

**Table 1: Land Use – RN Zone vs Consolidated Zones**

<b>LAND USE TYPE</b> <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	<b>LAND USE ZONE</b>				
	<b>RN</b>	<b>R2</b>	<b>R8</b>	<b>DCD-6</b>	<b>DCD-8</b>
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	P	P	P	P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P	P	D		
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D	D	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P	P	D		
<i>Residential Homestay</i> (Service Trade Accommodation Unit)	D	D	D	D	
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P	P	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	D	D	D	D	
<i>Day Care Centre, Adult</i> (Institution Day Care)	D	D	D	D	
<i>Day Care Centre, Child</i> (Institution Day Care)	D	D	D	D	
<i>Residential Business</i> (Residential Business)	P/D	P	P	P	P
<i>Live/Work Unit</i> (Residential Business)	P/D				
<i>Nursery School</i> (Institution Day Care)	D	D	D	D	
<i>Religious Institution</i> (Assembly Religious)	D	D	D	D	
<i>Supportive Living Home</i> (Dwelling Group Care)	P	P	P	P	P
<i>Community Garden</i> (Open Space Active)	P	P	P	P	P
<i>Public Use</i> (Public Use General)	P	P	P	P	P
<i>Community Centre</i> (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 unit)	LAND USE ZONE				
	RN	R2	R8	DCD-6	DCD-8
MINIMUM LOT AREA (m <sup>2</sup> )					
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	---	---
<p>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.</p>					

**Table 1: Land Use – RU Zone vs Consolidated Zones**

<b>LAND USE TYPE</b>  <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	<b>LAND USE ZONE</b>								
	<b>RU</b>	<b>RIA</b>	<b>R3</b>	<b>R4</b>	<b>DCD-4</b>	<b>DCD-7</b>	<b>DCD-11</b>	<b>DCD-12</b>	<b>PUD</b>
<i>Dwelling Unit, Converted</i> (Dwelling, Unit) [Building Detached], [Building Row], [Building Stacked]	P			D					
<i>Dwelling Unit, Detached</i> (Dwelling, Unit) [Building, Detached]	P	P	P	P	P	P	P	P	P
<i>Dwelling Unit, Duplex</i> (Dwelling, Unit) [Building, Stacked]	P		P	P			P		
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D	D	D	D	D	D	D	
<i>Dwelling Unit, Semi-Detached</i> (Dwelling, Unit) [Building, Row]	P		P	P			P		
<i>Dwelling Unit, Townhouse</i> (Dwelling, Unit) [Building, Row]				D					
<i>Residential Business</i> (Residential Business)	P/D	P	P	P	P	P	P	P	P
<i>Live/Work Unit</i> (Residential Business)	P/D								
<i>Residential Homestay</i> (Service Trade, Homestay)	D	D	D	D	D	D	D	D	
<i>Secondary Suite</i> (Dwelling, Secondary Suite)	P	P	P	P	P	P	P	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	D	D	D	D	D	D	D	D	D
<i>Community Centre</i> (Assembly, Community)	D								
<i>Community Garden</i> (Open Space, Active)	P	P	P	P	P	P	P	P	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	D	D	D	D	D	D	D	D	D
<i>Day Care Centre, Child</i> (Institution, Day Care)	D	D	D	D	D	D	D	D	D
<i>Nursery School</i> (Institution, Day Care)	D	D	D	D	D	D	D	D	D
<i>Public Use</i> (Public Use, General)	P	P	P	P	P	P	P	P	P
<i>Religious Institution</i> (Assembly, Religious)	D	D	D	D	D	D	D	D	
<i>Supportive Living Home</i> (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**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE								
	RU	R1A	R3	R4	DCD-4	DCD-7	DCD-11	DCD-12	PUD
MINIMUM LOT AREA (m <sup>2</sup> )	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 SETBACK (m)									
(1) To Building	4.5	6.0	6.0	6.0	From property line: 3.0 From back of walk/curb: 6.0	From property line: 3.0 From back of walk/curb: 6.0	From property line: 3.0 From back of walk/curb: 6.0	From property line: 3.0 From back of walk/curb: 6.0	5.5
(2) To Garage	6.0	6.0	6.0	6.0	From property line: 3.0 From back of walk/curb: 6.0	From property line: 3.0 From back of walk/curb: 6.0	From property line: 3.0 From back of walk/curb: 6.0	From property line: 3.0 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 SETBACK (m)									
(1) Where lot frontage is less than 10 metres									
(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 than 10 metres									
(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 (%)									
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	0.85	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
<p>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.</p>									

