

Part 5 – Residential Provisions (Sections 120-146)

This part contains provisions that apply specifically to residential dwellings located throughout the whole of the City, and includes regulations for uses including conversions, group homes, home-based businesses, and secondary dwelling units.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

Reserved for Future Use (Section 120) (By-law 2016-131)

120. Reserved for Future Use (By-law 2016-131)

Bed and Breakfast Provisions (Section 121)

121. Where permitted, a bed and breakfast must: (By-law 2018-155)

- (1) be located only in a residential use building;
- (2) be limited to locations in the following residential use buildings in the identified areas that must be permitted uses in the zone in which they are located:
 - (a) any residential use building in Areas A, B or C on Schedule 1, and
 - (b) a detached dwelling in Area D on Schedule 1; and
- (3) provide meals only to guests of the bed and breakfast.

Conversions (Section 122)

122. (1) Where a residential use building is converted to a residential use for which the lot area, lot width, height or yard setback requirements are not specified, the conversion must meet the lot area, lot width, height and yard setback provisions applicable to a Detached Dwelling. (By-law 2014-189)

Front Yard Setback Reductions (Section 123)

123. (1) Where the front yard setback of at least one of the residentially zoned lots on either side of another residentially zoned lot is less than the required front yard setback for the zone but was lawfully established, the front yard setback for the middle residentially zoned lot may be reduced to the greater of,

- (a) 1.5 metres, or
- (b) the average of the two front yard setbacks of the other two lots.

- (2) Where one of the lots on either side of the middle lot mentioned in subsection (1) is vacant, and the other lot is less than the required front yard setback for the zone but was legally established, the front yard setback for the middle lot may be reduced to the greater of,
 - (a) 1.5 metres, or
 - (b) the average of the required front yard setback for the zone and the front yard setback of the lot that is not vacant.
- (3) Subsections (1) and (2) apply to both an addition to a residential building or to a new residential building on the middle lot.
- (4) Where the front yard setback of the residentially zoned lot abutting a corner lot is less than the required front yard setback for the zone, either the corner side yard setback or the front yard setback of a corner lot may be reduced to the greater of,
 - (a) 1.5 metres, or
 - (b) the front yard setback of the abutting residentially zoned lot that faces the same street, but only one of the yards abutting a street is permitted this reduced setback. (By-law 2017-148)

Reserved for future use (Section 124)

124. Reserved for future use (By-law 2021-218)

Group Home Provisions (Section 125)

125. (1) Where a group home is a permitted use in a zone, in addition to the provisions of the zone in which it is located, a group home: (By-law 2008-326)
- (a) when located in a residential zone, must be within a dwelling type permitted in that zone; (By-law 2008-326)
 - (b) section 122 applies;
 - (c) where a residential use building, located in a residential zone, is converted to a group home, the group home must occupy the whole of the building including all attached units within the residential building; and the separation distances, required under paragraphs 125 (1)(d), and (e), and subsections 125 (2) and (3) do not apply to the attached units within which the group home is located; (By-law 2017-302)
 - (d) where located within or abutting Residential, Rural Institutional, or Village Mixed-use Zones, must be separated from any other lot containing a group home, a distance of 300 metres from each property line of the lot on which the group home is located;
 - (e) where located within an RU - Rural Countryside or AG - Agricultural Zone:
 - (i) must be separated from any other lot zoned RU or AG containing another group home, a distance of 1000 metres from each property line of the lot on which the group home is located, and

- (ii) Must be separated from any lot zoned in a Residential zone, Rural Institutional Zone, or VM – Village Mixed-Use Zone containing another group home, a distance of 500 metres from each property line of the lot on which the group home is located.
- (2) Despite subsection (1), the minimum required separation distance need not extend across a highway, grade-separated arterial roadway, railway yard, Rideau or Ottawa Rivers, or Rideau Canal, or any other major barrier to pedestrian or vehicular movement, and in such cases is deemed to be fulfilled by the distance between that barrier and the affected property line or lines of the lot containing the group home.
 - (3) Where the minimum required separation distance of one group home intersects the minimum required separation distance of another group home, both group homes are considered to comply with the minimum separation distance requirements, provided that the limits of the two separation areas do not touch a lot line of a lot containing another group home.
 - (4) The maximum number of residents permitted applies to the whole of the residential use building and not to individual units within the residential building in which the group home is located.
 - (5) Despite paragraphs 125 (1) (d) and (e), and subsections 125 (2) and (3), where there are two abutting lots, each of which contains or proposes to contain one group home, both homes are permitted, provided the total of both group homes does not increase the total number of residents in both homes beyond the ten (10) resident maximum required under the definition of group home and required under the residential zones.
 - (6) Despite Clauses 125(1)(d) and (e), and Subsections 125(2) and (3), and Subsection 125(4) as it applies to a coach house, where a coach house is located on a lot shared with a group home, it may be used for group home purposes, provided the total number of residents, in both the coach house and the group home combined, does not exceed the ten (10) resident maximum required under the definition of group home and required under the residential zones. (By-law 2018-155)

Heavy Vehicles and Recreational Vehicles Associated with a Residential Use (Section 126)

- 126.** (1) No person may park a trailer or heavy vehicle associated with a residential use or with one or more home based businesses on the same lot as the associated residential use or home based business unless:
- (i) the lot continues to be used in accordance with Part 4, except as set out in Subsection (2) below; and,
 - (ii) the trailer or heavy vehicle is parked within a building; or,
 - (iii) the trailer or heavy vehicle is parked in accordance with Table 126, which sets out the maximum number and permitted location. (By-law 2009-164) (By-law 2016-131)
- (2) Where parked within a building, or in a driveway in accordance with Table 126, a trailer or heavy vehicle may obstruct a motor vehicle parking space, or may occupy a motor vehicle parking space so long as parking for the associated motor vehicle continues to be accommodated on the lot in accordance with this by-law.(By-law 2009-164) (By-law 2016-131)

- (3) Despite Subsection (1), Section 71 – Temporary Uses, Buildings or Structures During Construction, applies with necessary modification to permit the parking of trailers or heavy vehicles associated with a residential use or with one or more home based businesses in accordance with that section. (By-law 2016-131)
- (4) For the purposes of this section, the definition of heavy vehicle also includes a recreational vehicle, and the definition of trailer also includes a trailer for a boat, and a trailer for the transportation of waste or materials. (By-law 2016-131)

TABLE 126 – MAXIMUM NUMBER OF VEHICLES PERMITTED TO BE PARKED

(By-law 2009-164) (By-law 2016-131)

I Type of vehicle		Provisions		
		II Residential, and LC zones (R1 to R5, RM, RR and V1 to V3)	III AM, GM, TM and VM zones	IV AG, EP, ME, MR and RU
i. if greater than 6 m in length and is not a school bus	a) heavy vehicle that consists of a recreational vehicle, or a trailer for camping or a boat	provided it is parked in the rear yard or interior side yard and setback 0.6 m from the lot line: (i) one – in R1 to R5 zones and those RM zones located in Areas A, B and C on Schedule 1 b) two – all other residential zones	provided it is parked in the rear yard or interior side yard and setback 0.6 m from the lot line: a) one – AM and TM zones b) two – VM zone	three – but no person shall park in a required front or corner side yard, and must be a minimum of 3 metres from all lot lines.
	b) a heavy vehicle other than a) above, or a trailer other than a trailer for camping or a boat (By-law 2017-302)	not permitted	not permitted	two, but no person shall park in a required front or corner side yard, and must be a minimum of 3 metres from all lot lines.
ii. if 6m or less in length and is a heavy vehicle that is a tractor trailer or portion thereof (By-law 2009-164)		not permitted	not permitted	two, but no person shall park in a required front or corner side yard, and must be a minimum of 3 metres from all lot lines.

I Type of vehicle	Provisions		
	II Residential, and LC zones (R1 to R5, RM, RR and V1 to V3)	III AM, GM, TM and VM zones	IV AG, EP, ME, MR and RU
iii. if 6 metres or less in length and is a trailer, or a heavy vehicle that is neither a tractor-trailer, or a school bus (By-law 2009-164) (By-law 2017-302)	two, but no person shall park in a required front or corner side yard, except in a driveway, and where located outside of the front or corner side yard, must be at least 0.6 metres from all lot lines		two, but no person shall park in a required front or corner side yard, except in a driveway, and where located outside of the front or corner side yard, must be at least 0.6 metres from all lot lines
iv. school bus	<p>a) one – in RR, V1, V2, V3, VM and those RM zones located in Area D on Schedule 1, but must not be parked in a required front or corner side yard</p> <p>b) one – in all other residential zones provided that the school bus is no longer than 6.8 m and that no other heavy vehicle is permitted on the lot</p>	not permitted	two – but no person shall park a school bus in a required front or corner side yard, except in a driveway and where parked outside of the front and corner side yard, must be a minimum of 3 metres from all lot lines.

I Type of vehicle	Provisions		
	II Residential, and LC zones (R1 to R5, RM, RR and V1 to V3)	III AM, GM, TM and VM zones	IV AG, EP, ME, MR and RU
v. cumulative number of heavy vehicles and trailers permitted per lot (By-law 2009-164) (Subject to By-law 2017-302)	Except where otherwise specified in (i) through (iv) above, no person shall park more than two trailers, heavy vehicles or school buses on the lot, and the required parking for the dwelling or farm must continue to be legally provided on the lot. (By-law 2017-302)		Except where otherwise specified in (i) through (iv) above, no person shall park a total of more than three trailers and heavy vehicles on the lot, and the required parking for the dwelling or farm must continue to be legally provided on the lot.

