

## Figure 1- Zoning Map: 201 Hopewell Ave. Ottawa

R3Q- Residential Third Density Zone

City of Ottawa [COMPREHENSIVE ZONING BY-LAW](#) NO. 2008- 250



Google Map:



## R3 - Residential Third Density Zone (Sections 159 and 160)

**Disclaimer:** In common with all zoning by-law amendments which are under appeal, while these sections remain under appeal, please note that the most restrictive provisions between these by-laws and the zoning provisions in effect prior to October 14th must be applied. Please note that any text indicated in *bold italics* in this section is subject to amendment in accordance with the provisions of By-laws [2020-288 \(link is external\)](#) and [2020-289 \(link is external\)](#) for all properties located inside the greenbelt. These by-laws are under appeal to the Local Planning Appeals Tribunal, however were adopted by Council as of October 14th, 2020.

### Purpose of the Zone

*The purpose of the R3 - Residential Third Density Zone is to:*

1. allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan; (By-law 2012-334)
2. allow a number of other residential uses to provide additional housing choices within the third density residential areas;
3. allow ancillary uses to the principal residential use to allow residents to work at home;
4. regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
5. permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

### Section 159

In the R3 Zone:

#### Permitted Uses

1. The following uses are permitted uses subject to:
  1. the provisions of subsection 159 (3) to (13);
  2. a maximum of three guest bedrooms in a bed and breakfast;
  3. a maximum of ten residents is permitted in a group home; and (By-law 2014-189)
  4. a maximum of ten residents is permitted in a retirement home, converted.
    - bed and breakfast**, *see Part 5, Section 121*
    - detached dwelling**
    - diplomatic mission**, *see Part 3, Section 88*
    - duplex dwelling**, *see Part 5, Section 138* (By-law 2010-307)
    - group home**, *see Part 5, Section 125*
    - home-based business**, *see Part 5, Section 127*
    - home-based daycare**, *see Part 5, Section 129*
    - linked-detached dwelling**, *see Part 5, Section 138* (By-law 2010-307)
    - park**
    - planned unit development**, *see Part 5, Section 131*
    - retirement home, converted** *see Part 5, Section 122*
    - secondary dwelling unit**, *see Part 5, Section 133*
    - semi-detached dwelling**, *see Part 5, Section 138* (By-law 2010-307)
    - three-unit dwelling**
    - townhouse dwelling**, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
    - urban agriculture**, *see Part 3, Section 82* (By-law 2017-148)

#### Conditional Permitted Uses

2. The following conditional use is also permitted in the R3 zone, subject to the following:
  1. it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 - Urban Road Network; and
    1. a maximum of seven rooming units is permitted; and
    2. no secondary dwelling unit is permitted. (By-law 2018-206)
  - rooming house** *see Part 5, Section 122* (By-law 2018-206)

## Zone Provisions

3. The zone provisions are set out in Table 160A and 160B.
4. Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 160 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
5. A diplomatic mission and a group home, that is not a prohibited use listed in Column II of Table 160A is subject to the subzone provisions for a detached dwelling.
6. A park is not subject to the provisions of Table 160A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
7. Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
8. Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.(By-law 2012-334)

## Alternative Setbacks for Urban Areas (OMB Order File N<sup>o</sup>: PL150797, issued July 25, 2016 - By-law 2015-228)

9. *Despite the minimum rear yard setback provision in column IX of Table 160A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is up to and including 4.5 metres in Area A on Schedule 342 are as follows:(By-law 2010-307)*

1. *for any lot with a lot depth:*

1. *up to and including 23.5 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,*
2. *greater than 23.5 metres and up to and including 25 metres, except for a lot containing a Planned Unit Development: a distance equal to the lot depth minus 17.5 metres which must comprise at least 25 per cent of the area of the lot,*
3. *greater than 25 metres, except for a lot containing a Planned Unit Development: a distance equal to 30 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot.*

2. *for any through lots which are 60 metres or greater in depth, Subsection 135(1) continues to apply to the actual rear lot line, however, the provisions of (9)(a) above apply assuming a hypothetical lot line located at 50 per cent of the lot depth. (Subject to By-law 2020-289)*

*(9.1) Despite the minimum rear yard setback provision in column IX of Table 160A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:*

*(a) for any lot with a lot depth:*

- (i) up to and including 24 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,*
- (ii) greater than 24 metres and up to and including 25 metres, except for a lot containing a Planned Unit Development: a distance equal to the lot depth minus 18 metres which must comprise at least 25 per cent of the area of the lot,*
- (iii) greater than 25 metres and up to and including 32 metres, except for a lot containing a Planned Unit Development: a distance equal to 28 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,*
- (iv) greater than 32 metres and up to and including 33 metres, except for a lot containing a Planned Unit Development: a distance equal to the lot depth minus 23 metres which must comprise at least 25 per cent of the area of the lot,*
- (v) greater than 33 metres except for a lot containing a Planned Unit Development: a distance equal to 30 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,*

