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Residential Report

Town of Whitby Comprehensive Zoning By-law Study

October 2020

IN THE ZONE

Prepared For:

Whitby

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1. Introduction



This report forms part of the Whitby Zoning By-law Review Study, a comprehensive phased undertaking that sets out to update Whitby's existing zoning by-laws into a new single Comprehensive Zoning By-law for the Town. The overall intent of the Zoning By-law Review Study is to create a new zoning by-law that will implement the Official Plan, that is clear, concise and easy to read and that provides necessary land use and built form direction while being flexible in implementation where appropriate.

As part of the Whitby Zoning By-law Review Study, the objective of this report is to review and evaluate the existing residential zones in the Town of Whitby's Zoning By-laws.

The undertaking includes a review of residential zones within Zoning By-Law #1784 ("1784"), Zoning By-Law #2585 ("2585") and Oak Ridges Moraine Zoning By-Law #5581-05 ("5581-05"). The purpose of the review is to understand how the residential zones in each zoning by-law are laid out and if each zoning by-law has components that can be carried forward, if appropriate, into Whitby's new Comprehensive Zoning By-law. The undertaking also included a review of other municipalities' zoning by-laws to gain insight into requirements for residential zones that should be addressed in the new Comprehensive Zoning By-law. The information summarized in this report is intended to assist in determining how to structure Whitby's new Comprehensive Zoning By-law.

There are some mixed-use zones within Whitby which permit residential and commercial uses, however, these zones will be addressed in other future reports produced as part of this Study. The primary focus of this report will be on existing zones which primarily permit residential uses.

The scope of this Study includes the entirety of Whitby, with the exception of the Brooklin Community Secondary Plan expansion area ("Brooklin expansion area").

Section 2 of this report broadly outlines the structure of the residential zones in the three Whitby zoning by-laws.

Section 3 summarizes Whitby's existing residential zones, including permitted uses and the standards within each residential zone.

Section 4 outlines a review of best practices from the zoning by-laws of other Ontario municipalities.

Section 5 highlights inconsistencies between the designations in the Town's Official Plan and existing zoning that applies to those designations.

Section 6 highlights lessons learned from the review of past minor variances.

Section 7 includes an analysis of the Town's established residential areas.

Section 8 summarizes key considerations from the analysis in this report.

Section 9 addresses next steps for the Study.

2. Residential Zones in the Existing Zoning By-Laws

2.1 Zoning By-Law 1784

Zoning By-law 1784 contains a number of residential zones, which include:

- First Density Residential (R1) Zone
- Second Density Residential (R2) Zone
- Third Density Residential (R3) Zone
- Residential (R1A*) Zone
- Residential (R2A*) Zone
- Residential (R2B*) Zone
- Residential (R2C*) Zone
- Residential (R2D*) Zone
- Residential (R2E*) Zone
- Residential (R3A*) Zone
- Residential (R3B*) Zone
- Residential (R3C*) Zone
- Residential (R3D*) Zone
- Residential (R4A*) Zone
- Residential (R4B*) Zone
- Residential (R4C*) Zone
- Residential (R5A*) Zone
- Residential (R2A*-WS) Wide Shallow Zone
- Residential (R2B*-WS) Wide Shallow Zone
- Residential (R2C*-WS) Wide Shallow Zone
- Residential (R2D*-WS) Wide Shallow Zone
- Residential (R3A*-WS) Wide Shallow Zone
- Brooklin Secondary Plan Residential (R1-BP) Zones
- Brooklin Secondary Plan Residential (R2-BP) Zones
- Brooklin Secondary Plan Residential (R3-BP) Zones

In addition, the Village of Brooklin Central Core Area in Section 13 of the zoning by-law contains the following two residential zones:

- R1-VB
- R2-VB

The West Whitby Secondary Plan Area in Section 14 of the Zoning By-law 1784 additionally contains the following three residential zones:

- Low Density (LD) Zone

- Medium Density (MD) Zone
- High Density (HD) Zone

These zones permit a wide range of residential uses including but not limited: to single detached dwellings; semi-detached; triplex and fourplex dwellings; block, street, and back to back townhouse dwellings; apartment dwelling houses; and retirement homes. Some of the residential zones additionally permit institutional related residential uses such as long term care facilities and recreational uses such as golf courses and athletic clubs.

The majority of the residential zone sections within Zoning By-law 1784 provide a list of zone provisions specific to that zone. These lists typically include matters of lot, yard and building height requirements, while some zones also address matters of density, floor area and floor space index, driveway location, distance between buildings on the same lot and private amenity space, among others.

Many of the residential zones within Zoning By-law 1784 permit only one use, such as single detached dwellings, and address provisions specific to that use. Other zones permit a number of different dwelling types and outline unique provisions for each type. For example, the R4C zone permits eight different dwelling types and contains relevant provisions for each permitted use.

The zone provisions within the West Whitby Secondary Plan Area (LD, MD, and HD Zones) are outlined in individual tables within Section 14 of the zoning by-law.

2.2 Zoning By-law 2585

Zoning By-law 2585 contains seven residential zones, which include:

- Residential Type 1 Zone (R1)
- Residential Type 2 Zone (R2)
- Residential Type 3 Zone (R3)
- Residential Type 4 Zone (R4)
- Residential Type 4C Zone (R4C)
- Residential Type 5 Zone (R5)
- Residential Type 5A Zone (R5A)

In addition, within Section 26 of the zoning by-law, the following residential zones are located within the Downtown Secondary Plan Area:

- Residential Type 1 – Downtown Zone (R1-DT)
- Residential Type 2 – Downtown Zone (R2-DT)
- Residential Type 3 – Downtown Zone (R3-DT)
- Residential Type 4 – Downtown Zone (R4-DT)

- Residential Type 5 – Downtown Zone (R5-DT)
- Residential Type 6 – Downtown Zone (R6-DT)

While the R1, R1-DT and R2 Zones only permit residential uses in the form of single-detached dwellings, the R2-DT, R3, R3-DT, R4, R4C, R4-DT, R5, R5-DT and R6-DT zones all permit a broad range of residential dwelling types ranging from single detached dwellings to apartment buildings.

For the majority of the residential zones in Zoning By-law 2585, each zone section outlines a list of permitted uses and directs the reader that residential zone provisions shall be "in accordance with the provisions of Section 7 hereof". Section 7 sets out lot, yard and other requirements for the following housing types:

- Single Detached Dwelling
- Semi-Detached Dwelling House
- Duplex Dwelling House
- Triplex Dwelling House
- Semi-Detached Duplex Dwelling House
- Converted Dwelling House
- Boarding or Lodging House
- Apartment Dwelling House or Dwelling Unit in a Portion of a Non-Residential Building
- Group Housing
- Link Dwelling House
- Street Townhouse Dwelling
- Block Townhousing and Maisonette Dwelling House

Additional provisions are included in each zone for non-residential uses.

The inherent organization means that there is some consistency across the different zones. A single detached dwelling has the same requirements, regardless of the zone in which it is located, unless a site specific exception applies.

2.3 Zoning By-law 5581-05

The Oak Ridges Moraine Zoning By-law 5581-05 applies to the area covered by the Oak Ridges Moraine Conservation Plan and Oak Ridges Moraine Secondary Plan, covering the smallest area of all three zoning by-laws. It also has the fewest number of residential zones. There are three residential zones within this by-law:

- Oak Ridges Moraine Residential Two Zone (ORM-R2)
- Oak Ridges Moraine Residential Three Zone (ORM-R3)
- Oak Ridges Moraine Residential Estate Zone (ORM-RE)

The Oak Ridges Moraine Residential Two and Three Zones both permit single-detached dwellings and converted dwellings, while the Oak Ridges Moraine Residential Estate Zone only permits single-detached dwellings. Each zone section outlines a list of provisions.

2.4 Exceptions

The number of site specific exceptions complicates the understanding of the breadth of zone categories and the differing zone provisions. While the parent zones are discussed in this report, it is recognized that the site specific exceptions may permit different uses and standards. Site specifics exceptions will be discussed in a future report.

3. Comparison of Existing Zone Uses and Permissions

Permitted uses for the residential zones within all three of the Whitby zoning by-laws were reviewed, and the table within **Appendix A** provides an outline of each zone and its permitted uses. Zone provisions for each zone for all of the Whitby zoning by-laws were also reviewed, and the table within **Appendix B** describes the provisions in each residential zone by dwelling type. Summaries of those tables are provided by housing type in the sections to follow. Maps showing where these zones are located are found in **Appendix C**.

It should be noted that the analysis only deals with the parent zones in the three zoning by-laws, and not the site specific exceptions. Site specific exceptions including site specific zones will be dealt with in a later report.

The Town's parent zoning by-laws span a time frame of over 60 years, and ranges in residential zone provisions (such as lot area) reflect not only different uses and zone categories, but also the built form trends at the time the zone provisions were introduced into the Zoning By-law and the geographic area in which the zone provision applies.

3.1 Single Detached Dwellings

A single detached dwelling is a stand alone building, typically containing one dwelling unit. **Figure 1** shows an example of a single detached dwelling.



Figure 1. Single Detached Dwelling Example

3.1.1. Permitted Zones

All three of Whitby's zoning by-laws contain residential zones that permit single detached dwellings. Under Zoning By-law 1784, single detached dwellings are permitted in the following 19 residential zones:

- R1;
- R1-BP;
- R1-VB;
- R1A*;
- R2;
- R2-BP;
- R1-VB;
- R2A*;
- R2B*;
- R2C*;
- R2D*;
- R2E*;
- R3;
- R3-BP;
- R2A*-WS;
- R2B*-WS;
- R2C*-WS;
- R2D*-WS; and
- West Whitby Secondary Plan Area zone LD.

Under Zoning By-law 2585, single detached dwellings are permitted within the following seven residential zones:

- R1;
- R2;
- R3;
- R4;
- R4C;
- R1-DT; and,
- and R2-DT.

Single detached dwellings are permitted within all three residential zones of Zoning By-law 5581-05, which includes: ORM-R2, ORM-R3, and ORM-RE.

3.1.2. Zone Location

Zones within the Town that permit single detached dwellings are generally located throughout Whitby, both north and south of the Brooklin Community Secondary Plan area, and throughout the core area of Brooklin. (Please see maps in **Appendix C**).

3.1.3. Zone Provisions

Provisions for single detached dwellings vary across each zone, as outlined in **Table 1**.

Lot Area

While minimum lot area provisions for single detached dwellings range from 240 m^2 to 0.48 hectares, many of the zones have requirements in the 240 m^2 to 540 m^2 range. Some zones provide a single lot area requirement, while others instead outline interior lot and corner lot requirements. The R1, R2, R3, R4 and R4C zones in Zoning By-law 2585 and the R1, R2, R3 and R1-BP, R2-BP and R3-BP zones in Zoning By-law 1784 additionally provide minimum area requirements based on a lot with no sanitary or public water and a lot served by sanitary sewer or public water.

Lot Frontage

While some zones provide a general minimum lot frontage requirement, others provide interior lot and corner lot specifications. These provisions are different across most zones and where servicing is provided, generally range from 8 metres to 27.5 metres, with the exception of the Zoning By-law 5581-05 ORM-RE zone which requires 90 metres. The R1, R2, R3, R4 and R4C zones in Zoning By-law 2585 and the R1, R2, R3 and R1-BP, R2-BP and R3-BP zones in Zoning By-law 1784 also specify lot frontage requirements with and without public water and sanitary services.

Lot Depth

Where provided, minimum lot depth requirements range from 27 to 30 metres.

Lot Coverage

Zoning By-law 5581-05 has the lowest maximum lot coverage requirements ranging from 10% to 20%. In Zoning By-laws 1784 and 2585, maximum lot coverage requirements range from 20% to 45%. Some of these requirements are structured as general requirements, while other zones specify provisions depending on the height of the dwellings. Some zones exclude front or exterior side yard porches from the lot coverage calculation and others do not.

Front Yard

The minimum front yard setback requirement, in Zoning By-law 1784, is generally 4.5 metres (except within the LD zone requiring 3 metres, and R1, R2, R3, R1-BP, R2-BP and R3-BP zones which are 9 metres +). Some zones in Zoning By-law 1784 specifically outline the following additional requirement, which is often repeated for other dwelling type provisions as well:

> "provided however, and notwithstanding the above, a garage or carport, the entrance to which is from the front yard, shall be set back a minimum distance from the front lot line of 5.5 metres".

In 2014, the Town brought in a new requirement, through its parking standards, for a minimum setback of 5.8 metres to a garage or carport.

The R1-VB and R2-VB zones both have a minimum front yard depth of the "established front building line".

The minimum front yard requirement, in Zoning By-law 2585, is 6 metres for single detached dwellings across the zones. The R1-DT and R2-DT zones require a minimum front yard setback of 6.0 m or the established front building line, whichever is the lesser.

Rear Yard

Where provided, the minimum rear yard requirement is most often 7.5 metres across the zones. For many of the zones within Zoning By-law 1784, additional requirements are outlined for the portion of a dwelling unit having: a maximum height of one storey; a maximum height of one or two storeys; a height greater than one storey; and a rear yard abutting a 0.3 metre reserve which abuts a street having a planned width of 29 metres or more.

Side Yard

Minimum interior side yard provisions are similar across zones, ranging from 1 metre to 1.5 metres. However, additional requirements vary based on the height of dwellings and garage placement. Minimum exterior side yard provisions are more varied, from 3 to 15 metres, with 4.5 to 6 metres being the most common.

Building Height

A maximum height of 8.5 metres is generally permitted across Zoning By-laws 1784, 2585 and 5581-05. The exceptions to this maximum height are the LD zone in Zoning By-law 1784 which permits a maximum of 11 metres; the R1-VB and R2-VB zones in Zoning By-law 1784 which permits a maximum of 8.5 metres or existing building height, whichever is greater; the R1-DT and R2-DT zones in Zoning By-law 2585 which permit

a maximum of 3 storeys, and the ORM-RE zone in Zoning By-law 5581-05 which requires a maximum of 8 metres.

Where maximum permitted height is provided in metres, it is generally measured from the average elevation of the ground at the front of building to the mid-point of the roof.

Ground Floor Area

Minimum ground floor area requirements are an additional provision in a number of Whitby's zones which permit single detached dwellings.

Landscaped Open Space

Where required, minimum landscaped open space provisions range from 30% to 40%, with the exception of the ORM-RE zone in Zoning By-law 5581-05, which requires 50%. The LD zone in Zoning By-law 1784 sets out a minimum front yard landscaped open space requirement, while the Town's other zones outline a minimum requirement for the whole lot. Within Zoning By-law 1784, the R1, R2, R3, R1-BP, R2-BP and R3-BP zones do not contain a requirement, and neither do the ORM-R2 and ORM-R3 zones in Zoning By-law 5581-05.

Table 1. Single Detached Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	5581	5581	5581
Zone		R1/R1-BP	R1-VB	R1A*	R2/R2-BP	R2-VB	R2A*	R2A*-WS	R2B*	R2B*-WS	R2C*	R2C*-WS	R2D*	R2D*-WS	R2E*	R3/R3-BP	R3A-WS	LD	R1	R2	R3	R4/R4C	R1-DT	R2-DT	ORM-R2	ORM-R3	ORME-RE
Permitted Use		Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached
Provisions																											
Min. Lot Area	General	-	525 m^2	540 m^2	-	420 m^2	465 m^2	459 m^2	360 m^2	378 m^2	315 m^2	305 m^2	285 m^2	246 m^2	-	-	246 m^2	240 m^2	650 m^2	465 m^2	465 m^2	465 m^2	450 m^2	360 m^2	1575 m^2	-	0.48 ha
	Interior Lot	1,020 m^2 with services	-	-	925 m^2 with services	-	-	-	-	-	-	-	-	-	240 m^2	835 m^2 with services	-	-	-	-	-	-	-	-	-	1485 m^2	-
	Corner Lot	1,145 m^2 with services	-	-	1,125 m^2 with services	-	-	-	-	-	-	-	-	-	345 m^2	1,045 m^2 with services	-	-	-	-	-	-	-	-	-	1575 m^2	-
	Additional/Unique Provisions	Without services: 1,670 m^2.	-	-	Without services: 1,575 m^2.	-	-	-	-	-	-	-	-	-	-	Interior lot without services: 1,485 m^2. Corner lot without services: 1,575 m^2.	-	-	No sanitary /public water: 1,390 m^2. Where served by sanitary sewer or public water: 695 m^2	No sanitary/ public water: 1,390 m^2. Where served by sanitary sewers or public water: 695 m^2.	No sanitary/ public water: 1,390 m^2. Where served by sanitary sewers or public water: 695 m^2.	No sanitary/ public water: 1,390 m^2. Where served by sanitary sewers or public water: 695 m^2.	-	-	-	-	-
Min. Lot Frontage	General	-	15 m	-	-	12 m	-	-	-	-	-	-	-	-	-	-	-	8 m	21.5 m	15 m	15 m	15 m	15 m	12 m	27.5 m	-	90 m
	Interior Lot	24.5 m with services	-	18 m	21.5 m with services	-	15 m	17.0 m	12 m	14 m	10.5 m	11.3 m	9.5 m	9.1 m	8.0 m	18.5 m with services	9.1 m	-	-	-	-	-	-	-	-	24.5 m	-
	Corner Lot	27.5 m with services	-	21.5 m	26 m with services	-	18.5 m	20.5 m	15.5 m	17.5 m	14 m	14.8 m	13 m	12.6 m	11.5 m	23 m with services	12.6 m	11 m	-	-	-	-	-	-	-	26.0 m	-
	Additional/Unique Provisions	Without services: 30.5 m.	-	-	Without services: 27.5 m.	-	-	-	-	-	-	-	-	-	-	Interior lot without services: 24.5 m. Corner lot without services: 26 m.	-	When situated on a corner lot abutting a roundabout: 13 metres.	36. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	30. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	30. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	30. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	-	-	-	-	Additional provisions for lots with an area of 0.75 ha, 1.176 ha and 2.196 ha
Min. Lot Depth	General	-	35 m	30 m		35 m	30 m	27.0 m	30 m	27.0 m	30 m	27 m	30 m	27 m	30 m	-	27 m	-	27.5 m	27.5 m	27.5 m	27.5 m	30 m	30 m	-	-	-
Max. Lot Coverage	General	20%	30%	-	20%	35%	-	-	-	-	-	-	-	-	-	20%	-	-	30%	35%	35%	40%	35%	40%	20%	20%	10%
	For one storey dwelling units	-	-	40%	-	-	40%	45%	45%	45%	45%	45%	45%	45%	-	-	45%	-	-	-	-	-	-	-	-	-	-
	For one or two storey dwelling units, including covered and unenclosed porches	-	-	-	-	-	-	-	-	-	-	-	-	-	45%	-	-	-	-	-	-	-	-	-	-	-	-
	For a dwelling unit greater than one storey	-	-	33%	-	-	33%	40%	40%	42.50%	40%	40%	40%	40%	-	-	45%	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	-	Additional provisions for lots with detached garages and/or porches/ verandahs	-	-	-	-	-	Additional provisions for lots with a porch/ verandah	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Min. Front Yard Depth	General	12 m	Established front building line	4.5 m	10.5 m	Established front building line	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	9 m	4.5 m	3 m	6.0 m	6.0 m	6.0 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	10.5 m	9.0 m	6.0 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	-	5.5 m	-	-	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	-	5.5 m	5. 8 m	-	-	-	-	-	-	-	-	-
Min. Rear Yard	General	6 m	7.5 m	-	6 m	7.5 m	-	7.5 m	-	-	-	-	-	-	-	6 m	-	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	6.0 m	6.0 m	10.0 m
	To any portion of a dwelling unit having a max. height of one storey	-	-	7.5 m	-	-	7.5 m	-	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	-	-	7.5 m	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a max. height of one or two storeys	-	-	-	-	-	-	-	-	7.5 m	-	7.5 m	-	7.5 m	7.5 m	-	7.5 m	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a height greater than one storey	-	-	10.0 m	-	-	10.0 m	-	10.0 m	-	10.0 m	-	10.0 m	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	-	-	15 m	-	-	15 m	-	15 m	-	15 m	-	15 m	-	15 m	-	-	-	-	-	-	-	-	-	-	-	-

Table 1. Single Detached Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	5581	5581	5581
Zone		R1/R1-BP	R1-VB	R1A*	R2/R2-BP	R2-VB	R2A*	R2A*-WS	R2B*	R2B*-WS	R2C*	R2C*-WS	R2D*	R2D*-WS	R2E*	R3/R3-BP	R3A-WS	LD	R1	R2	R3	R4/R4C	R1-DT	R2-DT	ORM-R2	ORM-R3	ORME-RE
Permitted Use		Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached
Provisions																											
Min. Interior Side Yard	General	1.5 m / 1.2 m	-	1.0 m	1.5 m / 1.2 m	-	1.0 m	1.0 m	1.0 m	1.0 m	1.0 m	1.0 m	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 0.6 m on the other side. Provided the 0.6 m side is setback a minimum of 1.6 m from the dwelling unit of the abutting lot.	-	Where a detached or attached garage is provided integral to the main dwelling unit: 0.6 m on one side and 1.2 m on the other side. Provided that the minimum distance between dwelling units is 1.2 m.	1.5 m / 1.2 m	0.0 m	1.2 m & 0.6 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m on each side with an integral garage or carport.	1.2 m on each side with an integral garage or carport.	1.5 m	1.5 m	9.0 m
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least	-	-	1.75 m	-	-	1.75 m	1.2 m	1.5 m	1.2 m	1.2 m	1.2 m		-		-	-	-	2.0 m	2.0 m	2.0 m	2.0 m	-	-	-	-	-
	The exterior wall of the third storey of any building shall be set back a distance from the interior side lot line of at least	-	-	2.5 m	-	-	2.5 m	-	1.5 m	-	1.2 m	-		-		-	-	-	2.5 m	2.5 m	2.5 m	2.5 m	-	-	-	-	-
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	5 m on one side and 1.5 m on the other side	3.1 m on one side, and 1.2 m on the other side	4.5 m	5 m on one side and 1.5 m on the other side	3.1 m on one side, and 1.2 m on the other side	4.5 m	4.5 m	4.5 m	4.5 m	-	4.5 m		-		5 m on one side and 1.5 m on the other side	-	-	4.3 m	4.3 m	4.3 m	4.3 m	1.2 m on one side and 3.0 m on the other.	1.2 m one side and 3.0 m the other.	5.0 metres on one side and 1.5 metres on the other.	-	-
	Additional/Unique Provisions	-	With an integral garage or carport: 1.2 on each side. Where an attached or detached garage is located to the rear of the main dwelling unit: 3.1 m on the side containing the driveway and 1.2m on the other side.	-	-	With an integral garage or carport: 1.2 on each side. Where an attached or detached garage is located to the rear of the main dwelling unit: 3.1 m on the side containing the driveway and 1.2m on the other side.	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.	-	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.	-	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.		Where a garage is provided integral to the dwelling: 0.5 m on one side and 1.0 on the other side. Provided the minimum distance between dwelling units is 1.5 m.		-	On the side where the dwelling units are attached below grade: 0.5 m and 1.0 m on the side where the end wall of the dwelling unit is unattached.	-	-	-	-	-	-	-	-	-	-
Min. Exterior Side Yard	General	12 m / 4.5 m	3.0 m	4.5 m	10.5 m / 4.5 m	3.0 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	9 m / 4.5 m	4.5 m	3 m	6.0 m	6.0 m	6.0 m	6.0 m	3.0 m	3.0 m	10.5 m	9.0 m	15.0 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	-	5.5 m	-	-	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	-	5.5 m	5.8 m	-	-	-	-	-	-	-	-	-
Min. Landscaped Open Space		-	30%	40%	-	30%	40%	40%	40%	40%	40%	40%	40%	40%	40%	-	40%	Front Yard Open Space: Generally 40% and for lots less than 12 m: 25%	30%	30%	30%	30%	30%	30%	-	-	50%
Max. Building Height		8.5 m	8.5 m or existing building height, whichever is greater	8.5 m	8.5 m	8.5 m or existing building height, whichever is greater	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	11 m	9.5 m	9.5 m	9.5 m	9.5 m	3 storeys	3 storeys	8.5 m	8.5 m	8.0 m
Max. Floor Space Index		-	0.45	-	-	0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.45	0.4			
Additional Provisions		Min. ground floor area	-	-	Min. ground floor area	-	-	-	-	-	-	-	-	-	-	-	-	The larger required minimum interior side yard shall abut the lane when dwellings are situating abutting a lane. Vehicular access to the garage shall be taken from the exterior side lot line for corner lots abutting a roundabout.	Ground floor area	Ground floor area	Ground floor area	Ground floor area	-	-	-	-	-

3.2 Converted Dwelling

A converted dwelling generally consists of adding dwelling units within the outside walls of a building which was designed to provide one or more dwelling units. The Town's existing Zoning By-laws do not define converted dwelling consistently. This definition will be reviewed further in the Definitions Report.



Figure 2. Converted Dwelling Example

3.2.1. Permitted Zones

Converted Dwellings are permitted within the R2, R3, R2-BP and R3-BP zones of Zoning By-law 1784, the R4, R5, R3-DT, R4-DT, R5-DT, and R6-DT zones of Zoning By-law 2585 and the ORM-R2 and ORM-R3 zones of Zoning By-law 5581-05. The use is termed “Converted Dwelling” in all zones except for the R4 and R5 zones of Zoning By-law 2585, where the use is termed as a “Converted Dwelling House”.

3.2.2. Zone Location

Zones that permit converted dwellings are generally located in smaller pockets throughout Whitby. Converted dwelling is a term that generally applies to older buildings and the zones that permit this use tend to be in older areas of the Town. (Please see maps in **Appendix C**).

3.2.3. Zone Provisions

The provisions for converted dwellings vary across most of the zones in which they are permitted, as outlined within **Table 2**.

Of note, the provisions for each zone differ for minimum lot area and lot frontage, with requirements being much larger within Zoning By-law 1784 and 5581-05 than Zoning By-law 2585. Probably owing to the difference in lot size, the zones within Zoning By-law 2585 provide a maximum lot coverage of 40%, while zones within Zoning By-law 1784 and 5581-05 permit only 20% lot coverage.

Table 2. Converted Dwelling Zone Provisions

Zoning By-law		1784	1784	2585	2585	5581	5581
Zone		R2/R2-BP	R3/R3-BP	R4/R5	R3-DT/R4-DT/ R5-DT/R6-DT	ORM-R2	ORM-R3
Permitted Use		Converted Dwelling	Converted Dwelling	Converted Dwelling House	Converted Dwelling	Converted Dwelling	Converted Dwelling
Provisions							
Min. Lot Area	General	-	-	465 m^2	275 m^2	1575 m^2	-
	Interior Lot	925 m^2	835 m^2	-	-	-	1485 m^2
	Corner Lot	1125 m^2	1,045 m^2	-	-	-	1575 m^2
Min. Lot Frontage	General	-	-	12 m	9.0 m	27.5 m	-
	Interior Lot	21.5 m	18.5 m	-	-	-	24.5 m
	Corner Lot	26 m	23 m	-	-	-	26.0 m
Min. Lot Depth	General	-	-	-	30 m	-	-
Max. Lot Coverage	General	20%	20%	40%	40%	20%	20%
Min. Front Yard Depth	General	10.5 m	9 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	10.5 m	9.0 m
Max. Front Yard Depth		-	-	-	-	-	-
Min. Rear Yard	General	6 m	6 m	7.5 m	7.5 m	6.0 m	6.0 m
Min. Interior Side Yard	General	1.5 m / 1.2 m	1.5 m / 1.2 m	3.0m on one side, 1.2m on other side plus 0.6m on the narrow side for each additional or partial storey above the first. Provided that where a garage or a carport is attached to or is within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2m plus 0.6m for each additional or partial storey above the first.	1.2 m with an integral garage or carport	1.5 m	1.5 m
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	5 m on one side and 1.5 m on the other	5 m on one side and 1.5 m on the other	-	3.0 m	5 m on one side and 1.5 m on the other	-
Min. Exterior Side Yard	General	10.5 m / 4.5 m	9 m / 4.5 m	6.0 m	4.5 m	10.5 m	9.0 m
Min. Landscaped Open Space		-	-	30%	30%	-	-
Max. Building Height		8.5 m	8.5 m	9.5 m	3 storeys	8.5 m	8.5 m
Max. Floor Space Index		-	-	-	0.5/0.6	-	-
Additional Provisions		Ground floor area	-	Yard provisions and dwelling unit area	-	-	-

3.3 Duplex Dwelling

A duplex dwelling is a building that is divided horizontally into two dwelling units and is purpose built as a two unit building.



Figure 3. Duplex Dwelling Example

3.3.1. Permitted Zones

Duplex dwellings are permitted within the R2-VB zone within Zoning By-law 1784. Within Zoning By-law 2585, the R3 and R4 zones permit a "Duplex Dwelling House", with the same provisions, and the R2-DT and R3-DT zones permit a "Duplex Dwelling with a few differing provisions.

3.3.2. Zone Location

Outside of the R2-VB zone in Brooklin, zones permitting duplex dwellings are all located south of Rossland Road East and west of Anderson Street/Hopkins Street, generally clustered within areas surrounding Brock Street South. In Brooklin, the R2-VB zone is clustered around Baldwin Street South and Winchester Road East. (Please see maps in **Appendix C**).

3.3.3. Zone Provisions

As outlined within **Table 3**, provisions for duplex dwellings differ slightly across the various zones, though with consistent minimum lot frontage, rear yard setbacks and landscaped open space requirements. Minimum lot area provisions range from 450 m^2 to 520 m^2. Minimum lot depth provisions range from 27.5 to 30 metres. Maximum lot coverage provisions range from 35% to 40%. As well, the R2-DT and R3-DT zones permit a maximum height of 3 storeys, while the R3 and R4 zones permit 8.5 metres.

Table 3. Duplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		R2-VB	R2-DT	R3/R4	R3-DT
Permitted Use		Duplex	Duplex Dwelling	Duplex Dwelling House	Duplex Dwelling
Provisions					
Min. Lot Area	General	525 m^2	450 m^2	520 m^2	550 m^2
Min. Lot Frontage	General	15 m	15 m	15 m	15 m
Min. Lot Depth	General	35 m	30 m	27.5 m	30 m
Max. Lot Coverage	General	35%	40%	35%	40%
Min. Front Yard Depth	General	Established front building line	Established front building line or 6.0m, whichever is the lesser.	6 m	Established front building line or 6.0m, whichever is the lesser.
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.0 m	3.0 m	3.7 m on one side, 2.0 m on other side, plus 0.6 m on the narrow side for each additional or partial storey above the second. Provided that where two garages and/or carports are attached to and/or are within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 3.0 m plus 0.6 m for each additional or partial storey above the second.	3.0 m
Min. Exterior Side Yard	General	3.0 m	3.0 m	6.0 m	4.5 m
Min. Landscaped Open Space		30%	30%	30%	30%
Max. Building Height		8.5 m or existing building height, whichever is greater	3 storeys	8.5 m	3 storeys
Max. Floor Space Index		0.4	0.4	-	0.4
Additional Provisions		-	-	Dwelling unit area	Common walls

3.4 Semi Detached Dwelling

A semi detached dwelling consists of two attached dwelling units with a common masonry wall dividing the pair of dwelling units vertically.



Figure 4. Semi Detached Dwelling Example

3.4.1. Permitted Zones

Semi detached dwellings are permitted within the R2-VB, R3B*, R3C* and LD zones of Zoning By-law 1784 and within the R2-DT, R3, R4, R4C, and R3-DT zones of Zoning By-law 2585. The use is labelled as “Semi Detached” in all zones except for the R3C* zone of Zoning By-law 1784 where it is labeled as “Common Wall Semi Detached”.

3.4.2. Zone Location

Zones permitting semi detached dwellings in Whitby are located in numerous different areas of the Town with larger clusters in downtown Whitby and Brooklin. (Please see maps in **Appendix C**).

3.4.3. Zone Provisions

Under Zoning By-law 2585, the R3, R4 and R4C zones all have the same provisions. The provisions for the R2-DT and R3-DT zones are very similar, with only a few minor differences. The other zones have more variety, as shown in **Table 4**.

Table 4. Semi Detached Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	2585	2585	2585
Zone		**R2-VB**	**R3B***	**R3C***	**LD**	**R2-DT**	**R3/R4/R4C**	**R3-DT**
Permitted Use		**Semi Detached**	**Semi Detached**	**Common Wall Semi Detached**	**Semi Detached**	**Semi Detached**	**Semi Detached**	**Semi Detached**
Provisions								
Min. Lot Area	General	365 m^2	225 m^2/ unit	225 m^2/ unit	210 m^2	275 m^2	362 m^2	275 m^2/unit
	Additional/Unique Provisions	-	540 m^2 for one common pair	540 m^2 for one common pair	-	-	-	-
Min. Lot Frontage	General	10.5 m	-	-	7 m/unit	9.0 m/unit	10.5 m	9.0 m/unit
	Interior Lot	-	18 m	15 m	-	-	-	-
	Corner Lot	-	21.5 m	18.5 m	10 m		12 m	
	Additional/Unique Provisions	-	Additional provisions for a common pair and one pair of semi-detached dwellings	-	-	-	-	-
Min. Lot Depth	General	35 m	30 m	30 m	-	30 m	27. 5 m	30 m
Max. Lot Coverage	General	35%	-	-	-	40%	35%	40%
	For one storey dwelling units	-	45%	45%	-	-	-	-
	For two and three storey dwelling units	-	40%	40%	-	-	-	-
Min. Front Yard Depth	General	Established front building line	4.5 m	4.5 m	3 m	Established front building line or 6.0m, whichever is the lesser.	6.0 m	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	5.5 m	5.5 m	5.8 m	-	-	-
Max. Front Yard Depth		-	8.5 m	8.5 m	-	-	-	-
Min. Rear Yard	General	7.5 m	-	-	7.5 m	7.5 m	7.5 m	7.5 m
	To any portion of a dwelling unit having a max. height of one storey	-	7.5 m	7.5 m	-	-	-	-
	To any portion of a dwelling unit having a height greater than one storey	-	10.0 m	10.0 m	-	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	-	15 m	15 m	-	-	-	-
Min. Interior Side Yard	General	-	Unique provisions for semi-detached dwellings with common wall dividing units and for dwellings with connecting walls between units	Unique provisions for semi-detached dwellings with common wall dividing units	0.9 m	1.2 m on each side with an integral garage or carport.	1.2 m	1.2 m with an integral garage or carport.
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least	-			-	-	2.0 m	-
	The exterior wall of the third storey of any building shall be set back a distance from the interior side lot line of at least	-			-	-	2.5 m	-
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	3.1 m on one side, and 1.2 m on the other side			-	1.2 m on one side and 3.0 m the other side.	4.3 m	3.0 m
	Additional/Unique Provisions	With an integral garage or carport: 1.2 m on the side not attached to the adjoining dwelling unit. Where am attached or detached garage is located to the rear of the main dwelling unit: 3.1 on the side containing the driveway.			Where dwellings on abutting lots share a common wall, no interior side yard shall be required.	-	-	-
Min. Exterior Side Yard	General	3.0 m	4.5 m	4.5 m	3 m	3.0 m	6.0 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	5.5 m	5.5 m	5.8 m	-	-	-
Min. Landscaped Open Space		30%	40%	40%	25%	30%	30%	30%
Max. Building Height		8.5 m or existing building height, whichever is greater	8.5 m	8.5 m	11 m	3 storeys	8.5 m	3 storeys
Max. Floor Space Index		0.5	-	-	-	0.5	-	0.5
Additional Provisions		-	-	-	-	Common walls	Ground floor area	Common walls

3.5 Semi Detached Duplex Dwelling

A semi detached duplex dwelling generally consists of two attached duplex dwellings with a common masonry wall dividing the pair of duplex dwellings vertically. This is not a common housing form and none have been built in Whitby in at least 20 years, per the Town's records.

3.5.1. Permitted Zones

The R4C* zone is the only zone within Zoning By-law 1784 that permits a "Semi Detached Duplex". This dwelling type is additionally permitted in five different zones in Zoning By-law 2585:

- The R4, R4C and R5 zones permit a "Semi Detached Duplex Dwelling House" with the same provisions; and
- The R3-DT and R4-DT zones permit a "Semi Detached Duplex Dwelling" with a few differing provisions.

3.5.2. Zone Location

Similar to the location of duplex dwellings, zones permitting semi detached duplex dwellings are all located south of Rossland Road East and west of Anderson Street/Hopkins Street, generally clustered within areas surrounding Brock Street South. (Please see maps in **Appendix C**).

3.5.3. Zone Provisions

Across the different zones and similar groupings of zones, provisions for semi detached duplex dwellings differ as outlined within **Table 5**. Maximum lot coverage and minimum rear yard provisions are the only two requirements that are the same across all zones.

Of note, provisions for minimum lot area range greatly from 185 m^2 per unit to 630 m^2, likely because some zones provide provisions per unit, while the other zones outline a general provision for the structure. Provisions for minimum lot frontage within Zoning By-law 2585 range from 12 to 30 metres, with some zones addressing frontage by unit and others by building.

Table 5. Semi Detached Duplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		R4C*	R4/R4C/R5	R3-DT	R4-DT
Permitted Use		Semi Detached Duplex	Semi-Detached Duplex Dwelling House	Semi-Detached Duplex Dwelling	Semi-Detached Duplex Dwelling
Provisions					
Min. Lot Area	General	630 m^2	446 m^2	275 m^2/unit	185 m^2/unit
Min. Lot Frontage	General	-	12 m	30 m	30 m
	Interior Lot	21 m	-	-	-
	Corner Lot	25.5 m	-	-	-
Min. Lot Depth	General	30 m	33.5 m	30 m	30 m
Max. Lot Coverage	General	40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.7 m	3.7 m	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	6.0 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard is be maintained as landscaped open space.	30%	30%	30%
Max. Building Height		3 storeys	9.5 m	3 storeys	3 storeys
Max. Number of Dwellings Per Lot		-	1 only	-	-
Max. Floor Space Index		-	-	0.4	0.4
Additional Provisions		Driveway location	Dwelling unit area	Common walls	-

3.6 Linked Dwelling

A link dwelling is generally a group of 3 to 8 dwelling units attached to the adjacent dwelling by a common or connecting wall. The connecting wall may or may not be below grade.



Figure 6. Linked Dwelling Example

3.6.1. Permitted Zones

The R3A* zone is the only zone within Zoning By-law 1784 that permits a "Link Dwelling". Within Zoning By-law 2585, "Linked Dwellings" are permitted within the R2-DT, R3-DT and R4C zones.

3.6.2. Zone Location

Zones permitting linked dwellings are located throughout the urban area of the Town with the majority around the downtown Whitby area. (Please see maps in **Appendix C**).

3.6.3. Zone Provisions

The provisions for linked dwellings are relatively comparable across all four zones, with similar minimum lot area, lot frontage, lot depth, rear yard, exterior side yard, and maximum building height requirements. **Table 6** provides a comparison of all provisions for linked dwellings.

Like with other dwelling types, the front yard depends on whether there is an entrance to a carport or garage in Zoning By-law 1784 and in Zoning By-law 2585, the minimum front yard provision is the established front building line or 6 metres, whichever is less. There is also some variation in the interior side yard requirements.

Table 6. Linked Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		**R3A***	**R2-DT**	**R3-DT**	**R4C**
Permitted Use		**Link Dwelling**	**Linked Dwelling**	**Linked Dwelling**	**Linked Dwelling**
Provisions					
Min. Lot Area	General	270 m^2	275 m^2	275 m^2	279 m^2
Min. Lot Frontage	General	-	9.0 m/unit	9.0 m	9.0 m
	Interior Lot	9.0 m	-	-	-
	Corner Lot	12.5 m	-	-	12 m
	Additional/Unique Provisions	-	-	-	-
Min. Lot Depth	General	30 m	30 m	30 m	27 m
Max. Lot Coverage	General	-	40%	40%	35%
	For one or two storey dwelling units, including covered and unenclosed porches	45%	-	-	-
Min. Front Yard Depth	General	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	4.5 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	6.0 m
Min. Rear Yard	General	-	7.5 m	7.5 m	7.5 m
	To any portion of a dwelling unit having a max. height of one or two storeys	7.5 m	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	15 m	-	-	-
Min. Interior Side Yard	General	0 m	0.6 m on one side, and 1.2 m on the other.	0.6 m	No interior side yard requirement except in the case of the unattached wall of the end dwelling unit, where the minimum width of such interior side yard is 1.0 m plus 0.5 m for each storey or partial storey above the first storey.
	Additional/Unique Provisions	Where a garage is provided integral to the dwelling: 0.6 m on one side and 1.2 on the other.	-	-	-
Min. Exterior Side Yard	General	4.5 m	3.0 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	6.0 m
Min. Landscaped Open Space		40%	30%	30%	40%
Max. Building Height		8.5 m	3 storeys	3 storeys	9.0 m
Max. Floor Space Index		-	0.5	0.5	-
Additional Provisions		-	Common walls	-	-

3.7 Low Density Cluster Dwelling

A low density cluster dwelling is a building or group of buildings on a lot, each group containing a maximum of four attached dwelling units. These dwellings would share common vehicular access to a public street by an internal roadway.

3.7.1. Permitted Zones

The R3D* zone within Zoning By-law 1784 is the only zone within the Town of Whitby that permits a “Low Density Cluster Dwelling”.

3.7.2. Zone Location

The R3D* zone is located within the Brooklin Community Secondary Plan area. (Please see maps in **Appendix C**). This is essentially a site specific as it only applies to one site. The site is vacant, so this unit type was never built.

3.7.3. Zone Provisions

Table 7 outlines the provisions for a Low Density Cluster Dwelling in the R3D* zone within Zoning By-law 1784. The zone permits a maximum density of 9 units per net hectare, and outlines additional requirements for setbacks, distances between buildings on the same lot, internal roadways and private amenity space.

Table 7. Low Density Cluster Dwelling Zone Provisions

Zoning By-law		1784
Zone		R3D*
Permitted Use		Low Density Cluster Dwelling
Provisions		
Min. Lot Area	General	1.0 ha
Min. Lot Frontage	General	45 m
Max. Lot Coverage	General	35%
Min. Landscaped Open Space		40%
Max. Building Height		2 storeys
Max. Density		9 units per net ha
Additional Provisions		Setbacks, distance between buildings on the same lot; internal roadways; and private amenity space.

3.8 Maisonette Dwelling House

A maisonette dwelling is a form of apartment building, usually three storeys in height. Typically, the units closest to grade are two storey units with access directly from outside or from an interior corridor. The third storey unit is typically one storey, with access from an interior corridor.

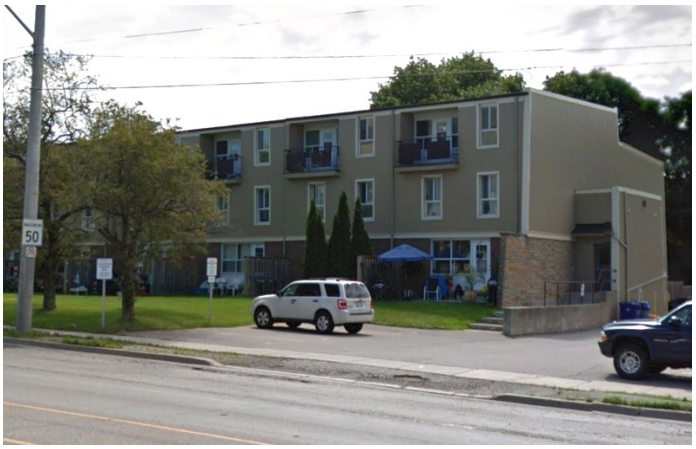


Figure 8. Maisonette Dwelling House Example
Source: Google Maps

3.8.1. Permitted Zones

The R4C zone within Zoning By-law 2585 is the only zone within the Town of Whitby that permits a “Maisonette Dwelling House”. The zoning by-law does not provide a definition for this use.

3.8.2. Zone Location

The R4C zone is located in two pockets south of Victoria Street West. One pocket is generally located where Watson Street and Brock Street South intersect, and the other is located west of Gordon Street. Only the R4C zoned area by Watson Street and Brock Street permits Maisonette Dwelling Houses, as the other pocket is zoned with a site specific provision which does not permit this use. (Please see maps in **Appendix C**).

3.8.3. Zone Provisions

Table 8 outlines the provisions for a Maisonette Dwelling House in the R4C zone within Zoning By-law 2585. The zone requires a floor space index of 0.5, and outlines additional requirements for distances between buildings, number of dwelling units, and number of attached dwelling units.

Table 8. Maisonette Dwelling Zone Provisions

Zoning By-law		2585
Zone		R4C
Permitted Use		Maisonette Dwelling House
Provisions		
Min. Lot Area	General	0.14 ha
Min. Lot Frontage	General	30 m
Max. Lot Coverage	General	30%
Min. Front Yard Depth	General	6.0 m
Max. Front Yard Depth		6.0 m
Min. Rear Yard	General	7.5 m
Min. Interior Side Yard	General	7.5 m
	Additional/Unique Provisions	Provided that a rear or interior side yard adjoining a wall containing no habitable room windows may be reduced to 2.0 m.
Min. Exterior Side Yard	General	6.0 m
Min. Landscaped Open Space		50%
Max. Building Height		10 m
Max. Floor Space Index		0.5
Additional Provisions		Distance between buildings; Number of dwelling units; number of attached dwelling units.

3.9 Triplex Dwelling

A triplex dwelling is typically a building that is divided horizontally into three separate dwelling units. All three units can have their own entrance from the outside or through a common vestibule.

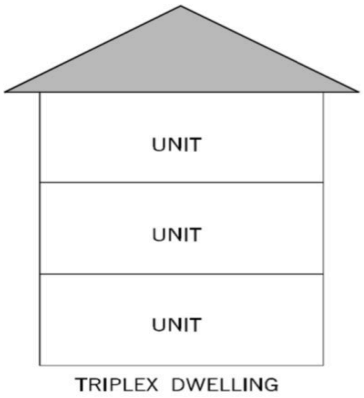


Figure 9. Triplex Dwelling Diagram
Source: Town of Newmarket Zoning By-law 2010-40

3.9.1. Permitted Zones

The R4C* zone is the only zone in Zoning By-law 1784 that permits a “Triplex”. Zoning By-law 2585 permits a “Triplex Dwelling House” within the R4, R4C and R5 zones, and a “Triplex Dwelling” within the R3-DT and R4-DT zones.

3.9.2. Zone Location

Except for one site in Brooklin, the zones permitting triplex dwellings are all located south of Rossland Road East, and west of Anderson Street/Hopkins Street. Many of these zones are congregated in different areas along Brock Street South. (Please see maps in **Appendix C**).

3.9.3. Zone Provisions

Across the six zones which permit triplex dwellings, the same permissions generally apply for minimum lot frontage, minimum lot depth, maximum lot coverage, minimum rear yard and height. All zone provisions for triplex dwellings are outlined in **Table 9**.

Table 9. Triplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		R4C*	R4/R4C/R5	R3-DT	R4-DT
Permitted Use		Triplex	Triplex Dwelling House	Triplex Dwelling	Triplex Dwelling
Provisions					
Min. Lot Area	General	540 m^2	695 m^2	650 m^2	650 m^2
Min. Lot Frontage	General	18 m	18.5 m	18 m	18 m
Min. Lot Depth	General	30 m	30.5 m	30 m	30 m
Max. Lot Coverage	General	40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	6 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.7 m	5.0 m on one side, 3.0 m on other side, plus 0.6 m on the narrow side for each additional or partial storey above third. Provided that where three garages and/or carports are attached to and/or are within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 3.0 m plus 0.6 m for each additional or partial storey above the third.	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	6.0 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard shall be maintained as landscaped open space.	30%	30%	30%
Max. Building Height		3 storeys	9.5 m	3 storeys	3 storeys
Max. Floor Space Index		-	-	0.5	0.5
Additional Provisions		Driveway location	Dwelling unit area	Common walls	-

3.10 Fourplex Dwelling

A fourplex dwelling is typically a building containing four dwelling units where each unit has one or more vertical common walls.

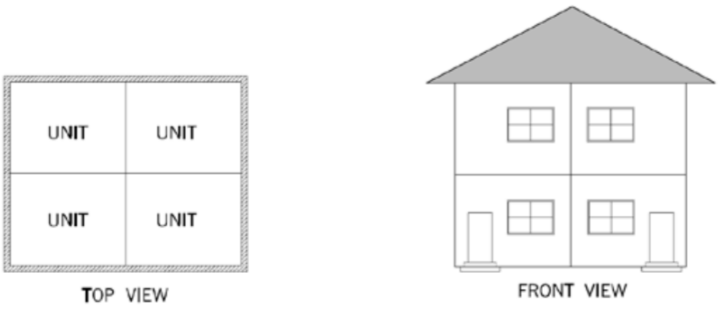


Figure 10. Fourplex Dwelling Diagram
Source: Town of Newmarket Zoning By-law 2010-40

3.10.1. Permitted Zones

The R4C* zone is the only zone in Zoning By-law 1784 that permits a “Fourplex”. Zoning By-law 2585 permits a “Fourplex Dwelling” within the R3-DT and R4-DT zones.

3.10.2. Zone Location

The residential zones permitting fourplex dwellings within the Town are generally located in Downtown Whitby, congregated around Dundas Street East and Brock Street South. (Please see maps in **Appendix C**).

3.10.3. Zone Provisions

The provisions for fourplex dwellings are comparable amongst the Town’s three zones. Provisions for lot frontage, lot depth, lot coverage, minimum rear yard, interior side yard, and maximum building height are relatively all the same.

While the lot area permissions for the R4C* zone within Zoning By-law 1784 is provided as 900 m^2 and not broken down by unit, the permissions within Zoning By-law 2585 are provided as 275 m^2 per unit in the R3-DT zone and 185 m^2 per unit in the R4-DT zone.

Table 10 outlines all provisions for fourplex dwellings across different zones.

Table 10. Fourplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585
Zone		**R4C***	**R3-DT**	**R4-DT**
Permitted Use		**Fourplex**	**Fourplex Dwelling**	**Fourplex Dwelling**
Provisions				
Min. Lot Area	General	900 m^2	275 m^2/unit	185 m^2/unit
Min. Lot Frontage	General	30 m	30 m	30 m
Min. Lot Depth	General	30 m	30 m	30 m
Max. Lot Coverage	General	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.7 m	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard shall be maintained as landscaped open space.	30%	30%
Max. Building Height		3 storeys	3 storeys	3 storeys
Max. Floor Space Index		-	0.4	0.4
Additional Provisions		Driveway location	Common walls	-

3.11 Block Townhouse Dwelling

A block townhouse dwelling is generally a building containing a minimum of three and a maximum of eight dwelling units, wherein each dwelling unit is separated from the adjacent dwelling unit by a common wall, and each dwelling unit has its own entrance from the outside. Block townhouse dwellings share common vehicular access to a public street by a driveway. Block townhouse dwellings are typically developed through Plans of Condominium.



Figure 11. Block Townhouse Dwelling
Source: Google Maps

3.11.1. Permitted Zones

The R4A*, R4C*, MD and HD zones within Zoning By-law 1784 permit a “Block Townhouse”. Within Zoning By-law 2585, the R4C zone permits “Block Townhousing” and the R4-DT, R5-DT and R6-DT zones permit a “Block Townhouse Dwelling”.

3.11.2. Zone Location

Zones permitting block townhouse dwellings are generally located in different areas throughout the urban area of the Town, with a cluster of zones around Downtown Whitby. (Please see maps in **Appendix C**).

3.11.3. Zone Provisions

Within Zoning By-law 2585, provisions are consistent across the R5-DT and R6-DT zones, which are very similar to the R4-DT zone provisions. Within Zoning By-law 1784, provisions are consistent across the MD and HD zones. **Table 11** provides a comparison of all provisions for block townhouse dwellings.

Key differences include the following. Within Zoning By-law 1784, minimum lot area provisions within the R4 and R4C zones require 0.4 hectares while no lot area provisions are outlined for the MD or LD zones. Within Zoning By-law 2585, the R4C zone requires 0.14 hectares, while the R4-DT, R5-DT and R6-DT zones require 135 m^2/unit. Lot frontage requirements are 30 metres for all zones, with the exception of the R4A* zone, which requires 60 metres.

The R4C zone within Zoning By-law 2585 is the only zone that outlines a maximum front yard depth, which in this case, is 6 metres.

Table 11. Block Townhouse Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	2585	2585	2585
Zone		R4A*	R4C*	MD/HD	R4C	R4-DT	R5-DT/R6-DT
Permitted Use		Block Townhouse	Block Townhouse	Block Townhouse	Block Townhousing	Block Townhouse Dwelling	Block Townhouse Dwelling
Provisions							
Min. Lot Area	General	0.4 ha	0.4 ha	-	0.14 ha	135 m^2/unit	135 m^2/unit
	Additional/Unique Provisions	-	135m^2/unit	-	-	-	-
Min. Lot Frontage	General	60 m	30 m	30 m	30 m	30 m	30 m
Min. Lot Depth	General	-	-	-	-	30 m	30 m
Max. Lot Coverage	General	35%	35%	-	30%	40%	40%
Min. Front Yard Depth	General	-	-	3 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	-	For an underground parking area the minimum setback shall be 0 metres.	-	-	-
Min. Rear Yard	General	-	-	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	-	-	1.2 m	6.0 m	3.0 m	3.0 m
	Additional/Unique Provisions	-	-	-	Provided that a rear or interior side yard adjoining a wall containing no habitable room windows may be reduced to 2.0 m.	-	-
Min. Exterior Side Yard	General	-	-	3 m	7.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	-	For an underground parking area the minimum setback shall be 0 metres.	-	-	-
Min. Landscaped Open Space		50%	50%	-	50%	30%	30%
Max. Building Height		9.5 m	3 storeys	12 m	10 m	3 storeys	4 storeys
Max. Floor Space Index		-	-	-	0.5	0.6	0.65
Max. Density		39 units pet net ha	Min. 30 units per ha. Max. 40 units per ha	-	-	-	-
Additional Provisions		Yards; distance between buildings on same lot; internal roadways; and private amenity space area.	Yards; distance between buildings on the same lot; internal roadway; and min. private amenity space.	-	Distance between buildings; number of dwelling units; and number of attached dwelling units.	Separation distances for buildings on the same lot; private amenity space; and number of attached dwelling units.	Separation distances for buildings on the same lot; private amenity space; and number of attached dwelling units.

3.12 Street Townhouse Dwelling

A street townhouse dwelling is typically a building containing a minimum of three and a maximum of eight dwelling units, wherein each dwelling unit is separated from the adjacent dwelling unit by a common wall, and each dwelling unit has its own entrance from the outside. Typically, each dwelling unit is on a separate freehold lot with frontage on a public street.



Figure 12. Street Townhouse Example
Source: Google Maps

3.12.1. Permitted Zones

Within Zoning By-law 1784, the R4B* and R4C*, as well as MD and HD, zones permit a "Street Townhouse". Within Zoning By-law 2585, a "Street Townhouse Dwelling" is permitted within the R3-DT, R4C, R4-DT, R5-DT and R6-DT zones.

The provisions for street townhouse dwellings vary greatly across the applicable zones.

3.12.2. Zone Location

Zones permitting street townhouse dwellings are generally located in different areas throughout the Town, with the majority located south of the Brooklin Community Secondary Plan area, including a cluster of zones around the Downtown area. (Please see maps in **Appendix C**).

