

RR2 to RU1 Zoning Comparison

DEVELOPMENT REGULATIONS		
CRITERIA	RR2 Zone	RU1 Zone - PROPOSAL
Principle Uses	<ul style="list-style-type: none"> group home, minor single dwelling housing 	<ul style="list-style-type: none"> group homes, minor single dwelling housing small-scale multiple housing
Secondary Uses	<ul style="list-style-type: none"> animal clinics, major animal clinics, minor bed and breakfast homes care centre, minor home occupations hobby farms secondary suite or accessory suite utility services, minor impact short term vacation rental 	<ul style="list-style-type: none"> bed and breakfast homes care centres, minor home occupations secondary suite utility services, minor impact short term vacation rental accessory suite
Buildings and Structures Permitted	<ul style="list-style-type: none"> one single detached house (which may contain a secondary suite); accessory buildings or structures (which may contain an accessory suite) 	<ul style="list-style-type: none"> one single detached house accessory buildings or structures small-scale multiple housing
Site Coverage	Max. 20%	<ul style="list-style-type: none"> Single Dwelling Housing and Group Home, Minor: maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%. Small-Scale Multiple Housing: maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%
Height	<ul style="list-style-type: none"> Max. height is lesser of 9.5m or 2½ storeys, except lesser of 8.0 m or 1½ storeys for accessory buildings and 13.0m for accessory structures. 	<ul style="list-style-type: none"> Single Dwelling Housing and Group Home, Minor: maximum height is the lesser of 9.5 m or 2 ½ storeys Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys. Accessory buildings and structures: The maximum height is 5.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.
Front Yard Setback	<ul style="list-style-type: none"> Min. 6.0m 	<ul style="list-style-type: none"> Min. 4.5m for Single Dwelling Housing and Group Home, Minor, except 6.0m to a garage door or carport entrance having vehicular entry from the front

Attachment D – RR2 to RU1 Zoning Comparison

Side Yard Setback	<ul style="list-style-type: none"> Min. 3.0m except 4.0m for flanking street 	<ul style="list-style-type: none"> Single Dwelling Housing and Group Home, Minor: The minimum side yard is 2.0m, except that it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street Small-Scale Multiple Housing: The minimum side yard is 1.5 m except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.
Rear Yard Setback	<ul style="list-style-type: none"> Min. 10.0m except 3.0m for accessory building 	<ul style="list-style-type: none"> Single Dwelling Housing and Group Home, Minor: The minimum rear yard is 6.0 m except where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance. Small-Scale Multiple Housing: The minimum rear yard is 3 m Accessory Buildings and Structures: The minimum rear yard is 1.5m, except it is 3 m for an accessory building containing an accessory suit
Setback Between Principal Buildings		<ul style="list-style-type: none"> Min. 3.0m