*(b) for any through lots which are 60 metres or greater in depth, Subsection 135(1) continues to apply to the actual rear lot line, however, the provisions of (9)(c) above are to be applied to each half of the lot assuming a hypothetical lot line located at 50 per cent of the lot depth. (Subject to By-law 2020-289)*

10. *Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 160A, the minimum required rear yard and interior side yard setbacks on a corner lot where the minimum front yard setback is up to and including 4.5 metres in Area A on Schedule 342 are as follows:*

1. *Except for lot containing a Planned Unit Development, the minimum setback from any rear lot line or interior side lot line is 1.2 metres; however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:*

1. *for any lots with a lot depth up to and including 23.5 metres: an area equal to 25 per cent of the lot depth by 30 per cent of the lot width, at a minimum; or*
2. *for any lots with a lot depth greater than 23.5 metres and up to and including 25 metres: an area equal to the lot depth minus 17.5 metres by 30 per cent of the lot width, at a minimum; or*
3. *for any lots with a lot depth greater than 25 metres: a minimum area equal to 30 per cent of the lot depth by 30 per cent of the lot width. (Subject to By-law 2020-289)*

*(10.1) Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 160A, the minimum required rear yard and interior side yard setbacks on a corner lot where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:*

*(a) Except for a lot containing a Planned Unit Development, the minimum setback from any rear lot line or interior side lot line is 1.2 metres; however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:*

- (i) for any lots with a lot depth up to and including 24 metres: an area equal to 25 per cent of the lot depth by 30 per cent of the lot width, at a minimum; or*
- (ii) for any lots with a lot depth greater than 24 metres and up to and including 25 metres: an area equal to the lot depth minus 18 metres by 30 per cent of the lot width, at a minimum; or*
- (iii) for any lots with a lot depth greater than 25 metres and up to and including 32 metres: an area equal to 28 per cent of the lot depth by 30 per cent of the lot width, at a minimum; or*
- (iv) for any lots with a lot depth greater than 32 metres and up to and including 33 metres: an area equal to the lot depth minus 23 metres by 30 per cent of the lot width, at a minimum; or*
- (v) for any lots with a lot depth greater than 33 metres: a minimum area equal to 30 per cent of the lot depth by 30 per cent of the lot width. (Subject to By-law 2020-289)*

11. *Despite the minimum interior side yard setback provisions in endnote 6 of Table 160B, where the minimum required total interior side yard setback is 1.8 metres, with one minimum yard, no less than 0.6 metres in Area A on Schedule 342, the other yard must be a minimum of 1.2 metres. (Subject to By-law 2020-289)*

**Alternative Provisions for Long Semi-Detached Dwellings in Urban Areas (OMB Order File N<sup>o</sup>: PL150797, issued July 25, 2016 - By-law 2015-228)**

**12. In Area A on Schedule 343:**

1. *Despite Subsection (7) above,*
  1. *in the case of a long semi-detached dwelling, the minimum lot width and minimum lot area required for a detached dwelling in the applicable zone or subzone applies to the whole of the long semi-detached dwelling including both dwelling units,*
  2. *where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes; however, Clause (iii) must be completed with,*
  3. *where a long semi-detached dwelling is severed in a flag lot configuration, the minimum width of the pole portion must be 3 metres measured from the original lot's interior side lot line.*
2. *for the purpose of this Subsection, a long semi-detached dwelling means a residential use building that contains two dwelling units, where the dwelling units are attached and arranged one behind the other. (Subject to By-law 2020-289)*

**Alternative Projections into Required Yards Provisions for Urban Areas (OMB Order File N<sup>o</sup>: PL150797, issued July 25, 2016 - By-law 2015-228)**

**13. In Area A on Schedule 342:**

1. *despite Subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth,*
2. *despite Subsection (7) of Table 65 a bay window may project to a maximum of 0.5 metres into a required rear yard on lots 30 metres or less in depth.*

**14. In Area A on Schedule 342:**

1. *A parapet must not project more than 0.3 metres above the maximum building height.*

**Alternative Accessory Structure Provisions for Urban Areas (OMB Order File N<sup>o</sup>: PL150797, issued July 25, 2016 - By-law 2015-228)**



## 15. In Area A on Schedule 342:

1. the maximum floor height above ground for a deck that is not projecting from a building is 0.6 metres with the exception of a landing for an above ground pool which may be as tall as needed to access the pool but only for a maximum area of 2.3 square metres.
2. Where located on the roof of the uppermost storey, roof-top landscaped areas, gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building.
3. Despite (b) above, where a roof-top terrace is not located on the roof of the uppermost storey and not exceeding an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height, no setback is required. Where such roof-top terrace is adjacent to a rear yard and within 1.5 metres of an exterior side wall or interior side lot line, a 1.5 metre high opaque screen is to be provided facing the interior side yard or interior side lot line.
4. Where located on the roof of the uppermost storey, a roof-top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall, not exceed a total area of 10.5 square metres, where located on the roof of the uppermost storey, not exceed 3 metres in height, and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.

