Table 1: Land Use - RN Zone vs Consolidated Zones

Table 1: Land Use – RN Zone vs Consolidated Zones LAND USE TYPE					
Regina Zoning Bylaw No. 9250		LA	ND USE ZON	NE	
(The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	RN	R2	R8	DCD-6	DCD-8
Dwelling Unit, Detached (Dwelling Unit) [Building Detached]	P	P	P	P	P
Dwelling Unit, Duplex (Dwelling Unit) [Building Stacked]	Р	P	D		
Dwelling Unit, Planned Group (Planned Group)	D	D	D	D	D
Dwelling Unit, Semi-Detached (Dwelling Unit) [Building Row]	Р	P	D		
Residential Homestay (Service Trade Accommodation Unit)	D	D	D	D	
Secondary Suite (Dwelling Secondary Suite)	P	Р	Р	P	Р
Bed and Breakfast Homestay (Service Trade, Homestay)	D	D	D	D	
Day Care Centre, Adult (Institution Day Care)	D	D	D	D	
Day Care Centre, Child (Institution Day Care)	D	D	D	D	
Residential Business (Residential Business)	P/D	P	P	P	Р
Live/Work Unit (Residential Business)	P/D				
Nursery School (Institution Day Care)	D	D	D	D	
Religious Institution (Assembly Religious)	D	D	D	D	
Supportive Living Home (Dwelling Group Care)	P	P	P	P	Р
Community Garden (Open Space Active)	Р	P	Р	P	Р
Public Use (Public Use General)	Р	P	Р	P	Р
Community Centre (Assembly Community)	D				
(Utility General)	P				

Table 2: Development Standards – RN Zone vs Consolidated Zones

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per	LAND USE ZONE					
unit)	RN	R2	R8	DCD-6	DCD-8	
MINIMUM LOT AREA (m²)						
Building, Detached	284	325	325	325	325	
Building, Row	232	250	250			
Building, Stacked	284	325	325			
MINIMUM FRONTAGE (m)						
Building, Detached	10.36	10.5	10.5	10.5	10.5	
Building, Row	8.5	7.5	7.5			
Building, Stacked	10.36	10.5	10.5			
MINIMUM FRONT YARD SETBACK (m)						
Building	3	6	6	3	3.5	
Garage	6	6	6	6	6	
MINIMUM REAR YARD SETBACK (m)	5	5	5	5	5	
MINIMUM SIDE YARD SETBACK (m)	1.2	1.2	1.2	1.2	1.2	
MAXIMUM SITE COVERAGE (%)						
Building, Detached	50	50	50	50	50	
Building, Row	50	50	50	50	50	
Building, Stacked	50	50	50	50	50	
MAXIMUM BUILDING HEIGHT (m)	11	11	11	11	11	
MAXIMUM FLOOR AREA RATIO	•					
Building, Detached	0.75	0.75	0.75	0.75	0.75	
Building, Row	0.85	0.75	0.75			
Building, Stacked	0.75	0.85	0.85			

Standards presented are for lots without lane access to keep the comparison simple. Separate building types are listed only where the standards vary between types. Side yard setback for corner lots not included in the table for simplicity.

