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			Typical Lots			Shallo	ow Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
RESIDENTIAL																
Detached Dwelling	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	✓	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	✓	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	
Detached dwelling on a CEC - road																<b>√</b>
MINIMUM LOT AREA				1								MINIMUM MODULAR LOT AREA	MINIMUM MODULAR LOT AREA	MINIMUM MODULAR LOT AREA		
Interior lot	750 m <sup>2</sup>	695 m <sup>2</sup>	550 m <sup>2</sup>	365 m <sup>2</sup>	295 m <sup>2</sup>	$320 \text{ m}^2$	285 m <sup>2</sup>	670 m <sup>2</sup>	340 m <sup>2</sup>	365 m <sup>2</sup>	295 m <sup>2</sup>	LOT TYPE A 580 m <sup>2</sup> LOT TYPE B 555 m <sup>2</sup> LOT TYPE C 590 m <sup>2</sup>	LOT TYPE A 450 m <sup>2</sup> LOT TYPE B 425 m <sup>2</sup> LOT TYPE C 450 m <sup>2</sup>	LOT TYPE A 365 m <sup>2</sup> LOT TYPE B 335 m <sup>2</sup> LOT TYPE C 355 m <sup>2</sup>	460 m <sup>2</sup>	550 m <sup>2</sup>
Corner lot	835 m <sup>2</sup>	810 m <sup>2</sup>	$720 \text{ m}^2$	500 m <sup>2</sup>	415 m <sup>2</sup>	$405 \text{ m}^2$	370 m <sup>2</sup>	780 m <sup>2</sup>	410 m <sup>2</sup>	500 m <sup>2</sup>	415 m <sup>2</sup>	Same as above	Same as above	Same as above	Same as above	CEC – corner lot 720 m <sup>2</sup>
MINIMUM ½ MODULE AREA												1 930 m <sup>2</sup>	1 480 m <sup>2</sup>	1 180 m <sup>2</sup>		
MINIMUM LOT FRONTAGE												1		1	I	
Interior lot	22.5 m	18.0 m	15.0 m	12.0 m	9.75 m	12.5 m	11.0 m	18.0 m	13.6 m	12.0 m	9.75 m	LOT TYPE A 16.0 m LOT TYPE B 24.0 m LOT TYPE C 15.5 m	LOT TYPE A 13.0 m LOT TYPE B 22.0 m LOT TYPE C 14.5 m	19.0 m	12.0 m	15.0 m
Corner lot	22.5 m	21.0 m	19.5 m	16.5 m	13.5 m	15.8 m	14.3 m	21.0 m	16.7 m	16.5 m	13.5 m	Same as above	Same as above	Same as above	Same as above	CEC – corner lot 19.5 m
MINIMUM 1/2 MODULE AREA												1 930 m <sup>2</sup>	1 480 m <sup>2</sup>	1 180 m <sup>2</sup>		

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			Typical Lots			Shallo	w Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
MAXIMUM LOT COVERAGE	25%	30%	35%	40%	40%	n/a	n/a	30%	35%	40%	40%	32%	35%	35%	40%	35%
MINIMUM FRONT YARD																
	9.0 m or					4.5 m – Lot	4.5 m – Lot					LOT TYPE A	LOT TYPE A	LOT TYPE A		
Interior lot	12.0 m where the <b>lot</b> abuts a <b>lot</b> with an existing	9.0 m	7.5 m	6.0 m	4.5 m	with a municipal sidewalk adjacent to the front lot line	with a municipal sidewalk adjacent to the <b>front lot line</b>	9.0 m	4.5 m	4.5 m	4.5 m	16.0 m	13.0 m	11.0 m	6.0 m	Interior lot/CEC -
interior lot	front yard	7.0 III	7.5 III	0.0 III	4.5 III	3.5 m – <b>Lot</b>	3.5 m – <b>Lot</b>	7.0 III	7.5 111	4.5 111	4.5 III	LOT TYPE B	LOT TYPE B	LOT TYPE B	0.0 m	corner lot 7.5 m
	of 12.0 m or more on the					without a municipal	without a municipal					24.0 m	22.0 m	19.0 m		7.5 111
	same					sidewalk	sidewalk					LOT TYPE C	LOT TYPE C	LOT TYPE C		
	street (2)					adjacent the front lot line	adjacent the front lot line					14.5 m	14.5 m	14.5 m		
						4.5 m – Lot with a municipal sidewalk adjacent to the front lot line	4.5 m – Lot with a municipal sidewalk adjacent to the front lot line									
Corner lot	7.5 m	7.5 m	6.0 m	6.0 m	4.5 m	3.5 m – Lot without a municipal sidewalk adjacent the front lot line	3.5 m – Lot without a municipal sidewalk adjacent the front lot line	-	-	-	-	-	-	-	6.0 m	-