**Other Zone Provisions (OMB Order File N<sup>o</sup>: PL150797, issued July 25, 2016 - By-law 2015-228)**

16. For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
17. Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

**Section 160 - R3 Subzones**

1. In the R3 Zone, the following subzones and provisions apply such that:
  1. Column I lists the subzone character;
  2. Column II lists the uses from Section 159(1) and (2) that are prohibited uses;
  3. Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
  4. Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
  5. Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 160B. Where an additional provision applies, the corresponding provision specified in Table 160B takes ultimate precedence over any provision provided in Table 160A;
  6. Where a superscript number occurs in Table 160A - eg.:varies<sup>1</sup>, the superscript number 1 refers to a number in Column I of Table 160B which sets out an additional provision;
  7. Where “na” appears, it means that the associated provision is not applicable; and
  8. Where “varies” appears, the associated provision is referenced and provided as an additional provision.

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**Table 160A – R3 Subzone provisions (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228) (Subject to By-law 2020-288)**

<i><b>I</b></i> <i><b>Sub-Zone</b></i>	<i><b>II Prohibited Uses</b></i>	<i><b>III Principal Dwelling Type</b></i>	<i><b>IV Minimum Lot Width (m)</b></i>	<i><b>V Minimum Lot Area (m<sup>2</sup>)</b></i>	<i><b>VI Maximum Building Height (m)</b></i>	<i><b>VII Minimum Front Yard Setback (m)</b></i>	<i><b>VIII Minimum Corner Side Yard Setback (m)</b></i>	<i><b>IX Minimum Rear Yard Setback (m)</b></i>	<i><b>X Minimum Interior Side Yard Setback (m)</b></i>	<i><b>XI Endnotes (see Table 160B)</b></i>
1. <i><b>A</b></i>	<i><b>None</b></i>	<i><b>Planned Unit Development</b></i>	<i><b>na</b></i>	<i><b>1,400</b></i>	<i><b>As per dwelling type<sup>13</sup></b></i>	<i><b>6</b></i>	<i><b>4.5</b></i>	<i><b>varies<sup>1</sup></b></i>	<i><b>varies<sup>1</sup></b></i>	<i><b>1,13</b></i>
		<i><b>Three Unit</b></i>	<i><b>18</b></i>	<i><b>540</b></i>	<i><b>11<sup>12,13</sup></b></i>	<i><b>6</b></i>	<i><b>4.5</b></i>	<i><b>varies<sup>2</sup></b></i>	<i><b>varies<sup>3</sup></b></i>	<i><b>2,3,13</b></i>

<i>I</i> <i>Sub-Zone</i>	<i>II</i> <i>Prohibited Uses</i>	<i>III</i> <i>Principal Dwelling Type</i>	<i>IV</i> <i>Minimum Lot Width (m)</i>	<i>V</i> <i>Minimum Lot Area (m<sup>2</sup>)</i>	<i>VI</i> <i>Maximum Building Height (m)</i>	<i>VII</i> <i>Minimum Front Yard Setback (m)</i>	<i>VIII</i> <i>Minimum Corner Side Yard Setback (m)</i>	<i>IX</i> <i>Minimum Rear Yard Setback (m)</i>	<i>X</i> <i>Minimum Interior Side Yard Setback (m)</i>	<i>XI</i> <i>Endnotes (see Table 160B)</i>
<i>B</i>	<i>None</i>	<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>4</sup></i>	<i>2,4,13</i>
		<i>Semi-Detached</i>	<i>9</i>	<i>270</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Townhouse</i>	<i>6</i>	<i>180</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Planned Unit Development</i>	<i>na</i>	<i>1,400</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>540</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>3</sup></i>	<i>2,3,13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Semi-Detached</i>	<i>9</i>	<i>270</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Townhouse</i>	<i>6</i>	<i>180</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>540</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>3</sup></i>	<i>2,3,13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>4</sup></i>	<i>2,4,13</i>
<i>C</i>	<i>Planned Unit Development</i>	<i>Semi-Detached</i>	<i>7.5</i>	<i>270</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Townhouse</i>	<i>6</i>	<i>180</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>540</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>3</sup></i>	<i>2,3,13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>4</sup></i>	<i>2,4,13</i>
<i>D</i>	<i>Planned Unit Development, Townhouse</i>	<i>Semi-Detached</i>	<i>9</i>	<i>270</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>540</i>	<i>8<sup>13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>3</sup></i>	<i>2,3,13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>8<sup>13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
<i>E</i>	<i>Planned Unit Development, Townhouse</i>	<i>Semi-Detached</i>	<i>9</i>	<i>270</i>	<i>8<sup>13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>540</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>2</sup></i>	<i>2,3,13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
<i>EE (By-law 2008-386)</i>	<i>Planned Unit Development, Townhouse</i>	<i>Semi-detached</i>	<i>9</i>	<i>270</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1,2</i>	<i>2,13</i>

