

R1 Residential – Regulations

SITE DEVELOPMENT REGULATIONS

Single-detached, RTM and Modular Homes

Minimum site area	360 m ² (3875 ft ²) with a lane, 450 m ² (4844 ft ²) without a lane
Minimum floor area	100 m ² (1076 ft ²)
Minimum site frontage	12 meters (39 feet) with a lane, 15 meters (49 feet) without a lane
Maximum Height	9.0 meters (30 feet) for Principal Buildings
Maximum site coverage	35% and 40% on a corner site
Minimum parking spaces	2
Minimum front yard	7.5 meters (24.6 feet)
Minimum rear yard	7.5 meters (24.6 feet)
Minimum side yard	1.5 meters (5 feet), unless on a corner site, the side yard shall be 2.5 meters (8.2 feet)

Semi-detached and duplex dwelling (per unit)

Minimum site area	255 m ² (2745 ft ²) with a lane, 315 m ² (3390 ft ²) without a lane
Minimum floor area	70 m ² (753 ft ²)
Minimum site frontage	8.5 meters (28 feet) with a lane, 10.5 meters (34.5 feet) without a lane
Maximum Height	9.0 meters (30 feet) for Principal Buildings
Maximum site coverage	40% and 50% on a corner site
Minimum parking spaces	2
Minimum front yard	7.5 meters (24.6 feet)
Minimum rear yard	7.5 meters (24.6 feet)
Minimum side yard	1.5 meters (5 feet)

Multi-unit dwellings

Minimum site area	603 m ² (6490 ft ²) plus 93 m ² (1000 ft ²) per ground floor unit over 3
Minimum floor area	28 m ² (301 ft ²) for 2 bedroom, 45 m ² (484 ft ²) for 3 bedroom.
Minimum site frontage	23 meters (248 feet)
Maximum Height	9.0 meters (30 feet) for Principal Buildings
Maximum site coverage	50%
Minimum parking spaces	1
Minimum front yard	7.5 meters (24.6 feet)

Minimum rear yard	7.5 meters (24.6 feet)
Minimum side yard	3.5 meters (11.5 feet) or half the average of wall height, whichever is greater.

ACCESSORY BUILDINGS AND STRUCTURES

Minimum yard setbacks	A minimum 6.0 meters (20 feet) from the front site line, 1.2 meters (4 feet) from the principal building, and 0.8 meters (2.6 feet) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 meters (12 feet).
Maximum floor area and height	All accessory buildings shall not exceed 15% site coverage in area and shall not exceed 4.0 meters (13.12 feet) in height from grade level to the underside of the eaves.
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 meters from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 2.0 meters (6.5 feet) from the site line abutting the lane.