Home-Based Business Provisions (Section 127)

- 127.** (1) Home-based businesses are permitted in any dwelling unit, oversized dwelling unit, secondary dwelling unit or rooming unit, in any zone that permits residential uses provided: (By-law 2018-206)
- (a) they must not become a nuisance because of noise, odour, dust, fumes, vibration, radiation, glare, traffic, or parking generated;
 - (b) they must not become a fire or building hazard or health risk;
 - (c) they must not interfere with radio, television or other telecommunications transmissions;
 - (d) one or more residents may operate a business; and
 - (e) the operators of the home-based businesses must reside in the dwelling, oversized dwelling unit, secondary dwelling unit or rooming unit from which the home-based business is conducted, including when the business is in operation. (By-law 2018-206)
- (2) Any number of businesses may exist provided the cumulative maximum total gross floor area outlined in either subsection (9) or Section 128(3), as the case may be, is not exceeded.
- (3) Despite the unlimited number of businesses permitted, a maximum of only one, on-site, non-resident employee is permitted per principal dwelling unit or oversized dwelling unit. (By-law 2018-206)

- (4) On-site non-resident employees are prohibited in association with any home-based business located within a secondary dwelling unit, rooming unit, or dwelling unit within an apartment dwelling, low rise or an apartment dwelling, mid rise or an apartment dwelling, high rise. (By-law 2014-292)
- (5) No client or customer may be attended or served on-site in the case of any home-based business located within a secondary dwelling unit, rooming unit, or dwelling unit within an apartment dwelling, low rise or an apartment dwelling, mid rise or an apartment dwelling, high rise.(By-law 2012-334) (By-law 2014-292)
- (6) Where any parking is required for the home-based business, such space may be located in the driveway. .(By-law 2012-334)
- (7) There is no visible display or indication of any home-based business from the street, other than the maximum of one sign for all home-based businesses on the lot, as provided for in an applicable Signs By-law. .(By-law 2012-334) (By-law 2008-326)
- (8) Home-based businesses must not involve the use of the premises as a dispatching office or supply depot. .(By-law 2012-334)
- (9) Any number of home-based businesses is permitted on a lot which permits a residential use, either within the dwelling unit, or oversize dwelling unit, rooming unit or secondary dwelling unit, or within an attached garage on the lot, provided that: (By-law 2018-206)
 - (a) if within a dwelling unit, oversize dwelling unit or secondary dwelling unit, the cumulative size of all home-based businesses per dwelling unit or oversize dwelling unit or secondary dwelling unit must not exceed 25% of the unit's gross floor area or 28 m² whichever is the greater; (By-law 2018-206)
 - (b) if within an attached garage, the cumulative size of all home-based businesses must not exceed a maximum of 54m², and the required parking for the dwelling unit or oversize dwelling unit must continue to be legally provided on the lot; (By-law 2018-206)
 - (c) if within a rooming unit, no maximum size limit applies, but the home-based business must take place solely within the rooming unit and not within any communal area within the building; and
 - (d) In the case of subsections (a) and (b), the cumulative total is for all home-based businesses within the principal dwelling unit and attached garage combined, with a separate cumulative total applicable to the secondary dwelling unit, and not for the principal dwelling unit, attached garage and secondary dwelling unit combined. .(By-law 2012-334)
- (10) The business of storing automobiles, buses, boats, recreation and any other types of vehicles is specifically prohibited. .(By-law 2012-334)
- (11) Outdoor storage is prohibited. .(By-law 2012-334)
- (12) Where a home-based business sells on the premises, it sells only those items that are made on the premises. Despite the foregoing, telemarketing and mail order sales are permitted provided that any merchandise purchased is delivered or mailed directly to the customer. .(By-law 2012-334)
- (13) Businesses that require a business, not professional, license under the City of Ottawa's Licensing By-laws are not permitted, except that the following businesses requiring licenses are permitted:
 - (a) plumbing contractors;

- (b) taxi cab and limousine drivers, but not brokers, to a maximum of two taxis or limousines (By-law 2012-334)(By-law 2012-180) (By-law 2020-299)
- (14) Nothing in subsection (13) prevents the administrative and indoor storage functions of such licensed businesses from being operated as a home-based business provided such functions comply with the provisions of subsections (1) through (12) inclusive. (By-law 2012-334)
- (15) Section 126 sets out the regulations applicable to the parking of heavy vehicles.(By-law 2012-334) (By-law 2009-164)

Home-Based Businesses in RU and AG Zones (Section 128)

- 128.** On lots zoned RU-Rural Countryside or AG-Agricultural, ME – Mineral Extraction or MR – Mineral Aggregate Reserve that are a minimum size of 0.8 ha, the following additional regulations apply to home-based businesses: (By-law 2020-299)
- (1) The regulations of Sections 127(1), 127(2), Section 127(4) through 127(9), and Sections 127(12) through 127(14) apply.(By-law 2012-334)
 - (2) Despite the unlimited number of businesses permitted, a maximum of three, on-site, non-resident employees are permitted per principal dwelling unit or oversize dwelling unit. (By-law 2018-206)
 - (3) Home-based businesses are permitted in the dwelling unit, oversize dwelling unit, secondary dwelling unit, rooming unit, garage and accessory buildings to a cumulative maximum of 150 m², excluding outdoor storage associated with the home-based businesses. (By-law 2018-206)
 - (4) Section 127(6) applies with all necessary modifications.(By-law 2012-334)
 - (5) In the case of subsection (3), the cumulative total is for all home- based businesses within the principal dwelling unit, garage and accessory buildings combined, with a separate cumulative total applicable to the secondary dwelling unit, and not for the principal dwelling unit, garage, accessory buildings and secondary dwelling unit combined. If within a dwelling unit or secondary dwelling unit, the cumulative size of all home-based businesses per dwelling unit or secondary dwelling unit must not exceed 25% of the unit's gross floor area or 28 m² whichever is the greater; and if within a rooming unit, no maximum size limit applies, but the home-based business must take place solely within the rooming unit and not within any communal area within the building.
 - (6) Section 127(2) applies with all necessary modifications.
 - (7) In addition to the types of licensed businesses permitted under subsection 127(13), snow plough contractors, drain contractors, antique dealers and any business of storing automobiles, buses, boats and recreation vehicles are also permitted, subject to paragraph 127(1)(e). (By-law 2012-334)(By-law 2008-386)
 - (8) Sales areas are restricted to within principal dwelling units, oversize dwelling units and accessory buildings only. (By-law 2018-206)
 - (9) No part of any garage or accessory building used for a home-based business may be located closer than 10 metres to any residential use on another lot, or to the side lot line if the neighbouring lot is not developed with a residential use.

- (10) A maximum cumulative 5% of the lot area or 100 m², whichever is the lesser is permitted to be used for outdoor storage associated with all of the home-based businesses combined.
- (11) The permitted outdoor storage is restricted to the rear yard or to an interior yard adjacent to the rear yard.
- (12) The outdoor storage is not to be located within 10 metres of any side lot line.
- (13) The outdoor storage must be screened from view from any abutting public street, or abutting property, with an opaque screen or fence, with a minimum height of 1.4 metres.
- (14) On-site storage of hazardous chemicals or explosives is prohibited.
- (15) No open storage may lead to the creation of a salvage yard.
- (16) Section 126 sets out the regulations applicable to the parking of heavy vehicles.
- (17) For lots zoned in an EP subzone where a dwelling is permitted, the associated home-based businesses are subject to the regulations of Section 127 only and Section 128 does not apply.

Home Based Businesses in Villages (Section 128A)

128A. On lots zoned V1 – Village Residential First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density and VM – Village Mixed-Use zones that are subject to the Village Residential – Enterprise Overlay, the following regulations apply to home-based businesses:

- (1) Section 127 applies, except for subsections (2), (3) and (9).)
- (2) Subsection 127(14) applies, with modifications such that 127 (2), (3) and (9) do not apply.
- (3) Any number of home-based businesses are permitted in the dwelling unit, oversized dwelling unit, secondary dwelling unit, rooming unit, garage and accessory buildings to a cumulative maximum of 75 m². (By-law 2018-206)
- (4) In the case of subsection (3) the cumulative total is for all home-based businesses within the principal dwelling unit, garage and accessory buildings combined, with a separate cumulative total applicable to the secondary dwelling unit, and not for the principal dwelling unit, garage, accessory buildings and secondary dwelling unit combined. If within a dwelling unit or secondary dwelling unit, the cumulative size of all home-based businesses per dwelling unit or secondary dwelling unit must not exceed 45% of the unit's gross floor area or 75 m² whichever is the lesser; and if within a rooming unit, no maximum size limit applies, but the home-based business must take place solely within the rooming unit and not within any communal area within the building.
- (5) Despite the unlimited number of businesses permitted, a maximum of two, on-site, non-resident employees are permitted per principal dwelling unit or oversized dwelling unit. (By-law 2013-58) (By-law 2018-206)

Home-Based Day Care (Section 129)

- 129.** (a) Home-based day care with accommodation for up to five persons is permitted as a home-based business in any principal dwelling unit or oversize dwelling unit that is a permitted use in the zone in which it is located. (By-law 2018-206)
- (b) Home-based day care permitted under subsection (a) is subject to the regulations of Section 127.
- (c) Despite subsection (b), and 127 (2), only one home-based day care is permitted in any one principal dwelling unit or oversize dwelling unit. (By-law 2018-206)
- (d) Despite 127(1), 127(2) and 127(9), home-based day care must only be in a principal dwelling unit or oversize dwelling unit. (changed to reflect By-law 2012-334) (By-law 2018-206)
- (e) Day care with accommodation for more than five persons is not permitted as a home-based business.
- (f) Notwithstanding subsections (a) and (e), a home based day care may have up to six persons where such day care is permitted to have up to six persons under the *Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1*, as amended. (By-law 2017-148)

Non-Residential Uses in Residential Zones (Section 130)

- 130.** (1) Subject to subsection (2), where a non-residential use is permitted in a residential zone, the non-residential use must comply with the residential zone regulations that apply to the highest density residential use permitted in that zone. (By-law 2014-289)
- (2) Subsection (1) does not apply where the non-residential use is subject to specific development standards.

Planned Unit Development (Section 131)

- 131.** (1) Planned unit development is permitted only if:
- (a) it is in a zone or sub-zone in which a planned unit development is a permitted use;
- (b) it consists only of uses that are permitted in the zone or sub-zone; and
- (c) the entire planned unit development complies with all applicable Sections of the By-law, the provisions set out in this Section and Table 131, however, development parcels within the planned unit development, whether severed or not, that have vehicular access off of the private way only, need not comply with the dwelling type specific provisions indicated in Part 6 other than maximum permitted building height. (By-law 2020-289)
- (2) In the case of more than one detached dwelling located on the same lot in an AG-Agricultural Zone, this Section does not apply. (By-law 2021-218)
- (3) A residential use building in a planned unit development is considered to have frontage if the land on which it is to be located after severance abuts a private way that serves as a driveway leading to a public street or as an aisle leading to such driveway.