<i>I</i> <b>Sub-Zone</b>	<i>II</i> <b>Prohibited Uses</b>	<i>III</i> <b>Principal Dwelling Type</b>	<i>IV</i> <b>Minimum Lot Width (m)</b>	<i>V</i> <b>Minimum Lot Area (m<sup>2</sup>)</b>	<i>VI</i> <b>Maximum Building Height (m)</b>	<i>VII</i> <b>Minimum Front Yard Setback (m)</b>	<i>VIII</i> <b>Minimum Corner Side Yard Setback (m)</b>	<i>IX</i> <b>Minimum Rear Yard Setback (m)</b>	<i>X</i> <b>Minimum Interior Side Yard Setback (m)</b>	<i>XI</i> <b>Endnotes (see Table 160B)</b>
<b>F</b>	<b>None</b>	<i>Planned Unit Development</i>	<i>na</i>	<i>1,400</i>	<i>As per dwelling type<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Three Unit Detached,</i>	<i>15</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>4</sup></i>	<i>2,4,13</i>
		<i>Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>Varies<sup>4</sup></i>	<i>2,4,13</i>
		<i>Semi-Detached</i>	<i>7.5</i>	<i>225</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Townhouse</i>	<i>6</i>	<i>180</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
<b>G</b>	<b>None</b>	<i>Planned Unit Development</i>	<i>na</i>	<i>1,400</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Three Unit, Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Semi-Detached</i>	<i>7.5</i>	<i>225</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Townhouse</i>	<i>6</i>	<i>180</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Three Unit Detached,</i>	<i>15</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>4</sup></i>	<i>2,4,13</i>
<b>H</b>	<i>Planned Unit Development, Townhouse</i>	<i>Duplex, Linked-detached</i>	<i>15</i>	<i>450</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>varies<sup>4</sup></i>	<i>2,4,13</i>
		<i>Semi-Detached</i>	<i>7.5</i>	<i>225</i>	<i>8<sup>13</sup></i>	<i>6</i>	<i>4.5</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Three Unit, Detached, Duplex</i>	<i>15</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
<b>I</b>	<i>Planned Unit Development, Townhouse</i>	<i>Semi-Detached</i>	<i>7.5</i>	<i>225</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>2</sup></i>	<i>1.2</i>	<i>2,13</i>
		<i>Planned Unit Development</i>	<i>na</i>	<i>1,400</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>385</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
<b>J</b>	<i>Three Unit</i>	<i>Semi-Detached</i>	<i>7.5</i>	<i>225</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
		<i>Townhouse</i>	<i>5.6</i>	<i>165</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>15</i>	<i>385</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
<b>K</b>	<i>Planned Unit Development, Three Unit, Townhouse</i>	<i>Semi-Detached</i>	<i>7.5</i>	<i>225</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>

<i>I</i> <b>I Sub-Zone</b>	<i>II</i> <b>Prohibited Uses</b>	<i>III</i> <b>Principal Dwelling Type</b>	<i>IV</i> <b>Minimum Lot Width (m)</b>	<i>V</i> <b>Minimum Lot Area (m2)</b>	<i>VI</i> <b>Maximum Building Height (m)</b>	<i>VII</i> <b>Minimum Front Yard Setback (m)</b>	<i>VIII</i> <b>Minimum Corner Side Yard Setback (m)</b>	<i>IX</i> <b>Minimum Rear Yard Setback (m)</b>	<i>X</i> <b>Minimum Interior Side Yard Setback (m)</b>	<i>XI</i> <b>Endnotes (see Table 160B)</b>
<b>L</b>	<b>None</b>	<i>Planned Unit Development</i>	na	1,400	11 <sup>12,13</sup>	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1,13
		<i>Three Unit, Detached, Duplex, Linked-detached</i>	12	360	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
		<i>Semi-Detached, Townhouse</i>	6	180	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
<b>M</b>	<b>None</b>	<i>Planned Unit Development</i>	na	1,400	As per dwelling type <sup>13</sup>	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1,13
		<i>Three Unit Detached, Duplex, Linked-detached</i>	12	360	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5,13
		<i>Semi-Detached</i>	6	180	8 <sup>13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5,13
		<i>Townhouse</i>	6	180	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	1.2	2,13
<b>N</b>	<b>None</b>	<i>Planned Unit Development</i>	na	1,400	As per dwelling type <sup>13</sup>	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1,13
		<i>Three Unit Detached, Duplex, Linked-detached</i>	12	360	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5,13
		<i>Semi-Detached</i>	9	270	8 <sup>13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>6</sup>	2,6,13
		<i>Townhouse</i>	5.6	165	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	1.2	2,13
<b>O</b>	<b>None</b>	<i>Planned Unit Development</i>	na	1,400	As per dwelling type <sup>13</sup>	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1,13
		<i>Three Unit Detached, Duplex, Linked-detached</i>	12	360	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5,13
		<i>Semi-Detached</i>	7.5	195	8 <sup>13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>6</sup>	2,6,13
		<i>Townhouse</i>	4.5	110	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	1.2	2,13
<b>P</b>	<b>None</b>	<i>Planned Unit Development</i>	na	1,400	11 <sup>12,13</sup>	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1,13
		<i>Three Unit</i>	12	360	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13