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			Typical Lots			Shallo	w Lots		Garage Con	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Garage face - interior lot	Equal to the front yard	Equal to the <b>front</b> <b>yard</b>	Equal to the front yard	Equal to the <b>front</b> <b>yard</b>	6.0 m	5.8 m	5.8 m	Equal to the front yard and equal to or further from the front lot line than the main front entrance	6.0 m	6.0 m	6.0 m	-	-	-	-	Minimum setback from a garage face to a street, CEC - road or CEC - sidewal k 7.5 m
Garage face - corner lot	Equal to the front yard	Equal to the front yard	Equal to the front yard	Equal to the front yard	6.0 m	5.8 m	5.8 m	Equal to the front yard	6.0 m	6.0 m	6.0 m	-	-	-	-	-
MINIMUM EXTERIOR SIDE YARD	7.5 m	7.5 m	6.0 m	4.5 m	4.5 m			7.5 m	4.5 m	4.5 m	4.5 m	-	-	-	4.5 m	-
Lot with an exterior side lot line abutting a street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0 m
Lot with an exterior side lot line abutting a CEC - road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0 m
Lot with an exterior side lot line abutting a CEC - sidewalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3 m
Garage face	Equal to the <b>exterior</b> <b>side yard</b>	Equal to the <b>exterio</b> <b>r side</b> <b>yard</b>	Equal to the <b>exterior</b> <b>side yard</b>	6.0 m <sup>(2)</sup>	6.0 m <sup>(2)</sup>	5.8 m	5.8 m	Equal to the <b>exterior</b> <b>side yard</b>	6.0 m	6.0 m	6.0 m	-	-	-	-	Minimum setback from a garage face to a street, CEC - road or CEC – sidewal k 6.0 m

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			Typical Lots			Shallo	w Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
MINIMUM INTERIOR SIDE YARD																
	1.8 m on one side of the	1.8 m + 0.61 m for each additional	1.2 m + 0.61 m for each additional		1.2 m on one side of the <b>lot</b> and	1.2 m on one side of the <b>lot</b>	1.2 m on one side of the <b>lot</b>	1.8 m plus 0.61 m for each additional			1.2 m on one side of the <b>lot</b> and				Detached dwelling with an attached garage 1.2 m	1.2 m plus 0.61 m for each additional
Interior lot	lot and 4.2 m on the other side	storey or portion thereof above one storey	storey or portion thereof above one storey	1.2 m	0.61 m on the other side	and 0.61 m on the other side	and 0.61 m on the other side	storey or portion thereof above one storey	1.2 m	1.2 m	0.61 m on the other side	-	-	-	Detached dwelling without an attached garage 3.0 m on one side of the lot and 1.2 m on the other side	storey or portion thereof above one storey
Interior lot with an attached or detached garage in the rear or interior side yard that is located 15.0 m or more from the front lot line	-	-	-	-	-	-	-	3.0 m on one side and the other interior side yard may be reduced by 0.6 m, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard	3.0 m on one side and 0.6 m on the other side, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard	3.0 m on one side and 0.6 m on the other side, except that the attached garage may encroach a maximum of 2.4 m into the 3.0 m side yard	-	-	-	-	-	-