**Table 1: Land Use – RL Zone vs Consolidated Zones**

<b>LAND USE TYPE</b>  <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	<b>LAND USE ZONE</b>			
	<b>RL</b>	<b>R4</b>	<b>R4A</b>	<b>R5</b>
<i>Apartment Dwelling Unit</i> (Dwelling, Unit) [Building, Stacked]	P/D			
<i>Apartment, Low Rise</i> (Dwelling, Unit) [Building, Stacked]	P/D		D	
<i>Apartment, High Rise</i> (Dwelling, Unit) [Building, Stacked]	P/D			
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building, Stacked]	P		D	D
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building, Stacked]	P			
<i>Dwelling Unit</i> (Dwelling, Unit)	P			
<i>Dwelling Unit, Converted</i> (Dwelling, Unit) [Building Detached], [Building Row], [Building Stacked]	P	D	D	
<i>Dwelling Unit, Detached</i> (Dwelling, Unit) [Building, Detached]	P (in a Planned Group)	P	P	D
<i>Dwelling Unit, Duplex</i> (Dwelling, Unit) [Building, Stacked]	P (in a Planned Group)	P	P	P
<i>Dwelling Unit, Fourplex</i> (Dwelling, Unit) [Building, Stacked]	P/D		P	P
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling, Unit) [Building, Row]	P (in a Planned Group)	P	P	P
<i>Dwelling Unit, Townhouse</i> (Dwelling, Unit) [Building, Row]	P	D	D	P
<i>Dwelling Unit, Triplex</i> (Dwelling, Unit) [Building, Stacked]	P/D		P	P
<i>Residential Business</i> (Residential Business)	P/D	P	P	P
<i>Residential Homestay</i> (Service Trade, Homestay)	D	D	D	D
<i>Secondary Suite</i> (Dwelling, Secondary Suite)	P	P	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	D	D	D	D
<i>Community Centre</i> (Assembly, Community)	D			
<i>Community Garden</i> (Open Space, Active)	P	P	P	P

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

**Table 2: Development Standards – RL Zone vs Consolidated Zone**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE			
	RL	R4	R4A	R5
<b>MINIMUM LOT AREA (m<sup>2</sup>)</b>				
Building, Detached	233	250	250	250
Building, Stacked	233	N/A	500	500
Building, Row	233	120 (per unit)	120 (per unit)	250
<b>MINIMUM FRONTAGE (m)</b>				
Building, Detached	8.5	7.5	7.5	7.5
Building, Stacked	8.5	N/A	15	15
Building, Row	N/A	4.0 (per unit)	4.0 (per unit)	4.0 (per unit)
<b>MINIMUM FRONT YARD SETBACK (m)</b>				
(1) To non-garage portion of building				
(a) Where a landscaped boulevard exists between the curb and the sidewalk	3.0	6.0	6.0	6.0
(b) Where no landscaped boulevard exists between the curb and the public sidewalk	4.5	6.0	6.0	6.0
(2) To Garage	6.0	6.0	6.0	6.0
<b>MINIMUM REAR YARD SETBACK (m)</b>	5.0	5.0	5.0	5.0
<b>MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m)</b>				
(1) Where lot frontage is less than 10 metres				
(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
Building, Row	1.2 for End Units; 0 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 to 11 metres in height	N/A	1.2	1.2	1.2
(b) portions of the building or structure over 11 metres	N/A	N/A	N/A	N/A
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 height	3.25	N/A	3.75	3.75
(c) portions of the building or structure over 15 metres but up to 20 metres in height	5.0	N/A	N/A	N/A
Building, Row				
(a) portions of the building or structure up to 11 metres in height	1.2 for End Units; 0 for interior units	1.2 for End Units; 0 for interior units	1.2 for End Units; 0 for interior units	1.2 for End Units; 0 for interior units
(b) portions of the building or structure over 11 metres	N/A	N/A	N/A	N/A
<b>MAXIMUM SITE COVERAGE (%)</b>				
Building, Detached	60	50	50	50
Building, Stacked	60	50	50	50
Building, Row	60	50	50	50
<b>MAXIMUM BUILDING HEIGHT (m)</b>				
Building, Detached	11	11	11	11
Building, Stacked	20	11	13	11
Building, Row	11	11	11	11
<b>MAXIMUM FLOOR AREA RATIO</b>				
Building, Detached	0.75	0.75	0.75	0.75
Building, Stacked	3.0	3.0	3.0	3.0
Building, Row	0.85	0.85	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 – RH Zone vs Consolidated Zone**

