

R4 Zone: Singles, Link Dwellings, and Townhouses

Requirement	R4 (By-law 54-2022)	R4 (Draft by-law, 2025)	Proposed (Excedences flagged in red)
Single-Detached Dwelling			
Minimum Lot Area	240 m²	240 m²	240 m²
Minimum Lot Frontage	9.0 m	9.0 m	9.0 m
Maximum Lot Coverage	55%	55%	55%
Maximum Height	N/A	10 m	12 m
Minimum Front Yard	5 m, 5.5 m where an attached garage is provided	5 m 5.5 m where an attached garage is provided	5.5 m
Minimum Rear Yard	6.0 m	6.0 m	6.0 m
Minimum Exterior Side Yard	2.5 m	2.5 m	2.5 m
Minimum Interior Side Yard	1.8 m on one side and 0.6 m on the other Where there is a corner lot on which only one interior side yard is located, the minimum side yard setback equals the minimum required for at least one yard	1.8 m on one side and 0.6 m on the other Where there is a corner lot on which only one interior side yard is located, the minimum side yard setback equals the minimum required for at least one yard	1.5 m
Minimum Landscaped Open Space	N/A	35%	35%
Semi-Detached Dwelling (applied to Link Dwellings)			
Minimum Lot Area per dwelling unit	137 m²	137 m²	137 m²
Minimum Lot Frontage per dwelling unit	5.5 m	5.5 m	5.5 m
Maximum Lot Coverage	65%	65%	65%
Maximum Height	14 m	14 m	14 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	3 m 5.5 m where an attached garage is provided	2.5 m
Minimum Rear Yard	6.0 m	6.0 m	N/A rear yard is enclosed. Garage faces rear lane with a 0.9 m setback
Minimum Exterior Side Yard	2.5 m (Corner-Yard)	2.5 m	2.5 m
Minimum Interior Side Yard	1.5 m	1.5 m	1.1 m
Minimum Landscaped Open Space	N/A	35%	35%
Townhouse Dwelling			
Minimum Lot Area per dwelling unit	137 m²	137 m²	100 m² for 5m towns with no garage 137 m² for all other towns
Minimum Lot Frontage	5.5 m	5.5 m	5.5 m
Maximum Lot Coverage	65%	65%	65%
Maximum Height	14 m	14 m	14 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	3 m 5.5 m where an attached garage is provided	1.2 m for 5m towns towns with no garage 4.5 m on towns with attached garage (6.0 m to face of garage)
Minimum Rear Yard	6 m	6 m	4.5 m on 5 m towns 6.0 m on all other towns
Minimum Exterior Side Yard	2.5 m (Corner-Yard)	2.5 m	0.8 m
Minimum Interior Side Yard	1.5 m	1.5 m	1.2 m
Minimum Landscaped Open Space	N/A	35%	35%

R3 Zone: Apartment Dwelling

Requirement	R3 (By-law 1816-2006)	R3 (Draft by-law, 2025)	Proposed (Excedences flagged in red)
Apartment Dwelling			
Minimum Lot Area	232 m2 per unit for first four units, plus 46 m2 for each additional unit	928 m²	1000 m²
Minimum Lot Frontage	23 m	20 m	23 m
Maximum Lot Coverage	35%	35%	35%
Maximum Height	15 m	18 m	30 m
Minimum Front Yard	3 m	3 m	6 m
Minimum Rear Yard Setback between Units	7.5 m	7.5 m	7.5 m
Minimum Exterior Side Yard	3 m	3 m	6 m
Minimum Interior Side Yard	4.5 m	4.5 m	6 m
Minimum Landscaped Open Space	35%	35%	35%
Minimum contiguous Amenity Area, excluding private outdoor space	N/A	The greater of 5.6 m2 per dwelling unit or 10% of the lot area.	10 m2/unit

Other Provisions

Requirement	BY-LAW NO. 1816-2006	ZBA 2025	Proposed (Excedences flagged in red)
Minimum Parking			
Residential			
	1.25 spaces per dwelling unit for apartment dwellings located in Picton Ward.		
	1.5 spaces per dwelling unit for apartment dwellings located in other areas of the County.	1.2 spaces per dwelling unit for apartment dwellings	1.1
Apartment Dwelling			
Townhouse or Multiple Unit Dwelling	1.5 spaces per dwelling unit.	1.5 spaces per dwelling unit.	1.5
Single Detached and Semi-detached Dwellings	2 spaces per dwelling unit.	2 spaces per dwelling unit.	2