



7 Residential 30 (RES 30) Zone (Medium-to-High Density)

The Residential 30 (RES 30) Zone is intended to implement the medium / high density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits low-rise multiple-unit dwellings including triplex, quadruplex, and rowhouse dwellings, apartments, and some institutional uses.

All structures and buildings erected, altered or used in a RES 30 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

7.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Boarding / rooming house
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Hospice
- Hospital
- Place of worship
- School
- Seniors' residence

7.2 Zone Standards

Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling	Other Permitted Uses
a) Minimum Lot Frontage						
i. Interior lot	20.5 m, plus an additional 4.8 m per	33.5 m	22.5 m	22.5 m	30 m	30 m

Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling	Other Permitted Uses
	unit in excess of 3					
a) Minimum Lot Frontage						
ii. Corner lot	20.5 m, plus an additional 10.5 m per unit	33.5 m	30 m	30 m	30 m	30 m
b) Minimum Lot Area	185 m ² per dwelling unit	185 m ² per dwelling unit	700 m ²	700 m ²	930 m ²	930 m ²
c) Minimum Landscaped Area	30%	30%	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30%
d) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m	6 m

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Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling	Other Permitted Uses
g) Minimum Rear Yard	8 m	6 m	8 m	8 m	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%	35%	40%
i) Maximum Building Height	10 m	10 m	10 m	13.5 m	5 storeys up to a maximum of 20 m, subject to the provisions of the Angular Planes Section	13.5 m

7.3 Additional Provisions

7.3.1 Linear Rowhouse Dwellings

1. The minimum side yard setback for additions erected after a severance along an existing common property line between rowhouse units shall be 1.5 m.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.

7.3.2 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.

3. A private outdoor area per unit shall be provided.

7.3.3 Landscaping Requirements for Cluster Rowhouse Dwellings, Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of landscaped area where two or more apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

7.4 Exception Zones

7.4.1 RES 30-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-1	2014/036
Property Location: 331-333 Cumberland Street (Part of Lot 27, South Side of Fourth Street West)		
Standards		
i. Minimum rear yard setback: 5.18 m (17 ft);		
Parking		
ii. Eighteen (18) parking spaces shall be permitted for the construction of a 15-unit, 3-storey apartment building;		
iii. Front yard parking with a reduced landscape strip of 2.74 m (9 ft) shall be permitted.		



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7.4.2 RES 30-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-2	117/90
Property Location: 221-225 Fourth Street West (Part of Lot 23, North Side of Fourth Street West)		
Standards		
<ul style="list-style-type: none"> i. Only one building shall be permitted subject to the following provisions: ii. Maximum number of residential units: 12; iii. Maximum building height: 2 storeys; iv. Lot frontage: 18.3 m. 		
Other		
v. The subject property shall be subject to Site Plan Control.		

7.4.3 RES 30-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-3	2021-071
Property Location: 1335 Reneal Street (Part Lot 9, Concession 2 on Registered Plan 242)		
Standards		
<ul style="list-style-type: none"> i. Minimum side yard: 3.5 m; ii. Stairs and landing projection: 1.8 m, and a setback of 1.5 m; iii. Maximum lot occupancy: 47% 		
Other		
iv. The subject property shall be subject to Site Plan Control.		