- (4) The following ancillary uses are permitted on the same lot as a planned unit development, but only to serve the residents of the planned unit development:
- (a) **bank machine**
 - (b) **community centre**
 - (c) **community health and resource centre**
 - (d) **convenience store**
 - (e) **medical facility**
 - (f) **office**
 - (g) **personal service business** limited to a laundromat
 - (h) post office
- (5) The uses permitted by subsection (4) must:
- (a) all be in one building;
 - (b) not exceed a cumulative total floor area of 150 square metres;
 - (c) be located on a lot containing the planned unit development; and
 - (d) be located in the interior of the lot mentioned in paragraph (c) in such a way that there is no indication, visible from a public street, that there is an ancillary use on the lot.
- (6) Where an ancillary use is in a building that is used only for ancillary uses, that building must,
- (a) not exceed the maximum permitted height for the dwellings located in the planned unit development or 11 metres, whichever is less; and
 - (b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of nor more than 1.2 m is permitted. (By-law 2020-289)
 - (c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140. (By-law 2020-289)
- (7) Despite section 55, where a communal accessory building is for garbage or bicycles the maximum permitted height is 4.5m and the maximum size is 200 m². (By-law 2019-41)

TABLE 131- PROVISIONS FOR PLANNED UNIT DEVELOPMENT

I ZONING MECHANISM	II PROVISION
(1) Minimum width of private way	6 metres

(2) Minimum setback for any wall of a residential use building to a private way	Notwithstanding any front yard setback requirement associated with any zone or subzone, the minimum setback for any wall of a residential use building to a private way is 1.8 metres	
(3) Minimum setback for any garage or carport entrance from a private way (By-law 2012-33)	5.2 metres	
(4) Minimum separation area between buildings within a planned unit development	(a) where the height of abutting buildings within the PUD is less than or equal to 14.5 metres	1.2 metres
	(b) all other cases	3 metres
(5) Parking	<p>(a) In addition to providing parking pursuant to Section 100 of this by-law, parking within a planned unit development may be located anywhere within the development, whether or not the development parcels within the planned unit development are severed. (By-law 2013-224)</p> <p>(b) Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres. (By-law 2013-224)</p>	
(6) Landscaping and Parking	<p>(a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport. (By-law 2018-206)</p> <p>(b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted. (By-law 2020-289)</p> <p>(c) Despite (a) and (b), where a development parcel</p>	

containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140. (By-law 2020-289)

Rooming Houses (Section 132)

132. (1) No more than one **rooming house** is permitted in a **building**.
- (2) Despite 1), two **rooming houses** existing as of January 1, 2018, are permitted in a **building** where they are separated vertically by a party wall in a semi-detached configuration. (By-law 2018-317)
- (3) Any **building** containing a **rooming house** may contain an office accessory to the rooming house.
- (4) No **rooming house** may occupy a **building** containing **dwelling units** or **oversize dwelling units**.
- (5) Despite 4), a **building** containing a **rooming house** may contain one **secondary dwelling unit**.
- (6) No **rooming unit** in a **rooming house** may contain more than one **bedroom**.
- (7) Despite 161(5) and 122(1), where permitted in the R1, R2, R3 or R4A through R4L zones, a building containing a **rooming house** is subject to the height, yard, lot width and lot area requirements of a **detached dwelling** and where such a **building** occupies more than one lot, such are to be considered one lot for zoning purposes. (By-law 2018-206) (By-law 2018-317)

Secondary Dwelling Units (Section 133)

133. (1) For purposes of this section, gross floor area means the total area of each floor whether located above, or at grade, measured from the interior of outside walls and including floor area occupied by interior walls but excluding:
- (a) floor area occupied by mechanical, service and electrical equipment that serve the building; and
 - (b) accessory uses located below grade;
- (2) A **secondary dwelling unit** is permitted in any detached dwelling, linked-detached or semi-detached or townhouse dwelling in any zone where that dwelling type is a listed permitted use provided: (By-law 2010-307) (By-law 2013-225) (By-law 2014-298)
- (a) it does not change the streetscape character along the road on which it is located;
 - (b) it is not a stand-alone, principal unit capable of being severed;

- (c) it must be located on the same lot as its principal dwelling unit or **oversize dwelling unit**; and (By-law 2018-206)
- (d) it only exists along with, and must be contained within the same building as, its **principal dwelling unit** or **oversize dwelling unit**. (By-law 2018-206)
- (e) Where the **principal dwelling** contains an **oversize dwelling unit**, no **secondary dwelling unit** is permitted where:
 - (i) the **oversize dwelling unit** contains more than six bedrooms;
 - (ii) the **secondary dwelling unit** contains more than two bedrooms; or
 - (iii) the total number of **bedrooms** in the principal **oversize dwelling unit** and the **secondary dwelling unit** exceeds eight. (By-law 2018-206)
- (2a) A maximum of one secondary dwelling unit is permitted only in the basement of a duplex dwelling existing as of July 17, 2013. (By-law 2013-225)
- (3) A secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot width or lot area, except when the lot is located in a V1, V2, V3 or VM zone as per Section 3(5). (By-law 2013-58)
- (4) A maximum of one secondary dwelling unit is permitted per principal dwelling unit in the case of a detached, linked-detached, semi-detached and townhouse dwelling (By-law 2013-225) (By-law 2014-298)
- (5) If located at or above grade, the secondary dwelling unit must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit. If located in a basement, it may occupy the whole of the basement.
- (6) Where located both at or above grade, and in the basement, the secondary dwelling unit must not be greater in size than an amount equal to a total gross floor area, of its principal dwelling unit including the gross floor area of the basement, of 40%.
- (7) Subsection (6) does not apply where the secondary dwelling unit is located entirely within the basement save and except for its entrance located on the ground floor as required by subsection (11).
- (8) Where an attached garage is converted to create the secondary dwelling unit or a portion of the secondary dwelling unit, such attached garage is included in the calculation of the gross floor area of the dwelling.
- (9) The creation of a secondary dwelling unit must not result in any new doorway entrance added to the front wall, whether before, during or after the creation of the secondary dwelling unit.
- (10) Subsection (9) does not:
 - (a) prohibit an internal lobby or vestibule with a common doorway entrance in the front wall; nor
 - (b) prohibit the creation of a secondary dwelling unit within a dwelling unit that already contains more than one doorway entrance in the front wall; nor
 - (c) require the removal of a doorway entrance to a house that already contains more than one doorway entrance in the front wall; nor
 - (d) prohibit the addition of one doorway entrance along the front wall of a dwelling unit on a corner lot where there is no doorway entrance along that front wall, but where there is one along the corner side wall of the dwelling unit.

- (11) The doorway entrance that leads to a secondary dwelling unit is limited to locations on the ground floor only, except where building and fire codes dictate otherwise.
- (12) The principal and secondary dwelling units must share the parking area and yards provided for the principal dwelling unit, and no new driveway may be created, except in the case of corner lots, where such new driveway may only be created in the yard that did not contain a driveway prior to the conversion.(By-law 2012-33)
- (13) Except in the case of a secondary dwelling unit within a duplex dwelling existing as of July 17, 2013, no parking is required for a secondary dwelling unit, but where provided, parking must be in conformity with the parking provisions of the by-law, and must not be located in the front yard. (By-law 2013-225)
- (14) Where a secondary dwelling unit is located on a lot subject to Section 139 – Low-Rise Residential Development in Mature Neighbourhoods, no parking is required for the secondary dwelling unit. (OMB Order, File #PL120666, issued June 10, 2015) (By-law 2012-147)
- (15) Despite subsection (13), a parking space for a secondary dwelling unit may be located in a driveway that passes through a front yard to a garage, carport or other parking space, and may be in tandem in the driveway.
- (16) The creation of the secondary dwelling unit must not eliminate a required parking space for the principal dwelling unit.
- (17) Where a secondary dwelling unit is located on a lot, neither a coach house, nor any rooming units are permitted on that lot. (By-law 2016-356) (By-law 2021-218)
- (18) Secondary dwelling units must not be limited by, nor included in, any density control requirement, including for example, number of dwelling units and unit per hectare counts. (By-law 2008-462)

Shelters (Section 134)

- 134.** (1) Where it is a permitted use in a zone, in addition to the provisions of the zone in which it is located, a shelter must be separated from any other lot containing a shelter, a distance of 500 metres from each property line of the lot on which the shelter is located.
- (2) Despite subsection (1), the minimum required separation distance need not extend across a highway, grade-separated arterial roadway, railway yard, Rideau or Ottawa Rivers, or Rideau Canal, or any other major barrier to pedestrian or vehicular movement, and in such cases is deemed to be fulfilled by the distance between that barrier and the affected property line or lines of the lot containing the shelter.
- (3) Where located within a Minor Institutional Zone, a shelter must be separated from any lot zoned R1, R2, R3 and R4, a distance of 30 metres from each property line of the lot on which the shelter is located and the Residentially-zoned lot.
- (4) Section 122 applies.
- (5) Despite anything to the contrary, a maximum of four shelters are permitted in Ward 12 as shown on Schedule 5. (By-law 2008-341).

Through Lots and Corner Through Lots in Residential Zones (Section 135)

135. (1) In the case of a residentially-zoned through lot, or corner through lot, the minimum required front yard setback applies to both the front and rear lot lines, in accordance with the provisions of the Residential zone or zones in which such lot is located and the minimum required rear yard setback does not apply.
- (2) In the case of a corner through lot, the minimum required corner side yard setback applies to the street that is mostly perpendicular to the other two streets, in accordance with the provisions of the Residential zone or zones in which such lot is located.(By-law 2010-377)

Maximum Number of Attached Dwelling Units in a Townhouse Dwelling (Section 136)

136. (1) No more than eight townhouse dwelling units may be in a single row and the maximum number of attached townhouse dwelling units is 16. (By-law 2019-41)

Amenity Area (Section 137)

137. (1) Amenity area must be provided for a residential use that is a permitted use in the zone in which it is located, in accordance with Table 137.
- (2) Amenity area must be located on the same lot as the use for which it is provided.
- (3) Amenity area provided outdoors must not be located in a required front or corner side yard.
- (4) Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements.
- (5) Minimum required communal amenity area may only be included as part of a required landscaped buffer where it is aggregated into areas of 54m² or more.

