R4 - Residential Fourth Density Zone (Sections 161-162)

Purpose of the Zone

The purpose of the R4 - Residential Fourth Density Zone is to:

*(1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as **General Urban Area** in the Official Plan;*

(2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;

(3) permit ancillary uses to the principal residential use to allow residents to work at home;

(4) regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and

*(5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

161. In the R4 Zone:

Permitted Uses

(1) The following uses are permitted uses subject to:

(a) the provisions of subsection 161 (2) to (15);

(b) a maximum of three guest bedrooms in a bed and breakfast; and

(c) a maximum of ten residents permitted in a group home.

apartment **dwelling**, low rise
bed and breakfast, *see Part 5, Section 121*
detached **dwelling**
diplomatic mission, *see Part 3, Section 88*
duplex dwelling, *see Part 5, Section 138* (By-law 2010-307)
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127*
home-based daycare, *see Part 5, Section 129*
linked-detached dwelling, *see Part 5, Section 138* (By-law 2010-307)
park
planned unit development, *see Part 5, Section 131*
retirement home, converted *see Part 5, Section 122*
retirement home
rooming house
additional dwelling unit, *see Part 5, Section 133*
semi-detached dwelling, *see Part 5, Section 138* (By-law 2010-307)
stacked dwelling, *see Part 5, Section 138* (By-law 2010-307)
three-unit **dwelling**
townhouse dwelling, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

(d) in the case of a rooming house in the R4A-R4L, R4-UA and R4-UB zones,

(i) a maximum of seven rooming units is permitted; and

(ii) no secondary dwelling unit is permitted. (By-law 2018-206) (By-law 2021-111)

Zone Provisions

(2) The zone provisions are set out in Table 162A and 162B.

(3) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 162 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot, while the maximum height applies to each permitted dwelling type within the planned unit development.

(4) A diplomatic mission and group home that is not a prohibited use listed in Column II of Table 162A, is subject to the subzone provisions for a detached dwelling if included in Column III, otherwise it will be subject to the subzone provisions for an apartment dwelling, low rise.

(5) A retirement home and rooming house that is not a prohibited use listed in Column II of Table 162A, is subject to the subzone provisions for an apartment dwelling, low rise.

(6) A park is not subject to the provisions of Table 162A, however any development will be subject to the subzone provisions for an apartment dwelling, low rise. (By-law 2016-131)

(7) Conversions that alter an existing residential use building to create another listed permitted use in the zone are subject to the provisions of Section 122 – Conversions.(By-law 2013-108) (By-law 2009-184) (By-law 2014-189)

(8) Except for a lot of less than 450 square metres in area in the R4-UA, R4 UB, R4-UC and R4-UD zones, thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, low rise, stacked dwelling, or retirement home, or a planned unit development that contains any one or more of these dwelling types. (By-law 2020-290)

(9) The maximum height of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a maximum four storeys.

(10) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed. (By-law 2012-334)

Alternative Setbacks for Urban Areas

(OMB Order File Nº: PL150797, issued July 25, 2016 - By-law 2015-228)

(11) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)

(12) (a) Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.

(b) Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. *See Part V, Section 145 – Long Semi-detached Dwellings for other regulations*. (By-law 2020-289)

Other Zone Provisions

(OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)

(13) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.

(14) Where the "-c" suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

(15) In the case of a Three-unit Dwelling, Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4-UC and R4-UD zones:

(a) Any part of the rear yard not occupied 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.

(b) The minimum area of soft landscaping per (a) must be:

(i) in the case of a lot of less than 360 square metres in area, at least 35 square metres

(ii) in the case of a lot equal to or greater than 360 square metres but less than 450 square metres in area, at least 50 square metres

(iii) in the case of a lot 450 square metres or greater, at least 50 per cent of the rear yard

(iv) in all cases, must comprise at least one aggregated rectangular area of at least 25 square metres and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting.

(c) Any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures per (e) must be softly landscaped.

(d) The minimum area of soft landscaping in the front yard is per Table 161:

Table 161

Front Yard Setback	Minimum Aggregated Soft Landscaped Area (per cent of the Front Yard Area)
< 1,5 metres	No minimum, but all lands within the front yard and within the corner side yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area.
1.5 metres – three metres	20 per cent
>3 metres	30 per cent, in the case of any lot with a lot width of less than 8.25 metres, 35 per cent, in the case of any lot with a width between 8.25 metres but less than 12 metres and 40 per cent in the case of any lot with a width of 12 metres or more.

