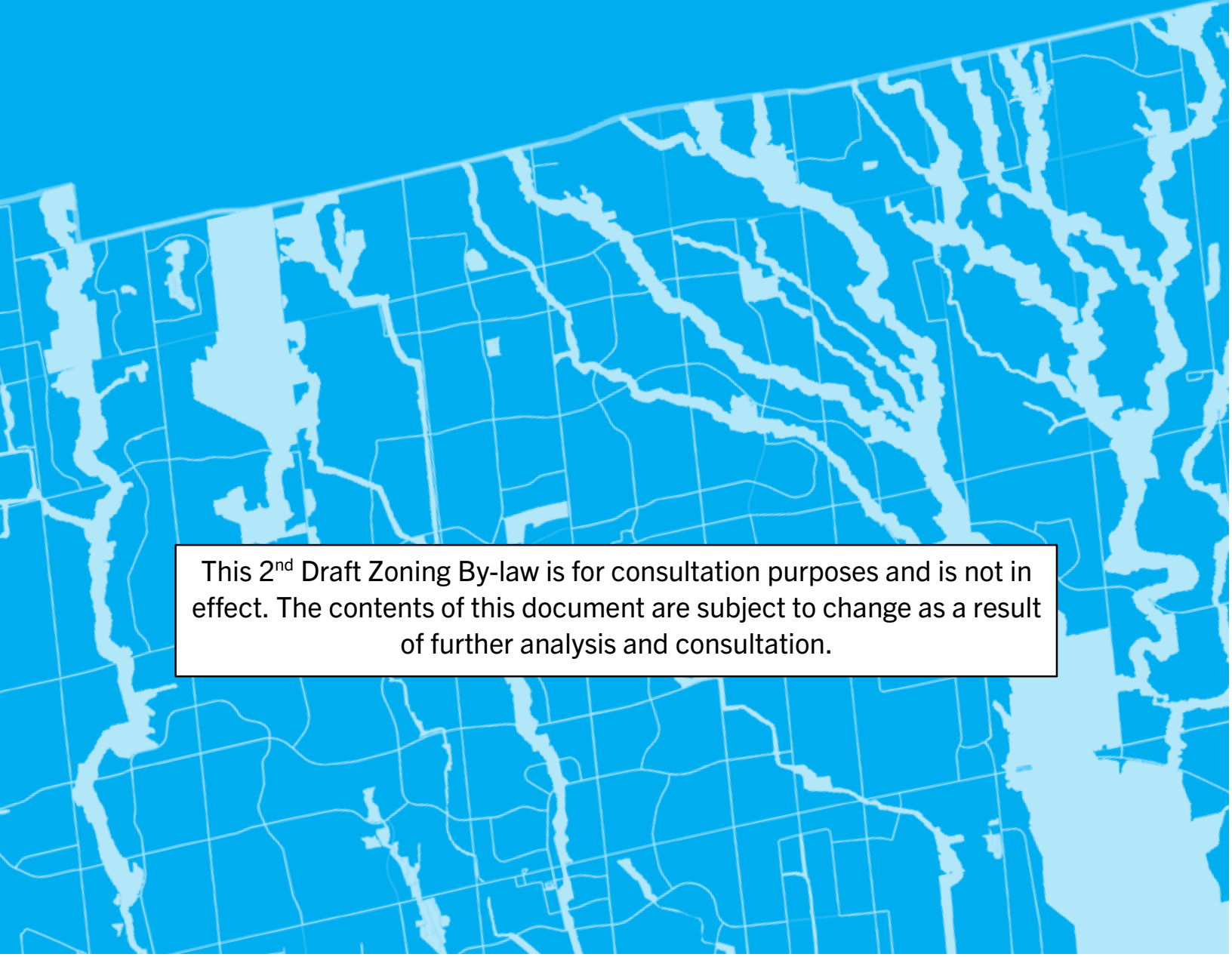




BRAMPTON ZONING BY-LAW

2nd Draft | September 2024



This 2nd Draft Zoning By-law is for consultation purposes and is not in effect. The contents of this document are subject to change as a result of further analysis and consultation.

Chapter 4: Residential Zones

Table 4.1 – List of Residential Zones

Residential Zones	Zone Symbol
Residential Estate	RE
Residential Hamlet	RH
Residential First Density	R1
Residential First Density – Type A (Fourplexes)	R1A
Residential First Density – Mature Neighbourhood	R1M
Residential Second Density	R2
Residential Second Density – Type A (Multiple Townhouses)	R2A
Residential Third Density – Low Rise	R3L
Residential Third Density – Mid Rise	R3M
Residential Third Density – High Rise	R3H

Section 4.1: Requirements for the Residential Zones

4.1.A Permitted Uses

In any Residential zone, no person shall use a lot, or erect, alter or use a building or structure for any purpose except for the uses permitted in accordance with Table 4.1.1.