Table 137- Amenity Area (By-law 2014-189) (OMB Order File #PL150797 issued July 25, 2016 – By-law 2015-228)

I Land Use	II Total Amenity Area	III Communal Amenity Area	IV Layout of Communal Amenity Area
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I Land Use	II Total Amenity Area	III Communal Amenity Area	IV Layout of Communal Amenity Area
(1) Rooming House in any Residential zone within the area shown as Area A on Schedule 321 (By-law 2018-206)	7.5m ² per rooming unit up to 8 units, plus 3m ² per unit in excess of 8.	100% of the amenity area	Communal amenity area must: -be located at grade and in the rear yard; -be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)
(2) Three-unit Dwelling in any Residential zone , other than the R4-UA, R4-UB, R4-UC and R4-UD zones, within the area shown as Area A on Schedule 321 (By-law 2020-290)	45m ²	100% of required amenity area	Communal amenity area must: -be located at grade and in the rear yard; be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)
(3) Low-rise Apartment Dwelling of more than 4 units in any zone other than a Residential Zone. (By-law 2020-290) (By-law 2021-111)	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54m ² . and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²
(4) Apartment Building, mid-high rise	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²
(5) Mixed Use Building, with 9 or more dwelling units or rooming units	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²

I Land Use		II Total Amenity Area	III Communal Amenity Area	IV Layout of Communal Amenity Area
(6)	Stacked dwelling of 9 or more dwelling units	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²
(7)	Retirement Home	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²
(8)	Retirement Home, Converted	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²
(9)	Residential care facility	10% of the gross floor area of each rooming unit	All of the total amenity area	
(10)	Planned Unit Development	As per dwelling type	As per dwelling type	As per dwelling type
(11)	Apartment dwelling low-rise: Low-rise apartment dwelling in any residential zone other than the R4-UA, R4-UB, R4-UC and R4-UD zones. (By-law 2020-290) (By-law 2021-111)	15m ² per dwelling unit up to eight units, plus 6m ² per unit in excess of 8.	100% of the amenity area required for the first eight units.	Communal amenity area required for the first eight units must: -be located at-grade and in the rear yard; -be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)
(12)	Other uses	Not required		

(6) Despite rows (1) through (3) of Table 137:

- (a) where a Planned Unit Development contains a Three-unit Dwelling, Low-rise Apartment Dwelling or Rooming House the required amenity area may be located outside of the rear yard and is not required to abut the rear lot line, and; (By-law 2018-206)
- (b) the total amenity area required at grade for all Three-unit Dwellings, Low-rise Apartment Dwellings and Rooming Houses in the Planned Unit Development does not need to exceed 120 m². (By-law 2014-189) (By-law 2018-206)

Regulations Affecting Vertically Attached Dwelling Units (Section 138)

- 138.** (1) Minimum interior side yard and minimum rear yard setbacks are deemed to be 0 m between individual dwelling units that are permitted to be vertically attached. (By-law 2014-289)
- (2) A linked-detached dwelling must be connected by a common foundation wall that is no greater than 1 metre above grade, and a minimum of 5 metres or more in depth.
- (3) A duplex dwelling may additionally have vertical separated gross floor area of up to 15% of the upper unit.
- (4) A semi-detached dwelling must have a vertical common wall that is 5 metres or more in depth and 2.5 metres or more in height.
(By-law 2010-307)

Low-Rise Residential Development in All Neighbourhoods within the Greenbelt (Section 139)

(By-law 2020-289)

- 139.** The following provisions apply to the R1, R2, R3 and R4 zones within Area A on Schedule 342 (Inside the Greenbelt.)

Front Yard and Corner Side Yard Landscaping

- (1) Minimum soft landscaped area, required in Table 139(1), must meet all of the following regulations:
- (a) it is required at-grade in a front yard and, in the case of a corner side lot, in a corner side yard;
 - (b) it must be aggregated;
 - (c) it must abut the front lot line and the side lot line abutting the street, as the case may be; and
 - (d) on a lot with a significant change in grade in the front yard or corner side yard, terracing and retaining walls necessary for the containment of soil for soft landscaping may count towards the required soft landscaped area.
 - (e) Where the minimum required aggregated soft landscaped area of Table 139 (1) is provided and there remains land area in the front yard, or in the corner side yard as the case may be, lands within these yards may be developed with soft or hard landscaping such as a patio, but in no case may any hard landscaping be used for access or parking purposes.

Table 139(1). Minimum Required Aggregated Soft Landscaping

Front / Corner Side Yard Setback	Minimum Aggregated Soft Landscaped Area (% of the Front / Corner Side Yard Area)
Less than 1.5 m	No minimum, however, all lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping.
1.5 m – less than 3 m	20%
3 m+	In the case of any lot with a lot width of less than 8.25 m, 30%; In the case of any lot with a width between 8.25 m but less than 12 m, 35%; and In the case of any lot with a width of 12 m or more, 40%

- (2). (a) A driveway is subject to the following:
- (i) within the Mature Neighbourhoods Overlay a driveway is only permitted where in accordance with the confirmed Streetscape Character Analysis and Table 140B; and where permitted, the maximum width is as per Table 139(3);
 - (ii) within Area A on Schedule 343, the maximum width is as per Table 139(3).
- (b) A driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.
- (c) Any driveway, other than a shared driveway, must be separated from any interior side lot line by a landscaped strip not less than 0.15m in width, and consisting of:
- (i) soft landscaping, or
 - (ii) pavers or interlock brick in a pattern distinct from that of the driveway.
 - (iii) Where a semi-detached or townhouse dwelling is not severed, Section 139(2)(c) applies to individual driveways serving each unit, such that the driveways must be separated from each other by at least 0.3m² (By-law 2021-111)
- (d) Despite (a), Where a rear lane access is open and travelable, or where a shared driveway exists to rear yard parking for each of the dwellings, individual driveways providing access from the front lot line and front yard parking are prohibited, and no person may park a car in any portion of the front yard or corner side yard.
- (e) For the purposes of (d), “open and travelable” means a lane that is owned by the City and used for vehicular access, and that is:
- (i) maintained by the City, or
 - (ii) subject to an agreement registered on title with respect to the maintenance of the lane. (By-law 2021-111)

Table 139(3) Driveway Regulations

	Minimum lot width or street frontage required	Maximum width of a shared driveway (m)	Maximum width of an individual single driveway (m)	Maximum width of a double-wide driveway (m)
(i)	6m or less	3	No individual driveway is permitted.	No double-wide driveway is permitted.
(ii)	Greater than 6m to less than 7.5m	3	2.6	No double-wide driveway is permitted.
(iii)	7.5m to less than 8.25 m	3	2.75	No double-wide driveway is permitted.
(iv)	8.25m to less than 15m	3	3	No double-wide driveway is permitted.
(v)	15m to less than 18 m	3	3	5.5
(vi)	18m or greater	3	3	6

Front-facing Garages and Carports

3. Any garage or carport facing the front lot line or side lot line abutting a street is subject to the following:
 - (a) the entrance to the garage or carport must be set back at least 0.6m further from the applicable lot line than either
 - (i) the principal entrance; or
 - (ii) The front edge of a landing or porch, giving access to the principal entrance, or the portion of a projecting landing or porch that does not fall within a required yard.
 - (b) Despite 139(3)(a)(ii), the garage or carport may not be more than 0.6m closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling; or
 - (c) Within the Mature Neighbourhoods Overlay, no such garage or carport is permitted except subject to the Streetscape Character Analysis and Table 140A, (By-law 2021-111)

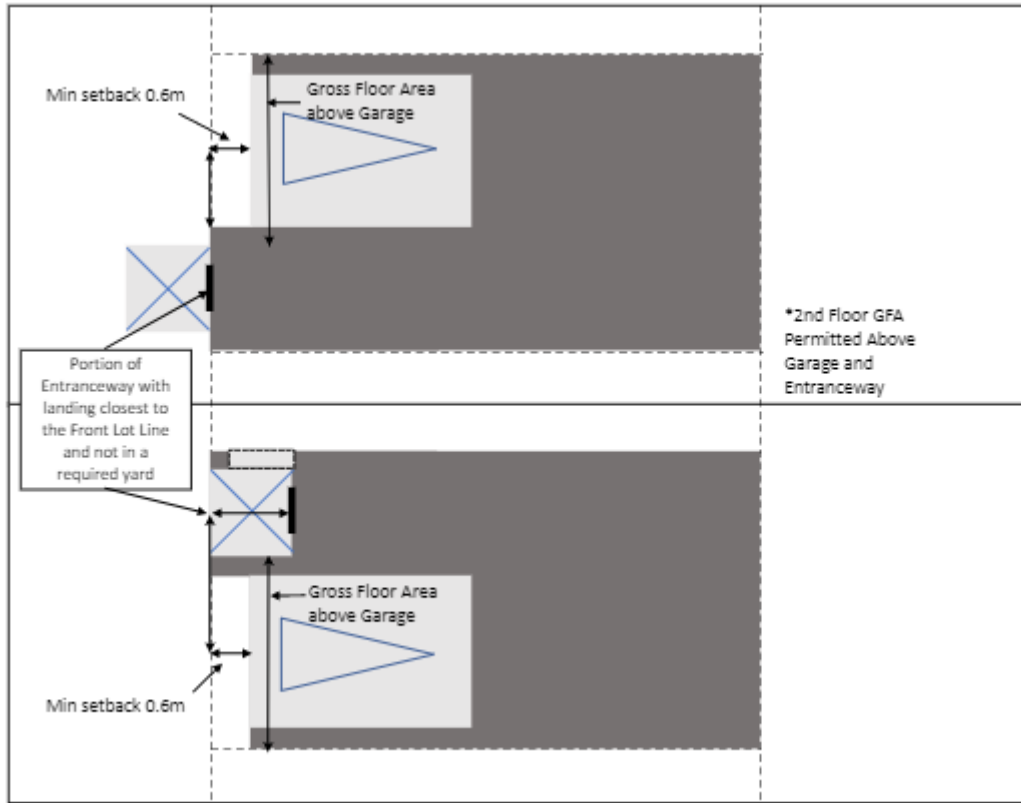


Illustration of Minimum Required Attached Garage / Carport Setback

Walkways

- 4. A walkway located in a front yard or corner side yard is permitted subject to the following:
 - (a) Where it provides access between a right-of-way or driveway, and an entranceway to a dwelling or any other incidental or accessory use on the lot.
 - (b) Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6m of soft landscaping.
 - (c) The width of a walkway may not exceed:
 - (i) In the case of a rooming house, retirement home, stacked dwelling or low-rise apartment dwelling, 1.8 m;
 - (ii) In the case of any other residential use building, 1.2 m;
 - (iii) Despite (i), a walkway giving access to a storage area for containerized waste may not exceed 2.2m in width.
 - (d) A walkway may traverse an area required for soft landscaping per Table 139(1), and may be included in the calculated area.
 - (e) A walkway may not extend to the right-of-way on a lot less than 10m in width where a driveway is provided.

- (f) A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling.

Existing Average Grade

- 5. Despite the definition of grade in Section 54, except in the case of a Planned Unit Development, the definition of existing average grade will be used for calculations referring to grade. Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations:
 - (a) for an interior lot, at the intersection of interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and
 - (b) for a corner lot, at the intersection of the interior side lot line with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and at the intersection of a corner side yard setback with the minimum required front yard and rear yard setbacks of the zone in which the lot is located.

