

4.8RM1 AND RM2 ZONES  
(SEMI-DETACHED)

4.8.1RM1 and RM2 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.8.1 - RM1 and RM2 Permitted Uses and Zone Regulations.

**Table 4.8.1 - RM1 and RM2 Permitted Uses and Zone Regulations**  
(0379-2009), (0190-2014), (0144-2016), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

| Column A         |  | B                               | C                       |
|------------------|--|---------------------------------|-------------------------|
| Line 1.0         | ZONES  | RM1                             | RM2                     |
| PERMITTED USES   |  |                                 |                         |
| 2.0              | RESIDENTIAL  |                                 |                         |
| 2.1              | Detached dwelling in compliance with R4 zone regulations | ✓ <sup>(1)</sup>                |                         |
| 2.2              | Detached dwelling in compliance with R5 zone regulations |                                 | ✓ <sup>(1)</sup>        |
| 2.3              | Semi-Detached  | ✓                               | ✓                       |
| ZONE REGULATIONS |  |                                 |                         |
| 3.0              | MINIMUM LOT AREA   |                                 |                         |
| 3.1              | Interior lot   | 340 m <sup>2</sup>              | 200 m <sup>2</sup>      |
| 3.2              | Corner lot   | 400 m <sup>2</sup>              | 280 m <sup>2</sup>      |
| 4.0              | MINIMUM LOT FRONTAGE                                     |                                 |                         |
| 4.1              | Interior lot   | 9.0 m                           | 6.8 m                   |
| 4.2              | Corner lot   | 12.0 m                          | 9.8 m                   |
| 5.0              | MAXIMUM LOT COVERAGE                                     | 35%                             | 45%                     |
| 6.0              | MINIMUM FRONT YARD                                       | 6.0 m <sup>(2)</sup>            | 4.5 m <sup>(2)</sup>    |
| 6.1              | Garage face  | Equal to the front yard         | 6.0 m                   |
| 7.0              | MINIMUM EXTERIOR SIDE YARD                               | 6.0 m <sup>(2)</sup>            | 4.5 m <sup>(2)</sup>    |
| 7.1              | Garage face  | Equal to the exterior side yard | 6.0 m                   |
| 8.0              | MINIMUM INTERIOR SIDE YARD                               |                                 |                         |
| 8.1              | Attached side  | 0.0 m                           | 0.0 m                   |
| 8.2              | Unattached side  | 1.8 m <sup>(2)</sup>            | 1.2 m <sup>(2)</sup>    |
| 8.3              | Attached garage - unattached side                        | 1.2 m <sup>(2)</sup>            | 1.2 m <sup>(2)</sup>    |
| 9.0              | MINIMUM REAR YARD  | 7.5 m <sup>(2)</sup>            | 7.5 m <sup>(2)</sup>    |
| 9.1              | deleted by 0018-2021                                     |                                 |                         |
| 10.0             | MAXIMUM HEIGHT   | 10.7 m                          | 10.7 m                  |
| 11.0             | deleted by 0144-2016                                     |                                 |                         |
| 12.0             | ATTACHED GARAGE, PARKING AND DRIVEWAY                    |                                 |                         |
| 12.1             | Attached garage  | Permitted <sup>(3)</sup>        | Required <sup>(3)</sup> |
| 12.2             | Minimum parking spaces                                   | ✓ <sup>(4) (5)</sup>            | ✓ <sup>(4) (5)</sup>    |
| 12.3             | Maximum driveway width                                   | 5.2 m <sup>(6)</sup>            | 5.2 m <sup>(6)</sup>    |

Table 4.8.1 continued on next page

| Column A                                 |                                    | B                | C                |
|--|------------------------------------|------------------|------------------|
| Line 1.0                                 | ZONES                              | RM1              | RM2              |
| Table 4.8.1 continued from previous page |                                    |                  |                  |
| 13.0                                     | ACCESSORY BUILDINGS AND STRUCTURES | ✓ <sup>(7)</sup> | ✓ <sup>(7)</sup> |

- NOTES:
- (1) See Table 4.2.1 of this By-law.
  - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
  - (3) See also Subsection 4.1.12 of this By-law.
  - (4) See Part 3 of this By-law.
  - (5) See also Subsection 4.1.9 of this By-law.
  - (6) See also Article 4.1.9.1 of this By-law.
  - (7) See Subsection 4.1.2 of this By-law.
  - (8) *deleted by 0018-2021.*
  - (9) *deleted by 0018-2021.*
  - (10) *deleted by 0018-2021.*

4.8.2 RM1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

|  |   |          |  |
|--|---|----------|--|
| 4.8.2.1  | Exception: RM1-1  | Map # 57 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM1-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |          |  |
| <b>Regulations</b>   |   |          |  |
| 4.8.2.1.1  | A <b>detached dwelling</b> shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law   |          |  |
| 4.8.2.1.2  | <b>Semi-Detached:</b> <ol style="list-style-type: none"> <li>(1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply</li> <li>(2) minimum <b>lot area - interior lot</b> 220 m<sup>2</sup></li> <li>(3) minimum <b>lot area - corner lot</b> 252 m<sup>2</sup></li> <li>(4) minimum <b>lot frontage - interior lot</b> 8.5 m</li> <li>(5) minimum <b>lot frontage - corner lot</b> 9.75 m</li> <li>(6) minimum <b>front yard - lots</b> with a municipal sidewalk adjacent the <b>front lot line</b> 4.5 m</li> <li>(7) minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b> 3.5 m</li> <li>(8) minimum <b>exterior side yard - lots</b> with a municipal sidewalk adjacent the <b>exterior side lot line</b> 4.5 m</li> <li>(9) minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b> 3.5 m</li> <li>(10) minimum <b>exterior side yard - lots</b> abutting a <b>street</b> with a right-of-way width less than 17.0 m 1.8 m</li> <li>(11) minimum setback to <b>garage face</b> 5.8 m</li> <li>(12) minimum <b>interior side yard</b> - unattached side 1.2 m</li> <li>(13) minimum <b>rear yard</b> where <b>lot</b> abuts a <b>lot</b> with a minimum <b>rear yard</b> of 7.5 m 6.0 m</li> <li>(14) where the abutting <b>lot</b> to the rear of the subject <b>lot</b> has a minimum <b>rear yard</b> of 7.0 m, the minimum <b>rear yard</b> of the subject <b>lot</b> may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the <b>semi-detached</b></li> <li>(15) minimum <b>rear yard</b> where lands abut a pipeline easement 14.5 m</li> <li>(16) minimum <b>rear yard</b> where lands abut a C1 zone 7.5 m</li> <li>(17) minimum <b>rear yard</b> - all other <b>lots</b> 7.0 m</li> <li>(18) maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b> 2.0 m</li> <li>(19) minimum setback to a <b>sight triangle</b> 0.0 m</li> <li>(20) maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided 2.5 m</li> <li>(21) where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b> 5.0 m</li> </ol> |          |  |

Exception RM1-1 continued on next page

|   |                  |  |  |
|---|------------------|--|--|
| 4.8.2.1   | Exception: RM1-1 | Map # 57   | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| <b>Exception RM1-1 continued from previous page</b> |                  |  |  |
| 4.8.2.1.2<br>(continued)                            | (22)             | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |  |
|   | (23)             | maximum <b>driveway</b> width - <b>interior lot</b>  | 4.3 m  |
|   | (24)             | maximum <b>driveway</b> width - <b>corner lot</b>  | 4.7 m  |
|   | (25)             | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m  |
|   | (26)             | detached <b>garage</b> shall not be permitted  |  |

|   |   |               |                   |
|---|---|---------------|-------------------|
| 4.8.2.2   | Exception: RM1-2  | Map # 23, 30  | By-law: 0174-2017 |
| In a RM1-2 zone the applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |               |                   |
| Permitted Use   |   |               |                   |
| 4.8.2.2.1   | Lands zoned RM1-2 shall only be used for the following: |               |                   |
|   | (1)   | Semi-Detached |                   |
| Regulation  |   |               |                   |
| 4.8.2.2.2   | Minimum lot area - interior lot                         |               | 305 m²            |

|   |                           |   |   |
|---|---------------------------|---|---|
| 4.8.2.3   | Exception: RM1-3          | Map # 26, 29, 30                                  | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |                           |   |   |
| <b>Regulations</b>  |                           |   |   |
| 4.8.2.3.1   | <b>Detached Dwelling:</b> |   |   |
|   | (1)                       | minimum <b>lot area</b> - <b>interior lot</b>     | 275 m <sup>2</sup>  |
|   | (2)                       | minimum <b>lot frontage</b> - <b>interior lot</b> | 9.0 m   |
|   | (3)                       | maximum <b>driveway</b> width                     | 6.0 m   |
|   | (4)                       | minimum <b>front yard</b>                         | 4.5 m   |
|   | (5)                       | minimum <b>exterior side yard</b>                 | 4.5 m   |
|   | (6)                       | minimum setback to <b>garage face</b>             | 6.0 m   |
| 4.8.2.3.2   | <b>Semi-Detached:</b>     |   |   |
|   | (1)                       | minimum <b>lot area</b> - <b>interior lot</b>     | 275 m <sup>2</sup>  |
|   | (2)                       | minimum <b>lot area</b> - <b>corner lot</b>       | 350 m <sup>2</sup>  |
|   | (3)                       | minimum <b>front yard</b>                         | 4.5 m   |
|   | (4)                       | minimum <b>exterior side yard</b>                 | 4.5 m   |
|   | (5)                       | minimum setback to <b>garage face</b>             | 6.0 m   |

|  |   |                    |   |
|--|---|--------------------|---|
| 4.8.2.4  | Exception: RM1-4                                      | Map # 30           | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |                    |   |
| <b>Regulations</b>   |   |                    |   |
| 4.8.2.4.1  | <b>Detached Dwelling:</b>                             |                    |   |
| (1)  | minimum <b>lot area - interior lot</b>                | 370 m <sup>2</sup> |   |
| (2)  | minimum <b>lot area - corner lot</b>                  | 460 m <sup>2</sup> |   |
| (3)  | minimum <b>lot frontage - interior lot</b>            | 12.0 m             |   |
| (4)  | minimum <b>lot frontage - corner lot</b>              | 15.0 m             |   |
| (5)  | minimum <b>rear yard</b> where lands abut an OS1 zone | 6.0 m              |   |
| (6)  | minimum <b>front yard</b>                             | 4.5 m              |   |
| (7)  | minimum <b>exterior side yard</b>                     | 4.5 m              |   |
| (8)  | minimum setback to <b>garage face</b>                 | 6.0 m              |   |
| 4.8.2.4.2  | <b>Semi-Detached:</b>                                 |                    |   |
| (1)  | minimum <b>lot area - interior lot</b>                | 277 m <sup>2</sup> |   |
| (2)  | minimum <b>lot area - corner lot</b>                  | 325 m <sup>2</sup> |   |
| (3)  | minimum <b>front yard</b>                             | 4.5 m              |   |
| (4)  | minimum <b>exterior side yard</b>                     | 4.5 m              |   |
| (5)  | minimum <b>rear yard</b> where lands abut an OS1 zone | 6.0 m              |   |
| (6)  | minimum setback to <b>garage face</b>                 | 6.0 m              |   |