Key P Permitted Use E Legally existing use permitted

Table 4.1.1 – Residential Zone Permitted Uses

Uses	RE	RH	R1, R1M	R1A	R2	R2A	R3L	R3M	R3H	Use-Specific Standards
Residential Uses										
Apartment Dwelling							P	P	P	
Additional Residential Units	P	P	P	P	P					
Back-to-Back Townhouse Dwelling						P				
Back-to-Back Stacked Townhouse Dwelling						P				
Cluster Townhouse Dwelling					P					

Uses	RE	RH	R1, R1M	R1A	R2	R2A	R3L	R3M	R3H	Use-Specific Standards
Detached Dwelling	P	P	P	P						
Duplex Dwelling			P	P						
Fourplex Dwelling				P		P				
Lane-Based Townhouse Dwelling					P					
Linked Dwelling			P	P						
Lodging House	P	P	P	P						Section 2.3.D
Podium Townhouse Dwelling								P	P	
Semi-Detached Dwelling			P	P						
Single Room Occupancy Housing						P	P	P	P	
Stacked Townhouse Dwelling						P				
Street Townhouse Dwelling					P					
Supportive Housing Residence Type 1	P	P	P	P	P	P	P	P	P	Section 2.3.L
Supportive Housing Residence Type 2	P	P	P	P						Section 2.3.L
Triplex Dwelling			P	P	P					
Community Uses										
Cemetery	E									
Child Care Centre							P	P	P	
Golf Course	E									
Place of Worship	P	P	P	P	P	P	P	P	P	
Privately Owned Public Space					P	P	P	P	P	
Residential Care Home						P	P	P	P	
Commercial Uses										
Convenience Retail						P	P	P	P	Section 4.2.F
Dry Cleaning and Laundry Distribution Station						P	P	P	P	Section 4.2.F
Medical Office or Clinic						P	P	P	P	Section 4.2.F
Personal Service Shop						P	P	P	P	Section 4.2.F
Restaurant						P	P	P	P	Section 4.2.F

Uses	RE	RH	R1, R1M	R1A	R2	R2A	R3L	R3M	R3H	Use-Specific Standards
Agricultural Uses										
Agricultural Use	E									
Specified Accessory Uses										
Home Occupation	P	P	P	P	P	P	P	P	P	Section 2.3.C

Regulations to Table 4.1.1:

- (1) None.

4.1.B Lot Requirements

Lots, buildings, and structures shall be in accordance with **Table 4.1.2** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.3** for all Third Density Residential Zones.

Table 4.1.2 – Residential Zone Lot Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

	RE	RH	R1	R1A	R1M	R2	R2A
Single Detached, Duplex, Triplex, Linked, and other uses not listed below							
Corner Lot Area (min. sq. m.)	1350	1350	320	320	320	-	-
Interior Lot Area (min. sq. m.)	1350	1350	240	240	240	-	-
Corner Lot Width (min. m.)	45	30	12	12	12	-	-
Interior Lot Width (min. m.)	45	30	8.5	8.5	8.5	-	-
Semi-Detached Dwelling							
Lot Area per semi-detached unit (min. sq. m.)	-	-	200	200	200	-	-
Corner Width per semi-detached unit (min. m.)	-	-	9	9	9	-	-
Lot Width per semi-detached unit (min. m.)	-	-	6.8	6.8	6.8	-	-
Lane-Based Single or Semi-detached Dwelling							
Corner Lot Area (min. sq. m.)	-	-	320	-	-	-	-

	RE	RH	R1	R1A	R1M	R2	R2A
Interior Lot Area (min. sq. m.)	-	-	240	-	-	-	-
Interior Lot Width (min. m.)	-	-	7.5	-	-	-	-
Corner Lot Width (min. m.)	-	-	10	-	-	-	-
Fourplex Dwelling							
Corner Lot Area (min. sq. m.)	-	-	-	540	-	-	450
Interior Lot Area (min. sq. m.)	-	-	-	450	-	-	360
Corner Lot Width (min. m.)	-	-	-	18	-	-	15
Interior Lot Width (min. m.)	-	-	-	15	-	-	12
Street Townhouse Dwelling							
Corner Lot Area (min. sq. m.)	-	-	-	-	-	150	-
Interior Lot Area (min. sq. m.)	-	-	-	-	-	135	-
Corner Lot Width (min. m.)	-	-	-	-	-	6.5	-
Interior Lot Width (min. m.)	-	-	-	-	-	5.75	-
Lane-Based Townhouse Dwelling							
Corner Lot Area (min. sq. m.)	-	-	-	-	-	150	-
Interior Lot Area (min. sq. m.)	-	-	-	-	-	135	-
Corner Lot Width (min. m.)	-	-	-	-	-	6.0	-
Interior Lot Width (min. m.)	-	-	-	-	-	4.5	-
Cluster Townhouse Dwelling							
Lot Area (min. sq. m.)	-	-	-	-	-	1200	-
Lot Width (min. m.)	-	-	-	-	-	24	-
Dwelling Unit Width (min. m.)	-	-	-	-	-	5.75	-
Back-to-Back Townhouse Dwelling							
Lot Area per dwelling unit (min. sq. m.)	-	-	-	-	-	-	135
Lot Width – min per development (min. m.)	-	-	-	-	-	-	24