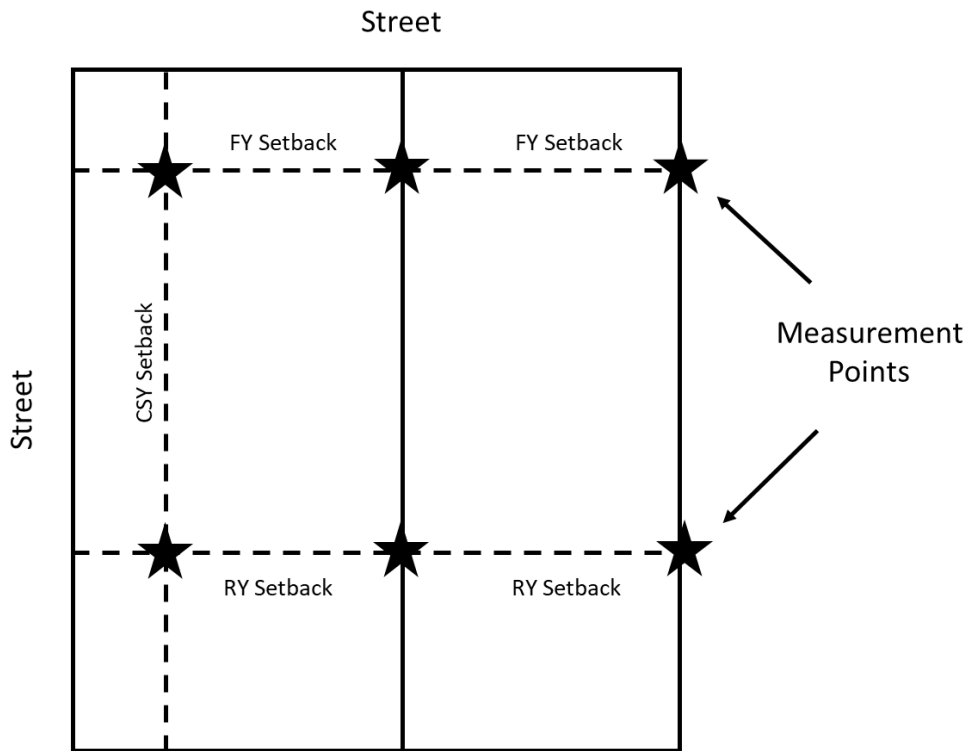


Illustration of How to Measure Existing Average Grade in the R1 to R4 Zones within the Greenbelt

Low-rise Residential Development within the Mature Neighbourhoods Overlay (Section 140)

(By-law 2020-289)

140. (1) This section applies to R1, R2, R3 and R4 zones within the Mature Neighbourhoods Overlay and prevails over any provisions to the contrary, except those specifically named under subsection (10).

Definitions

- (2) For the purposes of Section 140, the following definitions apply:

Attribute means a land use quality or feature, regarded as a characteristic of, and an inherent part of, the streetscape character, inclusive of the use, incidental use of lands, buildings and associated uses, and includes building and entrance orientation with respect to the street; treatment of yards abutting a street; the location and type of access to a site for pedestrians and vehicles; and the location of parking.

Dominant means:

In the case of patterns, the dominant pattern is the most frequently occurring pattern as set out in Section 140 for each of the attributes being documented in a Streetscape Character Analysis; and

In the case of Character Groups, the dominant Character Group is the most frequently occurring Group as detailed in Section 140, inclusive of the various patterns that constitute it, for each of the attributes being documented in a Streetscape Character Analysis.

Existing means: as of the date that a Streetscape Character Analysis is submitted to the Department of Planning and Growth Management, in the case of determining the existence of a building, dwelling, driveway, walkway, attached garage or carport, parking space or principal entranceway on a lot and to the actual yard setbacks of that building or dwelling, and in the case of the existing average grade means, as of the date that a Streetscape Character Analysis has been approved by the Department of Planning and Growth Management;

Immediately opposite means across the street and may be used in both the context of a lot located most directly across the street from the subject lot, or of a development located most directly across the street from the subject or proposed development;

Pattern means a specific arrangement of each of the land use attributes.

- (3) A Streetscape Character Analysis (SCA) must be confirmed prior to any application under the Planning Act, building permit application, or approval under the Private Approach By-law, whose approval would permit:
- (a) a new residential use building;
 - (b) an addition to an existing residential use building, where the addition abuts the front yard or corner side yard;
 - (c) a modification to an existing residential use building that includes:
 - (i) the removal of a principal entranceway that faces the front lot line or side lot line abutting a street; or

- (ii) the addition or expansion of an attached garage or carport that faces the front lot line or side lot line abutting a street; or
 - (d) the addition or expansion of a driveway or parking space in the front yard or corner side yard.
- (4) Despite (3), no Streetscape Character Analysis is required where the residential use building:
 - (a) includes no driveway or attached garage or carport, and includes a principal entrance facing the front lot line or side lot line abutting a street;
 - (b) is on a lot that is part of a Plan of Subdivision and faces a new public street on which there is no established residential streetscape character, for any building permit issued within five years of subdivision registration; (By-law 2021-111)
 - (c) fronts onto and has access from a private way within a Planned Unit Development; or (By-law 2021-111)
 - (d) after the addition or modification , no front-facing principal entranceway is removed and no driveways, attached garages or carports are added or expanded. (By-law 2021-111)
- (5) A Streetscape Character Analysis ceases to be valid eighteen months after the date it is confirmed.
- (6) (a) The Streetscape Character Analysis must document the dominant pattern with respect to:
 - (i) location and type of driveways;
 - (ii) location and size of all parking spaces, garages and carports; and,
 - (iii) orientation of principal entranceways.
- (b) The **attributes** listed in subsection 140(6)(a) must be recorded for 21 lots located on the same street as the affected lot, as follows:
 - (i) the ten **lots** nearest the affected **lot** abutting the same side of the street and located within the same block;
 - (ii) the lot **immediately opposite** and across the street from the affected **lot**, and
 - (iii) the ten **lots** nearest the **lot** specified in (ii) herein, located within the same block as the affected **lot**.
- (c) Despite clause (b), where the affected **lot** is located on a block between two intersections where:
 - (i) there are more than five but less than eleven **lots** on the same block and the same side of the street as the affected **lot**, documenting every one of those **lots** is deemed to satisfy subclause (6) (b) (i);
 - (ii) there are more than five but less than eleven **lots** on the same block, but on the opposite side of the street as the affected **lot**, documenting every one of those **lots** is deemed to satisfy subclauses (6) (b) (ii) and (6) (b) (iii).
- (d) Despite clauses (b) and (c), where the affected **lot** is located on a block between two intersections where:

- (i) the total number of **lots** between the two intersections on either side of the **lot** is less than 21 but more than 11, documenting all the **lots** on the block on both sides of the street is deemed to satisfy clause 6(b);
 - (ii) the street on which the affected **lot** is located consists of only one block or is only developed on one side, documenting all the **lots** on the block on both sides of the street is deemed to satisfy clause 6(b).
- (e) Despite clauses (b), (c) and (d), where the affected **lot** is located on a block between two intersections where:
- (i) there are five or fewer **lots** on the same block and the same side of the street as the affected **lot**; and/or
 - (ii) there are five or fewer **lots** on the same block, but on the opposite side of the street as the affected **lot**; and
 - (iii) there are five or more **lots** located on either side of the same street beyond either intersection, documenting 21 **lots** on both sides of the street within the same block as the affected **lot** and beyond either intersection is deemed to satisfy clause 6 (b).
- (f) When documenting **lots** beyond either intersection from the block on which the affected **lot** is located, despite the requirement to document 21 **lots** in paragraph (iv) of clause (e) above, such documentation need not extend more than one block further on either side of each intersection.
- (g) Despite clauses (b), (c), (d) (e) and (f), where:
- (i) the street on which the affected lot is located terminates at the end of the block, but is at least one more block in length in the other direction; and
 - (ii) the next block has five or more **lots** on the same street; and
 - (iii) there are fewer than 21 **lots** on the block on which the affected **lot** is located,
- lots** located beyond the said intersection must be included as part of the 21-lot analysis undertaken pursuant to subclauses 6(b) (i) and (ii).
- (h) Despite clauses (b), (c), (d), (e), (f) and (g), where the street on which the affected **lot** has fewer than five, or no other, **lots** facing it, the Streetscape Character Analysis must include up to 21 **lots** closest to the affected **lot** located within the same city block without crossing intersections but facing other streets, in the manner provided by Subsection 140(6), clauses (b) through (g).
- (i) Where a **lot** among the set of **lots** specified in clauses (b) to (h), as applicable,
- (i) is vacant; or
 - (ii) is developed with institutional, office or open space uses; that **lot** must be documented in the Streetscape Character Analysis, but may not be counted towards the **dominant character** of the streetscape.

- (j) Where a **lot** among the set of **lots** specified in clauses (b) to (h), as applicable, has front yard parking whose legal status has not been established, that front yard parking must be recorded as **hard landscaping** for the purposes of documenting the **incidental use of lands** as required by subsection 140(6)(a). Where no front yard parking is proposed, there is no requirement to establish the legal status of any such space that may exist within the lots documented in a Streetscape Character Analysis.
 - (k) In the case of a **corner lot**, only where **dwellings** will be fronting on both streets as the affected **lot**, must the 21-lot analysis be undertaken along both streets, with the documenting of 21 lots fronting on the same street as the **principal** entranceway of the affected lot documented, and 11 lots fronting on the same street as the affected lot's **corner side lot line** documented. Where there are fewer than the required number of lots to be documented herein, clauses 140(6)(c) through (i) above apply.
- (6) A driveway in the front or corner side yard is:
- (a) prohibited where access to a permitted or legally nonconforming parking space in the rear yard or interior side yard is able to be provided via a travelled rear lane;
 - (b) where not prohibited under (a), is permitted or prohibited according to the dominant pattern of driveways, subject to Table 140A and Table 140B;
 - (c) where permitted subject to 140B, is subject to 139(3); and
 - (d) despite the dominant driveway pattern, where the number of lots in Character Group B and C combined outnumber those in Character Group A, the dominant pattern is deemed to be B (single-wide driveways.)
 - (e) In the case of an apartment dwelling, low-rise, or a stacked dwelling, where a driveway is permitted, the maximum permitted width for a driveway that leads to:
 - (i) less than 20 parking spaces: 3.6 m
 - (ii) 20 or more parking spaces: 6 m.
 - (f) Despite the dominant driveway pattern as per Table 140B, where the property is at least 15 m in lot width and within a R1 zone, a double driveway is permitted subject to Table 139(3).
- (7) An attached garage or carport facing the front lot line or side lot line abutting a street
- (a) is permitted or prohibited according to the dominant pattern of garages and carports, subject to Table 140A;
 - (b) where permitted, the maximum width of the entrance to a garage or carport is
 - (i) in the case of a single-wide garage or carport, 3m
 - (ii) in the case of a double-wide garage or carport, 6m
 - (c) Despite subsection (a), where a driveway is permitted, a parking space may be located partially under the principal building provided that:
 - (i) the building does not cantilever more than 1.8 m over the parking space,