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			Typical Lots			Shallo	w Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Corner lot	3.0 m	3.0 m	1.2 m + 0.61 m for each additional storey above one storey	1.2 m	1.2 m	0.61 m	0.61 m	3.0 m	1.2 m	1.2 m	1.2 m	-	-	-	-	1.2 m plus 0.61 m for each additional storey or portion thereof above one storey
Where interior side lot line is the rear lot line of abutting parcel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.5 m
MINIMUM COMBINED WIDTH OF SIDE YARDS - INTERIOR LOT																
One storey detached dwelling	-	-	-	-	-	-	-	20% of the lot frontage or n/a if Line 8.2 of this Table applies	-	-	-	-	-	-	-	-
Dwelling having more than one <b>storey</b>	-	-	-	-	-	-	-	27% of the lot frontage or n/a if Line 8.2 of this Table applies	-	-	-	-	-	-	-	_
MINIMUM REAR YARD		1			1	l	l	I		l				l	l	1

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			Typical Lots			Shallo	w Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Interior lot	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.0 m	7.0 m	7.5 m	7.5 m	7.5 m	7.5 m	-	-	-	7.5 m	7.5 m
Corner lot	3.0 m	3.0 m	3.0 m	7.5 m	7.5 m	7.0 m	7.0 m	3.0 m	7.5 m	7.5 m	7.5 m	-	-	-	7.5 m	7.5 m
Where a <b>lot</b> abuts a <b>lot</b> with a minimum rear yard of 7.5 m	n/a	n/a	n/a	n/a	n/a	6.0 m	6.0 m	-	-	-	-	-	-	-	-	-
Where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the detached dwelling	n/a	n/a	n/a	n/a	n/a	<b>√</b>	<b>√</b>	-	-	-	-	-	-	-	-	-
Minimum setback of a detached dwelling to all lands zoned U-3	n/a	n/a	n/a	n/a	n/a	14.5 m	14.5 m	-	-	-	-	-	-	-	-	-
MAXIMUM HEIGHT	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m	-	-	-	-	10.7 m	10.7 m	10.7 m	-	10.7 m
Maximum Height - Highest Ridge: sloped roof	-	-	-	-	-	-	-	10.7 m	-	-	-	-	-	-	-	-
Maximum <b>Height</b> : sloped roof	-	-	-	-	-	-	-	-	10.7 m	10.7 m	10.7 m	-	-	-	9.5 m	-
Maximum <b>Height</b> :	-	-	-	-	-	-	-	7.5 m	7.5 m	7.5 m	7.5 m	-	-	-	7.5 m	_

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			Typical Lots			Shallo	w Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
flat roof																
Maximum height of eaves: from average grade to lower edge of eaves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.4 m	-
ENCROACHMENTS, PROJECTIONS AND SETBACKS																
Maximum projection of bay windows, greenhouse windows, and <b>porches</b> outside the building area	-	-	-	-	-	-	-	-	-	-	-	0.45 m	0.45 m	0.45 m	-	-
Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	n/a	n/a	n/a	n/a	2.5 m	2.5 m	2.5 m	n/a	1.0 m	2.5 m	2.5 m	-	-	-	-	-
Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	n/a	n/a	n/a	n/a	5.0 m	5.0 m	5.0 m	n/a	2.5 m	4.0 m	4.0 m	-	-	-	-	-

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			Typical Lots			Shallo	w Lots		Garage Con	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
For a detached dwelling more than one storey in height, where the garage projects beyond the main front entrance, a minimum of 75% of the width of the garage, measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	n/a	n/a	n/a	n/a	✓	<b>√</b>	✓	n/a	<b>√</b>	✓	✓	-	-	-	-	-
Maximum encroachment of a porch into the required front and exterior side yards	-	-	-	-	-	-	-	2.5 m	1.5 m	1.5 m	1.5 m	-	-	-	-	-
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.5 m

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			Typical Lots			Shallo	ow Lots		Garage Con	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.6 m
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey, or awning into the required rear yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.0 m
Maximum encroachment of a balcony, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0 m