	RE	RH	R1	R1A	R1M	R2	R2A
Dwelling Unit Width (min. m.)	-	-	-	-	-	-	5.75 per unit
Back-to-Back Stacked and Stacked Townhouse Dwelling							
Lot Area (min. sq. m.)	-	-	-	-	-	-	900
Dwelling Unit Width where a Private Garage is provided (min. m.)	-	-	-	-	-	-	6.5 per unit
Lot Width (min. m.)	-	-	-	-	-	-	24

Regulations to Table 4.1.2

(1) None.

Table 4.1.3 – Residential Zone Lot Requirements (R3 Zones)

	R3L	R3M	R3H
All Permitted Uses			
Corner Lot Area (min. sq. m.)	540	1200	3000
Interior Lot Area (min. sq. m.)	540	1200	3000
Corner Lot Width (min. m.)	18	24	30
Interior Lot Width (min. m.)	18	24	30

Regulations to Table 4.1.3

(1) None.

4.1.C Building Location

Buildings and structures shall be in accordance with **Table 4.1.4** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.5** for all Third Density Residential Zones.

Table 4.1.4 – Residential Zone Building Location Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

	RE	RH	R1	R1A	R1M	R2	R2A
Single Detached, Duplex, Triplex, Linked, and other uses not listed below							
Front Yard (min. m.)	12	7.5	4.5	4.5	6	3	3
Rear Yard (min. m.)	12	12	7.5	7.5	25% of lot depth	6	7.5
Exterior Side Yard (min. m.)	7.5	7.5	4.5	4.5	6	3	3
Interior Side Yard (min. m.)	7.5	7.5	As per Note (1)	As per Note (1)	As per Note (2)	1.2	1.2
Semi-Detached Dwelling							
Front Yard (min. m.)	12	7.5	4.5	4.5	-	-	-
Rear Yard (min. m.)	12	12	7.5	7.5	-	-	-
Exterior Side Yard (min. m.)	7.5	7.5	4.5	4.5	-	-	-
Interior Side Yard where dwelling units are attached (min. m.)	-	-	0	0	-	-	-
Interior Side Yard otherwise (min. m.)	-	-	As per Note (1)	As per Note (1)	-	-	-
Lane-Based Single Detached, Semi-Detached Dwellings							
Front Yard (min. m.)	-	-	3	3	-	-	-
Rear Yard (min. m.)	-	-	9	9	-	-	-
Exterior Side Yard (min. m.)	-	-	4.5	4.5	-	-	-
Interior Side Yard where dwelling units are attached (min. m.)	-	-	0	0	-	-	-
Interior Side Yard otherwise (min. m.)	-	-	As per Note (1)	As per Note (1)	-	-	-
Fourplex Dwelling							
Front Yard (min. m.)	-	-	-	4.5	-	-	4.5

	RE	RH	R1	R1A	R1M	R2	R2A
Rear Yard (min. m.)	-	-	-	7.5	-	-	7.5
Exterior Side Yard (min. m.)	-	-	-	4.5	-	-	4.5
Interior Side Yard (min. m.)	-	-	-	1.2	-	-	1.2
Street Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	3	-
Rear Yard (min. m.)	-	-	-	-	-	6	-
Exterior Side Yard (min. m.)	-	-	-	-	-	3	-
Interior Side Yard Where Units are attached (min. m.)	-	-	-	-	-	0	-
Interior Side Yard (min. m.)	-	-	-	-	-	1.2	-
Lane-Based Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	3	-
Rear Yard to a dwelling with an attached private garage (min. m.)	-	-	-	-	-	0.5	-
Rear Yard to a dwelling with no attached private garage (min. m.)	-	-	-	-	-	9	-
Exterior Side Yard (min. m.)	-	-	-	-	-	3	-
Interior Side Yard Where Units are attached (min. m.)	-	-	-	-	-	0	-
Interior Side Yard (min. m.)	-	-	-	-	-	1.2	-
Cluster Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	6	-
Rear Yard (min. m.)	-	-	-	-	-	4.5	-
Exterior Side Yard (min. m.)	-	-	-	-	-	4.5	-
Interior Side Yard (min. m.)	-	-	-	-	-	3	-
Separation Between Buildings containing Dwelling Units (min. m.)	-	-	-	-	-	2.4	-
Back-to-Back Townhouse Dwelling							