|  |   |                               |   |
|--|---|-------------------------------|---|
| 4.8.2.5  | Exception: RM1-5                              | Map # 56                      | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |                               |   |
| <b>Regulations</b>   |   |                               |   |
| 4.8.2.5.1  | <b>Detached Dwelling:</b>                     |                               |   |
| (1)  | minimum <b>lot frontage - interior lot</b>    | 9.0 m                         |   |
| (2)  | maximum <b>gross floor area - residential</b> | 0.6 times the <b>lot area</b> |   |
| (3)  | maximum <b>driveway width</b>                 | 6.0 m                         |   |
| (4)  | minimum <b>front yard</b>                     | 4.5 m                         |   |
| (5)  | minimum <b>exterior side yard</b>             | 4.5 m                         |   |
| (6)  | minimum setback to <b>garage face</b>         | 6.0 m                         |   |
| 4.8.2.5.2  | <b>Semi-Detached:</b>                         |                               |   |
| (1)  | maximum <b>gross floor area - residential</b> | 0.7 times the <b>lot area</b> |   |
| (2)  | minimum <b>front yard</b>                     | 4.5 m                         |   |
| (3)  | minimum <b>exterior side yard</b>             | 4.5 m                         |   |
| (4)  | minimum <b>interior side yard</b>             | 0.9 m                         |   |
| (5)  | minimum setback to <b>garage face</b>         | 6.0 m                         |   |

|   |   |   |   |
|---|---|---|---|
| 4.8.2.6   | Exception: RM1-6  | Map # 27  | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-6 zone the applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |   |   |
| <b>Permitted Use</b>  |   |   |   |
| 4.8.2.6.1   | Lands zoned RM1-6 shall only be used for the following: |   |   |
|   | (1) <b>Semi-Detached</b>                                |   |   |
| <b>Regulations</b>  |   |   |   |
| 4.8.2.6.2   | <b>Semi-Detached:</b>                                   |   |   |
|   | (1)   | minimum <b>front yard</b>   | 6.0 m   |
|   | (2)   | minimum <b>exterior side yard</b>   | 4.5 m   |
|   | (3)   | minimum <b>interior side yard</b> unattached side - <b>interior lot</b>   | 1.2 m   |
|   | (4)   | minimum <b>interior side yard</b> unattached side - <b>interior lot</b> , for that part of a <b>lot</b> that adjoins a one <b>storey garage</b> or a wall of a main <b>building</b> containing no windows or doors into a <b>habitable room</b> | 0.9 m   |
|   | (5)   | minimum <b>rear yard</b> where lands abut a PB1 zone or Dixie Road  | 13.5 m  |
|   | (6)   | minimum setback to <b>garage face</b>   | 6.0 m   |

|   |   |                                     |                     |
|---|---|-------------------------------------|---------------------|
| 4.8.2.7   | Exception: RM1-7  | Map # 31                            | By-law: 0174-2017   |
| In a RM1-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |                                     |                     |
| Additional Permitted Use  |   |                                     |                     |
| 4.8.2.7.1   | (1)   | Linked Dwelling                     |                     |
| Regulations   |   |                                     |                     |
| 4.8.2.7.2   | Detached Dwelling:  |                                     |                     |
|   | (1)   | minimum lot frontage - interior lot | 9.0 m               |
|   | (2)   | minimum lot frontage - corner lot   | 12.0 m              |
|   | (3)   | maximum lot coverage                | 35%                 |
|   | (4)   | minimum landscaped area             | 25% of the lot area |
|   | (5)   | minimum front yard                  | 7.5 m               |
|   | (6)   | minimum interior side yard          | 1.2 m               |
|   | (7)   | minimum exterior side yard          | 6.0 m               |
|   | (8)   | maximum driveway width              | 6.0 m               |
| 4.8.2.7.3   | A linked dwelling shall comply with the RM1 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law |                                     |                     |

|  |   |                                |   |
|--|---|--------------------------------|---|
| 4.8.2.8  | Exception: RM1-8  | Map # 57                       | By-law: 0325-2008,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |                                |   |
| <b>Regulations</b>   |   |                                |   |
| 4.8.2.8.1  | A <b>detached dwelling</b> shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:  |                                |   |
|  | (1) minimum setback of a <b>detached dwelling</b> to all lands zoned U-3 on <b>lots</b> located east of Longford Drive  | 13.0 m                         |   |
|  | (2) minimum setback of a <b>detached dwelling</b> to all lands zoned U-3 on <b>lots</b> located west of Longford Drive or east of Churchill Meadows Boulevard   | 11.0 m                         |   |
| 4.8.2.8.2  | <b>Semi-Detached:</b>   |                                |   |
|  | (1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply   |                                |   |
|  | (2) minimum <b>lot area - interior lot</b>  | 220 m <sup>2</sup>             |   |
|  | (3) minimum <b>lot area - corner lot</b>  | 300 m <sup>2</sup>             |   |
|  | (4) minimum <b>lot frontage - interior lot</b>  | 8.7 m                          |   |
|  | (5) minimum <b>lot frontage - corner lot</b>  | 10.2 m                         |   |
|  | (6) maximum <b>gross floor area- residential</b>  | 0.75 times the <b>lot area</b> |   |
|  | (7) minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>  | 3.5 m                          |   |
|  | (8) minimum <b>front yard - all other lots</b>  | 4.5 m                          |   |
|  | (9) minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>  | 3.5 m                          |   |
|  | (10) minimum <b>exterior side yard - lots</b> adjacent to a <b>street</b> with a right-of-way width of less than 17.0 m   | 1.8 m                          |   |
|  | (11) minimum <b>exterior side yard - all other lots</b>   | 4.5 m                          |   |
|  | (12) minimum <b>interior side yard - unattached side</b>  | 1.2 m                          |   |
|  | (13) minimum rear yard - where <b>lot</b> abuts a <b>lot</b> with a minimum <b>rear yard</b> of 7.5 m   | 6.0 m                          |   |
|  | (14) where the abutting <b>lot</b> to the rear of the subject <b>lot</b> has a minimum <b>rear yard</b> of 7.0 m, the minimum <b>rear yard</b> of the subject <b>lot</b> may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the <b>semi-detached</b> |                                |   |
|  | (15) minimum <b>rear yard - all other lots</b>  | 7.0 m                          |   |
|  | (16) minimum setback of a <b>semi-detached</b> to all lands zoned U-3 on <b>lots</b> located east of Longford Drive   | 13.0 m                         |   |
|  | (17) minimum setback of a <b>semi-detached</b> to all lands zoned U-3 on <b>lots</b> located west of Longford Drive   | 11.0 m                         |   |
|  | (18) minimum setback to <b>garage face</b>  | 5.8 m                          |   |
|  | (19) minimum setback to a <b>sight triangle</b>   | 0.0 m                          |   |
|  | (20) maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b>   | 2.0 m                          |   |
|  | (21) maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  | 2.5 m                          |   |

Exception RM1-8 continued on next page

|  |                  |   |   |
|--|------------------|---|---|
| 4.8.2.8                                      | Exception: RM1-8 | Map # 57  | By-law: 0325-2008,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| Exception RM1-8 continued from previous page |                  |   |   |
| 4.8.2.8.2<br>(continued)                     | (22)             | where a <b>main entry feature</b> has been provided,<br>the maximum projection of a <b>garage</b> beyond a<br><b>main front entrance</b>  | 5.0 m   |
|  | (23)             | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> ,<br>where the <b>garage</b> projects beyond the <b>main front<br/>entrance</b> , the <b>garage</b> shall be covered by a second<br><b>storey</b> which may be set back a maximum of 2.5 m<br>from the <b>garage face</b> |   |
|  | (24)             | maximum <b>driveway</b> width - <b>interior lot</b>   | 4.3 m   |
|  | (25)             | maximum <b>driveway</b> width - <b>corner lot</b>   | 4.7 m   |
|  | (26)             | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls   | 3.8 m   |
|  | (27)             | detached <b>garage</b> shall not be permitted   |   |

|   |   |   |                    |
|---|---|---|--------------------|
| 4.8.2.9   | Exception: RM1-9  | Map # 37W                                     | By-law: 0174-2017  |
| In a RM1-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone<br>except that the following <b>uses/regulations</b> shall apply: |   |   |                    |
| Additional Permitted Use  |   |   |                    |
| 4.8.2.9.1   | (1)   | <b>Linked Dwelling</b>                        |                    |
| Regulations   |   |   |                    |
| 4.8.2.9.2   | A <b>linked dwelling</b> and <b>semi-detached</b> shall comply with the<br>RM1 zone regulations for a <b>semi-detached</b> contained in<br>Subsection 4.8.1 of this By-law except that: |   |                    |
|   | (1)   | minimum <b>lot area</b> - <b>interior lot</b> | 305 m <sup>2</sup> |
|   | (2)   | minimum <b>lot area</b> - <b>corner lot</b>   | 390 m <sup>2</sup> |
|   | (3)   | maximum <b>lot coverage</b>                   | 40%                |
|   | (4)   | minimum <b>front yard</b>                     | 6.0 m              |

|  |  |          |                             |
|--|--|----------|-----------------------------|
| 4.8.2.10   | Exception: RM1-10  | Map # 25 | By-law:                     |
| In a RM1-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone<br>except that the following <b>uses/regulations</b> shall apply: |  |          |                             |
| Regulations  |  |          |                             |
| 4.8.2.10.1   | Minimum elevation of all openings in any <b>building</b> or <b>structure</b> |          | 167.95 m above<br>sea level |
| 4.8.2.10.2   | Minimum <b>rear yard</b>   |          | 35.0 m                      |

|  |   |          |         |
|--|---|----------|---------|
| 4.8.2.11   | Exception: RM1-11   | Map # 20 | By-law: |
| In a RM1-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |          |         |
| <b>Regulations</b>   |   |          |         |
| 4.8.2.11.1   | The regulations of Line 4.1 contained in Table 4.8.1 of this By-law shall not apply |          |         |
| 4.8.2.11.2   | Frontage to the <b>lots</b> shall be provided by mutual right-of-way                |          |         |

|  |   |   |   |
|--|---|---|---|
| 4.8.2.12   | Exception: RM1-12   | Map # 09  | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |   |   |
| <b>Additional Permitted Use</b>  |   |   |   |
| 4.8.2.12.1   | (1)   | <b>Linked Dwelling</b>  |   |
| <b>Regulations</b>   |   |   |   |
| 4.8.2.12.2   | A <b>linked dwelling</b> and <b>semi-detached</b> shall comply with the RM1 zone regulations for a <b>semi-detached</b> contained in Subsection 4.8.1 of this By-law except that: |   |   |
|  | (1)   | minimum <b>front yard</b>   | 4.5 m   |
|  | (2)   | minimum <b>interior side yard</b> to the attached <b>garage</b> - attached side | 0.0 m   |
|  | (3)   | minimum setback to <b>garage face</b>   | 6.0 m   |

|  |  |   |                    |
|--|--|---|--------------------|
| 4.8.2.13   | Exception: RM1-13  | Map # 55  | By-law: 0174-2017  |
| In a RM1-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |  |   |                    |
| <b>Regulations</b>   |  |   |                    |
| 4.8.2.13.1   | Minimum setback of <b>detached dwelling</b> and <b>semi-detached</b> to all lands zoned G1 |   | 7.6 m              |
| 4.8.2.13.2   | Minimum <b>interior side yard</b> - unattached side  |   | 0.9 m              |
| 4.8.2.13.3   | <b>Semi-Detached:</b>  |   |                    |
|  | (1)  | minimum <b>lot area</b> - <b>interior lot</b>     | 295 m <sup>2</sup> |
|  | (2)  | minimum <b>lot frontage</b> - <b>interior lot</b> | 8.5 m              |