(e) 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:

(i) such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, wheelchair lifting devices or some combination thereof; and

(ii) raised planters are deemed to be soft landscaping for the purposes of (c) and (d).

(f) At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street, and furthermore:

(i) in the case of a corner lot, the principal entrance may be located on front or corner facade; and

(ii) in the case of a lot of 24 metres width or greater, one principal entrance is required for every 12 metres of lot width or part thereof.

(g) The front facade must comprise at least 25 per cent windows, and furthermore,

(i) any corner side facade must comprise at least 15 per cent windows;

(ii) windows located in doors may count towards the minimum fenestration requirement; and

(iii) Any window counted towards the minimum fenestration requirement, other than windows in doors or at the basement level, must have a lower sill no higher than 100 centimetres above the floor level.

(h) At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.

(i) (reserved for future use)

(j) Despite (h), no additional recession of the front facade is required when balconies or porches are provided on the front or corner side facade as follows:

(i) in the case of a lot of less than 15 metres width, one balcony or porch for each storey at or above the first storey is provided;

(ii) in the case of a lot of 15 metres width or greater, one balcony or porch for every unit that faces a public street at or above the first storey; and

(iii) in any case each balcony or porch must have a horizontal area of at least two square metres.

(k) despite Table 65, a bay window projecting into a required front yard or corner side yard may extend to grade provided such bay window:

(i) is located on the part of a front or corner side facade other than the recessed part required by (j);

(ii) has a horizontal area of two square metres or less; and

(iii) projects by no more than one metre into the yard, but in any case, no closer than three metres from the front lot line.

(l) (reserved for future use)

(m) Exit stairs providing required egress under the Building Code may project a maximum of 2.2 metres into the required rear yard.

(n) Clauses (f), (g), (h) and (j) do not apply to:

(i) lands designated under Part IV of the *Ontario Heritage Act*, or

(ii) lands in a district designated under Part V of the *Ontario Heritage Act*.

(o) No rooftop amenity space is permitted within the area shown on Schedule 383. (By-law 2020-290)

(16) In the case of a Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4-UC and R4-UD zones

(a) No motor vehicle parking is permitted on a lot less than 450 square metres in area.

(b) In the case of a lot of 450 square metres or greater

(i) at least 25 per cent of dwelling units must have at least two bedrooms; and

(ii) the calculation of (i) may be rounded down to the nearest whole number. (By-law 2020-290)

R4 Subzones

162. In the R4 Zone, the following subzones and provisions apply such that:

(1) (a) Column I lists the subzone character;

(b) Column II lists the uses from Section 161 (1) that are prohibited uses;

(c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;

(d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;

(e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 162B. Where an additional provision applies, the corresponding provision specified in Table 162B takes ultimate precedence over any provision provided in Table 162A;

(f) Where a superscript number occurs in Table 162A - eg. varies[1], the superscript number 1 refers to a number in Column I of Table 162B which sets out an additional provision;

(g) Where “na” appears, it means that the associated provision is not applicable; and

(h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

TABLE 162A – R4 SUBZONE PROVISONS (OMB Order File Nº: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
A	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	18	540	11	3	3	varies[3]	varies[3]	2, 3
		Stacked[2]	22	660	11	3	3	varies[4]	varies[3]	2, 3, 4
		Three Unit	18	540	11	3	3	varies[4]	3.6 total, with no less than 1.2	4
		Detached, Duplex, Linked-detached	15	450	11[10]	3	3	varies[4]	1.2	4,10
		Long Semi	10	300	11[10]	3	3	varies[4]	1.2	4,10
		Semi-detached	9	270	11[10]	3	3	varies[4]	1.2	4,10
		Townhouse	6	180	11[10]	3	3	varies[4]	1.2	4,10
B	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	18	540	11	6	4.5	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	6	4.5	varies[4]	varies[3]	2, 3,4
		Three Unit	18	540	11	6	4.5	varies[4]	3.6 total, with one yard no less than 1.2	4
		Detached, Duplex Linked-detached	15	450	8	6	4.5	varies[4]	3 total, no less than 1.2 for one side	4
		Semi-detached	9	270	8	6	4.5	varies[4]	1.2	4
		Townhouse	6	180	11[10]	6	4.5	varies[4]	1.2	4,10
C	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	15	450	11	3	3	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	3	3	varies[4]	varies[3]	2,3,4
		Three Unit	15	450	11	3	3	varies[4]	1.2	4
		Duplex, Detached, Linked-detached	15	450	11[10]	3	3	varies[4]	1.2	4,10
		Long Semi	10	300	11[10]	3	3	varies[4]	1.2	4,10
		Semi-Detached	7.5	232	11[10]	3	3	varies[4]	1.2	4,10
		Townhouse	6	180	11[10]	3	3	varies[4]	1.2	4,10

