

Jurisdictional Scan of Comparable Municipalities

Municipality	Number of Zones Permitting Single Detached Dwellings	Number of Zones Permitting exclusively Detached Dwellings	Summary
Toronto (569-2013)	5	1	<p>Zoning By-law 569-2013 is a consolidation of the zoning by-laws of Toronto's pre-amalgamation municipalities. There are five low density residential zones which permit detached houses, among other low density dwelling types. Below is a summary of the lot standards for single detached dwellings in these zones:</p> <p>Residential "R"</p> <ul style="list-style-type: none"> • Refer to Zoning By-law Map for minimum lot frontage and minimum lot area • If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 6.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres <p>Residential Detached "RD"</p> <ul style="list-style-type: none"> • Refer to Zoning By-law Map for minimum lot frontage and minimum lot area • If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 12.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres <p>Residential Semi-Detached "RS"</p> <ul style="list-style-type: none"> • Refer to Zoning By-law Map for minimum lot frontage and minimum lot area • If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 15.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres

			<p>Residential “RT”</p> <ul style="list-style-type: none"> • Refer to Zoning By-law Map for minimum lot frontage and minimum lot area • If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 6.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres <p>Residential Multiple “RM”</p> <ul style="list-style-type: none"> • Refer to Zoning By-law Map for minimum lot frontage and minimum lot area • If these standards are not present on the Zoning By-law Map, the minimum lot frontage is 12.0 m and minimum lot area is the required minimum lot frontage multiplied by 30 metres
Hamilton (05-200)	2	0	<p>By-law 05-200 has three low density residential zones and covers residential zones in Hamilton’s urban area. By-law 05-200 introduced three new low density residential zones replacing 40+ found in the City’s former municipal zoning by-law. Two of the three new zones permit detached dwellings. Both of these zones permit single detached, duplexes, semi-detached dwellings and street townhouse dwellings. Below is a summary of the lot standards for single detached dwellings in these zones:</p> <ul style="list-style-type: none"> • R1 - Minimum lot frontage of 12.0 m and minimum lot area of 360.0 sq m • R1a - Minimum lot frontage of 9.0 m and minimum lot area of 270.0 sq m
Ottawa (2008-250)	5	1	<p>By-law 2008-250 is a consolidation of the City’s of Ottawa’s zoning by-laws. The City of Ottawa has five residential zones, which all permit detached dwellings among other dwelling types. There are no standard minimum lot frontages and minimum lot areas for the zones. Within each zone there are more than 25 subzones which set out minimum lot frontage and lot area.</p>

Guelph (2023-20790)	2	0	<p>By-law 2021-20790 has four low density residential zones. Two of these zones (RL.1 and RL.2) permit single detached dwellings, semi-detached dwellings and duplex dwellings as well as small multi-unit residential buildings and on-street townhouses. The remaining two zones (RL.3 and RL.4) permit townhouses and small scale apartment buildings, respectively. Below is a summary of the lot standards for single detached dwellings in these zones:</p> <ul style="list-style-type: none"> • RL.1 - Minimum lot frontage of 15.0 m and minimum lot area of 460 sq m • RL.2 - Minimum lot frontage of 9.0 m (interior lot) and 12.0 m (corner lot) and minimum lot area of 275 sq m
Vaughan (001-2021)	6	4	<p>By-law 001-2021 has six low density residential zones. Four of these zones only permit single detached dwellings, with the Fourth Density Residential and Fifth Density Residential zones also permitting semi-detached dwellings. Within these six low density residential zones, there are a total of 15 different lot standards for single detached dwellings. Below is a summary of the lot standards for detached dwellings in these zones:</p> <p>RE (Estate Residential)</p> <ul style="list-style-type: none"> • Minimum lot frontage of 45 m and minimum lot area 4,000 sq m <p>First Density Residential Zones</p> <ul style="list-style-type: none"> • R1 - Minimum lot frontage of 18 m and minimum lot area of 420 sq m • R1A – Minimum lot frontage of 18 m and minimum lot area of 540 sq m • R1B – Minimum lot frontage of 18 m and minimum lot area of 600 sq m • R1C – Minimum lot frontage of 24 m and minimum lot area of 950 sq m • R1D – Minimum lot frontage of 24 m and minimum lot area of 1400 sq m • R1E – Minimum lot frontage of 30 m and minimum lot area of 845 sq m <p>Second and Third Density Residential Zones</p> <ul style="list-style-type: none"> • R2 – Minimum lot frontage of 15 m and minimum lot area of 350 sq m