Table 1: Land Use – RU Zone vs Consolidated Zones

LAND USE TYPE									
					LAND	USE ZOI	NE		
Regina Zoning Bylaw No. 9250									
(The Regina Zoning Bylaw No. 2019-19 land use)	RU	R1A	R3	R4	DCD-4	DCD-7	DCD-11	DCD-12	PUD
[The Regina Zoning Bylaw No. 2019-19 building type] Dwelling Unit, Converted									
	ъ			-					
(Dwelling, Unit)	P			D					
[Building Detached], [Building Row], [Building Stacked] Dwelling Unit, Detached									
(Dwelling, Unit)	P	P	P	P	P	P	P	P	P
[Building, Detached]	P	P	Р	P	1	1	1	1	P
Dwelling Unit, Duplex									
(Dwelling, Unit)	P		P	P			P		
[Building, Stacked]	1		•	1			_		
Dwelling Unit, Planned Group									
(Planned Group)	D	D	D	D	D	D	D	D	
Dwelling Unit, Semi-Detached									
(Dwelling, Unit)	P		P	P			P		
[Building, Row]			-						
Dwelling Unit, Townhouse									
(Dwelling, Unit)				D					
[Building, Row]									
Residential Business		_		_				-	_
(Residential Business)	P/D	P	P	P	P	P	P	P	P
Live/Work Unit									
(Residential Business)	P/D								
Residential Homestay									
(Service Trade, Homestay)	D	D	D	D	D	D	D	D	
Secondary Suite									
(Dwelling, Secondary Suite)	P	P	P	P	P	P	P	P	P
Bed and Breakfast Homestay									
	D	D	D	D	D	D	D	D	D
(Service Trade, Homestay) Community Centre									
(Assembly, Community)	D								
Community Garden									
(Open Space, Active)	P	P	P	P	P	P	P	P	P
Day Care Centre, Adult					_	_	_	_	
(Institution, Day Care)	D	D	D	D	D	D	D	D	D
Day Care Centre, Child									
(Institution, Day Care)	D	D	D	D	D	D	D	D	D
Nursery School									
(Institution, Day Care)	D	D	D	D	D	D	D	D	D
Public Use	Р	P	P	Р	P	Р	P	P	Р
(Public Use, General)	Р	Р	Р	Р	r	r	r	Г	ľ
Religious Institution	D	D	D	D	D	D	D	D	
(Assembly, Religious)								-	
Supportive Living Home (Dwelling, Group Care)	P	P	P	P	P	P	P	P	P
(Utility, General)	P								
(Assembly, Recreation)	D								

Table 2: Development Standards – RU Zone vs Consolidated Zones

Table 2: Development S	tanua	arus –	·KU	Zone	vs Conso	nuateu Zo	ones		
DEVELOPMENT STANDARD					LAN	D USE ZON	E		
(Per lot except for Semi- detached where standards are per unit)	RU	R1A	R3	R4	DCD-4	DCD-7	DCD-11	DCD-12	PUD
MINIMUM LOT AREA (m ²)	233	250	250	250	245	280	250	280	240
MINIMUM FRONTAGE (m)	8.5	7.5	7.5	7.5	11.6	9.75	7.5	8.5	9.0
MINIMUM FRONT YARD SETBA	ACK (m)	T	ı					ı	
(O.T. D. 111)					From property line: 3.0	From property line: 3.0	From property line: 3.0	From property line: 3.0	
(1) To Building	4.5	6.0	6.0	6.0	From back of walk/curb: 6.0	From back of walk/curb: 6.0	From back of walk/curb: 6.0	From back of walk/curb: 6.0	5.5
(2) To Garage	6.0	6.0	6.0	60	From property line: 3.0	From property line: 3.0	From property line: 3.0	From property line: 3.0	5.5
(2) To Garage	6.0	6.0	0.0	6.0	From back of walk/curb: 6.0	From back of walk/curb: 6.0	From back of walk/curb: 6.0	From back of walk/curb: 6.0	5.5
MINIMUM REAR YARD SETBACK (m)	5.0	5.0	5.0	5.0	4.5	4.5	5.0	4.8	5.0
MINIMUM SIDE YARD SETBAC									
(1) Where lot frontage is less that			1			I			ı
(a) Single side yard	0.45	0.45	0.45	0.45	0.9	0.9	0.45	0.45	1.2
(b) Total side yard	1.2	1.2	1.2	1.2	1.8	1.8	1.2	1.2	2.4
(2) Where lot frontage is more the	han 10 i	netres		U					
(a) Single side yard	1.2	1.2	1.2	1.2	0.9	0.9	1.2	1.2	1.2
(b) Total side yard	2.4	2.4	2.4	2.4	1.8	1.8	2.4	2.4	2.4
MAXIMUM SITE COVERAGE (%)	L	ı						ı
Building, Detached	50	50	50	50	50	60	50	55	50
Building, Stacked	50	50	50	50	N/A	60	50	55	50
Building, Row	60	50	50	50	N/A	60	50	55	50
MAXIMUM BUILDING HEIGHT (m)	11	11	11	11	11	11	11	11	11
MAXIMUM FLOOR AREA RATIO Note:	0.85	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75

Note:
Standards presented are for lots without lane access to keep the comparison simple.
Separate building types are listed only where the standards vary between types.
Side yard setback for corner lots not included in the table for simplicity.

