) on Schedule A to this by-law:

18.3.1 shall only be used for the following purposes:

(a) Residential	
(1)	a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
(2)	an apartment dwelling in accordance with the following requirements and restrictions
(3)	an auxiliary group home
(4)	a group home type 1 or group home type 2
(5)	a lodging house or supportive lodging house
(b) Non-Residential	
(1)	purposes accessory to the other permitted purposes

18.3.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	92.5 square metres per dwelling units
(b) Minimum Lot Width	24 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	9 metres
(e) Minimum Interior Side Yard Width	6 metres except where (1) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum side yard shall be 6 metres or half of the height of the dwelling, whichever is greater; or (2) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains either balconies, doors or windows to habitable rooms, the side yard shall be equal to the height of the building.
(f) Minimum Exterior Side Yard Width	9 metres
(g) Minimum Rear Yard Depth	9 metres except where (1) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum rear yard shall be 9 metres or half of the height of the dwelling, whichever is greater; or (2) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains either balconies, doors or windows to habitable rooms, the rear yard shall be equal to the height of the building.
(h) Maximum Building Height	No requirement
(i) Maximum Lot Coverage	25%
(j) Minimum Landscaped Open Space	40% of the lot area
(k) Maximum Floor Space Index	1.0
(l) Minimum Distance between Buildings	<ul style="list-style-type: none"> Between two exterior walls containing balconies, doors or windows of habitable rooms, the distance between the buildings shall be the greater of one half of the sum of the heights of the buildings or the length of overlap of the two buildings; Between two exterior walls of which only one exterior wall contains balconies, doors or windows to habitable rooms, the distance between the buildings shall be one half the sum of the heights of the building; and Between two exterior walls which contain no balconies, doors or windows to habitable rooms, the distance between the two buildings shall be one quarter the total sum of the heights of the buildings.

SECTION 18.4 RESIDENTIAL APARTMENT A(3) – R4A(3) ZONE**The lands zoned R4A(3) on Schedule A to this by-law:**

18.4.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
(2)	an apartment dwelling in accordance with the following requirements and restrictions
(3)	an auxiliary group home
(4)	a group home type 1 or group home type 2
(5)	a lodging house or supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

18.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	67 square metres per dwelling units
(b) Minimum Lot Width	24 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	15 metres or one half of the height of the dwelling whichever is greater
(e) Minimum Interior Side Yard Width	15 metres except where (1) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum side yard shall be 15 metres or half of the height of the dwelling, whichever is greater; or (2) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains either balconies, doors or windows to habitable rooms, the side yard shall be equal to the height of the building.
(f) Minimum Exterior Side Yard Width	15 metres
(g) Minimum Rear Yard Depth	15 metres except where (1) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum rear yard shall be 15 metres or half of the height of the dwelling, whichever is greater; or (2) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains either balconies, doors or windows to habitable rooms, the rear yard shall be equal to the height of the building.
(h) Maximum Building Height	No requirement
(i) Maximum Lot Coverage	25%
(j) Minimum Landscaped Open Space	40% of the lot area
(k) Maximum Floor Space Index	1.5
(l) Minimum Distance between Buildings	<ul style="list-style-type: none"> Between two exterior walls containing balconies, doors or windows of habitable rooms, the distance between the buildings shall be the greater of one half of the sum of the heights of the buildings or the length of overlap of the two buildings; Between two exterior walls of which only one exterior wall contains balconies, doors or windows to habitable rooms, the distance between the buildings shall be one half the sum of the heights of the building; and Between two exterior walls which contain no balconies, doors or windows to habitable rooms, the distance between the two buildings shall be one quarter the total sum of the heights of the buildings.

SECTION 18.5 RESIDENTIAL APARTMENT B – R4B ZONE

The lands zoned R4B on Schedule A to this by-law:

18.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
(1)	an apartment dwelling
(2)	an auxiliary group home
(3)	a group home type 1 or group home type 2
(4)	a lodging house or supportive lodging house
(b) <u>Non-Residential</u>	
(1)	purposes accessory to the other permitted purposes

18.5.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	No requirement
(b) Minimum Lot Width	Interior Lot: 30 metres Corner Lot: 33 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	15 metres or half of the height of the building, whichever is greater
(e) Minimum Interior Side Yard Width	15 metres or half of the height of the building, whichever is greater
(f) Minimum Exterior Side Yard Width	15 metres or half of the height of the building, whichever is greater
(g) Minimum Rear Yard Depth	12 metres
(h) Maximum Building Height	22 storeys
(i) Maximum Lot Coverage	25% by the main building
(j) Minimum Landscaped Open Space	60% of the lot area
(k) Maximum Floor Space Index	1.75

SECTION 19.1 COMPOSITE RESIDENTIAL COMMERCIAL - CRC ZONE

The lands zoned CRC on Schedule A to this by-law:

19.1.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a multiple residential dwelling containing not more than 4 dwelling units
	(4) a group home type 1 or group home type 2
	(5) an auxiliary group home
	(6) a lodging house
	(7) a supportive lodging house
(b) <u>Non-Residential</u>	
	(1) an office other than (i) an office for a physician, dentist, or drugless practitioner, or (ii) a real estate office
	(2) a personal service shop
	(3) an art gallery
	(4) an art studio

19.1.2 shall be subject to the following requirements and restrictions:

(a) Residential Use	(i) subject to the requirements and restrictions relating to the R2B(1) Zone
	(ii) minimum gross residential floor area per dwelling unit shall not be less than 75 square metres
(b) Non-Residential Use	subject to the requirements and restrictions relating to the SC Zone

IN THE MATTER OF the *Planning Act*,
R.S.O. 1990, as amended, section 34;

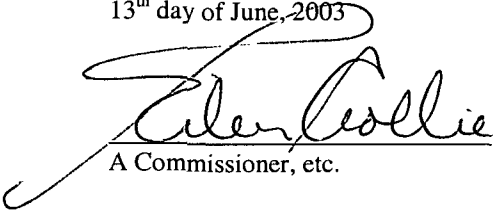
AND IN THE MATTER OF the City of Brampton By-law 124-2003
being a by-law to amend Comprehensive Zoning By-laws 200-82, 56-83, 139-84 and 151-88, as amended
(THE CORPORATION OF THE CITY OF BRAMPTON) File P42

DECLARATION

I, LEONDARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO
SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 124-2003 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 12th day of May, 2003.
3. Written notice of By-law 124-2003 as required by section 34(18) of the *Planning Act* was given on the 23rd day of May, 2003, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
13th day of June, 2003)


A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**