<i>I</i> <i>Sub-</i> <i>Zone</i>	<i>II Prohibited</i> <i>Uses</i>	<i>III Principal</i> <i>Dwelling</i> <i>Type</i>	<i>IV</i> <i>Minimum</i> <i>Lot Width</i> <i>(m)</i>	<i>V</i> <i>Minimum</i> <i>Lot Area</i> <i>(m2)</i>	<i>VI</i> <i>Maximum</i> <i>Building</i> <i>Height</i> <i>(m)</i>	<i>VII</i> <i>Minimum</i> <i>Front</i> <i>Yard</i> <i>Setback</i> <i>(m)</i>	<i>VIII</i> <i>Minimum</i> <i>Corner</i> <i>Side Yard</i> <i>Setback</i> <i>(m)</i>	<i>IX</i> <i>Minimum</i> <i>Rear</i> <i>Yard</i> <i>Setback</i> <i>(m)</i>	<i>X</i> <i>Minimum</i> <i>Interior</i> <i>Side Yard</i> <i>Setback</i> <i>(m)</i>	<i>XI</i> <i>Endnotes</i> <i>(see</i> <i>Table</i> <i>160B)</i>
<i>Q</i>	<i>None</i>	<i>Detached,</i> <i>Duplex,</i> <i>Linked-</i> <i>detached</i>	9	270	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	varies <sup>6</sup>	2, 6,13
		<i>Semi-</i> <i>Detached,</i> <i>Townhouse</i>	5.6	165	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
		<i>Planned Unit</i> <i>Development</i>	na	1,400	11 <sup>12,13</sup>	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1,13
		<i>Three Unit</i>	12	360	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
		<i>Detached,</i> <i>Duplex,</i> <i>Linked-</i> <i>detached</i>	7.5	195	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	varies <sup>6</sup>	2,6,13
		<i>Semi-</i> <i>Detached,</i> <i>Townhouse</i>	4.5	110	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
<i>R</i>	<i>Planned Unit</i> <i>Development,</i> <i>Townhouse</i>	<i>Three Unit</i>	12	360	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5,13
		<i>Detached,</i> <i>Duplex,</i> <i>Linked-</i> <i>detached (By-</i> <i>law 2017-</i> <i>148)</i>	12	360	8 <sup>13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5,13
		<i>Semi-</i> <i>Detached</i>	6	180	8 <sup>13</sup>	6	4.5	varies <sup>2</sup>	1.2	2,13
		<i>Three Unit</i>	12	360	11 <sup>12,13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5,13
<i>S</i>	<i>Planned Unit</i> <i>Development,</i> <i>Townhouse</i>	<i>Detached,</i> <i>Duplex,</i> <i>Linked-</i> <i>detached</i>	9	270	8 <sup>13</sup>	6	4.5	varies <sup>2</sup>	varies <sup>6</sup>	2,6,13
		<i>Semi-</i> <i>Detached</i>	5.6	165	8 <sup>13</sup>	6	4.5	varies <sup>2</sup>	1.2	2,13
		<i>Three Unit</i>	12	360	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
		<i>Detached,</i> <i>Duplex,</i> <i>Linked-</i> <i>detached</i>	9	270	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	varies <sup>6</sup>	2,6,13
<i>T</i>	<i>Planned Unit</i> <i>Development,</i> <i>Townhouse</i>	<i>Semi-</i> <i>Detached</i>	5.6	165	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
		<i>Planned Unit</i> <i>Development</i>	na	1,400	11 <sup>12,13</sup>	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1,13
		<i>Three Unit,</i> <i>Detached,</i> <i>Duplex,</i> <i>Linked-</i> <i>detached</i>	12	330	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
		<i>Semi-</i> <i>Detached</i>	6	165	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13
<i>U</i>	<i>None</i>	<i>Townhouse</i>	6	180	11 <sup>12,13</sup>	3	3	varies <sup>2</sup>	1.2	2,13