Table 1: Land Use – RL Zone vs Consolidated Zones						
LAND USE TYPE Regina Zoning Bylaw No. 9250	LAND USE ZONE					
(The Regina Zoning Bylaw No. 2019-19 land use)	RL	R4	R4A	R5		
[The Regina Zoning Bylaw No. 2019-19 building type] Apartment Dwelling Unit	KL	K4	N4A	K3		
	D/D					
(Dwelling, Unit)	P/D					
[Building, Stacked] Apartment, Low Rise						
(Dwelling, Unit)	P/D		D			
[Building, Stacked]			_			
Apartment, High Rise						
(Dwelling, Unit)	P/D					
[Building, Stacked]						
Apartment, Assisted Living - Low Rise						
(Dwelling, Assisted Living)	P		D	D		
[Building, Stacked]						
Apartment, Assisted Living – High Rise						
(Dwelling, Assisted Living)	P					
[Building, Stacked]						
Dwelling Unit	P					
(Dwelling, Unit) Dwelling Unit, Converted						
(Dwelling, Unit)	P	D	D			
[Building Detached], [Building Row], [Building Stacked]						
Dwelling Unit, Detached	P					
(Dwelling, Unit)	(in a Planned	P	P	D		
[Building, Detached]	Group)					
Dwelling Unit, Duplex	P					
(Dwelling, Unit)	(in a Planned Group)	P	P	P		
[Building, Stacked]	Gloup)					
Dwelling Unit, Fourplex	D/D		D.	D.		
(Dwelling, Unit)	P/D		Р	Р		
[Building, Stacked] Dwelling Unit, Planned Group						
(Planned Group)	D	D	D	D		
Dwelling Unit, Semi-Detached	P					
(Dwelling, Unit)	(in a Planned	P	P	P		
[Building, Row]	Group)					
Dwelling Unit, Townhouse						
(Dwelling, Unit)	P	D	D	P		
[Building, Row]						
Dwelling Unit, Triplex						
(Dwelling, Unit)	P/D		P	P		
[Building, Stacked]						
Residential Business (Residential Business)	P/D	P	P	P		
	-,-	_		_		
Residential Homestay	D	D	D	D		
(Service Trade, Homestay) Secondary Suite						
(Dwelling, Secondary Suite)	P	P	P	P		
Bed and Breakfast Homestay						
(Service Trade, Homestay)	D	D	D	D		

Community Centre	D					
(Assembly, Community)	D					
Community Garden	P	P	P	P		
(Open Space, Active)]				

LAND USE TYPE Regina Zoning Bylaw No. 9250	LAND USE ZONE				
(The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	RL	R4	R4A	R5	
Day Care Centre, Adult (Institution, Day Care)	D	D	D	D	
Day Care Centre, Child (Institution, Day Care)	D	D	D	D	
Individual and Family Social Service Home (Dwelling, Group Care)	Р	D	D		
Live/Work Unit (Live/Work Unit)	D			D	
Nursery School (Institution, Day Care)	D	D	D	D	
Public Use (Public Use, General)	P	P	P	P	
Religious Institution (Assembly, Religious)	D	D	D	D	
Supportive Living Home (Dwelling, Group Care)	P	P	P	P	
(Assembly, Recreation)	D				
(Utility, General)	P				

