

**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 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.*

*(By-law No. 24-051, April 10, 2024)*

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**

Child Care Centre  
 Community Garden  
 Duplex Dwelling  
 Educational Establishment  
 Fourplex Dwelling  
 Lodging House  
 Residential Care Facility  
 Retirement Home  
 Semi-Detached Dwelling  
 Single Detached Dwelling  
 Street Townhouse Dwelling  
 Triplex Dwelling  
 Urban Farm

*(By-law No. 24-051, April 10, 2024)*

*(By-law No. 25-155, August 06, 2025)*

*(By-law No. 25-229, December 10, 2025)*

**15.2.1.1 PROHIBITED USES**

Educational Establishment consisting of a College or University

*(By-law No. 25-229, December 10, 2025)*

**15.2.2 REGULATIONS****15.2.2.1 SINGLE DETACHED, DUPLEX DWELLING, TRIPLEX DWELLING, Child Care Centre, EDUCATIONAL ESTABLISHMENT, LODGING HOUSE, RESIDENTIAL CARE FACILITY AND RETIREMENT HOME REGULATIONS**

*(By-law No. 24-051, April 10, 2024)*

*(By-law No. 25-155, August 06, 2025)*

**SECTION 15: RESIDENTIAL ZONES**

(By-law No. 25-229, December 10, 2025)

- |  |   |
|--|---|
| a) Minimum Lot Area                        | 270.0 square metres;  |
| b) Minimum Lot Width                       | 9.0 metres;   |
| c) Minimum Setback from the Front Lot Line | <ul style="list-style-type: none"> <li>i) 4.0 metres;</li> <li>ii) Notwithstanding Section 15.2.2.1 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following: <ul style="list-style-type: none"> <li>1. Within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings, or in the case of a corner lot, within 10% of the setback from the front lot line of the adjacent dwelling sharing a side lot line.</li> <li>2. In no cases shall the setback from the front lot line be less than 0.5 metres.</li> </ul> </li> </ul> |

(By-law No. 24-051, April 10, 2024)

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|---|---|
| d) Minimum Setback from a Side Lot Line | <ul style="list-style-type: none"> <li>i) 1.2 metres;</li> <li>ii) Notwithstanding Section 15.2.2.1 d) i), 6.0 metres for an Educational Establishment</li> </ul> |
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(By-law No. 25-229, December 10, 2025)

**SECTION 15: RESIDENTIAL ZONES**

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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) Minimum Landscaped Area                  | i) 30%  |
|   | ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.<br>(By-law No. 24-051, April 10, 2024) |

**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;  |
| c) Minimum Setback from the Front Lot Line  | i) 4.0 metres;   |
|   | ii) Notwithstanding Section 15.2.2.2 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:                      |
|   | 1. Within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings, or in the case of a corner lot, within 10% of the setback from the front lot line of the adjacent dwelling sharing a |

side lot line.

2. In no cases shall the setback from the front lot line be less than 0.5 metres

(By-law No. 24-051, April 10, 2024)

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|---|---|
| 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) Minimum Landscaped Area                  | <ol style="list-style-type: none"> <li>i) 30%</li> <li>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</li> </ol>    |

(By-law No. 24-051, April 10, 2024)

### **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   | 4.0 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) Landscaped Area                          | In accordance with the requirements of Section 4.35 a) and b) of this By-law. |

(By-law No. 24-051, April 10, 2024)

#### 15.2.2.4 FOURPLEX DWELLING REGULATIONS

- |   |  |
|---|--|
| a) Minimum Lot Area                     | 300 square metres;   |
| b) Minimum Lot Width                    | 10.0 metres;   |
| c) Minimum Setback from the Street Line | <p>i) 4.0 metres;</p> <p>ii) Notwithstanding Section 15.2.2.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:</p> <ol style="list-style-type: none"> <li>1. Within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings, or in the case of a corner lot, within 10% of the setback from the front lot line of the adjacent dwelling sharing a side lot line.</li> </ol> |

2. In no cases shall the setback from the front lot line be less than 0.5 metres.

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|---|---|
| d) Minimum Setback from a Side Lot Line     | 1.2 metres, and a minimum aggregate of 3.5 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) Minimum Landscaped Area                  | <ul style="list-style-type: none"> <li>i) 30%</li> <li>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</li> </ul>  |
| i) Visual Barrier                           | <ul style="list-style-type: none"> <li>i) A Visual Barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this By-law.</li> <li>ii) Notwithstanding Section 15.2.2.4 i) i), rear yard parking shall comply with the requirements of Section 4.35 d) of this By-law.</li> </ul> |
| j) Amenity Area                             | Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.  |

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k) Waste Storage

Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.

(By-law No. 24-051, April 10, 2024)