	RE	RH	R1	R1A	R1M	R2	R2A
Front Yard (min. m.)	-	-	-	-	-	-	6
Rear Yard for units in individual lots (min. m.)	-	-	-	-	-	-	0
Rear Yard for units on one lot (min. m.)	-	-	-	-	-	-	6
Exterior Side Yard (min. m.)	-	-	-	-	-	-	4.5
Interior Side Yard for units on individual lots where they are attached (min. m.)	-	-	-	-	-	-	0
Interior Side Yard for units on individual lots in other cases (min. m.)	-	-	-	-	-	-	1.2
Separation Between Buildings containing Dwelling Units (min. m.)	-	-	-	-	-	-	2.4
Back-to-Back Stacked and Stacked Townhouse Dwelling							
Front Yard (min. m.)	-	-	-	-	-	-	4.5
Rear Yard (min. m.)	-	-	-	-	-	-	7.5
Exterior Side Yard (min. m.)	-	-	-	-	-	-	4.5
Interior Side Yard (min. m.)	-	-	-	-	-	-	3

Regulations to Table 4.1.4:

- (1) The minimum interior side yard shall be in accordance with the following:
 - a. Where the lot width is less than 12.5 m, the minimum interior side yard shall be 0.6 m provided the total interior side yards is not less than 1.8 m.
 - b. Where the lot width is equal to or greater than 12.5 m, the minimum interior side yard shall be 1.2 m.
- (2) The minimum interior side yard shall be 1.2 m, except that where the dwelling height is greater than 1 storey, the minimum interior side yard shall be 1.8 m.

Table 4.1.5 – Residential Zone Building Location Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum Front Yard (min. m.)	3	3	3
Maximum Front Yard (max. m.)	-	7.5	7.5
Rear Yard where abutting an R1, R2, RE or RH zone (min. m.)	7.5	10	10

	R3L	R3M	R3H
Rear Yard where abutting an OS or P zone (min. m.)	6	6	6
Rear Yard in all other cases (min. m.)	7.5	7.5	7.5
Exterior Side Yard (min. m.)	3	3	3
Interior Side Yard (min. m.)	3	3	3
Interior Side Yard where adjacent to a Mixed Use Zone, R3M or R3H Zone (min. m.)	3	0	0
Rear Lot Line Setback and Interior Side Lot Line Setback – fifth to twelfth storeys (min. m.)	-	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey where abutting an R1, R2, RE or RH Zone (min. m.)	-	-	30
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey in all other cases (min. m.)	-	-	12.5
Minimum Horizontal Separation of Buildings on the Same Lot, first to fourth storeys - (min. m.) (Note 1 to Table 4.1.5 applies)	-	15	15
Minimum Horizontal Separation of Buildings on the Same Lot, fifth to twelfth storeys - (min. m.) (Note 1 to Table 4.1.5 applies)	-	20	20
Minimum Horizontal Separation of Buildings on the Same Lot, above the twelfth storey (min. m.)	-	25	25

Regulations to Table 4.1.5:

- (1) No separation shall be required between buildings with blank walls containing no windows. A 7.5 m separation shall be permitted between a blank wall and a wall with windows.

4.1.D Building Height and Form

Building height and form shall be in accordance with **Table 4.1.6** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.7** for all Third Density Residential Zones.

Table 4.1.6 – Residential Zone Building Height and Form Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

	RE	RH	R1	R1A	R1M	R2	R2A
Building Height (max m., max. storeys)	11 m, 3 storeys	8.7 m, 2 storeys	11 m, 3 storeys	11 m, 3 storeys	8.5 m, 2 storeys	11 m, 3 storeys	11 m, 3 storeys

Regulations to Table 4.1.6:

(1) None

Table 4.1.7 – Residential Zone Building Height and Form Requirements (R3 Zones)

	R3L	R3M	R3H
Minimum Building Height (min m.)	7.5 m, 2 storeys	10.5 m, 3 storeys	10.5 m, 3 storeys
Maximum Building Height (max m., max storeys)	13.5 m, 4 storeys	37.5 m, 12 storeys	61.5 m, 20 storeys
Minimum Ground Floor Height for all uses (min. m.)	4.5	4.5	4.5
Building Step Back for all storeys above the 3 rd storey, where facing a street line (min. m.)	-	2.5	3
Building Step Back for all storeys above the 3 rd storey, for rear elevations (min. m.)	-	2.5	2.5
Maximum Floor Plate for all storeys above the twelfth storey (max. sq.m.)	-	-	800
Minimum Building Height within Protected Major Transit Station Areas (min m., min storeys)	7.5 m, 2 storeys	13.5 m, 4 storeys	40.5 m, 13 storeys
Minimum Density within Protected Major Transit Station Areas (Floor Space Index)	0.25	0.5	2.5

Regulations to Table 4.1.7:

(1) None

4.1.E Site and Landscaping

Site and landscaping shall be in accordance with **Table 4.1.8** for all First Density and Second Density Residential Zones, and in accordance with **Table 4.1.9** for all Third Density Residential Zones.