<i>I Sub- Zone</i>	<i>II Prohibited Uses</i>	<i>III Principal Dwelling Type</i>	<i>IV Minimum Lot Width (m)</i>	<i>V Minimum Lot Area (m<sup>2</sup>)</i>	<i>VI Maximum Building Height (m)</i>	<i>VII Minimum Front Yard Setback (m)</i>	<i>VIII Minimum Corner Side Yard Setback (m)</i>	<i>IX Minimum Rear Yard Setback (m)</i>	<i>X Minimum Interior Side Yard Setback (m)</i>	<i>XI Endnotes (see Table 160B)</i>
<i>V</i>	<i>Three Unit</i>	<i>Planned Unit Development</i>	<i>na</i>	<i>1,400</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Detached, Duplex, Linked-detached</i>	<i>9</i>	<i>270</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
		<i>Semi-Detached, Townhouse</i>	<i>5.6</i>	<i>165</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
<i>V V</i>	<i>None</i>	<i>Planned Unit Development</i>	<i>18</i>	<i>1400</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>1.2</i>	<i>13</i>
		<i>Duplex</i>	<i>14</i>	<i>380</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>1.2</i>	<i>13</i>
		<i>Detached, Linked-detached</i>	<i>9</i>	<i>240</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>varies<sup>6</sup></i>	<i>6,13</i>
		<i>Semi-detached</i>	<i>7</i>	<i>190</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.9</i>	<i>13</i>
		<i>Townhouse</i>	<i>6</i>	<i>150</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>1.2</i>	<i>13</i>
		<i>Planned Unit Development</i>	<i>na</i>	<i>1,400</i>	<i>As per dwelling type<sup>13</sup></i>	<i>3</i>	<i>3</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>13</i>
<i>W</i>	<i>Three Unit</i>	<i>Detached, Duplex, Linked-detached</i>	<i>9</i>	<i>270</i>	<i>8<sup>13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
		<i>Semi-Detached</i>	<i>5.6</i>	<i>165</i>	<i>8<sup>13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
		<i>Townhouse</i>	<i>5.6</i>	<i>165</i>	<i>11<sup>12,13</sup></i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>0.3</i>	<i>13</i>
		<i>Planned Unit Development</i>	<i>18</i>	<i>1,400</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>13</i>
		<i>Three Unit</i>	<i>18</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>13</i>
		<i>Duplex</i>	<i>14</i>	<i>380</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>13</i>
		<i>Detached, Linked-detached</i>	<i>9</i>	<i>240</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>13</i>
<i>W W</i>	<i>None</i>	<i>Semi-detached</i>	<i>7</i>	<i>190</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>13</i>
		<i>Townhouse</i>	<i>6</i>	<i>150</i>	<i>11<sup>12,13</sup></i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>13</i>
		<i>Planned Unit Development</i>	<i>18</i>	<i>1,400</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>1.2</i>	<i>13</i>
		<i>Duplex</i>	<i>14</i>	<i>380</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>1.2</i>	<i>13</i>
		<i>Detached, Linked-detached</i>	<i>9</i>	<i>240</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>varies<sup>6</sup></i>	<i>6,13</i>
		<i>Semi-detached</i>	<i>7</i>	<i>190</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>0.9</i>	<i>13</i>
<i>X</i>	<i>None</i>	<i>Planned Unit Development</i>	<i>18</i>	<i>1,400</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>varies<sup>1</sup></i>	<i>varies<sup>1</sup></i>	<i>1,13</i>
		<i>Three Unit</i>	<i>18</i>	<i>450</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>1.2</i>	<i>13</i>
		<i>Duplex</i>	<i>14</i>	<i>380</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>1.2</i>	<i>13</i>
		<i>Detached, Linked-detached</i>	<i>9</i>	<i>240</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>varies<sup>6</sup></i>	<i>6,13</i>
		<i>Semi-detached</i>	<i>7</i>	<i>190</i>	<i>11<sup>12,13</sup></i>	<i>4.5</i>	<i>4.5</i>	<i>7.5</i>	<i>0.9</i>	<i>13</i>