|  |  |                    |  |
|--|--|--------------------|--|
| 4.8.2.14   | Exception: RM1-14  | Map # 28, 57, 58   | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM1-14 zone the applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |  |
| Permitted Uses   |  |                    |  |
| 4.8.2.14.1   | Lands zoned RM1-14 shall only be used for the following:   |                    |  |
|  | (1) <b>Semi-Detached</b>   |                    |  |
|  | (2) <b>Public school</b> in compliance with the provisions contained in Article 2.1.9.1 of this By-law   |                    |  |
| Regulations  |  |                    |  |
| 4.8.2.14.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply  |                    |  |
| 4.8.2.14.3   | Minimum <b>lot area - interior lot</b>   | 220 m <sup>2</sup> |  |
| 4.8.2.14.4   | Minimum <b>lot area - corner lot</b>   | 252 m <sup>2</sup> |  |
| 4.8.2.14.5   | Minimum <b>lot frontage - interior lot</b>   | 8.5 m              |  |
| 4.8.2.14.6   | Minimum <b>lot frontage - corner lot</b>   | 9.75 m             |  |
| 4.8.2.14.7   | Minimum <b>front yard - lots</b> with a municipal sidewalk adjacent the <b>front lot line</b>  | 4.5 m              |  |
| 4.8.2.14.8   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>   | 3.5 m              |  |
| 4.8.2.14.9   | Minimum <b>exterior side yard - lots</b> with a municipal sidewalk adjacent the <b>exterior side lot line</b>  | 4.5 m              |  |
| 4.8.2.14.10  | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>   | 3.5 m              |  |
| 4.8.2.14.11  | Minimum <b>exterior side yard - lots</b> abutting a <b>street</b> with a right-of-way width less than 17.0 m   | 1.8 m              |  |
| 4.8.2.14.12  | Minimum <b>interior side yard</b> - unattached side  | 1.2 m              |  |
| 4.8.2.14.13  | Minimum <b>rear yard</b> where <b>lot</b> abuts a <b>lot</b> with a minimum <b>rear yard</b> of 7.5 m  | 6.0 m              |  |
| 4.8.2.14.14  | Where the abutting <b>lot</b> to the rear of the subject <b>lot</b> has a minimum <b>rear yard</b> of 7.0 m, the minimum <b>rear yard</b> of the subject <b>lot</b> may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the <b>semi-detached</b>           |                    |  |
| 4.8.2.14.15  | Minimum <b>rear yard</b> where lands abut a pipeline easement  | 14.5 m             |  |
| 4.8.2.14.16  | Minimum <b>rear yard</b> where lands abut a C1 zone  | 7.5 m              |  |
| 4.8.2.14.17  | Minimum <b>rear yard</b> - all other <b>lots</b>   | 7.0 m              |  |
| 4.8.2.14.18  | Minimum setback to <b>garage face</b>  | 5.8 m              |  |
| 4.8.2.14.19  | Minimum setback to all lands zoned PB1   | 18.5 m             |  |
| 4.8.2.14.20  | Minimum setback to a <b>sight triangle</b>   | 0.0 m              |  |
| 4.8.2.14.21  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b>   | 2.0 m              |  |
| 4.8.2.14.22  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  | 2.5 m              |  |
| 4.8.2.14.23  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   | 5.0 m              |  |
| 4.8.2.14.24  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |                    |  |

Exception RM1-14 continued on next page

|  |   |                  |  |
|--|---|------------------|--|
| 4.8.2.14   | Exception: RM1-14   | Map # 28, 57, 58 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| <b>Exception RM1-14 continued from previous page</b> |   |                  |  |
| 4.8.2.14.25  | Maximum <b>driveway</b> width - <b>interior lot</b>   |                  | 4.3 m  |
| 4.8.2.14.26  | Maximum <b>driveway</b> width - <b>corner lot</b>   |                  | 4.7 m  |
| 4.8.2.14.27  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls |                  | 3.8 m  |
| 4.8.2.14.28  | Detached <b>garage</b> shall not be permitted   |                  |  |

|   |  |   |  |
|---|--|---|--|
| 4.8.2.15  | Exception: RM1-15  | Map # 38E   | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM1-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |  |   |  |
| <b>Regulations</b>  |  |   |  |
| 4.8.2.15.1  | A <b>detached dwelling</b> shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that: |   |  |
|   | (1)  | minimum <b>lot area</b> - <b>corner lot</b>   | 365 m <sup>2</sup>   |
|   | (2)  | minimum <b>lot frontage</b> - <b>corner lot</b>   | 14.0 m   |
|   | (3)  | minimum setback to <b>garage face</b>   | 7.0 m  |
|   | (4)  | minimum setback of a <b>porch</b> to a <b>sight triangle</b>  | 1.5 m  |
|   | (5)  | maximum <b>driveway</b> width   | 5.5 m  |
|   | (6)  | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls   | 5.7 m  |
|   | (7)  | detached <b>garage</b> shall not be permitted   |  |
| 4.8.2.15.2  | <b>Semi-Detached:</b>  |   |  |
|   | (1)  | the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply   |  |
|   | (2)  | minimum <b>lot area</b> - <b>interior lot</b>   | 225 m <sup>2</sup>   |
|   | (3)  | minimum <b>lot area</b> - <b>corner lot</b>   | 265 m <sup>2</sup>   |
|   | (4)  | minimum <b>lot frontage</b> - <b>interior lot</b>   | 8.7 m  |
|   | (5)  | minimum <b>lot frontage</b> - <b>corner lot</b>   | 10.2 m   |
|   | (6)  | maximum <b>gross floor area</b> - <b>residential</b>  | 0.75 times the <b>lot area</b>                                 |
|   | (7)  | minimum <b>front yard</b>   | 3.6 m  |
|   | (8)  | minimum <b>exterior side yard</b>   | 3.6 m  |
|   | (9)  | minimum setback to <b>garage face</b>   | 7.0 m  |
|   | (10)   | minimum <b>interior side yard</b> - unattached side   | 1.2 m  |
|   | (11)   | minimum <b>rear yard</b>  | 7.0 m  |
|   | (12)   | maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b>                          | 2.0 m  |
|   | (13)   | maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided | 2.5 m  |
|   | (14)   | where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>        | 5.0 m  |

**Exception RM1-15 continued on next page**

|  |                   |  |  |
|--|-------------------|--|--|
| 4.8.2.15   | Exception: RM1-15 | Map # 38E  | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| <b>Exception RM1-15 continued from previous page</b> |                   |  |  |
| 4.8.2.15.2<br>(continued)                            | (15)              | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |  |
|  | (16)              | maximum <b>driveway</b> width  | 3.8 m  |
|  | (17)              | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m  |
|  | (18)              | detached <b>garage</b> shall not be permitted  |  |

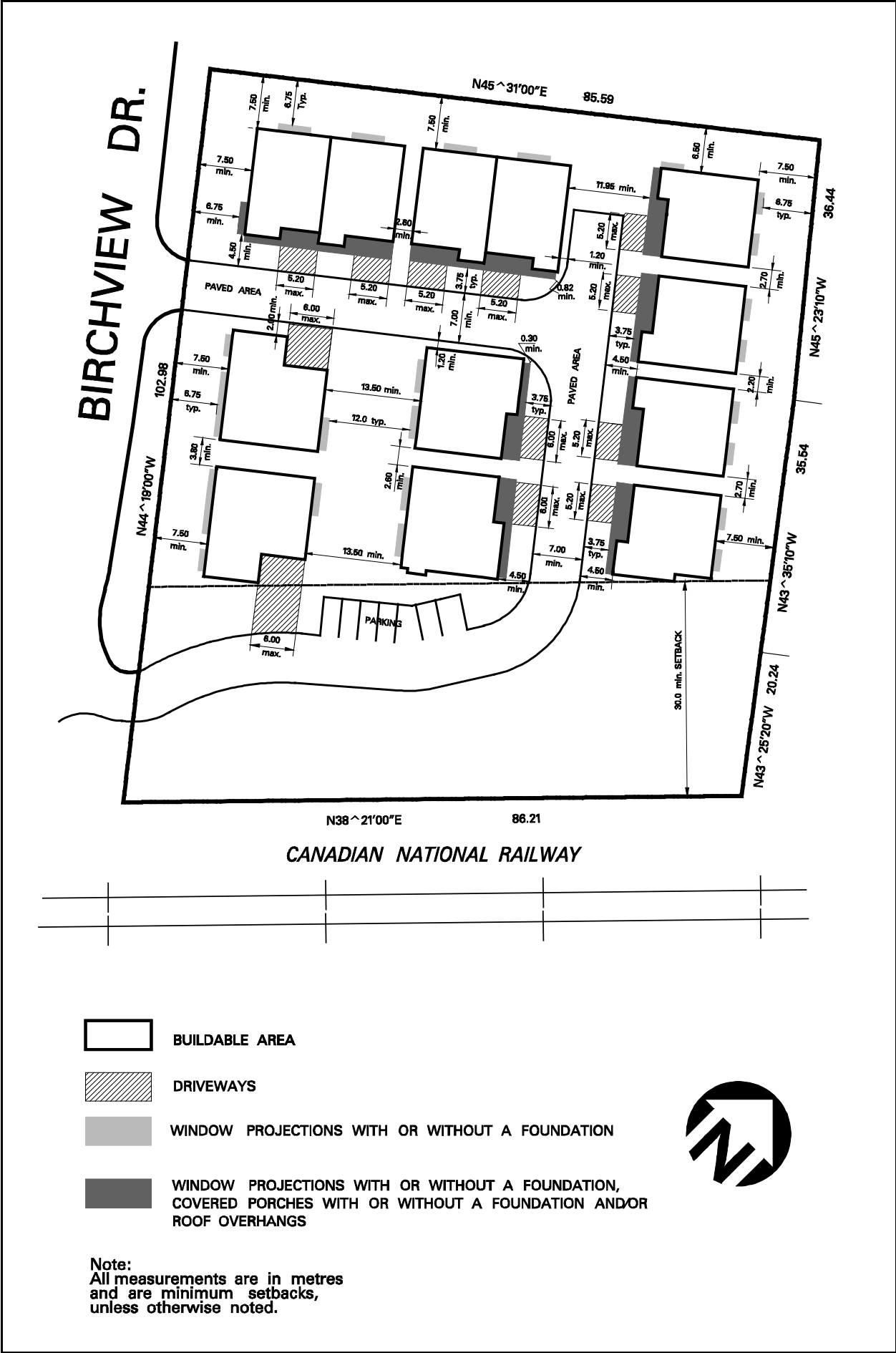
|  |  |                    |                   |
|--|--|--------------------|-------------------|
| 4.8.2.16   | Exception: RM1-16  | Map # 21           | By-law: 0174-2017 |
| In a RM1-16 zone the applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |                   |
| <b>Permitted Use</b>   |  |                    |                   |
| 4.8.2.16.1   | Lands zoned RM1-16 shall only be used for the following: |                    |                   |
| (1)  | <b>Semi-Detached</b>                                     |                    |                   |
| <b>Regulations</b>   |  |                    |                   |
| 4.8.2.16.2   | <b>Semi-Detached:</b>                                    |                    |                   |
| (1)  | minimum <b>lot area - interior lot</b>                   | 300 m <sup>2</sup> |                   |
| (2)  | minimum <b>front yard</b>                                | 6.0 m              |                   |
| (3)  | minimum <b>interior side yard</b> - unattached side      | 0.9 m              |                   |

|  |   |   |   |
|--|---|---|---|
| 4.8.2.17   | Exception: RM1-17   | Map # 44W, 45E  | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |   |   |
| <b>Regulations</b>   |   |   |   |
| 4.8.2.17.1   | A <b>detached dwelling</b> shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law except that: |   |   |
|  | (1)   | maximum <b>lot coverage</b> - where the width of the <b>garage</b> is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall | 45%   |
|  | (2)   | maximum projection of a <b>garage</b> beyond the <b>main front entrance</b>   | 7.0 m   |
| 4.8.2.17.2   | <b>Semi-Detached:</b>   |   |   |
|  | (1)   | minimum <b>lot area - interior lot</b>  | 225 m <sup>2</sup>  |
|  | (2)   | minimum <b>lot area - corner lot</b>  | 300 m <sup>2</sup>  |
|  | (3)   | minimum <b>front yard</b>   | 4.5 m   |
|  | (4)   | minimum <b>exterior side yard</b>   | 4.5 m   |
|  | (5)   | minimum <b>interior side yard</b> - unattached side   | 0.9 m   |