<b>LAND USE TYPE</b> <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	<b>LAND USE ZONE</b>	
	<b>RH</b>	<b>R6</b>
<i>Apartment Dwelling Unit</i> (Dwelling, Unit) [Building, Stacked]	P/D	D
<i>Apartment, Low Rise</i> (Dwelling, Unit) [Building, Stacked]	P/D	P
<i>Apartment, High Rise</i> (Dwelling, Unit) [Building, Stacked]	P/D	D
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building, Stacked]	P/D	P
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building, Stacked]	P/D	D
<i>Dwelling Unit</i> (Dwelling, Unit)	P	
<i>Dwelling Unit, Detached</i> (Dwelling, Unit) [Building, Detached]		D
<i>Dwelling Unit, Duplex</i> (Dwelling, Unit) [Building, Stacked]		D
<i>Dwelling Unit, Fourplex</i> (Dwelling, Unit) [Building, Stacked]	P/D	P
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling, Unit) [Building, Row]		D
<i>Dwelling Unit, Townhouse</i> (Dwelling, Unit) [Building, Row]	P	P
<i>Dwelling Unit, Triplex</i> (Dwelling, Unit) [Building, Stacked]	P/D	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Residential Homestay</i> (Service Trade, Homestay)	D	D
<i>Secondary Suite</i> (Dwelling, Secondary Suite)	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	D	D
<i>Community Centre</i> (Assembly, Community)	D	
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	D	D
<i>Day Care Centre, Child</i> (Institution, Day Care)	D	D
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	D



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

**Table 2: Development Standards – RH Zone vs Consolidated Zone**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE	
	RH	R6
<b>MINIMUM LOT AREA (m<sup>2</sup>)</b>		
Building, Detached	233	325
Building, Stacked	400	500
Building, Row	233	120 (per unit)
<b>MINIMUM FRONTAGE (m)</b>		
Building, Detached	8.5	10.5
Building, Stacked	14.6	15.0
Building, Row	8.5	10.5
<b>MINIMUM FRONT YARD SETBACK (m)</b>		
(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
<b>MINIMUM REAR YARD SETBACK (m)</b>	5.0	5.0
<b>MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m)</b>		
(1) Where lot frontage is less than 10 metres		
(a) Single side yard		
Building, Detached	0.45	0.45
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
(b) Total side yard		
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 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		
(a) portions of the building or structure up to 11 metres in height	1.2 for end unit; 0 for interior lot	1.2 for end unit; 0 for interior lot
(b) portions of the building or structure over 11 metres	N/A	N/A
<b>MAXIMUM LOT COVERAGE (%)</b>	60	50
<b>MAXIMUM BUILDING HEIGHT (m)</b>		
Building, Detached	11	11
Building, Stacked	20	20
Building, Row	11	11
<b>MAXIMUM FLOOR AREA RATIO</b>		
Building, Detached	0.75	0.75
Building, Stacked	3.0	3.0
Building, Row	0.85	0.85
<p>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.</p>		

**Table 1: Land Use – RMH Zone vs Consolidated Zone**

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

**Table 2: Development Standards – RMH Zone vs Consolidated Zone**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE	
	RMH	R7
MINIMUM LOT AREA (m <sup>2</sup> )	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
<p>Note: 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.</p>		

**Table 1: Land Use – R1 Zone vs Consolidated Zones**

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

**Table 2: Development Standards – R1 Zone vs Consolidated Zones**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE	
	R1 (ZB No. 2019-19)	R1 (ZB No. 9250)
MINIMUM LOT AREA (m <sup>2</sup> )	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
<p>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.</p>		