
109. RESIDENTIAL DISTRICT (R9)

This District provides for single family residential development on small lots in areas of 0.81 or more hectares (2 or more acres) that are undergoing comprehensive development or redevelopment.

109.1 Uses Permitted:

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses.

109.2 Lot Area and Width:

- (1) R9 District. Each lot shall have an area of not less than 372 m² (4000 sq.ft.) and a width of not less than 12.2 m (40 ft.).
- (2) R9a District. Each lot shall have an area of not less than 505 m² (5435.9 sq.ft.) and a width of not less than 14 m (45.9 ft.).

109.3 Lot Coverage:

Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent. (B/L No. 13838-18-03-12)

109.4 Development Density. Gross Floor Area:

- (1) The density of development shall not exceed
 - (a) the lesser of a floor area ratio of 0.60 or 265 m² (2852.5 sq.ft.), or
 - (b) in an R9a District, a floor area ratio of 0.60.
- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m² (602.8 sq.ft.).
- (3) A maximum of 42 m² (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area under subsection (1).

109.5 Development Density. Above Grade Floor Area:

- (1) For a principal building that exists on December 16, 1991, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the greater of (B/L No. 11032-99-12-13)
 - (a) 0.20 of the lot area + 130 m² (1399.4 sq.ft.), or
 - (b) 0.40 of the lot area.

- (2) For a principal building other than one that exists on December 16, 1991, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the greater of (B/L No. 11032-99-12-13)
 - (a) 0.20 of the lot area + 130 m² (1399.4 sq.ft.), or
 - (b) 0.40 of the lot area.

- (3) Where a garage or carport is attached to the principal building, the floor area in excess of 42 m² (452.1 sq.ft.) shall be included as above grade floor area under subsections (1) and (2).

109.6 Height of Principal Building:

- (1) The height of a principal building shall not exceed
 - (a) 2 1/2 storeys and 9.0 m (29.5 ft.) for a building with a sloping roof, or
 - (b) 2 1/2 storeys and 7.4 m (24.3 ft.) for a building with a flat roof

as measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure, subject to the applicable exceptions in section 6.4.

- (2) Notwithstanding subsection (1), for a principal building that exists on December 16, 1991, the height of any addition, measured from the lower of the front average elevation or the rear average elevation to the highest point of the addition, shall not exceed 9.0 m (29.5 ft.) if the building has a sloping roof or 7.4 m (24.3 ft.) if the building has a flat roof, subject to the applicable exceptions in section 6.4. (B/L No. 11032-99-12-13)

109.7 Depth of Principal Building:

- The depth of a principal building shall not exceed the lesser of
- (a) 50 percent of the lot depth, or
 - (b) 18.3 m (60.0 ft.).

109.8 Front Yard:

A front yard shall be provided of not less than 6.0 m (19.7 ft.) in depth, except that on a lot where the average front yard depth of the two adjacent lots on each side is more than the required front yard by at least 1.5 m (4.9 ft.) then the front yard shall be not less than that average, subject to section 6.12 (2.1).

109.9 Side Yards:

- (1) Side yards shall be provided on each side of the building of not less than 1.2 m (3.9 ft.) in width, except that where the width of the lot is reduced below 12.2 m (40 ft.), the required side yard on each side of the building may be reduced to a minimum of 10 percent of the lot width, provided that the minimum side yard on any one side shall be not less than 0.9 m (3.0 ft.).
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 2.4 m (7.9 ft.) in width, except that where the width of the lot is reduced below 12.2 m (40 ft.), the required side yard adjoining the flanking street may be reduced to a minimum width of 1.8 m (5.9 ft.).
(B/L No. 11154-00-11-06)

109.10 Rear Yard:

A rear yard shall be provided of not less than 7.5 m (24.6 ft.) in depth.

109.11 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 9663-91-12-16)