**Exception RM1-17 continued on next page**

|  |                   |  |   |
|--|-------------------|--|---|
| 4.8.2.17   | Exception: RM1-17 | Map # 44W, 45E   | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| <b>Exception RM1-17 continued from previous page</b> |                   |  |   |
| 4.8.2.17.2<br>(continued)                            | (6)               | maximum <b>lot coverage</b> :  |   |
|  | (6.1)             | where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> or a <b>habitable room</b> on the <b>first storey</b> or  | 45%   |
|  | (6.2)             | where the width of the <b>garage</b> is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or   | 45%   |
|  | (6.3)             | all other <b>lots</b>  | 40%   |
|  | (7)               | maximum projection of a <b>garage</b> beyond the <b>main front entrance</b>  | 7.0 m   |
|  | (8)               | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |   |
|  | (9)               | maximum <b>porch</b> area in a <b>front yard - interior lot</b>  | 12 m <sup>2</sup>   |
|  | (10)              | maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards - corner lot</b>  | 20 m <sup>2</sup>   |
|  | (11)              | the area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>  |   |
|  | (12)              | <b>accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b>  |   |
|  | (13)              | minimum setback to <b>garage face</b>  | 6.0 m   |

|   |   |          |  |
|---|---|----------|--|
| 4.8.2.18  | Exception: RM1-18   | Map # 09 | By-law: 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |          |  |
| <b>Regulations</b>  |   |          |  |
| 4.8.2.18.1  | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply                         |          |  |
| 4.8.2.18.2  | Maximum number of detached <b>dwelling units</b>  |          | 8  |
| 4.8.2.18.3  | Maximum number of semi-detached <b>dwelling units</b>   |          | 4  |
| 4.8.2.18.4  | Minimum setback to <b>garage face</b> from a <b>condominium road</b>  |          | 6.0 m  |
| 4.8.2.18.5  | Maximum <b>height - highest ridge: sloped roof</b>  |          | 9.5 m  |
| 4.8.2.18.6  | Maximum height of eaves:<br>from <b>average grade</b> to lower edge of the eaves                            |          | 3.7 m  |
| 4.8.2.18.7  | <b>Height</b> of all <b>buildings</b> and <b>structures</b> shall be measured from <b>established grade</b> |          |  |
| 4.8.2.18.8  | Maximum number of <b>storeys</b>  |          | 2  |
| 4.8.2.18.9  | Minimum number of <b>parking spaces</b> per <b>dwelling unit</b>  |          | 2  |
| 4.8.2.18.10   | Minimum number of visitor <b>parking spaces</b>   |          | 7  |
| 4.8.2.18.11   | All site development plans shall comply with Schedule RM1-18 of this Exception                              |          |  |



Schedule RM1-18  
Map 09

**Part 4 - Residential Zones**

|   |   |                |         |
|---|---|----------------|---------|
| 4.8.2.19  | Exception: RM1-19   | Map # 39E, 45W | By-law: |
| In a RM1-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |                |         |
| <b>Regulation</b>   |   |                |         |
| 4.8.2.19.1  | A <b>detached dwelling</b> shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law |                |         |

|  |   |                        |                   |
|--|---|------------------------|-------------------|
| 4.8.2.20   | Exception: RM1-20   | Map # 16, 27           | By-law: 0174-2017 |
| In a RM1-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |                        |                   |
| <b>Additional Permitted Use</b>  |   |                        |                   |
| 4.8.2.20.1   | (1)   | <b>Linked Dwelling</b> |                   |
| <b>Regulation</b>  |   |                        |                   |
| 4.8.2.20.2   | A <b>linked dwelling</b> shall comply with the RM1 zone regulations for a <b>semi-detached</b> contained in Subsection 4.8.1 of this By-law |                        |                   |

|  |  |                                 |   |
|--|--|---------------------------------|---|
| 4.8.2.21   | Exception: RM1-21  | Map # 30                        | By-law: 0379-2009,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |  |                                 |   |
| Additional Permitted Use   |  |                                 |   |
| 4.8.2.21.1   | (1)  | Linked Dwelling                 |   |
| Regulations  |  |                                 |   |
| 4.8.2.21.2   | Detached Dwelling:   |                                 |   |
|  | (1)  | minimum lot area - interior lot | 275 m <sup>2</sup>  |
|  | (2)  | minimum lot frontage            | 9.0 m   |
|  | (3)  | maximum driveway width          | 6.0 m   |
|  | (4)  | minimum front yard              | 4.5 m   |
|  | (5)  | minimum exterior side yard      | 4.5 m   |
|  | (6)  | minimum setback to garage face  | 6.0 m   |
| 4.8.2.21.3   | Semi-Detached:   |                                 |   |
|  | (1)  | minimum lot area - interior lot | 275 m <sup>2</sup>  |
|  | (2)  | minimum lot area - corner lot   | 350 m <sup>2</sup>  |
|  | (3)  | minimum front yard              | 4.5 m   |
|  | (4)  | minimum exterior side yard      | 4.5 m   |
|  | (5)  | minimum setback to garage face  | 6.0 m   |
| 4.8.2.21.4   | A linked dwelling shall comply with the RM1 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law except that: |                                 |   |
|  | (1)  | minimum lot area - interior lot | 275 m <sup>2</sup>  |
|  | (2)  | minimum lot area - corner lot   | 350 m <sup>2</sup>  |
|  | (3)  | minimum front yard              | 4.5 m   |
|  | (4)  | minimum exterior side yard      | 4.5 m   |
|  | (5)  | minimum setback to garage face  | 6.0 m   |

|  |   |   |   |
|--|---|---|---|
| 4.8.2.22   | Exception: RM1-22   | Map # 21  | By-law: 0325-2008,<br>0055-2009, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-22 zone the applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |   |   |   |
| Permitted Use  |   |   |   |
| 4.8.2.22.1   | Lands zoned RM1-22 shall only be used for the following:  |   |   |
|  | (1) Double Duplex Dwelling  |   |   |
| Regulations  |   |   |   |
| 4.8.2.22.2   | A double duplex dwelling shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law, except that: |   |   |
|  | (1) the regulations of Article 4.1.9.3 and Lines 12.2 and 13.5 contained in Table 4.13.1 of this By-law shall not apply         |   |   |
|  | (2)   | maximum number of <b>dwelling units</b> on all lands zoned RM1-22   | 4   |
|  | (3)   | maximum <b>lot coverage</b>   | 30% of the <b>lot area</b>  |
|  | (4)   | maximum gross floor area  | 400 m <sup>2</sup>  |
|  | (5)   | minimum area used for tenant facilities   | 166 m <sup>2</sup>  |
|  | (6)   | minimum <b>landscaped area</b>  | 40% of the <b>lot area</b>  |
|  | (7)   | minimum <b>front yard</b>   | 15.0 m  |
|  | (8)   | minimum <b>interior side yard</b>   | 1.7 m   |
|  | (9)   | minimum <b>rear yard</b>  | 11.0 m  |
|  | (10)  | maximum <b>height</b> :<br><b>highest ridge</b> of a <b>sloped roof</b>   | 10.7 m  |
|  | (11)  | minimum number of resident <b>parking spaces</b> per <b>dwelling unit</b>   | 1.36  |
|  | (12)  | minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>  | 0.20  |
|  | (13)  | no <b>dwelling units</b> , or portions thereof, shall be located below grade  |   |
|  | (14)  | the area used for tenant facilities shall be measured from the centre line of joint interior partitions and from the exterior of outside walls of the <b>building</b> or <b>structure</b>   |   |
|  | (15)  | "Double Duplex Dwelling" means a <b>building</b> that is divided horizontally and vertically into four separate <b>dwelling units</b> , each with an entrance that is either independent or through a common vestibule  |   |
|  | (16)  | "Tenant Facilities" means any part of a <b>building</b> or <b>structure</b> used for furnace rooms, laundry rooms, garbage storage rooms or general storage rooms   |   |
|  | (17)  | "Gross Floor Area" means the aggregate of the areas of each <b>storey</b> above or below <b>established grade</b> measured between the exterior faces of the exterior wall of the <b>building</b> or <b>structure</b> at the level of each <b>storey</b> exclusive of any part of the <b>building</b> or <b>structure</b> used for tenant facilities, stairs or garbage storage |   |
|  | (18)  | minimum <b>lot frontage</b>   | 18.0 m  |
|  | (19)  | maximum area of a <b>deck</b> above an attached <b>garage</b>   | 10 m <sup>2</sup>   |
|  | (20)  | maximum <b>driveway</b> width   | Lesser of 8.5 m or<br>50% of <b>lot frontage</b>                          |
|  | (21)  | minimum <b>aisle</b> width  | 6.0 m   |

|   |   |                                |   |
|---|---|--------------------------------|---|
| 4.8.2.23  | Exception: RM1-23   | Map # 57                       | By-law: 0325-2008,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |                                |   |
| <b>Regulations</b>  |   |                                |   |
| 4.8.2.23.1  | A <b>detached dwelling</b> shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:  |                                |   |
|   | (1) minimum setback of a <b>detached dwelling</b> to all lands zoned U-3 on <b>lots</b> located east of Longford Drive  | 11.0 m                         |   |
|   | (2) maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls   | 6.1 m                          |   |
| 4.8.2.23.2  | <b>Semi-Detached:</b>   |                                |   |
|   | (1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply   |                                |   |
|   | (2) minimum <b>lot area</b> - <b>interior lot</b>   | 220 m <sup>2</sup>             |   |
|   | (3) minimum <b>lot area</b> - <b>corner lot</b>   | 300 m <sup>2</sup>             |   |
|   | (4) minimum <b>lot frontage</b> - <b>interior lot</b>   | 8.7 m                          |   |
|   | (5) minimum <b>lot frontage</b> - <b>corner lot</b>   | 10.2 m                         |   |
|   | (6) maximum <b>gross floor area- residential</b>  | 0.75 times the <b>lot area</b> |   |
|   | (7) minimum <b>front yard</b> - <b>lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>   | 3.5 m                          |   |
|   | (8) minimum <b>front yard</b> - all other <b>lots</b>   | 4.5 m                          |   |
|   | (9) minimum <b>exterior side yard</b> - <b>lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>   | 3.5 m                          |   |
|   | (10) minimum <b>exterior side yard</b> - <b>lots</b> adjacent to a <b>street</b> with a right-of-way width of less than 17.0 m  | 1.8 m                          |   |
|   | (11) minimum <b>exterior side yard</b> - all other <b>lots</b>  | 4.5 m                          |   |
|   | (12) minimum <b>interior side yard</b> - unattached side  | 1.2 m                          |   |
|   | (13) minimum <b>rear yard</b> - where <b>lot</b> abuts a <b>lot</b> with a minimum <b>rear yard</b> of 7.5 m  | 6.0 m                          |   |
|   | (14) where the abutting <b>lot</b> to the rear of the subject <b>lot</b> has a minimum <b>rear yard</b> of 7.0 m, the minimum <b>rear yard</b> of the subject <b>lot</b> may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the <b>semi-detached</b> |                                |   |
|   | (15) minimum <b>rear yard</b> - all other <b>lots</b>   | 7.0 m                          |   |
|   | (16) minimum setback of a <b>semi-detached</b> to all lands zoned U-3 on <b>lots</b> located east of Longford Drive   | 11.0 m                         |   |
|   | (17) minimum setback to <b>garage face</b>  | 5.8 m                          |   |
|   | (18) minimum setback to a <b>sight triangle</b>   | 0.0 m                          |   |
|   | (19) maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front yard</b>   | 2.0 m                          |   |
|   | (20) maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>exterior side yard</b>   | 2.0 m                          |   |
|   | (21) maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  | 2.5 m                          |   |
|   | (22) where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   | 5.0 m                          |   |