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
D	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	15	450	11	6	4.5	varies[3]	varies[3]	2,3
		Stacked[2]	22	660	11	6	4.5	varies[3]	varies[3]	2, 3
		Three Unit	15	450	11	6	4.5	varies[4]	3 total, with no less than 1.2 for one yard	4
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies[4]	3 total, with no less than 1.2 for one yard	4
		Long Semi	10	300	8	6	4.5	varies[4]	3 total, with no less than 1.2 for one yard	4
		Semi-detached	7.5	225	8	6	4.5	varies[4]	1.2	4
		Townhouse	6	180	11	6	4.5	varies[4]	1.2	4
E	Retirement Home (By-law 2018-206)	Planned unit development	as per dwelling type	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	15	450	11	6	4.5	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	6	4.5	varies[3]	varies[3]	2,3,4
		Three-Unit	15	450	9.5	6	4.5	varies[4]	3 m total, 1.2 for one side yard	4
		Duplex	12	330	9.5	6	4.5	varies[4]	1.2	4
		Detached, Linked-detached	10	275	9.5	6	4.5	varies[4]	1.2	4
		Long Semi	10	275	9.5	6	4.5	varies[4]	1.2	4
		Semi-detached	6	165	9.5	6	4.5	varies[4]	1.2	4
		Townhouse	5.6	165	9.5	6	4.5	varies[4]	1.2	4
F	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	12	360	11	3	3	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	3	3	varies[4]	varies[3]	2, 3,4
		Three Unit	12	360	11	3	3	varies[4]	1.2	4
		Duplex, Detached, Linked-detached	12	360	10[10]	3	3	varies[4]	1.2	4,10
		Long Semi	10	300	10[10]	3	3	varies[4]	1.2	4,10

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Townhouse, Semi-detached,	6	180	10[10]	3	3	varies[4]	1.2	4,10
G	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	12	360	11	6	4.5	varies[4]	varies [3]	2,3,4
		Stacked[2]	22	660	11	6	4.5	varies[4]	varies[3]	2, 3,4
		Three Unit	12	360	11	6	4.5	varies[4]	2.4 m total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies[4]	2.4 m total, 1.2 m for one side yard	4
		Long Semi	10	300	8	6	4.5	varies[4]	2.4 m total, 1.2 m for one side yard	4
		Semi-Detached	6	180	8	6	4.5	varies[4]	1.2	4
		Townhouse	6	180	10[10]	6	4.5	varies[4]	1.2	4,10
H	Retirement Home (By-law 2018-206)	Planned unit development	NA	1,400	As per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	12	360	11	3	3	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	3	3	varies[4]	varies[3]	2, 3,4
		Three Unit	12	360	11	3	3	varies[4]	1.2	4
		Detached, Duplex, Linked-detached	9	270	10[10]	3	3	varies[4]	0.6 m on one side and 1.2 m on the other	4,10
		Long Semi	10	300	10[10]	3	3	varies[4]	1.2	4,10
		Townhouse, Semi-detached,	5.6	170	10[10]	3	3	varies[4]	1.2	4,10
I[7]	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	12	360	11	3	3	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	3	3	varies[4]	varies[3]	2,3,4
		Three Unit	12	360	11	3	3	varies[4]	1.2	4
		Detached, Duplex, Linked-detached	9	270	11	3	3	varies[4]	total is 1.8, with one minimum yard, no less than 0.6	4
		Long Semi	10	300	11	3	3	varies[4]	1.2	4