- (ii) the cantilevered area above the parking space is not supported by a column, pillar, pier, or post.
- (8) A principal entrance facing the front lot line or side lot line abutting a street
 - (a) is permitted;
 - (b) may be required according to the dominant pattern of principal entrances, subject to Table 140C; and
 - (c) Where required under Table 140C,
 - (i) in the case of detached dwellings, linked detached dwellings, and townhouse dwellings, the principal entrance requirement applies to each dwelling unit.
 - (ii) in the case of semi-detached, long semi-detached, duplex, three-unit, and low-rise apartment dwellings, at least one principal entrance must face the street.
 - (iii) in the case of stacked dwellings, only one principal entrance for each vertical pair of dwelling units is subject to the requirement.
- (9) The first floor of a dwelling or dwelling unit must contain at least 40 m² of habitable floor space.
- (10) The regulations listed below continue to apply in addition to those regulations of the Mature Neighbourhoods Overlay:
 - (a) Part 4- Parking, Section 100, other than Subsection 100 (3), clause (b), paragraph (ii) which is superceded by this Section,
 - (b) Section 105
 - (c) Section 106, other than Subsection 106 (1), clause (a)
 - (d) Subsection 107 (1) and Table 107
 - (e) Section 108
 - (f) Section 110
 - (g) Section 111
 - (h) Section 112
 - (i) Section 113
 - (j) All of Part 5 – General Residential Provisions
 - (k) All of Part 6 – Residential Zones, other than as specifically required in this Section

Table 140A – Garages, Carports and Parking

Character Group	A	B
Streetscape Character	No Garage or carport is attached to the front façade or corner façade of the dwelling	Garage or carport is attached to the front façade or corner façade
Regulations	<p>(i) No front-facing or corner-facing attached garage or carport is permitted 140 (8)</p> <p>(b).</p> <p>(ii) A garage or carport may be attached to the exterior wall of the dwelling that faces the interior side lot line, or may be attached to the rear face of the dwelling.</p> <p>(iii) parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>(iv) A notched-out space may be created by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space, pursuant Subsection 140 (8).</p>	<p>(i) A front-facing or corner-facing attached garage or carport may be developed along part of the dwelling unit's front face or corner face, provided it is setback further than the principal entranceway of the dwelling, pursuant to Subsection 139 (3). (By-law 2021-111)</p> <p>(ii) A garage or carport may be attached to the exterior wall of the dwelling that faces the interior side lot line, or may be attached to the rear face of the dwelling ,or in a surface side or rear parking space, or rear yard garage.</p> <p>(iii) parking may be in a surface side or rear parking space, or in a rear yard detached garage.</p> <p>(iv) A notched-out space may be created by cutting into the side of the first floor of the dwelling unit to provide for one surface parking space pursuant to Subsection 140 (8).</p>

Table 140B – Driveway Character Groups and Legal Front Yard Parking

Character Group	A	B	C	D
Streetscape Character	No driveways	Individual / Shared Driveways	Double-wide driveway	Legal Front Yard Parking
Regulation	No driveway is permitted	A single driveway or shared driveway is permitted	<p>A double-wide driveway is not permitted unless it is the dominant character, pursuant to Table 139(3) (By-law 2021-111).</p> <p>A single driveway or shared driveway is permitted.</p>	<p>(i) Front yard parking and corner side yard parking are prohibited.</p> <p>(ii) However, where front yard parking or corner side yard parking was created legally, either prior to 1965 or created through a zoning by-law amendment or minor variance and is the dominant pattern along the street, a new front yard parking space may be permitted.</p>

Table 140C – Principal Entranceway Character Groups

Character Group	A	B
Streetscape Character	Principal Entranceway is located on the front façade of the dwelling unit and faces the street	Principal Entranceway is not located on the front façade of the dwelling unit and does not face the street
Regulation	<p>In the case of detached, linked detached, semi-detached and townhouse dwellings, all new development and additions must have the principal entranceway face the street on which the principal dwelling unit is, or units are, fronting upon.</p> <p>In the case of a long semi-detached, triplex, or stacked dwelling, an apartment dwelling, low-rise, rooming house or retirement home, all new development and additions must have a principal entranceway face the street on which the principal dwelling is located.</p>	<p>New development and additions do not need to have the principal entranceway face the street on which the principal dwelling unit is fronting.</p> <p>In the case of a long semi-detached, triplex, or stacked dwelling, or an apartment dwelling, low rise, rooming house or retirement home, only one of the principal entranceways must face the street, with other principal entranceways not required to face the street on which the dwelling or dwellings units is located.</p>

Residential Neighbourhood Commercial Suffix (Section 141)

Purpose of the Zone

The purpose of the Residential Neighbourhood Commercial suffix is to:

- (1) *regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced;*
- (2) *allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas;*
- (3) *provide conveniently located non-residential uses predominantly accessible to pedestrians, cyclists and transit users from the surrounding residential neighbourhood; and*

- (4) *impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.*

141. Where a lot is subject to the Residential Neighbourhood Commercial Suffix “-c”, then in addition to the regulations of the underlying zone, this section also applies.

- (1) The following non-residential uses are permitted subject to subsections (3) through (9) inclusive:

artist studio
convenience store
instructional facility
medical facility
personal service business
restaurant
retail food store
retail store

- (2) A restaurant use must:

- (a) be ancillary to and located in the same building as another permitted non-residential use; and,
(b) not have any associated seating area within the building exceed 15 square metres;

- (3) Despite subsections (1) and (2), only the following non-residential uses are permitted within a residential use building containing a semi-detached or townhouse dwelling:

artist studio
instructional facility
medical facility
personal service business, limited to a hair styling salon or barber shop
retail food store
retail store

- (4) A permitted non-residential use may only be located on the ground floor, basement, or both of a residential use building;

- (5) Despite the definition of residential use building, a non-residential use is permitted within a residential use building, and where a non-residential use is included within a residential use building, the type of dwelling applicable to the building shall be determined based on the number of and configuration of the dwelling units;

- (6) The cumulative total of all non-residential uses in a building must not exceed a gross floor area of 100 square metres, except in the case of a semi-detached or townhouse dwelling, where the maximum of 100 square metres applies to each principal dwelling unit;

- (7) Despite section 101, no parking spaces are permitted in association with a non-residential use, however motor vehicles may be parked in a driveway leading to a parking space associated with the dwelling;

- (8) Section 85 does not apply, and an outdoor commercial patio is permitted subject to the following:

- (a) it is located on a corner lot;

- (b) it is located in the front yard, corner side yard, or both and is completely visible and accessible from a public street;
 - (c) it does not exceed an area of 10 square metres; and,
 - (d) it does not exceed an elevation higher than the existing average grade, unless located on a platform with a walking surface no higher than 0.3 metres above grade;
- (9) Storage and refuse collection must be completed enclosed within a building; and,
 - (10) a building accessory to a non-residential use must be located in the rear, interior, or interior side yard. (By-law 2015-197)

Coach Houses (Section 142)

- 142.** (1) A coach house is permitted on any lot also containing a detached, semi-detached, linked detached, duplex or townhouse dwelling, where that dwelling type is a listed permitted use, subject to subsections (2) through (14).
- (2) The coach house may not be severed from the lot containing the principal dwelling.
 - (3) No more than one coach house is permitted on a lot.
 - (4) A coach house must be located:
 - (a) in the rear yard for lots less than 0.4 hectares in area (By-law 2017-231) (By-law 2017-322)
 - (b) in the case of a lot with frontage on both a street and a travelled public lane, in the yard adjacent to the travelled public lane.
 - (5) Despite (1), a coach house is not permitted:
 - (a) where the lot contains a secondary dwelling unit or one or more rooming units; (By-law 2021-218)
 - (b) within the area shown as Area A on Schedule 363;
 - (c) on a lot that is less than 0.4 hectares in area, located within Area D on Schedule 1, and not serviced by both a public or communal water system and public or communal wastewater system; or, (By-law 2017-322) (By-law 2019-41)
 - (d) on a lot occupied by a townhouse dwelling unit, except where the lot containing the townhouse unit abuts two public streets, or a public street and a travelled lane or can fulfill the requirements of s.142(11). (By-law 2017-231)
 - (e) Where the lot contains an **oversize dwelling unit**, the total number of **bedrooms** on the lot may not exceed eight."; and, (By-law 2018-206)
 - (f) Notwithstanding provision (5)(c)(i), a coach house is permitted on the property located at 4689 Anderson Road. (By-law 2017-322) (By-law 2018-206)
 - (6) A coach house must be serviced:

- (a) Within Areas A, B and C on Schedule 1, from the principal dwelling, and the principal dwelling must be serviced by a public or communal water and waste water system;
 - (b) Within Area D on Schedule 1,
 - (i) from at least one of either the existing well or septic system, or
 - (ii) from the principal dwelling serviced by a private septic system, private well, communal water system or communal waste water system.
- (7) The maximum permitted height of a building containing a coach house:
- (a) in the AG, EP, ME, MR, RC, RG, RH, RI, RR, RU, V1, V2, V3 and VM Zones, is the lesser of:
 - (i) the height of the principal dwelling; or
 - (ii) 4.5 metres.
 - (iii) despite (ii), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 4 of this by-law, the building may have a maximum height of 6.1 metres. (By-law 2017-231)
 - (b) in any other zone, is the lesser of:
 - (i) the height of the principal dwelling; or
 - (ii) 3.6 metres, except for a coach house with a flat roof, which has a maximum building height of 3.2 metres; (By-law 2017-231)
 - (c) section 64 (Permitted Projections Above the Height Limit) does not apply to a building containing a coach house, except with respect to:
 - (i) chimneys
 - (ii) flagpoles
 - (iii) ornamental domes, skylights or cupolas, provided that the cumulative horizontal area occupied by such features does not exceed 20% of the footprint of the coach house.
- (8) Required setbacks from lot lines for a coach house are as follows:
- (a) from the front lot line, the minimum setback must be equal to or greater than the minimum required front yard setback for the principal dwelling.
 - (b) from the corner side lot line, the minimum setback must be equal to or greater than the minimum required corner side yard setback for the principal dwelling.
 - (c) from the interior side lot line,
 - (i) Within Areas A, B, and C on Schedule 1, where the interior side lot line abuts a travelled lane or where no entrance or window faces the interior side lot line, the maximum permitted setback is 1 metre (By-law 2017-231)
 - (ii) in all other cases, the minimum required setback is 4 metres
 - (d) from the rear lot line,