Table 4.1.8 – Residential Zone Site and Landscaping Requirements (RE, RH, R1, R1A, R1M, R2 and R2A Zones)

	RE	RH	R1	R1A	R1M	R2	R2A
All uses except as specified below							
Front Yard Landscaped Open Space (min. %)	70	70	40	40	50	30	-
Lot Coverage (max. %)	-	-	50	50	30	55	60
Minimum Landscaped Strip along any interior side lot line or rear lot line where a parking area abuts a Residential, Park, or Open Space Zone (min width, m)	-	-	-	3	-	3	3
Units accessed by a rear lane							
Front Yard Landscaped Open Space (min. %) – Interior Lot	-	-	80	-	-	70	-
Front Yard Landscaped Open Space (min. %) – Corner Lot	-	-	90	-	-	80	-
Lot Coverage (max. %)	-	-	55	-	-	60	-

Regulations to Table 4.1.8:

- (1) None

Table 4.1.9 – Residential Zone Site and Landscaping Requirements (R3 Zones)

	R3L	R3M	R3H
Landscaped Open Space (min. %)	25	25	25

	R3L	R3M	R3H
Lot Coverage (max. %)	60	65	70
Surface Parking Area Location	Restricted to the rear yard only	Restricted to the rear yard only	Restricted to the rear yard only
Minimum Landscaped Strip on any interior side lot line or rear lot line where a surface parking area abuts a Residential, Park, or Open Space Zone (min width, m)	3	3	3

Regulations to Table 4.1.9:

(1) None

Section 4.2: General Regulations for Residential Zones

4.2.A Accessory Buildings and Structures in Residential Zones

In any Residential Zone, accessory buildings and structures excluding detached private garages or carports, detached additional residential units, and swimming pool enclosures shall be subject to the following provisions:

- .1 Any accessory building or structure that is attached to the main dwelling shall not be subject to the provisions of this subsection but shall be subject to the yard and setback requirements in the applicable zone.
- .2 An accessory building or structure is prohibited to be constructed in any part of the front yard, exterior side yard, or in the minimum required interior side yard specified in the applicable zone.
- .3 An accessory building or structure shall be subject to the following minimum setback requirements:
 - .a Where the accessory building or structure is located in the rear yard, it shall be located at least 0.6 m from all lot lines.
 - .b Where the accessory building or structure is located in the interior side yard, it shall be located at least 3.0 m behind the front wall of the main building.
 - .c Notwithstanding the requirements above, the minimum setback for an accessory building or structure in the rear yard shall be 1.2 m from the closest lot in any Residential Estate or Residential Hamlet zone.
- .4 Habitable space shall be prohibited within any accessory building or structure except where specifically allowed by this By-law.
- .5 No accessory building or structure shall be constructed upon any easement.
- .6 A Quonset hut, intermodal shipping container or transport trailer shall not be used as an accessory building or structure in any Residential zone.
- .7 A maximum of two accessory buildings shall be permitted on a lot.
- .8 The maximum height of an accessory building or structure in any Residential Zone shall be in accordance with Table 4.2.1.

Table 4.2.1 – Maximum Height for Accessory Buildings and Structures in any Residential Zone

Zone	Maximum Height
Residential, except Residential Estate	3.0 m
Residential Estate	4.0 m

- .9 Notwithstanding Table 4.2.1, one open-sided shade structure, gazebo or pergola shall be permitted on a deck, porch or balcony, provided that the building height of the open-sided shade

structure, gazebo or pergola does not exceed 3.0 metres when measured from the walking surface of the deck, landscaped deck, porch or balcony.

- .10 The gross floor area of accessory buildings and structures on a lot in any Residential Zone shall be subject to the requirements of Table 4.2.2. These requirements shall not apply to any detached additional residential unit or detached private garage.

Table 4.2.2 – Maximum Gross Floor Area for Accessory Buildings and Structure in any Residential Zone

Zone	Maximum Gross Floor Area Per Accessory Building	Maximum Combined Gross Floor Area for All Accessory Buildings on the Lot
All Residential Zones, except a Residential Estate Zone	15.0 m ²	20.0 m ²
Residential Three Zones	No requirement	No requirement

4.2.B Additional Residential Unit

Where permitted by this By-law, additional residential units shall be in accordance with the following provisions:

- .1 An additional residential unit shall only be permitted on the same lot as a principal detached dwelling, linked dwelling, a semi-detached dwelling, or a townhouse dwelling where the principal dwelling is contained on an individual lot.
- .2 A maximum of two additional residential units are permitted per residential lot which may include either:
 - .a One attached additional residential unit and one detached additional residential unit in accordance with the requirements of this Section; or
 - .b Two attached additional residential units.
- .3 An additional residential unit shall not be permitted within or on the same lot as a lodging house or supportive housing residence.
- .4 A lot containing any additional residential unit shall have a maximum of one driveway.
- .5 An additional residential unit shall not be permitted within a Natural System Zone or Open Space Zone or otherwise as prohibited by this By-law.
- .6 Minimum parking spaces shall be in accordance with Section 3.1.
- .7 Notwithstanding the provisions of Section 3.2, each parking space on a residential lot used in conjunction with an additional residential unit shall be not less than 2.6 metres in width and 5.4 metres in length. Tandem parking spaces shall be permitted and, the maximum width for a driveway shall not exceed the permitted width as specified in Chapter 3 of this By-law. For the purposes of this section, tandem parking shall mean a parking space that can only be accessed by passing through another parking space from a street, lane or driveway.