<i><b>I Sub- Zone</b></i>	<i><b>II Prohibited Uses</b></i>	<i><b>III Principal Dwelling Type</b></i>	<i><b>IV Minimum Lot Width (m)</b></i>	<i><b>V Minimum Lot Area (m<sup>2</sup>)</b></i>	<i><b>VI Maximum Building Height (m)</b></i>	<i><b>VII Minimum Front Yard Setback (m)</b></i>	<i><b>VIII Minimum Corner Side Yard Setback (m)</b></i>	<i><b>IX Minimum Rear Yard Setback (m)</b></i>	<i><b>X Minimum Interior Side Yard Setback (m)</b></i>	<i><b>XI Endnotes (see Table 160B)</b></i>
<b>XX</b>	<b>None</b>	<b>Townhouse</b>	<b>6</b>	<b>150</b>	<b>11<sup>12,13</sup></b>	<b>4.5</b>	<b>4.5</b>	<b>7.5</b>	<b>1.2</b>	<b>13</b>
		<b>Planned Unit Development</b>	<b>18</b>	<b>1,400</b>	<b>11<sup>12,13</sup></b>	<b>6</b>	<b>4.5</b>	<b>varies<sup>1</sup></b>	<b>varies<sup>1</sup></b>	<b>1,13</b>
		<b>Three Unit</b>	<b>18</b>	<b>450</b>	<b>11<sup>12,13</sup></b>	<b>6</b>	<b>4.5</b>	<b>7.5</b>	<b>1.2</b>	<b>13</b>
		<b>Duplex</b>	<b>14</b>	<b>380</b>	<b>11<sup>12,13</sup></b>	<b>6</b>	<b>4.5</b>	<b>7.5</b>	<b>1.2</b>	<b>13</b>
		<b>Detached, Linked- detached</b>	<b>9</b>	<b>240</b>	<b>11<sup>12,13</sup></b>	<b>6</b>	<b>4.5</b>	<b>7.5</b>	<b>varies<sup>6</sup></b>	<b>6,13</b>
		<b>Semi- detached</b>	<b>7</b>	<b>190</b>	<b>11<sup>12,13</sup></b>	<b>6</b>	<b>4.5</b>	<b>7.5</b>	<b>0.9</b>	<b>13</b>
		<b>Townhouse</b>	<b>6</b>	<b>150</b>	<b>11<sup>12,13</sup></b>	<b>6</b>	<b>4.5</b>	<b>7.5</b>	<b>1.2</b>	<b>13</b>
		<b>Planned Unit Development</b>	<b>18</b>	<b>1,400</b>	<b>11<sup>12,13</sup></b>	<b>5</b>	<b>3</b>	<b>varies<sup>1</sup></b>	<b>varies<sup>1</sup></b>	<b>1,13</b>
		<b>Three Unit</b>	<b>18</b>	<b>450</b>	<b>11<sup>12,13</sup></b>	<b>5</b>	<b>3</b>	<b>6.5</b>	<b>1.2</b>	<b>13</b>
		<b>Duplex</b>	<b>14</b>	<b>380</b>	<b>11<sup>12,13</sup></b>	<b>5</b>	<b>3</b>	<b>6.5</b>	<b>1.2</b>	<b>13</b>
<b>Y</b>	<b>None</b>	<b>Detached, Linked- detached</b>	<b>9</b>	<b>240</b>	<b>11<sup>12,13</sup></b>	<b>5</b>	<b>3</b>	<b>6.5</b>	<b>varies<sup>6</sup></b>	<b>6,13</b>
		<b>Semi- detached</b>	<b>7</b>	<b>190</b>	<b>11<sup>12,13</sup></b>	<b>5</b>	<b>3</b>	<b>6.5</b>	<b>0.9</b>	<b>13</b>
		<b>Townhouse</b>	<b>6</b>	<b>150</b>	<b>11<sup>12</sup></b>	<b>5</b>	<b>3</b>	<b>6.5</b>	<b>1.2</b>	<b>13</b>
		<b>Planned Unit Development</b>	<b>18</b>	<b>1,400</b>	<b>12<sup>13</sup></b>	<b>6</b>	<b>4.5</b>	<b>varies<sup>1</sup></b>	<b>varies<sup>1</sup></b>	<b>1,13</b>
		<b>Three Unit</b>	<b>18</b>	<b>450</b>	<b>12<sup>13</sup></b>	<b>6</b>	<b>4.5</b>	<b>6</b>	<b>1.2</b>	<b>13</b>
		<b>Duplex</b>	<b>14</b>	<b>380</b>	<b>12<sup>13</sup></b>	<b>6</b>	<b>4.5</b>	<b>6</b>	<b>1.2</b>	<b>13</b>
		<b>Detached, Linked- detached</b>	<b>9</b>	<b>240</b>	<b>12<sup>13</sup></b>	<b>6</b>	<b>4.5</b>	<b>6</b>	<b>varies<sup>6</sup></b>	<b>6,13</b>
		<b>Semi- detached</b>	<b>7</b>	<b>190</b>	<b>12<sup>13</sup></b>	<b>6</b>	<b>4.5</b>	<b>6</b>	<b>0.9</b>	<b>13</b>
		<b>Townhouse</b>	<b>6</b>	<b>150</b>	<b>12<sup>13</sup></b>	<b>6</b>	<b>4.5</b>	<b>6</b>	<b>1.2</b>	<b>13</b>
		<b>Planned Unit Development</b>	<b>18<sup>11</sup></b>	<b>1,400</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>varies<sup>9</sup></b>	<b>varies<sup>9</sup></b>	<b>8,9, 11,13</b>
<b>YY</b>	<b>None</b>	<b>Three Unit</b>	<b>18</b>	<b>450</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>1.2</b>	<b>8,11,13</b>
		<b>Duplex</b>	<b>14</b>	<b>380</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>1.2</b>	<b>8,11,13</b>
		<b>Detached, Linked- detached</b>	<b>9</b>	<b>240</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>varies<sup>6</sup></b>	<b>6,8,11,13</b>
		<b>Semi- Detached</b>	<b>7</b>	<b>190</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>0.9</b>	<b>8,11,13</b>
		<b>Townhouse</b>	<b>6</b>	<b>150</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>1.2</b>	<b>8,11,13</b>
		<b>Planned Unit Development</b>	<b>18<sup>11</sup></b>	<b>1,400</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>1.2</b>	<b>8,11,13</b>
		<b>Three Unit</b>	<b>18</b>	<b>450</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>1.2</b>	<b>8,11,13</b>
		<b>Duplex</b>	<b>14</b>	<b>380</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>1.2</b>	<b>8,11,13</b>
		<b>Detached, Linked- detached</b>	<b>9</b>	<b>240</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>varies<sup>6</sup></b>	<b>6,8,11,13</b>
		<b>Semi- Detached</b>	<b>7</b>	<b>190</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>0.9</b>	<b>8,11,13</b>
<b>Z</b>	<b>None</b>	<b>Townhouse</b>	<b>6</b>	<b>150</b>	<b>11<sup>12,13</sup></b>	<b>3<sup>8</sup></b>	<b>3<sup>8</sup></b>	<b>6<sup>11</sup></b>	<b>1.2</b>	<b>8,11,13</b>