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Townhouse, Semi-detached	5.6	170	11	3	3	varies[4]	1.2	4
J	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	12	360	11	6	4.5	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	6	4.5	varies[4]	varies[3]	2, 3, 4
		Three Unit	12	360	11	6	4.5	varies[4]	2.4 total, 1.2 for one side yard	4
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies[4]	0.6 m on one side and 1.2 m on the other	4
		Long Semi	10	300	8	6	4.5	varies[4]	1.2	4
		Semi-detached	5.6	170	8	6	4.5	varies[4]	1.2	4
		Townhouse	5.6	170	10[10]	6	4.5	varies[4]	1.2	4,10
K	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	As per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	12	360	11	3	3	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	3	3	varies[4]	varies[3]	2,3,4
		Three Unit	12	360	11	3	3	varies[4]	1.2	4
		Detached, Duplex, Linked-detached	7.5	197	10[10]	3	3	varies[4]	0.6 m on one side and 1.2 m on the other	4.10
		Long Semi	10	300	10[10]	3	3	varies[4]	1.2	4,10
		Townhouse, Semi-detached	4.5 (By-law 2008-462)	110 (By-law 2008-462)	10[10]	3	3	varies[4]	1.2	4,10
L	Retirement Home (By-law 2018-206)	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise[2]	12	360	11	6	4.5	varies[4]	varies[3]	2,3,4
		Stacked[2]	22	660	11	6	4.5	varies[4]	varies[3]	2,3,4
		Three Unit	12	360	11	6	4.5	varies[4]	2.4 total, 1.2 for one side yard	4
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies[4]	0.6 m on one side and 1.2 on the other	4
		Long Semi	10	300	8	6	4.5	varies[4]	1.2	4

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Semi-Detached	4.5	110	8	6	4.5	varies[4]	1.2	4
		Townhouse	4.5	110	10[10]	6	4.5	varies[4]	1.2	4,10
M[9]	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	18	540	14.5 (By-law 2014-289)	3	3	varies[4]	varies[3]	3, 4
		Three Unit	15	450	11	3	3	varies[4]	1.2	4
		Duplex, Detached, Linked-detached	15	450	11[10]	3	3	varies[4]	1.2	4,10
		Long Semi	10	300	11[10]	3	3	varies[4]	1.2	4,10
		Semi-detached	7.5	225	11[10]	3	3	varies[4]	1.2	4,10
		Townhouse	6	180	10[10]	3	3	varies[4]	1.2	4,10
N	None	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	18	540	14.5	6	4.5	varies[4]	varies[3]	3,4
		Three Unit	15	450	11	6	4.5	varies[4]	3 m total, 1.2 for one side yard	4
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies[4]	3 m total, one yard no less than 1.2	4
		Long Semi	10	300	8	6	4.5	varies[4]	3 m total, one yard no less than 1.2	4
		Semi-Detached	7.5	225	8	6	4.5	varies[4]	1.2	4
		Townhouse	6	180	14.5	6	4.5	varies[4]	1.2	4
O (By-law 2010-123)	None	Planned unit development	na	1,400	as per dwelling type	6	6	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	6	varies[4]	varies[3]	3, 4
		Three Unit	15	450	9.5	6	6	varies[4]	3 total, one yard no less than 1.2	4
		Duplex	12	330	9.5	6	6	varies[4]	1.2	4
		Detached, Linked-detached	10	275	9.5	6	6	varies[4]	1.2	4
		Long Semi	10	275	9.5	6	6	varies[4]	1.2	4