			<ul style="list-style-type: none"> • R2A – Minimum lot frontage of 15 m and minimum lot area of 450 sq m • R3 – Minimum lot frontage of 12 m and minimum lot area of 315 sq m • R3A – Minimum lot frontage of 12 m and minimum lot area of 320 sq m <p>Fourth and Fifth Density Residential Zones</p> <ul style="list-style-type: none"> • R4 - Minimum lot frontage of 9 m and minimum lot area of 240 sq m • R4A - Minimum lot frontage of 9 m and minimum lot area of 225 sq m • R5 - Minimum lot frontage of 7.5 m and minimum lot area of 225 sq m • R5A - Minimum lot frontage of 9 m and minimum lot area of 225 sq m
Milton (016-2014)	3	0	<p>By-law 016-2014 has two low density residential zones. Both zones permit detached dwellings, duplexes and semi-detached dwellings. The minimum lot frontage and lot depth regulations are the same for both zones. The two zones are differentiated by side yard setbacks and maximum building height. Below is a summary of the lot standards for detached dwellings in these zones:</p> <p>RLD and RLD1</p> <ul style="list-style-type: none"> • Detached dwelling/Duplex dwelling - Minimum lot frontage of 15.0 m and minimum lot depth is 30 m
Oakville (2014-014)	10	6	<p>By-law 2014-014 has 11 low density residential zones, six of which only permit single detached dwellings. Below is a summary of the lot standards for detached dwellings in these zones:</p> <ul style="list-style-type: none"> • RL1- Minimum lot frontage of 30.5 m and minimum lot area of 1395.5 sq m • RL2 - Minimum lot frontage of 22.5 m and minimum lot area of 836.0 sq m • RL3 - Minimum lot frontage of 18.0 m and minimum lot area of 557.5 sq m • RL4 - Minimum lot frontage of 16.5 m and minimum lot area of 511.0 sq m

			<ul style="list-style-type: none"> • RL5 - Minimum lot frontage of 15.0 m and minimum lot area of 464.5 sq m • RL6 - Minimum lot frontage of 11.0 m and minimum lot area of 250.0 sq m • RL7 - Minimum lot frontage of 18.5 m and minimum lot area of 557.5 sq m • RL8 - Minimum lot frontage of 12.0 m and minimum lot area of 360.0 sq m • RL9 - Minimum lot frontage of 9.0 m and minimum lot area of 270.0 sq m • RL10 - Minimum lot frontage of 15.0 m and minimum lot area of 464.5 sq m
Burlington (2020)	3	3	<p>By-law 2020 has three residential zones which permit only detached dwellings. Within each of these zones, there are subzones with minimum lot frontage and lot area requirements. In total, there are 10 subzones with different lot frontage and area standards. Below is a summary of the lot standards for detached dwellings in these zones:</p> <p>R1</p> <ul style="list-style-type: none"> • R1.1 – Minimum lot frontage of 30 m and minimum lot area of 1850 sq m • R1.2 – Minimum lot frontage of 24 m and minimum lot area of 925 sq m <p>R2</p> <ul style="list-style-type: none"> • R2.1 – Minimum lot frontage of 18 m and minimum lot area of 700 sq m • R2.2 – Minimum lot frontage of 18 m and minimum lot area of 700 sq m • R2.3 – Minimum lot frontage of 18 m and minimum lot area of 680 sq m • R2.4– Minimum lot frontage of 16 m and minimum lot area of 600 sq m <p>R3</p> <ul style="list-style-type: none"> • R3.1 – Minimum lot frontage of 15 m and minimum lot area of 700 sq m • R3.2 – Minimum lot frontage of 15 m and minimum lot area of 700 sq m • R3.3 – Minimum lot frontage of 13 m and minimum lot area of 680 sq m

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