3.12.3. Zone Provisions

Street townhouse requirements vary broadly between zones, as described within **Table 12**.

Minimum lot area provisions range from 108 m^2 per unit to 275 m^2 per unit. Minimum lot frontage requirements range from 5.5 to 6.0 metres for interior units and range from 7.5 metres to 10.5 metres for corner lots

The format of minimum interior side yard provisions varies between zones, and they generally differ depending on common walls and unattached walls. Minimum exterior side yard provisions range from 3.1 metres to 4.5 metres, with additional provisions for most zones dependant on garage and carport setback requirements.

Table 12. Street Townhouse Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	1784	2585	2585	2585	2585	2585
Zone		R4B*	R4C*	MD/HD	MD/HD	MD/HD	R3-DT	R4C	R4-DT	R5-DT	R6-DT
Permitted Use		Street Townhouse	Street Townhouse	Street townhouse dwelling unit with front access garage	Street townhouse dwelling unit with detached rear garage	Street townhouse dwelling unit with integral rear garage	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling
Provisions											
Min. Lot Area	General	180 m^2	180 m^2	160 m^2 per unit	165 m2 per unit	108 m^2 per unit	275 m^2/unit	186 m^2	135 m^2/unit	135 m^2/unit	135 m^2/unit
	Additional/Unique Provisions	-	-	145 m^2 on a private street	-	-	-	-	-	-	-
Min. Lot Frontage	General	-	-	6 m per unit	5.5 m per unit	5.5 m per unit	-	6.0 m	-	-	-
	Interior Lot	6.0 m	6.0 m	-	-	-	Interior unit: 6.0 m/unit. End unit: 7.2 m/unit.	-	Interior unit: 6.0 m/unit. End unit: 7.2m/unit.	Interior unit: 6.0 m/unit. End unit: 7.2m/unit.	Interior unit: 6m/unit. End unit: 7.2m/unit.
	Corner Lot	10.5 m	10.5 m	9 m per unit	9 m per unit	9 m per unit	7.5 m/unit	10.5 m	7.5 m/unit	7.5 m/unit	7.5 m/unit
Min. Lot Depth	General	30 m	30 m	-	-	-	30 m	27 m	30 m	30 m	30 m
Max. Lot Coverage	General	50%	50%	-	-	-	40%	40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	4.5 m	3 m	3 m	3 m	Established front building line or 6.0m, whichever is the lesser.	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	5.5 m	5. 8 m	-	-	-	6.0 m	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	2.5 m to a garage, carport or unenclosed parking space.	2.5 m to a garage, carport or unenclosed parking space.	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	15 m	-	-	-	-	-	-	-	-	-
Min. Interior Side Yard	General	-	-	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m	No interior side yard requirement except in the case of the unattached wall of the end dwelling unit where minimum width of such interior side yard is 1.0 m plus 0.5 m for each storey or partial storey above the first storey.	1.2 m	1.2 m	1.2 m
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least	1.75 m	1.75 m	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	Unique provisions for unattached walls of an end dwelling unit.	Unique provisions for unattached walls of an end dwelling unit.	-	-	If no common wall exists between the rear garages of attached units, the minimum interior side yard for the garage portion of the building and any space above shall be 0.6 m.	-	-	-	-	-
Min. Exterior Side Yard	General	4.5 m	4.5 m	3 m	3 m	3 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	5.5 m	5. 8 m	5. 8 m	5. 8 m	-	6.0 m	-	-	-
Min. Landscaped Open Space		40%	40%	25%	50%	50%	30%	40%	30%	30%	30%
Max. Building Height		9.5 m	9.5 m	12 m	12 m	12 m	3 storeys	9 m	3 storeys	4 storeys	4 storeys
Max. Floor Space Index		-	-	-	-	-	0.6	-	0.6	0.65	0.65
Additional Provisions		-	Driveway location	-	Min. outdoor amenity space	Min. outdoor amenity space	Max. number of attached dwelling units	-	Separation distances for buildings on the same lot	Separation distances for buildings on the same lot and number of attached dwelling units	Separation distances for buildings on the same lot and number of attached dwelling units

3.13 Stacked Townhouse Dwelling

A stacked townhouse is a building containing more than four dwelling units, each of which has a vertical and a horizontal wall in common and a private entrance from outside.

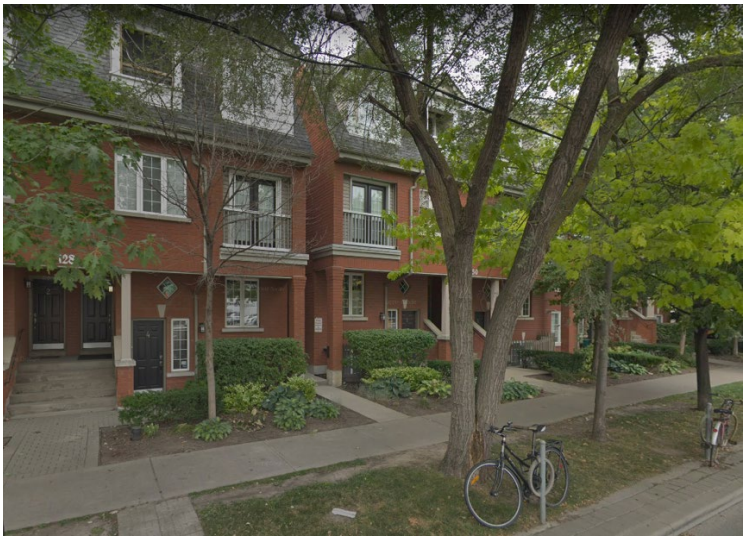


Figure 13. Stacked Townhouse Example
Source: Google Maps

3.13.1. Permitted Zones

Within Zoning By-law 1784, the R4C* zone permits a “Stacked Dwelling” and the MD and HD zones permit a “Stacked Townhouse”. Within Zoning By-law 2585, the R4-DT, R5-DT and R6-DT zones all permit a “Stacked Dwelling”.

3.13.2. Zone Location

Zones permitting stacked townhouse dwellings within the Town are generally congregated around Downtown Whitby area as well as in different pockets of the West Whitby Secondary Plan area, west of Cochrane Street, between Dundas Street West and Taunton Road West.

3.13.3. Zone Provisions

Across the zones, provisions are comparable for minimum lot frontage, lot depth and rear yard setbacks. **Table 13** provides a full comparison of provisions between zones.

In the majority of the zones, the minimum lot area is 135m^2 per unit except for the R6-DT which requires 90 m^2 per unit.

Maximum floor space index provisions range from 0.6 to 1. The R4C* zone sets out unit density requirements rather than floor space index, allowing a minimum of 30 units per hectare and a maximum of 40 units per hectare.

Table 13. Stacked Townhouse Dwelling Zone Provisions

Zoning By-law		1784	1784	2585	2585	2585
Zone		R4C*	MD/HD	R4-DT	R5-DT	R6-DT
Permitted Use		Stacked Dwelling	Stacked Townhouse	Stacked Townhouse Dwelling	Stacked Townhouse Dwelling	Stacked Townhouse Dwelling
Provisions						
Min. Lot Area	General	135 m^2/unit	-	135 m^2/unit	135 m^2/unit	90 m^2/ unit
Min. Lot Frontage	General	30 m	30 m	30 m	30 m	30 m
Min. Lot Depth	General	-	-	36 m	36 m	36 m
Max. Lot Coverage	General	35%	-	40%	40%	40%
Min. Front Yard Depth	General	-	3 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	For an underground parking area the minimum setback shall be 0 m.	-	-	-
Min. Interior Side Yard	General	-	1.8 m where no common wall exists	3.0 m	3.0 m	1.2 m
Min. Exterior Side Yard	General	-	3 m	4.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	For an underground parking area the minimum setback shall be 0 m.	-	-	-
Min. Landscaped Open Space		50%	-	30%	30%	30%
Max. Building Height		3 storeys	12 m	3 storeys	4 storeys	4 storeys
Max. Floor Space Index		-	-	0.6	0.65	1
Max. Density		Min. 30 units per ha. Max. 40 units per ha	-	-	-	-
Additional Provisions		Yards; distance between buildings on the same lot; internal roadway; and min. private amenity space.	-	Separation distances for buildings on the same lot and private amenity space.	Separation distances for buildings on the same lot and private amenity space.	Separation distances for buildings on the same lot; private amenity space; and number of attached dwelling units.

3.14 Back to Back Townhouse

A back to back townhouse dwelling means a building containing a minimum of 6 and a maximum of 16 dwelling units that are divided vertically by common walls, including a common rear wall, and each dwelling unit has an independent entrance from the outside.



Figure 14. Back to Back Townhouse Example
Source: Google Maps

3.14.1. Permitted Zones

The MD and HD zones within Zoning By-law 1784 permit a “Back to Back Townhouse”.

3.14.2. Zone Location

The MD and HD zones permitting back to back townhouses are located in different pockets of the West Whitby Secondary Plan area, west of Cochrane Street, between Dundas Street West and Taunton Road West.

3.14.3. Zone Provisions

Table 14 outlines the provisions for a Back to Back Townhouse in the MD and HD zones within Zoning By-law 1784.

Table 14. Back to Back Townhouse Zone Provisions

Zoning By-law		**1784**
Zone		**MD/HD**
Permitted Use		**Back to Back Townhouse**
Provisions		
Min. Lot Area	General	75 m^2 per unit
Min. Lot Frontage	General	5.5 m per unit
	Corner Lot	9 m per unit
Min. Front Yard Depth	General	3 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5. 8 m
	Additional/Unique Provisions	Except that for an underground parking area, the minimum setback shall be 0 m.
Min. Interior Side Yard	General	1.5 m
	Additional/Unique Provisions	If no common wall exists between the rear garages of attached units, the minimum interior side yard for the garage portion of the building and any space above shall be 0.6 m.
Min. Exterior Side Yard	General	3 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5. 8 m
	Additional/Unique Provisions	Except that for an underground parking area, the minimum setback shall be 0 m.
Max. Building Height		12 m
Additional Provisions		Min. outdoor amenity space

3.15 Apartment, Retirement Home, Long Term Care Home and Boarding and Lodging House

An apartment dwelling or apartment building is typically defined as a building with four or more dwelling units that share a common external access to the outside through a common vestibule and a common corridor system.

A retirement home is typically a building containing dwelling units where common facilities are provided for the preparation and consumption of food and where housekeeping services and on-site medical services are provided as required. Most retirement homes also contain common facilities such as recreation rooms and lounges and may also contain accessory uses such as a personal service establishment or retail store for the residents.

A long-term care home is a building licensed pursuant to Provincial Legislation containing residential accommodation where a broad range of 24-hour personal care, support and health services are provided for persons requiring these services in a supervised setting. Long-term care homes typically include common facilities such as dining, kitchen, lounge, and recreational facilities and may also include accessory uses such as a medical office, personal service establishment or retail store for the residents.

A boarding and lodging house is generally a building where the owner or lessee supplies for compensation, with or without meals, lodging to a boarder or boarders as the principal use. Typically, a boarding and lodging house may also include an accessory dwelling unit for the owner or caretaker.

3.15.1. Permitted Zones

Numerous zones within Zoning By-law 1784 and 2585 permit higher density multi-unit residential uses such as apartment buildings, retirement homes, long term care homes and boarding and lodging houses.

Within Zoning By-law 1784, the R4C* zone permits an “Apartment Dwelling House” and a “Retirement Home” with the same provisions for both uses. The R5A, MD and HD zones also permit these two uses, with the addition of a “Long Term Care Facility”, with the same provisions applied to all three uses.

Within Zoning By-law 2585, the R4, R5, R4-DT, R5-DT and R6-DT zones all permit an “Apartment Dwelling House” with individual provisions for each zone. A “Boarding and Lodging House” is permitted within both the R4 and R5 zones, with the same provisions required in both zones. The R3-DT, R4-DT, R5-DT and R6-DT zones permit a “Boarding and Lodging House” as well as a “Retirement Home” which both have the same provisions across all four zones.

Any zones that permit the same dwelling type with the same provisions are grouped together in **Table 15**.

3.15.2. Zone Location

Zones permitting apartment buildings, retirement homes, long term care facilities, and boarding and lodging houses are generally located throughout the Town, south of the Brooklin Secondary Plan area, along major roads and at intersections. Two distinct pockets of zones are located in Downtown Whitby, as well as around the Brock Street South and Watson Street intersection. (Please see maps in **Appendix C**).

3.15.3. Zone Provisions

The provisions for multi-unit dwelling types differ across most zones and tend to provide more detailed and lengthy requirements, depending on the zone. For example, while many of the zones outline a general minimum lot area, the R4 and R5 zones within Zoning By-law 2585 outline a square metre requirement for bachelor dwelling units, plus an additional requirement per bedroom for each unit other than a bachelor. In the R5 Zone, apartments are also subject to specific provisions for each dwelling unit where parking is located underground.

Lot Frontage

Where provided, minimum lot frontage requirements range from 12 metres to 50 metres.

Front Yard

Minimum front yard depth provisions differ across most zones. The R5A* zone within Zoning By-law 1784 is unique in that it provides specific setback requirements from a local road; from a collector road or any portion of a building less than three storeys; for a building four storeys or greater; as well as from an arterial road. Within Zoning By-law 2585, many of the zones require a minimum front yard setback of half of the height of the building or 7.5/6 meters, whichever is less. All other zones range from 3 meters to 7.5 metres.

The HD zone within Zoning By-law 1784 is the only one that outlines a maximum front yard depth, which is 6 metres, except that a maximum of 25% of the building facing the street may have a greater depth.

Rear and Side Yard

Provisions for minimum rear yards across all zones are generally either 7.5 metres or 10 metres. Provisions for interior side yards range from 1.2 metres to 10.5 metres, and from 4.5 metres to 7.5 metres for exterior side yards.

Landscaped Open Space

Across most zones, the provisions for minimum landscaped open space is either 30% or 35%. The MD and HD zones of Zoning By-law 1784 require a minimum of 25% landscaped open space.

Building Height

Maximum height provisions range between zones, from 3 storeys to 12 storeys.

Other

All of the downtown residential zones within Zoning By-law 2585 additionally outline maximum floor space index provisions ranging from 0.6 to 4.

Within Zoning By-law 1784, additional provisions for density are outlined for the R4C* and R5A* zones. The R4C* zone allows a minimum of 30 units per net hectare and a maximum of 40 units per hectare, while the R5A* zone allows a minimum of 65 units per net hectare and a maximum of 135 units per net hectare.

Table 15. Apartment, Retirement Home, Long Term Care Facility and Lodging House Zone Provisions

Zoning By-law		1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	2585	2585	2585	2585
Zone		R4C*	RSA*	MD	HD	R4	R5	R4-DT	R5-DT	R6-DT	R4/R5	R3-DT	R4-DT	R5-DT	R6-DT
Permitted Use		Apartment Dwelling House, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Boarding or Lodging House	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home
Provisions															
Min. Lot Area	General	0.5 ha	0.5 ha	-	-	-	-	135 m^2/unit	135 m^2/unit	59 m^2/unit	465 m^2	450 m^2	450 m^2	450 m^2	450 m^2
	Interior Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Corner Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	93 m^2 for each bachelor dwelling unit; 93 m^2 plus 46 m^2 per bedroom for each dwelling unit other than a bachelor unit.	56 m^2 for each bachelor dwelling unit; 56 m^2 plus 28 m^2 per bedroom for each dwelling unit other than a bachelor unit. Provided that the minimum lot area required above may be reduced by 14 m^2 for each dwelling unit where at least one parking space for such dwelling unit is located underground.	-	-	-	-	-	-	-	-
Min. Lot Frontage	General	50 m	50 m	-	-	33.5 m	-	30 m	30 m	30 m	12 m	12 m	12 m	12 m	12 m
	Interior Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Corner Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Depth	General	-	-	-	-	-	-	40 m	40 m	40 m	33.5 m	30 m	30 m	30 m	30 m
	Interior Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Corner Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Max. Lot Coverage	General	35%	35%	-	-	35%	35%	35%	35%	40%	40%	40%	40%	40%	40%
	For one storey dwelling units	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	For one or two storey dwelling units, including covered and unenclosed porches	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	For two and three storey dwelling units	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	For a dwelling unit greater than one storey	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Min. Front Yard Depth	General	6.0 m	Unique provisions for from a local road, from a collector road or any building/portion of a building not exceeding three storeys, for buildings 4 storeys or greater, and from an arterial road.	4 m	3 m	1/2 the height of the building or 7.5m whichever is the greater	1/2 the height of the building or 7.5m whichever is the greater	7.5 m	7.5 m	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	For an underground parking area the minimum setback shall be 0 metres.	For an underground parking area the minimum setback shall be 0 metres.	-	-	-	-	-	-	-	-	-	-
Max. Front Yard Depth		-	-	-	6 m except that a maximum of 25% of the building facing the street may have a greater front yard depth.	-	-	-	-	-	-	-	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m or half the height of the building, whichever is greater	7.5 m	7.5 m	1/2 the height of the building or 10.5m whichever is the greater. Provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 2.0m.	1/2 the height of the building or 10.5m whichever is the greater. Provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 2.0m.	10 m	10 m	10 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
	To any portion of a dwelling unit having a max. height of one storey	-		-	-	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a max. height of one or two storeys	-		-	-	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a height greater than one storey	-		-	-	-	-	-	-	-	-	-	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	-		-	-	-	-	-	-	-	-	-	-	-	-

Table 15. Apartment, Retirement Home, Long Term Care Facility and Lodging House Zone Provisions

Zoning By-law		1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	2585	2585	2585	2585
Zone		R4C*	RSA*	MD	HD	R4	R5	R4-DT	R5-DT	R6-DT	R4/R5	R3-DT	R4-DT	R5-DT	R6-DT
Permitted Use		Apartment Dwelling House, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Boarding or Lodging House	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home
Provisions															
Min. Interior Side Yard	General	Unique provisions for an end wall containing no habitable room windows, containing a habitable window other than a living room window, and an end wall containing a living room window.	6.0 m	6 m where no common wall exists	6 m	1/2 the height of the building or 10.5m whichever is the greater. Provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 2.0 m.	1/2 the height of the building or 10.5m whichever is the greater. Provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 2.0 m.	4.5 m	7.5 m	3.0 m	3.0 m on one side, 1.2 m on other side plus 0.6 m on the narrow side for each additional or partial storey above the first, provided that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 m plus 0.6 m for each additional or partial storey above the first.	1.2 m with an integral garage or carport	3.0 m	1.2 m with an integral garage or carport	1.2 m with an integral garage or carport
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	-	-	-	-	-	-	-	-	-	-	3.0 m	-	3.0 m	3.0 m
Min. Exterior Side Yard	General	6.0 m	Unique front yard setback provisions for from a local road, from a collector road or any building/portion of a building not exceeding three storeys, for buildings 4 storeys or greater, and from an arterial road.	4 m	3 m	1/2 the height of the building or 7.5m whichever is the greater	1/2 the height of the building or 7.5m whichever is the greater	7.5 m	10 m	4.5 m	6.0 m	4.5 m	4.5 m	4.5 m	4.5 m
Min. Landscaped Open Space		30%	30% of the lot area	25%	25%	35%	35%	30%	30%	30%	30%	30%	30%	30%	30%
Max. Building Height		3 storeys, plus mechanical penthouse	6 storeys	4 storeys	12 storeys	9.5 m	8 storeys	3 storeys	4 storeys	6 storeys	9.5 m	3 storeys	3 storeys	3 storey	3 storeys
Max. Floor Space Index		-	-	-	-	-	-	1	1	1.75	-	0.4	0.4	0.6	0.6
Max. Density		Min. 30 units per net ha. Max. 40 units per net ha	Min. 65 units per net ha. Max. 135 units per net ha	-	-	-	-	-	-	-	-	-	-	-	-
Additional Provisions		Distance between buildings on same lot	Distance between buildings on same lot and internal roadway	Min. building height	-	Dwelling unit area for bachelor units, one bedroom, two bedroom, three bedrooms and more than three bedrooms; courts; and yards.	Dwelling unit area for bachelor units, one bedroom, two bedroom, three bedrooms and more than three bedrooms; courts; and yards.	Separation distances for buildings on the same lot and private amenity space	Separation distances for buildings on the same lot and private amenity space.	Separation distances for buildings on the same lot and private amenity space .	Special yard provisions and guest room area.	Gross floor area	Gross floor area	Gross floor area	Gross floor area

3.16 Other Considerations

Based on the review of the zoning by-laws, a number of general notes on the residential zones are provided below.

Zoning By-law 1784

- External design of buildings is addressed in the R1, R2 and R3 zones which is an uncommon provision in modern by-laws;
- The R1, R2, R3, R1-BP, R2-BP and R3-BP zones are all missing provisions for minimum landscaped open space requirements, which should be considered in the interest of sustainability;
- Fourteen different parent zones permit single detached dwellings with differing provisions which should be consolidated;
- The R3D* zone is the only zone that permits low density cluster dwellings and the definition provided for this use may allow it to be combined or categorized under a different more common use;
- Link dwellings, semi detached duplex dwellings and converted dwellings are dwelling types rarely built now and/or are antiquated terms, and the need for including them as a use should be considered;
- It should be considered further whether there needs to be a distinction between the four defined terms/uses: “common wall semi detached”, “semi detached dwelling”, “duplex dwelling” and “semi detached duplex dwelling”.
- Consider removing references to minimum floor area;
- Generally, provisions should be modernized to allow for greater flexibility such as increased lot coverage and height; and
- The relevance of having a separate residential wide shallow zone should be considered.

Zoning By-law 2585

- This area is entirely within the urban area and the existing provisions for areas that are not serviced are no longer necessary;
- There are instances where the size of a side yard is dependent on the number of storeys. This requirement is not a modern standard and should be reviewed;
- A “maisonette dwelling house” is only permitted in the R4C zone, with no definition provided, making it unclear what the use is. As well, this dwelling type is rarely built and the need for including this use should be considered;
- Not to be confused with commonly defined term “group home”, the term “group housing” permitted in the R4 and R5 zones is an antiquated term for multiple apartment buildings on one site and the need for this use should be considered;

- Maximum height provisions are provided in storeys for the downtown residential zones and in metres for most other residential zones;
- Within the R4-DT, R5-DT and R6-DT zones, the requirement for separation distance between buildings based on type of room window may not be necessary;
- The R1 and R2 zones both only allow singles and could be merged;
- The R4 and R4C zones are similar and could be merged; the only difference being the R4 zone allows apartments;
- Where a building contains multiple units, such as a townhouse, the provisions can be described by unit or by building. Further consideration on the approach is required;
- Many of the Downtown Secondary Plan Area zones contain a floor space index (FSI) requirement for some uses, while other zones don't. Further review is needed to consider if this built form measure should be consistently applied across all zones and uses; and
- Some zones rely on the established front yard setback, while others don't. Further review is needed to consider if this setback should be consistently applied in existing residential areas.

Zoning By-law 5581-05

- Maximum permitted building height should be reconsidered to reflect modern standards;
- Lot area requirements should be revised to be consistent (some are in square metres and some are in hectares);
- The ORM-R3 zone has corner lot requirements, while the ORM-R2 zone does not; and
- Converted dwellings are an old use carried forward from Zoning By-law 1784 which applied to this area prior to 2005. Review is required to determine if this use is appropriate in the Oak Ridges Moraine.

4. Best Practices of Other Municipalities

The purpose of this section of the report is to identify uses or elements that other existing zoning by-laws in Ontario address, for consideration for inclusion in Whitby's Comprehensive Zoning By-law. The zoning by-laws used as examples in this Study were chosen based on the following factors:

- Locale - to review zoning by-laws within southern Ontario;
- Approval date - to review more recent zoning by-laws, such as in the case of East Gwillimbury and Vaughan, neither of which are in effect yet;
- Clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized, such as Milton and Ajax; and
- Uniqueness - to review zoning by-laws that brought a unique or interesting element, such as the use of colour in the zoning by-law in St. Catharines or illustrations in Oakville.

The following subsections identify uses and provisions from other municipal zoning by-laws that could be considered for implementation in the new Comprehensive Zoning By-law.

4.1 Zone Structure

The largest difference amongst the municipalities is how the zoning by-laws structure their residential zones.

The zoning by-laws reviewed had between 4 and 14 residential zones. Most zoning by-laws reviewed have multiple zones that generally only permit single detached dwellings with different lot provisions, a few zones permitting medium density housing forms, and one to three zones permitting high density apartment forms.

Some of the zoning by-laws summarize multiple different residential zones in a permitted use table and do not explicitly categorize them by density or housing type. This includes Ajax, East Gwillimbury, Grimsby, Innisfil, Vaughan and Newmarket. The permitted uses table below from the Ajax Zoning By-law provides an example of this (**Figure 15**).

6.2.1 Permitted *Uses* (Amended by By-law 114-2013)

The following table establishes the *uses* permitted in the Residential Zones.

	CR	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R2-A	R2-B	R3	RM4	RM5	RM6
Detached Dwelling	•	•	•	•	•	•	•	•					
Semi-Detached Dwelling							•	•	•				
Duplex Dwelling										•			
Triplex Dwelling										•			
Double Duplex Dwelling										•			
Linked Villa Dwelling										•			
Townhouse Dwelling (Street)									•	•			
Maisonette Dwelling													•
Multiple Attached Dwelling											•	•	•
Apartment Dwelling											•		
Senior Citizens' Apartment												•	
Accessory Apartment	•	•	•	•	•	•	•	•	•	•			
Bed and Breakfast Establishment (1)	•	•	•	•	•	•	•	•	•				
Day Care Facility (2)	•	•	•	•	•	•	•	•	•	•	•	•	•
Crisis Care Facility		•	•	•									
Group Home 'A'		•	•	•									
Home Based Business	•	•	•	•	•	•	•	•	•	•	•	•	•
Lodging House (3)	•	•	•	•	•	•	•						

Figure 15. Ajax Zoning By-law Residential Zones Permitted Uses Table

The City of Barrie Zoning By-law is similar as it contains a range of residential zones, but within its permitted use table, each zone is categorized by three housing categories- single detached, multiple, and apartment (**Figure 16**).

Table 5.2

Uses	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
Residential Uses											
Apartment Dwelling										X	X
Block/Cluster/Street/Stacked Townhouse (7)								X	X(6)		
Boarding, Lodging, Rooming House (Large) (11)								X		X	X
Boarding, Lodging, Rooming House (Small) (10)	X	X	X	X	X	X	X	X	X	X	X
Converted Dwelling (9)	X	X	X	X	X	X		X	X	X	X
Second Suite (15)		X	X	X	X	X	X	X(2)(3)	X(2)(3)	X(2)(4)	X(2)(4)
Semi-Detached, Duplex Dwelling (14)						X	X	X(3)	X(3)	X(4)	X(4)
Single Detached Dwelling	X	X(1)	X	X	X	X(2)	X	X(2)	X(2)	X(2)	X(2)
Three or More Unit *Dwelling*								X	X	X(5)	X(5)
Walk-up Apartment (7)								X		X	X
Accessory Uses											
Bed and Breakfast Establishment (16)(2018-113)	X	X	X	X	X	X	X	X	X	X	X
Child Care (12)	X	X	X	X	X	X	X	X	X	X	X
Home Occupation (12)	X	X	X	X	X	X	X	X	X	X	X
Institutional Uses (13)											
Assisted Living Facility								X		X	X
Child Care						X		X		X	X
Dormitory								X		X	X
Group Home	X	X	X	X	X	X		X	X	X	X
Library								X		X	X
Place of Worship	X	X	X	X	X	X	X	X	X	X	X
Social Services Facility								X		X	X

Figure 16. Barrie Zoning By-law Residential Zones Permitted Uses Table

In comparison, zoning by-laws from Milton, Oakville, Welland and St. Catharines simplify and collapse their residential zones into zone categorizes based on density – i.e. low, medium and high densities, as seen in the examples below (**Figure 17 and 18**).

Zone Names and Symbols

Zone Symbol	Zone Name
R1	Low Density Residential – Suburban Neighbourhood
R2	Low Density Residential – Traditional Neighbourhood
R3	Medium Density Residential
R4	High Density Residential

Permitted Uses

USES	Zones			
Dwelling, Detached	R1	R2	R3	
Dwelling, Semi-detached	R1	R2	R3	
Dwelling, Duplex		R2	R3	
Dwelling, Triplex		R2	R3	R4
Dwelling, Fourplex		R2	R3	R4
Dwelling, Quadruplex	R1	R2	R3	R4
Townhouse	R1	R2	R3	R4
Private Road Development	R1	R2	R3	R4
Apartment Building [a]			R3	R4
Long-Term Care Facility [a]			R3	R4

Figure 17. St. Catharines Residential Zone Tables

Permitted Uses	*ZONE*				
	RLD Low Density	RMD1 Med. Density I	RMD2 Med. Density II	RHD High Density	RO Res./ Office
Residential *Uses*					
Apartment Building			•	•	•
Dwelling, Back to Back Townhouse (39-2004)			•		
Dwelling, Detached	•	•			
Dwelling, Duplex	•	•			
Dwelling, Multiple		•	•		
Dwelling, Quattroplex		•	•		
Dwelling, Retirement			•	•	
Dwelling, Semi-detached	•	•			
Dwelling, Townhouse		•	•		
Dwelling, Triplex		•			
Group Home Type 1	•	•			
Group Home Type 2	•	•			
Non-Residential *Uses*					
Convenience Store					• (*1)
Cottage Industry					
Bank					• (*1)
Home Day Care	•	•	•	•	•
Home Occupation	•	•	•	•	
Long Term Care Facility				•	
Medical Clinic					•
Office Building					•
Office Uses					•
Personal Service Shop					• (*1)
Restaurant					• (*1)

Figure 18. Milton Zoning By-law Residential Permitted Uses Table

4.2 Permitted Uses

Permitted residential uses are comparable among most municipal zoning by-laws, and there are only a few unique uses that other zoning by-law's address in their residential zones. One of these permissions is a coach house in East Gwillimbury's zoning by-law and a walk up apartment (separate use from an apartment) in Barrie's Zoning By-law.

Similar to Whitby Zoning By-law 2585, the Ajax and Milton Zoning By-laws permit a maisonette dwelling in only one residential zone. The Ajax Zoning By-law provides the following definition: "a dwelling that is divided into three (3) or more dwelling units, each of which has independent entrances, one to a common corridor and the other directly to the outside yard area adjacent to the said dwelling unit".

4.3 Presentation of Zone Standards

The majority of the zoning by-laws provide provisions specific to each zone in the form of tables for each permitted use. In comparison, the Town of Newmarket does not specify different provisions for each of its residential zones. Instead, tables are provided and categorized by dwelling type, and then listing the standards by zone for that housing type (**Figure 19**).

6.2.2 Zone Standards

The following table and notations provided in Section 6.2.3 establish the *zone* standards applicable to the Residential Zones:

Typical Built Form	*Detached dwelling*						
Regulatory Set:	**A**	**B**	**C**	**D**	**Ex. 119**	**E**	**F**
Min. *Lot area*	0.8 ha	1860 m^2	743 m^2	511 m^2		330 m^2	265 m^2
Min. *Lot Frontage*	60.0 m	30.0 m	18.0 m	15.0 m		12.0 m	9.7 m
Min. *Yard* Setbacks							
From *Front Lot Line*	30.0 m	9.0 m	7.5 m	7.5 m	(*14)	4.5 m	4.5 m
From *Rear Lot Line*	15.0 m	9.0 m	7.5 m	7.5 m	7.5m	7.5 m	7.0 m
From *Exterior Side Lot Line*	-	6.0 m	6.0 m	6.0 m	6.0m	3.0 m	3.0 m
From Interior *Side Lot Line*							
One Side	7.5 m	1.8 m	-	-	-	0.6 m	0.6 m
Other Side	7.5 m	4.2 m	-	-	-	1.2 m	1.2 m
Each Side 1 *Storey*	-	-	1.2 m	1.2 m	1.2m	-	-
Each Side 1.5 *Storeys*	-	-	1.5 m	1.5 m	1.5m	-	-
Each Side 2 *Storeys*	-	-	1.8 m	1.8 m	1.8m	-	-
Min. *Building* Separation	-	-	-	-	-	1.8 m	1.8 m
Max. *Lot Coverage*	15%	20%	35%	35%	35% if one storey 25% if two storeys	45%	47%
Max. *Height*	10.7 m (2 *storeys*)	10.7 m (2 *storeys*)	10.7 m (2 *storeys*)	10.7 m (2 *storeys*)	10.0m (2 storeys)	11.0 m (2 *storeys*)	11.0 m (2 *storeys*)
Min. *Driveway Width* (*7)	-	-				3.0 m	3.0 m
Max. *Driveway Width* (*7) *By-law 2011-25*	9m	9m	6m	6m	6m	6.0 m	5.5 m
Min. *Driveway* Length (*11)							
Garage Door Segmented	-	-	-	-		10 m (*12)	10 m (*12)
Non-Segmented Garage Door	-	-	-	-		11.2 m	11.2 m

See Section 6.2.3 for additional *zone* requirements where indicated.

Figure 19. Newmarket Zoning By-law Zone Standards Table Excerpt

4.4 Lot Coverage

Each of the zoning by-laws reviewed contain maximum lot coverage provisions for residential uses, which range from 10% to 50%. Lower maximum lot coverage provisions in the 10% to 20% range were typically required for zones permitting estate, hamlet and similar larger lot residential uses, such as the 10% maximum allowance for estate residential zones in Vaughan and the 15% maximum allowance for estate residential zones in East Gwillimbury and Innisfil.

Most municipalities only outline one to three different provisions depending on the zone, as follows:

- Ajax permits a maximum of 20% to 50% lot coverage for residential zones, with the most common requirement being 45%;
- Barrie permits a maximum lot coverage of either 35% or 45%;
- East Gwillimbury requires a maximum lot coverage of 40% for most residential zones;
- Innisfil permits a maximum lot coverage ranging from 40% to 50% for higher density residential zones permitting townhouses and apartment buildings;
- Newmarket's maximum lot coverage requirements range from 15% to 50%, with the higher end being for higher density residential uses;
- Oakville permits a maximum lot coverage of 30% only for zones that permit single detached dwellings, with no requirement for zones permitting higher density residential uses;
- St. Catharines permits a maximum lot coverage of 45% for some of their low density zones and has no requirement for higher density zones;
- Vaughan permits maximum lot coverage permission between 30% to 50%; and;
- Welland sets out a maximum lot coverage permission between 45% and 55% for all residential zones.

For their five Residential Detached Zones and their Main Street Residential Zone, the Town of Grimsby outlines maximum lot coverage provisions on the schedules of their zoning by-law, denoted by a number following the zone symbol, which range from 15% to 45%.

The Town of Milton is unique in this review as they set out maximum lot coverage requirements based on lot area for detached, duplex and semi-detached dwellings (**Figure 20**).

Table 6B (I)

Lot Area	Maximum *lot Coverage*
Less than 660 m²	30%
660 – 830 m²	25%
Greater than 830 m²	20%

Figure 20. Milton Zoning By-law Residential Maximum Lot Coverage

4.5 Height Provisions

Most zoning by-laws have the same maximum height provision for single detached dwellings, semi-detached dwellings, all the way up to townhouse dwellings. Generally, this ranges from 9 metres to 12.5 metres across the zoning by-laws reviewed.

For higher density uses such as apartments in residential zones, maximum heights range both within the by-laws reviewed and across them. The lowest maximum height seen was 10 metres in Barrie, although other zones in Barrie's zoning by-law had maximum heights of up to 45 metres. The highest maximum height noted was in the draft Vaughan Zoning By-law with 48 metres in their Multiple Residential Zone 3 and taller through site-specific zoning amendments.

The City of Vaughan is unique, in this review, as its zoning by-law specifies maximum apartment tower heights and other built form requirements in high density zones. These provisions include minimum and maximum podium height requirements, minimum and maximum tower setbacks from the podium, maximum tower floor plate requirements, and tower separation requirements. These provisions are similar to a number of other recent by-laws where municipalities are experiencing development pressures for tall apartment towers.

4.6 Lot Area Provisions

Around half of the municipal zoning by-laws reviewed provide differing lot area provisions based on whether the lot has access to municipal sanitary and water services.

The Towns of Ajax and Milton do not provide lot area requirements for any of their residential zones. In comparison, Vaughan, Barrie, Oakville, Grimsby and Innisfil provide lot area requirements for all of their residential zones and dwelling types. Innisfil is the only municipality that sets out lot areas for interior and exterior lots. While most other municipal zoning by-laws only provide minimum lot area provisions, the St. Catharines zoning by-law provides both minimum and maximum lot area provisions per dwelling unit except for apartments and long term care facilities. Similarly, Welland provides maximum lot area provisions for all uses except street townhouses, block townhouses, multiple dwellings and retirement homes. East Gwillimbury only provides

lot area provisions for higher density uses in half of its zones; and Newmarket does not provide lot area provisions for townhouses or apartments.

Table 16 below generally outlines all of the different minimum lot area provisions as required by each different municipality for single detached dwellings, duplex and semi detached dwellings, medium density uses including townhouses and multiple dwellings, and apartment buildings and similar uses such as retirement homes. The table illustrates that the minimum lot areas vary considerably.

Table 16. Comparison of Minimum Lot Area Provisions from Other Municipalities

	Single Detached Dwellings (m^2)	Duplex/ Semi Detached Dwellings (m^2)	Townhouses/ Multiple Dwellings (m^2)	Apartments/ Multi-Storey Dwellings (m^2)
Barrie	335 400, 500, 900, 4ha	400, 600	720	1100, 1300
East Gwillimbury	450, 695	-	-	1858, 0.6ha. Some zones have no requirement.
Grimsby	300, 400, 550, 650, 750,1050, 1 ha	225, 400	80, 150, 165, 400, 500, 600, 700, 500	929, 1858,
Innisfil	270, 360, 450, 600, 1900, 5260	240, 360	180 or 210 at end of block for townhouse	165 per unit
Newmarket	265, 330, 511, 743, 1860, 0.8 ha	400, 715	288, 780, 892	-
Oakville	220, 250, 270, 360, 464, 511, 557, 836, 1393	350, 450, 650, 743	135/dwelling, 150/ dwelling	1486
St. Catharines	275, 300, 400	200, 280, 370, 560	140, 165, 280, 420, 315, 350, 560, 840, 1120	-
Vaughan	225, 240, 315, 320, 350, 420, 450, 540, 600, 845, 950, 1400, 4000,	165/unit, 180/unit 240/unit, 200/unit	162	65/unit, 80/unit, 100/unit
Welland	270, 400	300, 400, 600	540, 162/unit	540, 780, 1000

4.7 Front Yard Provisions

From this review, typical front yard setback provisions range from 3 metres to 10 metres, the most common provision being between 4.5 metres to 6.0 metres. Many of the zoning by-laws also outline one or more residential zones with much larger setbacks, in zones such as Estate Residential Zones.

Within the Ajax zoning by-law, additional front and exterior side yard setbacks are required for lots with and without a sidewalk or with and without an attached garage.

4.8 Side Yard Provisions

Minimum interior and exterior side yard setback provisions for most dwelling types and zones generally range between 1 metre and 6 metres, with larger setbacks required for higher density dwellings such as apartments and retirement homes. These dwelling types generally require setbacks ranging from 5 metres to 10 metres.

Table 17 below generally outlines all of the different interior and exterior minimum side yard provisions as required by each different municipality for single detached dwellings, duplex and semi detached dwellings, medium density uses including townhouses and multiple dwellings, and apartment buildings and similar uses such as retirement homes.

Table 17. Comparison of Minimum Side Yard Provisions from Other Municipalities

Municipality	Single Detached Dwellings (m)	Duplex/ Semi Detached Dwellings (m)	Townhouses/ Multiple Dwellings (m)	Apartments/ Multi-Storey Dwellings (m)
Barrie	1.2, 7	1.2	1.8	5
East Gwillimbury	**Interior:** 0.6, 1.2,	**Interior** 1.2 and 0.0, 1.5 and 0.6	**Interior:** 1.2 and 0.0 (townhouse end unit), 0.0 (townhouse inside unit), 3.0 (multiple dwelling	**Interior:** 1.5, 7.5, 9.0
	Exterior: 3.0, 6.0	**Exterior:** 2.4	**Exterior:** 2.4	**Exterior:** 2.4, 7.0,
Grimsby	**Interior:** 1.2, 1.8, 3	**Interior:** 0.9, 1.2	**Interior:** 0.9, 3.0	**Interior:** 4.5

	Exterior: 2.5, 2.6, 4.5, 6	**Exterior:** 4.5	**Exterior:** 4.5	**Exterior:** 2.0 min. and 5.0 max.
Innisfil	**Interior:** 1.2, 3.0, 6.0	**Interior:** 1.2 and 0.0 (semi detached), 1.2 (duplex)	**Interior:** 0.0 or 1.2 (end unit)	**Interior:** 4.0
	Exterior: 3.0, 6.0, 9.0, 15.0	**Exterior:** 3.0	**Exterior:** 3.0	**Exterior:** 8.0
Milton	**Interior:** 0.6 (corner lot), 1.2 and 0.6 (interior lot), 1.2	**Interior:** 0.0, 0.9 and 0 (interior lot) 1.2	**Interior:** 0, 1.2 and 0 (end unit), 3, 4.5, 6	**Interior:** Greater of ½ building height or 10.5
	Exterior: 2.4, 4	**Exterior:** 2.4, 4	**Exterior:** 2.4, 4, 6	**Exterior:** 10.5
Newmarket	**Interior:** 0.6 and 1.2, 1.8 and 4.2, 7.5 and 7.5	**Interior:** 0.6 and 1.2, 0.9 and 0.9	**Interior:** 1.5 (end unit), 2.4	4 metres or one half the building height, whichever is greater
	Exterior: 3, 6	**Exterior:** 3	**Exterior:** 2.4, 3	-
Oakville	**Interior:** 0.6, 2.4 and 1.2, 1.8 and 1.2, 2.4, 2.4 and 0.6, 4.8	**Interior:** 0.6, 1.5 and 0.6, 1.8, 2.0, 3, 3.5	**Interior:** 0.6, 1.2	**Interior:** 4.5
	Exterior: N/A	**Exterior:** N/A	**Exterior:** N/A	**Exterior:** N/A
St. Catharines	**Interior:** 1.2, 2	**Interior:** 1.2, 2	**Interior:** 1.2, 2	**Interior:** Half the height of the building
	Exterior: 3	Exterior: 3	Exterior: 3	Exterior: 5
Vaughan	**Interior:** 1.2, 1.5, 4.5	**Interior:** 1.2	**Interior:** 1.2, 1.5	**Interior:** 1.2, 4.5, 7.5

	Exterior: 2.4, 4.5, 9.0	**Exterior:** 2.4, 4.5	**Exterior:** 2.4, 4.5	**Exterior:** 2.4, 4.5, 7.5
Welland	**Interior:** 1, 1.2	**Interior:** 1, 1.2	**Interior:** 1, 1 and 0	**Interior:** 3
	Exterior: 1, 3	**Exterior:** 1, 3	**Exterior:** 1, 2	**Exterior:** 3.5, 4

4.9 Landscaped Open Space

Around half of the zoning by-laws reviewed include minimum landscaped open space requirements, including Barrie, Innisfil, Milton, Oakville, St. Catharines and Welland, with different approaches from each municipality. Innisfil sets out a minimum landscaped open space requirement that ranges between 30% to 35% across all residential zones. Milton requires a 30% minimum landscaped open space requirement for all low density residential zones, and no requirements for medium density residential zones.

In comparison, Barrie sets out a requirement of 35% minimum for only high density/multi-residential buildings and Oakville contains a requirement of 10% minimum for townhouses and high density/high rise residential buildings. St. Catherines and Welland both outline different requirements for low and higher density residential uses. St. Catharines requires 35% minimum for most low and medium density zones, and 25% minimum for high density residential zones while Welland requires 20% minimum for lower density zones and 15% for higher density residential zones.

4.10 Building Depth

The Town of Grimsby was the only municipality in this review that included provisions for a 20 metre maximum building depth for detached dwellings and 14 metres for back to back townhouse dwellings.

4.11 Floor Area Ratio for Residential Low Rise

From this review, Oakville is the only municipality that specifies floor area ratio provisions for residential low rise buildings. This requirement applies to nine of the Town's residential low density zones, depending on their location. For the Town's -0 Suffix Zones permitting detached dwellings, **Figure 21** below outlines the maximum residential floor area requirements which differ depending on lot area.

In comparison, one of the Town's other low density residential zones (RL6) states that:

> "The maximum residential floor area shall be the lesser of 344.0 square metres or the potential maximum residential floor area available at 75% residential floor area ratio".

6.4.1 Residential Floor Area Ratio

The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 6.4.1, below.

Table 6.4.1: Maximum Residential Floor Area Ratio in the -0 Suffix Zones

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m^2	43%
557.50 m^2 – 649.99 m^2	42%
650.00 m^2 – 742.99 m^2	41%
743.00 m^2 – 835.99 m^2	40%
836.00 m^2 – 928.99 m^2	39%
929.00 m^2 – 1,021.99 m^2	38%
1,022.00 m^2 – 1,114.99 m^2	37%
1,115.00 m^2 – 1,207.99 m^2	35%
1,208.00 m^2 – 1,300.99 m^2	32%
1,301.00 m^2 or greater	29%

Figure 21. Oakville Zoning By-law Residential Floor Area Ratio Table

For detached dwellings in the RL8 zone, depending on the location of the lot, either a maximum of 200 m^2 is permitted for residential floor area or 65% of the lot area. It also limits the size of the third floor to not exceed 35% of the residential floor area of the second storey below. For semi-detached dwellings, the maximum floor area ratio is 180 m^2 or 65% of the lot area. For both detached and semi-detached dwellings in the RL9 zone, the same maximum 65% residential floor space area requirement applies.

5. Comparison of Official Plan Designations and Zones



This section of the report describes the different Whitby Official Plan and Secondary Plan residential designations in comparison to the zoning categories. For each residential designation within the Official Plan, the residential zoning category that corresponds to that designation is identified and compared to the relevant policies of that designation. **Appendix D** provides a full comparison of the residential zoning that applies in each residential designation.

The Whitby zoning by-laws contain a number of site specific exceptions, only some of which are mapped. Although some areas and properties may contain site specific exceptions that align differently to the Official Plan designation, the analysis in this section focuses on the parent zone provisions. Minor variances also did not form part of the review.

As a guiding document, an Official Plan typically provides broader direction than a zoning by-law and may permit a more expansive range of uses.

This section highlights differences between the residential designation of an area and the zones that apply within it. In some instances, this comparison includes differences in permitted uses, where in others, it includes differences in built form permissions. Items that are flagged in this section and in **Appendix D** are simply noted for information purposes and will be considered further in the next phase of the study. They do not, however, all need to be changed. Only where the Official Plan is more restrictive than the zoning by-law is an update required.

5.1 Whitby Official Plan

The Whitby Official Plan contains Low Density Residential, Medium Density Residential and High Density Residential designations. Schedule A delineates the Residential designation in general, and does not delineate Low, Medium or High density designations. Instead, Low, Medium and High Density Residential Designations are typically delineated in Secondary Plan schedules. The Residential designation covers a large area of Whitby, generally between Taunton Road and Highway 401, and within the Brooklin area. Zoning By-law 1784 zones these Residential designated lands outside of Secondary Plans as: R1, R1A*, R2, R2A*, R2B*, R2C*, R2D*, R2E*, R3, R3A*, R3B*, R3C*, R3D*, R4A* and R4B*. Additionally, Zoning By-law 2585 zones these designated lands outside of Secondary Plans as R1, R2, R3, R4, R5 and R5A, as well as a number of other zones that only exist in site specific exceptions.

The Official Plan specifies that Low Density Residential designated areas are generally to be located in the interior of residential neighbourhoods on local or collector roads,

and should be developed with single detached, semi-detached and duplex dwellings, along with other similar ground related built forms with a density of up to 30 dwelling units per hectare. The permitted uses of the majority of the above-noted zones align with these uses, permitting single detached dwellings and sometimes converted dwellings, or in the case of the R3B and R3C Zones of Zoning By-law 1784, semi-detached dwellings and in the case of the R3 Zone of Zoning By-law 2585, single detached dwellings, semi-detached dwellings and duplex dwelling houses.

Zones permitting denser uses include:

- The R3A* Zone in Zoning By-law 1784, which permits link dwellings;
- The R4A* Zone in Zoning By-law 1784, which permits block townhouse dwellings;
- The R4B* Zone in Zoning By-law 1784, which permits street townhouse dwellings;
- The R4 and R5 Zones in Zoning By-law 2585, which among other lower density uses, permit boarding and lodging houses, semi detached duplex dwellings, and apartments; and
- The R5A Zone in Zoning By-law 2585, which permits apartments.

The permissions in these zones align with the permissions of the Medium Density Residential and High Density residential designations.

5.1.1. Low Density

Ten of the Town's Secondary Plan areas contain low density residential designations. **Table 18** overviews a comparison of the specific Low Density designations and the zones within them. The last column highlights where there is a conformity issue. The analysis identifies conformity issues in the Port Whitby Community, Thickson/Taunton Community Central, Taunton North Community and Hamlet of Ashburn Secondary Plans, as noted in **Table 18**, where the cell is pink.

5.1.2. Medium Density

Eight of the Town's Secondary Plan areas contain medium density residential designations. **Table 19** compares the Medium Density designations and the zones that apply in those areas. The last column highlights where there is a conformity issue, where highlighted in pink. In the Port Whitby and Taunton North Community Secondary Plans, there are some permissions for single detached dwellings in the Medium Density designation. In the Rossland/Garden Urban Central Area Secondary Plan, there is an issue with differences in permitted building height.

5.1.3. High Density

Seven of the Town's Secondary Plan areas contain high density residential designations. **Table 20** compares the High Density designations and the zones that apply in those areas. The last column highlights where there is a conformity issue, as noted by the pink highlight. There are some issues with conformity in the Port Whitby Community, Lynde Shores, Rossland/Garden Urban Central Area, and the Brock/Taunton Major Central Area Secondary Plans as noted in **Table 20**.

Table 18. Low Density Residential Designations

Secondary Plan	Permitted Uses of Designation	Zones
Brooklin Community SP	Single and semi detached, duplex dwellings and other similar ground related built forms with a density of up to 30 dwelling units per net hectare. Limited residential infill and intensification will be permitted in mature residential neighbourhoods that reflects the predominant building type, height, scale, massing, and setbacks of surrounding built form.	**1784: R1-BP, R2-BP, R3-BP, R1-VB, R2-VB** Each zone permits single detached dwellings, with the R2-VB zone additionally permitting semi detached and duplex dwellings.
Port Whitby Community SP	Single and semi-detached dwellings	**2585: R4C** In addition to single detached and semi-detached dwellings, the R4C zone permits semi-detached duplex dwellings, a maisonette dwelling house, linked dwellings, triplex dwelling houses, block townhouse and street townhouse dwellings.
Lynde Shores SP	Single-detached, semi-detached, linked and duplex dwellings, and other ground related built forms that are compatible	**1784: R2A*, R2B*, R2C*, R3A*, R3B* and R4B*** Each zone permits either single detached, linked dwellings or semi-detached. The R4B* zone permits street townhouses which must be developed to be physically and contextually compatible. **2585: R2** which permits singles. **2585: R2A, R2B, R2C, R3A and R3B** which are not zones that exist in Zoning By-law 2585, but rather are only addressed as site specific exceptions.

Downtown Whitby SP	Single detached, semi-detached, linked, duplex or street townhouse units, or any other housing form of a similar low density nature	**2585: R1-DT, R2-DT and R3-DT** Permitted uses align with designations.
Rossland/Garden Urban Central Area SP	Low Density Residential areas shall be developed at densities up to 30 units per net hectare	**1784: R2B*, R2C* and R3C*** Permit singles and common wall semi detached dwellings.
Brock/Taunton Major Central Area SP	Single detached, semi-detached or linked, and duplex dwellings	**1784: R2D*, R3A* and R4B*** R2D zone permits single detached dwellings, the R3A zone permits link dwellings and the R4B* zone permits street townhouse dwellings
Thickson/Taunton Community Central SP	Single detached, semi detached or linked and duplex dwellings	**1784: R3B* and R4B*** R3B* permits semi-detached dwellings and R4B* permits street townhouses.
West Whitby Community SP	Single detached, semi-detached, and duplex dwellings and other similar ground related built forms	**1784: LD** Permits single detached and semi-detached dwellings.
Taunton North Community SP	Single detached, semi-detached, and duplex dwellings and other similar ground related built forms except the Low Density Residential 5 designation encourages higher density forms of multiple dwellings arranged in clusters, not exceeding a height of four storeys, such as townhouses. Freehold subdivision development is	**1784: R1A*, R2A*, R2B*, R2C*, R2D*, R3A*, R3B* and R4C*** Permit single detached, semi detached and semi-detached duplex dwellings and link dwellings. The OS zone is located on a portion of the Low Density Residential 2 designation. The R2B* zone only permits single detached dwellings.

	restricted to single detached dwellings.	
Hamlet of Ashburn SP	Predominant use of land to be single detached dwellings. The minimum lot size for new residential lots within the Residential designation is 0.2 hectares.	**5581-05: ORM-R2 and ORM-R3** Permit single detached dwellings and converted dwellings. Minimum lot area of the ORM-R2 zone which is 1575 m^2 (0.1575 ha), and of the ORM-R3 zone which is 1485 m^2 (0.1485 ha) for interior lots and 1575 m2 for corner lots (0.1575 ha).

Table 19. Medium Density Residential Designations

Secondary Plan	Permitted Uses of Designation	Zones
Port Whitby Community SP	Permits townhouses, multiple dwellings and low-rise apartments.	**2585: R4 and R4C** Permit a number of uses in alignment with the designation, as well as singles in the R4C zone.
Lynde Shores SP	Medium Density Residential permits residential linked dwellings, cluster homes, townhouses and low-rise apartments to a maximum of four storeys. The designation outlines that areas shall be developed at densities between 35 and 75 units per net hectare.	**1784: R2B*, R3A* and R4B*** Other than the R2B* zone which only permits single detached dwellings, the other zones permit comparable medium density multiple dwelling types. **2585: R4C** Permits single detached, link dwelling, semi-detached and semi-detached duplex dwelling, block townhouses, street townhouses, duplexes, triplexes and maisonettes. **2585: R4A, R4B and R3A** which are not zones that exist in Zoning By-law 2585, but rather are only addressed as site specific exceptions.
	Medium Density Residential 1 permits linked dwellings, cluster homes, townhouses, low-rise apartments and semi-detached dwellings.	**2585: R3C** which is not a zone that exists in Zoning By-law 2585, but rather is only addressed as a site specific exception.
Downtown Whitby SP	Permits block townhouse, stacked townhouse, triplex and apartment dwelling units, converted dwellings and boarding and lodging houses	**2585: R1-DT, R4-DT and R5-DT** Permits compatible low to medium density residential uses.