- (i) where the rear lot line abuts a travelled lane or where no entrance or window faces the rear lot line, the maximum permitted setback is 1 metre
 - (ii) in all other cases, the minimum required setback is 4 metres.
 - (e) Where an easement exists which prevents a coach house from complying with a maximum setback, the maximum setback may be increased only to such a point so as to accommodate the easement, and 0% fenestration is permitted on any wall less than 4 m from a property line that also faces that property line. (By-law 2021-215)
- (9) The **footprint** of a building containing a coach house excluding an accessory use which services the primary dwelling and the coach house building, may not exceed the lesser of: (By-law 2017-231)
- (a) 40% of the **footprint** of the principal dwelling, or where the principal dwelling has a **footprint** of 125 square metres or less, 50 square metres;
 - (b) 40% of the area of the yard in which it is located; or
 - (c) 80 square metres in Area A, B and C on Schedule 1, or 95 square metres in Area D on Schedule 1.
- (10) The total **footprint** of a building containing a coach house plus all accessory buildings and structures in a yard may not exceed:
- (a) in the AG, EP, ME, MR, RC, RG, RH, RI, RR and RU Zones, 5% of the area of the yard in which they are located, or
 - (b) in any other zone, 50% of the area of the yard in which they are located.
- (11) A walkway must be provided from a driveway, public street or travelled lane to the coach house, and such walkway:
- (a) must be at least 1.2 metres in width;
 - (b) must not exceed 1.5 metres in width;
 - (c) no person may park a vehicle on any part of a walkway under this subsection, other than that part of the walkway that encroaches on a permitted driveway.
- (12) Within Areas A, B, and C on Schedule 1, no new driveway may be created in association with a coach house except where a coach house contains a garage a driveway may be extended to the coach house. (By-law 2017-231)
- (13) A vehicle associated with a coach house may be parked in tandem in the driveway of the principal dwelling.
- (14) The roof of a building containing a coach house:
- (a) may not contain any rooftop garden, patio, terrace or other amenity area;
 - (b) despite (a), may contain a vegetative green roof provided it is not designed or equipped for use as an amenity area.
 - (c) when located on a property in Areas A, B or C on Schedule 1, must not be a shed style roof. (By-law 2017-231)

- (15) Where located entirely in the rear yard, all or part of an accessory building existing as of September 14, 2015 may be altered to contain a coach house in accordance with the following:
- (a) the building envelope may be enlarged in accordance with this subsection, and subsections 7(a), 7(b) and (8) do not apply except as set out in this subsection;
 - (b) the building including any enlargement must continue to be located entirely within the rear yard;
 - (c) no part of the building that is not located within the building envelope of the original accessory building as it existed on September 14, 2015, may exceed the applicable maximum permitted building height in subsection (7.);
 - (d) no window or entrance is permitted on any wall facing and within 4 metres of a lot line.
- (16) Where not located entirely in the rear yard, all or part of an accessory building existing as of September 14, 2015 may be altered to contain a coach house in accordance with the following:
- (a) the building may not be enlarged beyond the building envelope of the accessory building as it existed on September 14, 2015;
 - (b) subsections 4, 7(a), 7(b), and (8) do not apply except as set out in this subsection; and
 - (c) no window or entrance is permitted on any wall facing and within 4 metres of a lot line.
- (17) Despite subsection (9), where an accessory building existing as of September 14, 2015 exceeds the permissible footprint in subsection (9), all or part of the accessory building may be altered to contain a coach house in accordance with subsections (15) or (16) provided that:
- (a) after the addition of the coach house, the building envelope has not been enlarged beyond the envelope existing on September 14, 2015; and
 - (b) the gross floor area of the coach house does not exceed 80 square metres, if located within Areas A, B or C on Schedule 1, or 95 square metres in Area D on Schedule 1. (By-law 2016-356)
- (18) Clause 3(1)(b) of Section 3 does not apply. (By-law 2018-155)

Waste Management (Section 143)

143. (1) In any R1, R2, R3 or R4 zone, any building exceeding 400 square metres in total floor area must provide the following: (By-law 2019-410)
- (a) Include a path for the movement of garbage containers between a garbage storage area and the street line or travelled public lane, and such path must be:
 - (i) not less than 1.2 metres in width;
 - (ii) unobstructed by any **projection** or **accessory structure** to a height of 1.5 metres above the path surface;

- (iii) uninterrupted by any window well, depression or grade change that would impede the movement of a wheeled garbage container;
 - (iv) for that part of the path located outside a building, paved or finished with hard landscaping and may be on a driveway or walkway; and (By-law 2019-410)
 - (v) notwithstanding the above, a service vent or utility may encroach no more than 0.30 metres into the above path.
- (b) A garbage storage area for any building containing: (By-law 2019-410)
- (i) a **rooming house**;
 - (ii) an **oversize dwelling unit**; or
 - (iii) more than two but not more than five **dwelling units**. (By-law 2019-41)
- (c) The garbage storage area required by b) must:
- (i) be located within
 - (1) the **principal building**, or
 - (2) an **accessory building** located in the **rear yard**;
 - (ii) have a total volume of not less than 3.5 cubic metres with a minimum floor area of not less than 2.0 square metres;
 - (iii) be located adjacent to the path required by clause a); and,
 - (iv) Notwithstanding (i)(1) above, in the area shown on Schedule 383, the garbage storage area must be located only within the principal building.
- (d) Notwithstanding the above, a building containing a townhouse dwelling or stacked dwelling is exempt where the Total Floor Area of the part of the building occupied by a principal dwelling unit, including an associated secondary dwelling unit, is less than 200 square metres as calculated from the party walls. (By-law 2018-206)

Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt (Section 144)

(By-law 2020-289)

The following yard setbacks apply to any lot zoned R1, R2, R3 and R4 Zone located within Area A of Schedule 342.

Front Yards and Corner Side Yard Setbacks

- 144.** (1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:
- (a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street(s),

- (b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting lots' actual yard setbacks abutting each street, and Section 135 applies;
- (c) Where an abutting lot is vacant, the provisions of (1) (a) or (b) apply based on the actual yard setbacks of the closest residential building on the next adjacent lot, which must be no more than 30 m from the subject lot's closest side lot line.
- (d) Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m.

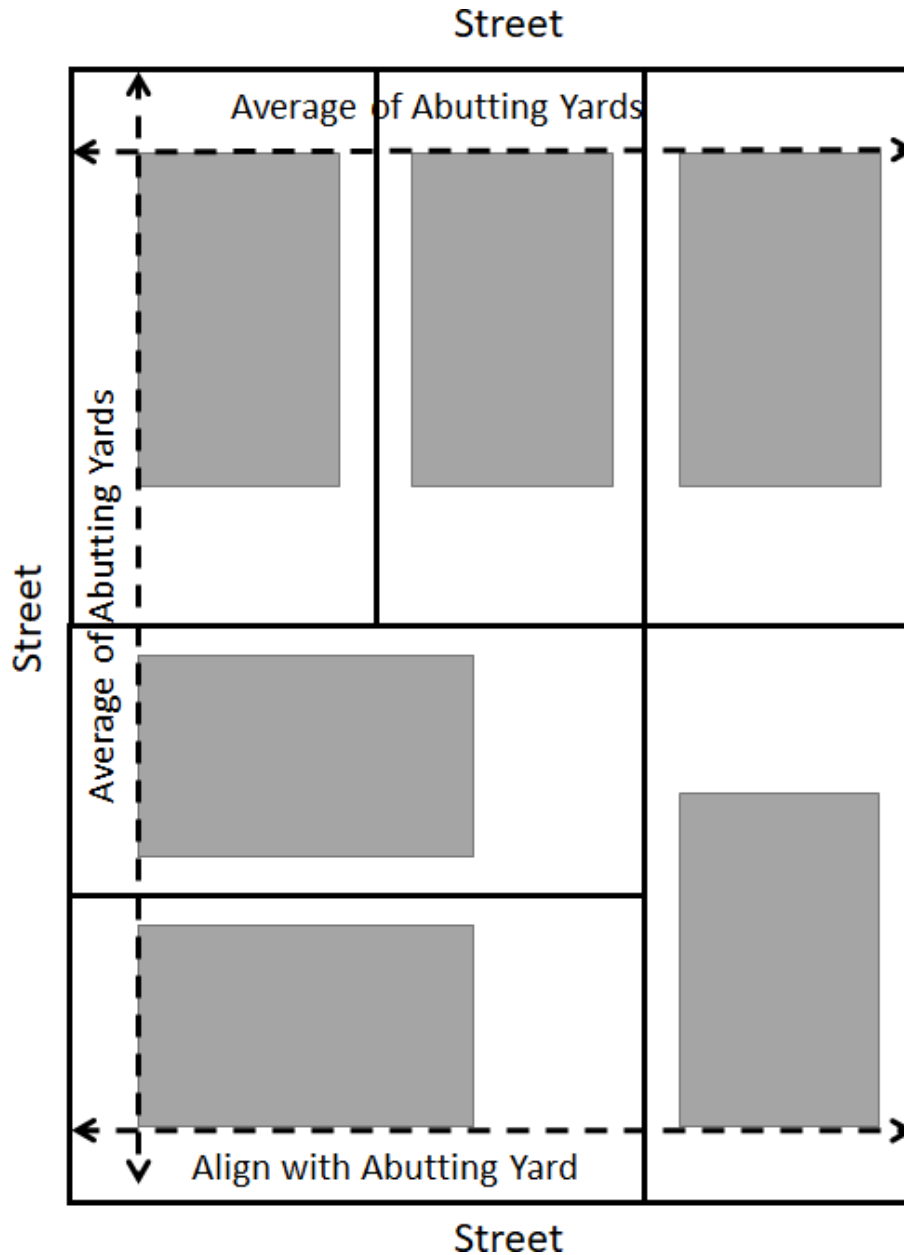


Illustration of Front and Corner Side Yard Setback Requirements affecting R1-R4 Zones within the Greenbelt

Interior Side Yards on Interior, Through and Corner Lots

- (2) The minimum interior side yard:
 - (a) On an interior lot or through lot, the minimum interior side yard setbacks are as prescribed in each subzone noted in the Part VI, Residential Subzone Tables.
 - (b) On a corner lot where there is only one interior side yard required, the minimum setback for that yard must be:

- (i) the minimum interior side yard setback prescribed in the Residential subzone, or
- (ii) the larger of the two subzone-specific minimum interior side yard requirements prescribed in the Residential subzone, or
- (iii) where only a required minimum total interior side yard is prescribed, the minimum interior side yard setback must equal at least 50% of the required minimum total interior side yard setback.

