



The information below **does not** apply to corner lots. See the [Zoning Bylaw](#) for a definition of corner lots.

Rood Midpoint: Maximum allowable roof midpoint is 4.3 metres (14 feet).

Setback Requirements			
Setback: distance between structure and property line			
	Mature Neighbourhood Overlay RF1, RF2, RF3, RF4	No Overlay RF1, RF2, RF3, RF4, RSL Zones	RPL Zone
Front Setback Minimum	18.0 m (60 feet)	18.0 m (60 feet)	18.0 m (60 feet)
Side Setback Minimum	0.9 m (3 feet)	0.9 m (3 feet)	0.9m on both sides. See below for Zero Lot Lines.*
Rear Setback Minimum	1.2 m (4 feet)	1.2 m (4 feet)	1.2 m (4 feet)
Distance to House Minimum	3.0 m (10 feet)	0.9 m (3 feet)	0.9 m (3 feet)
Distance to Other Structures Minimum	0.9 m (3 feet)	0.9 m (3 feet)	0.9 m (3 feet)
Distance from Rear Property Line to farthest point of Garage	12.8m (42 feet)	N/A	N/A

* For Zero Lot Line Sites, the minimum side setback is 0.00m and 1.5 m on the easement side

Site Coverage Requirements For Single Detached Houses				
	House and attached structures (deck) over 1m high	Buildings not attached to house (sheds, garages, gazebos)	House with attached garage	Total Maximum Site Coverage
RF1, RF2, RF3, RF4 Zones Site More than 300 sq.m	Maximum coverage 28%	Maximum coverage 12%	Maximum coverage 40%	Maximum coverage 40% of Lot Area
RF1, RF2, RF3, RF4 Zones Site Less than 300 sq.m	Maximum coverage 28%	Maximum coverage 14%	Maximum coverage 42%	Maximum coverage 42% of Lot Area
RPL	Maximum coverage 35%	Maximum coverage 17%	N/A	Maximum coverage 47% of Lot Area
RSL	N/A	Maximum coverage 12%	Maximum coverage 45% of Lot Area	Maximum coverage 45% of Lot Area

To find site coverage requirements for semi-detached, duplex, or row housing: Look up your property address in the [Zoning Map](#) and click on the link in the current "Current Zone"