

Comparison of Zones			
Zone Regs	RR3 – Rural Residential (Current)	RM4 – Low Density Multi Housing (Proposed Zone)	RM2 – Low Density Row Housing (Option)
Principal Uses	<ul style="list-style-type: none"> • group home, minor • single dwelling housing • scale multiple housing 	<ul style="list-style-type: none"> • boarding / lodging / congregate • group home, major • multiple dwelling housing • two dwelling housing 	<ul style="list-style-type: none"> • multiple dwelling housing • two dwelling housing
Secondary Uses	<ul style="list-style-type: none"> • accessory or secondary suite • bed and breakfast homes • care centre, minor • home occupations • short term vacation rental • utility services, minor impact 	<ul style="list-style-type: none"> • care centres, major • home occupation • utility services, minor impact 	<ul style="list-style-type: none"> • care centres, minor • home occupation • utility services, minor impact
Buildings & Structures	<ul style="list-style-type: none"> • one single detached house • accessory buildings / structures • small-scale multiple housing 	<ul style="list-style-type: none"> • apartment housing • duplex housing • row housing (regular & stacked) • semi-detached housing • accessory buildings / structures 	<ul style="list-style-type: none"> • duplex housing • row housing • semi-detached housing • accessory buildings / structures
Site Coverage	<ul style="list-style-type: none"> • 40%, not to exceed 50% combined with driveways and parking areas 	<ul style="list-style-type: none"> • 45% not to exceed 65% combined with driveways and parking areas 	<ul style="list-style-type: none"> • 45%, not to exceed 50% combined with driveways and parking areas
Height	<ul style="list-style-type: none"> • 9.5m/2.5 storeys – SFD • 11m/3 storeys – SSMUH 	<ul style="list-style-type: none"> • 12.4m/3 storeys 	<ul style="list-style-type: none"> • 9.5m / 2.5 storeys
Density	<ul style="list-style-type: none"> • 1 SFD per lot 	<ul style="list-style-type: none"> • 0.65 FAR, up to 0.75 with bonus 	<ul style="list-style-type: none"> • 0.50 FAR, up to 0.55 with bonus
Setbacks	RR3 Zone	RM4 Zone	RM2 Zone
Min. Front Yard	<ul style="list-style-type: none"> • 4.5m, except 6.0m to garage door or carport entrance 	<ul style="list-style-type: none"> • 6.0m 	<ul style="list-style-type: none"> • 4.5m, except 6.0m to garage door or carport entrance

Attachment D-ASP00002-Zoning Analysis

Min. Side Yard	<ul style="list-style-type: none"> • 3.0m, but 4.0m from side street • 1.5m for SSMUH with exceptions to 4.0m or 6.0m 	<ul style="list-style-type: none"> • 2.3m up to 2 storeys • 4.5m over 2 storeys 	<ul style="list-style-type: none"> • 4.0m up to 1.5 storeys • 4.5m up to 2.5 storeys
Min. Rear Yard	<ul style="list-style-type: none"> • 6.0m 	<ul style="list-style-type: none"> • 7.5m 	<ul style="list-style-type: none"> • 6.0m up to 1.5 storeys • 7.5m up to 2.5 storeys
Landscaping	RR3 Zone	RM4 Zone	RM2 Zone
Front	<ul style="list-style-type: none"> • Level 1: no specific guidelines 	<ul style="list-style-type: none"> • Level 2: 3.0m buffer with opaque barrier or vegetative buffer • Level 3: 3.0m buffer using vegetative buffer or opaque barrier 	
Sides & Rear			
Parking	RR3 Zone	RM4 Zone	RM2 Zone
Vehicle Parking	<ul style="list-style-type: none"> • 2 spaces for each of the 1st and 2nd principal dwelling units. • 1 space for each of 3rd and 4th principal dwelling units. 	<ul style="list-style-type: none"> • 1 per bachelor dwelling unit, plus • 1.25 per 1-bedroom dwelling unit, plus • 1.5 per 2-bedroom dwelling unit, plus • 2 per 3-or-more bedroom dwelling unit, and • Of required spaces, 1 visitor stall designated for every 7 units 	
Bicycle Class I Bicycle Class II	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Class I: 0.5 per dwelling unit • Class II: 0.1 per dwelling unit 	
Drive Aisle	<ul style="list-style-type: none"> • 6.5m wide for two-way aisles serving 90-degree parking • 6m wide for two-way aisles without adjacent parking 	<ul style="list-style-type: none"> • 7.0 m wide for two way aisles and for all 90 degree parking. • 5.5 m wide for one way aisles and for 60 degree parking, • 3.6 m wide for 45 degree parking • 3.5 m wide for parallel parking 	
Other	RR3 Zone	RM4 Zone	RM2 Zone
Private Open Space	<ul style="list-style-type: none"> • 7.5m² min. for SSMUH 	<ul style="list-style-type: none"> • 7.5m² per bachelor unit • 15m² per 1 bedroom • 25.0m² more than 1 bedroom 	<ul style="list-style-type: none"> • 25m² per dwelling
Daylighting Standards	<ul style="list-style-type: none"> • 65 degree angular plane requirement for buildings more than 10.0m in height / 2 storeys 		