Exception RM1-23 continued on next page

|  |                   |  |   |
|--|-------------------|--|---|
| 4.8.2.23   | Exception: RM1-23 | Map # 57   | By-law: 0325-2008,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| <b>Exception RM1-23 continued from previous page</b> |                   |  |   |
| 4.8.2.23.2<br>(continued)                            | (23)              | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |   |
|  | (24)              | maximum <b>driveway</b> width - <b>interior lot</b>  | 4.3 m   |
|  | (25)              | maximum <b>driveway</b> width - <b>corner lot</b>  | 4.7 m   |
|  | (26)              | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m   |
|  | (27)              | detached <b>garage</b> shall not be permitted  |   |

|   |  |  |   |
|---|--|--|---|
| 4.8.2.24  | Exception: RM1-24  | Map # 57   | By-law: 0455-2007,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |  |  |   |
| Regulations   |  |  |   |
| 4.8.2.24.1  | A <b>detached dwelling</b> shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that: |  |   |
|   | (1)  | minimum <b>lot area - interior lot</b>   | 275 m <sup>2</sup>  |
|   | (2)  | minimum <b>lot frontage - interior lot</b>   | 9.75 m  |
|   | (3)  | minimum <b>lot frontage - corner lot</b>   | 13.0 m  |
|   | (4)  | maximum <b>driveway</b> width  | 6.5 m   |
|   | (5)  | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 5.5 m   |
|   | (6)  | minimum setback of a <b>lot</b> to Winston Churchill<br>Boulevard  | 108.0 m   |
|   | (7)  | a <b>balcony</b> with a maximum area of 10 m <sup>2</sup> is permitted<br>on top of an attached <b>garage</b> provided that the <b>balcony</b><br>does not project more than 1.0 m beyond the <b>garage face</b> |   |
| 4.8.2.24.2  | <b>Semi-Detached:</b>  |  |   |
|   | (1)  | the regulations of Lines 5.0 and 11.0 contained in<br>Table 4.8.1 of this By-law shall not apply   |   |
|   | (2)  | minimum <b>lot area - interior lot</b>   | 220 m <sup>2</sup>  |
|   | (3)  | minimum <b>lot area - corner lot</b>   | 252 m <sup>2</sup>  |
|   | (4)  | minimum <b>lot frontage - interior lot</b>   | 8.5 m   |
|   | (5)  | minimum <b>lot frontage - corner lot</b>   | 9.75 m  |
|   | (6)  | minimum <b>front yard - lots</b> with a municipal sidewalk<br>adjacent the <b>front lot line</b>   | 4.5 m   |
|   | (7)  | minimum <b>front yard - lots</b> without a municipal sidewalk<br>adjacent the <b>front lot line</b>  | 3.5 m   |
|   | (8)  | minimum <b>exterior side yard - lots</b> with a<br>municipal sidewalk adjacent the <b>exterior side lot line</b>   | 4.5 m   |
|   | (9)  | minimum <b>exterior side yard - lots</b> without a municipal<br>sidewalk adjacent the <b>exterior side lot line</b>  | 3.5 m   |
|   | (10)   | minimum setback to <b>garage face</b>  | 5.8 m   |

Exception RM1-24 continued on next page

|   |                   |  |   |
|---|-------------------|--|---|
| 4.8.2.24                                      | Exception: RM1-24 | Map # 57   | By-law: 0455-2007,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| Exception RM1-24 continued from previous page |                   |  |   |
| 4.8.2.24.2<br>(continued)                     | (11)              | minimum <b>interior side yard</b> - unattached side  | 1.2 m   |
|   | (12)              | minimum <b>rear yard</b>   | 7.0 m   |
|   | (13)              | maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b>   | 2.0 m   |
|   | (14)              | minimum setback to a <b>sight triangle</b>   | 0.0 m   |
|   | (15)              | maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  | 2.5 m   |
|   | (16)              | where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   | 5.0 m   |
|   | (17)              | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , a minimum of 75% of the width of the <b>garage</b> , measured from the inside face of the garage walls, shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |   |
|   | (18)              | maximum <b>driveway</b> width - <b>interior lot</b>  | 4.3 m   |
|   | (19)              | maximum <b>driveway</b> width - <b>corner lot</b>  | 4.7 m   |
|   | (20)              | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m   |
|   | (21)              | attached <b>garage</b> is required   |   |
|   | (22)              | detached <b>garage</b> shall not be permitted  |   |
|   | (23)              | a <b>balcony</b> with a maximum area of 10 m <sup>2</sup> is permitted on top of an attached <b>garage</b> provided that the <b>balcony</b> does not project more than 1.0 m beyond the <b>garage face</b>   |   |

|   |   |          |   |
|---|---|----------|---|
| 4.8.2.25  | Exception: RM1-25   | Map # 57 | By-law: 0117-2014,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM1-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses/regulations</b> shall apply: |   |          |   |
| <b>Regulations</b>  |   |          |   |
| 4.8.2.25.1  | A <b>detached dwelling</b> shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law   |          |   |
| 4.8.2.25.2  | <b>Semi-Detached:</b> <ol style="list-style-type: none"> <li>(1) the provisions of Lines 5.0 and 11.0 contained in Table 4.8.1 of this By-law shall not apply</li> <li>(2) minimum <b>lot area - interior lot</b> 190 m<sup>2</sup></li> <li>(3) minimum <b>lot area - corner lot</b> 252 m<sup>2</sup></li> <li>(4) minimum <b>lot frontage - interior lot</b> 7.5 m</li> <li>(5) minimum <b>lot frontage - corner lot</b> 9.5 m</li> <li>(6) minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b> 3.5 m</li> <li>(7) minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b> 3.5 m</li> <li>(8) minimum setback to the <b>garage face</b> 5.8 m</li> <li>(9) minimum <b>exterior side yard - lots</b> abutting a <b>street</b> 1.8 m</li> <li>(10) minimum <b>interior side yard - unattached side</b> 1.2 m</li> <li>(11) minimum <b>rear yard</b> 6.0 m</li> <li>(12) maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b> 2.0 m</li> <li>(13) maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided 2.5 m</li> <li>(14) where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b> 5.0 m</li> <li>(15) for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b>, where the <b>garage</b> projects beyond the <b>main front entrance</b>, the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b></li> <li>(16) maximum <b>driveway</b> width - <b>interior lot</b> 4.5 m</li> <li>(17) maximum <b>driveway</b> width - <b>corner lot</b> 5.0 m</li> <li>(18) maximum <b>garage width:</b> 3.8 m<br/>measured from the inside face of the <b>garage</b> side walls</li> <li>(19) detached <b>garage</b> shall not be permitted</li> </ol> |          |   |

|  |  |                      |  |
|--|--|----------------------|--|
| 4.8.2.26   | Exception: RM1-26  | Map # 06, 07, 12, 13 | By-law: 0171-2015/<br>OMB Order 2016 April 04,<br>0193-2016/OMB Order<br>2017 May 30 |
| In a RM1-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |  |                      |  |
| <b>Regulations</b>   |  |                      |  |
| 4.8.2.26.1   | Maximum <b>height - highest ridge:</b><br><b>sloped roof</b>                 |                      | 9.5 m  |
| 4.8.2.26.2   | Maximum <b>height:</b><br><b>flat roof</b>                                   |                      | 7.5 m  |
| 4.8.2.26.3   | Maximum height of eaves:<br>from <b>average grade</b> to lower edge of eaves |                      | 6.4 m  |
| 4.8.2.26.4   | Maximum <b>dwelling unit depth</b>   |                      | 20.0 m   |

|  |  |                |                                 |
|--|--|----------------|---------------------------------|
| 4.8.2.27   | Exception: RM1-27  | Map # 48E, 48W | By-law: 0225-2016,<br>0174-2017 |
| In a RM1-27 zone the applicable regulations shall be as specified for a RM1 zone except that the following <b>uses</b> /regulations shall apply: |  |                |                                 |
| <b>Permitted Uses</b>  |  |                |                                 |
| 4.8.2.27.1   | Lands zoned RM1-27 shall only be used for the following:                   |                |                                 |
|  | (1) <b>Detached dwelling</b> in compliance with the R4-64 zone regulations |                |                                 |
|  | (2) <b>Semi-Detached</b>   |                |                                 |



### 4.8.3 RM2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

|  |                           |                  |         |
|--|---------------------------|------------------|---------|
| 4.8.3.1  | Exception: RM2-1          | Map # 25, 26, 27 | By-law: |
| In a RM2-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |                           |                  |         |
| <b>Regulation</b>  |                           |                  |         |
| 4.8.3.1.1  | Minimum <b>front yard</b> |                  | 7.5 m   |

|  |                           |   |                               |
|--|---------------------------|---|-------------------------------|
| 4.8.3.2  | Exception: RM2-2          | Map # 21, 26, 27, 28, 30, 55, 56              | By-law:                       |
| In a RM2-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |                           |   |                               |
| <b>Regulations</b>   |                           |   |                               |
| 4.8.3.2.1  | <b>Detached Dwelling:</b> |   |                               |
|  | (1)                       | minimum <b>lot area - interior lot</b>        | 275 m <sup>2</sup>            |
|  | (2)                       | minimum <b>lot frontage - interior lot</b>    | 9.0 m                         |
|  | (3)                       | maximum <b>gross floor area - residential</b> | 0.6 times the <b>lot area</b> |

|  |  |                    |                   |
|--|--|--------------------|-------------------|
| 4.8.3.3  | Exception: RM2-3   | Map # 36W, 39W, 55 | By-law: 0174-2017 |
| In a RM2-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |                    |                   |
| <b>Regulations</b>   |  |                    |                   |
| 4.8.3.3.1  | Minimum setback to all lands zoned E2-1  |                    | 15.0 m            |
| 4.8.3.3.2  | Minimum setback of <b>detached dwelling</b> and <b>semi-detached</b> to Thomas Street, Winston Churchill Boulevard and Erin Centre Boulevard |                    | 7.5 m             |
| 4.8.3.3.3  | Minimum setback to Derry Road West   |                    | 13.5 m            |
| 4.8.3.3.4  | Maximum encroachment of a <b>porch</b> into the Winston Churchill Boulevard and Erin Centre Boulevard setbacks                               |                    | 1.8 m             |