Rossland/Garden Urban Central Area SP	Densities between 30 and 65 units per net hectare and up to a maximum height of 4 storeys	**1784: R2D*, R3A*, R3C*, R4A* R4B* and R5A*** Most of these zones permit medium density uses such as townhouses. The R2D zone only permits single detached dwellings in a medium density designation. The R5A zone permits an apartment dwelling house, with a maximum height of 6 storeys. **2585: R4A and R4B** which are not zones that exist in Zoning By-law 2585, but rather are only addressed as site specific exceptions.
Brock/Taunton Major Central Area SP	Permits street and block townhouses, triplexes, fourplexes and other forms of multiple dwellings	**1784: R3A* and R4B*** Link dwellings and street townhouse dwellings.
Thickson/Taunton Community Central SP	Permits street and block townhouses along with triplexes, fourplexes and other forms of multiple dwellings	**1784: R4A* and R4B*** Permit block townhouses and street townhouses.
West Whitby Community SP	Street and block townhouses, apartments, and other forms of multiple dwellings, not exceeding a height of 4 storeys, with a density range of greater than 30 and up to 65 dwelling units per net hectare	**1784: MD** Permits block townhouses, street townhouses, apartments, stacked townhouses, retirement homes, long term care facilities and back to back townhouses.

Taunton North Community SP	Res 1: Street and block townhouses, apartments, and other forms of multiple dwellings, not exceeding a height of 4 storeys, with a density range of greater than 30 and up to 65 dwelling units per net hectare	**1784: R2B*, R3A* and R4B*** R2B zone only permits single detached dwellings. R3A zone permits linked dwellings. R4B zone permits street townhouse dwellings.
	Res 2: Does not apply anywhere in Secondary Plan	
	Res 3: Permits street and block townhouses, cluster bungalows, and other forms of multiple dwellings and retirement homes	**1784: R3A* and R4A*** Permits linked dwellings and block townhouse dwellings.

Table 20. High Density Residential Designations

Secondary Plan	Permitted Uses of Designation	Zones
Port Whitby Community SP	Permit mid-rise multiple dwelling units and mid-rise apartment buildings.	**2585: R4C** Permits linked dwellings, single detached dwelling, semi detached dwellings, semi detached duplex dwellings, block and street townhouses, duplex dwellings and triplex dwellings, despite that ground related dwelling units are not permitted in the SP.
Lynde Shores SP	Residential area 1 does not occur anywhere. Three other different high density residential areas permit a density of up to 220 units per hectare.	**2585: R5A** which is not a zone that exists in Zoning By-law 2585, but rather is only addressed as a site specific exception.
Downtown Whitby SP	Permits street townhouse, block townhouse, stacked townhouse and apartment dwelling units, converted dwellings and boarding and lodging houses.	**2585: R6-DT** Permits converted dwelling; block townhouse; street townhouse; apartment; stacked dwelling; boarding and lodging house; retirement home.
Rossland/Garden Urban Central Area SP	**Res 1:** Permits a range of vertically integrated housing types to be developed at a density between 65 and 110 units per hectare. **Res 2:** Permits a for a range of apartments developed at densities between 110 and 170 units per hectare. **Res 3:** Permits densities between 170 and 300 units per net hectare, to a	**1784: R5A*** Permits apartments at a minimum density of 65 units per hectare and a maximum density of 135 units per hectare for apartments, which doesn't align with Res 1. **2585: R5A** which is addressed in a site specific exception.

	maximum building height of 18 storeys	
Brock/Taunton Major Central Area SP	Permits townhouses, apartments and other forms of multiple dwellings. Permits a minimum height of 6 storeys for new high density residential and a maximum height of 18 storeys	**1784: R5A*** Permits apartment buildings, a maximum height of 6 storeys.
West Whitby Community SP	Townhouses, apartments, and other forms of multiple dwellings shall be permitted with a density range of greater than 65 and up to 135 dwelling units per net hectare	**1784: HD** Block, street, stacked and back to back townhouses, street townhouse, stacked townhouse, back to back townhouse, retirement home and long term care homes.
Taunton North Community SP	Townhouses, apartments, and other forms of multiple dwellings shall be permitted with a density range of greater than 65 and up to 135 dwelling units per net hectare	**1784: R5A*** Permits apartments, long term care facility and retirement homes.

6. Minor Variance Analysis



An efficient way to identify if any updates should be made to current zoning provisions is through a review of past minor variances. If numerous minor variances have been sought and approved for the same matter, this may be an indication of a provision that is either overly strict or antiquated. The Town of Whitby produced a Minor Variance Review in May 2019.

The review analysed minor variance applications for the three existing Whitby zoning by-laws between 2010 and 2018, representing a total of 634 applications and 1,088 variances. Overall, 95% of the applications were approved by the Committee of Adjustment, with 1% being denied. The other 4% were withdrawn by the applicant. Approximately 77% of the Town's minor variance applications pertained to Zoning By-law 1784, with 21% being for 2585 and 2% for 5581-05. This is not unexpected given the respective geographic coverage of the zoning by-laws.

There has been a total of 665 variances within the Town relating to residential zones. The most common variances were for setbacks (246), lot related variances (182), accessory structures & apartments (69), and porch/deck related (67).

The review of the minor variances identified only the following repeated (more than 3) variances for the same standard that warrant further consideration in Phase 2 of this Study:

Size of Building:

- Increase in building height from 8.5 metres to an average of approximately 9 metres for a number of zones in Zoning By-law 1784, including, in particular, the R1A* zone; and
- Increase in FSI from 0.35 to an average of 0.4 for the R2A* zones of Zoning By-law 1784.

Setback Related:

- Reduction in exterior side yard setbacks from 4.5m to an average of approximately 3.5m for a number of R2 zones in Zoning By-law 1784;
- Reductions in front yard setbacks including from 10.5m to an average of approximately 7.5m for number of zones;
- Reductions in interior side yard setbacks including from 1.2m to an average of approximately 0.8m for a number of zones in Zoning By-law 2585; and
- Several reductions in rear yard setbacks including:
    - 10m to an average of 7.5m, many in the R3A*-WS zone; and

- 7.5m to an average of approximately 5.5m for a number of zones in both Zoning By-law 2585 and 1784.

Lot Related:

- Several increase requests to maximum lot coverage including:
  - 20% to average of 27% for R2 zone of Zoning By-law 1784;
  - 33% to an average of approximately 37%, within the R2A* zone of Zoning By-law 1784; and
  - 40% to an average of approximately 43%, the majority of which are within the R2B* zones.
- Several reductions to minimum required lot frontages including:
  - 7.9m to an average of 7.85m, within the R4B*-6 Zone of Zoning By-law 1784;
  - 15m to an average of approximately 13.8m for the R2 and R3 zones of Zoning By-law 2585; and
  - 21.5m to an average of approximately 17m for the R2 zone of Zoning By-law 1784.

7. Existing Residential Areas



The following section examines trends in lot sizes, lot frontage and lot coverage in residential zones in Whitby. The analysis was undertaken using parcel and building GIS data. The purpose of this analysis was to obtain an understanding of where existing built form differs from the permitted zoning requirements and if these existing characteristics need to be recognized in the zoning by-law provisions.

The Town has existing residential areas outside of the urban boundary, including Macedonian Village and Robmar. For the most part, these areas are zoned Agricultural (A), with some general provisions or site specific amendments that apply residential provisions to these areas. Existing residential areas such as these were not included in the following analysis due to the fact that they are outside of the urban boundary and zoned Agricultural. Further consideration will be given towards these areas in the Other Zones Report.

7.1 Lot Area

The area of lots within Whitby's existing residential zones range from smaller than 200 square metres to more than 1,000 square metres.

Within different residential pockets of the Town, lot areas tend to be similar in size but differ from other areas. For example, there are large lots along Garrard Road and west of Thickson Road North, between Rossland Road East and Dundas Street East. Alternatively, the area around Anderson Street and Rossland Road East is generally made up of lots in the 500-700 square metres range. Another example, southwest of Gordon Street and Victoria Street West, the lot areas are generally in the 200-400 square metres range.

Residential lot sizes in the Hamlets north of the Brooklin Secondary Plan area are generally greater than 1,000 square metres, which is not surprising given the rural area.

The residential areas around Whitby's Downtown area have a mix of lot sizes, which differs from the homogeny of the planned residential communities found in many other parts of the Town.

A map illustrating the lot areas in the Town is found in **Appendix E.**

7.2 Lot Frontage

Existing residential lot frontage was examined based on information provided by the Municipal Property Assessment Corporation (MPAC), although there are some areas where frontage data is not available.

To an even greater extent than with the lot area, there are many pockets with similar lot frontages. For example, In the area around Anderson Street, between Dundas Street East and Dryden Boulevard, lot frontages are predominantly in the 15 to 18 metre range.

As the Hamlet's generally have larger lots, their frontages also fall within the largest size category within the Town. The frontages for these areas are generally 30 metres and above.

Similar to lot area, residentially zoned lots within the Downtown vary in lot frontages as well and lack the homogeneity noted in some other areas of the Town.

A map illustrating the lot frontages in the Town is found in **Appendix E.**

7.3 Lot Coverage

The lot coverage analysis was prepared based on available building polygon and lot data. Where building data was not available, lots which contain existing buildings or structures, show up as having 0% coverage. Although not perfect, the data is able to allow for some high-level analysis that is useful to this Study.

Based on the analysis, coverage in Whitby's residential areas varies, though most fall under 50% coverage. Within the Hamlet areas north of Brooklin, residential lot coverage generally ranges up to 20%.

Within Whitby's residential areas south of Brooklin, lot coverage generally ranges from 10% to 50%.

Certain areas within the Town have a lower residential lot coverage, predominantly 10% to 30%. This includes residential areas

- around the Downtown area;
- Along Garrard Road and Thickson Road North between Rossland Road East and Dundas Street East; and
- within the areas around Anderson Street and Rossland Road East.

Other residential areas have lot coverages between 20% to 50%, generally located west of Thickson Road, between Taunton Road and Rossland Road East.

In the areas south west of Taunton Road West and Cochrane, greater lot coverage is present, many having a 50% or higher lot coverage.

A map illustrating the lot coverages in the Town is found in **Appendix E.**

8. Further Considerations



The following summarizes the preliminary findings from this report. These findings will be further explored in Phase 2 of this Study in determining how the residential zones in the new Comprehensive Zoning By-law will be structured.

- Many of the Town's zones provide different titles for similar dwelling types, even within the same zoning by-law. For example, across Zoning By-law 1784 and 2585, the following titles for similar types of dwellings with similar names are used: semi-detached duplex, duplex dwelling house, semi-detached duplex dwelling house and duplex dwelling. An update/consolidation of terminology will be needed to ensure clarity in the new Comprehensive Zoning By-law, modernizing terms and making sure use of terms are consistent.

- The following dwelling types are only permitted in one zone. Consideration should be provided as to whether these uses are appropriate in other areas as well, or perhaps if they are no longer relevant:
    - Low density cluster dwellings in the Zoning By-law 1784 R3D* zone; and
    - A maisonette dwelling house in the Zoning By-law 2585 R4C zone.

- Back to back townhouses are only permitted in the Zoning By-law 1784 MD and HD Zones. However, this dwelling type is considered to be more current and has recently become popular. Additionally, back to back stacked dwellings and deck townhouses are other new dwelling types that should also be considered.

- More explicit definitions for low density cluster dwellings and maisonette dwelling houses should be considered if these uses are to be considered in the new Comprehensive Zoning By-law. Clear definitions for all dwelling types will assist in improving clarity and readability of the new Comprehensive Zoning By-law and will ensure there is no duplication between uses.

- The format of minimum lot area provisions for different uses and zones varies between using square metres and hectares, making it difficult to compare and measure.

- Minimum lot area provisions for single detached dwellings permitted in Zoning By-law 1784 and 2585 zones outline different provisions for lots that are served by sanitary sewer and public water services, lots that are served by one or the other, and lots that are served by neither. This differentiation is likely no longer

needed in the urban area and residential lots outside the urban area could be rezoned accordingly to zones such as rural residential, residential estate, etc.

- The format of maximum height provisions for different uses and zones varies between using metres and storeys, making it difficult to compare and measure.

- Almost all zones apply to more than one Official Plan designation.

- A number of inconsistencies between the Official Plan permissions and Zoning permissions were identified, generally related to permitted uses, density and height permissions which may need to be refined. There are a few instances where dwelling type permissions are comparably lower in the zoning by-law than in designations of the Official Plan and secondary plans. Phase 2 of this Study will include a further review of these and will consider the need to expand permitted uses or revise standards.

- Due to the age of the By-laws, Phase 2 will further consider which existing dwelling types are now outdated and whether there is a need to add any new dwelling types.

9. Next Steps



The purpose of this report was to identify and consider matters related to the structure and elements of the existing residential zones within Whitby's three zoning by-laws. This report also compares the existing zone categories and identifies issues that may be improved upon in the new Whitby Comprehensive Zoning By-law.

In Phase 2 of the Study, the information prepared within this report and in the other Phase 1 reports of this Study will be used to provide recommended courses of action for the content and organization of the zones.

Appendix A: Permitted Uses for Residential Zones



Zoning By-law	Zoning By-law 1784																													
Zone	**R1**	**R1-BP**	**R1-VB**	**R1A***	**R2**	**R2-BP**	**R2-VB**	**R2A***	**R2A-WS**	**R2B***	**R2B-WS**	**R2C***	**R2C-WS**	**R2D***	**R2D-WS**	**R2E***	**R3**	**R3-BP**	**R3A***	**R3A-WS**	**R3B***	**R3C***	**R3D***	**R4A***	**R4B***	**R4C***	**R5A***	**LD**	**MD**	**HD**
Permitted Uses																														
Residential																														
Single Detached Dwelling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-	-	-	✓	-	-
Converted Dwelling	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Link Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-
Semi-Detached Dwelling	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Semi-Detached Duplex Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Common Wall Semi-Detached Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Low Density Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Block Townhouse Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓		✓	-	-	✓	✓
Street Townhouse Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	-	-	✓	✓
Apartment Dwelling House/Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	✓	✓
Duplex Dwelling House	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Triplex Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Fourplex Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Stacked Dwelling/Stacked Townhouse Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	✓	✓
Maisonette Dwelling House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding or Lodging House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Housing	-	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retirement Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	✓	✓
Long Term Care Facility/Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	✓	✓
Back to Back Townhouse Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
Recreational/Non-Residential																														
Golf Course	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Athletic Club	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Activity Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
Activity Building, Accessory to a Block Townhouse Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Church	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public use in accordance with the provisions of section 6(16) hereof (By-law 2585)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursery School/Daycare Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Permitted on ground floor of apartment building, retirement home or long term care home
Community Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Permitted on ground floor of apartment building, retirement home or long term care home
Accessory Uses, Buildings and Structures	-	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Service	-	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Park	-	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bed and Breakfast Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Crisis Residence	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Zoning By-law	Zoning By-law 2585													Zoning By-law 5581		
Zone	**R1**	**R1-DT**	**R2**	**R2-DT**	**R3**	**R3-DT**	**R4**	**R4-DT**	**R4C**	**R5**	**R5-DT**	**R5A**	**R6-DT**	**ORM-R2**	**ORM-R3**	**ORM-RE**
Permitted Uses																
Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Detached Dwelling	✓	✓	✓	✓	✓	Existing	✓	-	✓	-	-	-	-	✓	✓	✓
Converted Dwelling	-	-	-	Existing	-	✓	✓	✓	-	✓	✓	-	✓	✓	✓	-
Link Dwelling	-	-	-	✓	-	✓	-	-	✓	-	-	-	-	-	-	-
Semi-Detached Dwelling	-	-	-	✓	✓	✓	✓	-	✓	-	-	-	-	-	-	-
Semi-Detached Duplex Dwelling	-	-	-	Existing	-	✓	✓	✓	✓	✓	-	-	-	-	-	-
Common Wall Semi-Detached Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low Density Cluster Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Block Townhouse Dwelling	-	-	-	-	-	-	-	✓	✓	-	✓	-	✓	-	-	-
Street Townhouse Dwelling	-	-	-	-	-	✓	-	✓	✓	-	✓	-	✓	-	-	-
Apartment Dwelling House/Building	-	-	-	-	-	-	✓	✓	-	✓	✓	✓	✓	-	-	-
Duplex Dwelling House	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	-	-	-
Triplex Dwelling	-	-	-	Exisitng	-	✓	✓	✓	✓	✓	-	-	-	-	-	-
Fourplex Dwelling	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-
Stacked Dwelling/Stacked Townhouse Dwelling	-	-	-	-	-	-	-	✓	-	-	✓	-	✓	-	-	-
Maisonette Dwelling House	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Boarding or Lodging House	-	-	-	-	-	✓	✓	✓	-	✓	✓	-	✓	-	-	-
Group Housing	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-
Retirement Home	-	-	-	-	-	✓	-	✓	-	-	✓	-	✓	-	-	-
Long Term Care Facility/Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Back to Back Townhouse Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational/Non-Residential																
Golf Course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Athletic Club	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Activity Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Activity Building, Accessory to a Block Townhouse Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Church	✓	-	✓	-	✓	-	✓	-	✓	✓	-	-	-	-	-	-
Public use in accordance with the provisions of section 6(16) hereof (By-law 2585)	✓	-	✓	-	✓	-	✓	-	✓	✓	-	-	-	-	-	-
Nursery School/Daycare Establishment	-	-	-	-	-	✓	-	✓	-	✓	✓	-	✓	-	-	-
Community Centre		-	-	-	-	-	-		-	-		-	-	-	-	-
Accessory Uses, Buildings and Structures	-	✓	-	✓	-	✓	-	✓	-	-	✓	-	✓	-	-	-
Public Service	-	✓	-	✓	-	✓	-	✓	-	-	✓	-	✓	-	-	-
Public Park	-	✓	-	✓	-	✓	-	✓	-	-	✓	-	✓	-	-	-
Bed and Breakfast Establishment	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-
Crisis Residence	-	-	-	-	-	✓	-	✓	-	-	✓	-	✓	-	-	-

Appendix B: Provisions for Residential Uses



Table 1. Single Detached Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	5581	5581	5581
Zone		R1/R1-BP	R1-VB	R1A*	R2/R2-BP	R2-VB	R2A*	R2A*-WS	R2B*	R2B*-WS	R2C*	R2C*-WS	R2D*	R2D*-WS	R2E*	R3/R3-BP	R3A-WS	LD	R1	R2	R3	R4/R4C	R1-DT	R2-DT	ORM-R2	ORM-R3	ORME-RE
Permitted Use		Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached
Provisions																											
Min. Lot Area	General	-	525 m^2	540 m^2	-	420 m^2	465 m^2	459 m^2	360 m^2	378 m^2	315 m^2	305 m^2	285 m^2	246 m^2	-	-	246 m^2	240 m^2	650 m^2	465 m^2	465 m^2	465 m^2	450 m^2	360 m^2	1575 m^2	-	0.48 ha
	Interior Lot	1,020 m^2 with services	-	-	925 m^2 with services	-	-	-	-	-	-	-	-	-	240 m^2	835 m^2 with services	-	-	-	-	-	-	-	-	-	1485 m^2	-
	Corner Lot	1,145 m^2 with services	-	-	1,125 m^2 with services	-	-	-	-	-	-	-	-	-	345 m^2	1,045 m^2 with services	-	-	-	-	-	-	-	-	-	1575 m^2	-
	Additional/Unique Provisions	Without services: 1,670 m^2.	-	-	Without services: 1,575 m^2.	-	-	-	-	-	-	-	-	-	-	Interior lot without services: 1,485 m^2. Corner lot without services: 1,575 m^2.	-	-	No sanitary /public water: 1,390 m^2. Where served by sanitary sewer or public water: 695 m^2	No sanitary/ public water: 1,390 m^2. Where served by sanitary sewers or public water: 695 m^2.	No sanitary/ public water: 1,390 m^2. Where served by sanitary sewers or public water: 695 m^2.	No sanitary/ public water: 1,390 m^2. Where served by sanitary sewers or public water: 695 m^2.	-	-	-	-	-
Min. Lot Frontage	General	-	15 m	-	-	12 m	-	-	-	-	-	-	-	-	-	-	-	8 m	21.5 m	15 m	15 m	15 m	15 m	12 m	27.5 m	-	90 m
	Interior Lot	24.5 m with services	-	18 m	21.5 m with services	-	15 m	17.0 m	12 m	14 m	10.5 m	11.3 m	9.5 m	9.1 m	8.0 m	18.5 m with services	9.1 m	-	-	-	-	-	-	-	-	24.5 m	-
	Corner Lot	27.5 m with services	-	21.5 m	26 m with services	-	18.5 m	20.5 m	15.5 m	17.5 m	14 m	14.8 m	13 m	12.6 m	11.5 m	23 m with services	12.6 m	11 m	-	-	-	-	-	-	-	26.0 m	-
	Additional/Unique Provisions	Without services: 30.5 m.	-	-	Without services: 27.5 m.	-	-	-	-	-	-	-	-	-	-	Interior lot without services: 24.5 m. Corner lot without services: 26 m.	-	When situated on a corner lot abutting a roundabout: 13 metres.	36. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	30. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	30. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	30. 5 m where no sanitary and public water; 23 m where served by sanitary sewers or public water.	-	-	-	-	Additional provisions for lots with an area of 0.75 ha, 1.176 ha and 2.196 ha
Min. Lot Depth	General	-	35 m	30 m		35 m	30 m	27.0 m	30 m	27.0 m	30 m	27 m	30 m	27 m	30 m	-	27 m	-	27.5 m	27.5 m	27.5 m	27.5 m	30 m	30 m	-	-	-
Max. Lot Coverage	General	20%	30%	-	20%	35%	-	-	-	-	-	-	-	-	-	20%	-	-	30%	35%	35%	40%	35%	40%	20%	20%	10%
	For one storey dwelling units	-	-	40%	-	-	40%	45%	45%	45%	45%	45%	45%	45%	-	-	45%	-	-	-	-	-	-	-	-	-	-
	For one or two storey dwelling units, including covered and unenclosed porches	-	-	-	-	-	-	-	-	-	-	-	-	-	45%	-	-	-	-	-	-	-	-	-	-	-	-
	For a dwelling unit greater than one storey	-	-	33%	-	-	33%	40%	40%	42.50%	40%	40%	40%	40%	-	-	45%	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	-	Additional provisions for lots with detached garages and/or porches/ verandahs	-	-	-	-	-	Additional provisions for lots with a porch/ verandah	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Min. Front Yard Depth	General	12 m	Established front building line	4.5 m	10.5 m	Established front building line	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	9 m	4.5 m	3 m	6.0 m	6.0 m	6.0 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	10.5 m	9.0 m	6.0 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	-	5.5 m	-	-	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	-	5.5 m	5. 8 m	-	-	-	-	-	-	-	-	-
Min. Rear Yard	General	6 m	7.5 m	-	6 m	7.5 m	-	7.5 m	-	-	-	-	-	-	-	6 m	-	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	6.0 m	6.0 m	10.0 m
	To any portion of a dwelling unit having a max. height of one storey	-	-	7.5 m	-	-	7.5 m	-	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	-	-	7.5 m	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a max. height of one or two storeys	-	-	-	-	-	-	-	-	7.5 m	-	7.5 m	-	7.5 m	7.5 m	-	7.5 m	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a height greater than one storey	-	-	10.0 m	-	-	10.0 m	-	10.0 m	-	10.0 m	-	10.0 m	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	-	-	15 m	-	-	15 m	-	15 m	-	15 m	-	15 m	-	15 m	-	-	-	-	-	-	-	-	-	-	-	-

Table 1. Single Detached Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	5581	5581	5581
Zone		R1/R1-BP	R1-VB	R1A*	R2/R2-BP	R2-VB	R2A*	R2A*-WS	R2B*	R2B*-WS	R2C*	R2C*-WS	R2D*	R2D*-WS	R2E*	R3/R3-BP	R3A-WS	LD	R1	R2	R3	R4/R4C	R1-DT	R2-DT	ORM-R2	ORM-R3	ORME-RE
Permitted Use		Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached	Single Detached
Provisions																											
Min. Interior Side Yard	General	1.5 m / 1.2 m	-	1.0 m	1.5 m / 1.2 m	-	1.0 m	1.0 m	1.0 m	1.0 m	1.0 m	1.0 m	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 0.6 m on the other side. Provided the 0.6 m side is setback a minimum of 1.6 m from the dwelling unit of the abutting lot.	-	Where a detached or attached garage is provided integral to the main dwelling unit: 0.6 m on one side and 1.2 m on the other side. Provided that the minimum distance between dwelling units is 1.2 m.	1.5 m / 1.2 m	0.0 m	1.2 m & 0.6 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m on each side with an integral garage or carport.	1.2 m on each side with an integral garage or carport.	1.5 m	1.5 m	9.0 m
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least	-	-	1.75 m	-	-	1.75 m	1.2 m	1.5 m	1.2 m	1.2 m	1.2 m		-		-	-	-	2.0 m	2.0 m	2.0 m	2.0 m	-	-	-	-	-
	The exterior wall of the third storey of any building shall be set back a distance from the interior side lot line of at least	-	-	2.5 m	-	-	2.5 m	-	1.5 m	-	1.2 m	-		-		-	-	-	2.5 m	2.5 m	2.5 m	2.5 m	-	-	-	-	-
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	5 m on one side and 1.5 m on the other side	3.1 m on one side, and 1.2 m on the other side	4.5 m	5 m on one side and 1.5 m on the other side	3.1 m on one side, and 1.2 m on the other side	4.5 m	4.5 m	4.5 m	4.5 m	-	4.5 m		-		5 m on one side and 1.5 m on the other side	-	-	4.3 m	4.3 m	4.3 m	4.3 m	1.2 m on one side and 3.0 m on the other.	1.2 m one side and 3.0 m the other.	5.0 metres on one side and 1.5 metres on the other.	-	-
	Additional/Unique Provisions	-	With an integral garage or carport: 1.2 on each side. Where an attached or detached garage is located to the rear of the main dwelling unit: 3.1 m on the side containing the driveway and 1.2m on the other side.	-	-	With an integral garage or carport: 1.2 on each side. Where an attached or detached garage is located to the rear of the main dwelling unit: 3.1 m on the side containing the driveway and 1.2m on the other side.	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.	-	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.	-	Where a detached or attached garage is provided in the rear yard: 3.1 m on the side containing the driveway and 1.2 m on the other side.		Where a garage is provided integral to the dwelling: 0.5 m on one side and 1.0 on the other side. Provided the minimum distance between dwelling units is 1.5 m.		-	On the side where the dwelling units are attached below grade: 0.5 m and 1.0 m on the side where the end wall of the dwelling unit is unattached.	-	-	-	-	-	-	-	-	-	-
Min. Exterior Side Yard	General	12 m / 4.5 m	3.0 m	4.5 m	10.5 m / 4.5 m	3.0 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	9 m / 4.5 m	4.5 m	3 m	6.0 m	6.0 m	6.0 m	6.0 m	3.0 m	3.0 m	10.5 m	9.0 m	15.0 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	-	5.5 m	-	-	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	-	5.5 m	5.8 m	-	-	-	-	-	-	-	-	-
Min. Landscaped Open Space		-	30%	40%	-	30%	40%	40%	40%	40%	40%	40%	40%	40%	40%	-	40%	Front Yard Open Space: Generally 40% and for lots less than 12 m: 25%	30%	30%	30%	30%	30%	30%	-	-	50%
Max. Building Height		8.5 m	8.5 m or existing building height, whichever is greater	8.5 m	8.5 m	8.5 m or existing building height, whichever is greater	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	8.5 m	11 m	9.5 m	9.5 m	9.5 m	9.5 m	3 storeys	3 storeys	8.5 m	8.5 m	8.0 m
Max. Floor Space Index		-	0.45	-	-	0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.45	0.4			
Additional Provisions		Min. ground floor area	-	-	Min. ground floor area	-	-	-	-	-	-	-	-	-	-	-	-	The larger required minimum interior side yard shall abut the lane when dwellings are situating abutting a lane. Vehicular access to the garage shall be taken from the exterior side lot line for corner lots abutting a roundabout.	Ground floor area	Ground floor area	Ground floor area	Ground floor area	-	-	-	-	-

Table 2. Converted Dwelling Zone Provisions

Zoning By-law		1784	1784	2585	2585	5581	5581
Zone		R2/R2-BP	R3/R3-BP	R4/R5	R3-DT/R4-DT/ R5-DT/R6-DT	ORM-R2	ORM-R3
Permitted Use		Converted Dwelling	Converted Dwelling	Converted Dwelling House	Converted Dwelling	Converted Dwelling	Converted Dwelling
Provisions							
Min. Lot Area	General	-	-	465 m^2	275 m^2	1575 m^2	-
	Interior Lot	925 m^2	835 m^2	-	-	-	1485 m^2
	Corner Lot	1125 m^2	1,045 m^2	-	-	-	1575 m^2
Min. Lot Frontage	General	-	-	12 m	9.0 m	27.5 m	-
	Interior Lot	21.5 m	18.5 m	-	-	-	24.5 m
	Corner Lot	26 m	23 m	-	-	-	26.0 m
Min. Lot Depth	General	-	-	-	30 m	-	-
Max. Lot Coverage	General	20%	20%	40%	40%	20%	20%
Min. Front Yard Depth	General	10.5 m	9 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	10.5 m	9.0 m
Max. Front Yard Depth		-	-	-	-	-	-
Min. Rear Yard	General	6 m	6 m	7.5 m	7.5 m	6.0 m	6.0 m
Min. Interior Side Yard	General	1.5 m / 1.2 m	1.5 m / 1.2 m	3.0m on one side, 1.2m on other side plus 0.6m on the narrow side for each additional or partial storey above the first. Provided that where a garage or a carport is attached to or is within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2m plus 0.6m for each additional or partial storey above the first.	1.2 m with an integral garage or carport	1.5 m	1.5 m
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	5 m on one side and 1.5 m on the other	5 m on one side and 1.5 m on the other	-	3.0 m	5 m on one side and 1.5 m on the other	-
Min. Exterior Side Yard	General	10.5 m / 4.5 m	9 m / 4.5 m	6.0 m	4.5 m	10.5 m	9.0 m
Min. Landscaped Open Space		-	-	30%	30%	-	-
Max. Building Height		8.5 m	8.5 m	9.5 m	3 storeys	8.5 m	8.5 m
Max. Floor Space Index		-	-	-	0.5/0.6	-	-
Additional Provisions		Ground floor area	-	Yard provisions and dwelling unit area	-	-	-

Table 3. Duplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		R2-VB	R2-DT	R3/R4	R3-DT
Permitted Use		Duplex	Duplex Dwelling	Duplex Dwelling House	Duplex Dwelling
Provisions					
Min. Lot Area	General	525 m^2	450 m^2	520 m^2	550 m^2
Min. Lot Frontage	General	15 m	15 m	15 m	15 m
Min. Lot Depth	General	35 m	30 m	27.5 m	30 m
Max. Lot Coverage	General	35%	40%	35%	40%
Min. Front Yard Depth	General	Established front building line	Established front building line or 6.0m, whichever is the lesser.	6 m	Established front building line or 6.0m, whichever is the lesser.
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.0 m	3.0 m	3.7 m on one side, 2.0 m on other side, plus 0.6 m on the narrow side for each additional or partial storey above the second. Provided that where two garages and/or carports are attached to and/or are within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 3.0 m plus 0.6 m for each additional or partial storey above the second.	3.0 m
Min. Exterior Side Yard	General	3.0 m	3.0 m	6.0 m	4.5 m
Min. Landscaped Open Space		30%	30%	30%	30%
Max. Building Height		8.5 m or existing building height, whichever is greater	3 storeys	8.5 m	3 storeys
Max. Floor Space Index		0.4	0.4	-	0.4
Additional Provisions		-	-	Dwelling unit area	Common walls

Table 4. Semi Detached Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	2585	2585	2585
Zone		**R2-VB**	**R3B***	**R3C***	**LD**	**R2-DT**	**R3/R4/R4C**	**R3-DT**
Permitted Use		**Semi Detached**	**Semi Detached**	**Common Wall Semi Detached**	**Semi Detached**	**Semi Detached**	**Semi Detached**	**Semi Detached**
Provisions								
Min. Lot Area	General	365 m^2	225 m^2/ unit	225 m^2/ unit	210 m^2	275 m^2	362 m^2	275 m^2/unit
	Additional/Unique Provisions	-	540 m^2 for one common pair	540 m^2 for one common pair	-	-	-	-
Min. Lot Frontage	General	10.5 m	-	-	7 m/unit	9.0 m/unit	10.5 m	9.0 m/unit
	Interior Lot	-	18 m	15 m	-	-	-	-
	Corner Lot	-	21.5 m	18.5 m	10 m		12 m	
	Additional/Unique Provisions	-	Additional provisions for a common pair and one pair of semi-detached dwellings	-	-	-	-	-
Min. Lot Depth	General	35 m	30 m	30 m	-	30 m	27. 5 m	30 m
Max. Lot Coverage	General	35%	-	-	-	40%	35%	40%
	For one storey dwelling units	-	45%	45%	-	-	-	-
	For two and three storey dwelling units	-	40%	40%	-	-	-	-
Min. Front Yard Depth	General	Established front building line	4.5 m	4.5 m	3 m	Established front building line or 6.0m, whichever is the lesser.	6.0 m	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	5.5 m	5.5 m	5.8 m	-	-	-
Max. Front Yard Depth		-	8.5 m	8.5 m	-	-	-	-
Min. Rear Yard	General	7.5 m	-	-	7.5 m	7.5 m	7.5 m	7.5 m
	To any portion of a dwelling unit having a max. height of one storey	-	7.5 m	7.5 m	-	-	-	-
	To any portion of a dwelling unit having a height greater than one storey	-	10.0 m	10.0 m	-	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	-	15 m	15 m	-	-	-	-
Min. Interior Side Yard	General	-	Unique provisions for semi-detached dwellings with common wall dividing units and for dwellings with connecting walls between units	Unique provisions for semi-detached dwellings with common wall dividing units	0.9 m	1.2 m on each side with an integral garage or carport.	1.2 m	1.2 m with an integral garage or carport.
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least	-			-	-	2.0 m	-
	The exterior wall of the third storey of any building shall be set back a distance from the interior side lot line of at least	-			-	-	2.5 m	-
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	3.1 m on one side, and 1.2 m on the other side			-	1.2 m on one side and 3.0 m the other side.	4.3 m	3.0 m
	Additional/Unique Provisions	With an integral garage or carport: 1.2 m on the side not attached to the adjoining dwelling unit. Where am attached or detached garage is located to the rear of the main dwelling unit: 3.1 on the side containing the driveway.			Where dwellings on abutting lots share a common wall, no interior side yard shall be required.	-	-	-
Min. Exterior Side Yard	General	3.0 m	4.5 m	4.5 m	3 m	3.0 m	6.0 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	5.5 m	5.5 m	5.8 m	-	-	-
Min. Landscaped Open Space		30%	40%	40%	25%	30%	30%	30%
Max. Building Height		8.5 m or existing building height, whichever is greater	8.5 m	8.5 m	11 m	3 storeys	8.5 m	3 storeys
Max. Floor Space Index		0.5	-	-	-	0.5	-	0.5
Additional Provisions		-	-	-	-	Common walls	Ground floor area	Common walls

Table 5. Semi Detached Duplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		R4C*	R4/R4C/R5	R3-DT	R4-DT
Permitted Use		Semi Detached Duplex	Semi-Detached Duplex Dwelling House	Semi-Detached Duplex Dwelling	Semi-Detached Duplex Dwelling
Provisions					
Min. Lot Area	General	630 m^2	446 m^2	275 m^2/unit	185 m^2/unit
Min. Lot Frontage	General	-	12 m	30 m	30 m
	Interior Lot	21 m	-	-	-
	Corner Lot	25.5 m	-	-	-
Min. Lot Depth	General	30 m	33.5 m	30 m	30 m
Max. Lot Coverage	General	40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.7 m	3.7 m	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	6.0 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard is be maintained as landscaped open space.	30%	30%	30%
Max. Building Height		3 storeys	9.5 m	3 storeys	3 storeys
Max. Number of Dwellings Per Lot		-	1 only	-	-
Max. Floor Space Index		-	-	0.4	0.4
Additional Provisions		Driveway location	Dwelling unit area	Common walls	-

Table 6. Linked Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		**R3A***	**R2-DT**	**R3-DT**	**R4C**
Permitted Use		**Link Dwelling**	**Linked Dwelling**	**Linked Dwelling**	**Linked Dwelling**
Provisions					
Min. Lot Area	General	270 m^2	275 m^2	275 m^2	279 m^2
Min. Lot Frontage	General	-	9.0 m/unit	9.0 m	9.0 m
	Interior Lot	9.0 m	-	-	-
	Corner Lot	12.5 m	-	-	12 m
	Additional/Unique Provisions	-	-	-	-
Min. Lot Depth	General	30 m	30 m	30 m	27 m
Max. Lot Coverage	General	-	40%	40%	35%
	For one or two storey dwelling units, including covered and unenclosed porches	45%	-	-	-
Min. Front Yard Depth	General	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	4.5 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	6.0 m
Min. Rear Yard	General	-	7.5 m	7.5 m	7.5 m
	To any portion of a dwelling unit having a max. height of one or two storeys	7.5 m	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	15 m	-	-	-
Min. Interior Side Yard	General	0 m	0.6 m on one side, and 1.2 m on the other.	0.6 m	No interior side yard requirement except in the case of the unattached wall of the end dwelling unit, where the minimum width of such interior side yard is 1.0 m plus 0.5 m for each storey or partial storey above the first storey.
	Additional/Unique Provisions	Where a garage is provided integral to the dwelling: 0.6 m on one side and 1.2 on the other.	-	-	-
Min. Exterior Side Yard	General	4.5 m	3.0 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	6.0 m
Min. Landscaped Open Space		40%	30%	30%	40%
Max. Building Height		8.5 m	3 storeys	3 storeys	9.0 m
Max. Floor Space Index		-	0.5	0.5	-
Additional Provisions		-	Common walls	-	-

Table 7. Low Density Cluster Dwelling Zone Provisions

Zoning By-law		1784
Zone		R3D*
Permitted Use		Low Density Cluster Dwelling
Provisions		
Min. Lot Area	General	1.0 ha
Min. Lot Frontage	General	45 m
Max. Lot Coverage	General	35%
Min. Landscaped Open Space		40%
Max. Building Height		2 storeys
Max. Density		9 units per net ha
Additional Provisions		Setbacks, distance between buildings on the same lot; internal roadways; and private amenity space.

Table 8. Maisonette Dwelling Zone Provisions

Zoning By-law		2585
Zone		R4C
Permitted Use		Maisonette Dwelling House
Provisions		
Min. Lot Area	General	0.14 ha
Min. Lot Frontage	General	30 m
Max. Lot Coverage	General	30%
Min. Front Yard Depth	General	6.0 m
Max. Front Yard Depth		6.0 m
Min. Rear Yard	General	7.5 m
Min. Interior Side Yard	General	7.5 m
	Additional/Unique Provisions	Provided that a rear or interior side yard adjoining a wall containing no habitable room windows may be reduced to 2.0 m.
Min. Exterior Side Yard	General	6.0 m
Min. Landscaped Open Space		50%
Max. Building Height		10 m
Max. Floor Space Index		0.5
Additional Provisions		Distance between buildings; Number of dwelling units; number of attached dwelling units.

Table 9. Triplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585	2585
Zone		R4C*	R4/R4C/R5	R3-DT	R4-DT
Permitted Use		Triplex	Triplex Dwelling House	Triplex Dwelling	Triplex Dwelling
Provisions					
Min. Lot Area	General	540 m^2	695 m^2	650 m^2	650 m^2
Min. Lot Frontage	General	18 m	18.5 m	18 m	18 m
Min. Lot Depth	General	30 m	30.5 m	30 m	30 m
Max. Lot Coverage	General	40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	6 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.7 m	5.0 m on one side, 3.0 m on other side, plus 0.6 m on the narrow side for each additional or partial storey above third. Provided that where three garages and/or carports are attached to and/or are within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 3.0 m plus 0.6 m for each additional or partial storey above the third.	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	6.0 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard shall be maintained as landscaped open space.	30%	30%	30%
Max. Building Height		3 storeys	9.5 m	3 storeys	3 storeys
Max. Floor Space Index		-	-	0.5	0.5
Additional Provisions		Driveway location	Dwelling unit area	Common walls	-

Table 10. Fourplex Dwelling Zone Provisions

Zoning By-law		1784	2585	2585
Zone		**R4C***	**R3-DT**	**R4-DT**
Permitted Use		**Fourplex**	**Fourplex Dwelling**	**Fourplex Dwelling**
Provisions				
Min. Lot Area	General	900 m^2	275 m^2/unit	185 m^2/unit
Min. Lot Frontage	General	30 m	30 m	30 m
Min. Lot Depth	General	30 m	30 m	30 m
Max. Lot Coverage	General	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	3.7 m	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard shall be maintained as landscaped open space.	30%	30%
Max. Building Height		3 storeys	3 storeys	3 storeys
Max. Floor Space Index		-	0.4	0.4
Additional Provisions		Driveway location	Common walls	-

Table 11. Block Townhouse Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	2585	2585	2585
Zone		R4A*	R4C*	MD/HD	R4C	R4-DT	R5-DT/R6-DT
Permitted Use		Block Townhouse	Block Townhouse	Block Townhouse	Block Townhousing	Block Townhouse Dwelling	Block Townhouse Dwelling
Provisions							
Min. Lot Area	General	0.4 ha	0.4 ha	-	0.14 ha	135 m^2/unit	135 m^2/unit
	Additional/Unique Provisions	-	135m^2/unit	-	-	-	-
Min. Lot Frontage	General	60 m	30 m	30 m	30 m	30 m	30 m
Min. Lot Depth	General	-	-	-	-	30 m	30 m
Max. Lot Coverage	General	35%	35%	-	30%	40%	40%
Min. Front Yard Depth	General	-	-	3 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	-	For an underground parking area the minimum setback shall be 0 metres.	-	-	-
Min. Rear Yard	General	-	-	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard	General	-	-	1.2 m	6.0 m	3.0 m	3.0 m
	Additional/Unique Provisions	-	-	-	Provided that a rear or interior side yard adjoining a wall containing no habitable room windows may be reduced to 2.0 m.	-	-
Min. Exterior Side Yard	General	-	-	3 m	7.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	-	For an underground parking area the minimum setback shall be 0 metres.	-	-	-
Min. Landscaped Open Space		50%	50%	-	50%	30%	30%
Max. Building Height		9.5 m	3 storeys	12 m	10 m	3 storeys	4 storeys
Max. Floor Space Index		-	-	-	0.5	0.6	0.65
Max. Density		39 units pet net ha	Min. 30 units per ha. Max. 40 units per ha	-	-	-	-
Additional Provisions		Yards; distance between buildings on same lot; internal roadways; and private amenity space area.	Yards; distance between buildings on the same lot; internal roadway; and min. private amenity space.	-	Distance between buildings; number of dwelling units; and number of attached dwelling units.	Separation distances for buildings on the same lot; private amenity space; and number of attached dwelling units.	Separation distances for buildings on the same lot; private amenity space; and number of attached dwelling units.

Table 12. Street Townhouse Dwelling Zone Provisions

Zoning By-law		1784	1784	1784	1784	1784	2585	2585	2585	2585	2585
Zone		R4B*	R4C*	MD/HD	MD/HD	MD/HD	R3-DT	R4C	R4-DT	R5-DT	R6-DT
Permitted Use		Street Townhouse	Street Townhouse	Street townhouse dwelling unit with front access garage	Street townhouse dwelling unit with detached rear garage	Street townhouse dwelling unit with integral rear garage	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling
Provisions											
Min. Lot Area	General	180 m^2	180 m^2	160 m^2 per unit	165 m2 per unit	108 m^2 per unit	275 m^2/unit	186 m^2	135 m^2/unit	135 m^2/unit	135 m^2/unit
	Additional/Unique Provisions	-	-	145 m^2 on a private street	-	-	-	-	-	-	-
Min. Lot Frontage	General	-	-	6 m per unit	5.5 m per unit	5.5 m per unit	-	6.0 m	-	-	-
	Interior Lot	6.0 m	6.0 m	-	-	-	Interior unit: 6.0 m/unit. End unit: 7.2 m/unit.	-	Interior unit: 6.0 m/unit. End unit: 7.2m/unit.	Interior unit: 6.0 m/unit. End unit: 7.2m/unit.	Interior unit: 6m/unit. End unit: 7.2m/unit.
	Corner Lot	10.5 m	10.5 m	9 m per unit	9 m per unit	9 m per unit	7.5 m/unit	10.5 m	7.5 m/unit	7.5 m/unit	7.5 m/unit
Min. Lot Depth	General	30 m	30 m	-	-	-	30 m	27 m	30 m	30 m	30 m
Max. Lot Coverage	General	50%	50%	-	-	-	40%	40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	4.5 m	3 m	3 m	3 m	Established front building line or 6.0m, whichever is the lesser.	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	5.5 m	5. 8 m	-	-	-	6.0 m	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	2.5 m to a garage, carport or unenclosed parking space.	2.5 m to a garage, carport or unenclosed parking space.	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	15 m	-	-	-	-	-	-	-	-	-
Min. Interior Side Yard	General	-	-	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m	No interior side yard requirement except in the case of the unattached wall of the end dwelling unit where minimum width of such interior side yard is 1.0 m plus 0.5 m for each storey or partial storey above the first storey.	1.2 m	1.2 m	1.2 m
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least	1.75 m	1.75 m	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	Unique provisions for unattached walls of an end dwelling unit.	Unique provisions for unattached walls of an end dwelling unit.	-	-	If no common wall exists between the rear garages of attached units, the minimum interior side yard for the garage portion of the building and any space above shall be 0.6 m.	-	-	-	-	-
Min. Exterior Side Yard	General	4.5 m	4.5 m	3 m	3 m	3 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	5.5 m	5. 8 m	5. 8 m	5. 8 m	-	6.0 m	-	-	-
Min. Landscaped Open Space		40%	40%	25%	50%	50%	30%	40%	30%	30%	30%
Max. Building Height		9.5 m	9.5 m	12 m	12 m	12 m	3 storeys	9 m	3 storeys	4 storeys	4 storeys
Max. Floor Space Index		-	-	-	-	-	0.6	-	0.6	0.65	0.65
Additional Provisions		-	Driveway location	-	Min. outdoor amenity space	Min. outdoor amenity space	Max. number of attached dwelling units	-	Separation distances for buildings on the same lot	Separation distances for buildings on the same lot and number of attached dwelling units	Separation distances for buildings on the same lot and number of attached dwelling units

Table 13. Stacked Townhouse Dwelling Zone Provisions

Zoning By-law		1784	1784	2585	2585	2585
Zone		R4C*	MD/HD	R4-DT	R5-DT	R6-DT
Permitted Use		Stacked Dwelling	Stacked Townhouse	Stacked Townhouse Dwelling	Stacked Townhouse Dwelling	Stacked Townhouse Dwelling
Provisions						
Min. Lot Area	General	135 m^2/unit	-	135 m^2/unit	135 m^2/unit	90 m^2/ unit
Min. Lot Frontage	General	30 m	30 m	30 m	30 m	30 m
Min. Lot Depth	General	-	-	36 m	36 m	36 m
Max. Lot Coverage	General	35%	-	40%	40%	40%
Min. Front Yard Depth	General	-	3 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	For an underground parking area the minimum setback shall be 0 m.	-	-	-
Min. Interior Side Yard	General	-	1.8 m where no common wall exists	3.0 m	3.0 m	1.2 m
Min. Exterior Side Yard	General	-	3 m	4.5 m	4.5 m	4.5 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	5. 8 m	-	-	-
	Additional/Unique Provisions	-	For an underground parking area the minimum setback shall be 0 m.	-	-	-
Min. Landscaped Open Space		50%	-	30%	30%	30%
Max. Building Height		3 storeys	12 m	3 storeys	4 storeys	4 storeys
Max. Floor Space Index		-	-	0.6	0.65	1
Max. Density		Min. 30 units per ha. Max. 40 units per ha	-	-	-	-
Additional Provisions		Yards; distance between buildings on the same lot; internal roadway; and min. private amenity space.	-	Separation distances for buildings on the same lot and private amenity space.	Separation distances for buildings on the same lot and private amenity space.	Separation distances for buildings on the same lot; private amenity space; and number of attached dwelling units.