- .8 An additional residential unit shall be subject to the applicable Registration By-law.
- .9 Where the principal entrance to an attached additional residential unit is provided through a door located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 metres shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance to an attached additional residential unit unless the principal entrance to the attached additional residential unit has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property.
- .10 An above grade side door meeting the minimum 1.2 metre path of travel requirement used as the principal entrance to an attached additional residential unit may be accessed by a landing less than 0.6 metres above ground level. Steps shall be provided at both the front and rear of the landing as may be necessary to provide pedestrian access from the front yard to the rear yard.
- .11 Any entrance or secondary egress to/from an additional residential unit shall not be located within a pool enclosure.
- .12 A detached additional residential unit shall also be in accordance with the following requirements:
- .a A detached additional residential unit shall be subject to the lot coverage requirements of the applicable zone or Section 11.3 of this By-law where applicable, whichever is more restrictive.
 - .b The total floor area shall not exceed 100 m² where the detached additional residential unit is in conjunction with a single detached dwelling, and 50 m² in all other cases. This measurement shall include all enclosed interior space.
 - .c The maximum lot coverage of a detached additional residential unit shall be 10%.
 - .d The minimum rear yard setback shall be 1.2 metres for the first storey and 3.0 m for any portion of the building above 3.0 m.
 - .e The minimum interior side yard setback shall be 1.2 metres for the first storey and 3.0 m for any portion of the building above 3.0 m.
 - .f The minimum separation distance between any wall of the additional residential unit and any main wall of the principal dwelling shall be 1.2 metres.
 - .g The building height of a detached additional residential unit shall not exceed:
 - .i 7.5 metres or the height of the principal building, whichever is less, on a lot in a Residential Hamlet, Residential Estate or Agricultural zone; and
 - .ii 6.0 metres or the height of the principal building, whichever is less, on a lot with a single detached dwelling, and 4.5 m on a lot with a townhouse or semi-detached dwelling.
 - .h A detached additional residential unit shall be permitted above a detached garage including a rear lane garage, provided:

- .i The overall height of the building containing the detached garage and detached additional residential unit does not exceed 7.5 m or the height of the principal dwelling, whichever is less.
 - .ii There are no windows, other than clerestory windows, facing adjacent residential lots within 3.0 m of the interior side lot line or rear lot line. Clerestory windows shall be deemed to consist of windows no greater than 0.6 m in height and positioned at least 2.0 m above the floor.
 - .iii A minimum interior side yard setback of 0.0 m shall be permitted where the additional residential unit is attached to another additional residential unit on a common vertical wall above an attached garage.
- .i Encroachments into the minimum required rear yard depth set out in subsection .4 or into the building separation distance set out in subsection .6 shall be permitted as follows:
- .i Maximum 0.6 metres for a window bay without foundation;
 - .ii Maximum 0.5 metres for eaves, cornices, gutters, chimneys, pilasters or parapets; and
 - .iii Maximum 0.9 metres for an open sided, roofed porch or deck.
- .j Balconies and roof top patios shall not be permitted.
- .k A minimum 1.2 metre wide unobstructed pedestrian path of travel shall be provided along any portion of the yard extending from the front wall of the principal dwelling to the main entrance of the detached additional residential unit, unless the detached additional residential unit has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property. The path of travel shall also not cross into or be obstructed by a pool enclosure or any other accessory structure.
- .l A detached additional residential unit is permitted within an intermodal shipping container that has been converted to a habitable dwelling unit.

4.2.C Amenity Area Requirements

- .1 Common amenity area(s) shall be provided in accordance with the requirements of Table 4.2.3 and the provisions of this section shall only be applicable to any apartment dwelling units, cluster townhouse dwelling units, stacked townhouse dwelling units, podium townhouse dwelling units, and back-to-back townhouse dwelling units.

Table 4.2.3 – Minimum Common Amenity Area Requirements

Number of Dwelling Units	Minimum Common Amenity Area
Less than 8	No requirement
8 – 20	8.0 m ² per unit
21 – 200	160.0 m ² plus 6.0 m ² per unit over 20 units

Number of Dwelling Units	Minimum Common Amenity Area
More than 200	1,240.0 m ² plus 4.0 m ² per unit over 200 units

- .2 The required minimum common amenity area shall be located on the same lot as the associated dwelling units.
- .3 The minimum common amenity area shall include at least one contiguous outdoor area of a minimum 50 m² of amenity area with a minimum width of at least 5 m.
- .4 The minimum common contiguous outdoor amenity area under Section 4.2.C.3 is permitted to be located at-grade, on any rooftop, or terraces.
- .5 Private amenity areas including private balconies and other areas accessed by individual units shall not be included in the calculation of amenity area requirements.