|  |   |                               |                   |
|--|---|-------------------------------|-------------------|
| 4.8.3.4  | Exception: RM2-4  | Map # 20, 26, 29, 30, 46W, 55 | By-law: 0174-2017 |
| In a RM2-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |   |                               |                   |
| <b>Additional Permitted Use</b>  |   |                               |                   |
| 4.8.3.4.1  | (1)   | <b>Linked Dwelling</b>        |                   |
| <b>Regulation</b>  |   |                               |                   |
| 4.8.3.4.2  | A <b>linked dwelling</b> shall comply with the RM2 zone regulations for a <b>semi-detached</b> contained in Subsection 4.8.1 of this By-law |                               |                   |

|  |   |                     |         |
|--|---|---------------------|---------|
| 4.8.3.5  | Exception: RM2-5  | Map # 36W, 45W, 53E | By-law: |
| In a RM2-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |   |                     |         |
| <b>Regulations</b>   |   |                     |         |
| 4.8.3.5.1  | Minimum <b>exterior side yard</b> - all <b>corner lots</b> abutting Bristol Road East |                     | 4.5 m   |
| 4.8.3.5.2  | Minimum <b>exterior side yard</b> - all other <b>corner lots</b>                      |                     | 3.0 m   |

|  |  |  |  |
|--|--|--|--|
| 4.8.3.6  | Exception: RM2-6   | Map # 44W  | By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| In a RM2-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |  |  |
| <b>Regulations</b>   |  |  |  |
| 4.8.3.6.1  | A <b>detached dwelling</b> shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law, except that: |  |  |
|  | (1)  | minimum setback to <b>garage face</b>  | 7.0 m  |
| 4.8.3.6.2  | <b>Semi-Detached:</b>  |  |  |
|  | (1)  | maximum <b>lot coverage</b> :  |  |
|  | (1.1)  | where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> or a <b>habitable room</b> on the <b>first storey</b> or  | 45%  |
|  | (1.2)  | where the width of the <b>garage</b> is 3.8 m or less, measured from the inside face of the <b>garage</b> side walls or  | 45%  |
|  | (1.3)  | all other <b>lots</b>  | 40%  |
|  | (2)  | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |  |
|  | (3)  | minimum setback to <b>garage face</b>  | 7.0 m  |
|  | (4)  | minimum setback to a <b>sight triangle</b>   | 0.0 m  |
|  | (5)  | maximum <b>driveway</b> width  | 3.8 m  |
|  | (6)  | maximum <b>porch</b> area in a <b>front yard</b> - <b>interior lot</b>   | 12 m <sup>2</sup>  |
|  | (7)  | maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards</b> - <b>corner lot</b>   | 20 m <sup>2</sup>  |
|  | (8)  | the area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>  |  |
|  | (9)  | a detached <b>garage</b> is not permitted  |  |

|  |  |           |  |
|--|--|-----------|--|
| 4.8.3.7  | Exception: RM2-7   | Map # 44W | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |           |  |
| <b>Regulations</b>   |  |           |  |
| 4.8.3.7.1  | A <b>detached dwelling</b> shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law   |           |  |
| 4.8.3.7.2  | <b>Semi-Detached:</b> <ol style="list-style-type: none"> <li>(1) maximum <b>lot coverage</b>: <ol style="list-style-type: none"> <li>(1.1) where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> or a <b>habitable room</b> on the <b>first storey</b> or 45%</li> <li>(1.2) where the width of the <b>garage</b> is 3.8 m or less, measured from the inside face of the <b>garage</b> side walls or 45%</li> <li>(1.3) all other <b>lots</b> 40%</li> </ol> </li> <li>(2) for a <b>detached dwelling</b> more than one <b>storey</b> in <b>height</b>, where the <b>garage</b> projects beyond the <b>main front entrance</b>, the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b></li> <li>(3) minimum setback to a <b>sight triangle</b> 0.0 m</li> <li>(4) maximum <b>driveway</b> width 3.8 m</li> <li>(5) maximum <b>porch</b> area in a <b>front yard - interior lot</b> 12 m<sup>2</sup></li> <li>(6) maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards - corner lot</b> 20 m<sup>2</sup></li> <li>(7) the area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b></li> <li>(8) a detached <b>garage</b> is not permitted</li> </ol> |           |  |

|  |  |           |  |
|--|--|-----------|--|
| 4.8.3.8  | Exception: RM2-8   | Map # 39E | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |           |  |
| <b>Regulations</b>   |  |           |  |
| 4.8.3.8.1  | <b>Semi-Detached:</b> <ol style="list-style-type: none"> <li>(1) minimum <b>lot area - corner lot</b> 240 m<sup>2</sup></li> <li>(2) minimum <b>lot frontage - interior lot</b> 9.0 m</li> <li>(3) minimum <b>lot frontage - corner lot</b> 10.0 m</li> <li>(4) minimum <b>interior side yard</b> - unattached side 1.2 m</li> <li>(5) minimum <b>exterior side yard</b> 3.0 m</li> <li>(6) minimum <b>rear yard</b> 6.0 m</li> <li>(7) minimum setback to <b>garage face</b> 7.0 m</li> </ol> |           |  |

|   |                                       |           |   |
|---|---------------------------------------|-----------|---|
| 4.8.3.9   | Exception: RM2-9                      | Map # 39E | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a RM2-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |                                       |           |   |
| <b>Regulation</b>   |                                       |           |   |
| 4.8.3.9.1   | Minimum setback to <b>garage face</b> |           | 7.0 m   |

|  |   |          |                   |
|--|---|----------|-------------------|
| 4.8.3.10   | Exception: RM2-10   | Map # 22 | By-law: 0174-2017 |
| In a RM2-10 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |                   |
| Permitted Use  |   |          |                   |
| 4.8.3.10.1   | Lands zoned RM2-10 shall only be used for the following:  |          |                   |
|  | (1) <b>Semi-Detached</b>  |          |                   |
| Regulations  |   |          |                   |
| 4.8.3.10.2   | Minimum <b>exterior side yard</b>   |          | 3.5 m             |
| 4.8.3.10.3   | The area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b> |          |                   |

|  |   |          |  |
|--|---|----------|--|
| 4.8.3.11   | Exception: RM2-11   | Map # 22 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-11 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |  |
| <b>Permitted Use</b>   |   |          |  |
| 4.8.3.11.1   | Lands zoned RM2-11 shall only be used for the following:  |          |  |
|  | (1) <b>Semi-Detached</b>  |          |  |
| <b>Regulations</b>   |   |          |  |
| 4.8.3.11.2   | Minimum <b>exterior side yard</b>   |          | 3.5 m  |
| 4.8.3.11.3   | Maximum <b>driveway</b> width   |          | 3.8 m  |
| 4.8.3.11.4   | The area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b> |          |  |
| 4.8.3.11.5   | Minimum setback to <b>garage face</b>   |          | 7.0 m  |

|  |  |          |                   |
|--|--|----------|-------------------|
| 4.8.3.12   | Exception: RM2-12  | Map # 10 | By-law: 0174-2017 |
| In a RM2-12 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |          |                   |
| <b>Permitted Use</b>   |  |          |                   |
| 4.8.3.12.1   | Lands zoned RM2-12 shall only be used for the following: |          |                   |
|  | (1) <b>Semi-Detached</b>                                 |          |                   |
| <b>Regulations</b>   |  |          |                   |
| 4.8.3.12.2   | Minimum <b>front yard</b>                                |          | 9.5 m             |
| 4.8.3.12.3   | Minimum <b>exterior side yard</b>                        |          | 3.5 m             |
| 4.8.3.12.4   | Maximum <b>driveway</b> width                            |          | 3.8 m             |

|  |  |                |  |
|--|--|----------------|--|
| 4.8.3.13   | Exception: RM2-13  | Map # 53E, 53W | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-13 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                |  |
| <b>Permitted Use</b>   |  |                |  |
| 4.8.3.13.1   | Lands zoned RM2-13 shall only be used for the following: |                |  |
|  | (1) <b>Semi-Detached</b>                                 |                |  |
| <b>Regulations</b>   |  |                |  |
| 4.8.3.13.2   | Minimum <b>lot area - interior lot</b>                   |                | 240 m <sup>2</sup>   |
| 4.8.3.13.3   | Minimum <b>lot area - corner lot</b>                     |                | 320 m <sup>2</sup>   |
| 4.8.3.13.4   | Minimum <b>lot frontage - interior lot</b>               |                | 9.0 m  |
| 4.8.3.13.5   | Minimum <b>lot frontage - corner lot</b>                 |                | 12.0 m   |
| 4.8.3.13.6   | Minimum <b>front yard</b>                                |                | 3.65 m   |
| 4.8.3.13.7   | Minimum <b>exterior side yard</b>                        |                | 3.65 m   |
| 4.8.3.13.8   | Minimum setback to <b>garage face</b>                    |                | 4.5 m  |

|  |  |                    |  |
|--|--|--------------------|--|
| 4.8.3.14   | Exception: RM2-14  | Map # 53E, 53W     | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-14 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |  |
| <b>Permitted Use</b>   |  |                    |  |
| 4.8.3.14.1   | Lands zoned RM2-14 shall only be used for the following: |                    |  |
|  | (1) <b>Semi-Detached</b>                                 |                    |  |
| <b>Regulations</b>   |  |                    |  |
| 4.8.3.14.2   | Minimum <b>lot area - interior lot</b>                   | 240 m <sup>2</sup> |  |
| 4.8.3.14.3   | Minimum <b>lot area - corner lot</b>                     | 320 m <sup>2</sup> |  |
| 4.8.3.14.4   | Minimum <b>lot frontage - interior lot</b>               | 9.0 m              |  |
| 4.8.3.14.5   | Minimum <b>lot frontage - corner lot</b>                 | 12.0 m             |  |
| 4.8.3.14.6   | Minimum <b>front yard</b>                                | 3.65 m             |  |
| 4.8.3.14.7   | Minimum <b>exterior side yard</b>                        | 3.65 m             |  |
| 4.8.3.14.8   | Minimum setback to <b>garage face</b>                    | 5.5 m              |  |

|  |   |           |                   |
|--|---|-----------|-------------------|
| 4.8.3.15   | Exception: RM2-15   | Map # 53E | By-law: 0174-2017 |
| In a RM2-15 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |           |                   |
| Permitted Use  |   |           |                   |
| 4.8.3.15.1   | Lands zoned RM2-15 shall only be used for the following:  |           |                   |
|  | (1) <b>Semi-Detached</b>  |           |                   |
| Regulations  |   |           |                   |
| 4.8.3.15.2   | Minimum <b>exterior side yard</b>   |           | 2.45 m            |
| 4.8.3.15.3   | Maximum permitted encroachment of a bay window and <b>chimney</b> , with or without foundation, into an <b>exterior side yard</b> |           | 0.5 m             |

|  |  |                    |                   |
|--|--|--------------------|-------------------|
| 4.8.3.16   | Exception: RM2-16                              | Map # 37W          | By-law: 0174-2017 |
| In a RM2-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |                   |
| <b>Regulations</b>   |  |                    |                   |
| 4.8.3.16.1   | <b>Semi-Detached:</b>                          |                    |                   |
|  | (1) minimum <b>lot area - interior lot</b>     | 240 m <sup>2</sup> |                   |
|  | (2) minimum <b>lot area - corner lot</b>       | 320 m <sup>2</sup> |                   |
|  | (3) minimum <b>lot frontage - interior lot</b> | 9.0 m              |                   |
|  | (4) minimum <b>lot frontage - corner lot</b>   | 12.0 m             |                   |
|  | (5) minimum <b>exterior side yard</b>          | 3.0 m              |                   |