Table 2: Development Standards – RL Zone vs Consolidated Zone

DEVELOPMENT STANDARD	LAND USE ZONE						
(Per lot except for Semi-detached where standards	RL	R4	R4A	R5			
are per unit) MINIMUM LOT AREA (m²)	KL	N4	N4A	K3			
Building, Detached	233	250	250	250			
Building, Stacked	233	N/A	500	500			
Building, Row	233	120 (per unit)	120 (per unit)	250			
MINIMUM FRONTAGE (m)		•	•				
Building, Detached	8.5	7.5	7.5	7.5			
Building, Stacked	8.5	N/A	15	15			
Building, Row MINIMUM FRONT YARD SETBACK (m)	N/A	4.0 (per unit)	4.0 (per unit)	4.0 (per unit)			
(1) To non-garage portion of building							
(a) Where a landscaped boulevard exists	2.0	6.0	6.0	6.0			
between the curb and the sidewalk	3.0	6.0	6.0	6.0			
(b) Where no landscaped boulevard exists	4.5	6.0	6.0	6.0			
between the curb and the public sidewalk							
(2) To Garage	6.0	6.0	6.0	6.0			
MINIMUM REAR YARD SETBACK (m) MINIMUM SIDE YARD SETBACK FOR INTERIOR	5.0	5.0	5.0	5.0			
(1) Where lot frontage is less than 10 metres	LOIS (III)						
(a) Single side yard							
Building, Detached	0.45	0.45	0.45	0.45			
Building, Stacked	N/A	N/A	N/A	N/A			
Building, Row	1.2 for End Units; 0						
	for interior units	1.2	0.45	0.45			
(b) Total side yard Building, Detached	1.2	1.2	1.2	1.2			
Building, Stacked	N/A	N/A	N/A	N/A			
	1.2 for End Units; 0	IV/A	11/71	IV/A			
Building, Row	for interior units	1.2	1.2	1.2			
(2) Where lot frontage is 10 metres or more							
Building, Detached							
(a) portions of the building or structure up	N/A	1.2	1.2	1.2			
to 11 metres in height	- "						
(b) portions of the building or structure	N/A	N/A	N/A	N/A			
over 11 metres							
Building, Stacked							
(a) portions of the building or structure up to 11 metres in height	1.2	N/A	2.75	2.75			
(b) portions of the building or structure							
over 11 metres but up to 15 metres in	3.25	N/A	3.75	3.75			
height	3.23	11/74	3.73	5.75			
(c) portions of the building or structure							
over 15 metres but up to 20 metres in	5.0	N/A	N/A	N/A			
height		- "	- "	- "			
Building, Row							
(a) portions of the building or structure up	1.2 for End Units; 0	1.2 for End Units; 0	1.2 for End Units; 0	1.2 for End Units; 0			
to 11 metres in height	for interior units	for interior units	for interior units	for interior units			
(b) portions of the building or structure	N/A	N/A	N/A	N/A			
over 11 metres	N/A	IN/A	1 \ / <i>A</i>	N/A			
MAXIMUM SITE COVERAGE (%)	1						
Building, Detached	60	50	50	50			
Building, Stacked	60 60	50 50	50 50	50 50			
Building, Row MAXIMUM BUILDING HEIGHT (m)	00	50	50	JU			
Building, Detached	11	11	11	11			
Building, Stacked	20	11	13	11			
	11	11	11	11			
Building, Row							
MAXIMUM FLOOR AREA RATIO		0.5		0 = :			
MAXIMUM FLOOR AREA RATIO Building, Detached	0.75	0.75	0.75	0.75			
MAXIMUM FLOOR AREA RATIO		0.75 3.0 0.85	0.75 3.0 0.85	0.75 3.0 0.85			

Standards presented are for lots without lane access to keep the comparison simple. Separate building types are listed only where the standards vary between types. Side yard setback for corner lots not included in the table for simplicity.

Table 1: Land Use – RH Zone vs Consolidated Zone

Γable 1: Land Use – RH Zone vs Consolidate LAND USE TYPE	LAND USE ZONE				
Regina Zoning Bylaw No. 9250	2.1. 2 002 201 12				
(The Regina Zoning Bylaw No. 2019-19 land use)	RH	R6			
[The Regina Zoning Bylaw No. 2019-19 building type]	KII	KU			
Apartment Dwelling Unit					
(Dwelling, Unit)	P/D	D			
[Building, Stacked]					
Apartment, Low Rise					
(Dwelling, Unit)	P/D	P			
[Building, Stacked]					
Apartment, High Rise					
(Dwelling, Unit)	P/D	D			
[Building, Stacked]					
Apartment, Assisted Living - Low Rise					
(Dwelling, Assisted Living)	P/D	P			
[Building, Stacked]					
Apartment, Assisted Living - High Rise					
(Dwelling, Assisted Living)	P/D	D			
[Building, Stacked]					
Dwelling Unit	Р				
(Dwelling, Unit)	1				
Dwelling Unit, Detached					
(Dwelling, Unit)		D			
[Building, Detached]					
Dwelling Unit, Duplex					
(Dwelling, Unit)		D			
[Building, Stacked]					
Dwelling Unit, Fourplex					
(Dwelling, Unit)	P/D	P			
[Building, Stacked]					
Dwelling Unit, Planned Group	D	D			
(Planned Group)	D	D			
Dwelling Unit, Semi-Detached					
(Dwelling, Unit)		D			
[Building, Row]					
Dwelling Unit, Townhouse					
(Dwelling, Unit)	P	P			
[Building, Row]					
Dwelling Unit, Triplex					
(Dwelling, Unit)	P/D	P			
[Building, Stacked]					
Residential Business	P/D	P			
(Residential Business)	P/D	r			
Residential Homestay	D	D			
(Service Trade, Homestay)	D	υ 			
Secondary Suite	P	P			
(Dwelling, Secondary Suite)	Г	Г			
Bed and Breakfast Homestay					
(Service Trade, Homestay)	D	D			
Community Centre	F				
(Assembly, Community)	D				
Community Garden	D.	D.			
(Open Space, Active)	P	P			
Day Care Centre, Adult					
(Institution, Day Care)	D	D			
Day Care Centre, Child					
(Institution, Day Care)	D	D			
Individual and Family Social Service Home					
	P	D			