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Semi-detached	6	165	9.5	6	6	varies[4]	1.2	4
		Townhouse	5.6	165	9.5	6	6	varies[4]	1.2	4
P	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies[4]	varies[3]	3,4
		Three Unit	12	360	11	3	3	varies[4]	1.2	4
		Duplex, Detached, Linked-detached	12	360	10[10]	3	3	varies[4]	1.2	4,10
		Long Semi	10	300	10[10]	3	3	varies[4]	1.2	4,10
		Townhouse, Semi-detached	6	180	10[10]	3	3	varies[4]	1.2	4,10
Q	None	Planned unit development	na	1, 400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies[4]	varies[3]	3,4
		Three Unit	12	360	11	6	4.5	varies[4]	2.4 total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies[4]	2.4 total, 1.2 m for one side yard	4
		Long Semi	10	300	8	6	4.5	varies[4]	2.4 total, 1.2 m for one side yard	4
		Semi-detached	6	180	8	6	4.5	varies[4]	1.2	4
		Townhouse	6	180	10[10]	6	4.5	varies[4]	1.2	4,10
R	None	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies[4]	varies[3]	3,4
		Three Unit	12	360	11	6	4.5	varies[4]	2.4 total, 1.2 m for one side yard	4
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies[4]	1.8, one yard not less than 0.6	4

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Long Semi	10	300	8	6	4.5	varies[4]	1.8, one yard not less than 0.6	4
		Semi-detached	5.6	170	8	6	4.5	varies[4]	1.2	4
		Townhouse	5.6	170	11	6	4.5	varies[4]	1.2	4
S[9]	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies[1]	varies[1]	1,9
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies[4]	varies[3]	3, 4,9
		Three Unit	12	360	11	3	3	varies[4]	1.2	4,9
		Detached, Duplex, Linked-detached	9	270	11[10]	3	3	varies[4]	0.6 m on one side and 1.2 m on the other	4,9,10
		Long Semi	10	300	11[0]	3	3	varies[4]	1.2	4,9,10
		Townhouse, Semi-detached	5.6	165	11[10]	3	3	varies[4]	1.2	4, 9,10
T[9]	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies[1]	varies[1]	1, 9
		Apartment dwelling, low rise, Stacked	15	450	14.5 (By-law 2014-289)	3	3	varies[4]	varies[3]	3, 4,9
		Three Unit	9	270	11	3	3	varies[4]	0.6 m on one side and 1.2 m on the other	4,9
		Detached, Duplex, Linked-detached	7.5	195	10[10]	3	3	varies[4]	0.6 m on one side and 1.2 m on the other	4,9,10
		Long Semi	10	300	10[10]	3	3	varies[4]	1.2	4,9,10
		Townhouse, Semi-detached	4.5	110	10[10]	3	3	varies[4]	1.2	4, 9,10
U	None	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	12	360	11	6	4.5	varies[4]	varies[3]	3,4
		Three Unit	9	270	11	6	4.5	varies[4]	1,8, with no yard less than 0.6 on one side	4

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies[4]	1,8, with no yard less than 0.6 on one side	4
		Long Semi	10	300	8	6	4.5	varies[4]	1.2	4
		Semi-detached	4.5	110	8	6	4.5	varies[4]	1.2	4
		Townhouse	4.5	110	11	6	4.5	varies[4]	1.2	4
V[9]	None	Planned unit development	na	1400	As per dwelling type	3	3	varies [1]	varies [1]	1, 9
		Apartment dwelling, low rise, Stacked	15	450	11	3	3	varies[4]	varies [3]	3, 4,9
		Three unit	12	360	11	3	3	varies [4]	1.2	4, 9
		Detached, duplex, Linked-detached	9	270	11[10]	3	3	varies [4]	1.8 total, with 1.2 on one side and 0.6 on the other	4,9,10
		Long Semi	10	300	11[10]	3	3	varies [4]	1.2	4,9,10
		Townhouse, Semi-detached	5.6	165	11[10]	3	3	varies [4]	1.2	4,9,10
X	None	Planned unit development	18	1,400	As per dwelling type	7.5	7.5	varies[1]	varies[1]	1
		Apartment dwelling, low rise, Stacked	18	450	11	7.5	7.5	varies[6]	varies[6]	6
		Three Unit	18	450	11	7.5	7.5	6	1.2	
		Duplex	14	380	11	7.5	7.5	6	1.2	
		Detached, Linked-detached	9	240	11	7.5	7.5	6	Total 1.8, with at least 0.6 on one side	
		Long Semi	10	300	11	7.5	7.5	6	0.9	
		Semi-detached	7	190	11	7.5	7.5	6	0.9	
		Townhouse	6	150	11	7.5	7.5	6	1.2	
Y (By-law 2015-369)		Planned unit development	na	1,400	as per dwelling type	3	3	3	3	
		Apartment dwelling, low rise	18	450	16	5	3	7.5[4]	3	4
		Stacked	18	450	11	5	3	7.5[4]	3	4
		Three Unit	18	360	11	3	3	6[6]	1.2	6