|  |  |                    |  |
|--|--|--------------------|--|
| 4.8.3.17   | Exception: RM2-17  | Map # 38E          | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-17 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |  |
| <b>Permitted Use</b>   |  |                    |  |
| 4.8.3.17.1   | Lands zoned RM2-17 shall only be used for the following:   |                    |  |
|  | (1) <b>Semi-Detached</b>   |                    |  |
| <b>Regulations</b>   |  |                    |  |
| 4.8.3.17.2   | Maximum <b>lot coverage</b>  | 50%                |  |
| 4.8.3.17.3   | Minimum <b>lot area - corner lot</b>   | 260 m <sup>2</sup> |  |
| 4.8.3.17.4   | Minimum <b>lot frontage - interior lot</b>   | 6.1 m              |  |
| 4.8.3.17.5   | Minimum <b>lot frontage - corner lot</b>   | 8.2 m              |  |
| 4.8.3.17.6   | Minimum <b>interior side yard</b> - unattached side  | 1.2 m              |  |
| 4.8.3.17.7   | Minimum <b>exterior side yard</b>  | 3.0 m              |  |
| 4.8.3.17.8   | Minimum setback to <b>garage face</b>  | 7.0 m              |  |
| 4.8.3.17.9   | The areas of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b> |                    |  |
| 4.8.3.17.10  | Maximum <b>driveway</b> width - <b>interior lot</b>  | 3.8 m              |  |
| 4.8.3.17.11  | Maximum <b>driveway</b> width - <b>corner lot</b>  | 5.0 m              |  |

|  |  |                    |   |
|--|--|--------------------|---|
| 4.8.3.18   | Exception: RM2-18  | Map # 57, 58       | By-law: 0449-2007,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM2-18 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |   |
| <b>Permitted Use</b>   |  |                    |   |
| 4.8.3.18.1   | Lands zoned RM2-18 shall only be used for the following:   |                    |   |
|  | (1) <b>Semi-Detached</b>   |                    |   |
| <b>Regulations</b>   |  |                    |   |
| 4.8.3.18.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply                              |                    |   |
| 4.8.3.18.3   | Minimum <b>lot area - interior lot</b>   | 215 m <sup>2</sup> |   |
| 4.8.3.18.4   | Minimum <b>lot area - corner lot</b>   | 300 m <sup>2</sup> |   |
| 4.8.3.18.5   | Minimum <b>lot frontage - interior lot</b>   | 7.2 m              |   |
| 4.8.3.18.6   | Minimum <b>lot frontage - corner lot</b>   | 10.2 m             |   |
| 4.8.3.18.7   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>                 | 3.5 m              |   |
| 4.8.3.18.8   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b> | 3.5 m              |   |
| 4.8.3.18.9   | Minimum <b>exterior side yard - lots</b> abutting a <b>street</b> with a right-of-way width less than 17.0 m     | 1.8 m              |   |
| 4.8.3.18.10  | Minimum setback to <b>garage face</b>  | 5.8 m              |   |
| 4.8.3.18.11  | Minimum <b>interior side yard</b> - unattached side  | 1.2 m              |   |

Exception RM2-18 continued on next page

|  |  |              |   |
|--|--|--------------|---|
| 4.8.3.18   | Exception: RM2-18  | Map # 57, 58 | By-law: 0449-2007,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| <b>Exception RM2-18 continued from previous page</b> |  |              |   |
| 4.8.3.18.12  | Minimum setback to a <b>sight triangle</b>   |              | 0.0 m   |
| 4.8.3.18.13  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b>   |              | 2.0 m   |
| 4.8.3.18.14  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  |              | 2.5 m   |
| 4.8.3.18.15  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   |              | 5.0 m   |
| 4.8.3.18.16  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |              |   |
| 4.8.3.18.17  | Maximum <b>driveway</b> width - <b>interior lot</b>  |              | 4.3 m   |
| 4.8.3.18.18  | Maximum <b>driveway</b> width - <b>corner lot</b>  |              | 4.7 m   |
| 4.8.3.18.19  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  |              | 3.8 m   |
| 4.8.3.18.20  | Detached <b>garage</b> shall not be permitted  |              |   |

|  |   |          |  |
|--|---|----------|--|
| 4.8.3.19   | Exception: RM2-19   | Map # 57 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-19 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |  |
| <b>Permitted Uses</b>  |   |          |  |
| 4.8.3.19.1   | Lands zoned RM2-19 shall only be used for the following:<br><br>(1) <b>Semi-Detached</b><br>(2) <b>Public school</b> in compliance with the provisions<br>contained in Article 2.1.9.1 of this By-law |          |  |
| <b>Regulations</b>   |   |          |  |
| 4.8.3.19.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this<br>By-law shall not apply  |          |  |
| 4.8.3.19.3   | Minimum <b>front yard - lots</b> without a municipal sidewalk<br>adjacent the <b>front lot line</b>   |          | 3.5 m  |
| 4.8.3.19.4   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk<br>adjacent the <b>exterior side lot line</b>   |          | 3.5 m  |
| 4.8.3.19.5   | Minimum <b>exterior side yard - lots</b> abutting a <b>street</b> with a right-<br>of-way width less than 17.0 m  |          | 1.8 m  |
| 4.8.3.19.6   | Minimum <b>exterior side yard</b> with a 0.3 m reserve along the<br><b>exterior side lot line</b>   |          | 4.2 m  |
| 4.8.3.19.7   | Minimum setback to <b>garage face</b>   |          | 5.8 m  |
| 4.8.3.19.8   | Minimum setback to a <b>sight triangle</b>  |          | 0.0 m  |
| 4.8.3.19.9   | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into required<br><b>front</b> and <b>exterior side yard</b>  |          | 2.0 m  |
| 4.8.3.19.10  | Maximum projection of a <b>garage</b> beyond either the <b>main front<br/>entrance</b> or beyond the <b>main entry feature</b> where provided   |          | 2.5 m  |

Exception RM2-19 continued on next page

|  |  |          |  |
|--|--|----------|--|
| 4.8.3.19   | Exception: RM2-19  | Map # 57 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| <b>Exception RM2-19 continued from previous page</b> |  |          |  |
| 4.8.3.19.11  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   |          | 5.0 m  |
| 4.8.3.19.12  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |          |  |
| 4.8.3.19.13  | Maximum <b>driveway</b> width - <b>interior lot</b>  |          | 4.3 m  |
| 4.8.3.19.14  | Maximum <b>driveway</b> width - <b>corner lot</b>  |          | 4.7 m  |
| 4.8.3.19.15  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  |          | 3.8 m  |
| 4.8.3.19.16  | Detached <b>garage</b> shall not be permitted  |          |  |

|  |   |           |                   |
|--|---|-----------|-------------------|
| 4.8.3.20   | Exception: RM2-20                                     | Map # 36W | By-law: 0174-2017 |
| In a RM2-20 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |           |                   |
| <b>Permitted Use</b>   |   |           |                   |
| 4.8.3.20.1   | Lands zoned RM2-20 shall only used for the following: |           |                   |
|  | (1) <b>Semi-Detached</b>                              |           |                   |
| <b>Regulations</b>   |   |           |                   |
| 4.8.3.20.2   | Minimum <b>lot frontage</b> - <b>interior lot</b>     |           | 7.5 m             |
| 4.8.3.20.3   | Minimum <b>lot frontage</b> - <b>corner lot</b>       |           | 9.5 m             |
| 4.8.3.20.4   | Minimum <b>front yard</b>                             |           | 9.5 m             |
| 4.8.3.20.5   | Minimum <b>exterior side yard</b>                     |           | 2.9 m             |

|   |  |  |  |
|---|--|--|--|
| 4.8.3.21  | Exception: RM2-21  | Map # 44W  | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |  |  |
| <b>Regulations</b>  |  |  |  |
| 4.8.3.21.1  | A <b>detached dwelling</b> shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law, except that: |  |  |
|   | (1)  | maximum projection of a <b>garage</b> beyond the <b>main front entrance</b>  | 7.0 m  |
| 4.8.3.21.2  | <b>Semi-Detached:</b>  |  |  |
|   | (1)  | maximum <b>lot coverage</b> :  |  |
|   | (1.1)  | where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> or a <b>habitable room</b> on the <b>first storey</b> or  | 45%  |
|   | (1.2)  | where the width of the <b>garage</b> is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or   | 45%  |
|   | (1.3)  | all other <b>lots</b>  | 40%  |
|   | (2)  | minimum <b>front yard</b>  | 9.0 m  |
|   | (3)  | minimum <b>exterior side yard</b>  | 9.0 m  |
|   | (4)  | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |  |
|   | (5)  | maximum projection of a <b>garage</b> beyond the <b>main front entrance</b>  | 7.0 m  |
|   | (6)  | maximum <b>porch</b> area in a <b>front yard - interior lot</b>  | 12 m <sup>2</sup>  |
|   | (7)  | maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards - corner lot</b>  | 20 m <sup>2</sup>  |
|   | (8)  | the area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>  |  |
|   | (9)  | <b>accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b>  |  |

|   |  |  |  |
|---|--|--|--|
| 4.8.3.22  | Exception: RM2-22                                      | Map # 56   | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |  |  |
| <b>Regulations</b>  |  |  |  |
| 4.8.3.22.1  | Minimum setback to <b>garage face</b>                  |  | 7.0 m  |
| 4.8.3.22.2  | Minimum <b>parking spaces</b> per <b>dwelling unit</b> |  | 3  |
| 4.8.3.22.3  | <b>Detached Dwelling:</b>                              |  |  |
|   | (1)  | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 5.7 m  |
| 4.8.3.22.4  | <b>Semi-Detached:</b>                                  |  |  |
|   | (1)  | <b>chimney</b> , chimney breast, <b>porch</b> , central air conditioning unit or heat pump are not permitted to encroach within the required <b>interior</b> or <b>exterior side yards</b> |  |

|   |   |                      |   |
|---|---|----------------------|---|
| 4.8.3.23  | Exception: RM2-23   | Map # 38E            | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15, 0143-2021 |
| In a RM2-23 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |   |                      |   |
| <b>Permitted Use</b>  |   |                      |   |
| 4.8.3.23.1  | Lands zoned RM2-23 shall only be used for the following:  |                      |   |
|   | (1)   | <b>Semi-Detached</b> |   |
| <b>Regulations</b>  |   |                      |   |
| 4.8.3.23.2  | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply   |                      |   |
| 4.8.3.23.3  | Minimum setback to <b>garage face</b>   |                      | 7.0 m   |
| 4.8.3.23.4  | Minimum setback to a <b>sight triangle</b>  |                      | 0.0 m   |
| 4.8.3.23.5  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into minimum required <b>front</b> or <b>exterior side yard</b>                  |                      | 2.0 m   |
| 4.8.3.23.6  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided |                      | 3.5 m   |
| 4.8.3.23.7  | Maximum setback of the <b>main front entrance</b> from the <b>garage face</b> where a <b>main entry feature</b> is provided               |                      | 5.0 m   |
| 4.8.3.23.8  | Maximum <b>driveway</b> width   |                      | 3.8 m   |
| 4.8.3.23.9  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls   |                      | 3.8 m   |
| 4.8.3.23.10   | Detached <b>garage</b> shall not be permitted   |                      |   |