**Disclaimer:** In common with all zoning by-law amendments which are under appeal, while these sections remain under appeal, please note that the most restrictive provisions between these by-laws and the zoning provisions in effect prior to October 14th must be applied. Please note that any text indicated in *bold italics* in this section is subject to amendment in accordance with the provisions of By-laws [2020-288 \(link is external\)](#) and [2020-289 \(link is external\)](#) for all properties located inside the greenbelt. These by-laws are under appeal to the Local Planning Appeals Tribunal, however were adopted by Council as of October 14th, 2020.

**TABLE 160B – ADDITIONAL ZONING PROVISIONS (Subject to By-law 2020-288)**

<i>I</i> Endnote Number	<i>II</i> Additional Zoning Provisions
1.	<p><i>Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back,</i></p> <ul style="list-style-type: none"> <li><i>(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,</i></li> <li><i>(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot,</i></li> <li><i>in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum</i></li> <li><i>(c) required rear yard. setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</i></li> </ul>
2.	<p><i>Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.</i></p>
3.	<p><i>Minimum total interior side yard setback is 3.6 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)</i></p>
4.	<p><i>Minimum total interior side yard setback is 3 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)</i></p>
5.	<p><i>Minimum total interior side yard setback is 2.4 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)</i></p>
6.	<p><i>Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. In Area A on Schedule 342 the minimum interior side yard setback is 0.6 metres on one side and 1.2 on the other. (By-law 2008-462) (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)</i></p>
7.	<p><i>Reserved for future use.</i></p>
8.	<p><i>The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</i></p> <ul style="list-style-type: none"> <li><i>(i) a building front wall or side wall, or</i></li> <li><i>(ii) a covered porch or veranda that is at least 2.5m wide.</i></li> </ul>
9.	<p><i>For a yard abutting a lot line of an adjacent lot in any zone, the required yard setback is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m.</i></p>
10.	<p><i>Reserved for future use.</i></p>
11.	<p><i>Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.</i></p>

***I***  
***Endnote***  
***Number***

***II***  
***Additional Zoning Provisions***

***Despite the maximum building heights in Table 160A above the maximum building height for the following permitted uses in Area A on Schedule 342 is 10.0 metres:***

- 12.***
- detached dwelling,***
  - linked detached dwelling,***
  - semi-detached dwelling,***
  - duplex dwelling and***
  - townhouse dwelling,***

***unless the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, in which case the maximum building height is as per Column VI above.***

***Any three-unit dwelling in Area A on Schedule 342 has a maximum building height as per Column VI above except for a three-unit dwelling in the area covered by the Mature Neighbourhood Overlay which has a maximum building height of 10.7 metres. (OMB File No. PL150797, issued October 5, 2016 – By-law 2015-228)***

***Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows:***

- 13.***
- Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located. (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)***