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Detached, Duplex, Linked-detached	9	240	11[10]	3	3	6[6]	1.8 total, with 1.2 on one side and 0.6 on the other	6,10
		Long Semi	10	300	11[10]	3	3	6[4]	1.2	4,10
		Semi-detached	7	190	11[10]	3	3	6[6]	1.2	6,10
		Townhouse	6	150	11[10]	3	3	6[6]	1.2	6,10
Z	None	Planned unit development	18	1,400	as per dwelling type	3[5]	3[5]	varies[1,6]	varies[1]	1, 5,6
		Apartment dwelling, low rise, Stacked	18	450	14.5 in Schedule 342; in other cases, 15	3[5]	3[5]	varies[6]	varies[6]	5,6,
		Three Unit	18	450	11	3[5]	3[5]	6[6]	1.2	5,6
		Duplex	14	380	11[10]	3[5]	3[5]	6[6]	1.2	5,6,10
		Detached, Linked-detached	9	240	11[10]	3[5]	3[5]	6[6]	1.8 total, with 1.2 on one side and 0.6 on the other	5,6,10
		Long Semi	10	300	11[10]	3[5]	3[5]	6[6]	0.9	5,6,10
		Semi-detached	7	190	11[10]	3[5]	3[5]	6[6]	0.9	5,6,10
		Townhouse	6	150	11[18,20]	3[10]	3[10]	6	1.2	10, 16,18
ZZ	None	Planned unit development	18	1,400	As per dwelling type	6[5]	4.5[5]	varies[1]	varies[1]	1, 5,8
		Apartment dwelling, low rise, Stacked	18	450	11	6[5]	4.5[5]	varies[6,8]	varies[6]	5,6,8
		Three Unit	18	450	11	6[5]	4.5[5]	varies[4,8]	1.2	4,5,8
		Duplex	14	380	10[10]	6[5]	4.5[5]	varies[4,8]	1.2	4,5,8,10
		Detached, Linked-detached	9	240	10[10]	6[5]	4.5[5]	varies[4,8]	0.6 m on one side and 1.2 m on the other	4,5,8,10
		Long Semi	10	300	10[10]	6[5]	4.5[5]	varies[4,8]	0.6 m on one side and 1.2 m on the other	4,5,8,10
		Semi-detached	7	190	10[10]	6[5]	4.5[5]	varies[4,8]	0.9	4,5,8,10
		Townhouse	6	150	10[10]	6[5]	4.5[5]	varies[4,8]	1,2	4,5,8,10
R4-UA (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11, 12, 13

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Linked-detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies[4]	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies[4]	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies[4]	1.2	10,11, 12,13
		Three Unit	10	300	11	4.5	4.5	varies[4]	1.2	11, 12, 13
		Stacked	14	420	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, maximum of 8 units	12	360	11	4.5	4.5	varies[4]	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies[4]	varies[1]	1,10, 11,12,13
R4-UB (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10,11,12,13
		Linked-detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Semi-detached	6	180	10	4.5	4.5	varies[4]	1.2	10, 11,12,13
		Long-Semi detached	10	300	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Duplex	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies[4]	1.2	10, 11,12,13
		Three Unit	10	300	11	4.5	4.5	varies[4]	1.2	11,12,13
		Stacked	14	420	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, maximum of eight units	10	300	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, maximum of 12 units	15	450	11	4.5	4.5	varies[4]	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies[4]	varies[1]	1,10, 11,12,13
R4-UC (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Linked-detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Semi-detached	6.0	180	10	4.5	4.5	varies[4]	1.2	10, 11,12,13