Table 14. Back to Back Townhouse Zone Provisions

Zoning By-law		**1784**
Zone		**MD/HD**
Permitted Use		**Back to Back Townhouse**
Provisions		
Min. Lot Area	General	75 m^2 per unit
Min. Lot Frontage	General	5.5 m per unit
	Corner Lot	9 m per unit
Min. Front Yard Depth	General	3 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5. 8 m
	Additional/Unique Provisions	Except that for an underground parking area, the minimum setback shall be 0 m.
Min. Interior Side Yard	General	1.5 m
	Additional/Unique Provisions	If no common wall exists between the rear garages of attached units, the minimum interior side yard for the garage portion of the building and any space above shall be 0.6 m.
Min. Exterior Side Yard	General	3 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5. 8 m
	Additional/Unique Provisions	Except that for an underground parking area, the minimum setback shall be 0 m.
Max. Building Height		12 m
Additional Provisions		Min. outdoor amenity space

Table 15. Apartment, Retirement Home, Long Term Care Facility and Lodging House Zone Provisions

Zoning By-law		1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	2585	2585	2585	2585
Zone		R4C*	RSA*	MD	HD	R4	R5	R4-DT	R5-DT	R6-DT	R4/R5	R3-DT	R4-DT	R5-DT	R6-DT
Permitted Use		Apartment Dwelling House, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Boarding or Lodging House	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home
Provisions															
Min. Lot Area	General	0.5 ha	0.5 ha	-	-	-	-	135 m^2/unit	135 m^2/unit	59 m^2/unit	465 m^2	450 m^2	450 m^2	450 m^2	450 m^2
	Interior Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Corner Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	93 m^2 for each bachelor dwelling unit; 93 m^2 plus 46 m^2 per bedroom for each dwelling unit other than a bachelor unit.	56 m^2 for each bachelor dwelling unit; 56 m^2 plus 28 m^2 per bedroom for each dwelling unit other than a bachelor unit. Provided that the minimum lot area required above may be reduced by 14 m^2 for each dwelling unit where at least one parking space for such dwelling unit is located underground.	-	-	-	-	-	-	-	-
Min. Lot Frontage	General	50 m	50 m	-	-	33.5 m	-	30 m	30 m	30 m	12 m	12 m	12 m	12 m	12 m
	Interior Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Corner Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Depth	General	-	-	-	-	-	-	40 m	40 m	40 m	33.5 m	30 m	30 m	30 m	30 m
	Interior Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Corner Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Max. Lot Coverage	General	35%	35%	-	-	35%	35%	35%	35%	40%	40%	40%	40%	40%	40%
	For one storey dwelling units	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	For one or two storey dwelling units, including covered and unenclosed porches	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	For two and three storey dwelling units	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	For a dwelling unit greater than one storey	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Min. Front Yard Depth	General	6.0 m	Unique provisions for from a local road, from a collector road or any building/portion of a building not exceeding three storeys, for buildings 4 storeys or greater, and from an arterial road.	4 m	3 m	1/2 the height of the building or 7.5m whichever is the greater	1/2 the height of the building or 7.5m whichever is the greater	7.5 m	7.5 m	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Additional/Unique Provisions	-	-	For an underground parking area the minimum setback shall be 0 metres.	For an underground parking area the minimum setback shall be 0 metres.	-	-	-	-	-	-	-	-	-	-
Max. Front Yard Depth		-	-	-	6 m except that a maximum of 25% of the building facing the street may have a greater front yard depth.	-	-	-	-	-	-	-	-	-	-
Min. Rear Yard	General	7.5 m	7.5 m or half the height of the building, whichever is greater	7.5 m	7.5 m	1/2 the height of the building or 10.5m whichever is the greater. Provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 2.0m.	1/2 the height of the building or 10.5m whichever is the greater. Provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 2.0m.	10 m	10 m	10 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
	To any portion of a dwelling unit having a max. height of one storey	-		-	-	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a max. height of one or two storeys	-		-	-	-	-	-	-	-	-	-	-	-	-
	To any portion of a dwelling unit having a height greater than one storey	-		-	-	-	-	-	-	-	-	-	-	-	-
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	-		-	-	-	-	-	-	-	-	-	-	-	-

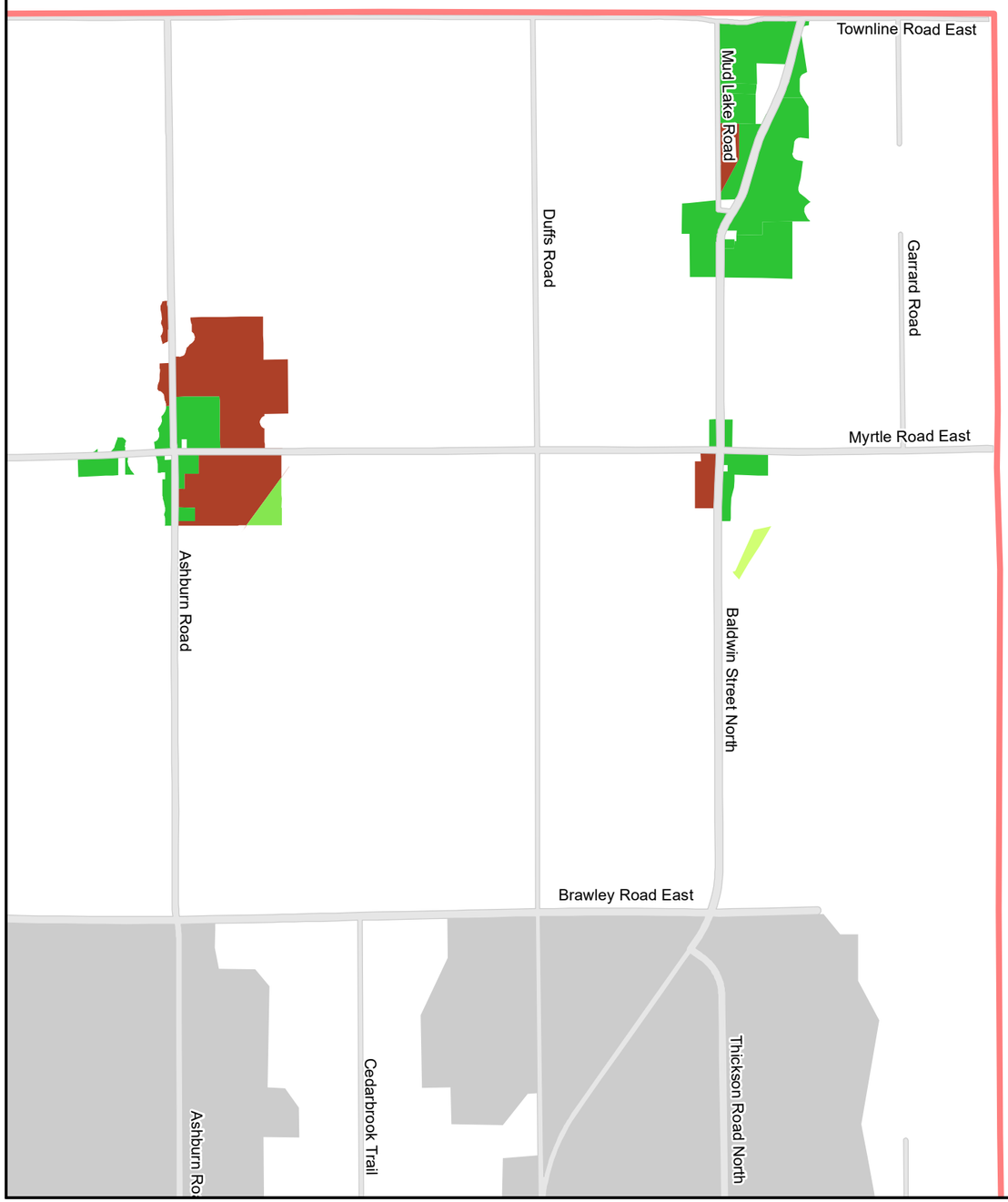
Table 15. Apartment, Retirement Home, Long Term Care Facility and Lodging House Zone Provisions

Zoning By-law		1784	1784	1784	1784	2585	2585	2585	2585	2585	2585	2585	2585	2585	2585
Zone		R4C*	RSA*	MD	HD	R4	R5	R4-DT	R5-DT	R6-DT	R4/R5	R3-DT	R4-DT	R5-DT	R6-DT
Permitted Use		Apartment Dwelling House, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House, Long Term Care Facility, Retirement Home	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Apartment Dwelling House	Boarding or Lodging House	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home	Boarding or Lodging House, Retirement Home
Provisions															
Min. Interior Side Yard	General	Unique provisions for an end wall containing no habitable room windows, containing a habitable window other than a living room window, and an end wall containing a living room window.	6.0 m	6 m where no common wall exists	6 m	1/2 the height of the building or 10.5m whichever is the greater. Provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 2.0 m.	1/2 the height of the building or 10.5m whichever is the greater. Provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 2.0 m.	4.5 m	7.5 m	3.0 m	3.0 m on one side, 1.2 m on other side plus 0.6 m on the narrow side for each additional or partial storey above the first, provided that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 m plus 0.6 m for each additional or partial storey above the first.	1.2 m with an integral garage or carport	3.0 m	1.2 m with an integral garage or carport	1.2 m with an integral garage or carport
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be	-	-	-	-	-	-	-	-	-	-	3.0 m	-	3.0 m	3.0 m
Min. Exterior Side Yard	General	6.0 m	Unique front yard setback provisions for from a local road, from a collector road or any building/portion of a building not exceeding three storeys, for buildings 4 storeys or greater, and from an arterial road.	4 m	3 m	1/2 the height of the building or 7.5m whichever is the greater	1/2 the height of the building or 7.5m whichever is the greater	7.5 m	10 m	4.5 m	6.0 m	4.5 m	4.5 m	4.5 m	4.5 m
Min. Landscaped Open Space		30%	30% of the lot area	25%	25%	35%	35%	30%	30%	30%	30%	30%	30%	30%	30%
Max. Building Height		3 storeys, plus mechanical penthouse	6 storeys	4 storeys	12 storeys	9.5 m	8 storeys	3 storeys	4 storeys	6 storeys	9.5 m	3 storeys	3 storeys	3 storey	3 storeys
Max. Floor Space Index		-	-	-	-	-	-	1	1	1.75	-	0.4	0.4	0.6	0.6
Max. Density		Min. 30 units per net ha. Max. 40 units per net ha	Min. 65 units per net ha. Max. 135 units per net ha	-	-	-	-	-	-	-	-	-	-	-	-
Additional Provisions		Distance between buildings on same lot	Distance between buildings on same lot and internal roadway	Min. building height	-	Dwelling unit area for bachelor units, one bedroom, two bedroom, three bedrooms and more than three bedrooms; courts; and yards.	Dwelling unit area for bachelor units, one bedroom, two bedroom, three bedrooms and more than three bedrooms; courts; and yards.	Separation distances for buildings on the same lot and private amenity space	Separation distances for buildings on the same lot and private amenity space.	Separation distances for buildings on the same lot and private amenity space .	Special yard provisions and guest room area.	Gross floor area	Gross floor area	Gross floor area	Gross floor area

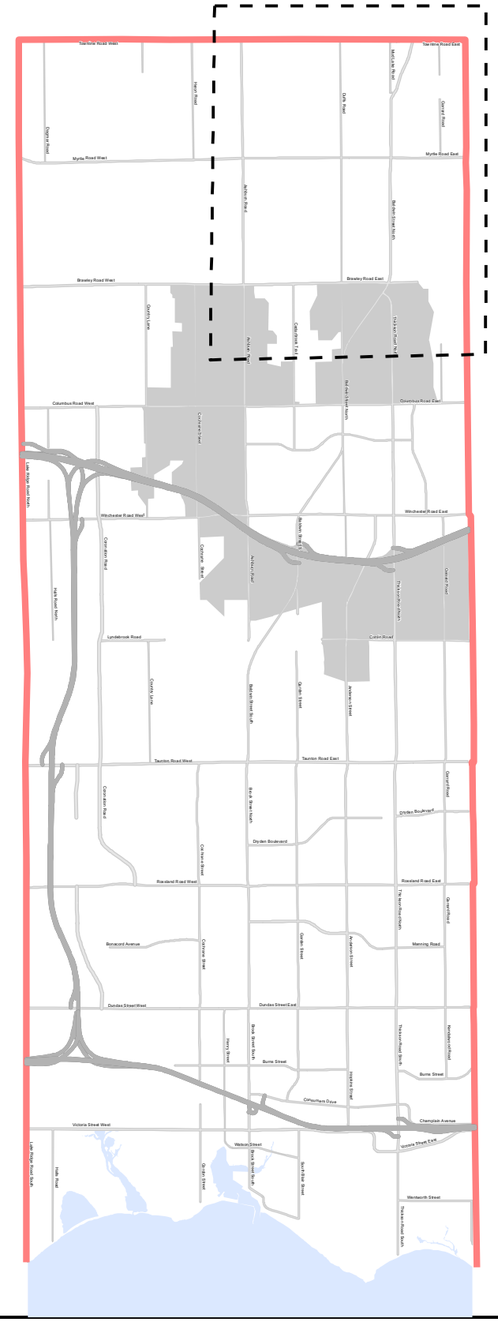
Appendix C: Location of Residential Uses



SINGLE DETACHED ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R1-BP
- R2-BP
- R3-BP
- R1-VB
- R2-VB
- R1
- R1A*
- R2
- R2A*-WS
- R2A*
- R2B*-WS
- R2B*
- R2C*-WS
- R2C*
- R2D*-WS-1
- R2D*
- R2E*
- R3
- LD

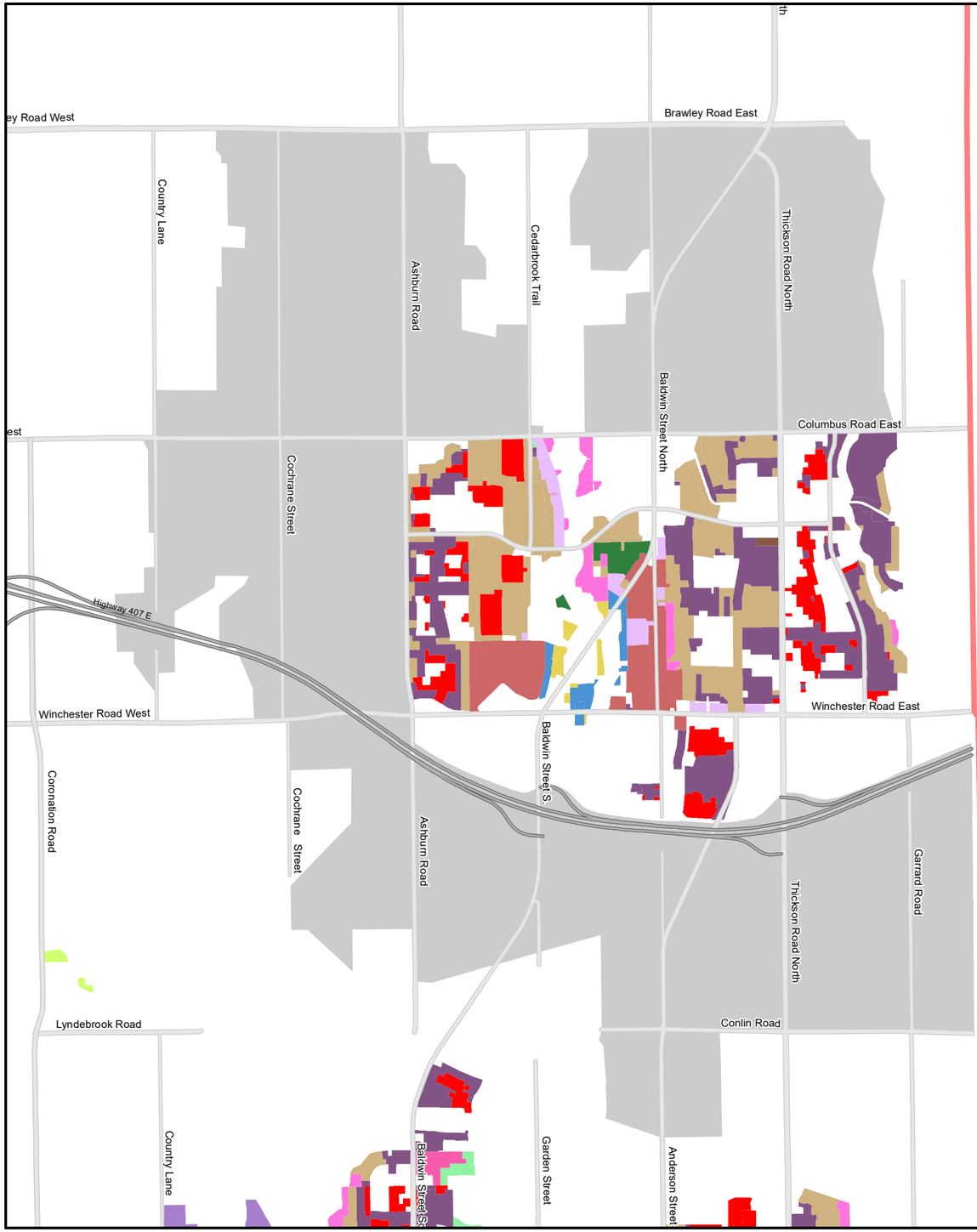
ZB 2585

- R1
- R2
- R3
- R4/R4C
- R1-DT
- R2-DT

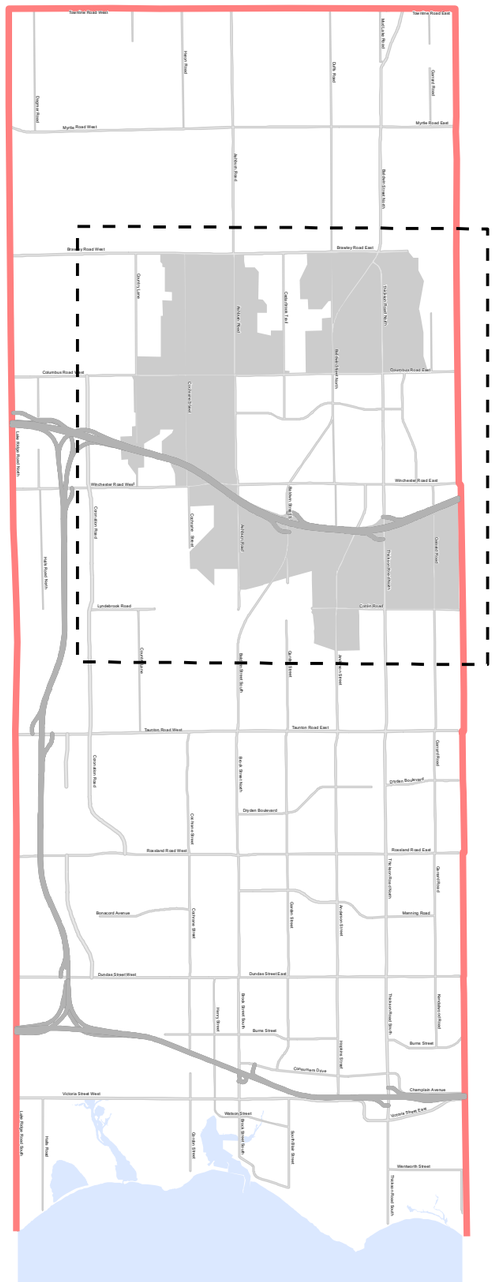
ZB 5581-05

- ORM-R2
- ORM-R3
- ORM-RE

SINGLE DETACHED ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R1-BP
- R2-BP
- R3-BP
- R1-VB
- R2-VB
- R1
- R1A*
- R2
- R2A*-WS
- R2A*
- R2B*-WS
- R2B*
- R2C*-WS
- R2C*
- R2D*-WS-1
- R2D*
- R2E*
- R3
- LD

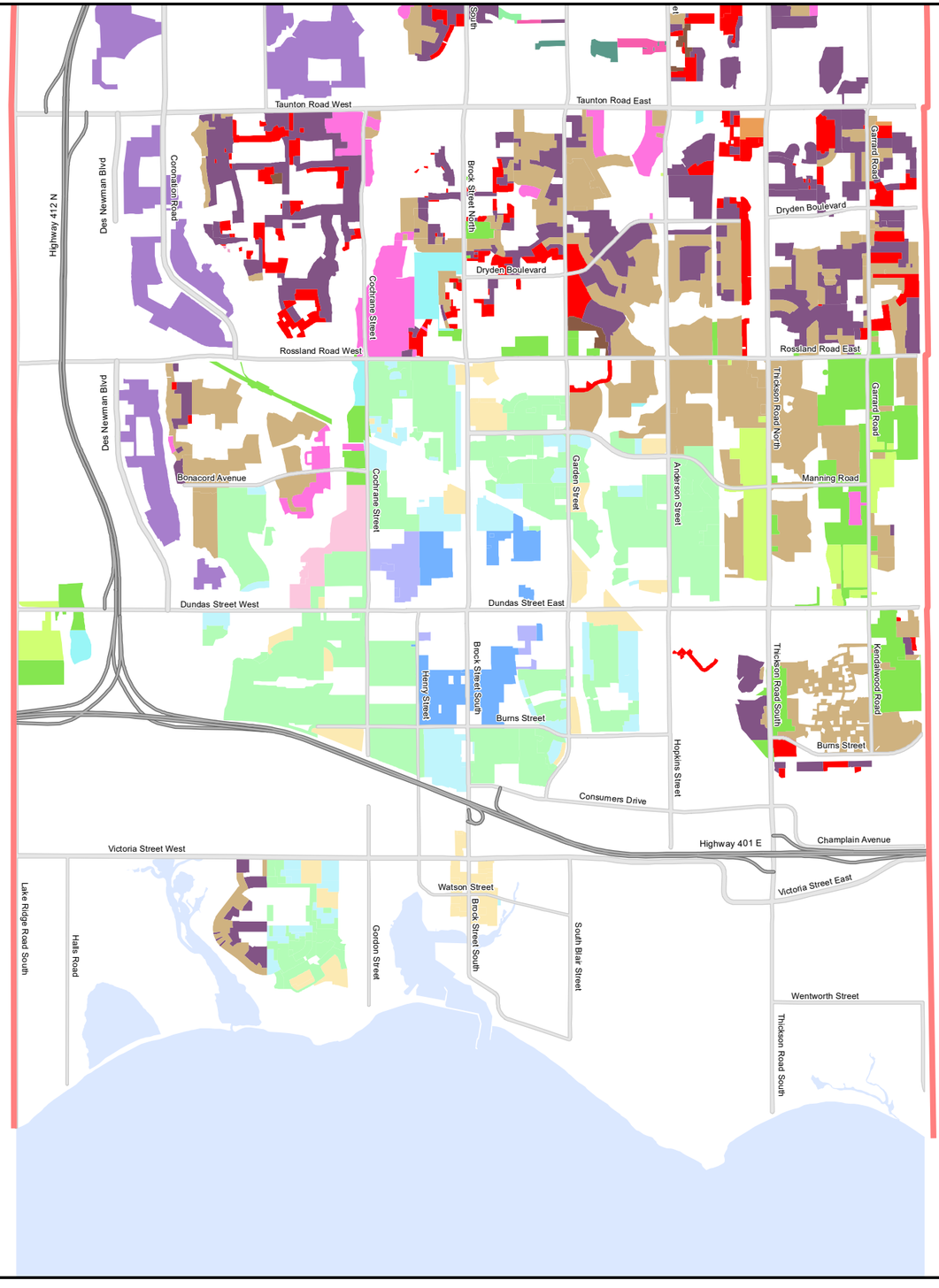
ZB 2585

- R1
- R2
- R3
- R4/R4C
- R1-DT
- R2-DT

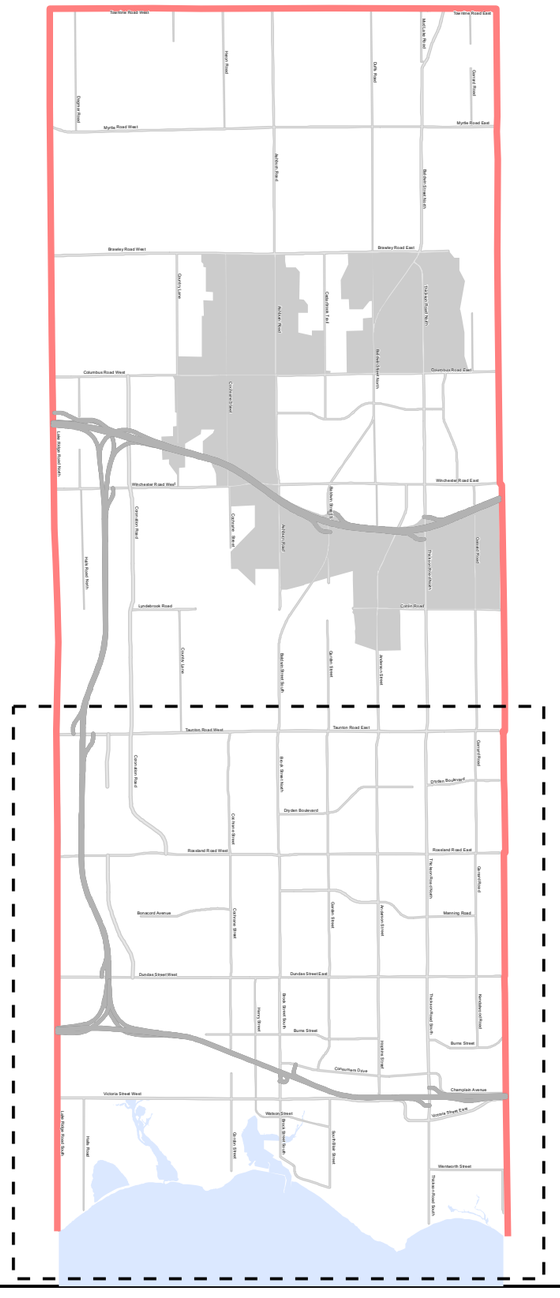
ZB 5581-05

- ORM-R2
- ORM-R3
- ORM-RE

SINGLE DETACHED ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R1-BP
- R2-BP
- R3-BP
- R1-VB
- R2-VB
- R1
- R1A*
- R2
- R2A*-WS
- R2A*
- R2B*-WS
- R2B*
- R2C*-WS
- R2C*
- R2D*-WS-1
- R2D*
- R2E*
- R3
- LD

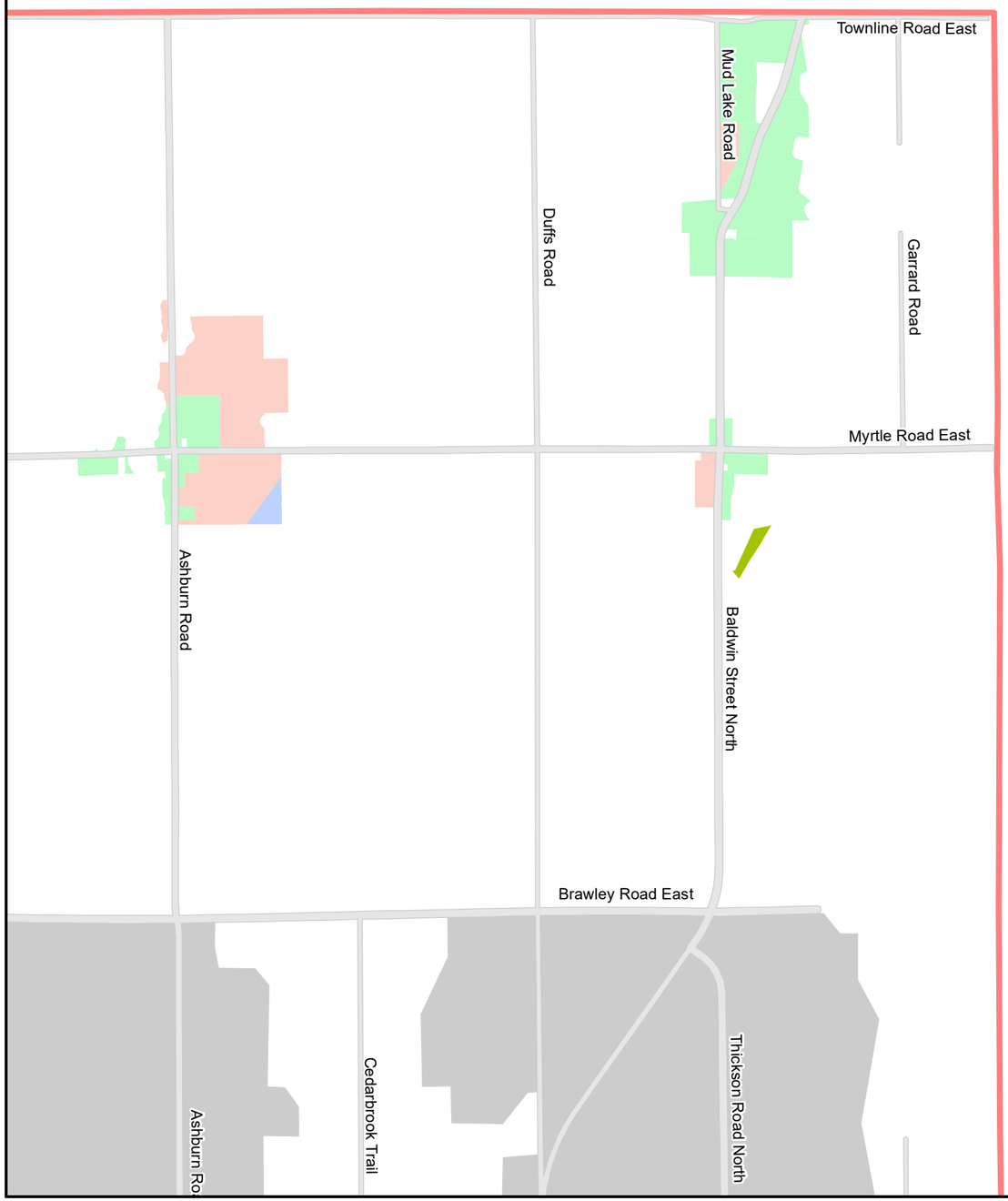
ZB 2585

- R1
- R2
- R3
- R4/R4C
- R1-DT
- R2-DT

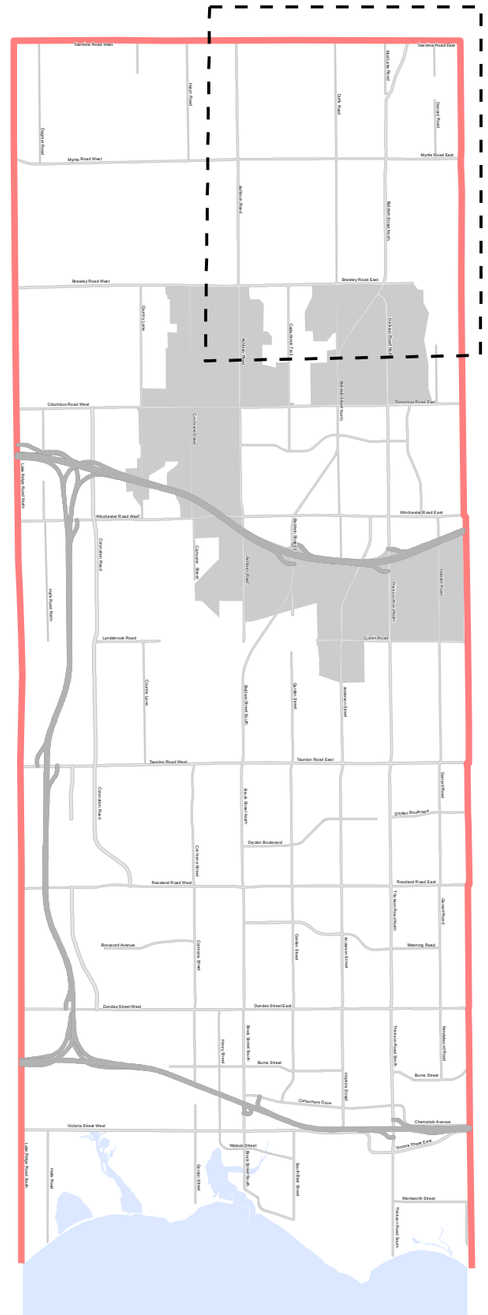
ZB 5581-05

- ORM-R2
- ORM-R3
- ORM-RE

CONVERTED DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R2
- R3
- R2-BP
- R3-BP

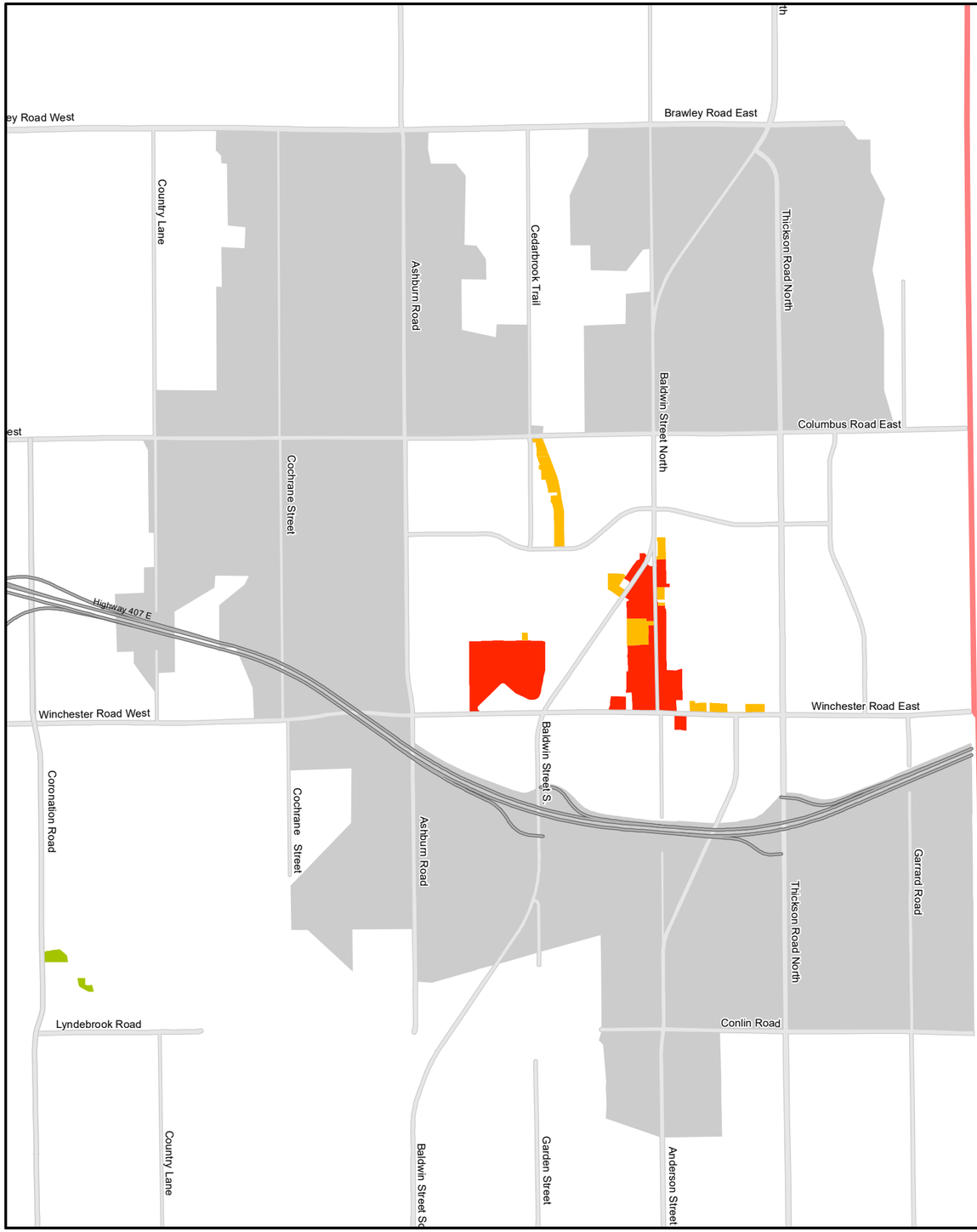
ZB 2585

- R4
- R5
- R3-DT
- R4-DT
- R5-DT
- R6-DT

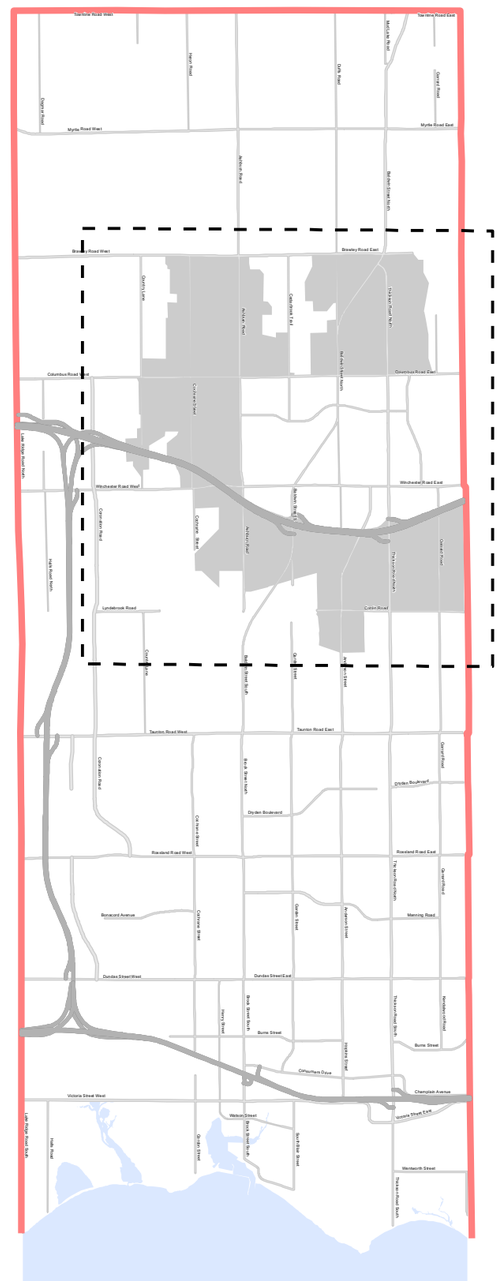
ZB 5581-05

- ORM-R2
- ORM-R3

CONVERTED DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R2
- R3
- R2-BP
- R3-BP

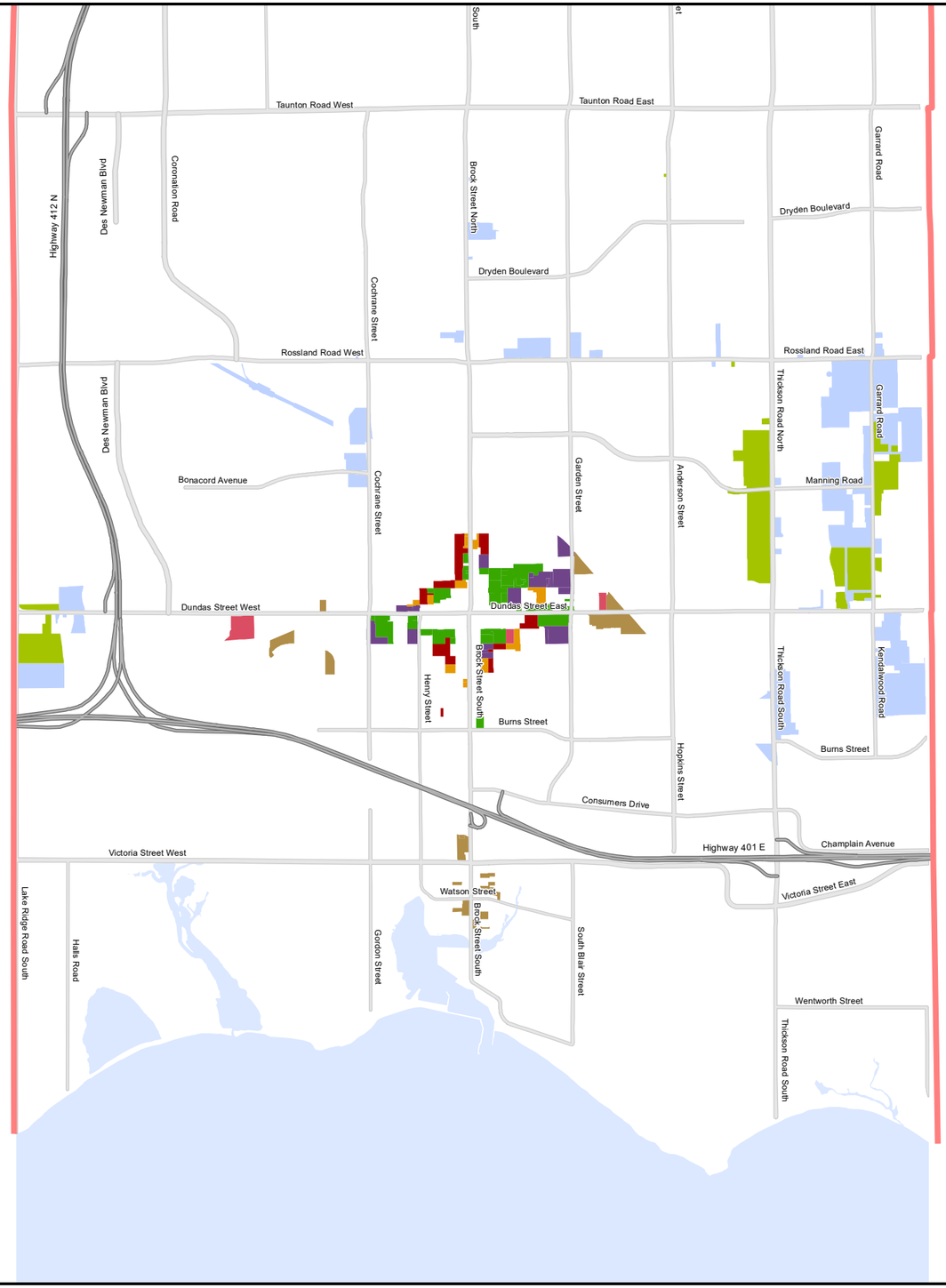
ZB 2585

- R4
- R5
- R3-DT
- R4-DT
- R5-DT
- R6-DT

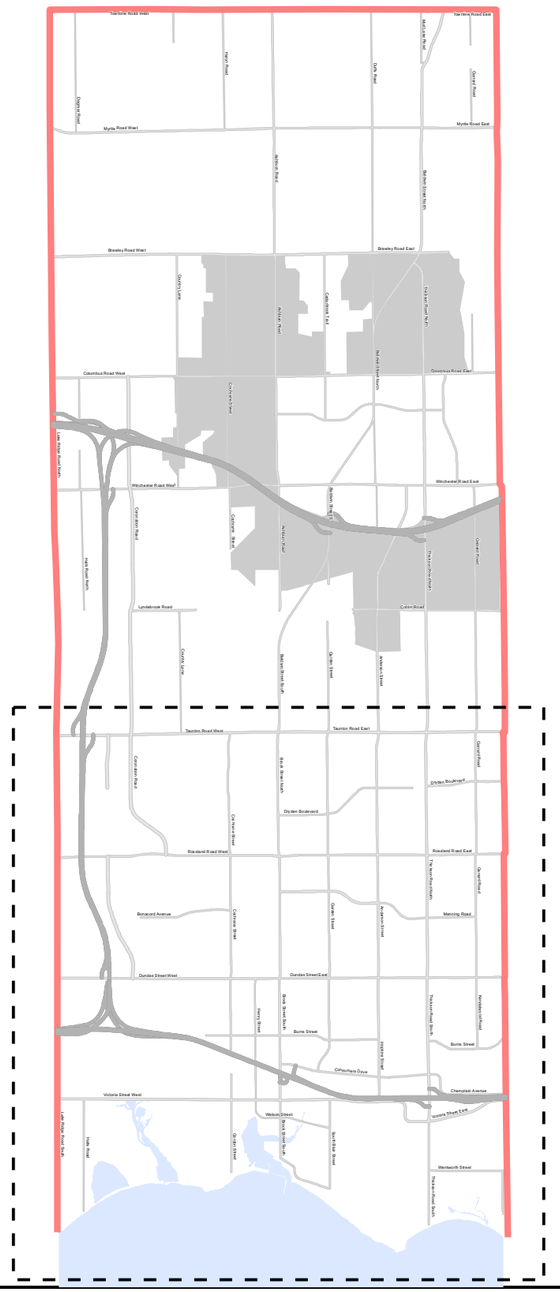
ZB 5581-05

- ORM-R2
- ORM-R3

CONVERTED DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R2
- R3
- R2-BP
- R3-BP