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			Typical Lots			Shallo	w Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Minimum setback of a detached dwelling to a CEC - visitor parking space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3 m
Minimum setback of a detached dwelling to a CEC - amenity area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.5 m
ATTACHED GARAGE, PARKING AND DRIVEWAY																
Attached garage	Permitted	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Permitted	Permitted
Minimum parking spaces	<b>~</b>	<b>√</b>	<b>✓</b>	<b>√</b>	1	~	<b>√</b>	<b>~</b>	<b>√</b>	~	<b>√</b>	See Subsection 4.1.9 and Part 3 of By-law 0225-2007	See Subsection 4.1.9 and Part 3 of By-law 0225-2007	See Subsection 4.1.9 and Part 3 of By-law 0225-2007	<b>√</b>	<b>√</b>
Minimum visitor parking spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Minimum parking spaces within a garage	-	-	-	-	-	-	-	-	-	-	-	2	2	2	-	-
Maximum <b>driveway</b> width <sup>(4)</sup>	Width of garage door opening(s) plus 2.0 m up to a maximum of 8.5 m; if no garage door then	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door maximum	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage	Lesser of 6.1 m or 45% of <b>lot frontage</b>	Lesser of 6.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of lot frontage	6.0 m	Lesser of 8.5 m or 50% of the lot frontage	Lesser of 8.5 m or 50% of the lot frontage	Lesser of 8.5 m or 50% of the lot frontage	Lesser of 8.5 m or 50% of lot frontage	Lesser of 8.5 m or 50% of the lot frontage

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			Typical Lots			Shallo	w Lots		Garage Coi	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1 maximum	R2 garage	R3 width of	R4 maximum	R5 door	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
	width of 6.0 m	door then maximum width of 6.0 m	6.0 m	width of 6.0 m	maximum width of 6.0 m											
Maximum width of an attached <b>garage</b> : measured from the inside face of the garage walls	n/a	n/a	n/a	n/a	n/a	Lesser of 6.1 m or 45% of <b>lot frontage</b>	Lesser of 6.5 m or 50% of lot frontage	-	-	-	-	-	-	-	-	-
Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	30% of the front yard and/or exterior side yard	-		-	-	-	-	-	-	-	-	-
ACCESSORY BUILDINGS AND STRUCTURES	✓	<b>√</b>	<b>√</b>	<b>✓</b>	<b>√</b>	<b>√</b>	✓	✓	<b>√</b>	<b>√</b>	<b>√</b>	✓	✓	<b>√</b>	<b>√</b>	<b>✓</b>
Maximum gross floor area of an accessory structure shall not exceed 10% of the lot area and must be located in the buildable area identified on Figure 4.5.1 of this By-law and only to the rear of the dwelling and/or garage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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			Typical Lots			Shallo	ow Lots		Garage Co	ntrol Lots			Modular Lots		Port Credit	Detached Dwellings on a CEC-ROAD
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
Accessory buildings and structures with a gross floor area of 10 m² or less and a height of 4.6 m or less may be located outside the buildable area identified on Figure 4.5.1 of this By-law provided that they are located to the rear of the dwelling and/or garage and not closer than 1.0 m from a lot line												✓	<b>✓</b>	<b>√</b>		
MINIMUM LANDSCAPED AREA				1												
AREA 1	-	-	-	-	-	-	-	-	-	-	-	9%	10%	11%	-	-
AREAS 2, 3	-	-	-	_	-	-	-	-	-	-	-	25%	25%	25%	-	-
AREAS 4, 4a	-	-	-	-	-	-	-	-	-	-	-	25%	25%	25%	-	-
MAXIMUM DWELLING UNIT DEPTH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.0 m	-
CEC - ROAD, AISLES AND SIDEWALKS			,	,				<u>,                                      </u>	•	,						
Minimum width of a CEC - road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.0 m
Minimum width of a CEC - road with an abutting parallel common visitor parking space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0 m

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	Typical Lots				Shallow Lots		Garage Control Lots				Modular Lots			Port Credit	Detached Dwellings on a CEC-ROAD	
ZONES	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16
CEC - roads and aisles are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>✓</b>
Minimum width of a sidewalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.0 m