Rear Yards on Interior or through lots

- (3) Where a lot's rear lot line abuts either an R1, R2, R3 or R4 zone, or abuts a lane that abuts an R1, R2, R3, or R4 zone on either side, except in the case of a Planned Unit Development:
 - (a) the rear yard must comprise at least 25 percent of the lot area; and the minimum rear yard setback is pursuant to Table 144A or 144B below.
 - (i) where the minimum front yard is 4.5 m or less, the minimum rear yard depth is determined by Table 144A:

Table 144A – Rear Yard Requirements For Lots with a Front Yard Setback of 4.5 m or Less

	I Lot Depth	II Minimum Rear Yard
(i)	23.5 metres or less	25 per cent of the lot depth
(ii)	Greater than 23.5 but not more than 25 metres	the lot depth minus 17.5metres
(iii)	greater than 25 metres	30 per cent of the lot depth

- (ii) where the minimum front yard is more than 4.5m, the minimum rear yard depth is determined by Table 144B:

Table 144B – Rear Yard Requirements For Lots with a Front Yard Setback Greater than 4.5 m

	I Lot Depth	II Minimum Rear Yard
(i)	24 metres or less	25 per cent of the lot depth
(ii)	greater than 24 but not more than 25 metres	the lot depth minus 18 metres
(iii)	greater than 25 metres but not more than 32 metres	28 per cent of the lot depth
(iv)	greater than 32 but not more than 33 metres	the lot depth minus 23 metres
(v)	Greater than 33 metres	30 per cent of the lot depth

- (b) Where a lot's rear lot line abuts any zone other than an R1, R2, R3, or R4 zone, the minimum yard setback is as prescribed in each subzone noted in he Part VI, Residential Subzone tables. (By-law 2021-111)

Rear Yards on Corner Lots

- (4) Detached Dwellings
- (a) In the case of a corner lot in the R1 Zone within Schedule 342 that is not severed, the minimum rear yard setback is that which is required in the Residential Subzone applicable to the lot,
- (b) in the case of a corner lot in the R1 Zone within Schedule 342 but excluding Area A of Schedule 344, despite the minimum required lot area in the R1A, AA, B, BB, C, CC, E, G, GG zones in Table 156A, where both water and wastewater municipal services are present, a minimum lot area of no less than 49 per cent of the required minimum lot area of the subzone may be applied if:
- (i) permission to sever the lot into two lots is granted by the Committee of Adjustment;
 - (ii) only one detached dwelling is built on each of the two severed lots; and
 - (iii) each of the detached dwellings have their front wall and driveway facing frontage on different streets whether or not that frontage is the front lot line, and
- (c) where a corner lot is severed into two lots in accordance with (b), the following provisions also apply:
- (i) where the side lot line abutting a street becomes the front lot line,

- (ii) the minimum front yard setback is the same as the corner side yard setback of the subzone,
 - (iii) the minimum front yard setback for the interior lot is the same as the corner side yard setback of the subzone,
 - (iv) the minimum rear yard setback for the corner lot is the same as the required interior side yard setback of the subzone,
 - (v) the corner lot must provide an at-grade amenity area equivalent to at least 5% of the minimum lot area required in the subzone, in addition to all required setbacks, that must be abutting the minimum required rear yard required under (iii).
- (d) In the R2, R3 and R4 Zones, in the case of a corner lot where:
- (i) a detached dwelling, on a severed remnant corner lot or unsevered corner lot, must provide a minimum rear yard of 1.2 m and an Interior Yard area is also required, pursuant to (6) below, with all necessary modifications.
 - (ii) a detached dwelling on the severed lot becomes an interior lot and is subject to the minimum rear yard setback required for an Interior or Through Lot under Subsection 139 (3).

5. Dwellings Other than Detached Dwellings

In the R2, R3 and R4 Zones, on a corner lot in the case of a dwelling other than a detached dwelling, where

- (a) all principal dwelling units front on and face the longer street lot line, the longer street lot line is deemed to be the front lot line, and minimum required rear yard is 4 m, and
- (b) the principal dwelling units have principal entranceways fronting on and facing different streets, the minimum required rear yard is: 1.2 m, and an Interior Yard area is also required, pursuant to (6) below.

Interior Yard Area

- 6. Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below.
- 7. Despite the requirements for minimum interior side yards and rear yards on a corner lot where dwelling units face different streets, only one interior yard is required.

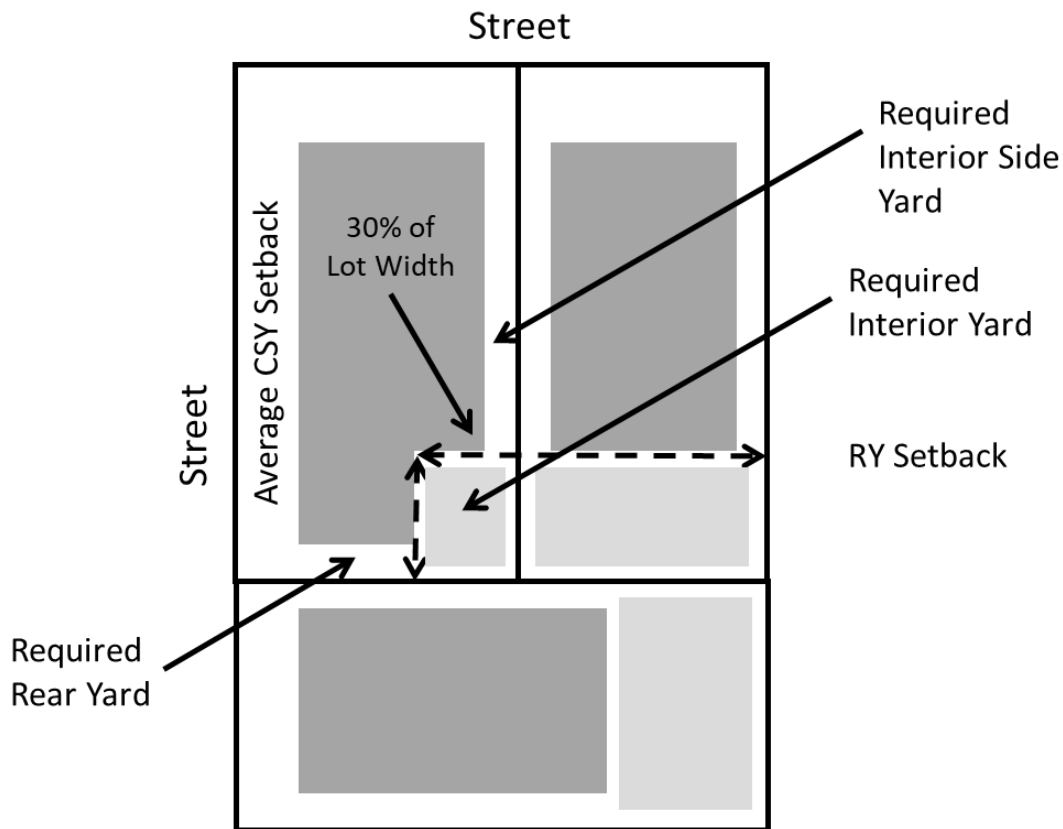


Illustration of the Minimum Interior Yard Required on Corner Lots for Dwellings containing Multiple Principal Dwelling Units that Face Different Streets

Through Lots on Large Sites

8. In the case of a through lot with a depth of 60 metres or greater:
 - (a) Subsection 135 applies with respect to the actual rear lot line; and
 - (b) the provisions of (3) (a) (i) and (ii) above apply to each half of the lot with respect to a hypothetical lot line bisecting the through lot at 50 % of the lot depth.

Long Semi-detached Dwellings (Section 145)

(By-law 2020-289)

145. (1) A **long semi-detached dwelling** is permitted on any interior lot in an R2, R3 and R4 zone where a **semi-detached dwelling** is permitted.
- (2) The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the **long semi-detached dwelling** including both dwelling units, and
 - (a) are as provided in Table 158A, 160A, or 162A, or

- (b) where not listed in Table 158A, 160A, or 162A, the minimum lot width and minimum lot area for a long semi-detached dwelling are the same as required for a detached dwelling.
- (3) 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 Subsection (4) must be complied with.
- (4) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion, as measured from the original lot's interior side lot line, is as follows:
 - (a) where a flag lot abuts another flag lot at the side lot line, 1.7 m,
 - (b) In all other cases, 2.2m. (By-law 2021-111)

Westboro Development Overlay (Section 146)

146. (1) The provisions of this section apply to all areas located within Schedule 430 and take precedence over any other section to the contrary, except for those contained in Part 15 – Exceptions.

Front Façade

- (2) At least 20% of the front façade must be set back a minimum 0.6 metres from the front wall.

Rear Yards

- (3) Rear yard soft landscaped buffers are subject to the following:
 - (a) A minimum rear yard softly landscaped buffer must be provided along the rear lot line, the depth of which must be in accordance of Table 146A:

Table 146A – Minimum Rear Yard Landscaped Buffer Depth

Zone	Depth
R1, R2, R3 zones and R4UA or R4UB zones	4.5 metres
All other zones	3 metres

- (b) Subsection (3) (a) may also be satisfied by providing an aggregated landscaped area abutting at least 50 per cent of the rear lot line comprising an area equal to the total area of the landscaped buffer required by (3) (a), provided that the longer dimension of this area is not more than twice its shorter dimension.
 - (c) All areas of the rear yard not covered by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces, must be softly landscaped.
 - (d) The area associated with a provided setback from a property line for an accessory structure or accessory dwelling (coach house) may be included in the above calculated area.
- (4) In addition to the minimum required rear yard setback;

- (a) No part of a building may be located further away than 24 metres from the front lot line, except that projections permitted under Section 65 may project beyond that point in accordance with the restrictions of that section.
 - (b) Subsection (4)(a) does not apply to any building located in a non-residential zone, or to a residential building containing six or more principal dwelling units.
- (5) Where the property is on a corner lot and Section 144(6)(a) applies with respect to the rear yard, subsections (3) and (4) only apply to the interior yard required by 144(6)(a).

Building Height

- (6) Maximum permitted building height is subject to the following;
- (a) Where less than 10 metres on Column VI of the applicable subzone;
 - (i) on an interior lot, the maximum height may be increased to 10 metres where a pitch roof is provided with a minimum 1:2 slope.
 - (ii) on a corner lot, the maximum height may be increased to 10.7 metres provided a minimum of 50 per cent of the total horizontal roof area includes a pitch roof with a minimum 1:2 slope, or an equivalent step-back is provided.
 - (iii) despite (i) and (ii), where located on an interior or corner lot abutting and having direct access to an Arterial or Major Collector Road as identified on Schedule 3 - Urban Road Network, the maximum height may be increased to 10.7m.
 - (b) dormers that do not span more than 50 per cent of the width or depth of a roofline are not included in the maximum height calculation where included on any portion of a pitch roof with a minimum 1:2 slope.
 - (c) for the purposes of subsection (6)(b), a dormer means an enclosed building feature that projects from a sloped roof and contains floor area, that is no more than 2.44 m in width.

Parking

- (7) Any parking space located within the rear yard and not contained within a building, as well as any driveway or aisle accessing that parking area, must be surfaced with a permeable or porous surface, in addition to the requirements of section 100(6).
- (8) The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law, and for greater clarity:
- (a) such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, or some combination thereof; and
 - (b) raised planters are deemed to be soft landscaping for the purposes of determining front yard landscaping requirements. (By-law 2021-75)