4.2.D Attached Private Garage Requirements

The following provisions are applicable to any attached private garage, and are not applicable to a parking area or parking structure:

- .1 The requirements of this section shall only apply to attached private garages. An attached private garage shall be subject to the requirements of the zone and this subsection, whichever is more restrictive.
- .2 Where a garage or carport is attached to a dwelling unit, it shall not be considered an accessory building and shall be subject to the requirements of the applicable zone.
- .3 A garage door opening shall be setback from any street line as follows:
 - .a Where the associated private garage contains only one parking space, the minimum distance shall be the greater of 6.0 m or the applicable street line setback of the zone.
 - .b In all other cases, the minimum distance shall be the greater of 5.7 m or the applicable street line setback of the zone.
- .4 For dwellings that are 6.0 m or less in width, the interior space of an attached private a private garage shall have a rectangular area not less than 2.9 m by 6.1 m with no more than a two-step encroachment length wise and a one step encroachment width wise.
- .5 For dwellings that are greater than 6.0 m in width, the interior space of an attached private garage shall have a rectangular area not less than 3.1 m by 6.1 m with no more than a two-step encroachment length wise and a one step encroachment width wise.
- .6 No parking shall be permitted on any part of a lot except within a parking space.

4.2.E Below Grade Windows

- .1 A below grade window shall not be permitted where the interior side yard is less than 1.2 metres.

4.2.F Commercial Uses in the Residential Zones

- .1 Permitted commercial uses in the Residential zones in accordance with Section 4.1.A shall comprise a maximum of 200 m² in gross floor area per lot and shall not exceed 10% of the gross floor area of the residential uses, whichever is less.
- .2 Permitted commercial uses shall not include any drive-through facility, restaurant patio, or outside display and sales, or outside storage.
- .3 A medical office or clinic as permitted by Section 4.1.A shall be limited to one practitioner and a maximum of two treatment rooms or areas.

4.2.G Detached Private Garages or Carports

- .1 A maximum of one detached private garage or carport shall be permitted on any lot in a Residential zone.
- .2 A detached private garage or carport shall be located no closer than 1.0 m to the main building on the lot.
- .3 A detached private garage shall be located at least 1.0 further from the street line than the main wall of the principal dwelling.
- .4 A detached private garage or carport shall only be permitted where there is no attached private garage or carport.
- .5 The maximum gross floor area of a detached private garage or carport in a Residential zone, exclusive of any permitted additional residential unit, shall be the lesser (more restrictive) of
 - .a 80.0 m²; or
 - .b 15% of the lot area.
- .6 The interior dimensions of a detached private garage or carport shall have a minimum rectangular area of 2.9 m by 5.5 m, within which a portion of a staircase may encroach a maximum of 0.3 m by 1.5 m.
- .7 The maximum height of a detached private garage or carport is 4.5 m.
- .8 A detached private garage or carport shall be located no closer than 0.6 m to an interior side lot line and 0.6 m from a rear lot line.
- .9 Notwithstanding .7, a detached private garage or carport shall be permitted to be attached to a detached private garage or carport on an abutting lot in any Residential zone. Where this is the case, the detached private garage or carport shall be permitted to have a minimum interior side yard setback or minimum rear yard setback of 0.0 m where applicable to permit the attachment, provided they share one common wall along the common lot line and are constructed as one building.
- .10 A detached private garage shall not be permitted in any part of the front yard.

- .11 A detached private garage shall not be permitted in the required minimum exterior side yard, as established in the applicable zone.
- .12 The opening of a detached private garage shall be located at least 5.7 m from the exterior side lot line or front lot line from which it receives access.

4.2.H Driveway Requirements for R1, R2, and R3 Zones

[PENDING FURTHER REVIEW OF CITY-WIDE DRIVEWAY STANDARDS]

4.2.I Driveway Requirements for the RE and RH Zones

[PENDING FURTHER REVIEW OF CITY-WIDE DRIVEWAY STANDARDS]

4.2.J Fences

- .1 In any Residential zone, a fence shall be subject to the following maximum height requirements:
 - .a A maximum of 1.2 m in height in any part of the front yard;
 - .b A maximum of 2.2 m in height in any other yard; and
 - .c Notwithstanding provision .b above, a maximum of 2.5 m where the lot line abuts a Commercial, Institutional, or Employment Zone.

4.2.K Setbacks where Dwellings are Attached

- .1 Notwithstanding any requirement of this By-law, where dwelling units are attached as may be permitted by this By-law, no setback shall be required along the common lot line where there is a common wall.
- .2 The requirements for accessory buildings and structures shall continue to apply as required by this By-law, except that an unenclosed deck is permitted to encroach to 0 m for that portion of the lot line where the dwelling units are attached. Where a deck is provided along the common lot line, a privacy screen or opaque fence shall be provided along the lot line to a height of at least 1.8 m above the deck's elevation.