ZB 2585

- R4
- R5
- R3-DT
- R4-DT
- R5-DT
- R6-DT

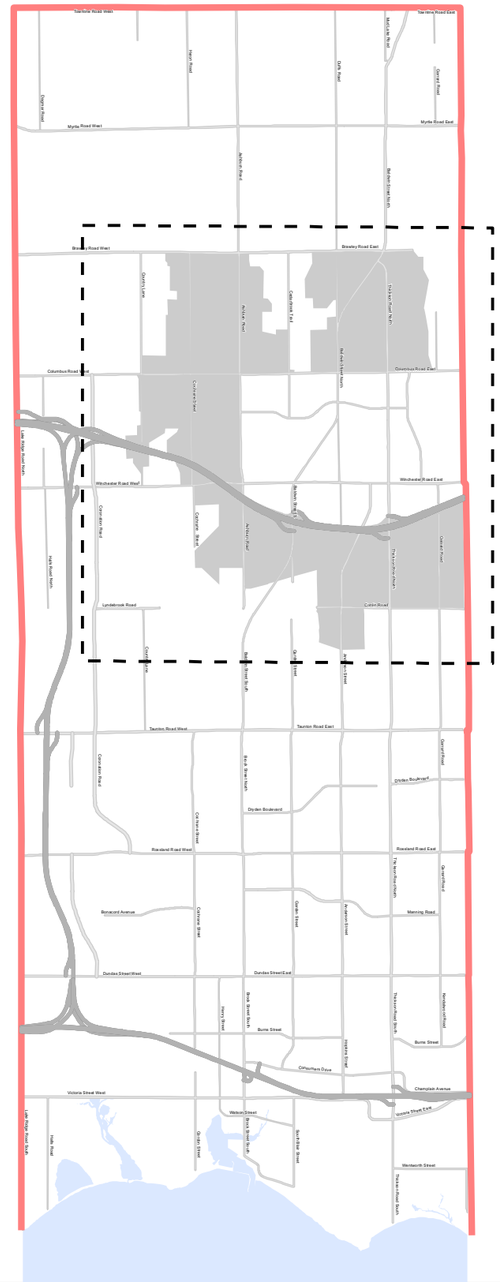
ZB 5581-05

- ORM-R2
- ORM-R3

DUPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

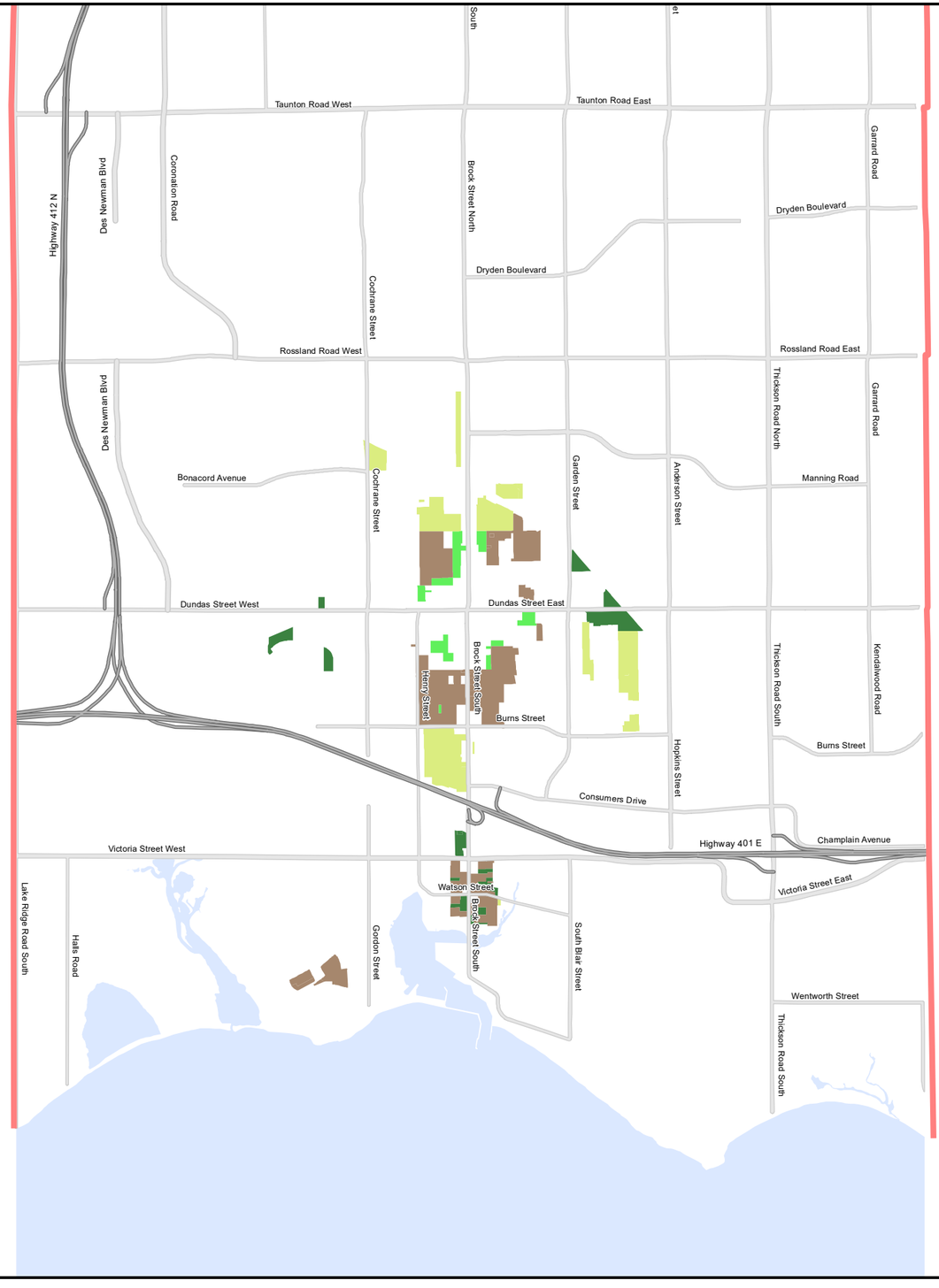
ZB 1784

- R2-VB

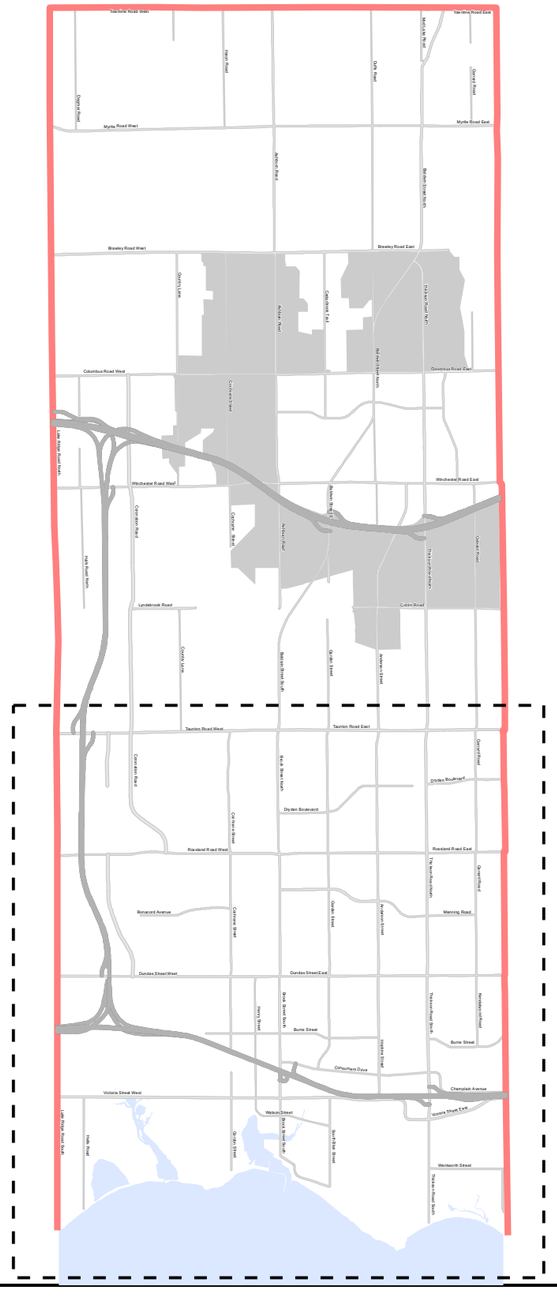
ZB 2585

- R3
- R4
- R2-DT
- R3-DT

DUPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R2-VB

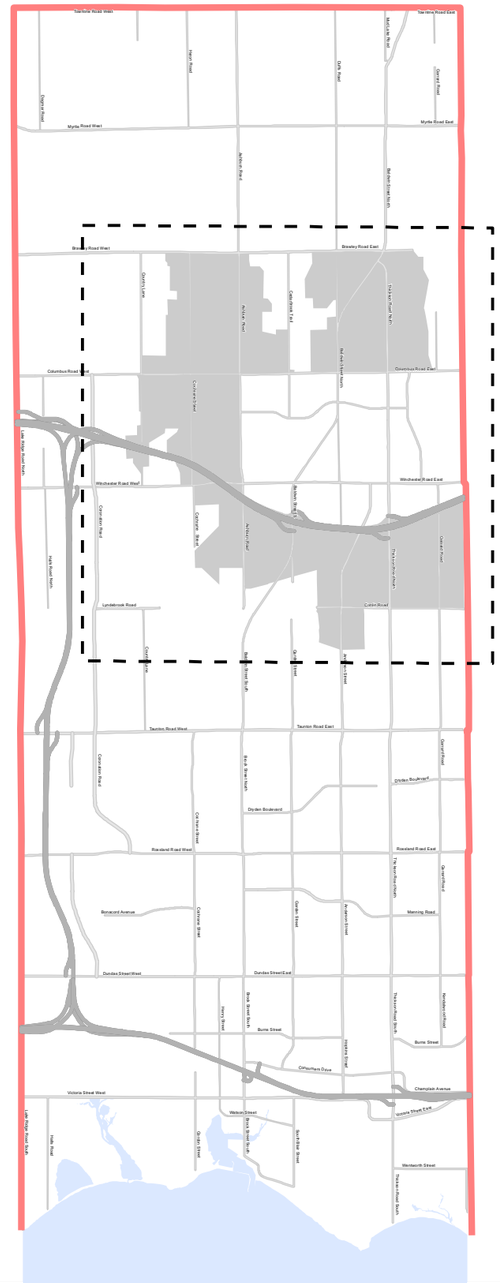
ZB 2585

- R3
- R4
- R2-DT
- R3-DT

SEMI-DETACHED DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

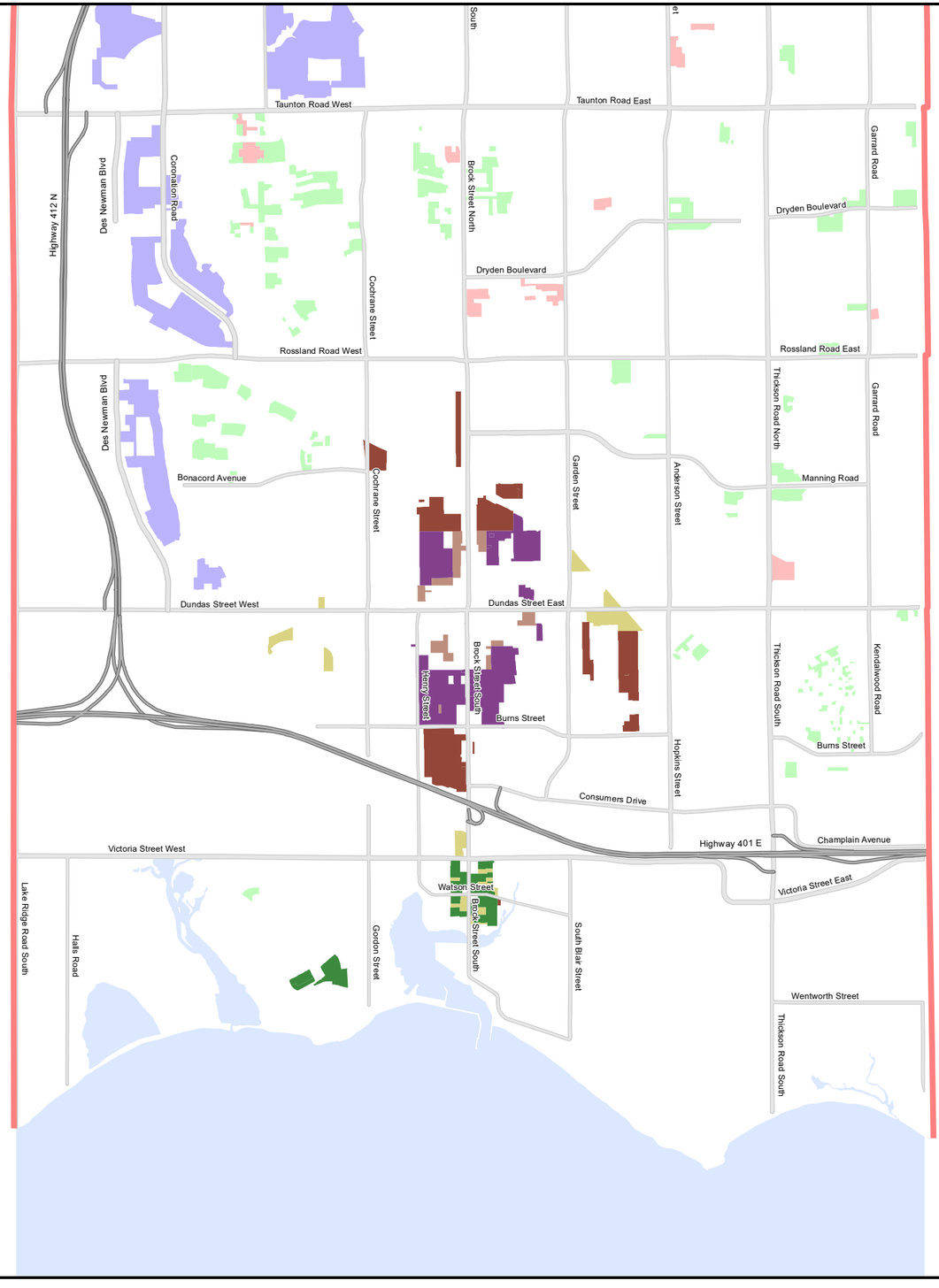
ZB 1784

- R2-VB
- LD
- R3B*
- R3C*

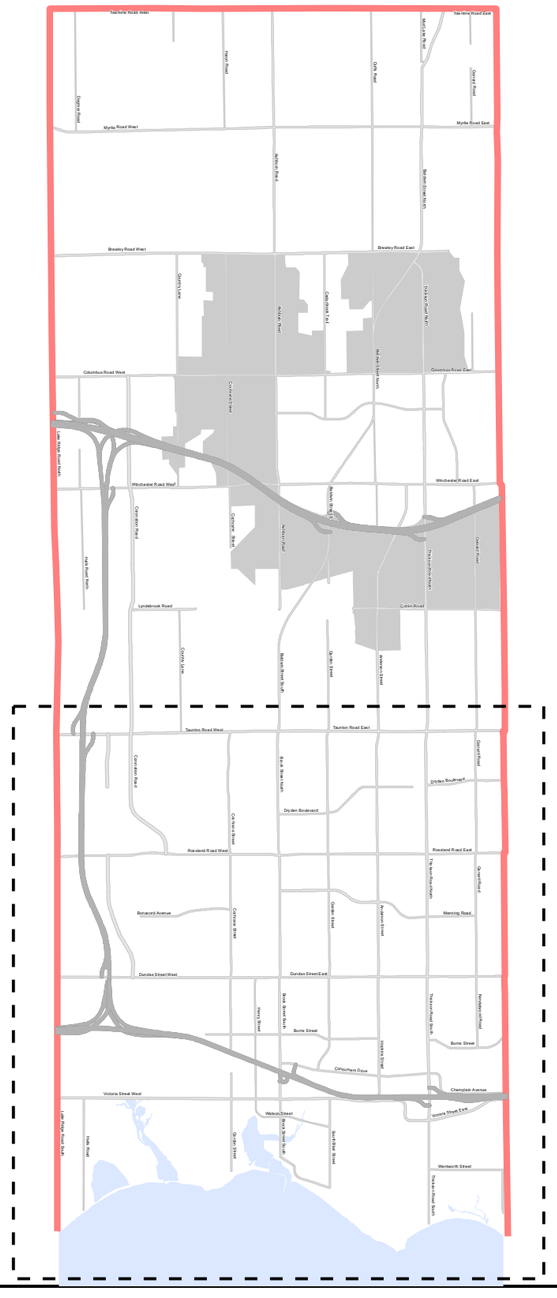
ZB 2585

- R3
- R4
- R4C
- R2-DT
- R3-DT

SEMI-DETACHED DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

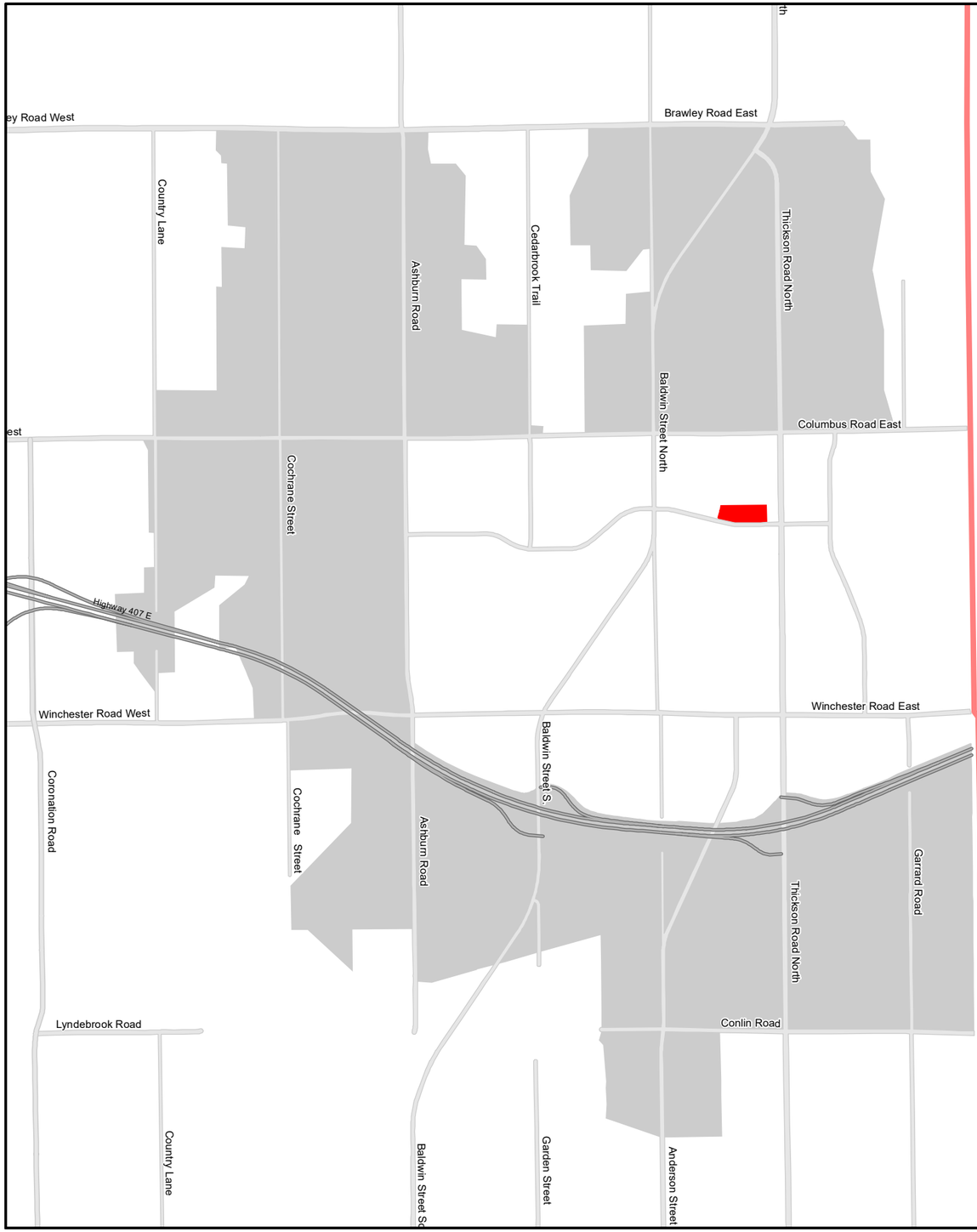
ZB 1784

- R2-VB
- LD
- R3B*
- R3C*

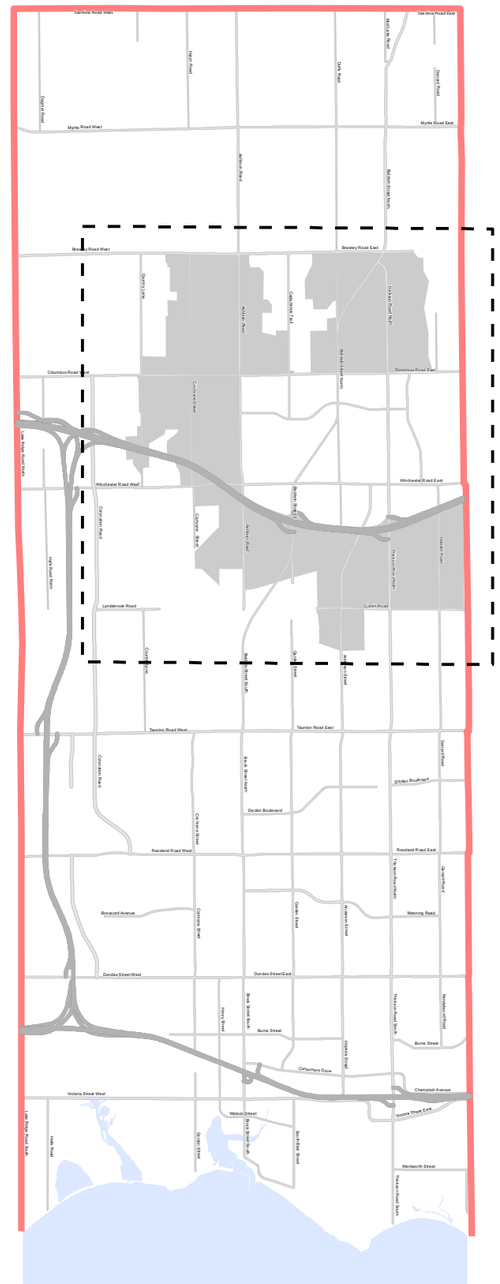
ZB 2585

- R3
- R4
- R4C
- R2-DT
- R3-DT

SEMI-DETACHED DUPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

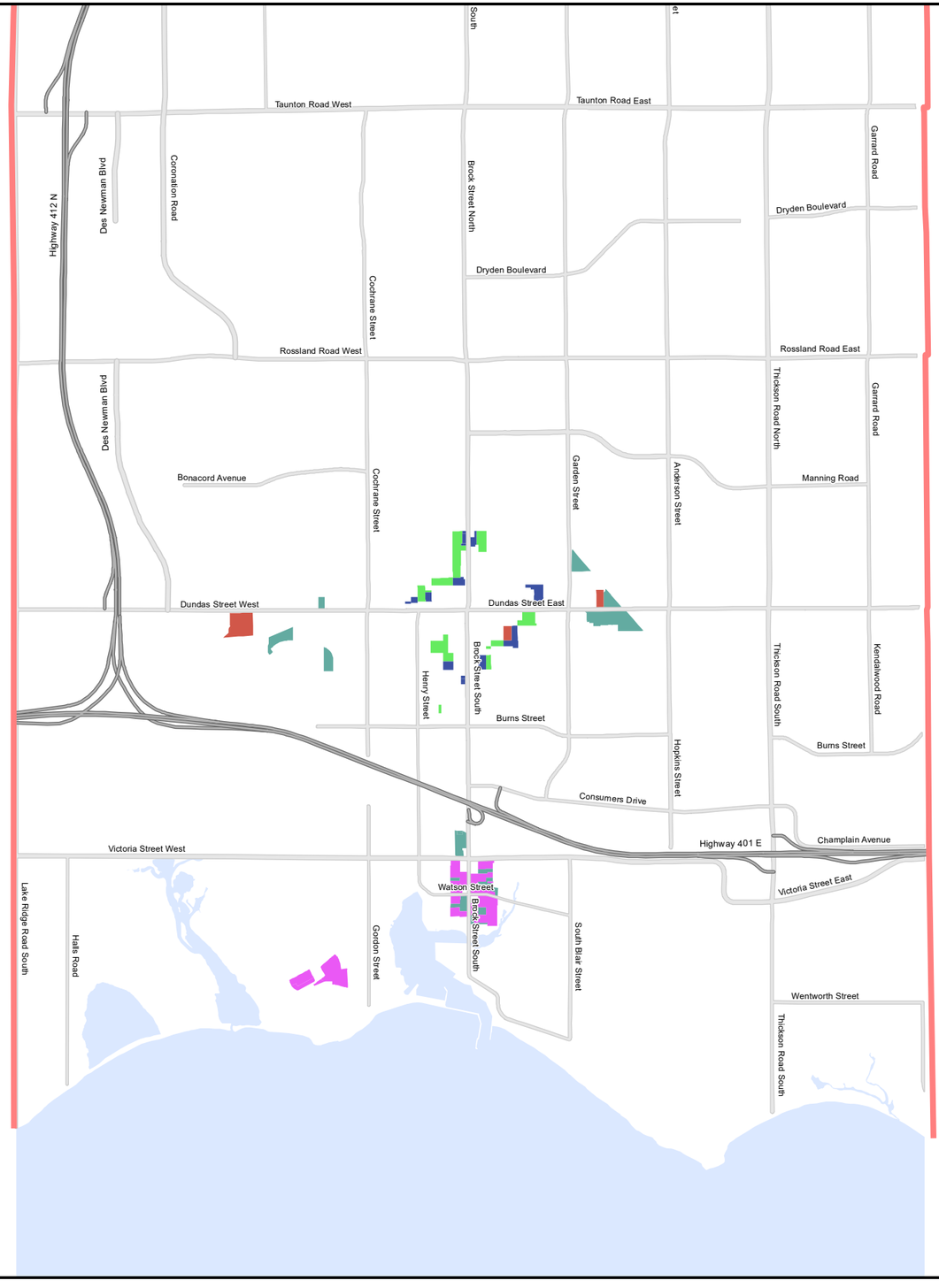
ZB 1784

- R4C*

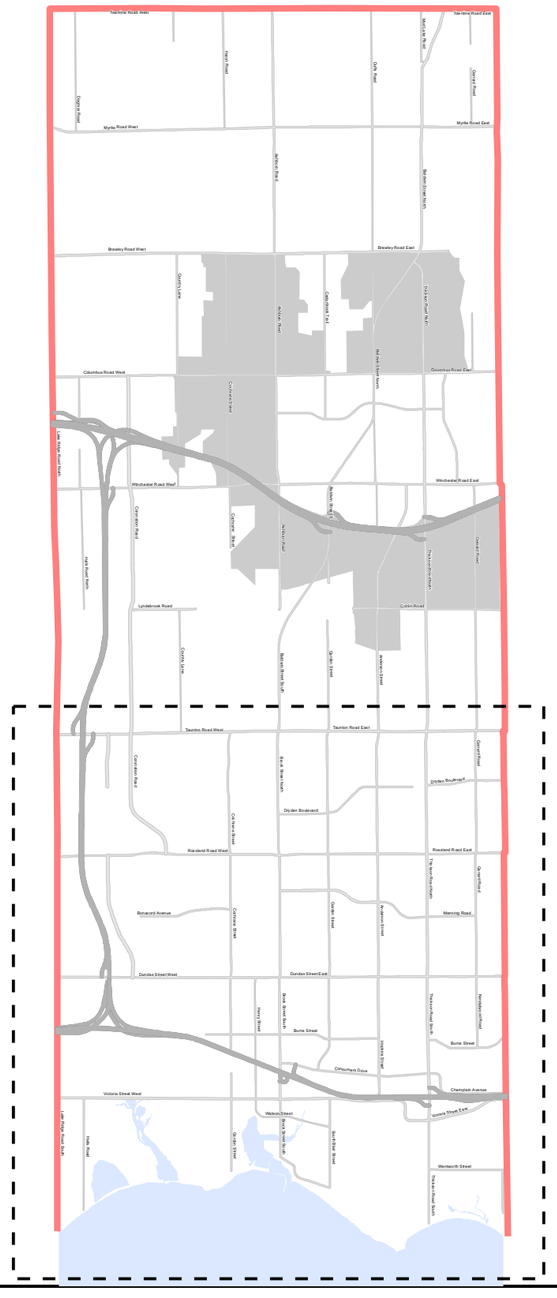
ZB 2585

- R4
- R4C
- R5
- R3-DT
- R4-DT

SEMI-DETACHED DUPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

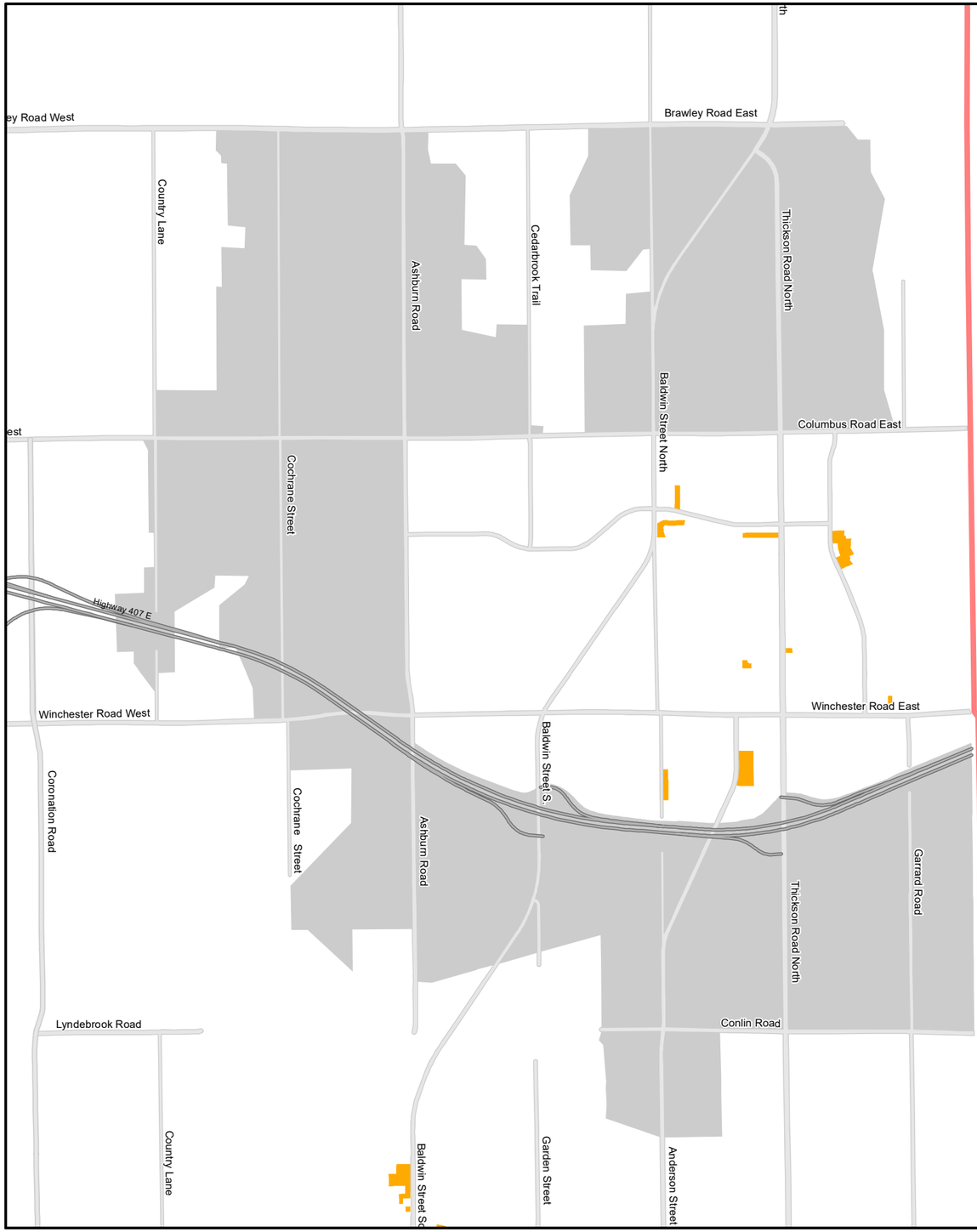
ZB 1784

- R4C*

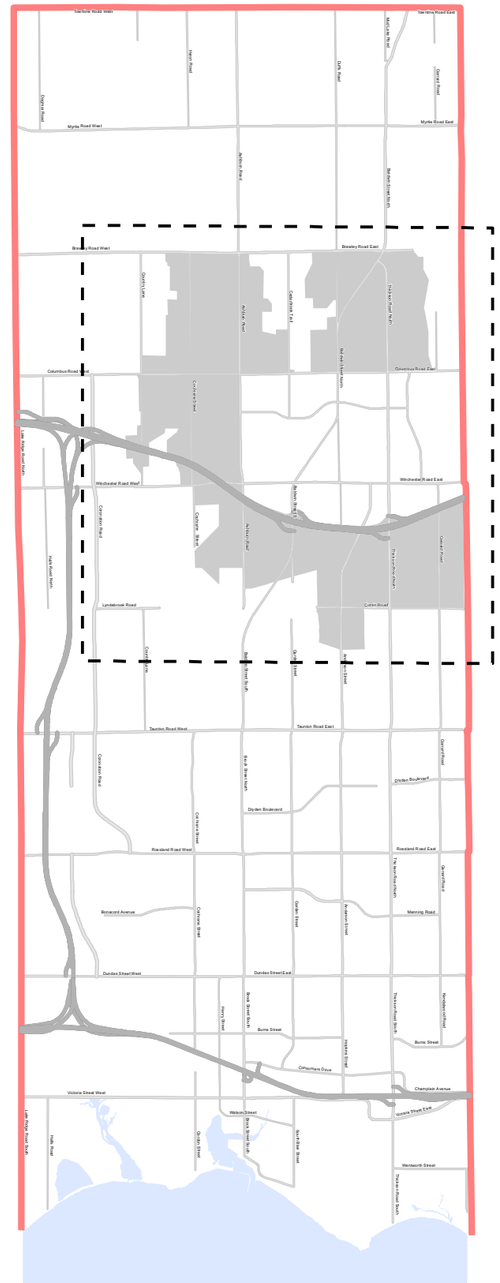
ZB 2585

- R4
- R4C
- R5
- R3-DT
- R4-DT

LINK DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

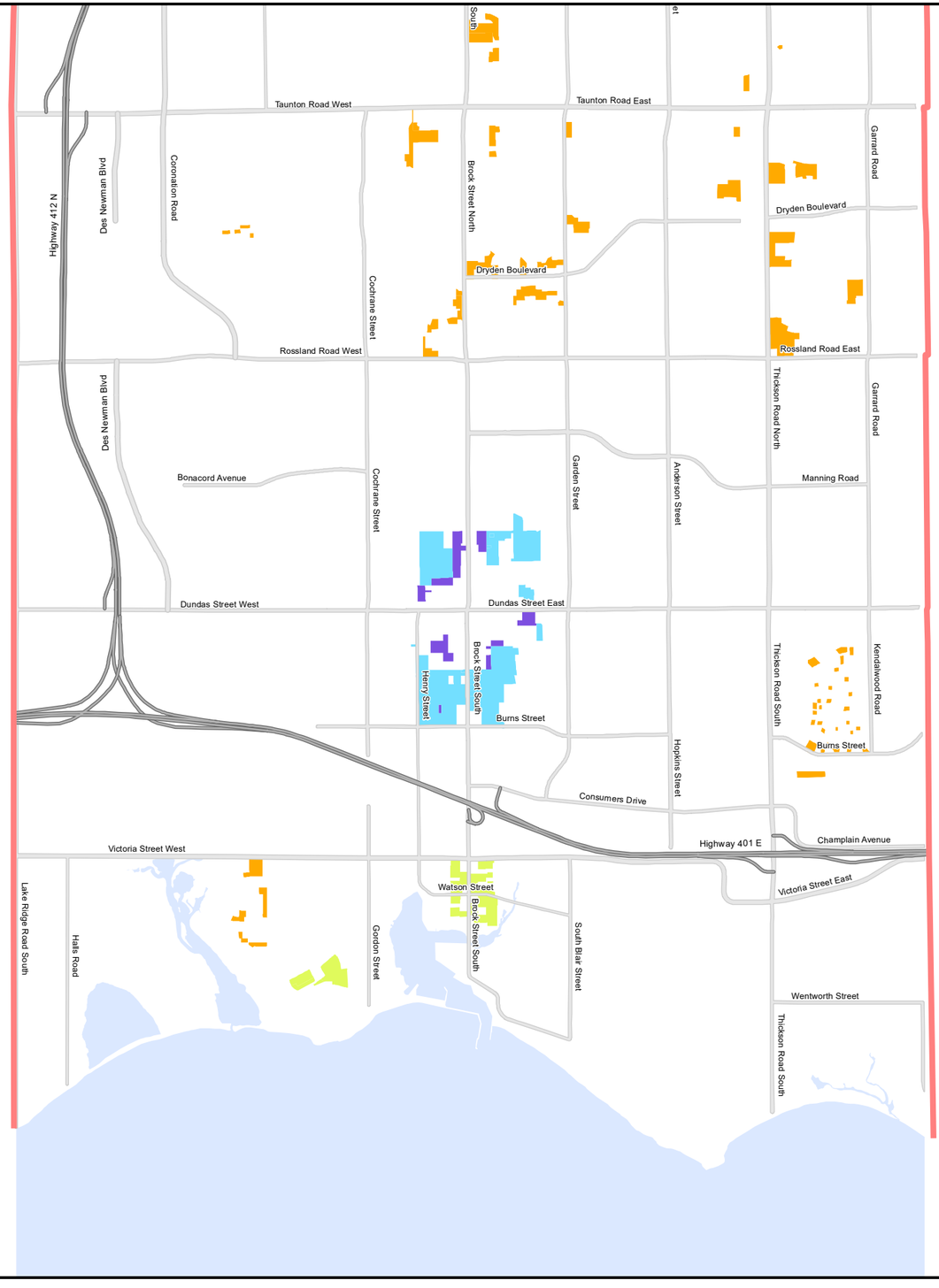
ZB 1784

- R3A*

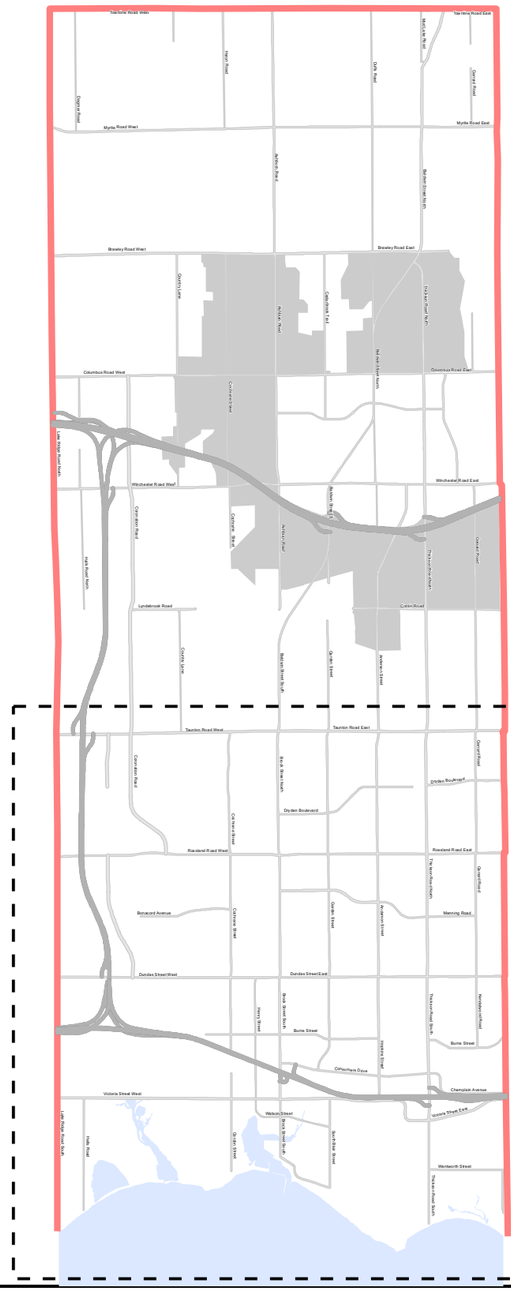
ZB 2585

- R2-DT
- R3-DT
- R4C

LINK DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784

- R3A*

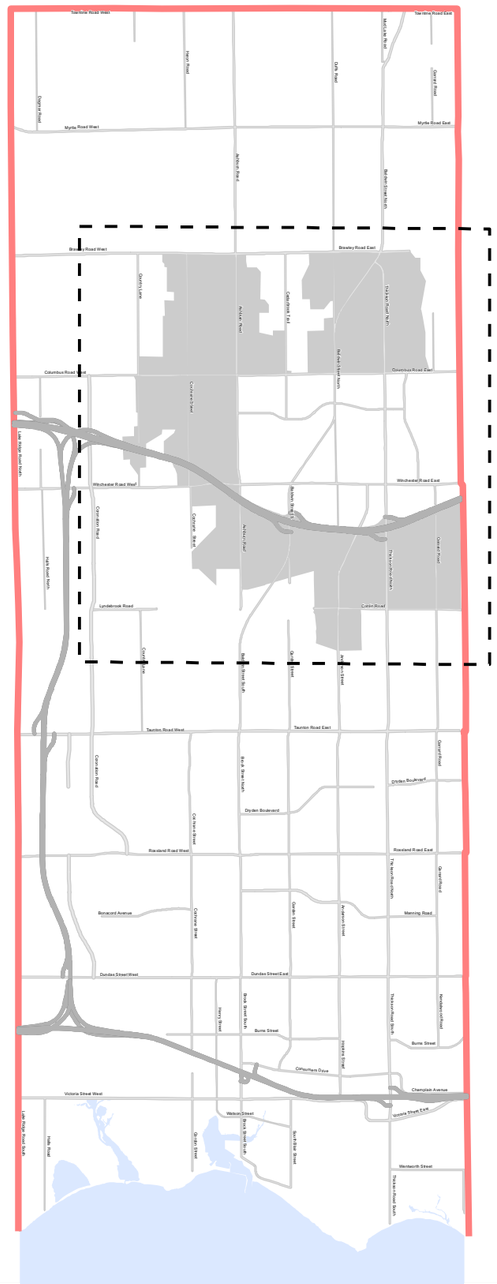
ZB 2585

- R2-DT
- R3-DT
- R4C

LOW DENSITY CLUSTER DWELLING ZONES

ey Road West
Brawley Road East
Country Lane
Ashburn Road
Cedarbrook Trail
Thickson Road North
Baldwin Street North
Columbus Road East
est
Cochrane Street
Highway 407 E
Winchester Road West
Winchester Road East
Baldwin Street S.
Coronation Road
Cochrane Street
Ashburn Road
Thickson Road North
Garrard Road
Lyndebrook Road
Conlin Road
Country Lane
Baldwin Street So
Garden Street
Anderson Street

Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

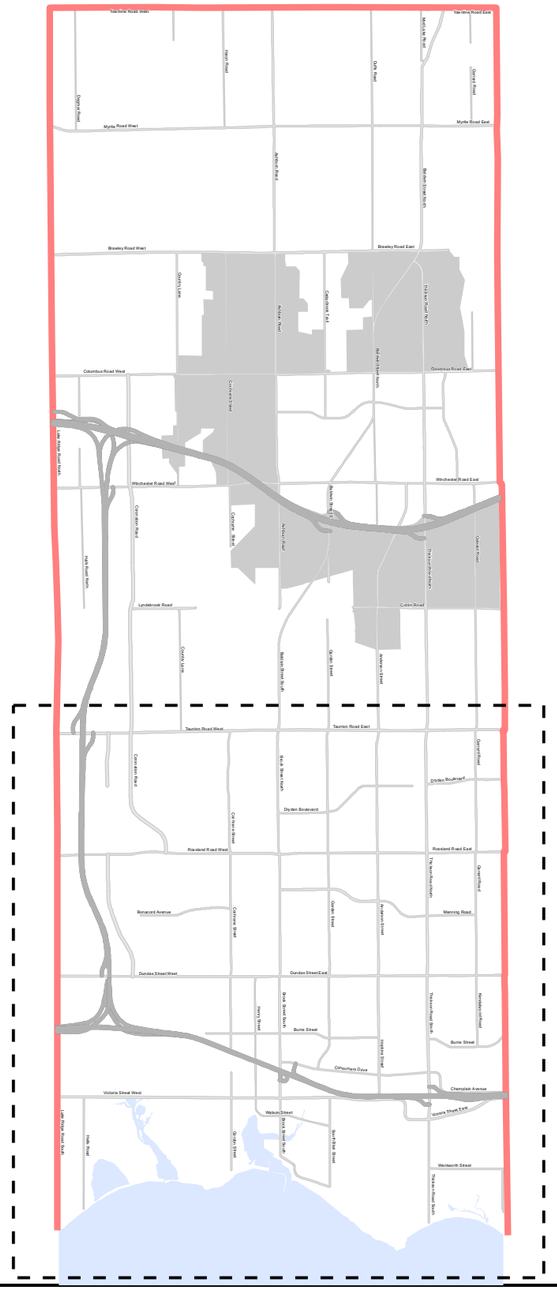
ZB 1784

- R3D*

MAISONETTE DWELLING HOUSE ZONES



Key Map



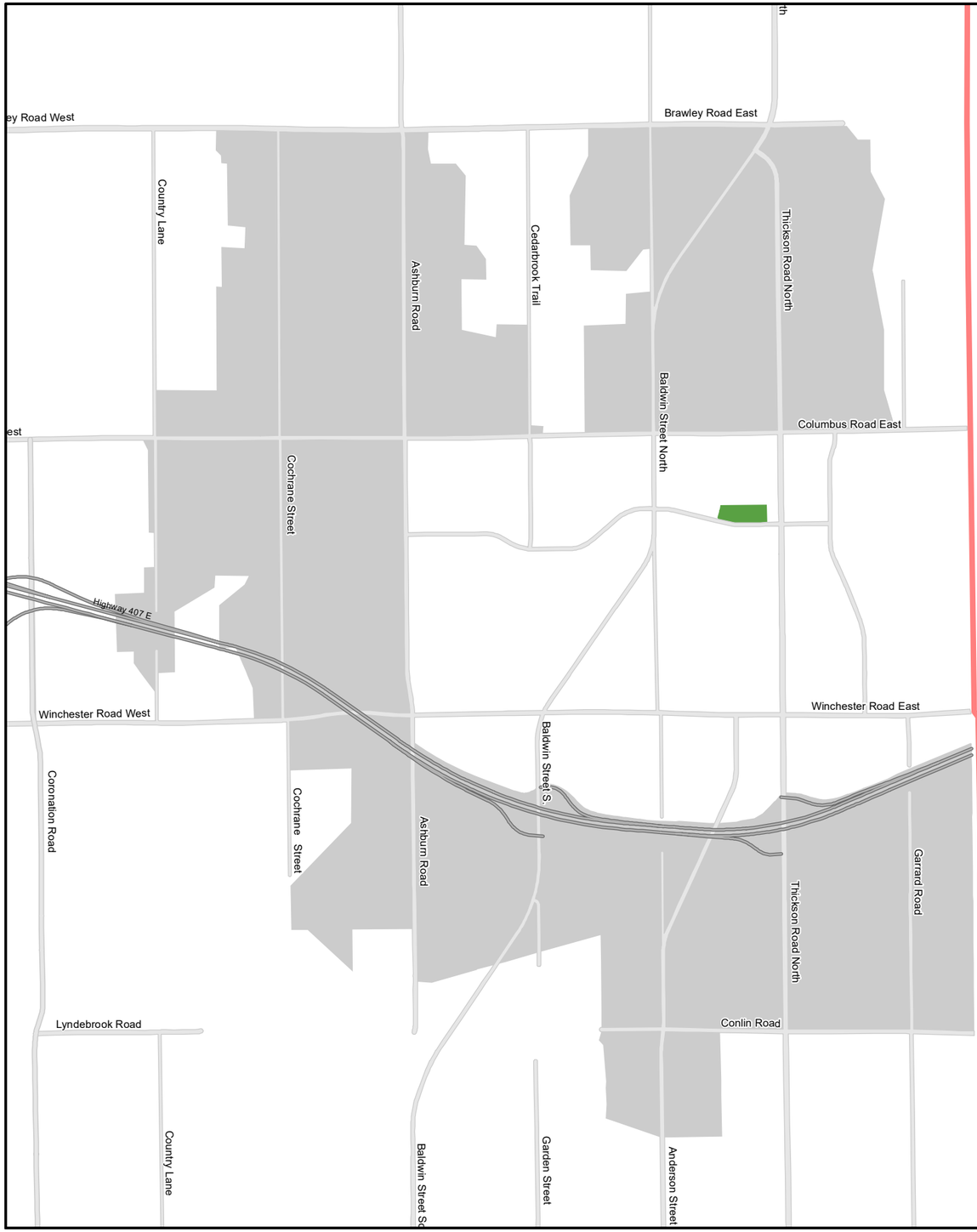
Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

