

15.2 LOW DENSITY RESIDENTIAL – SMALL LOT (R1a) ZONE

Explanatory Note: The R1a Zone applies to low density residential areas where lots are typically smaller than those in the R1 Zone. The R1a Zone is prevalent in older neighbourhoods across the Lower City. The intent of the R1a Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Low Density Residential – Small Lot (R1a) Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

15.2.1 PERMITTED USES

Community Garden
Day Nursery
Duplex Dwelling
Lodging House
Residential Care Facility
Retirement Home
Semi-Detached Dwelling
Single Detached Dwelling
Street Townhouse Dwelling
Urban Farm

15.2.1.1 RESTRICTED USES

In addition to Section 15.2.1, the following uses shall be permitted in accordance with the following restrictions:

- i) Residential Care Facility:
 - 1. Maximum capacity of six residents.
- ii) Retirement Home:
 - 2. Maximum capacity of six residents.

15.2.2 REGULATIONS**15.2.2.1 SINGLE DETACHED, DUPLEX DWELLING, AND DAY NURSERY REGULATIONS**

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| a) Minimum Lot Area | 270.0 square metres; |
| b) Minimum Lot Width | 9.0 metres; |
| c) Minimum Setback from the Front Lot Line | 3.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres; |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Parking | <ul style="list-style-type: none"> i) In accordance with the requirements of Section 5 of this By-law. ii) Notwithstanding Section 5.6 c) i., 2 parking spaces shall be required for a Single Detached Dwellings. |
| i) Accessory Buildings | In accordance with the requirements of Section 4.8 of this By-law. |
| j) Home Business | In accordance with the requirements of Section 4.21 of this By-law. |

15.2.2.2 SEMI-DETACHED DWELLING REGULATIONS

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| a) Minimum Lot Area for each Dwelling Unit | 225.0 square metres; |
| b) Minimum Lot Width for each Dwelling Unit | 7.5 metres; |

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| c) Minimum Setback from the Front Lot Line | 3.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Parking | In accordance with the requirements of Section 5 of this By-law. |
| i) Accessory Buildings | In accordance with the requirements of Section 4.8 of this By-law. |
| j) Home Business | In accordance with the requirements of Section 4.21 of this By-law. |

15.2.2.3 STREET TOWNHOUSE DWELLING REGULATIONS

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| a) Minimum Lot Area for each Dwelling Unit | 180.0 square metres for each dwelling unit. |
| b) Minimum Unit Width for each Dwelling Unit | 6.0 metres; |
| c) Minimum Setback from the Front Lot Line | 3.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |

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| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Parking | In accordance with the requirements of Section 5 of this By-law. |
| i) Accessory Buildings | In accordance with the requirements of Section 4.8 of this By-law. |
| j) Home Business | In accordance with the requirements of Section 4.21 of this By-law. |

**15.2.2.4 LODGING HOUSE,
RESIDENTIAL CARE
FACILITY AND
RETIREMENT HOME
REGULATIONS**

(NOT FINAL AND BINDING: Zoning
By-law No. 23-079, May 10, 2023)

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|---|----------------------|
| a) Minimum Lot Area | 270.0 square metres; |
| b) Minimum Lot Width | 9.0 metres; |
| c) Minimum Setback from the Street Line | 3.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres; |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |

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| h) Parking | In accordance with the requirements of Section 5 of this By-law. |
| i) Accessory Buildings | In accordance with the requirements of Section 4.8 of this By-law. |
| 15.2.2.5 URBAN FARM | In accordance with the requirements of Section 4.26 of this By-law. |
| 15.2.2.6 COMMUNITY GARDEN REGULATIONS | In accordance with the requirements of Section 4.27 of this By-law. |
| 15.2.2.7 ADDITIONAL DWELLING UNIT AND ADDITIONAL DWELLING UNIT – DETACHED REGULATIONS | In accordance with the requirements of Section 4.33 of this By-law. |
| 15.2.2.8 CONVERTED DWELLINGS | In accordance with the requirements of Section 4.34 of this By-law. |