LAND USE TYPE	LAND USE ZONE			
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	RH	R6		
Live/Work Unit (Live/Work Unit)	D			
Nursery School (Institution, Day Care)	D	D		
Public Use (Public Use, General)	Р	Р		
Religious Institution (Assembly, Religious)	D	D		
Supportive Living Home (Dwelling, Group Care)	P	P		
(Assembly, Recreation)	D			
(Utility, General)	P			

Table 2: Development Standards – RH Zone vs Consolidated Zone

DEVELOPMENT STANDARD	LAND USE ZONE			
(Per lot except for Semi-detached where standards are per unit)	RH	R6		
MINIMUM LOT AREA (m²)				
Building, Detached	233	325		
Building, Stacked	400	500		
Building, Row	233	120 (per unit)		
MINIMUM FRONTAGE (m)				
Building, Detached	8.5	10.5		
Building, Stacked	14.6	15.0		
Building, Row	8.5	10.5		
MINIMUM FRONT YARD SETBACK (m)				
(1) To non-garage portion of building				
(a) Where a landscaped boulevard exists between the curb and the sidewalk	3.0 (4.5 for Building, Stacked)	6.0		
(b) Where no landscaped boulevard exists between the curb and the public sidewalk	4.5	6.0		
(2) To Garage	6.0	6.0		
MINIMUM REAR YARD SETBACK (m)	5.0	5.0		
MINIMUM SIDE YARD SETBACK (III) MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (III)	5.0	3.0		
(1) Where lot frontage is less than 10 metres				
(a) Single side yard Building, Detached	0.45	0.45		
	0.45 N/A	0.45 2.5		
Building, Stacked	1.2 for end unit: 0 for			
Building, Row	interior unit	1.2 for end unit; 0 for interior lot		
(b) Total side yard		T		
Building, Detached	1.2	1.2		
Building, Stacked	N/A	2.5		
Building, Row	1.2 for end unit; 0 for interior unit	1.2 for end unit; 0 for interior lot		
(2) Where lot frontage is 10 metres or more				
Building, Detached				
(a) portions of the building or structure up to 11 metres in height	1.2	1.2		
(b) portions of the building or structure over 11 metres	N/A	N/A		
Building, Stacked				
(a) portions of the building or structure up to 11 metres in height	1.2	2.75		
(b) portions of the building or structure over 11 metres but up to 15	1.2	2.73		
metres in height	3.25	3.75		
(c) portions of the building or structure over 15 metres but up to 20 metres in height	5.0	5.0		
Building, Row		1		
	1.2 for and: 0.f	1.2 for 1 '4- 0.5		
(a) portions of the building or structure up to 11 metres in height	1.2 for end unit; 0 for	1.2 for end unit; 0 for		
1 1 1	interior lot	interior lot		
(b) portions of the building or structure over 11 metres	N/A	N/A		
MAXIMUM LOT COVERAGE (%)	60	50		
MAXIMUM BUILDING HEIGHT (m)	1.5	- 44		
Building, Detached	11	11		
Building, Stacked	20	20		
Building, Row	11	11		
MAXIMUM FLOOR AREA RATIO				
Building, Detached	0.75	0.75		
Building, Stacked	3.0	3.0		
Building, Row	0.85	0.85		
Note: Standards presented are for lots without lane access to keep the comparison simple. Separate building types are listed only where the standards vary between types. Side yard setback for corner lots not included in the table for simplicity.				