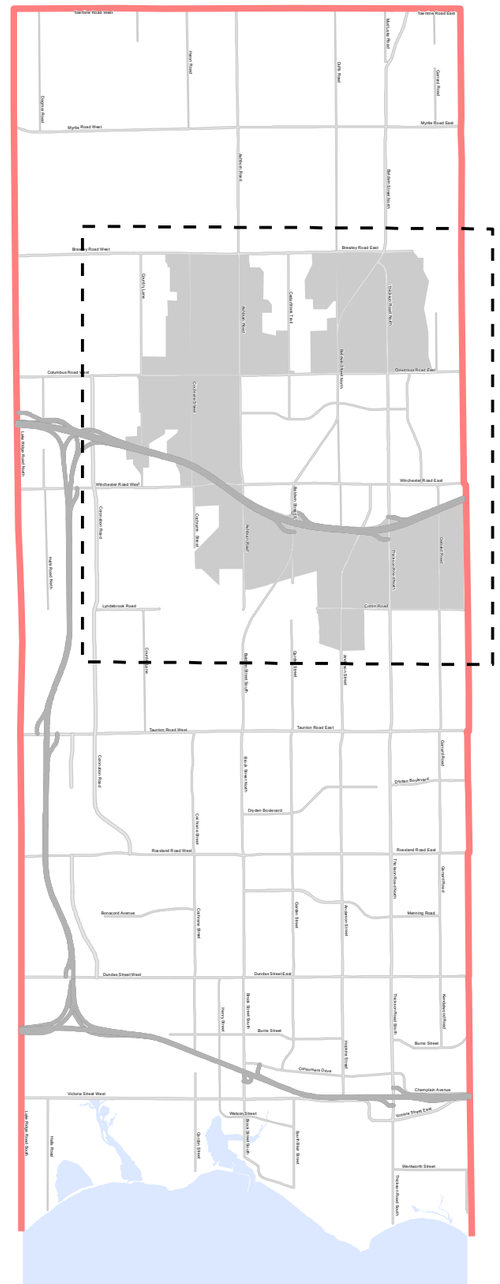
ZB 2585

- R4C

TRIPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

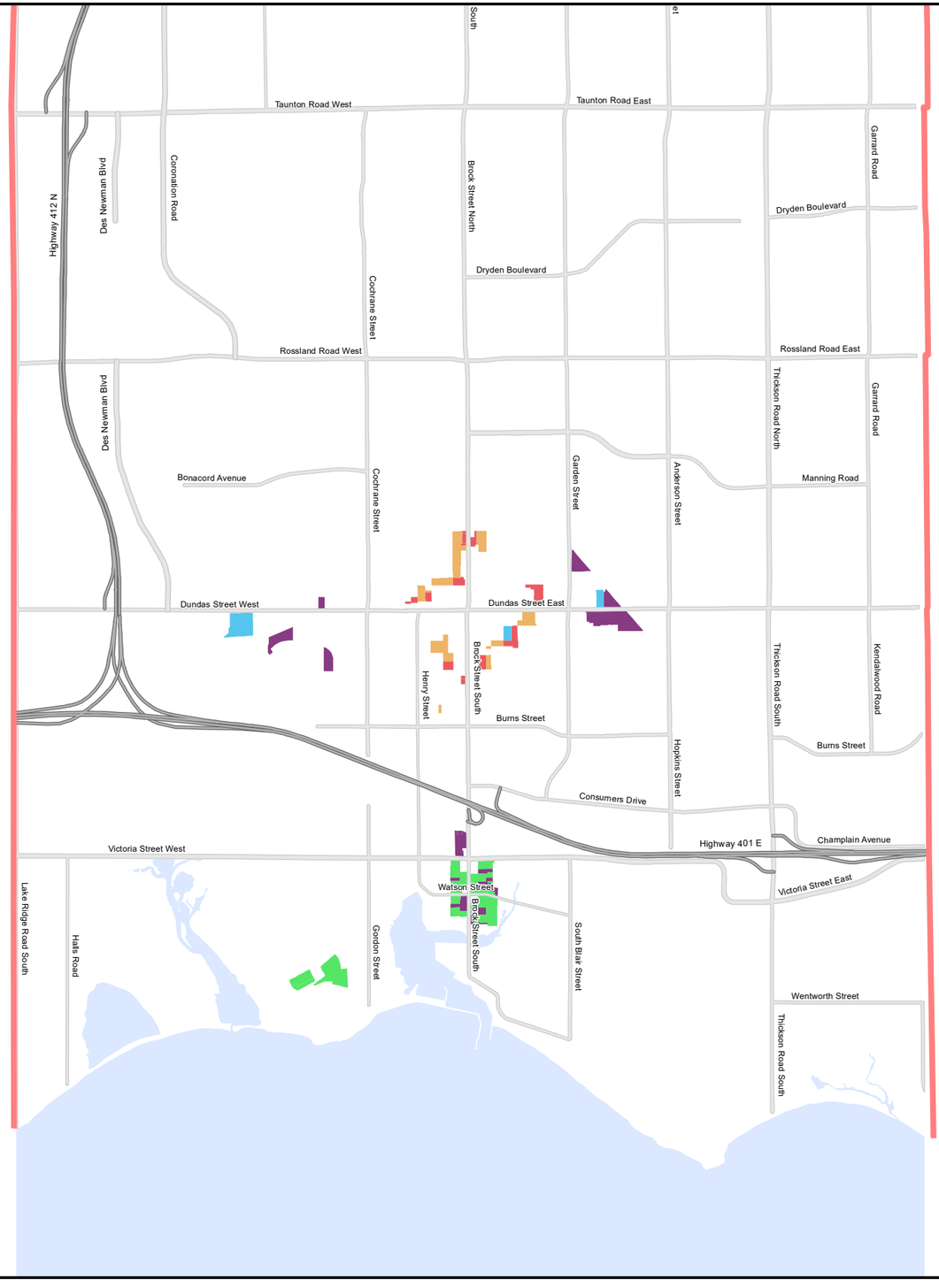
ZB 1784

- R4C*

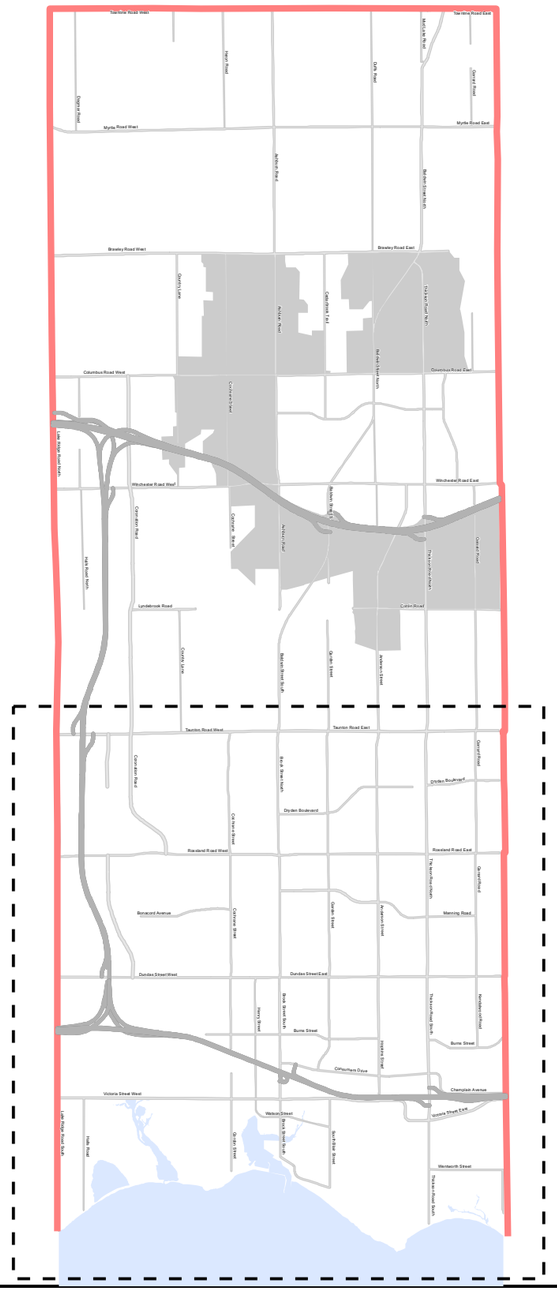
ZB 2585

- R4
- R4C
- R5
- R3-DT
- R4-DT

TRIPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

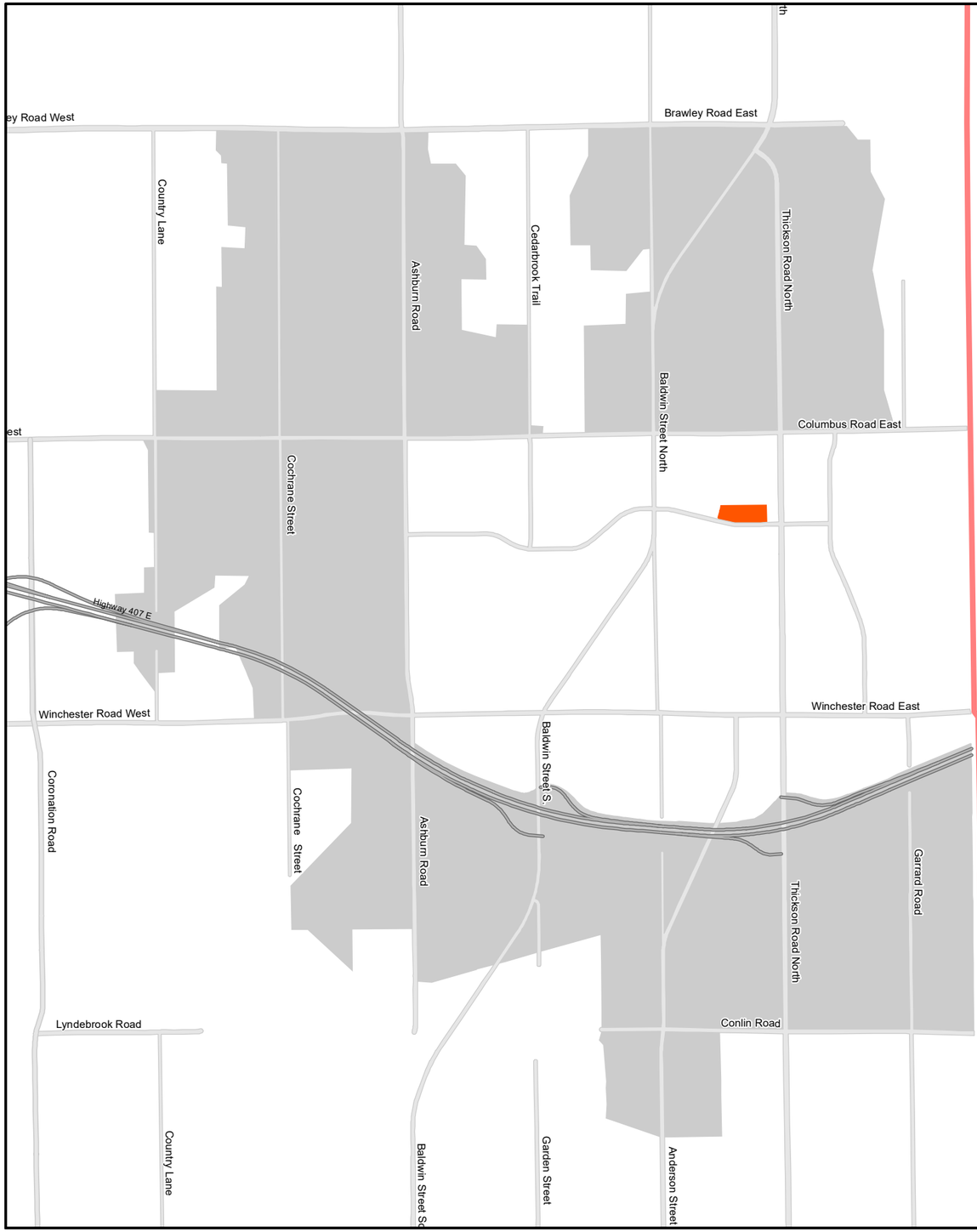
ZB 1784

- R4C*

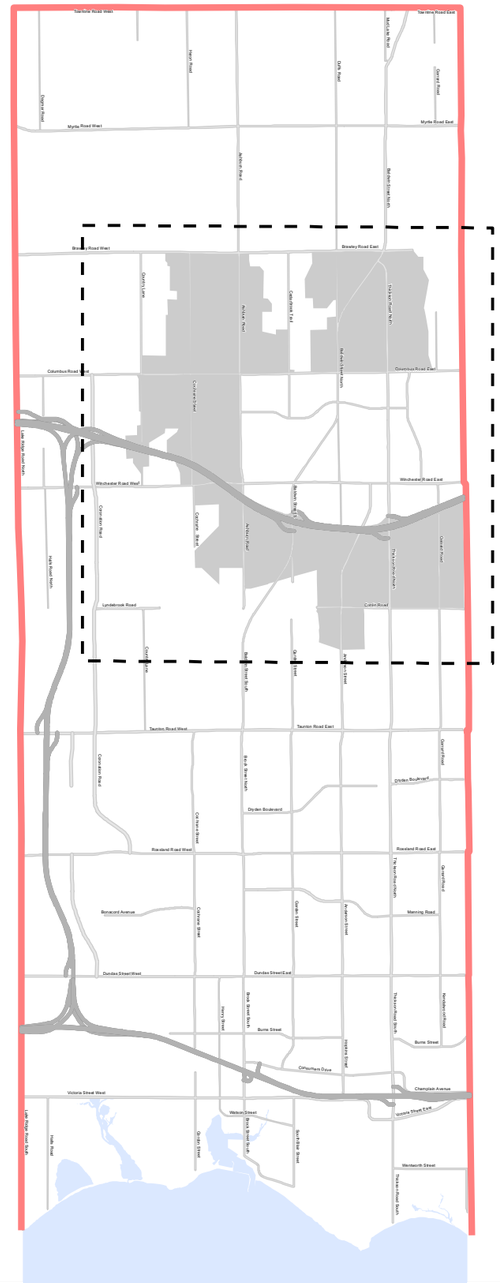
ZB 2585

- R4
- R4C
- R5
- R3-DT
- R4-DT

FOURPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

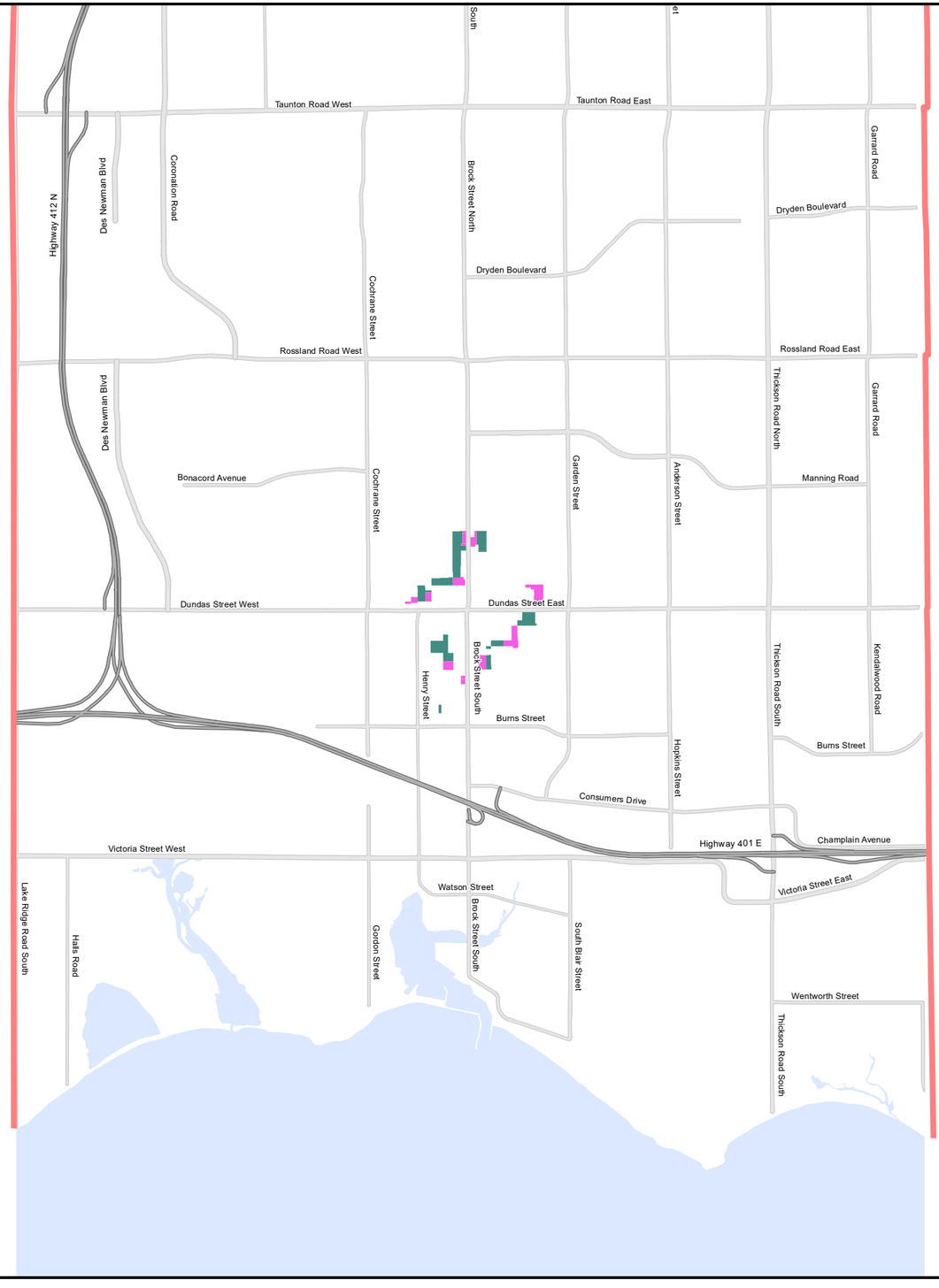
ZB 1784

- R4C*

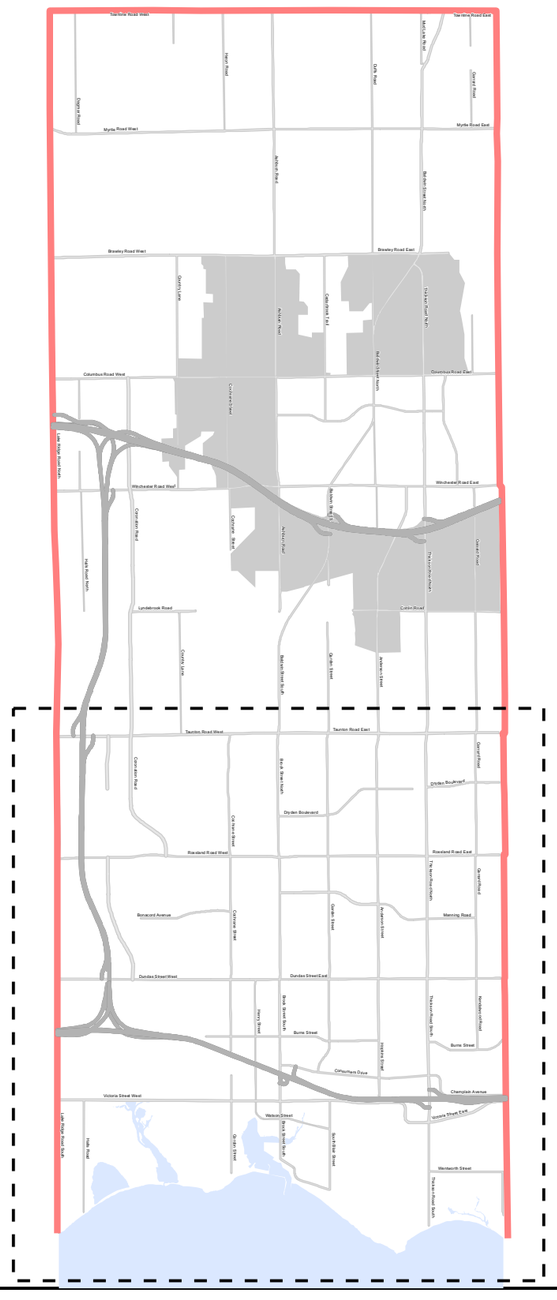
ZB 2585

- R3-DT
- R4-DT

FOURPLEX DWELLING ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

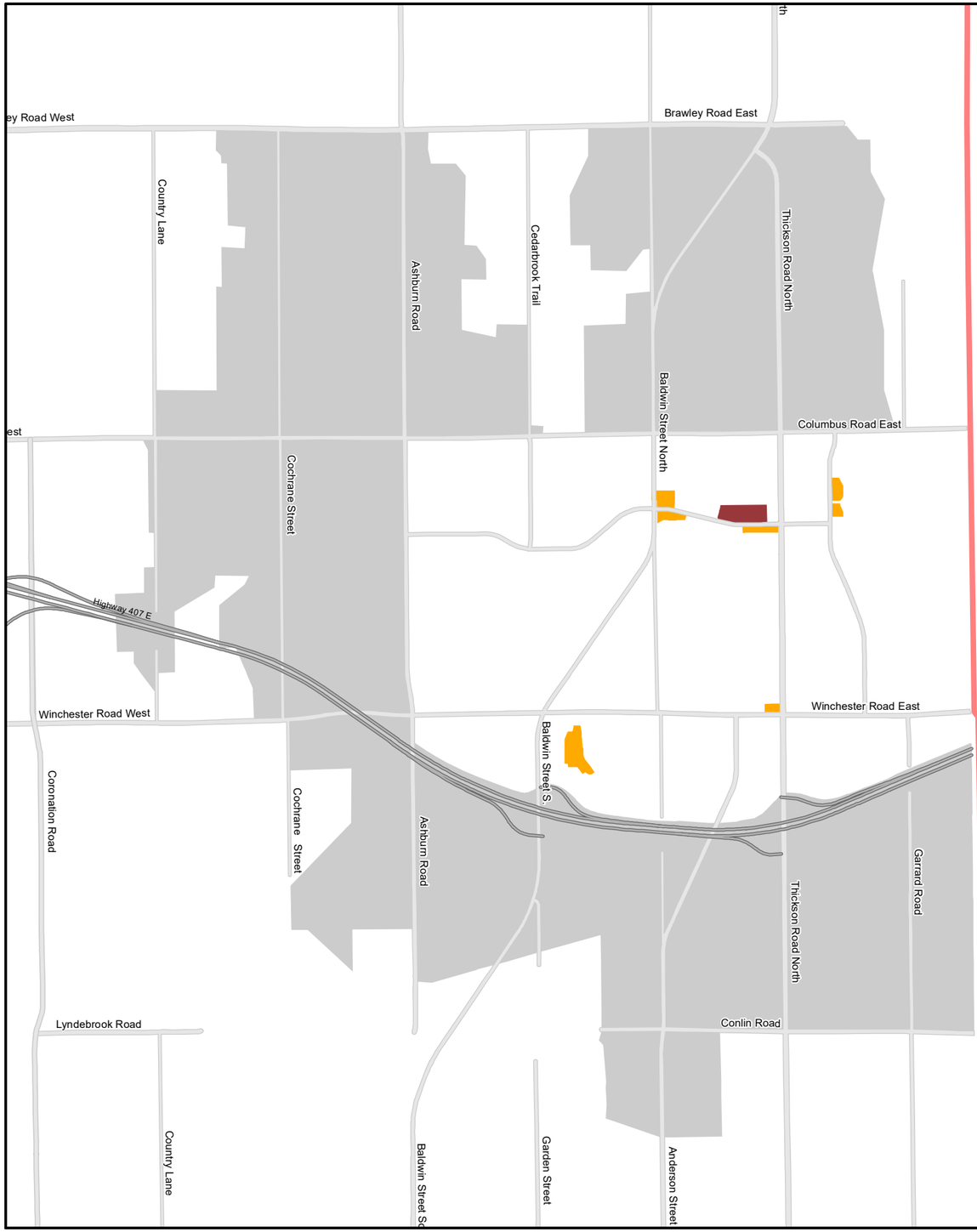
ZB 1784

- R4C*

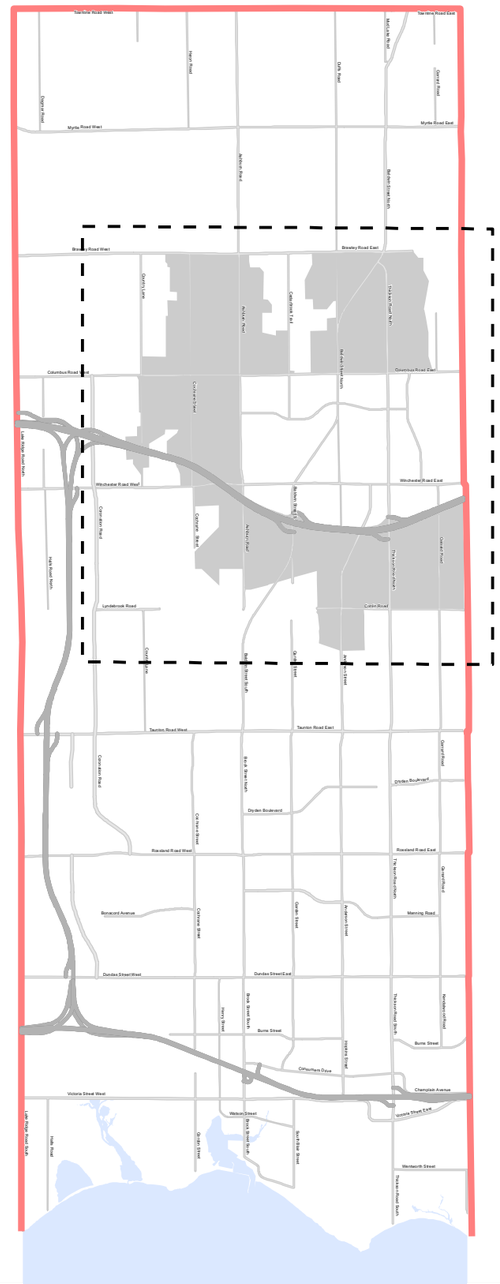
ZB 2585

- R3-DT
- R4-DT

BLOCK TOWNHOUSE ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

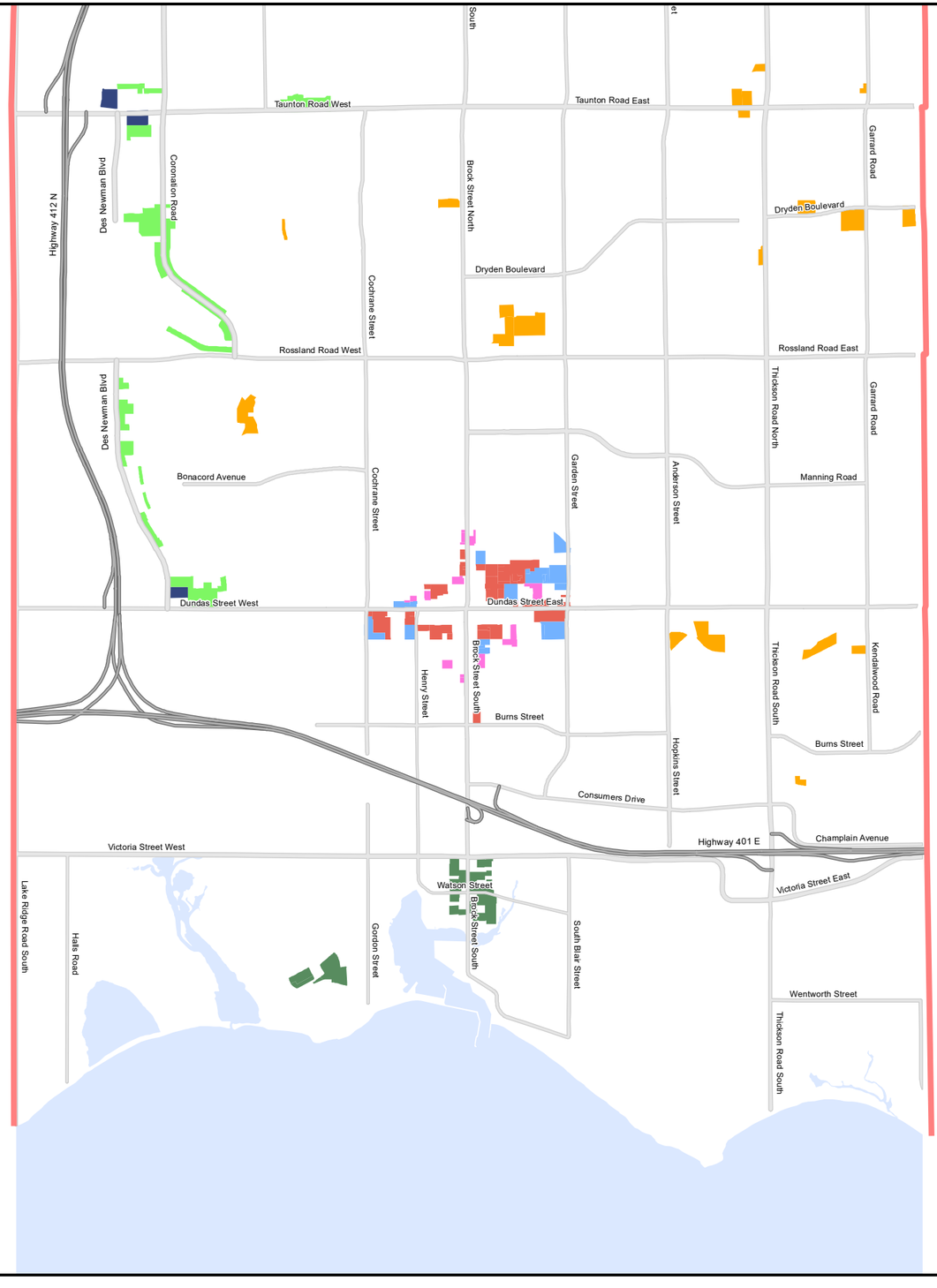
ZB 1784

- HD
- MD
- R4A*
- R4C*

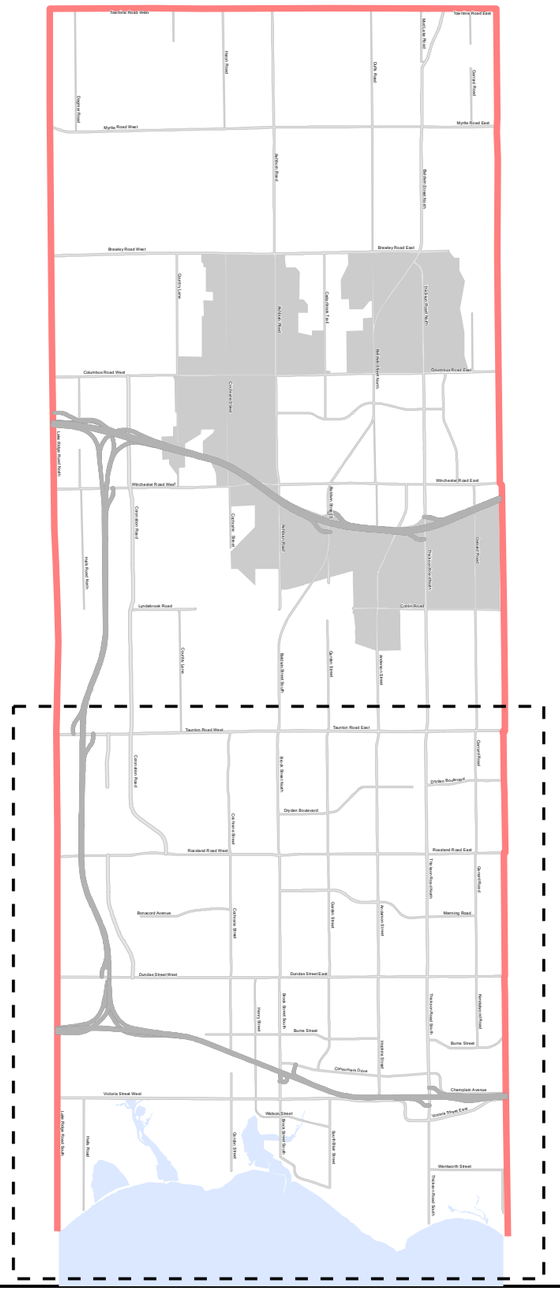
ZB 2585

- R4C
- R4-DT
- R5-DT
- R6-DT

BLOCK TOWNHOUSE ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

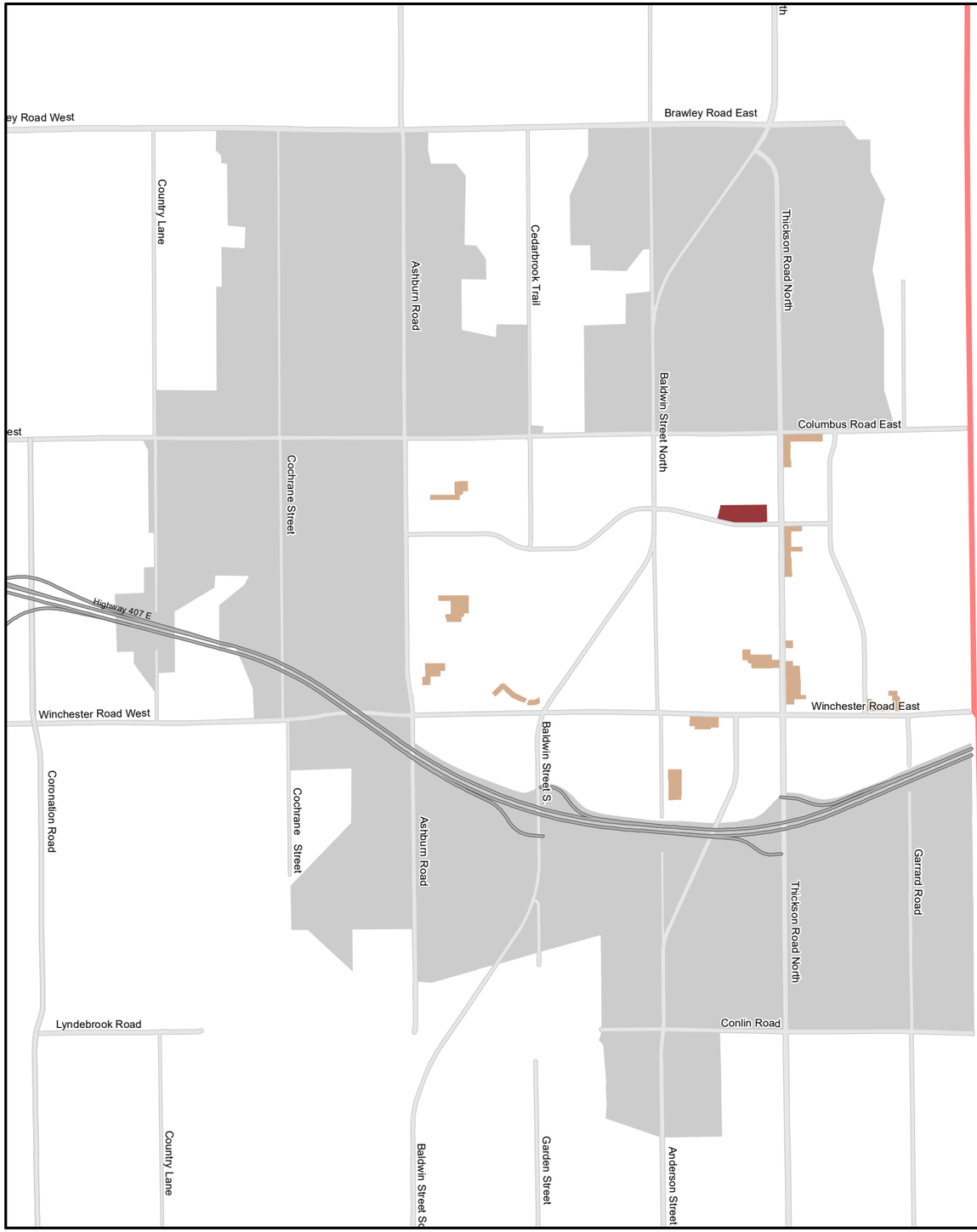
ZB 1784

- HD
- MD
- R4A*
- R4C*

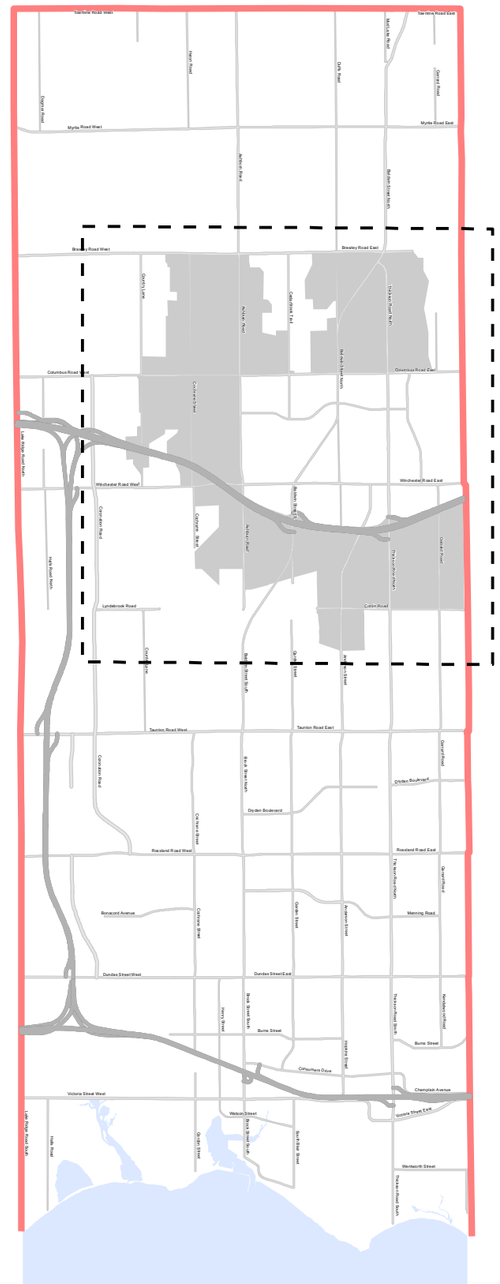
ZB 2585

- R4C
- R4-DT
- R5-DT
- R6-DT

STREET TOWNHOUSE ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

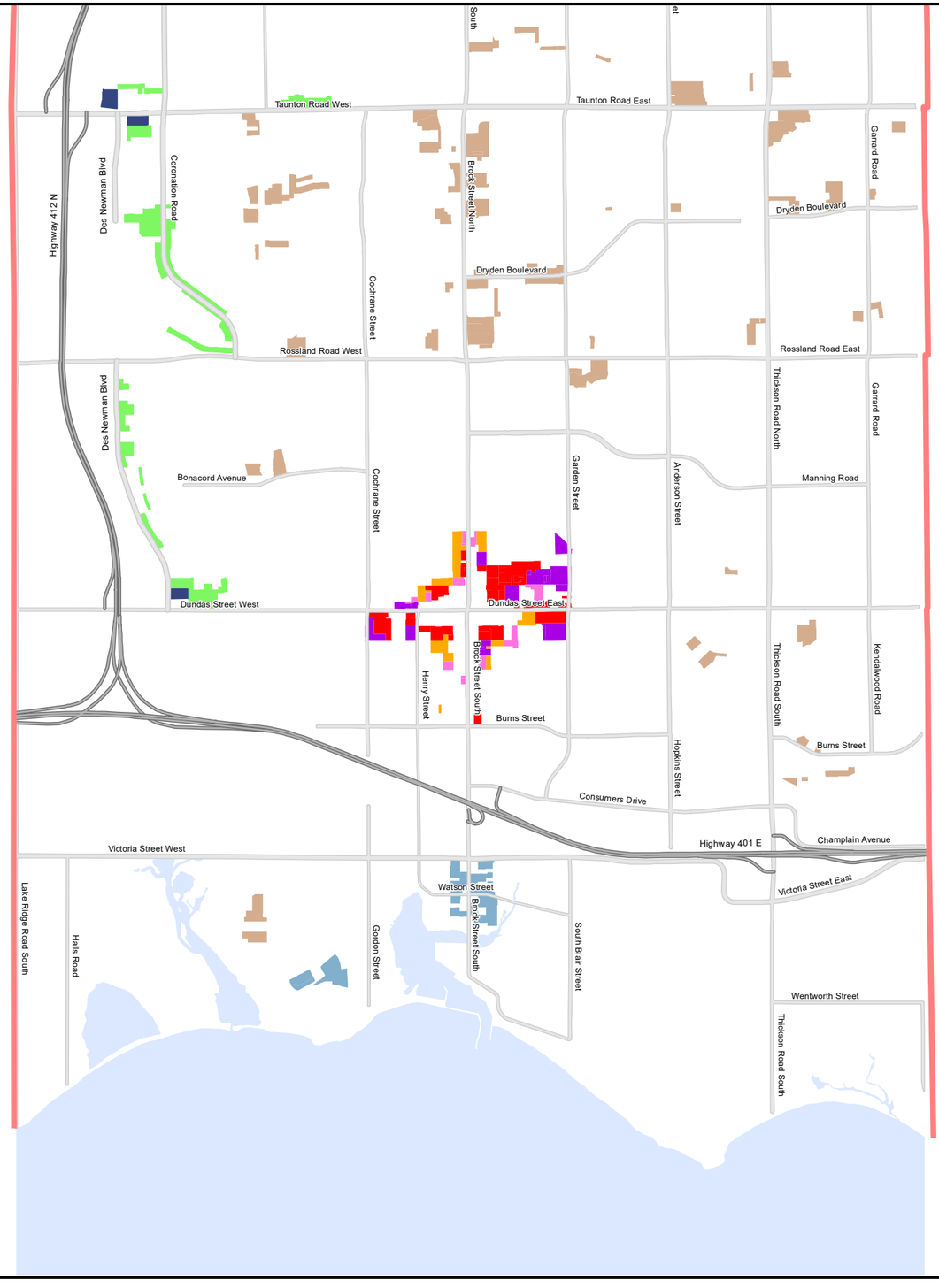
ZB 1784

- HD
- MD
- R4B*
- R4C*

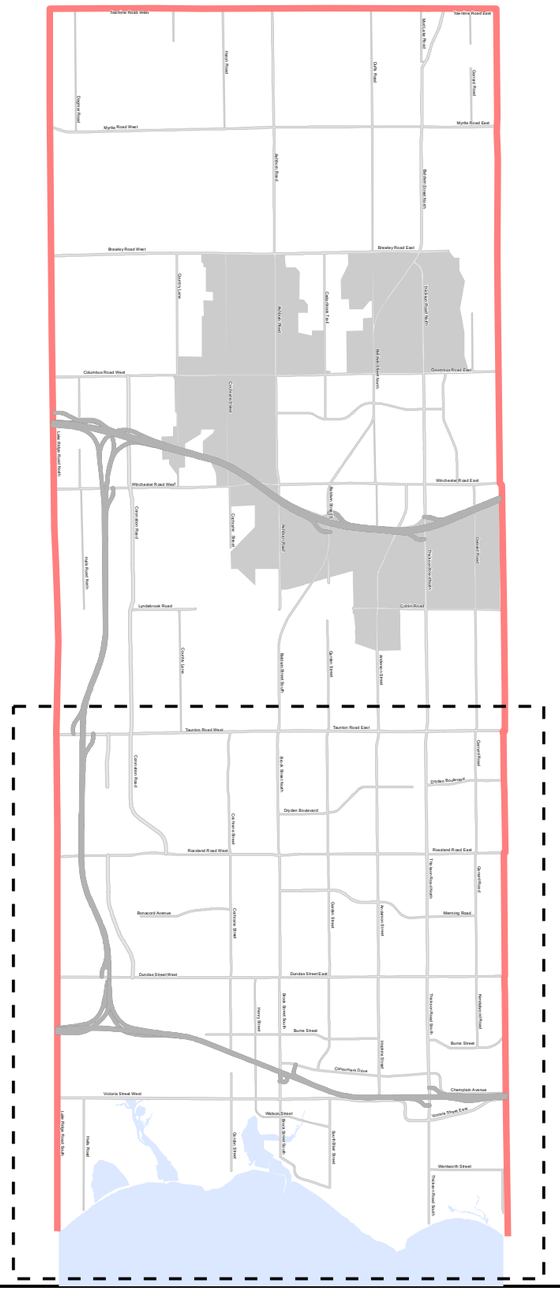
ZB 2585

- R4C
- R3-DT
- R4-DT
- R5-DT
- R6-DT

STREET TOWNHOUSE ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

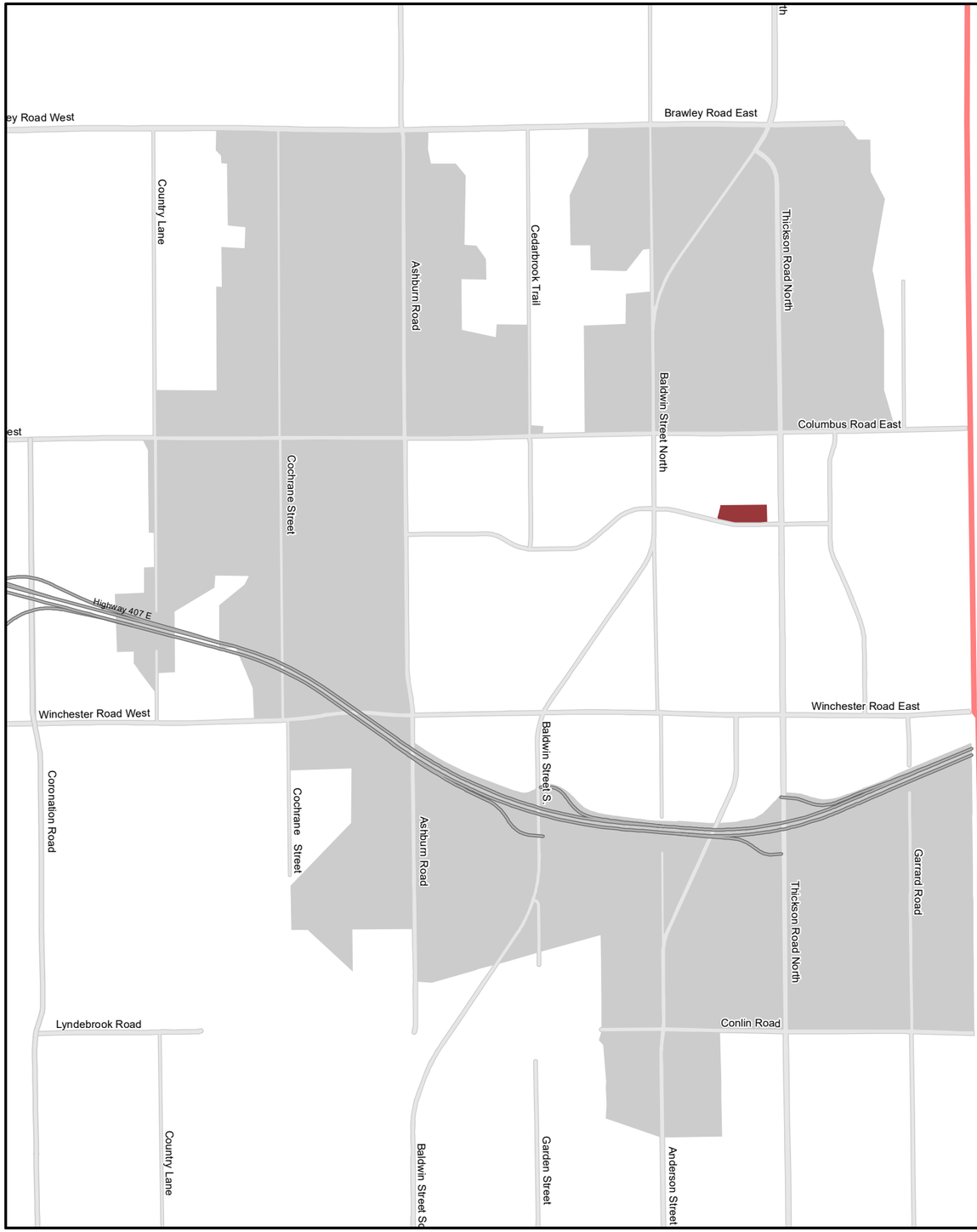
ZB 1784

- HD
- MD
- R4B*
- R4C*

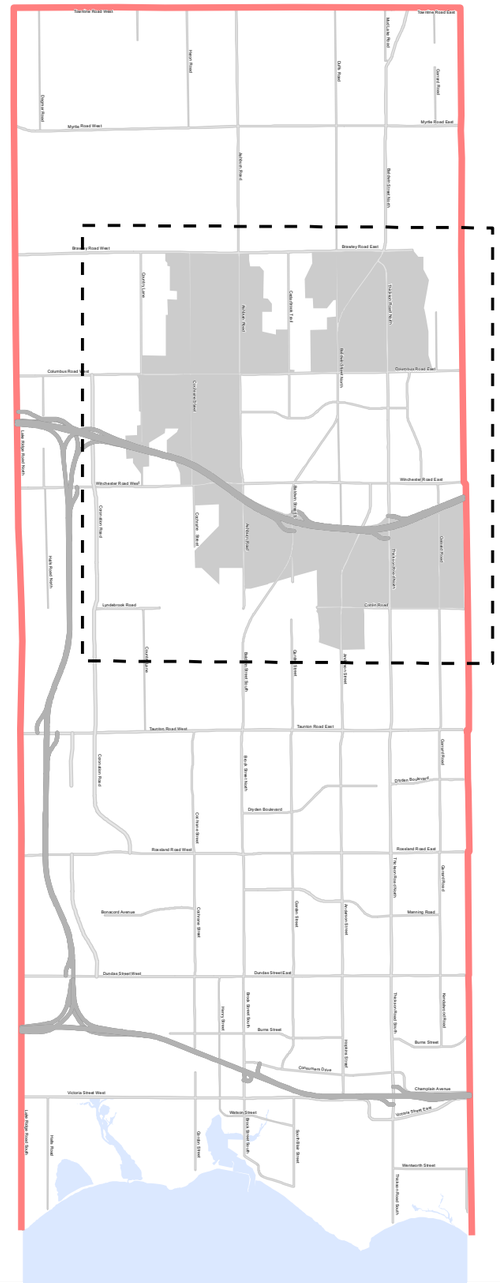
ZB 2585

- R4C
- R3-DT
- R4-DT
- R5-DT
- R6-DT

STACKED TOWNHOUSE ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

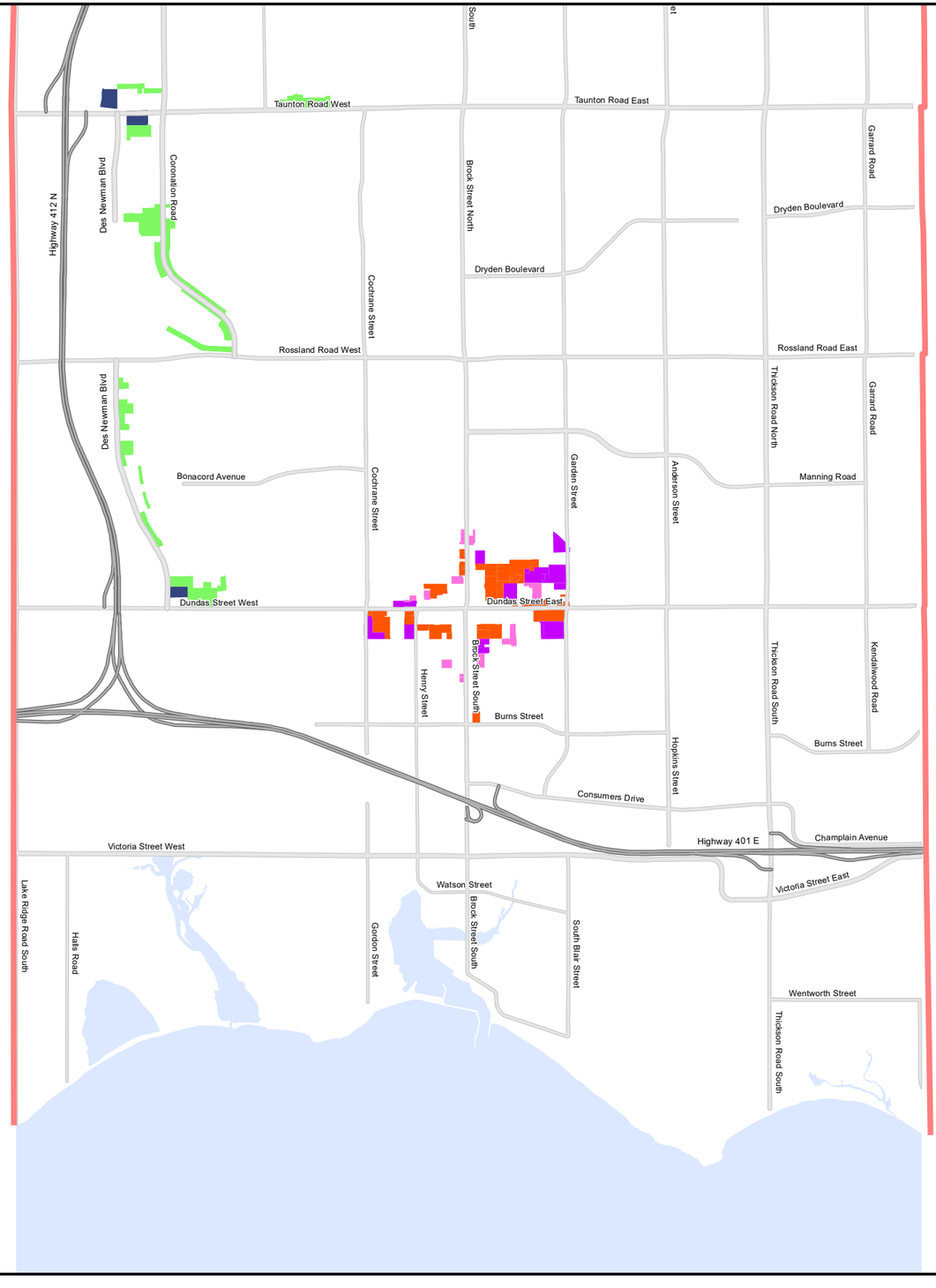
ZB 1784

- HD
- MD
- R4C*

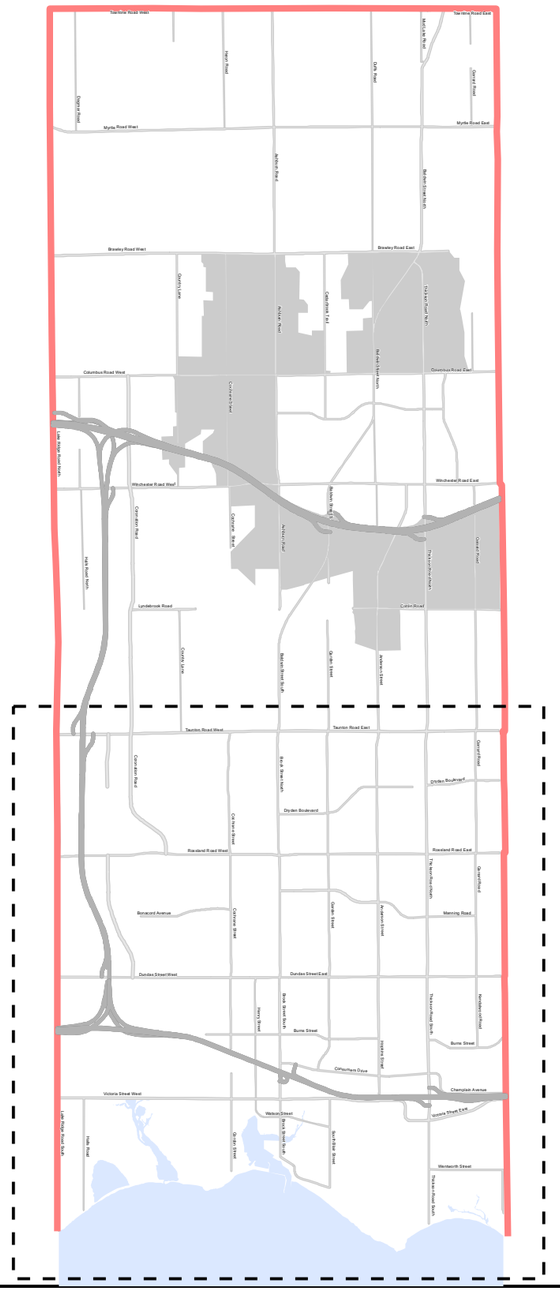
ZB 2585

- R4-DT
- R5-DT
- R6-DT

STACKED TOWNHOUSE ZONES



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

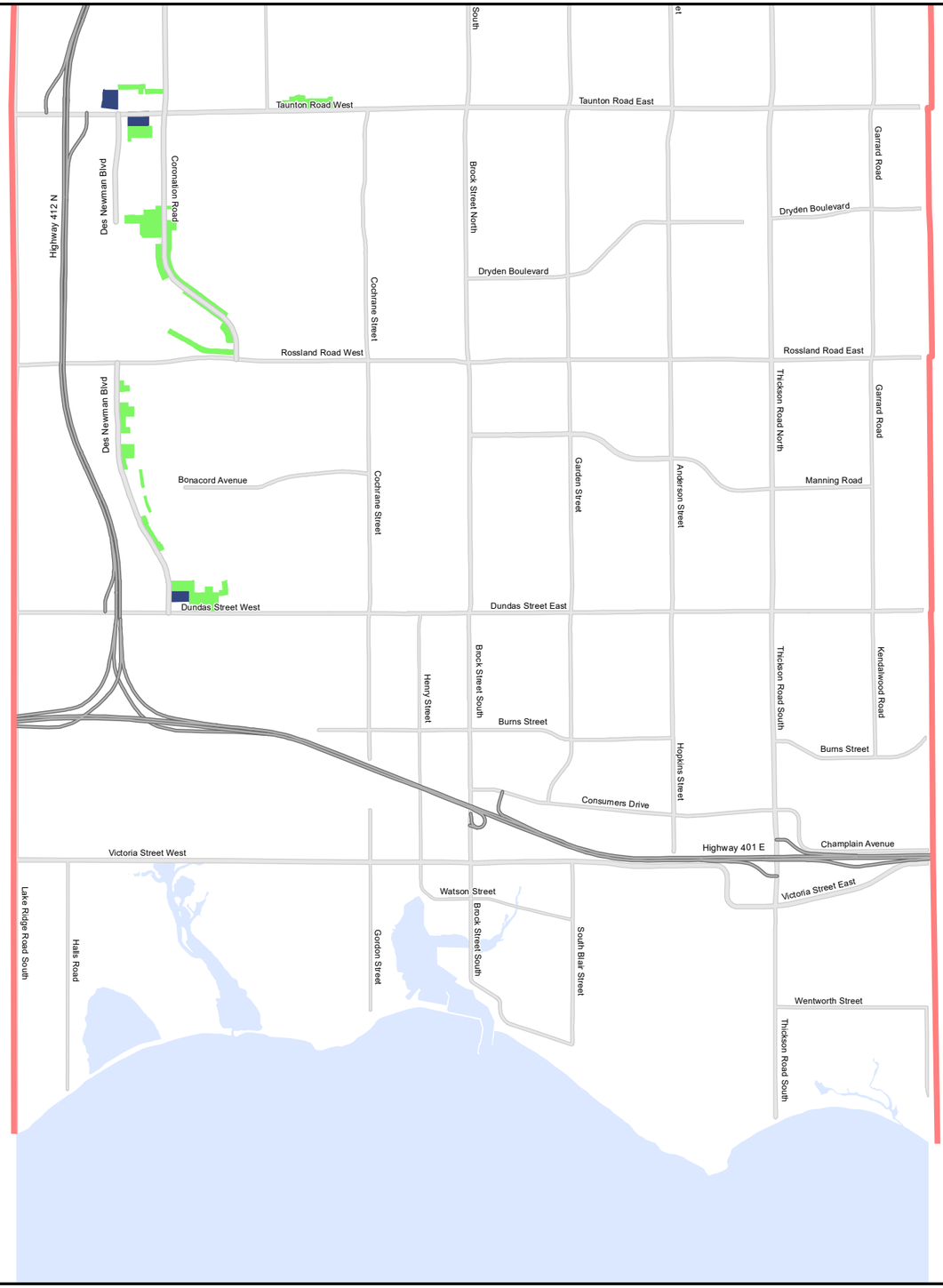
ZB 1784

- HD
- MD
- R4C*

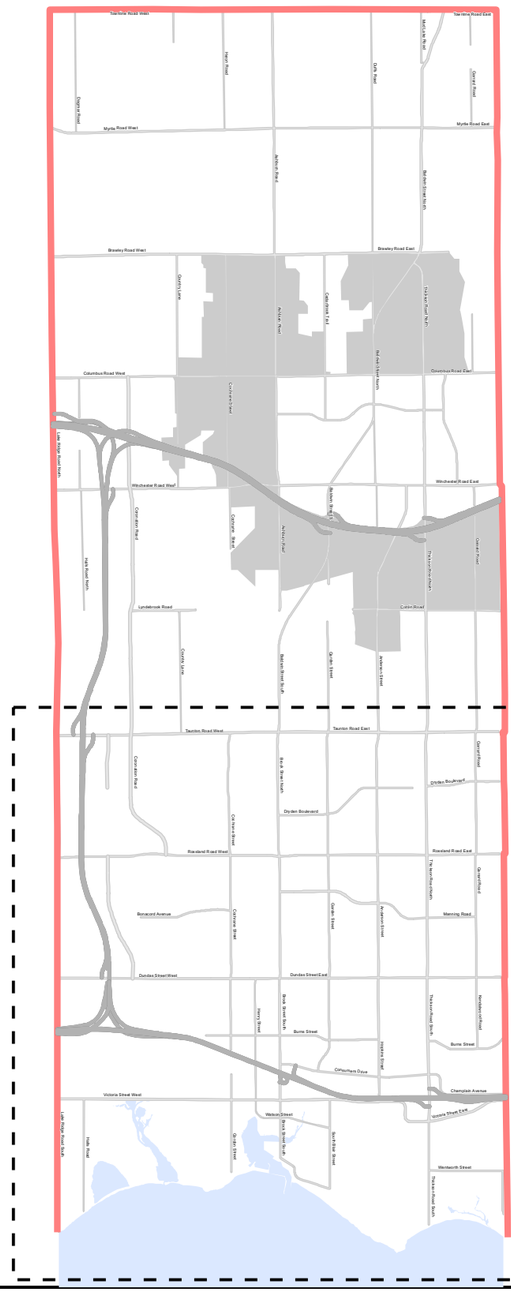
ZB 2585

- R4-DT
- R5-DT
- R6-DT

BACK-TO-BACK TOWNHOUSE ZONES



Key Map



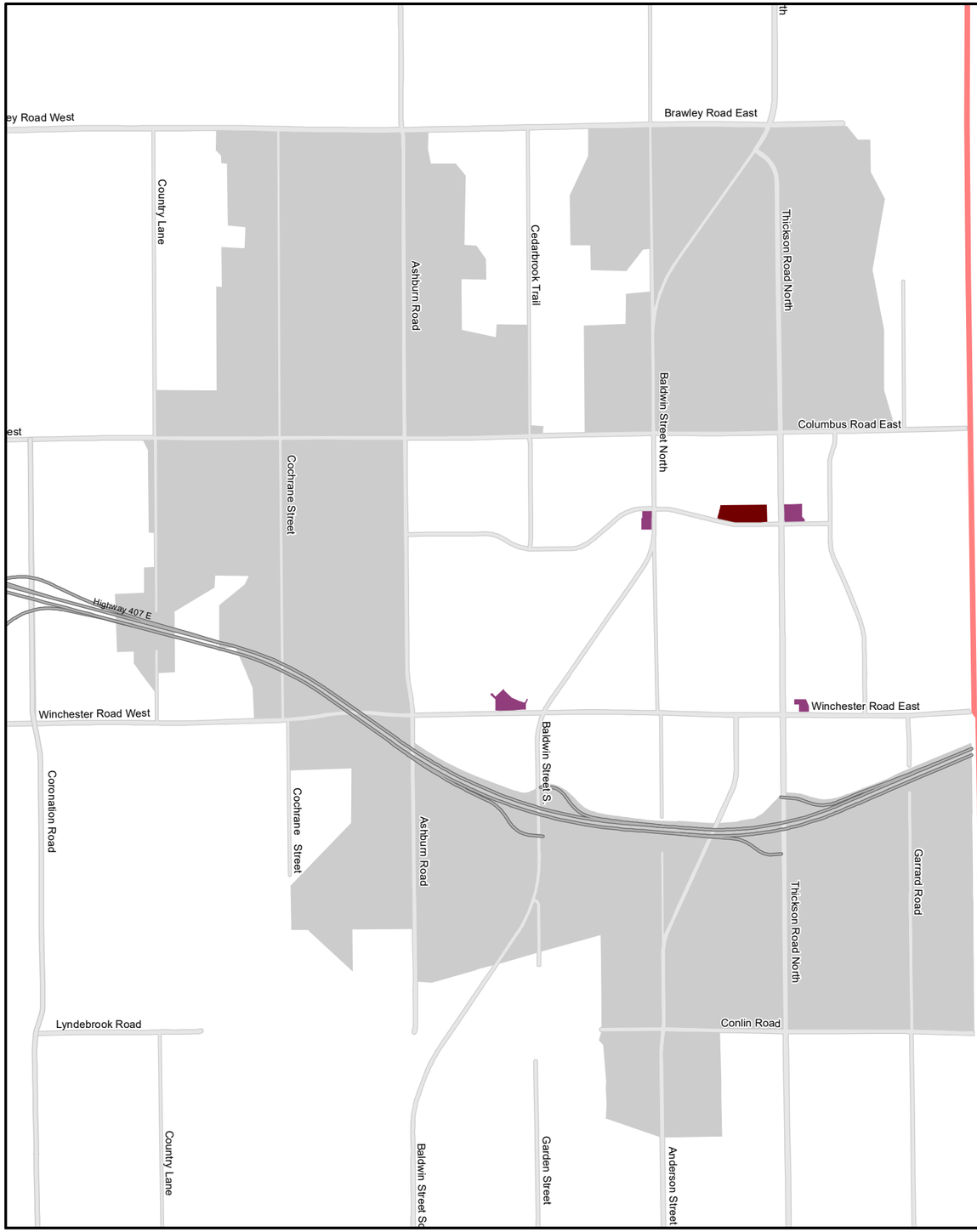
Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

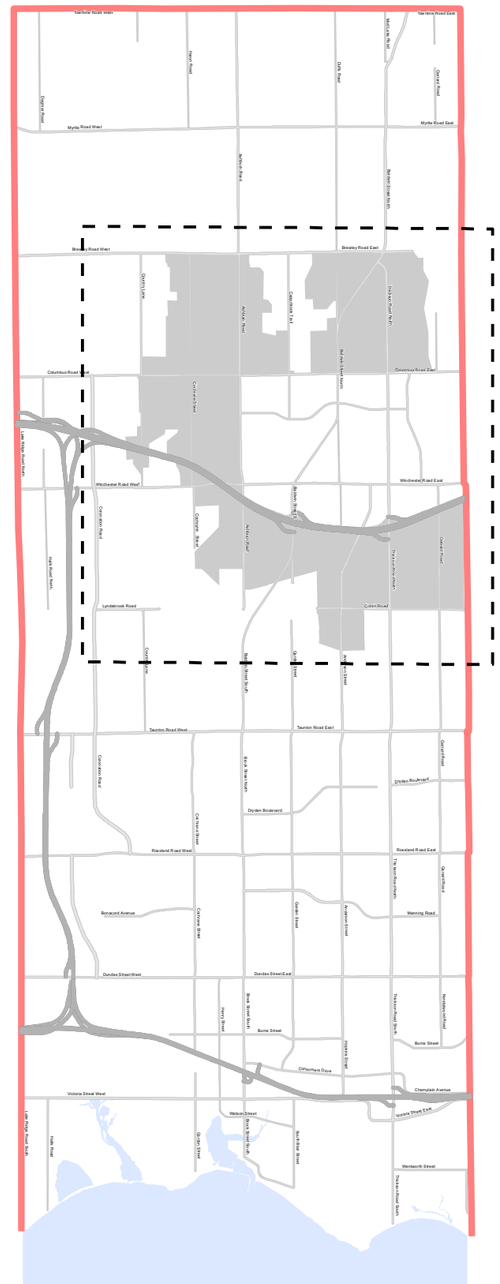
ZB 1784

- HD
- MD

APARTMENT, RETIREMENT HOME, LONG TERM CARE FACILITY AND LODGING HOUSE



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784 Apartment & Retirement Home

- R4C*

ZB 1784 Apartment, Retirement Home & Long Term Care

- HD
- MD
- R5A

ZB 2585 Apartment, Boarding or Lodging House & Retirement Home

- R4-DT
- R5-DT
- R6-DT

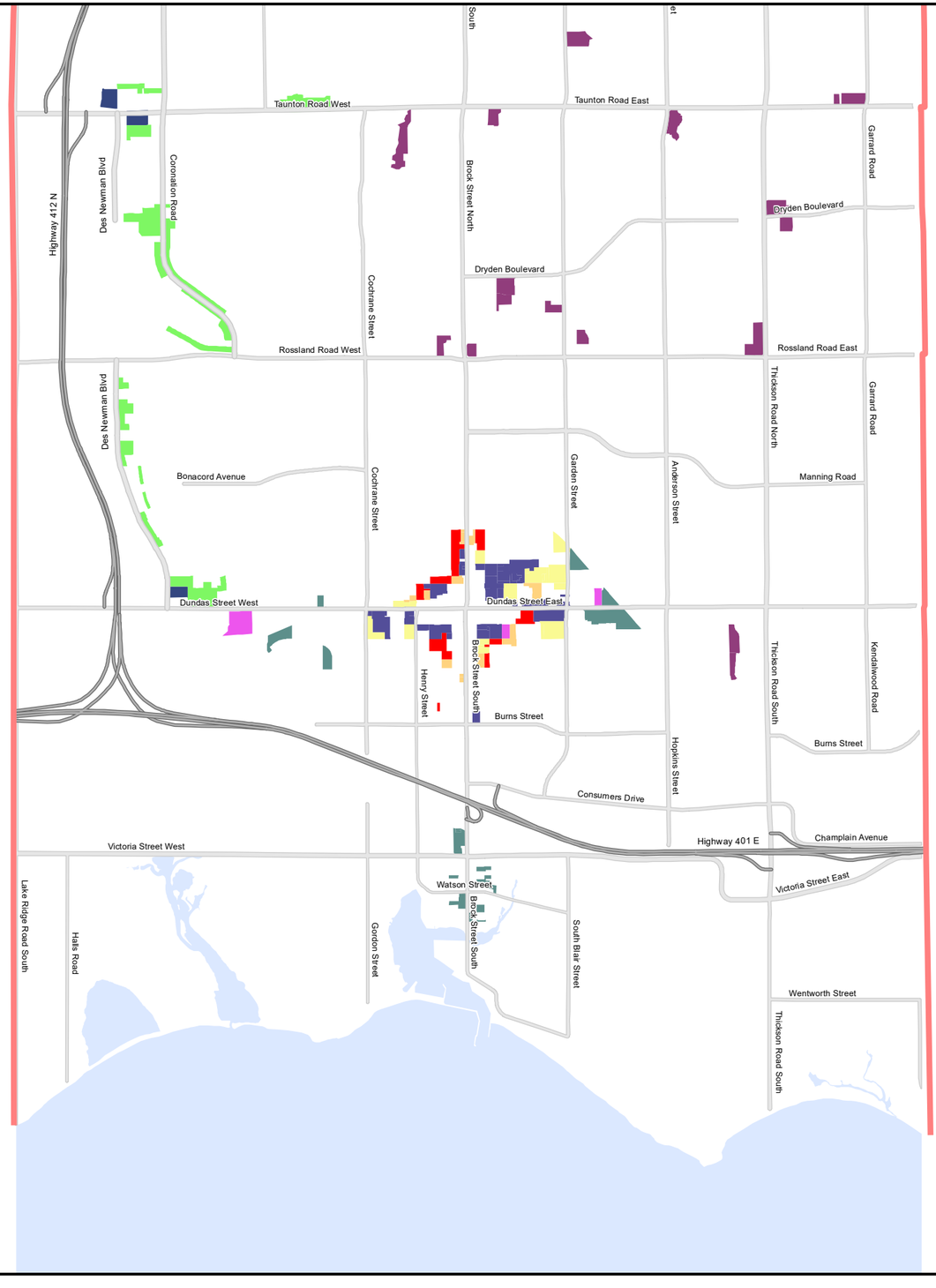
ZB 2585 Apartment, Boarding or Lodging House

- R4
- R5

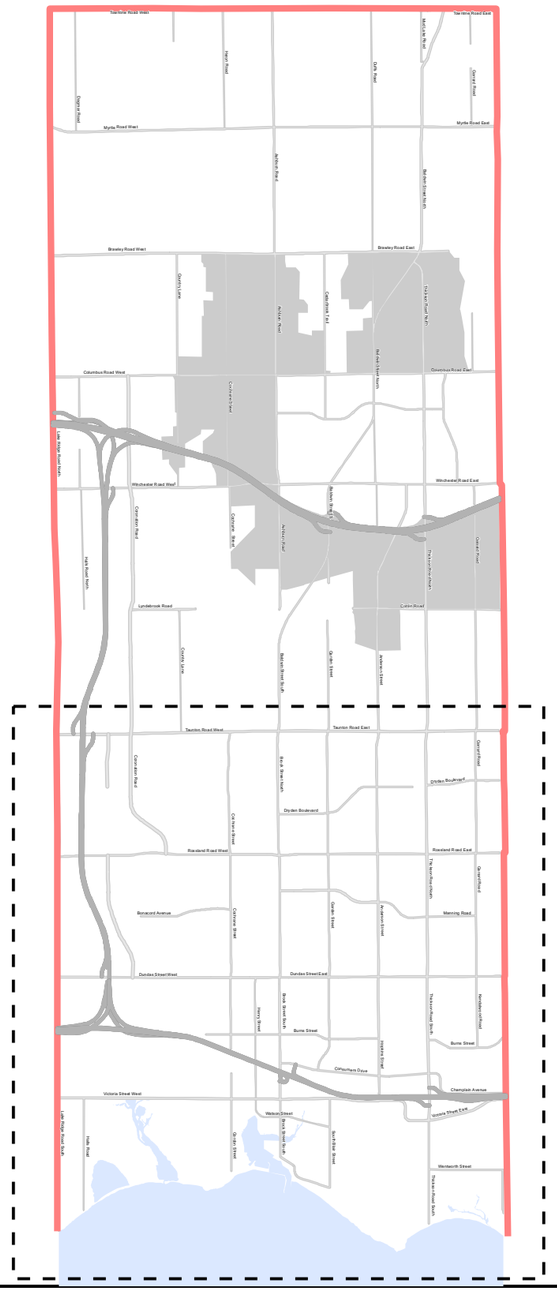
ZB 2585 Boarding or Lodging House and Retirement Home

- R3-DT

APARTMENT, RETIREMENT HOME, LONG TERM CARE FACILITY AND LODGING HOUSE



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

ZB 1784 Apartment & Retirement Home

- R4C*

ZB 1784 Apartment, Retirement Home & Long Term Care

- HD
- MD
- R5A

ZB 2585 Apartment, Boarding or Lodging House & Retirement Home

- R4-DT
- R5-DT
- R6-DT

ZB 2585 Apartment, Boarding or Lodging House

- R4
- R5

ZB 2585 Boarding or Lodging House and Retirement Home

- R3-DT

Appendix D: Comparison of Official Plan Designations and Residential Zone Provisions



Residential Designations

OP Designation	Residential - Parent Official Plan (Schedule A)
Location	Located in a large area of Whitby between Taunton Road and the 401. **Note.** The Official Plan specifies policies for Low Density Residential, Medium Density Residential and High Density Residential, however Schedule A only outlines the location for residential uses in general.
Maps	Maps 30/31/33/34/35/36/37/38/39/40.

Permitted Uses and Key provisions:	4.4.3.1
	• Permits residential purposes together with the following uses:
	  ○ Uses which, by the nature of their activity, limited scale, and design, are compatible with and serve the residential area such as recreational, institutional, and community such as places of worship, community centres, day care centres, long-term care and retirement homes, libraries, elementary and secondary schools, and parks subject to the relevant
	  ○ Local Commercial Areas, Convenience Commercial Centres and convenience stores;
	  ○ Limited professional or business office and personal service uses may be permitted within Residential areas subject to applications to amend the Zoning By-law
	  ○ Home-based businesses, Bed and Breakfast Establishments, Apartments in houses, group homes, and garden suites Rooming, and boarding and lodging houses may be permitted in locations where Medium Density and High Density Residential development is permitted
	4.4.3.4 – Low Density Residential
	• Low Density Residential areas shall generally be located in the interior of residential neighbourhoods on local or collector roads;
	• Single detached, semi-detached, and duplex dwellings and other similar ground related built forms shall be permitted with a density of up to 30 dwelling units per net hectare; except Low Density Residential areas may be exceeded through the inclusion of appropriate policies in Secondary Plans for development in greenfield areas.

