

Residential Zones

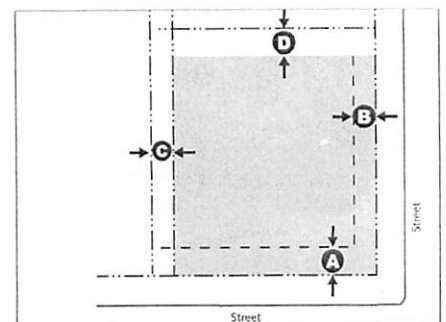
6.3 Regulations

The regulations for *lots* in a Residential Zone are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.

	RL1	RL2	RL3	RL4	RL5	RL6
Minimum <i>lot area</i>	1,393.5 m ² (2)	836.0 m ² (2)	557.5 m ² (2)	511.0 m ² (2)	464.5 m ² (2)	250.0 m ² (3)
Minimum <i>lot frontage</i>	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
Minimum <i>front yard</i> A	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
Minimum <i>flankage yard</i> B (2016-013)	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
Minimum <i>interior side yard</i> C	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
Minimum <i>rear yard</i> D	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
Maximum number of <i>storeys</i>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
Maximum <i>height</i>	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
Maximum <i>dwelling depth</i>	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
Maximum <i>residential floor area ratio</i> (2017-025)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	75% (7)
Maximum <i>lot coverage for the dwelling</i> (2017-025)	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	n/a

Additional Regulations for Zone Regulations Table 6.3.1

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. A single *storey* extension that is less than or equal to 7.5 metres in *height* is permitted to extend an additional 3.0 metres into a *rear yard* provided that *minimum interior side yards* and *minimum flankage yards* of 9.0 metres are established on both sides of the single *storey* extension.
- 2. Within Plans of Subdivision registered after November 1, 1965, the *minimum lot frontage* may be reduced by 4.5 metres and *minimum lot area* proportionately reduced on a *lot* provided the average *lot frontage* and *lot area* throughout the entire Plan of Subdivision are not less than the minimum shown in the regulations tables for these zones.
- 3. For a *corner lot*, the *minimum lot area* shall be 285.0 square metres and the *minimum lot frontage* shall be 12.5 metres.
- 4. The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 5. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
- 7. The maximum *residential floor area* shall be the lesser of 355.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*. (2017-025)
- 8. The minimum setback from a daylight triangle shall be 0.7 metres. (2016-013)



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

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6.4 The -0 Suffix Zone

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone.

6.4.1 Residential Floor Area Ratio

The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 6.4.1, below.

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m ²	43%
557.50 m ² – 649.99 m ²	42%
650.00 m ² – 742.99 m ²	41%
743.00 m ² – 835.99 m ²	40%
836.00 m ² – 928.99 m ²	39%
929.00 m ² – 1,021.99 m ²	38%
1,022.00 m ² – 1,114.99 m ²	37%
1,115.00 m ² – 1,207.99 m ²	35%
1,208.00 m ² – 1,300.99 m ²	32%
1,301.00 m ² or greater	29%

6.4.2 Maximum Lot Coverage

- a) For a lot with a *detached dwelling*, the maximum *lot coverage* shall be as shown in Table 6.4.2, below.

Parent Zone	Where the detached dwelling is less than or equal to 7.0 metres in height	Where the detached dwelling is greater than 7.0 metres in height
RL1 and RL2 Zones	Shall be equal to the maximum <i>lot coverage</i> for the parent zone	25%
RL3, RL4, RL5, RL7, RL8, and RL10 Zones		35%

- b) Notwithstanding section 6.5.2(e) of this By-law, no additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix Zone.

The “-0” Suffix Zone replaces the R0 Zone framework from the previous 1984 Zoning By-law.

Ontario Superior Court of Justice (Divisional Court) Order File #DC-16-0065-00 applies to 2108 -2134 Lakeshore Rd E and 2061 Lakeshore Rd E. Refer to court order for regulations related to height and lot coverage for the noted properties.

All buildings and structures on a lot in a -0 Suffix Zone shall count toward the same lot coverage maximum.