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)[11]	V Minimum Lot Area (m^2)[12]	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
		Long Semi-detached	10	300	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Duplex	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10, 11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies[4]	1.2	10, 11,12,13
		Three Unit	10	300	11	4.5	4.5	varies[4]	1.2	11,12,13
		Stacked	14	420	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	varies[4]	1.5	11,12,13
		Low-rise Apartment, 9 or more units	15	450	11	4.5	4.5	varies[4]	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies[4]	varies[1]	1,10, 11,12,13
R4-UD (By-law 2020-290)		Detached	7.5	225	11	4.5	4.5	varies[4]	1.2/0.6	11
		Linked-detached	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10
		Semi-detached	6.0	180	10	4.5	4.5	varies[4]	1.2	10
		Long Semi-detached	10	300	10	4.5	4.5	varies[4]	1.2/0.6	10
		Duplex	7.5	225	10	4.5	4.5	varies[4]	1.2/0.6	10
		Townhouse	4.5	135	10	4.5	4.5	varies[4]	1.2	10
		Three-Unit	10	300	11	4.5	4.5	varies[4]	1.2	
		Stacked	14	420	11	4.5	4.5	varies[4]	1.5	
		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	varies[4]	1.5	
		Low-rise Apartment, 9 or more units	15	450	14.5	4.5	4.5	varies[4]	1.5	
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies[4]	varies[1]	1.10

(2) In the R4 Subzones, the following additional provisions as denoted by endnotes apply:

TABLE 162B- ADDITIONAL PROVISIONS (By-law 2020-288)

I Endnote number	II Additional Zoning Provision	
1	Despite the definitions of rear yard and interior side yard, buildings in a PUD must be located so that they are set back,	
	(a)	an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,
	(b)	an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot for the first 18 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum 6 metres, and (By-law 2024-563)
	(c)	in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.
2	Maximum number of permitted dwelling units per apartment building, low-rise is four (4), and a maximum of four (4) pairs of units, totalling eight (8) units, in a stacked dwelling. (By-law 2013-108) Despite Section 161 (8), where an apartment building, low-rise of four units or stacked dwelling of up to eight units is not within a Planned Unit Development, no landscaped area is required.	
3	Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:	
	(a)	Where the building wall is equal to or less than 11 m in height: 1.5 m
	(b)	Where the building wall is greater than 11 m in height: 2.5 m
	(c)	Where the building contains an apartment dwelling, low rise or stacked dwelling and the side lot line abuts a residential subzone that does not permit that dwelling type: 3 m and that yard must be landscaped.
	In all other circumstances the minimum required interior side yard setback is 6m. (By-law 2020-288)	
4	For lots located within S. 342 and whose rear lot line abuts an R1, R2, R3 or R4 zone, see Part V, Section 144 – Alternative Yard Setbacks for Lowrise Dwellings in the Greenbelt. In all other cases the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, and need not exceed 7.5 m, except on lots with depths of 15 metres or less, in which case the minimum rear yard setback is 4 m. (By-law 2022-103)	
5	The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:	
	(i)	a building front wall or side wall, or
	(ii)	a covered porch or veranda that is at least 2.5 m wide. (By-law 2020-288)
6	Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:	
	Where the building wall is equal to or less than 11 m in height: 1.5 m	
	Where the building wall is greater than 11 m in height: 3 m	
	In all other circumstances the minimum required interior side yard setback is 6 m.	
	Rear Yard Setback:	

I Endnote number	II Additional Zoning Provision
	Where located within Area A of Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback.
	Where located outside of Area A of Schedule 342, the minimum required rear yard setback is 6 metres. Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.(By-law 2010-354) (By-law 2013-320) (By-law 2020-288)
7	A bed and breakfast is permitted a maximum of ten guest bedrooms. (By-law 2020-288)
8	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line. (By-law 2020-288)
9	Community health and resource centres are permitted between and including the west side of Kent Street, the east side of Elgin Street, the south side of Gloucester Street. (By-law 2009-164) (By-law 2020-288)
10	Where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 m. Where the property is located outside of Area A on Schedule 342, the maximum building height is 11 m.
11	Maximum lot width in the R4-UA, R4-UB and R4-UC zones is 38 metres. (By-law 2020-290)
12	Maximum lot area in the R4-UA, R4-UB and R4-UC zones is 1070 square metres. (By-law 2020-290)
13	Footnotes 11 and 12 do not apply to a lot containing a Planned Unit Development, nor to a lot in existence as of the date of adoption of this amendment. (By-law 2020-290)