

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW****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 RESTRICTED USES

*(NOT FINAL AND BINDING,
By-law No. 26-152, September
09, 2026)*

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

i) Residential Care Facility:

1. Within the area identified on Figure 55 of Schedule "F" – Special Figures of this By-law, every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot, measured to the lot line of any other lot

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occupied by a Residential
Care Facility.

15.2.1.2 PROHIBITED USES

Educational Establishment consisting
of a College or University

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

(NOT FINAL AND BINDING, By-law No.
26-152, September 09, 2026)

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)

(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 | i) 4.0 metres;

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:

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, |

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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)

- d) Minimum Setback from a Side Lot Line

- i) 1.2 metres;

- ii) Notwithstanding Section 15.2.2.1 d) i), 6.0 metres for an Educational Establishment

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

- 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.

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

15.2.2.2 SEMI-DETACHED DWELLING REGULATIONS

- 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;

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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)

- | | |
|---|---|
| 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 | <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> |

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

**15.2.2.3 STREET TOWNHOUSE
DWELLING REGULATIONS**

- | | |
|--|---|
| 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;
(By-law No. 24-051, April 10, 2024) |
| 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. |
| 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 | i) 4.0 metres; |

ii) Notwithstanding Section

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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:

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.

- | | |
|---|---|
| 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 | <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> |

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i) Visual Barrier

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.

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.

j) Amenity Area

Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.

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)