	• The Municipality shall encourage the development of new residential units through intensification of Low Density Residential areas in accordance with:
	  o the sizes of the lots, and the width and location of new driveways shall be compatible in relation to adjacent lots and other lots on the street and area;
	  o consideration is given to the potential for retaining existing trees and vegetation and compensation for any loss of trees and vegetation; and
	  o the proposal complies with any applicable provisions of Section 10.1.13.1.
	• Applications for redevelopment of existing lots in Low Density Residential areas that require a Zoning By-law amendment or minor variance shall be considered in accordance with the following criteria: a) The interior side yard setback is generally consistent with existing dwelling(s) on the same side of the street; and b) The front yard setback for the new dwelling unit(s) is generally consistent with the front yards that exist on the same side of the street.
	4.4.3.5 – Medium Density Residential
	• Medium Density Residential areas shall generally be located in the interior or at the edges of neighbourhoods in proximity to transit, or located within Central Areas and/or Intensification Areas and Intensification Corridors with a transition of density and intensity of uses;
	• Street and block townhouses, apartments, and other forms of multiple dwellings, not exceeding a height of 4 storeys, shall be permitted with a density range of greater than 30 and up to 65 dwelling units per net hectare; and
	• Applications for new development or residential intensification for Medium Density Residential uses shall be reviewed based on Section 4.4.3.104.4.3.9 of this Plan
	4.4.3.6 – High Density Residential
	• High Density Residential areas shall generally be located at the edge of neighbourhoods along arterial roads or located within Central Areas and/or Intensification Areas or Intensification Corridors;
	• Townhouses, apartments, and other forms of multiple dwellings shall be permitted with a density range of greater than 65 and up to 135 dwelling units per net hectare;
	• proposals for High Density Residential development and redevelopment, including High Density Residential uses within a mixed-use building, with a density range of greater than 135 and up to 300 dwelling units per net hectare may be considered through an amendment to the Zoning Bylaw where the lands are located within

	Intensification Areas or Intensification Corridors d) Applications for new residential development or residential intensification in the form of High Density Residential uses shall be reviewed based on Section 4.4.3.9; and Appropriate regulations including height, massing, and setback restrictions will be determined in the Zoning By-law. 4.4.3.9 – Redevelopment and Intensification • *Apartments in houses* shall be permitted in single detached and other forms of *ground related dwellings*, and within *accessory* structures thereto, in all designations that permit residential uses throughout the Municipality subject to criteria. • Garden suites as accessory units may be permitted as a temporary use for up to 20 years in a designation that permits a residential use subject to a temporary use by-law in accordance with Section 10.1.9 and subject to criteria.				
Zones	**1784: R1**	**1784: R1A***	**1784: R2**	**1784: R2A***	**1784: R2B***
Notes	Permits single detached dwellings	Permits single detached dwellings	Permits single detached dwellings and converted dwellings	Permits single detached dwellings	Permits single detached dwellings
Zones	**1784: R2C***	**1784: R2D***	**1784: R2E***	**1784: R3**	**1784: R3A***
Notes	Permits single detached dwellings	Permits single detached dwellings	Permits single detached dwellings	Permits single detached dwellings and converted dwellings	Permits link dwellings
Zones	**1784: R3B***	**1784: R3C***	**1784: R3D***	**1784: R4A***	**1784: R4B***
Notes	Permits semi detached dwellings	Permits common wall semi detached dwellings	Permits low density cluster dwellings	Permits block townhouse dwelling	Permits street townhouse dwelling
Zones	**2585: R1**	**2585: R2**	**2585: R3**	**2585: R4**	**2585: R5**
Notes	Permits single detached dwellings	Permits single detached dwellings	Permits single detached dwellings, semi-detached	Permits single detached dwellings, converted dwellings, semi detached dwellings, semi	Permits converted dwellings, semi-detached duplex dwellings, triplexes,

			dwellings and duplex dwelling houses	detached duplex dwellings, triplexes, apartments and boarding and lodging houses	apartments and boarding and lodging houses
Other Zones	In addition to residential zones, the following non-residential zone is located within the Parent Official Plan Residential designation: OS, I, F, D(R), C1. The following site specific Zoning By-law 2585 zones are also present within this designation: R2A, R2B, R2C, R3A, R3B, R3C, R4A, R4B and R5A.				

OP Designation	Residential – Hamlet of Ashburn (Schedule M)	
Location	Residential area makes up a large majority of the Hamlet boundary. The Hamlet is generally located on the west and east sides of Ashburn Road, with area north and south of Myrtle Road West/Regional Road 5.	
Maps	2 & 3	
Permitted Uses and Key provisions:	11.7.3.1 • The predominant use of land permitted in the Hamlet shall be **single detached dwellings**. In addition, group homes and home occupations which do not create a nuisance through noise, smell, unsightly storage or traffic may also be permitted subject to the inclusion of appropriate provisions in the Zoning By-law. 11.7.3.3 • The **minimum lot size for new residential lots shall be 0.2 hectares**. Where soil and ground water conditions dictate, larger lots may be necessary in order to meet the requirements of Section 11.7.3.4. 11.7.3.6 • Notwithstanding the policies of Section 4.4 of this Plan to the contrary, subject to the provisions of Section 11.7.4.2, the residential property at the north-east corner of Myrtle Road and Ashburn Road may also be zoned for commercial purposes.	
Zones	**5581-05: ORM-R2**	**5581-05: ORM-R3**
Notes	**Comparable:** Permits single detached and converted dwellings	**Comparable:** Permits single detached and converted dwellings
	Lot area requirement is less in zoning than required in designation.	Lot area requirement is less in zoning than required in designation.
	Group homes and home occupations are not specifically permitted within either zone.	
Other Zones	In addition to residential zones, the following non-residential zone is located within the Hamlet of Ashburn Residential designation: ORM-H-I, ORM-A, ORM-C2 and ORM-C3.	

Low Density Residential Designations

<table>
<tr><th>OP Designation</th><th colspan="5">Low Density Residential – Brooklin Community Secondary Plan (Schedule K)</th></tr>
<tr><td>Location</td><td colspan="5">Throughout the secondary plan area</td></tr>
<tr><td>Permitted Uses and Key provisions</td><td colspan="5">4.4.3.5(b) (Parent Official Plan)
Single detached, semi-detached, and duplex dwellings and similar other ground related built forms shall be permitted with a density of up to 30 dwelling units per net hectare
11.5.9
Limited residential infill and intensification will be permitted in mature residential neighbourhoods
The maximum building height shall not exceed 3 storeys except in mature residential neighbourhoods where it shall not exceed 2 storeys.
New development within mature residential neighbourhoods shall be compatible with, and fit in with the physical character of the neighbourhood. To fit in with the physical character, new development shall reflect the predominant building type, height, scale, massing, and setbacks of the block and surrounding residential neighbourhood</td></tr>
<tr><td>Zones</td><td>1785: R1-BP</td><td>1785: R2-BP</td><td>1785: R3-BP</td><td>1785: R1-VB</td><td>1785: R2-VB</td></tr>
<tr><td rowspan="2">Notes</td><td>Comparable: Zone permits single detached</td><td>Comparable: Zone permits single detached</td><td>Comparable: Zone permits single detached</td><td>Comparable: Zone permits single detached</td><td>Comparable: Zone permits single detached, semi detached and duplex dwellings</td></tr>
<tr><td colspan="5">Comparable: All zones permit a maximum height of 8.5 metres</td></tr>
</table>

OP Designation	Low Density Residential – Port Whitby Community Secondary Plan (Schedule F)
Location	Along Brock Street south of Victoria Street East
Maps	43
Permitted Uses and Key provisions	11.1.5 • Lands designated as Low Density Residential permit **single** and **semi detached** dwellings. • The maximum residential density shall not exceed **30 dwelling units per net hectare** and the maximum building height shall not exceed **three storeys**. • Where a single detached or semi-detached dwelling is proposed to be demolished and replaced, the Municipality may require proponents to demonstrate how the new dwelling is compatible from a siting, design and architectural perspective with existing homes on adjacent lots. • Development that has the effect of increasing the frontage of any existing lot or by increasing the building façade by 25% or more is discouraged unless it can be demonstrated that the relationship between the built form and the street frontage along the street is generally maintained. The width of any new or enlarged lot, or new or enlarged building façade, should not generally exceed the average width of the existing lots or building façades on the same block or as a consequence of a land assembly. • Notwithstanding any other provisions of this Plan to the contrary, townhouse development may also be permitted, to a maximum density of 50 units per net hectare, and a maximum building height of 3 storeys, on the property identified by Assessment Roll No. 18-09-030-012-19300-0000, subject to inclusion of appropriate provisions in the Zoning By-law.
Zones	**2585: R4C**
Notes	**Comparable:** Zone permits single detached, semi detached, and semi detached duplex dwelling.
	Additional: Zone permits maisonette dwelling house, linked dwelling, triplex dwelling house, block townhousing and street townhouse dwelling.
	Comparable: Maximum height provisions in zoning: • 8.5 m (approx. 2.5 storeys) for single detached and semi detached • 9.0 m (approx. 2.7 storeys) for linked dwelling, triplex dwelling house • 10 m (approx. 3 storeys) for block townhousing and maisonette dwelling house
	No density permissions provided in zoning.

OP Designation	**Low Density Residential – Lynde Shores Secondary Plan (Schedule G)**						
Location	South of Victoria Street West, west of Gordon Street.						
Maps	41/42						
Permitted Uses and Key provisions:	11.2.4.2(a) Low Density Residential areas shall be developed at **densities up to 35 units per net hectare** similar in kind to **single-detached**, **semidetached**, **linked** and **duplex dwellings** and **other ground related built forms** which are physically and contextually compatible						
Zones	**1784: R2A***	**1784: R2B***	**1784: R2C***	**1784: R3A***	**1784: R3B***	**1784: R4B***	**2585: R2**
Notes	**Comparable:** Permits single detached.	**Comparable:** Permits single detached	**Comparable:** Permits single detached	**Comparable:** Permits link dwelling	**Comparable:** Permits semi detached dwelling	**Comparable:** Permits street townhouse dwelling. As required by the designation, this ground related built form must be developed to be physically and contextually compatible.	**Comparable:** Permits single detached.
Other Zones	The following site specifics in Zoning By-law 2585 are also present within this designation: R2A, R2B, R2C, R3A and R3B.						

OP Designation	Low Density Residential – Downtown Whitby Secondary Plan (Schedule H)		
Location	Surrounding the Commercial and Medium/High Density Residential designations of the Downtown Whitby Secondary Plan area.		
Maps	34/35/38/39		
Permitted Uses and Key provisions:	11.3.6.1 • The Residential designations shall permit residential dwellings as well as schools, places of worship, parks, day care centres, cultural and community centres, public utilities, home occupations, nursing homes and homes for the aged. 11.3.6.2(a) • The Low Density Residential area shall be developed up to a maximum of **37 units per net hectare** and may consist of **single detached**, **semi-detached**, **linked**, **duplex** and **street townhouse units** • The unit types listed above are for illustrative purposes and shall not preclude the development of new, innovative housing forms which are similar in nature to those listed for each density category 11.3.6.5 • Linked dwelling units or street townhouses within the Low Density Residential Area shall only be considered as a permitted use in the implementing Zoning By-law in blocks: a) which are partially designated Medium Density Residential, High Density Residential, Mixed Use or Commercial, or abut other blocks which are so designated; or b) where the redevelopment of certain properties is deemed appropriate by Council in order to improve the appearance of the area or to replace non-conforming uses. 11.3.6.6 • Notwithstanding the provisions of the Low Density designation for the lots fronting onto Brock Street South between St. John Street and Pitt Street, conversion of single detached dwellings to multiple residential units may be permitted subject to zoning.		
Zones	**2585: R1-DT**	**2585: R2-DT**	**2585: R3-DT**
Notes	**Comparable:** Zone permits single detached, accessory uses, buildings and structures, public service, and public park	**Comparable:** Permits single detached, detached dwelling, existing semi detached duplex dwelling, and duplex dwelling	**Comparable:** Permits existing single detached, semi detached dwelling, semi detached duplex dwelling, duplex dwelling house, boarding and

			lodging house, retirement house, daycare, accessory uses, building or structure, public service, public park and crisis residence
		Additional: Permits existing converted dwelling, existing triplex dwelling	**Additional:** Permits converted dwelling and fourplex
		Note: Zone permits link dwelling. Reference policy 11.3.6.5 of designation.	**Note.** Zone permits link dwelling and street townhouse. Reference policy 11.3.6.5 of designation.
	No density permissions	No density permissions	No density permissions
Other Zones	In addition to residential zones, the following non-residential zone is located within the High Density Residential designation: I2-DT and OS1-DT.		

OP Designation	**Low Density Residential – Rossland/Garden Urban Central Area Secondary Plan (Schedule J)**		
Location	One area located east of Brock Street North and south of Dryden Boulevard.		
Maps	31		
Permitted Uses and Key provisions:	11.4.6.5 • Low Density Residential areas shall be developed at densities up to **30 units per net hectare**. 11.4.6.6 • Nursing homes, day care centres and homes for the aged are permitted in all Residential designations subject to appropriate zoning. Such a use shall be compatible with the residential density category in which it is to be located.		
Zones	**1784: R2B***	**1784: R2C***	**1784: R3C***
Notes	**Comparable:** Permits single detached	**Comparable:** Permits single detached	**Comparable:** Permits common wall single detached dwelling
	None of these zones permit nursing homes, day care centres or retirement homes.		
	None of these zones provide density provisions.		

<table>
<tr><th>OP Designation</th><th colspan="3">Low Density Residential – Brock/Taunton Major Central Area Secondary Plan (Schedule N)</th></tr>
<tr><td>Location</td><td colspan="3">Two areas located east of Brock Street, west of Garden Street and north of Taunton Road</td></tr>
<tr><td>Maps</td><td colspan="3">27</td></tr>
<tr><td>Permitted Uses and Key provisions:</td><td colspan="3">11.8.7.6
Day care centres, nursing homes and homes for the aged may be permitted in all Residential designations in the Major Central Area subject to an amendment to the Zoning By-law. Such uses shall be compatible with the residential areas in which they are located. Where appropriate, uses generating moderate to high levels of vehicular traffic shall be encouraged to locate adjacent to arterial roads.
11.8.7.7
Local Commercial Areas, Convenience Commercial Centres and professional, business office and personal service uses permitted in accordance with Sections 4.4.3.1 b) and 4.4.3.1 c) of this Plan, shall be prohibited within the Residential designations of the Major Central Area
11.8.7.9
Low Density Residential Areas are located within the boundaries of the Secondary Plan but outside of the Major Central Area. Permitted uses within the Low Density Residential designation shall include single detached, semi-detached or linked, and duplex dwellings, in accordance with Section 4.4.3.5 of this Plan. Development shall occur at densities of up to 30 units per net hectare.
11.8.14.7
Maximum building heights for individual sites shall be determined through the development approval process. A minimum building height of 2 storeys shall generally be required for all residential, mixed use and, where appropriate, commercial development situated along arterial roads. Building heights shall be restricted to a maximum of 18 storeys for high density residential, commercial and mixed use buildings.</td></tr>
<tr><td>Zones</td><td>1784: R2D*</td><td>1784: R3A*</td><td>1784: R4B*</td></tr>
<tr><td rowspan="2">Notes</td><td>Comparable: Permits single detached</td><td>Comparable: Permits link dwelling</td><td>Comparable: Permits street townhouse dwelling</td></tr>
<tr><td colspan="3">No density permissions.</td></tr>
</table>

OP Designation	**Low Density Residential – Thickson/Taunton Community Central Secondary Plan (Schedule O)**	
Location	One area located north of Taunton Road and east of Thickson Road	
Maps	28	
Permitted Uses and Key provisions:	11.9.6.4 • Low Density Residential Areas are located within the boundaries of the Secondary Plan but outside of the Community Central Area. Permitted uses shall include **single detached**, **semi-detached** or **linked** and **duplex dwellings**, in accordance with Section 4.4.3.4 of this Plan. Development shall occur at densities of up to **30 units per net hectare**. 11.9.6.5 • Local Commercial Areas, Convenience Commercial Centres and professional, business office and personal service uses permitted in accordance with Sections 4.4.3.1 b) and 4.4.3.1 c) of this Plan, shall be prohibited within the Residential designations of the Community Central Area.	
Zones	**1784: R3B***	**1784: R4B***
Notes	**Comparable:** Permits semi-detached dwellings	**Conflicting:** Permits street townhouse only
	No density permissions	No density permissions
Other Zones	In addition to residential zones, the following non-residential zone is located within the High Density Residential designation: OS.	

OP Designation	**Low Density Residential 1 – Taunton North Community Secondary Plan (Schedule P)**					
Location	North of Taunton Road, west of Thickson Road and east of Baldwin Street					
Maps	23, 24, 27, 28					
Permitted Uses and Key provisions:	4.4.3.5(b) (Parent Official Plan) • Single detached, semi detached and duplex dwellings and other similar ground related built forms shall be permitted with a density of up to 30 dwelling units per net hectare 4.4.3.5(c) (Parent Official Plan) • Notwithstanding subsection b) above, the maximum density in Low Density Residential areas may be exceeded through the inclusion of appropriate policies in *Secondary Plans* for *development* in *greenfield* areas. 11.10.8.9.1 • The provisions of Section 4.4.3.5 of this Plan shall apply to all lands designated Low Density Residential 1. Development within lands designated Low Density Residential 1 may be subject to the requirements of an EIS as identified in Section 11.10.4 of this Plan. If an EIS is required, the exact form and density of development that will be permitted shall be determined through the EIS process and may be lower than the maximum density permitted by this Plan in order to properly address environmental conditions identified.					
Zones	**1784: R2A***	**1784: R2B***	**1784: R2C***	**1784: R2D***	**1784: R3B***	**1784: R3C***
Notes	**Comparable:** Permits single detached dwelling Does not specifically permit any recreational, institutional and community uses.	**Comparable:** Permits single detached dwelling Does not specifically permit any recreational, institutional and community uses.	**Comparable:** Permits single detached dwelling Does not specifically permit any recreational, institutional and community uses.	**Comparable:** Permits single detached dwelling Does not specifically permit any recreational, institutional and community uses.	**Comparable:** Permits semi detached dwelling Does not specifically permit any recreational, institutional and community uses.	**Comparable:** Permits common wall semi-detached dwelling Does not specifically permit any recreational, institutional and community uses.
Other Zones	In addition to residential zones, the following non-residential zone is located within the High Density Residential designation: D(R) and OS.					

OP Designation	Low Density Residential 2 – Taunton North Community Secondary Plan (Schedule P)
Location	Located south of the Hydro Corridor, east of Ashburn Road and west of Baldwin Street
Maps	23
Permitted Uses and Key provisions:	11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.9.2 • Lands that are designated Low Density Residential 2 are currently developed with single detached houses that are privately serviced. The permitted uses shall be **single detached houses on existing lots of record**. Home-based businesses may be permitted subject to the provisions of Section 4.4.3.1 d) of this Plan. Due to servicing constraints in this area, further intensification of this area shall not be permitted and preservation of the character of the existing residential development located within the Robmar subdivision shall be encouraged. If municipal services are provided to this area, then Council shall review this policy.
Zones	**1784: OS**
Notes	No residential zones are located within this designation.

OP Designation	Low Density Residential 3 – Taunton North Community Secondary Plan (Schedule P)
Location	One area located north of Taunton Road, on the eastern side of Thickson Road just south of the Trans-Northern Pipeline
Maps	24, 28
Permitted Uses and Key provisions:	4.4.3.5(b) (Parent Official Plan) • Single detached, semi detached and duplex dwellings and other similar ground related built forms shall be permitted with a density of up to 30 dwelling units per net hectare 4.4.3.5(c) (Parent Official Plan) • Notwithstanding subsection b) above, the maximum density in Low Density Residential areas may be exceeded through the inclusion of appropriate policies in *Secondary Plans* for *development* in *greenfield* areas. 11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.9.3 • Lands that are designated Low Density Residential 3 are currently used for agricultural and open space purposes. It is not the intent of this Plan to discourage the continuation of these uses but to recognize the long term potential land uses for this area. The uses permitted in Section 4.4.3.5 of this Plan shall apply to all land designated Low Density Residential 3. In addition to the uses permitted under Section 4.4.3.5 of this Plan, the uses permitted in the Major Open Space designation under Section 4.9.3.5 of this Plan shall also be permitted in the Low Density Residential 3 designation. Given the location of these lands which are on the edge of the residential community and in order provide for greater sensitivity to the existing environmental conditions, executive housing shall be encouraged and the **maximum density shall be up to 15 dwelling units per net residential hectare**. Development in this area shall be subject to the provision of an EIS in accordance with Section 11.10.4 of this Plan and shall be sensitive to the adjacent Hazard Lands and Environmental Protection/Conservation Lands. Additional buffering and enhancement adjacent to the open space corridor along the Trans Northern Pipeline shall be required at the time of development.

	Notwithstanding any other provisions in this plan to the contrary, the maximum permitted residential density for lands identified by Assessment Roll No 18-09-010-037-15500 and 18-09-010-037-15400 shall be 17 units per net residential hectare.	
Zones	**1784: R2A***	**1784: R2B***
Notes	**Comparable:** Permits single detached dwellings	**Comparable:** Permits single detached dwellings
Other Zones	In addition to residential zones, the following non-residential zones are located within the Low Density Residential designation: G and OS.	

OP Designation	**Low Density Residential 4 – Taunton North Community Secondary Plan (Schedule P)**				
Location	Two large areas located on the east and west side of Baldwin Street, north of Taunton Road and south of the Trans Northern Pipeline				
Maps	22/23, 26, 27				
Permitted Uses and Key provisions:	11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.9.4 • Lands that are designated Low Density Residential 4 are within the Lynde Creek watershed and the sanitary sewers for this area will discharge into the Cochrane Street Pumping Station. To ensure that development remains within the servicing capacity identified by the Region, residential development within Low Density Residential 4 shall be limited to a **maximum net density of 15 dwelling units per net hectare**. For the purposes of this calculation, net density is defined as the land on which the lot is situated and the local road in front of the lot. Density within portions of an overall plan of subdivision may exceed the maximum net density as long as the overall density within the draft plan of subdivision generally remains within the maximum density permitted, subject to the approval of the Regional Works Department. The uses permitted within Low Density Residential 4 shall include **single detached**, **semi-detached** or **link** and **duplex dwellings** and other **similar ground related built forms**. Development within Low Density Residential 4 shall be required to prepare an EIS as identified in Section 11.10.4 of this Plan and shall be sensitive to the groundwater recharge functions of this area.				
Zones	**1784: R1A***	**1784: R2A***	**1784: R2B***	**1784: R2C***	**1784: R3A***
Notes	**Comparable:** Permits single detached	**Comparable:** Permits single detached	**Comparable:** Permits single detached	**Comparable:** Permits single detached	**Comparable:** Permits link dwellings
Other Zones	In addition to residential zones, the following non-residential zones are located within the Low Density Residential designation: OS and D(NR).				

OP Designation	Low Density Residential 5 – Taunton North Community Secondary Plan (Schedule P)
Location	• North of Taunton Road, east of the Ontario Hydro Right of Way • North of Taunton Road, east of Thickson Road and west of Garrard Road
Maps	28
Permitted Uses and Key provisions:	11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.9.5 • Lands that are designated Low Density Residential 5 are completely surrounded by Hazard Lands and Environmental Protection/Conservation Lands and have major groundwater resource constraints. Development within lands designated Low Density Residential 5 will be subject to the requirements of a full EIS as identified in Section 11.10.4 of this Plan. The form of development will be encouraged to respond to the environmental sensitivities of the area by limiting the development envelope and reducing the environmental impact on adjacent lands. In accordance with this principle, **block townhouses** and **other forms of multiple dwellings not exceeding a height of four storeys arranged in clusters** shall be permitted and encouraged. Such development shall be permitted to a maximum of **40 dwelling units per net hectare** although the density of ground oriented units shall be lower. **Freehold subdivision development shall be restricted to single detached dwellings at a maximum net density of 15 dwelling units per net hectare.** For the purpose of this calculation, net density is defined as the land on which the lot is situated and the local road adjacent to the lot.
Zones	**1784: R2B***
Notes	**Comparably Lower:** Permits only single detached

OP Designation	Low Density Residential 6 – Taunton North Community Secondary Plan (Schedule P)
Location	Small area located north of Taunton Road, just west of Garrard Road
Permitted Uses and Key provisions:	4.4.3.5(b) (Parent Official Plan) • Single detached, semi detached and duplex dwellings and other similar ground related built forms shall be permitted with a density of up to 30 dwelling units per net hectare 4.4.3.5(c) (Parent Official Plan) • Notwithstanding subsection b) above, the maximum density in Low Density Residential areas may be exceeded through the inclusion of appropriate policies in *Secondary Plans* for *development* in *greenfield* areas. 11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.9.6 • Lands that are designated Low Density Residential 6 shall permit uses in accordance with Section 11.10.8.9.1 of this Plan. Increased building heights along the Taunton Road Intensification Corridor may be considered in accordance with Section 4.2.7
Zones	**1784: R2B***
Notes	**Comparable:** Permits only single detached

OP Designation	Low Density Residential 7 – Taunton North Community Secondary Plan (Schedule P)
Location	Small area located parallel to Baldwin Street on the west side
Maps	23
Permitted Uses and Key provisions:	4.4.3.5(b) (Parent Official Plan) • Single detached, semi detached and duplex dwellings and other similar ground related built forms shall be permitted with a density of up to 30 dwelling units per net hectare 4.4.3.5(c) (Parent Official Plan) • Notwithstanding subsection b) above, the maximum density in Low Density Residential areas may be exceeded through the inclusion of appropriate policies in *Secondary Plans* for *development* in *greenfield* areas. 11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.9.7 • Lands that are designated Low Density Residential 7 are currently developed with single detached houses that are privately serviced. The permitted uses shall be those listed in Section 4.4.3.4 of this Plan. Home-based businesses may be permitted subject to the provisions of Section 4.4.3.1 d) of this Plan. Further intensification may be considered subject to the applicable policies of Section 4.2 and other relevant policies of this Plan.
Zones	**1784: Agricultural (A)**
Notes	The A zone permissions and provisions do not align with any residential provisions.

OP Designation	Low Density Residential – West Whitby Community Secondary Plan (Schedule V)
Location	North of Dundas Street, south of Lyndebrook Road, located throughout the secondary plan area
Maps	21, 22, 25/26, 29, 33, 37
Permitted Uses and Key provisions:	4.4.3.5(b) (Parent Official Plan) • Single detached, semi detached and duplex dwellings and other similar ground related built forms shall be permitted with a density of up to 30 dwelling units per net hectare 4.4.3.5(c) (Parent Official Plan) • Notwithstanding subsection b) above, the maximum density in Low Density Residential areas may be exceeded through the inclusion of appropriate policies in *Secondary Plans* for *development* in *greenfield* areas. 11.12.2.5.2 • The maximum building height shall not generally exceed 3 storeys 11.12.2.5.3 • The minimum density is 25 units per net hectare.
Zones	**1784: LD**
Notes	**Comparable:** Permits single detached and semi detached
	Comparable: Max. height of 11 m (approx. 3.3 storeys) for single detached and semi detached
Other Zones	In addition to residential zones, the following non-residential zones are located within the Low Density Residential designation: OS, IWW/LD and A3.

Medium Density Residential Designations

OP Designation	Medium Density Residential One – Port Whitby Community Secondary Plan (Schedule F)	
Location	Along Dufferin Street, south of Victoria Street East	
Maps	43	
Permitted Uses and Key provisions:	11.1.6 • Lands designated as Medium Density Residential One permit **townhouses**, **multiple dwellings**, and **low-rise apartment buildings** • The minimum residential density is greater than **30 dwelling units per net hectare** and the **maximum residential density shall not exceed 50 dwelling units per net hectare**. The **minimum building height shall be two storeys** and the **maximum building height shall not exceed four storeys**. • The retention and updating of existing low-rise buildings in the Medium Density Residential One designation is encouraged where feasible. On this basis, additional development, redevelopment or alterations may be permitted on lots containing low-rise buildings provided that, as a condition of approval, the façades of the existing buildings are updated and modernized. The addition of landscaping and other design features is also encouraged. • Where redevelopment is proposed, it should have direct access from the dwelling to the street to support and encourage the residential character of the area. Garages and/or parking for the new dwellings should be located to the rear of the building. • It is recognized that the provision of additional landscaping may not be feasible when lots are redeveloped and/or when existing uses are expanded, particularly if the landscaping potentially limits the amount of development that could occur and/or is not feasible given building and parking area location. In these cases, the focus shall be on the enhancement of the streetscape by the addition of landscaping between the building and the public road and the parking areas adjacent to the public road.	
Zones	**2585: R4**	**2585: R4C**
Notes	**Comparable:** Zone permits semi detached, semi detached duplex, apartment dwelling house/building, boarding and lodging house, group housing duplex dwelling house, and triplex dwelling in alignment with designation	**Comparable:** Zone permits link dwelling, semi-detached dwelling, semi-detached duplex dwelling, block townhouse dwelling, street townhouse dwelling, duplex dwelling house, triplex dwelling, maisonette dwelling house
	Additional: Zone additionally permits single detached and converted dwelling. The designation encourages	**Additional:** Zone additionally permits single detached

	the retention and updating of existing low-rise buildings.	
	Zone does not permit townhouses.	
	No provisions for density	
	Comparable: Maximum height provisions: • 9.5 m for converted dwelling house, triplex dwelling house, semi detached duplex, apartment dwelling house, boarding and lodging house, group housing • 8.5 m for semi detached and duplex dwelling house	**Comparable:** Maximum height provisions • 8.5 m for single detached and semi detached • 9 m for linked dwelling and street townhouse dwelling, • 9.5 m for semi detached duplex dwelling house, triplex dwelling house • 10 m for maisonette dwelling house and block townhouses

OP Designation	Medium Density Residential Two – Port Whitby Community Secondary Plan (Schedule F)	
Location	• Along Dufferin Street, south of Victoria Street East • Along the east side of Charles Street, south of Victoria Street East • At Brock Street South and Water Street	
Maps	42/43	
Permitted Uses and Key provisions:	11.1.7 • Lands designated as Medium Density Residential Two permit **mid-rise multiple dwelling units** and **mid-rise apartment buildings** • The minimum residential density is greater than 50 dwelling units per net hectare and the maximum residential density shall not exceed 65 dwelling units per net hectare. The minimum building height shall be **three storeys** and the maximum building height shall not exceed **six storeys**.	
Zones	**2585: R4**	**2585: R4C**
Notes	**Comparable:** Zone permits semi detached, semi detached duplex, apartment, duplex dwelling house, triplex, boarding and lodging house and group housing.	**Comparable:** Zone permits semi detached, linked dwelling, semi detached duplex dwelling, block townhousing and street townhouse dwelling
	Additional: Zone permits single detached and converted dwelling.	**Additional:** Zone additionally permits single detached and maisonette dwelling house.
		Conflicting: Zone does not permit apartment buildings
	No minimum height provisions	No minimum height provisions
	Maximum height provisions in zoning meet the minimum building height designation permission: • 8.5 m for semi detached and duplex dwelling house • 9.5 m converted dwelling house, triplex dwelling house, semi detached duplex apartment dwelling house, boarding and lodging house, group housing	Maximum height provisions in zoning meet the minimum building height designation permission: • 8.5 m for semi detached • 9.0 m for linked dwelling, triplex dwelling house • 9.5 for semi detached duplex • 10 m for block townhousing and maisonette
	No provisions for density.	No provisions for density.

OP Designation	**Medium Density Residential – Lynde Shores Secondary Plan (Schedule G)**			
Location	South of Victoria Street West, west of Gordon Street.			
Maps	41 & 42			
Permitted Uses and Key provisions:	11.2.4.2(b) • Medium Density Residential areas shall be developed at densities between 35 and 75 units per net hectare similar in kind to **linked dwellings, cluster homes**, **townhouses** and **low-rise apartments** to a **maximum height of four storeys**. 11.3.3.7 • Senior Citizen and Special Needs housing shall be encouraged to locate in Medium and High Density Residential Areas and Mixed Use Areas.			
Zones	**1784: R2B***	**1784: R3A***	**1784: R4B***	**2585: R4C**
Notes	**Conflicting:** Permits single detached.	**Comparable:** Permits link dwelling	**Comparable:** Permits street townhouse	Permits single detached **and** permits link dwelling, semi-detached dwelling, semi-detached duplex dwelling, block townhouse dwelling, street townhouse dwelling, duplexes, triplexes and maisonettes.
Other Zones	The following site specific Zoning By-law 2585 zones are also present within this designation: R4A, R4B and R3A.			

OP Designation	Medium Density Residential 1 – Lynde Shores Secondary Plan (Schedule G)
Location	One area located south of Victoria Street West, west of Gordon Street
Maps	42
Permitted Uses and Key provisions:	11.2.4.2(b) • Medium Density Residential areas shall be developed at densities between **35 and 75 units per net hectare** similar in kind to **linked dwellings**, **cluster homes**, **townhouses** and **low-rise apartments** to a **maximum height of four storeys**. In addition to these housing types, the Medium Density Residential 1 area may also be developed for **semi-detached dwellings** at a **minimum density of 30 units per net hectare** 11.3.3.7 • Senior Citizen and Special Needs housing shall be encouraged to locate in Medium and High Density Residential Areas and Mixed Use Areas.
Zones	**2585: R3C**
Notes	The R3C Zone is site specific exception.

<table>
<tr><td>OP Designation</td><td colspan="3">Medium Density Residential – Downtown Whitby Secondary Plan (Schedule H)</td></tr>
<tr><td>Location</td><td colspan="3">Surrounding the Commercial and High Density Residential designations of the Downtown Whitby Secondary Plan area</td></tr>
<tr><td>Maps</td><td colspan="3">34/35/38/39</td></tr>
<tr><td>Permitted Uses and Key provisions:</td><td colspan="3">11.3.6.1
The Residential designations shall permit residential dwellings as well as schools, places of worship, parks, day care centres, cultural and community centres, public utilities, home occupations, nursing homes and homes for the aged.
11.3.6.2(b)
The Medium Density Residential area shall be developed up to a maximum of 75 units per net hectare, and may consist of block townhouse, stacked townhouse, triplex and apartment dwelling units, converted dwellings and boarding and lodging houses, as well as those unit types permitted in the Low Density designation
The unit types listed above are for illustrative purposes and shall not preclude the development of new, innovative housing forms which are similar in nature to those listed for each density category</td></tr>
<tr><td>Zones</td><td>2585: R1-DT</td><td>2585: R4-DT</td><td>2585: R5-DT</td></tr>
<tr><td rowspan="2">Notes</td><td>Comparable: Permits accessory uses, buildings and structures; public service; public park</td><td rowspan="2">Comparable: Permits converted dwelling; semi detached duplex; block townhouse; street townhouse; apartment; triplex; fourplex; stacked dwelling; boarding and lodging house; retirement home; daycare; accessory uses, building or structure; public service; public park; crisis residence</td><td rowspan="2">Comparable: Permits converted dwelling; block townhouse; street townhouse; apartment; stacked dwelling; boarding and lodging house; retirement home; daycare; accessory uses, building or structure; public service; public park; crisis residence.</td></tr>
<tr><td>Conflicting: Permits only single detached residential uses</td></tr>
</table>

<table>
<tr><td>OP Designation</td><td colspan="6">Medium Density Residential – Rossland/Garden Urban Central Area Secondary Plan (Schedule J)</td></tr>
<tr><td>Location</td><td colspan="6">• East of Brock Street North, north of Manning Road
• East of Brock Street North, south of Rossland Road
• East of Garden Street, north and south of Rossland Road
• North of Rossland Road, south of Dryden Boulevard, east of Brock Street North</td></tr>
<tr><td>Maps</td><td colspan="6">31 and 35</td></tr>
<tr><td>Permitted Uses and Key provisions:</td><td colspan="6">11.4.6.4
• Medium Density Residential areas shall be developed at densities between 30 and 65 units per net hectare and up to a maximum height of 4 storeys. Any Medium Density Residential units having frontage on Kenneth Hobbs Avenue may be permitted to convert to mixed commercial/residential use, subject to the inclusion of appropriate provisions in the Zoning By-law.
11.4.6.6
• Nursing homes, day care centres and homes for the aged are permitted in all Residential designations subject to appropriate zoning. Such a use shall be compatible with the residential density category in which it is to be located.</td></tr>
<tr><td>Zones</td><td>1784: R2D*</td><td>1784: R3A*</td><td>1784: R3C*</td><td>1784: R4A*</td><td>1784: R4B*</td><td>1784: R5A*</td></tr>
<tr><td rowspan="3">Notes</td><td>Conflicting: Permits single detached only in medium density designation</td><td>Comparable: Permits link dwelling</td><td>Comparable: Permits common wall semi detached</td><td>Comparable: Permits block townhouse</td><td>Comparable: Permits street townhouse</td><td>Conflicting:
Permits apartment dwelling house</td></tr>
<tr><td>Comparable: Max. height 8.5 m for single detached</td><td>Comparable: Max. height 8.5 m for link dwelling</td><td>Comparable: Max. height of 8.5 m for common wall semi detached</td><td>Comparable: Max. height 9.5 m for block townhouse</td><td>Comparable: Max. height 9.5 m for street townhouse</td><td>Conflicting: Max. height 6 storeys for apartment</td></tr>
<tr><td colspan="6">None of these zones permit nursing homes, day care centres or retirement homes</td></tr>
<tr><td>Other Zones</td><td colspan="6">The following site specific Zoning By-law 2585 zones are also present within this designation: R4A and R4B.</td></tr>
</table>

OP Designation	**Medium Density Residential –Brock/Taunton Major Central Area Secondary Plan (Schedule N)**	
Location	• East of Brock Street, near Taunton Road and Collector Road • East and west of Garden Street, north of Taunton Road.	
Maps	27	
Permitted Uses and Key provisions:	11.8.7.4 • Permitted uses within the Medium Density Residential designation shall include **street and block townhouse**, **triplex**, **fourplex,** or **other forms of multiple dwellings**, in accordance with Section 4.4.3.6 of this Plan. Development shall occur at densities between **30 and 65 units per net hectare** and shall not exceed a **maximum height of 4 storeys**. Notwithstanding Section 4.4.3.6 of this Plan, linked and semi-detached dwelling units shall be permitted on the northeast quadrant of the Brock/Taunton Major Central Area Secondary Plan, in the area designated Medium Density Residential. 11.8.7.6 • Day care centres, nursing homes and homes for the aged may be permitted in all Residential designations in the Major Central Area subject to an amendment to the Zoning By-law. Such uses shall be compatible with the residential areas in which they are located. Where appropriate, uses generating moderate to high levels of vehicular traffic shall be encouraged to locate adjacent to arterial roads. 11.8.7.7 • Local Commercial Areas, Convenience Commercial Centres and professional, business office and personal service uses permitted in accordance with Sections 4.4.3.1 b) and 4.4.3.1 c) of this Plan, shall be prohibited within the Residential designations of the Major Central Area 11.8.7.8 • A variety of built forms will be encouraged within the Medium Density areas and consideration will be given to innovative housing types which fall within the density parameters established in Section 11.8.7.4. 11.8.14.7 • Maximum building heights for individual sites shall be determined through the development approval process. A **minimum building height of 2 storeys shall generally be required for all residential, mixed use** and, where appropriate, **commercial development** situated along arterial roads. Building heights shall be restricted to a **maximum of 18 storeys for high density residential, commercial and mixed use buildings.**	
Zones	**1784: R3A***	**1784: R4B***
Notes	**Comparable:** Permits link dwelling	**Comparable:** Permits street townhouse dwelling

	Note. May want to permit a broader range of medium density uses in zones to better compliment the designation's policies.	
	Comparably Lower: Max. height 8.5 m (approx. 2.5 storeys) for link dwelling	**Comparably Lower:** Max. height 9.5 m (approx. 2.8 storeys) for street townhouse
	No density permissions	No density permissions
	Day care centres, nursing homes and retirement homes not specifically permitted within either zone	

OP Designation	**Medium Density Residential – Thickson/Taunton Community Central Secondary Plan (Schedule O)**	
Location	• South of Taunton Road and east and west of Thickson Road • North of Taunton Road, east of Thickson Road	
Maps	28	
Permitted Uses and Key provisions:	11.9.6.3 • Permitted uses within the Medium Density Residential designation shall include **street and block townhouse**, **triplex**, **fourplex**, or **other forms of multiple dwellings**, in accordance with Section 4.4.3.5 of this Plan. Development shall occur at densities between **30 and 65 units per net hectare** and shall not exceed a **maximum height of four (4) storeys**. Notwithstanding, the additional use of single detached dwellings on 8.0 metre frontages, may also be permitted as an exception, on lands generally located in Part of Lot 21, Concession 3, in the south-west quadrant of Taunton Road East and Thickson Road North, subject to the inclusion in the Zoning By-law. An application for rezoning to permit a medical clinic in the southwest quadrant of Thickson Road and Taunton Road may be considered subject to the following: a) The permitted use shall be limited to a medical clinic which includes medical practitioners' offices, treatment facilities, laboratories, dispensaries, and other similar functions; and b) Submission of a traffic impact study satisfactory to the Region of Durham. 11.9.6.5 • Local Commercial Areas, Convenience Commercial Centres and professional, business office and personal service uses permitted in accordance with Sections 4.4.3.1 b) and 4.4.3.1 c) of this Plan, shall be prohibited within the Residential designations of the Community Central Area.	
Zones	**1784: R4A***	**1784: R4B***
Notes	**Comparable:** Permits block townhouse	**Comparable:** Permits street townhouse
	Comparable: Max. height of 9.5 m (approx. 2.8 storeys) for block townhouse	**Comparable:** Max. height of 9.5 m (approx. 2.8 storeys) for street townhouse
	Comparable: Max. density of 39 units pet net ha for block townhouse	No density permissions
Other Zones	In addition to residential zones, the following non-residential zone is located within the High Density Residential designation: GB-CW, OS	

OP Designation	Medium Density Residential 1 – Taunton North Community Secondary Plan (Schedule P)		
Location	• Small area located north of the Hydro Corridor, just east of Garden Street • Medium sized area located at the north east corner of Taunton Road and Anderson Street • Small area located north of Taunton Road and west of Garrard Street		
Maps	27, 28		
Permitted Uses and Key provisions:	4.4.3.6.1(b) (Parent Official Plan) • Street and block townhouses, apartments, and other forms of multiple dwellings, not exceeding a height of 4 storeys, shall be permitted with a density range of greater than 30 and up to 65 dwelling units per net hectare; 11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.10.1 • The provisions of Section 4.4.3.6 of this Plan shall apply to all lands that are designated Medium Density Residential 1. Development within lands designated Medium Density Residential 1 may be subject to the requirements of an EIS as identified in Section 11.10.4 of this Plan. If an EIS is required, the exact form and density of development that will be permitted shall be determined through the EIS process and may be lower than the maximum density permitted by this Plan in order to address environmental conditions identified.		
Zones	**1784: R2B***	**1784: R3A***	**1784: R4B***
Notes	**Comparably Lower:** Permits single detached dwellings	**Comparable:** Permits linked dwellings	**Comparable:** Permits street townhouse dwelling

OP Designation	**Medium Density Residential 3 – Taunton North Community Secondary Plan (Schedule P)**	
Location	North of Taunton Road, occupying the area just east of the Ontario Hydro Right of Way and west of Thickson Road	
Maps	28	
Permitted Uses and Key provisions:	11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.10.3 • Lands that are designated Medium Density Residential 3 are adjacent to Hazard Lands and Environmental Protection/Conservation Lands and have major groundwater constraints. Development within lands designated Medium Density Residential 3 will be subject to the requirements of a full EIS as identified in Section 11.10.4 of this Plan. The form of development will be encouraged to respond to the environmental sensitivities of the area. The permitted uses include **street and block townhouses**, **cluster bungalows, other forms of multiple dwellings and retirement homes not exceeding a height of four storeys**; and, in **limited amounts**, **semi-detached and small lot single detached units**. Such development shall be permitted at a density of 20 to 65 units per net hectare	
Zones	**1784: R3A***	**1784: R4A***
Notes	**Comparable:** Permits linked dwellings	**Comparable:** Permits block townhouse dwellings
	Comparable: Maximum height of 8.5 m for linked dwelling	**Comparable:** Maximum height of 9.5 m for block townhouse

OP Designation	Medium Density Residential – West Whitby Community Secondary Plan (Schedule V)
Location	Located along segments of the arterial road network throughout the secondary plan area
Maps	25/26/29/33/37
Permitted Uses and Key provisions:	4.4.3.6.1(b) (Parent Official Plan) • Street and block townhouses, apartments, and other forms of multiple dwellings, not exceeding a height of 4 storeys, shall be permitted with a density range of greater than 30 and up to 65 dwelling units per net hectare 11.12.2.4.1 • The policies of the Medium Density Residential designation in Section 4.4.3.6 of this Plan apply, except as modified by this section of the Secondary Plan. 11.12.2.4.2 • The minimum residential density is **40 units per net hectare**. The **minimum building height shall be 2 storeys** and the **maximum building height shall not exceed 4 storeys**. 11.12.2.4.3 • Notwithstanding 11.12.2.4.2 above, the long term overall density target is 60 residential units per gross hectare and the overall long-term floor space index target is 2.5 within the Medium Density Residential designations adjacent to Dundas Street and Taunton Road. Sufficient depth for appropriate block development shall be provided along Regional Corridors and applicants shall demonstrate how more intensive development and increased densities can be accommodated over the long term. Given that these targets are to be measured across the entire Regional Corridor where possible, some areas will have higher densities and other areas will have lower densities. In the case of the Medium Density Residential designation on Dundas Street and Taunton Road, the minimum residential density is 45 units per net hectare, the minimum height is 3 storeys and the maximum height is 8 storeys. Buildings that have a height of up to 12 storeys may be considered depending on the land use context. 11.12.2.4.4 • The planned built-form characteristics for this designation encourage the development of a wide variety of building forms, generally mid-rise in height. The following design and built-form criteria shall be applied in Medium Density Residential areas: a) buildings should be located on or close to the street line to reinforce a strong street edge; b) parking area shall generally not be located between buildings and the streetlines. Notwithstanding the above, front yard parking associated with street townhouse development is permitted in appropriate locations; and c) landscape treatments should be provided to contribute to the development of a walkable and safe pedestrian environment

Zones	**1784: MD**
Notes	**Comparable:** Permits block townhouse, street townhouse, apartment, stacked townhouse, retirement home, long term care home, back to back townhouse **Note.** Only the MD and LD zones of Zoning By-law 1784 permit back to back townhouses.
	Comparable: Maximum height of 12 m for townhouses, and 4 storeys for apartments, retirement homes and long term care homes
	No density or floor space index permissions

High Density Residential Designations

OP Designation	High Density Residential – Port Whitby Community Secondary Plan (Schedule F)
Location	South of Victoria Street East, east of Dufferin Street, and west of Pringle Creek.
Maps	43
Permitted Uses and Key provisions:	11.1.8 • Lands designated as High Density Residential permit **mid-rise multiple dwelling units** and **mid-rise apartment buildings**. • The minimum residential density is greater than 30 dwelling units per net hectare and the maximum residential density shall not exceed 135 dwelling units per hectare. The **minimum building height shall be three storeys and the maximum building height shall not exceed six storeys**.
Zones	**2585: R4C**
Notes	**Comparable:** Zone permits link dwellings, semi detached dwellings, semi detached duplex dwellings, block townhouses, street townhouses, duplex dwellings, triplex dwellings
	Conflicting: Permits additionally single detached and maisonette dwelling house. Zone does not permit apartment buildings.
	Maximum height provisions in zoning meet the minimum building height designation permission: • 8.5 m for single detached and semi detached • 9.0 m for linked dwelling, triplex dwelling house • 10 m for block townhousing and maisonette dwelling house
	No provisions for density.
Other Zones	In addition to residential zones, the following non-residential zone is located within the High Density Residential designation: D (NR).

OP Designation	High Density Residential 2 – Lynde Shores Secondary Plan (Schedule G)
Location	One area located west of Gordon Street and south of Victoria Street East
Maps	42
Permitted Uses and Key provisions:	11.2.4.2(d) • High Density Residential 2 areas shall be developed at densities between **80 to 170 units per net hectare** similar in kind to **apartments** 11.2.4.2(g) • Development in High Density Residential 1 and 2 areas shall **not exceed 12 storeys in height**. 11.3.3.7 • Senior Citizen and Special Needs housing shall be encouraged to locate in Medium and High Density Residential Areas and Mixed Use Areas.
Zones	**2585: R5A**
Notes	**Comparable:** Permits apartments
	No general provisions are provided. Only site specific zone exceptions.

OP Designation	High Density Residential 3 – Lynde Shores Secondary Plan (Schedule G)
Location	One area located west of Gordon Street and north of Lake Ontario
Maps	42
Permitted Uses and Key provisions:	11.2.4.2(e) • High Density Residential 3 areas shall be developed at densities between **100 and 275 units per hectare** similar in kind to **apartments** 11.2.4.2(g) • Development in the High Density Residential 3 area shall **not exceed 14 storeys in height**. 11.3.3.7 • Senior Citizen and Special Needs housing shall be encouraged to locate in Medium and High Density Residential Areas and Mixed Use Areas.
Zones	**2585: R5A**
Notes	**Comparable:** Permits apartments
	No general provisions are provided. Only site specific zone exceptions.

OP Designation	High Density Residential 4 – Lynde Shores Secondary Plan (Schedule G)
Location	One area located west of Gordon Street and north of Lake Ontario
Maps	42
Permitted Uses and Key provisions:	11.2.4.2(f) • High Density Residential 4 areas shall be developed at densities between **75 and 220 units per net hectare** similar in kind to **apartments** 11.2.4.2(g) • Development in the High Density Residential 4 area shall **not exceed 6 storeys in height**. 11.3.3.7 • Senior Citizen and Special Needs housing shall be encouraged to locate in Medium and High Density Residential Areas and Mixed Use Areas.
Zones	**2585: R5A**
Notes	**Comparable:** Permits apartments
	No general provisions are provided. Only site specific zone exceptions.

OP Designation	High Density Residential – Downtown Whitby Secondary Plan (Schedule H)
Location	Surrounding the Commercial and Mixed Use designations of the Downtown Whitby Secondary Plan area
Maps	34/35/38/39
Permitted Uses and Key provisions:	11.3.6.1 • The Residential designations shall permit residential dwellings as well as schools, places of worship, parks, day care centres, cultural and community centres, public utilities, home occupations, nursing homes and homes for the aged 11.3.6.2(c) • The High Density Residential area shall be developed up to a **maximum of 200 units per net hectare**, and may consist of **street townhouse**, **block townhouse**, **stacked townhouse** and **apartment dwelling units**, **converted dwellings** and **boarding and lodging houses**. For lands within this designation that are determined to be within the regulatory flood plain associated with the Pringle Creek, new development will be directed to areas outside of the flood plain in accordance with Town and Conservation Authority requirements. • The unit types listed above are for illustrative purposes and shall not preclude the development of new, innovative housing forms which are similar in nature to those listed for each density category 11.3.6.3 • Public or private parking may be permitted in areas designated as High Density Residential as a temporary use prior to redevelopment. 11.3.6.4 • Wherever possible, a transition in the density and height of development from Commercial, High Density Residential and Mixed Use areas to Low Density Residential areas shall be provided
Zones	**2585: R6-DT**
Notes	**Comparable:** Permits converted dwelling; block townhouse; street townhouse; apartment; stacked dwelling; boarding and lodging house; retirement home
	No density permissions.

OP Designation	High Density Residential 1 – Rossland/Garden Urban Central Area Secondary Plan (Schedule J)
Location	One area located at the south western corner of Dryden Boulevard and Civic Centre Drive.
Maps	31
Permitted Uses and Key provisions:	11.4.6.3 • The High Density Residential 1 area shall be developed at a density between **65 and 110 units per net hectare** allowing for a range of vertically integrated housing types. Within each building site, the higher density apartment forms shall be encouraged to locate closest to the core area. 11.4.6.6 • Nursing homes, day care centres and homes for the aged are permitted in all Residential designations subject to appropriate zoning. Such a use shall be compatible with the residential density category in which it is to be located.
Zones	**1784: R5A***
Notes	**Comparable:** Permits apartment. Permits retirement home and long term care home as encouraged by designation.
	Comparable: Min. density of 65 units per net ha and max. 135 units per net ha for apartment.

OP Designation	High Density Residential 2 – Rossland/Garden Urban Central Area Secondary Plan (Schedule J)
Location	One area located at the north eastern corner of Kenneth Hobbs Avenue and Garden Street
Maps	31
Permitted Uses and Key provisions:	11.4.6.2 • The High Density Residential 2 area shall be developed at densities between **110 and 170 units per net hectare**, allowing for a range of apartments that will not only provide population to support and benefit from adjacent core area activities but also contribute to a more intensive built form in the core area. 11.4.6.6 • Nursing homes, day care centres and homes for the aged are permitted in all Residential designations subject to appropriate zoning. Such a use shall be compatible with the residential density category in which it is to be located.
Zones	**1784: R5A***
Notes	**Comparable:** Permits apartment. Permits retirement home and long term care home as encouraged by designation.
	Comparably Lower: Min. density of 65 units per net ha and max. 135 units per net ha for apartment.

OP Designation	High Density Residential 3 – Rossland/Garden Urban Central Area Secondary Plan (Schedule J)
Location	One area located at the north eastern corner of Brock Street North and Rossland Road
Maps	31
Permitted Uses and Key provisions:	11.4.6.1 • The High Density Residential 3 area shall be developed at densities between **170 and 300 units per net hectare**, to a **maximum building height of 18 storeys**, providing for highest residential densities on the north side of Rossland Road east of Brock Street. 11.4.6.6 • Nursing homes, day care centres and homes for the aged are permitted in all Residential designations subject to appropriate zoning. Such a use shall be compatible with the residential density category in which it is to be located.
Zones	**1784: R5A***
Notes	**Comparable:** Permits apartment. Permits retirement home and long term care home as encouraged by designation.
	Comparably Lower: Max. height of 6 storeys for apartment.
	Comparably Lower: Min. density of 65 units per net ha and max. 135 units per net ha for apartment.

OP Designation	High Density Residential –Brock/Taunton Major Central Area Secondary Plan (Schedule N)
Location	One area located east of Garden Street, north of Taunton Road.
Maps	27
Permitted Uses and Key provisions:	11.8.7.6 • Day care centres, nursing homes and homes for the aged may be permitted in all Residential designations in the Major Central Area subject to an amendment to the Zoning By-law. Such uses shall be compatible with the residential areas in which they are located. Where appropriate, uses generating moderate to high levels of vehicular traffic shall be encouraged to locate adjacent to arterial roads. 11.8.7.7 • Local Commercial Areas, Convenience Commercial Centres and professional, business office and personal service uses permitted in accordance with Sections 4.4.3.1 b) and 4.4.3.1 c) of this Plan, shall be prohibited within the Residential designations of the Major Central Area 11.8.7.3 • The **minimum height for new high density residential shall be 6 storeys** and the **maximum building height shall be 18 storeys**. Buildings that have a height greater than 8 storeys shall generally be located within proximity to Brock Street or Taunton Road. 11.8.7.5 • Development and permitted uses within the High Density Residential designation shall be in accordance with Section 4.4.3.7 of this Plan. 11.8.14.7 • Maximum building heights for individual sites shall be determined through the development approval process. A minimum building height of 2 storeys shall generally be required for all residential, mixed use and, where appropriate, commercial development situated along arterial roads. Building heights shall be restricted to a maximum of 18 storeys for high density residential, commercial and mixed use buildings.
Zones	**1784: R5A***
Notes	**Comparable:** Permits apartment. Permits retirement home and long term care home as encouraged by designation.
	Comparably Lower: Max. height of 6 storeys for apartment.

OP Designation	High Density Residential 2 –Brock/Taunton Major Central Area Secondary Plan (Schedule N)
Location	One area located south of Taunton Road East and east of Brock Street South
Maps	27
Permitted Uses and Key provisions:	11.8.7.6 • Day care centres, nursing homes and homes for the aged may be permitted in all Residential designations in the Major Central Area subject to an amendment to the Zoning By-law. Such uses shall be compatible with the residential areas in which they are located. Where appropriate, uses generating moderate to high levels of vehicular traffic shall be encouraged to locate adjacent to arterial roads. 11.8.7.7 • Local Commercial Areas, Convenience Commercial Centres and professional, business office and personal service uses permitted in accordance with Sections 4.4.3.1 b) and 4.4.3.1 c) of this Plan, shall be prohibited within the Residential designations of the Major Central Area 11.8.7.3 • The **minimum height for new high density residential shall be 6 storeys** and the **maximum building height shall be 18 storeys**. Buildings that have a height greater than 8 storeys shall generally be located within proximity to Brock Street or Taunton Road. 11.8.7.5 • Notwithstanding Section 4.4.3.7 of this Plan, the maximum permitted residential density within the High Density Residential 2 designation **shall not exceed 145 units per net hectare**. 11.8.14.7 • Maximum building heights for individual sites shall be determined through the development approval process. A minimum building height of 2 storeys shall generally be required for all residential, mixed use and, where appropriate, commercial development situated along arterial roads. Building heights shall be restricted to a maximum of 18 storeys for high density residential, commercial and mixed use buildings.
Zones	**1784: R5A***
Notes	**Comparable:** Permits apartment. Permits retirement home and long term care home as encouraged by designation.
	Comparably Lower: Max. height of 6 storeys for apartment.
	Comparable: Min. density of 65 units per net ha and max. 135 units per net ha for apartment.

