

Comparison of Districts

Regulation Summary	R1	R2	RX	RXL
Permitted Uses	secondary suites, single-detached house, group home, park.	duplex, secondary suite, semi-detached, single-detached house, group home, park.	duplex, garage suite, garden suite, secondary suite, semi-detached, single-detached, group home, park, townhousing.	duplex, garage suite, garden suite, secondary suite, semi-detached, single-detached, group home, park, street-oriented townhousing.
Discretionary Uses	bed and breakfast, duplex, garden suite, garage suite, semi-detached, home occupation, public utility building, raffle home, residential sales centre, show home, supportive housing.	bed and breakfast, garden suite, garage suite, semi-detached, home occupation, public utility building, raffle home, residential sales centre, show home, supportive housing.	bed and breakfast, home occupation, public utility building, raffle home, residential sales centre, show home, supportive housing.	bed and breakfast, home occupation, public utility building, raffle home, residential sales centre, show home, supportive housing.
Floor Area	Minimum gross floor area 90 sq. m.	Minimum gross floor area 75 sq. m.	Minimum gross floor area 75 sq. m.	Minimum gross floor area 75 sq. m.
Lot Width	Single-detached house: 10 m interior lot and 13 m on a corner lot.	Duplex: 13 m interior lot and 15 m corner lot. Semi-detached: 8 m per interior unit and 10 m on a corner unit.	Single-detached house: 10 m interior lot and 13 m corner lot. Duplex: 13 m interior lot and 15 m on a corner lot. Semi-detached: 8 m per interior unit and 10 m corner lot. Zero lot-line single-detached 8.9 m interior	Single-detached house: 8.6 m interior and 10.4 m on a corner. Duplex: 13 m interior lot and 15 m on a corner lot. Semi-detached: 7.4 m interior and 9.1 m corner lot.

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			lot and 12.2 m corner lot.	Zero lot-line single-detached 7.7 m interior lot and 9.2 m corner lot.
Lot Frontage for townhouse			25 m when developed on a single titled parcel.	25 m when developed on a single titled parcel.
Maximum Lot Size/Lot Area	2,000 sq. m.	2,000 sq. m.	1,000 sq. m 0.075 ha for townhousing developed as multiple units on a single titled parcel.	1,000 sq. m 0.075 ha for townhousing developed as multiple units on a single titled parcel.
Lot Coverage	40% principal building and 42% including accessory buildings.	Max lot coverage 47%.	40% principal building and 42% including accessory buildings. Duplex or semi-detached is 47%. Zero-lot-line 45% principal & garage, 47% including accessory buildings. Townhousing see section 8.29.	40% principal building and 42% including accessory buildings. Duplex or semi-detached is 47%. Zero-lot-line 45% principal & garage, 47% including accessory buildings. Townhousing see section 8.29.
Building Height	11.5 m for walkout lot or drive under-garage. 11 m in all other cases.	11.5 m for walkout lot or drive under-garage. 11 m in all other cases.	11.5 m for walkout lot or drive under-garage. 11 m in all other cases.	11.5 m for walkout lot or drive under-garage. 11 m in all other cases.
Front Yard Setbacks	6 m	6 m	6 m	4.5 m
Side yard setbacks	Depends on lot width, between 1.25 m and 1.8 m.	Depends on lot width, between 1.25 m and 1.8 m.	Depends on lot width between, 1.25 m and 1.8 m.	Depends on lot width between, 1.25 m and 1.8 m.

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			Zero lot-line one side yard is zero other side yard is 1.5 m to 2.05 m.	Zero lot-line one side yard is zero other side yard is 1.5 m to 2.05 m.
	On a corner lot flanking a public roadway min side yard building setback is 4 m.	On a corner lot flanking a public roadway min side yard building setback is 4 m.	On a corner lot flanking a public roadway min side yard building setback is 3 m.	On a corner lot flanking a public roadway min side yard building setback is 3 m.
			Minimum side yard setback for a townhouse end unit, adjoining a single-detached dwelling property line is 1.8 m.	Minimum side yard setback for a townhouse end unit, adjoining a single-detached dwelling property line is 1.8 m.
	On a corner lot, the minimum setback to an architectural projection is 3.4 m on the side facing the flanking public roadway.	On a corner lot, the minimum setback to an architectural projection is 3.4 m on the side facing the flanking public roadway.	On a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway. Zero lot-line no side yard projections.	On a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway. Zero lot-line no side yard projections.
Rear Yard Setback for principal building	6 m with attached garage or carport on a corner. 4.5 m on a corner lot when the principal dwelling with an attached garage faces the flanking public roadway. 10 m in all other cases.	6 m with attached garage or carport on a corner. 4.5 m on a corner lot when the principal dwelling with an attached garage faces the flanking public roadway. 10 m in all other cases.	6 m with attached garage or carport on a corner. 10 m in all other cases.	6 m with attached garage or carport on a corner. 10 m in all other cases.

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Townhousing Parking & Vehicular Access			Provided from common internal roadway.	
Parking & Vehicular Access				Only provided from a lane or common internal roadway.
Dwelling Mix			Townhousing not exceed 25% of total number of dwellings within the combined areas districted RX and RXL on lands governed by an ASP.	Townhousing not exceed 25% of total number of dwellings within the combined areas districted RX and RXL on lands governed by an ASP.
			Notwithstanding clause (a), the dwelling mix in clause (a) may apply to an existing Area Structure Plan, as long as any dwelling, single-detached house; dwelling, two family, or townhousing located on a lot less than 10 m in width is located at least 90 m away from any lot within said neighbourhood that was registered prior to the date that this Bylaw came into force.	Notwithstanding clause (a), the dwelling mix in clause (a) may apply to an existing Area Structure Plan, as long as any dwelling, single-detached house; dwelling, two family, or townhousing located on a lot less than 10 m in width is located at least 90 m away from any lot within said neighbourhood that was registered prior to the date that this Bylaw came into force.