Table 1: Land Use - RMH Zone vs Consolidated Zone

Cable 1: Land Use – RMH Zone vs Consoli LAND USE TYPE	LAND USE ZONE				
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	RMH	R7			
Dwelling Unit, Mobile Home (Dwelling Unit) [Building, Manufactured Home]	P	P			
Residential Business (Residential Business)	P/D	Р			
Live/Work Unit (Residential Business)	P/D				
Residential Homestay (Service Trade, Homestay)	D	D			
Bed and Breakfast Homestay (Service Trade, Homestay)	D	D			
Community Centre (Assembly, Community)	D				
Community Garden (Open Space, Active)	Р	Р			
Day Care Centre, Adult (Institution, Day Care)	D	D			
Day Care Centre, Child (Institution, Day Care)	D	D			
Nursery School (Institution, Day Care)	D	D			
Public Use (Public Use, General)	Р	P			
Religious Institution (Assembly, Religious)	D	D			
Supportive Living Home (Dwelling, Group Care)	Р	P			
Mobile Home Park (Manufactured Home Park)	D	D			
Office General (Office, Professional)	Р				
Public Self Storage Facility (Storage, Personal)	Р				
(Assembly, Recreation)	D				
(Storage, Warehouse)	Р				
(Utility General)	P	P			

Table 2: Development Standards – RMH Zone vs Consolidated Zone

DEVELOPMENT STANDARD	LAND USE ZONE			
(Per lot except for Semi-detached where standards are per unit)	RMH	R7		
MINIMUM LOT AREA (m²)	233	400		
MINIMUM FRONTAGE (m)	8.5	12.0		
MINIMUM FRONT YARD SETBACK (m)				
To garage	6.0	5.0		
To non-garage portion of the building				
(a) Where a landscaped boulevard exists between the curb and the public sidewalk	3.0	5.0		
(b) Where no landscaped boulevard exists between the curb and the public sidewalk	4.5	5.0		
MINIMUM REAR YARD SETBACK (m)	4.0	4.0		
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m)				
(1) Where lot frontage is less than 10 metres				
Single Side	0.45	1.8		
Total Side	1.2	5.8		
(2) Where lot frontage is more than 10 metres		•		
Single Side	1.2	1.8		
Total Side	2.4	5.8		
MAXIMUM SITE COVERAGE (%)	50	50		
MAXIMUM BUILDING HEIGHT (m)	11	Nil		
MAXIMUM FLOOR AREA RATIO	0.50	0.50		

Standards presented are for lots without lane access to keep the comparison simple. Side yard setback for corner lots not included in the table for simplicity.

Table 1: Land Use – R1 Zone vs Consolidated Zones

LAND USE TYPE Regina Zoning Bylaw No. 9250		LAND USE ZONE		
(The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	R1 (2	ZB No. 2019-19)	R1 (ZB No. 9250)	
Dwelling Unit, Detached (Dwelling Unit) [Building Detached]		P	P	
Dwelling Unit, Planned Group (Planned Group)		D	D	
Residential Homestay (Service Trade Accommodation Unit)		D	D	
Secondary Suite (Dwelling Secondary Suite)		P	Р	
Bed and Breakfast Homestay (Service Trade, Homestay)		D	D	
Day Care Centre, Adult (Institution Day Care)		D	D	
Day Care Centre, Child (Institution Day Care)		D	D	
Residential Business (Residential Business)		P/D	Р	
Nursery School (Institution Day Care)		D	D	
Religious Institution (Assembly Religious)		D	D	
Supportive Living Home (Dwelling Group Care)		P	P	
Community Garden (Open Space Active)		P	Р	
Public Use (Public Use General)		P	Р	
(Utility General)		P		

Table 2: Development Standards – R1 Zone vs Consolidated Zones

DEVELOPMENT STANDARD	LAND USE ZONE			
(Per lot except for Semi-detached where standards are per unit)	R1 (ZB No. 2019-19)	R1 (ZB No. 9250)		
MINIMUM LOT AREA (m²)	325	325		
MINIMUM FRONTAGE (m)	10.5	10.5		
MINIMUM FRONT YARD SETBACK (m)				
Building	3	3		
Garage	6	6		
MINIMUM REAR YARD SETBACK (m)	5	5		
MINIMUM SIDE YARD SETBACK (m)	1.2	1.2		
MAXIMUM SITE COVERAGE (%)	50	50		
MAXIMUM BUILDING HEIGHT (m)	11	11		
MAXIMUM FLOOR AREA RATIO	0.75	0.75		
Note:				

Standards presented are for lots without lane access to keep the comparison simple.

Separate building types are listed only where the standards vary between types.

Side yard setback for corner lots not included in the table for simplicity.