OP Designation	High Density Residential – Taunton North Community Secondary Plan (Schedule P)
Location	One area located at the north western corner of Taunton Road and Garrard Road
Maps	28
Permitted Uses and Key provisions:	4.4.3.7.1(b) • Townhouses, apartments, and other forms of multiple dwellings shall be permitted with a density range of greater than 65 and up to 135 dwelling units per net hectare 11.10.8.1 • The predominant use of land in areas designated Residential shall be for residential purposes. Additional uses that are compatible with residential uses by their activity, scale and design and which serve the residential area shall also be permitted. These include recreational, institutional, and community uses such as places of worship, community centres, day care centres, nursing homes, branch libraries, schools and parks. Home-based business uses shall be permitted in accordance with the policies of Section 4.4.3.1 d) of this Plan. Business and professional offices and personal service uses may be permitted in accordance with the policies in Section 4.4.3.1 c) of this Plan. Local Commercial Areas and Convenience Commercial Centres shall require an amendment to this Plan. 11.10.8.11.1 • The provisions of Section 4.4.3.6 of this Plan shall apply to all lands that are designated High Density Residential within this Secondary Plan. Development within lands designated High Density Residential may be subject to the requirements of an EIS as identified in Section 11.10.4 of this Plan. If an EIS is required, the exact form and density of development that will be permitted shall be determined through the EIS process and may be lower than the maximum density permitted by this Plan in order to address environmental conditions identified.
Zones	**1784: R5A***
Notes	**Comparable:** Permits apartments, long term care facility and retirement home

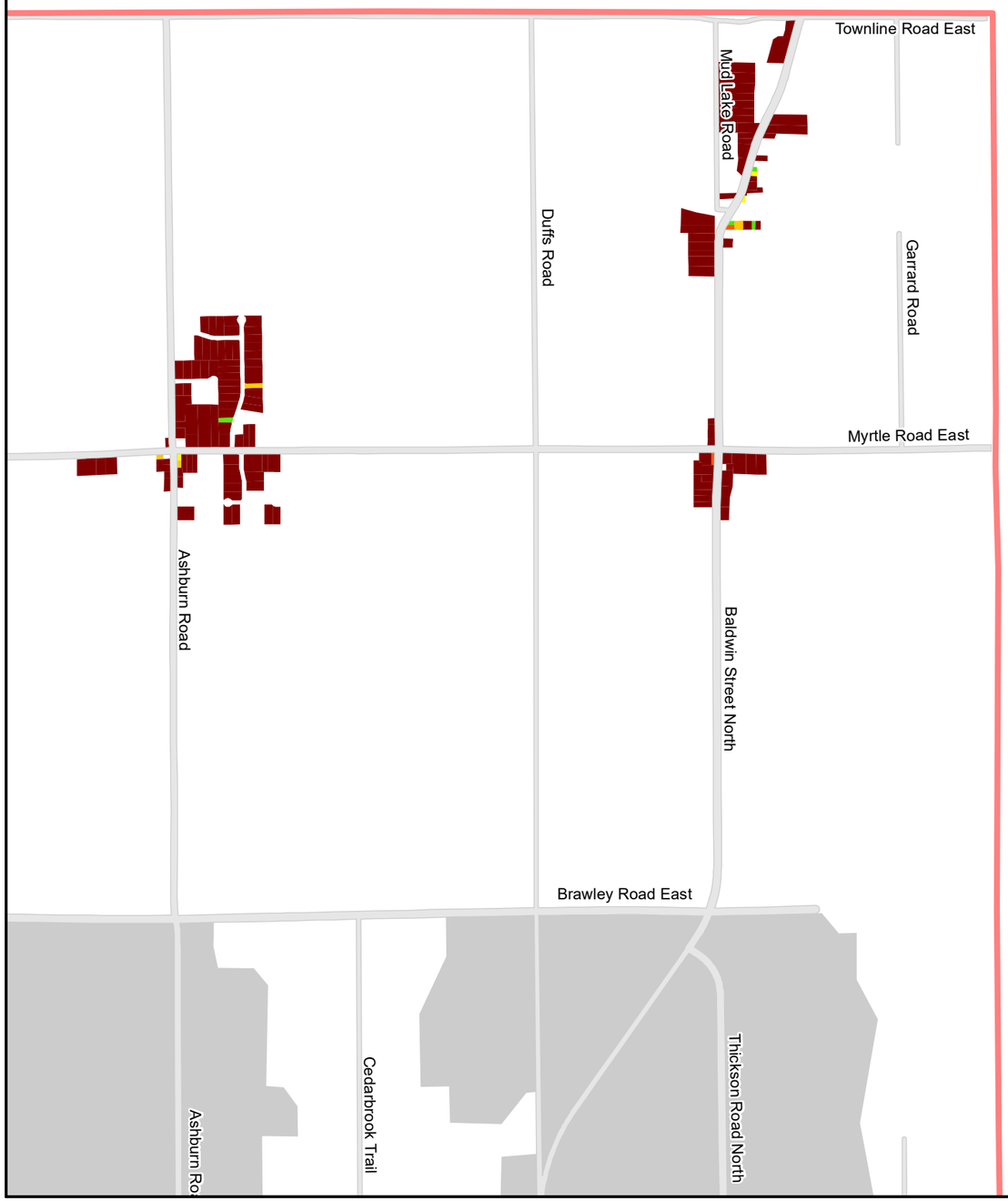
OP Designation	High Density Residential – West Whitby Community Secondary Plan (Schedule V)
Location	• Area located north of Dundas Street • Segments located north and south of Taunton Road
Maps	25, 33, 37
Permitted Uses and Key provisions:	4.4.3.7.1(b) • Townhouses, apartments, and other forms of multiple dwellings shall be permitted with a density range of greater than 65 and up to 135 dwelling units per net hectare 11.12.2.3.1 • The policies of the High Density Residential designation in Section 4.4.3.7 of this Plan apply, except as modified by this section of the Secondary Plan 11.12.2.3.2 • The long term overall density target as established by the Region of Durham Official Plan is 60 residential units per gross hectare and the overall long-term floor space index target is 2.5 within the High Density Residential designations adjacent to Dundas Street and Taunton Road. Sufficient depth for appropriate block development shall be provided along Regional Corridors and applicants shall demonstrate how more intensive development and increased densities can be accommodated over the long term. Given that these targets are to be measured across the entire Regional Corridor where possible, some areas will have higher densities and other areas will have lower densities. In the case of the High Density Residential designation on Dundas Street and Taunton Road, the minimum residential density is 75 units per net hectare and the maximum residential density is 150 units per net hectare, the minimum height is 3 storeys and the maximum height is 12 storeys. Taller buildings should be located adjacent to Taunton Road where possible. 11.12.2.3.3 • Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge. In cases where buildings that have a height of 8 storeys or more are proposed, the upper storeys of a building should be sited on podiums having a minimum height of 3 storeys and a maximum height of 5 storeys, with such podiums being located at or near the street line. In order to break up the mass of the podium along a street edge, the lengths of podium should be minimized.
Zones	**1784: HD**
Notes	**Comparable:** Permits block townhouse, street townhouse, stacked townhouse, back to back townhouse, retirement home, long term care home.
	No density or floor space index permissions

Other Zones	In addition to residential zones, the following non-residential zone is located within the High Density Residential designation: A-10.

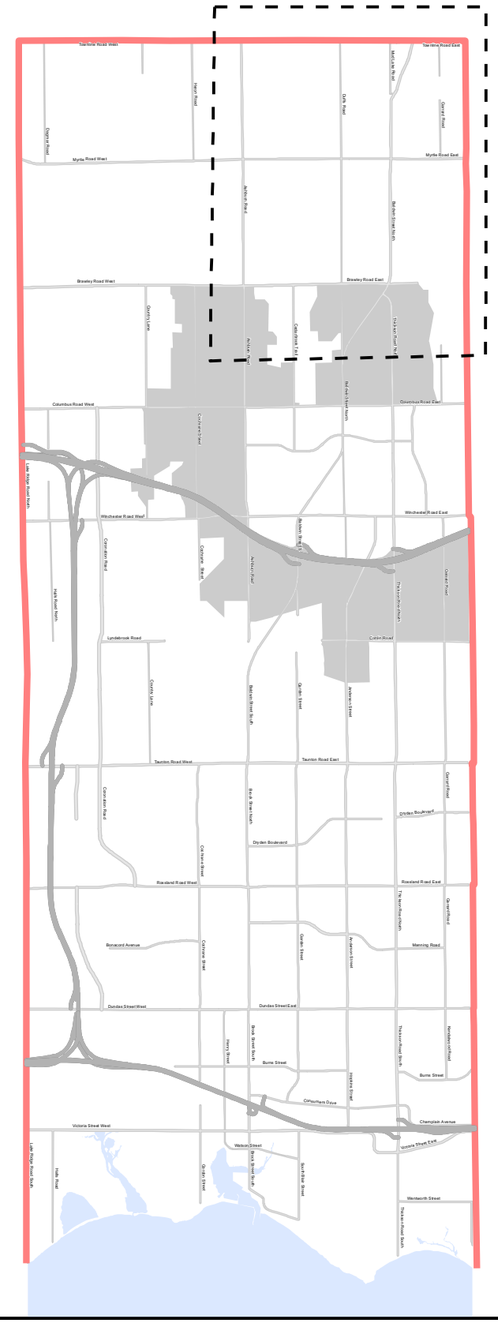
Appendix E: Lot Analysis of Residential Zones



AREA (m2)



Key Map

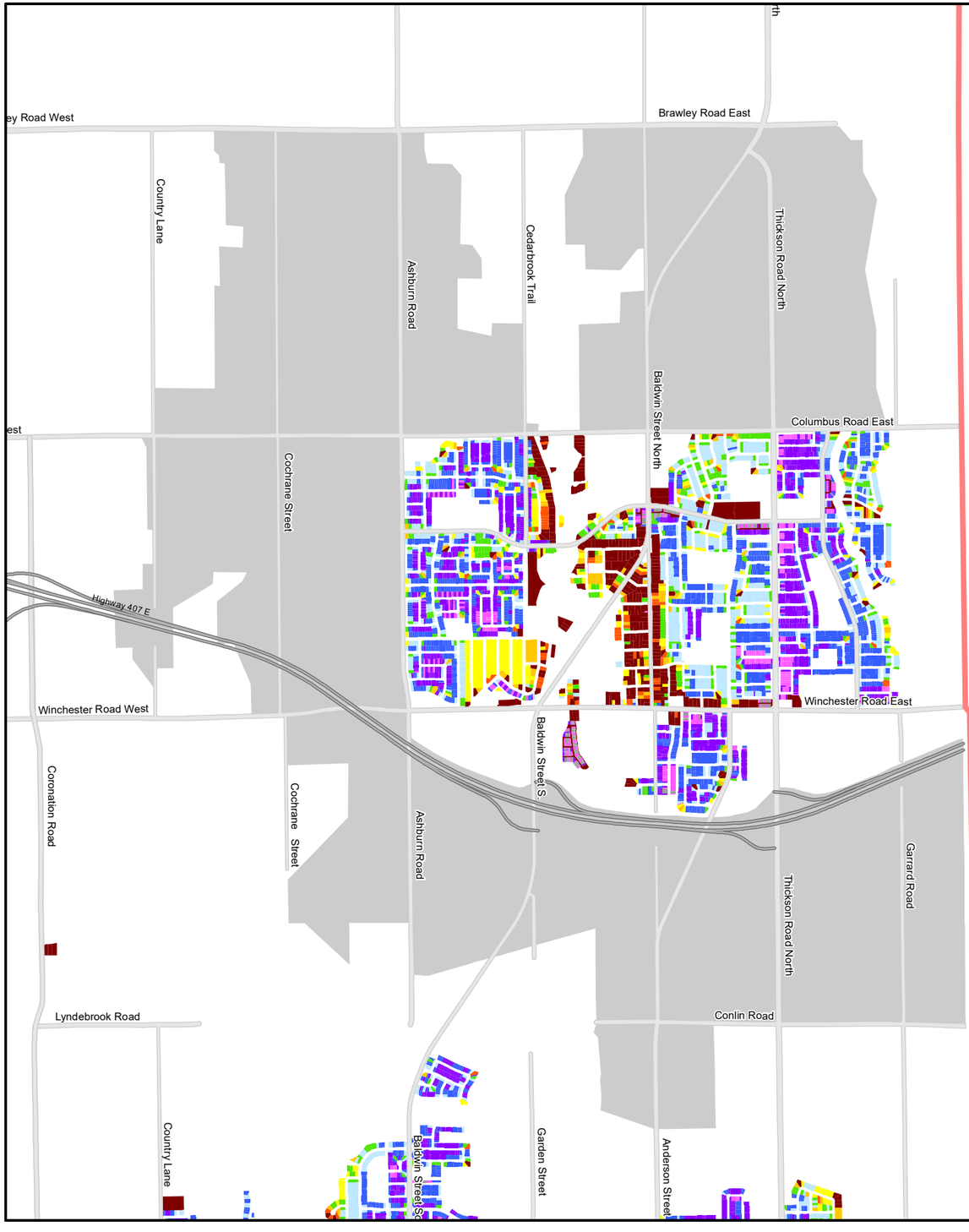


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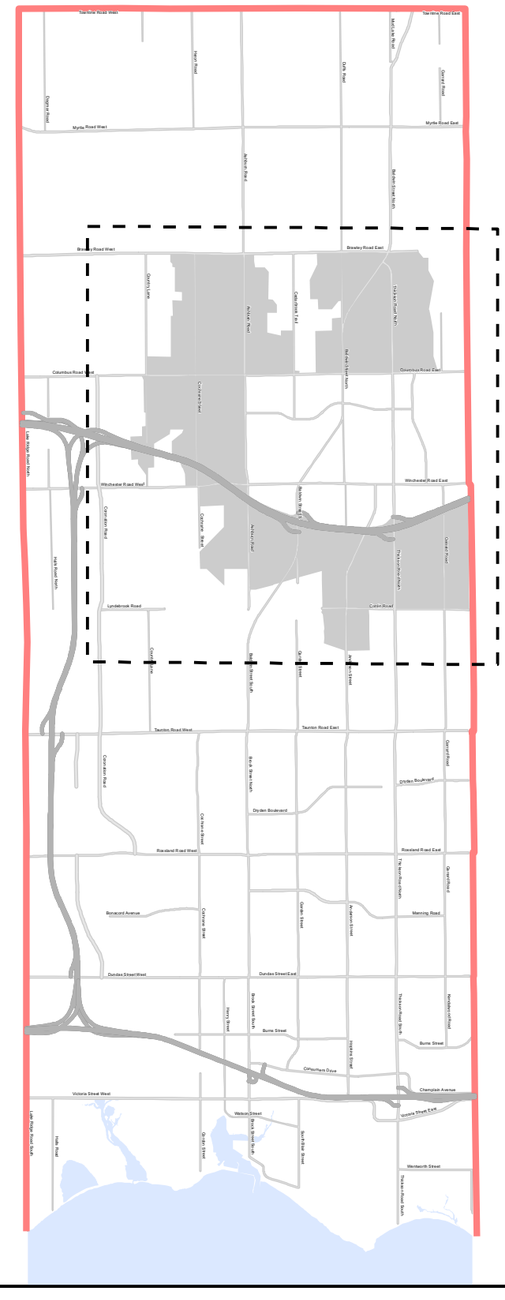
- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

- 0 - 199
- 200 - 299
- 300 - 399
- 400 - 499
- 500 - 599
- 600 - 699
- 700 - 799
- 800 - 899
- 900 - 999
- 999+

AREA (m2)



Key Map

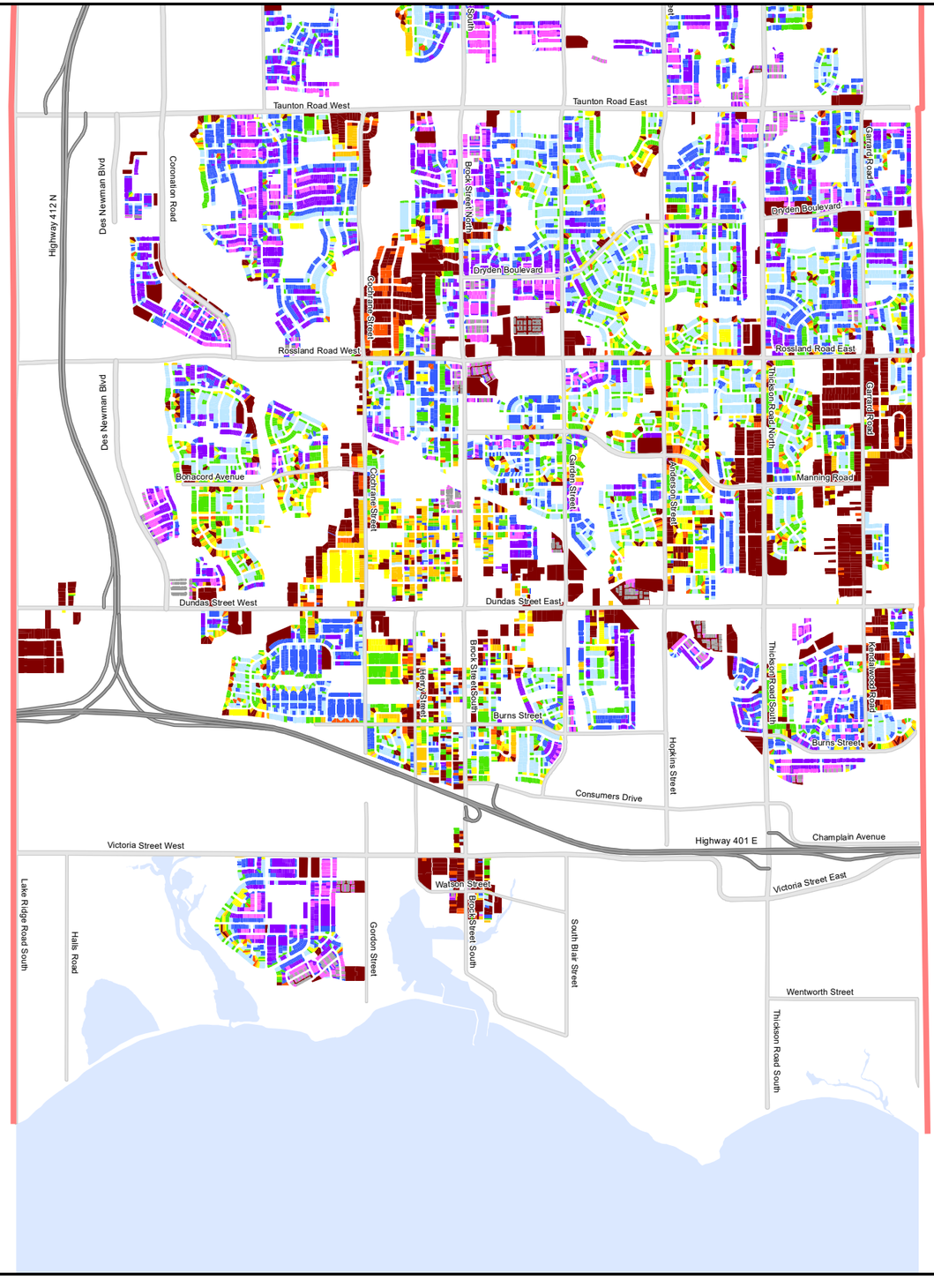


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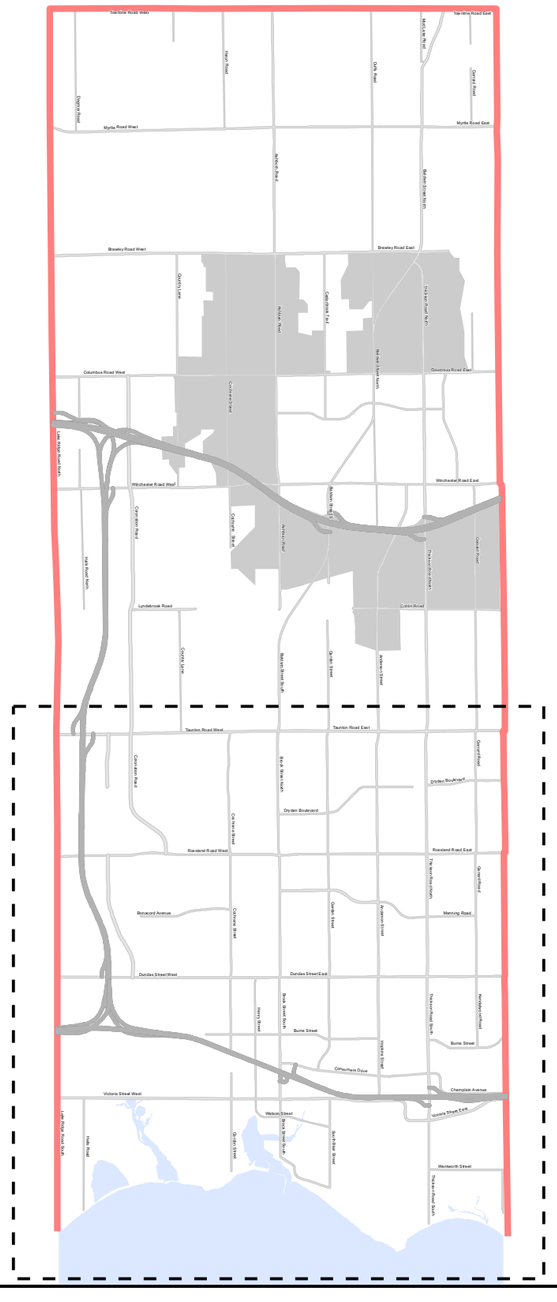
- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

- 0 - 199
- 200 - 299
- 300 - 399
- 400 - 499
- 500 - 599
- 600 - 699
- 700 - 799
- 800 - 899
- 900 - 999
- 999+

AREA (m2)



Key Map

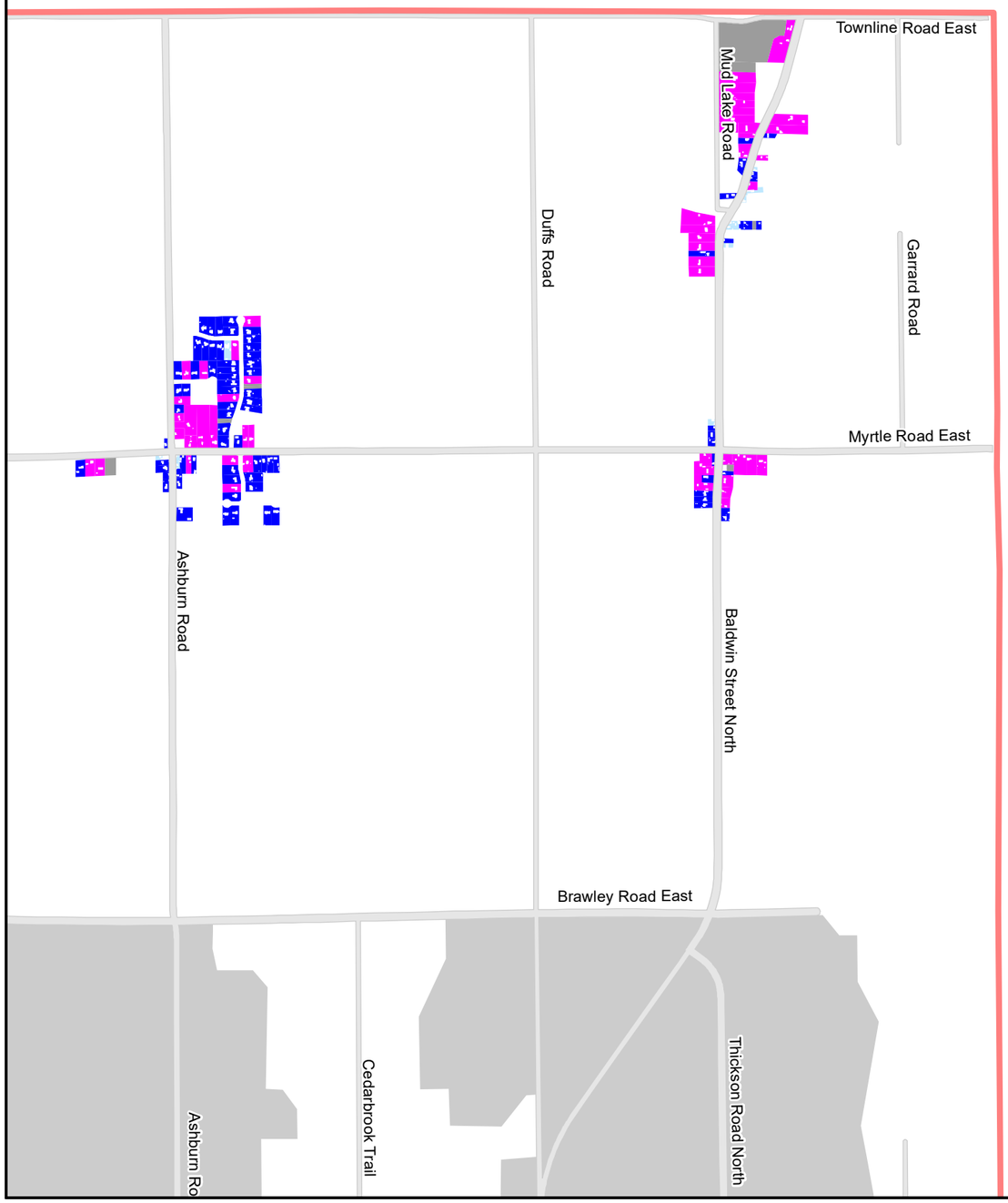


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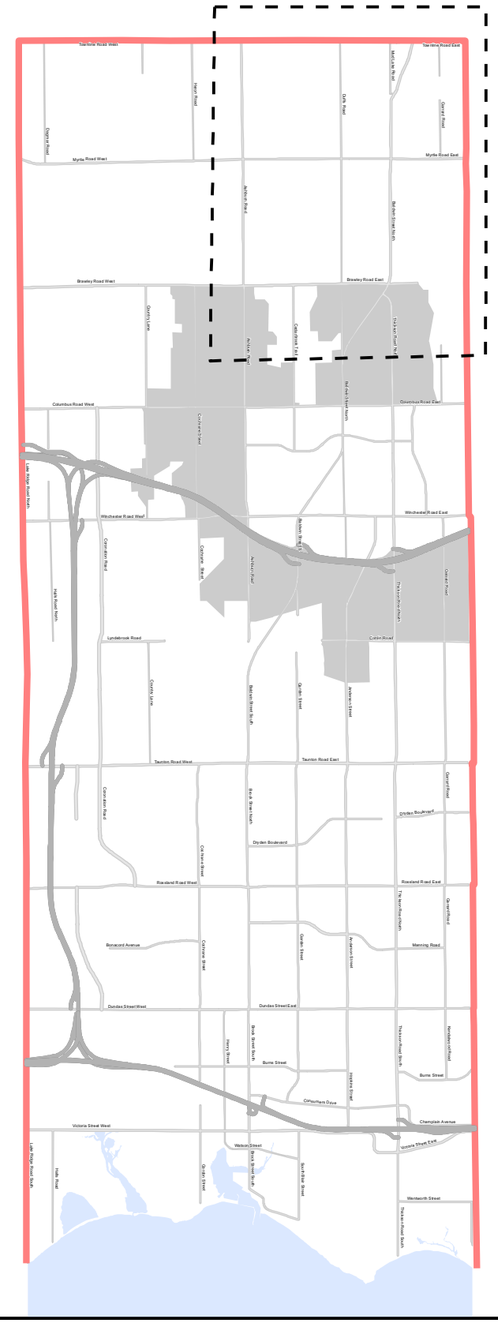
- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area

- 0 - 199
- 200 - 299
- 300 - 399
- 400 - 499
- 500 - 599
- 600 - 699
- 700 - 799
- 800 - 899
- 900 - 999
- 999+

LOT COVERAGE (%)



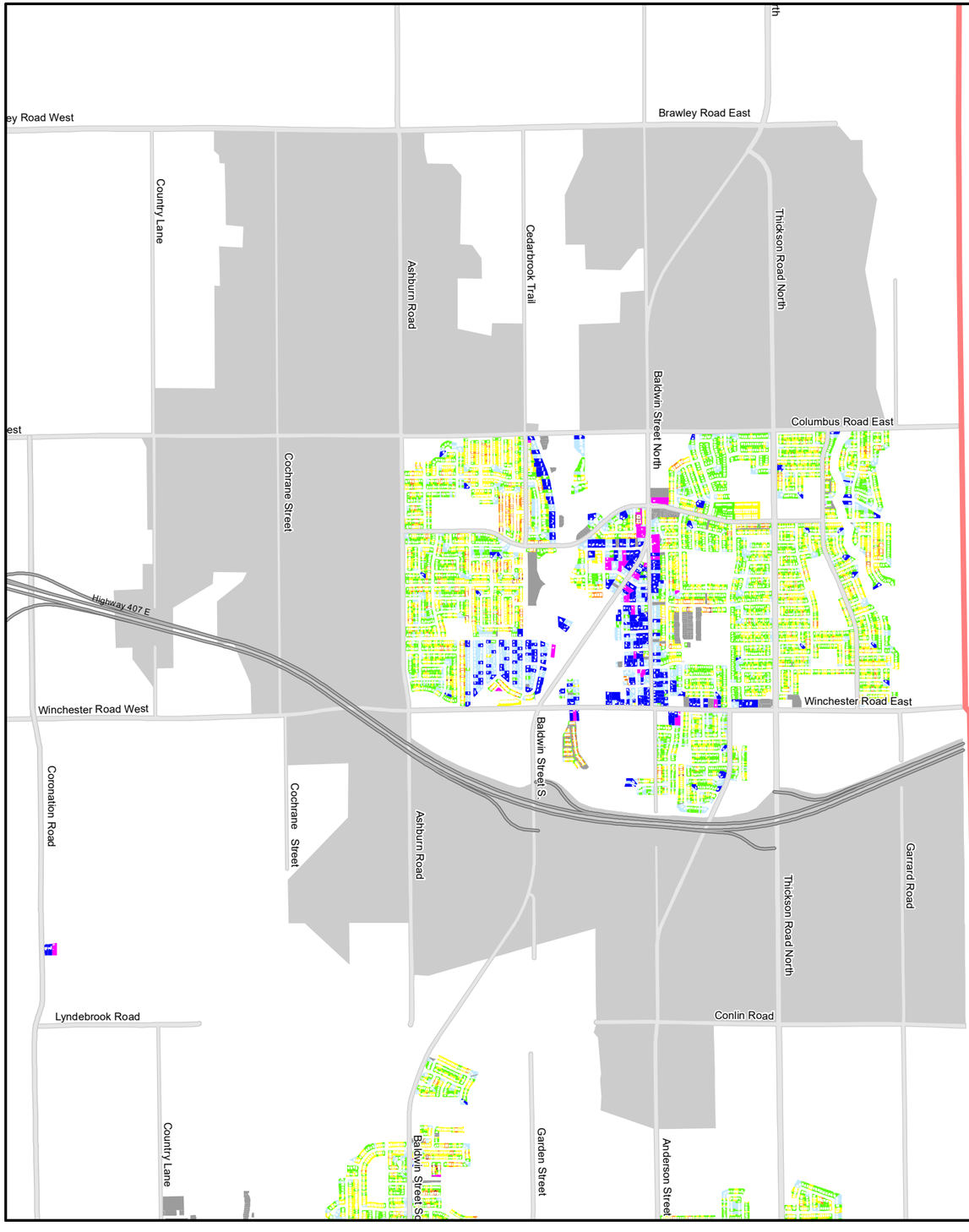
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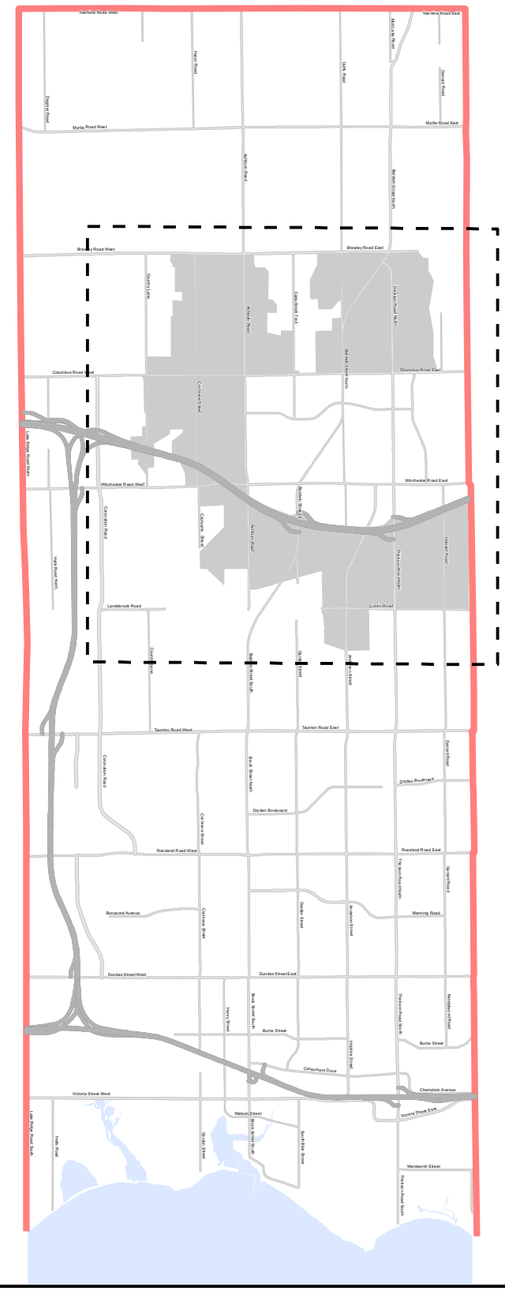
Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- Not Available
- 1% - 9%
- 10% - 19%
- 20% - 29%
- 30% - 39%
- 40% - 49%
- 50% - 59%
- 60% +

LOT COVERAGE (%)



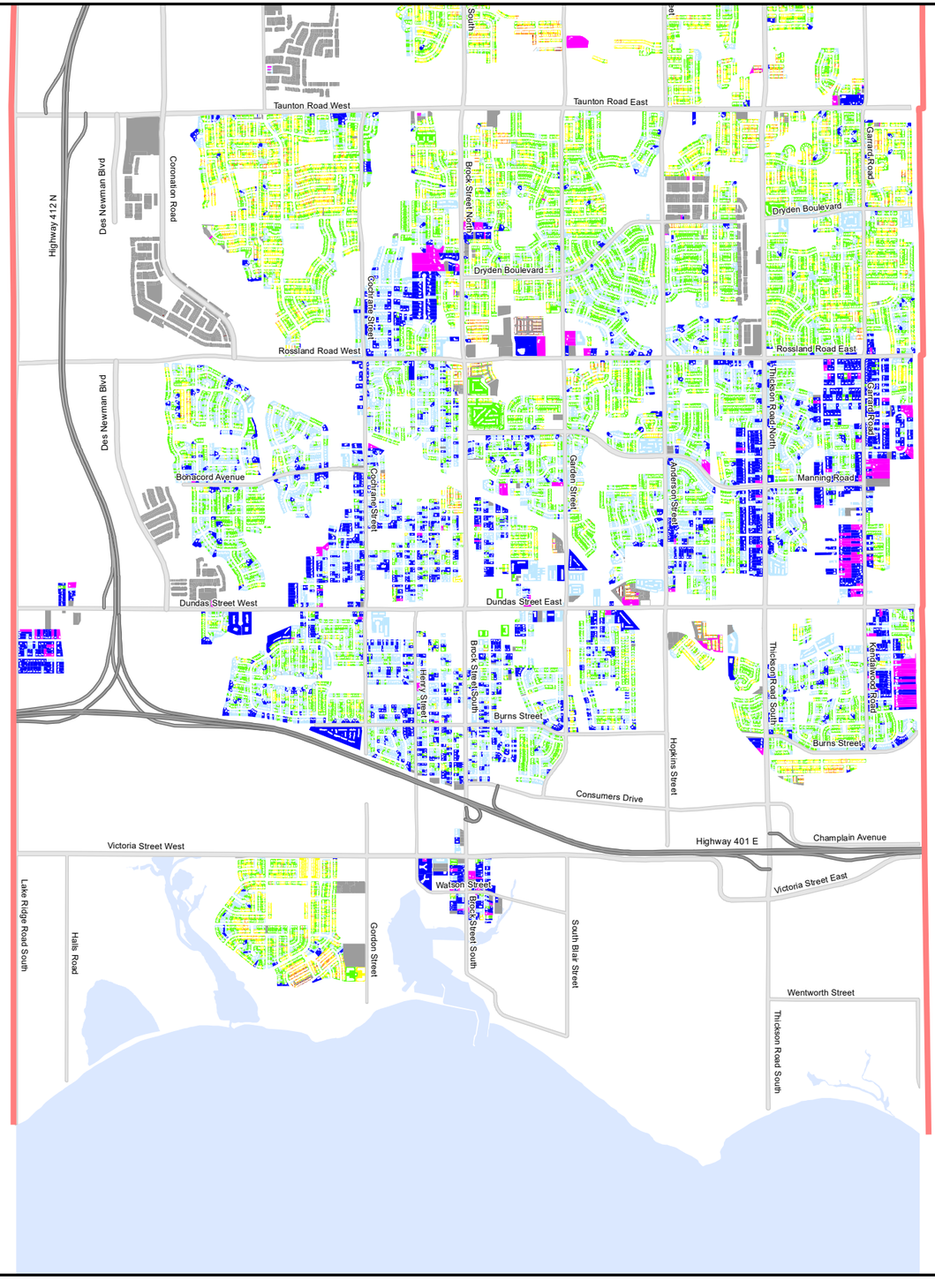
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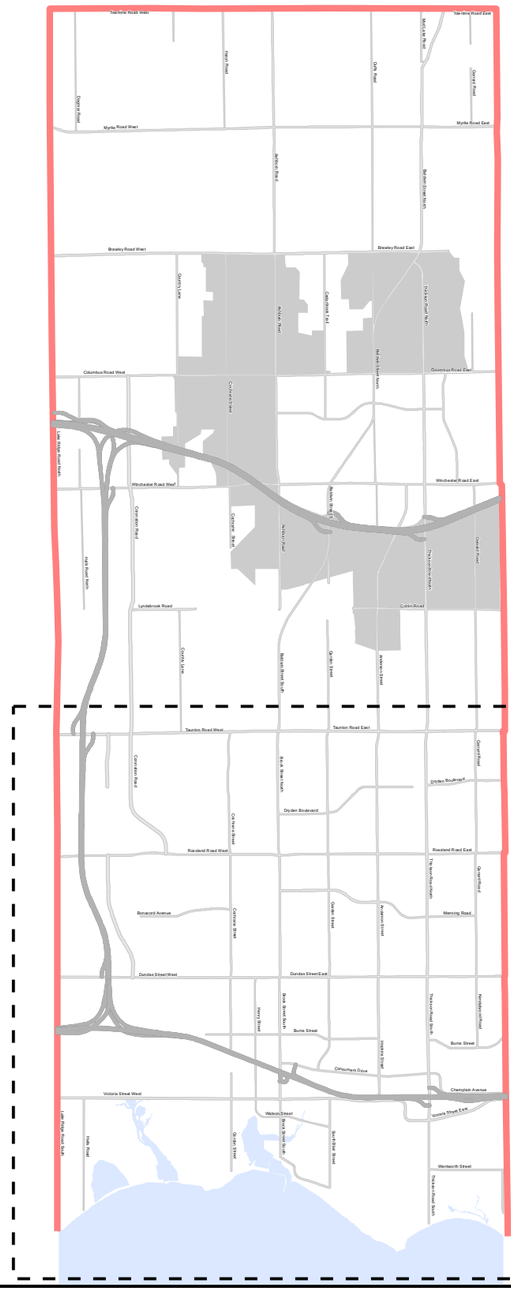
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- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- Not Available
- 1% - 9%
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- 30% - 39%
- 40% - 49%
- 50% - 59%
- 60% +

LOT COVERAGE (%)



Key Map



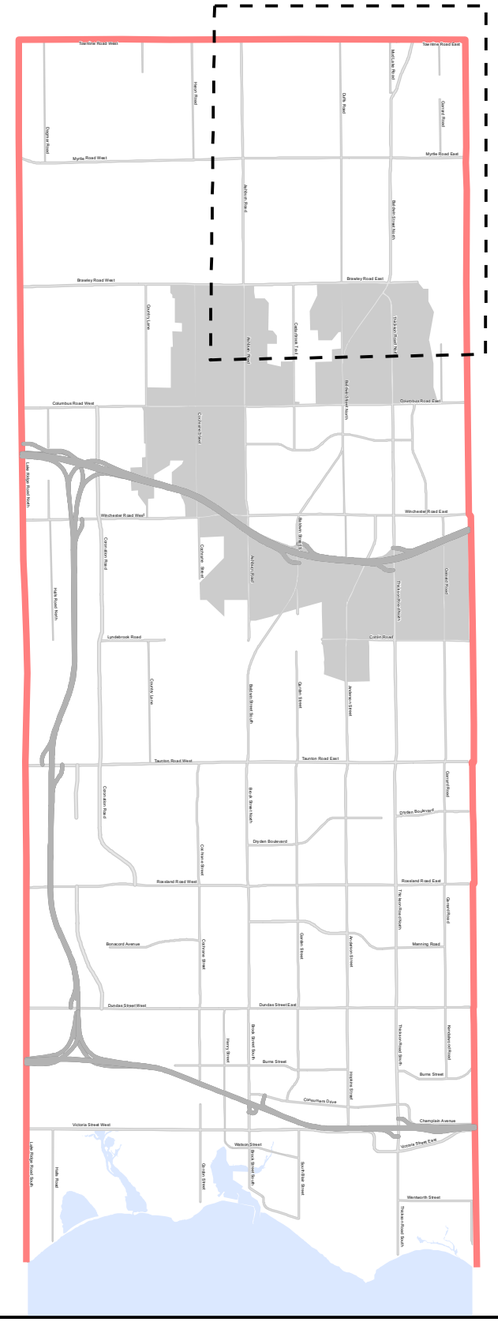
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- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- Not Available
- 1% - 9%
- 10% - 19%
- 20% - 29%
- 30% - 39%
- 40% - 49%
- 50% - 59%
- 60% +

FRONTAGE (m)



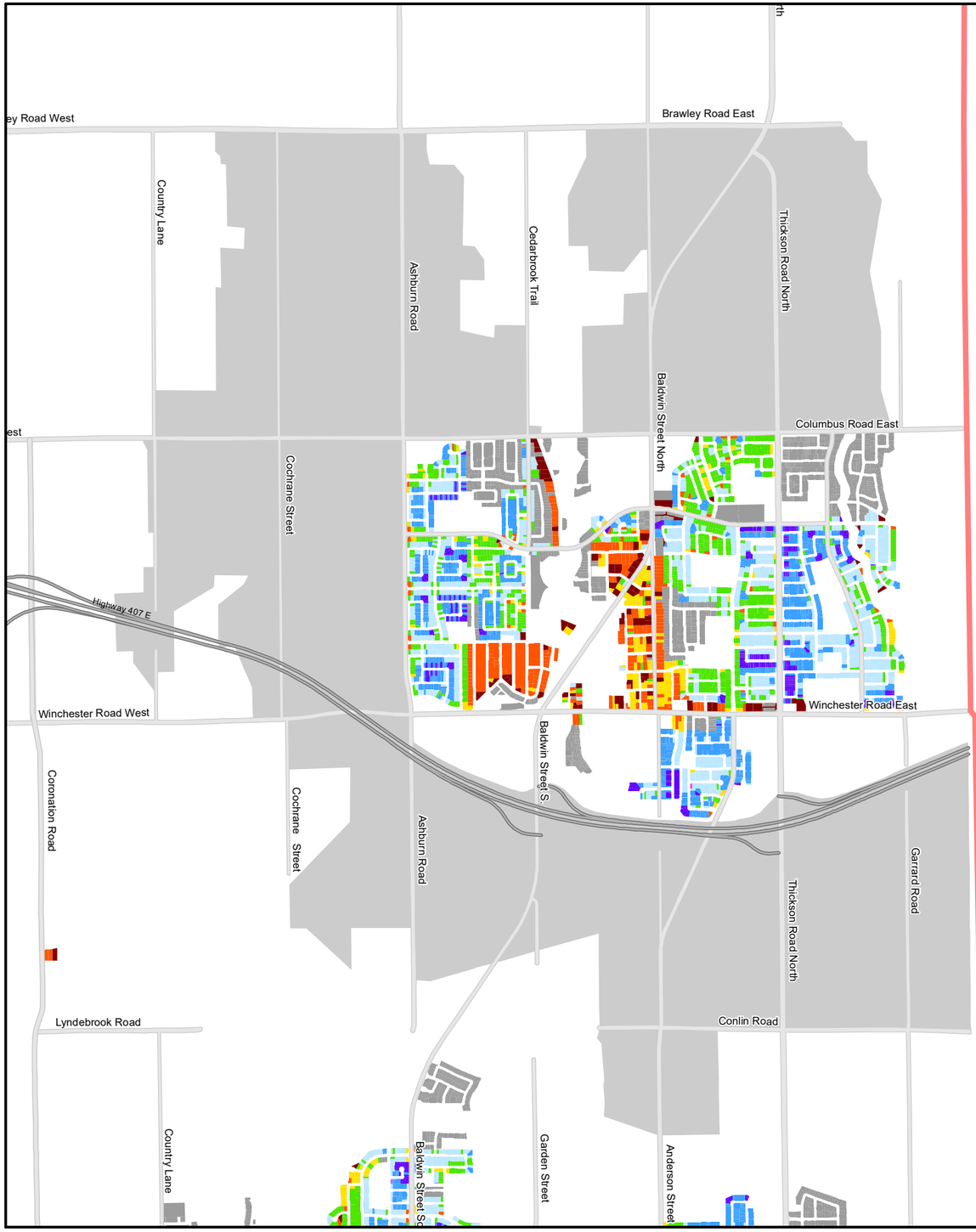
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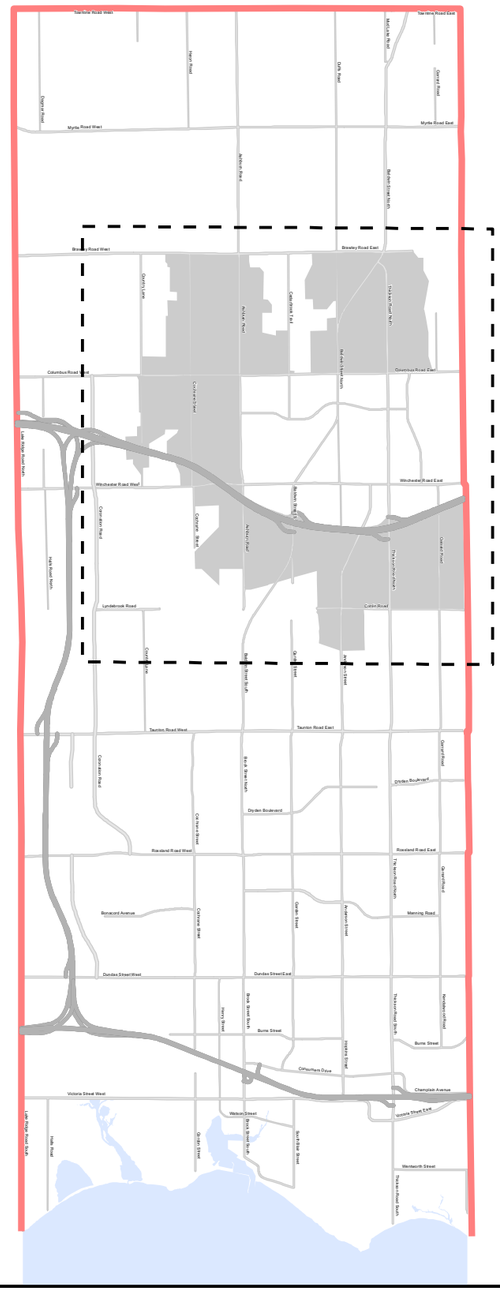
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- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- Not Available
- 0 - 5.99
- 6.00 - 8.99
- 9.00 - 11.99
- 12.00 - 14.99
- 15.00 - 17.99
- 18.00 - 20.99
- 21.00 - 29.99
- 30+

FRONTAGE (m)



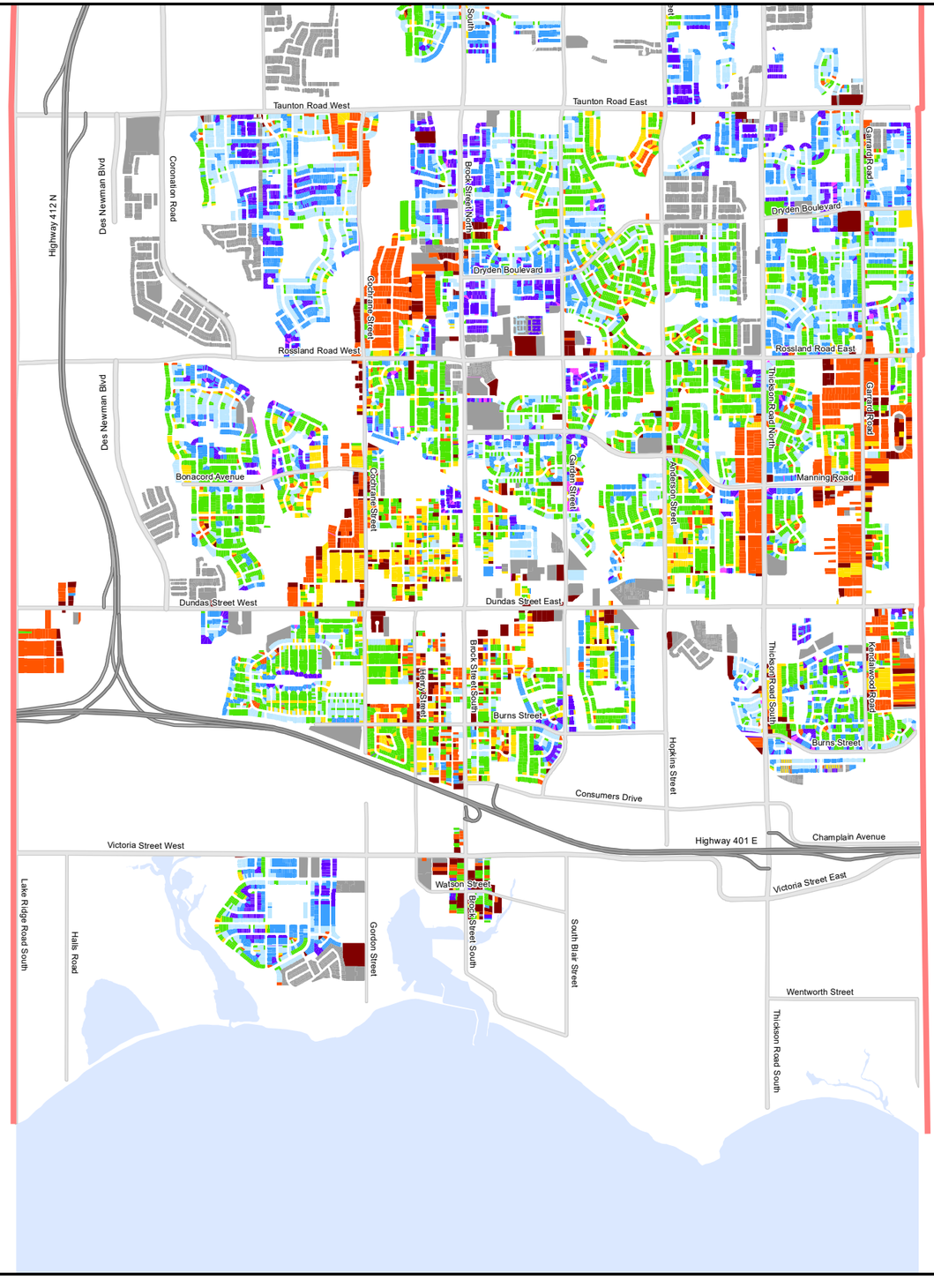
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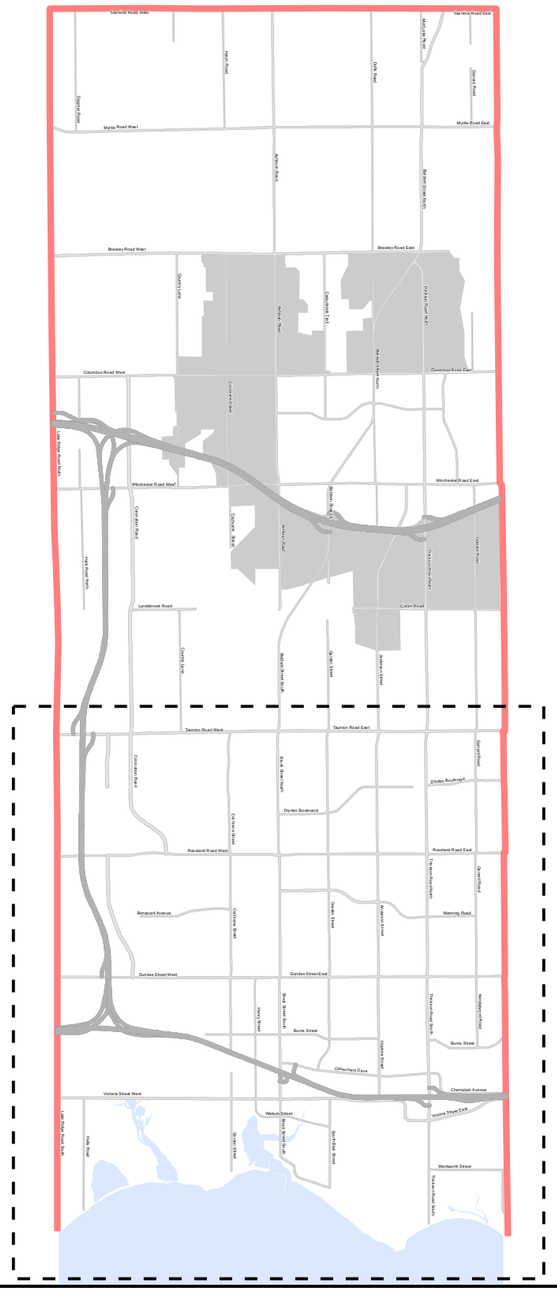
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- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- Not Available
- 0 - 5.99
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- 9.00 - 11.99
- 12.00 - 14.99
- 15.00 - 17.99
- 18.00 - 20.99
- 21.00 - 29.99
- 30+

FRONTAGE (m)



Key Map



Legend

- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- Not Available
- 0 - 5.99
- 6.00 - 8.99
- 9.00 - 11.99
- 12.00 - 14.99
- 15.00 - 17.99
- 18.00 - 20.99
- 21.00 - 29.99
- 30+