4.2.L Swimming Pools, Tennis Courts, and Other Recreation Areas

Swimming pools, tennis courts, and other similar recreational areas shall be in accordance with the following provisions:

- .1 An uncovered swimming pool, tennis court, basketball court or similar recreation use, shall be permitted only within the rear yard, interior side yard or exterior side yard of a lot.
- .2 A swimming pool shall have a maximum height of 1.5 m above the established grade.
- .3 A swimming pool or other recreation use shall be located no closer than 3.0 m to the exterior side lot line and 1.2 m to any other lot line.

- .4 An uncovered swimming pool or similar recreation use shall be located no closer than 1.2 to any easement.
- .5 The setback provisions of this subsection shall be measured to the nearest part of the edge of the structure containing water or the edge of any part of the recreational use that is used for the recreational purpose, and shall not include any accessory patio, deck or landscaping.

4.2.M Temporary Tents, Garage and Yard Sales

A temporary tent or a garage or yard sale use shall be in accordance with the following provisions:

- .1 A garage or yard sale shall be permitted on a temporary basis in any Residential zone, in accordance with the following provisions:
 - .a The use is carried out for no more than 4 consecutive days and no more than 7 days within any calendar year.
 - .b The use is permitted within any part of the front yard, the exterior side yard or within any attached private garage.
 - .c The use is located no closer than 0.6 m to any lot line.
- .2 A temporary tent shall be permitted in any residential zone, provided:
 - .a The minimum lot frontage is at least 9.0 m and the minimum rear yard depth is at least 7.5 m.
 - .b The temporary tent is only permitted within the rear yard.
 - .c The temporary tent is no closer than 1.0 m to any lot line.
 - .d The temporary tent is used for no more than 3 consecutive days and no more than 7 days within any calendar year.

4.2.N Townhouses

Street townhouses and cluster townhouses shall meet the following requirements:

- .1 Any street townhouse dwelling with a private rear yard shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room.
- .2 There shall be a maximum of 8 attached street townhouses and cluster townhouses per building.

4.2.O Trailers, Recreational Vehicles, Commercial Motor Vehicles, and Oversized Motor Vehicles in Residential Zones

- .1 Except as permitted in this section, a person shall not park or store a commercial motor vehicle, oversized motor vehicle, travel trailer or recreational vehicle or any other type of trailer, in any part of an exterior side yard or in the front yard, including any part of the driveway therein, of any lot in a residential zone.

- .2 The temporary parking of a maximum of 1 commercial motor vehicle or oversized motor vehicle is permitted within a driveway in a residential zone where parking is permitted, provided:
 - .a The commercial motor vehicle or oversized motor vehicle does not utilize a minimum required parking space or obstruct access to a required parking space; and
 - .b The commercial motor vehicle or oversized motor vehicle is a maximum of 7 m in length and does not exceed 2.7 m in height.
- .3 Recreational vehicles and travel trailers are permitted to be parked, stored in any part of a private garage provided the minimum required parking is maintained.
- .4 A maximum of one recreational vehicle not exceeding 7 m in length and 2.7 m in height is permitted to be stored on the lot in any part of the rear yard or in the interior side yard, but not closer than 0.6 m to the rear lot line and no closer than 1.8 m to the interior side lot line.
- .5 A maximum of one recreational vehicle is permitted to be temporarily stored on any part of a driveway, or up to two recreational vehicles that are set upon a trailer that is designed to transport the recreational vehicles, provided:
 - .a The length of the recreational vehicle or trailer does not exceed 7 m in length, 3 m in width and 2.7 m in height, except that where the driveway is at least 20.0 m in length, the length of the recreational vehicle or trailer is permitted to be a maximum of 12.0 m and the height is permitted to be a maximum 3 m.
 - .b The recreational vehicle or trailer is not parked or stored on the driveway for more than a total of 90 days in any calendar year.
 - .c The recreational vehicle or trailer is not parked or stored for more than 45 consecutive calendar days.
 - .d The recreational vehicle or trailer does not use a minimum required parking space, obstruct access to a required parking space, and does not extend into the public right-of-way.

4.2.P Waste Storage

- .1 Notwithstanding any other provision of this By-law, for any street townhouse dwelling with a private attached garage, a covered garbage enclosure shall be permitted to encroach into the minimum front yard by 1.5 m.
- .2 In any Residential Second Density Type A (R2A) or Residential Third Density (R3) Zone, waste shall be stored within a fully enclosed building or within a waste storage enclosure or underground storage structure in accordance with the following provisions:
 - .a A waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or alternatively waste shall be stored in an underground storage structure.
 - .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.

- .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting any residential, institutional or open space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .3 The provisions of this section shall not apply to waste storage associated with construction.