|   |  |   |  |
|---|--|---|--|
| 4.8.3.24  | Exception: RM2-24  | Map # 55  | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |   |  |
| <b>Regulations</b>  |  |   |  |
| 4.8.3.24.1  | Minimum setback to <b>garage face</b>  |   | 7.0 m  |
| 4.8.3.24.2  | Maximum encroachment of a <b>porch</b> or <b>deck</b> including landings and stairs into the required <b>rear yard</b> |   | 2.5 m  |
| 4.8.3.24.3  | <b>Detached Dwelling:</b>  |   |  |
|   | (1)  | minimum <b>lot area - interior lot</b>  | 270 m <sup>2</sup>   |
|   | (2)  | maximum <b>lot coverage</b>   | 43%  |
|   | (3)  | maximum <b>driveway</b> width   | 5.6 m  |
|   | (4)  | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls | 5.6 m  |
| 4.8.3.24.4  | <b>Semi-Detached:</b>  |   |  |
|   | (1)  | the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply           |  |
|   | (2)  | maximum <b>gross floor area - residential</b>   | 0.75 times the <b>lot area</b>                                 |
|   | (3)  | maximum <b>driveway</b> width   | 3.8 m  |
|   | (4)  | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls | 3.8 m  |

|   |                       |  |                                |
|---|-----------------------|--|--------------------------------|
| 4.8.3.25  | Exception: RM2-25     | Map # 55   | By-law: 0174-2017              |
| In a RM2-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |                       |  |                                |
| <b>Regulations</b>  |                       |  |                                |
| 4.8.3.25.1  | <b>Semi-Detached:</b> |  |                                |
|   | (1)                   | the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply                                  |                                |
|   | (2)                   | maximum <b>gross floor area - residential</b>  | 0.75 times the <b>lot area</b> |
|   | (3)                   | maximum encroachment of <b>porch</b> or <b>deck</b> including landings and stairs into the required <b>rear yard</b> | 2.5 m                          |

|   |                           |                             |         |
|---|---------------------------|-----------------------------|---------|
| 4.8.3.26  | Exception: RM2-26         | Map # 37W                   | By-law: |
| In a RM2-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |                           |                             |         |
| <b>Regulation</b>   |                           |                             |         |
| 4.8.3.26.1  | <b>Detached Dwelling:</b> |                             |         |
|   | (1)                       | maximum <b>lot coverage</b> | 45%     |

|  |  |          |  |
|--|--|----------|--|
| 4.8.3.27   | Exception: RM2-27  | Map # 57 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-27 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |          |  |
| <b>Permitted Use</b>   |  |          |  |
| 4.8.3.27.1   | Lands zoned RM2-27 shall only be used for the following:   |          |  |
|  | (1) <b>Semi-Detached</b>   |          |  |
| <b>Regulations</b>   |  |          |  |
| 4.8.3.27.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply  |          |  |
| 4.8.3.27.3   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>   |          | 3.5 m  |
| 4.8.3.27.4   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>   |          | 3.5 m  |
| 4.8.3.27.5   | Minimum <b>exterior side yard - lots</b> with a 0.3 m reserve along the <b>exterior side lot line</b>  |          | 4.2 m  |
| 4.8.3.27.6   | Minimum setback to <b>garage face</b>  |          | 4.0 m  |
| 4.8.3.27.7   | Minimum setback to a <b>sight triangle</b>   |          | 0.0 m  |
| 4.8.3.27.8   | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into the required <b>front</b> and <b>exterior side yard</b>  |          | 2.0 m  |
| 4.8.3.27.9   | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  |          | 2.5 m  |
| 4.8.3.27.10  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   |          | 5.0 m  |
| 4.8.3.27.11  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |          |  |
| 4.8.3.27.12  | Maximum <b>driveway</b> width - <b>interior lot</b>  |          | 4.3 m  |
| 4.8.3.27.13  | Maximum <b>driveway</b> width - <b>corner lot</b>  |          | 4.7 m  |
| 4.8.3.27.14  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  |          | 3.8 m  |
| 4.8.3.27.15  | Detached <b>garage</b> shall not be permitted  |          |  |

|  |   |          |  |
|--|---|----------|--|
| 4.8.3.28   | Exception: RM2-28   | Map # 55 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-28 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |  |
| <b>Permitted Use</b>   |   |          |  |
| 4.8.3.28.1   | Lands zoned RM2-28 shall only be used for the following:                                      |          |  |
|  | (1) <b>Semi-Detached</b>  |          |  |
| <b>Regulations</b>   |   |          |  |
| 4.8.3.28.2   | Minimum setback of a <b>semi-detached</b> to the <b>garage face</b>                           |          | 5.0 m  |
| 4.8.3.28.3   | Minimum setback of a <b>semi-detached</b> to Tenth Line West                                  |          | 4.5 m  |
| 4.8.3.28.4   | Maximum <b>driveway</b> width   |          | 5.2 m  |
| 4.8.3.28.5   | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls |          | 5.2 m  |

|  |  |   |   |
|--|--|---|---|
| 4.8.3.29   | Exception: RM2-29  | Map # 38E   | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15, 0143-2021 |
| In a RM2-29 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |   |   |
| Regulations  |  |   |   |
| 4.8.3.29.1   | A <b>detached dwelling</b> shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that: |   |   |
|  | (1)  | maximum <b>lot coverage</b>   | 45%   |
|  | (2)  | minimum <b>lot area - interior lot</b>  | 295 m <sup>2</sup>  |
|  | (3)  | minimum <b>lot area - corner lot</b>  | 415 m <sup>2</sup>  |
|  | (4)  | minimum <b>lot frontage - interior lot</b>  | 9.75 m  |
|  | (5)  | minimum <b>lot frontage - corner lot</b>  | 13.5 m  |
|  | (6)  | minimum <b>front yard</b>   | 4.5 m   |
|  | (7)  | minimum <b>exterior side yard</b>   | 4.5 m   |
|  | (8)  | minimum <b>rear yard</b>  | 7.5 m   |
|  | (9)  | minimum setback of a <b>porch</b> to a <b>sight triangle</b>  | 1.5 m   |
|  | (10)   | maximum <b>driveway</b> width   | 5.7 m   |
|  | (11)   | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls   | 5.7 m   |
| 4.8.3.29.2   | <b>Semi-Detached:</b>  |   |   |
|  | (1)  | the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply   |   |
|  | (2)  | maximum <b>gross floor area - residential</b>   | 0.75 times the <b>lot area</b>  |
|  | (3)  | maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided | 2.5 m   |
|  | (4)  | where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>        | 5.0 m   |

Exception RM2-29 continued on next page

|  |                   |  |   |
|--|-------------------|--|---|
| 4.8.3.29   | Exception: RM2-29 | Map # 38E  | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15, 0143-2021 |
| <b>Exception RM2-29 continued from previous page</b> |                   |  |   |
| 4.8.3.29.2<br>(continued)                            | (5)               | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |   |
|  | (6)               | maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b>   | 2.0 m   |
|  | (7)               | maximum <b>driveway</b> width  | 3.8 m   |
|  | (8)               | maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m   |
|  | (9)               | detached <b>garage</b> shall not be permitted  |   |

|  |   |          |  |
|--|---|----------|--|
| 4.8.3.30   | Exception: RM2-30   | Map # 58 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-30 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |  |
| <b>Permitted Use</b>   |   |          |  |
| 4.8.3.30.1   | Lands zoned RM2-30 shall only be used for the following:  |          |  |
|  | (1) <b>Semi-Detached</b>  |          |  |
| <b>Regulations</b>   |   |          |  |
| 4.8.3.30.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply   |          |  |
| 4.8.3.30.3   | Minimum <b>lot area</b> - <b>interior lot</b>   |          | 215 m <sup>2</sup>   |
| 4.8.3.30.4   | Minimum <b>lot area</b> - <b>corner lot</b>   |          | 300 m <sup>2</sup>   |
| 4.8.3.30.5   | Minimum <b>lot frontage</b> - <b>interior lot</b>   |          | 7.2 m  |
| 4.8.3.30.6   | Minimum <b>lot frontage</b> - <b>corner lot</b>   |          | 10.2 m   |
| 4.8.3.30.7   | Minimum <b>front yard</b> - <b>lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>                                   |          | 3.5 m  |
| 4.8.3.30.8   | Minimum <b>exterior side yard</b> - <b>lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>                   |          | 3.5 m  |
| 4.8.3.30.9   | Minimum <b>exterior side yard</b> - <b>lots</b> abutting a <b>street</b> with a right-of-way width less than 17.0 m                       |          | 1.8 m  |
| 4.8.3.30.10  | Minimum setback to <b>garage face</b>   |          | 5.8 m  |
| 4.8.3.30.11  | Minimum <b>interior side yard</b> - unattached side   |          | 1.2 m  |
| 4.8.3.30.12  | Minimum setback to a <b>sight triangle</b>  |          | 0.0 m  |
| 4.8.3.30.13  | Minimum setback of a <b>semi-detached</b> to all lands zoned U-3  |          | 11.0 m   |
| 4.8.3.30.14  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> or <b>exterior side yard</b>                          |          | 2.0 m  |
| 4.8.3.30.15  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided |          | 2.5 m  |
| 4.8.3.30.16  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>        |          | 5.0 m  |

**Exception RM2-30 continued on next page**

|  |  |          |  |
|--|--|----------|--|
| 4.8.3.30   | Exception: RM2-30  | Map # 58 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| <b>Exception RM2-30 continued from previous page</b> |  |          |  |
| 4.8.3.30.17  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |          |  |
| 4.8.3.30.18  | Maximum <b>driveway</b> width  |          | 3.8 m  |
| 4.8.3.30.19  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  |          | 3.8 m  |
| 4.8.3.30.20  | Detached <b>garage</b> shall not be permitted  |          |  |

|  |   |          |  |
|--|---|----------|--|
| 4.8.3.31   | Exception: RM2-31   | Map # 22 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-31 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |  |
| Permitted Use  |   |          |  |
| 4.8.3.31.1   | Lands zoned RM2-31 shall only be used for the following:  |          |  |
|  | (1) <b>Semi-Detached</b>  |          |  |
| Regulations  |   |          |  |
| 4.8.3.31.2   | The area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b> |          |  |
| 4.8.3.31.3   | Minimum <b>exterior side yard</b>   |          | 3.5 m  |
| 4.8.3.31.4   | Minimum setback to <b>garage face</b>   |          | 7.0 m  |
| 4.8.3.31.5   | Maximum <b>driveway</b> width   |          | 5.6 m  |

|   |  |                |  |
|---|--|----------------|--|
| 4.8.3.32  | Exception: RM2-32  | Map # 44E, 52E | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-32 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |                |  |
| <b>Regulations</b>  |  |                |  |
| 4.8.3.32.1  | A <b>detached dwelling</b> shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law   |                |  |
| 4.8.3.32.2  | <b>Semi-Detached:</b> <ol style="list-style-type: none"> <li>(1) maximum <b>lot coverage</b> - where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> - <b>interior lot</b> 45%</li> <li>(2) maximum <b>lot coverage</b> - all other <b>lots</b> 40%</li> <li>(3) maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided - <b>interior lot</b> 2.5 m</li> <li>(4) where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b> - <b>interior lot</b> 4.0 m</li> <li>(5) for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b>, where the <b>garage</b> projects beyond the <b>main front entrance</b>, the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> - <b>interior lot</b></li> <li>(6) maximum <b>porch</b> area in a <b>front yard</b> - <b>interior lot</b> 12 m<sup>2</sup></li> <li>(7) maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards</b> - <b>corner lot</b> 20 m<sup>2</sup></li> <li>(8) the area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b></li> <li>(9) <b>accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b></li> </ol> |                |  |

|   |   |                             |   |
|---|---|-----------------------------|---|
| 4.8.3.33  | Exception: RM2-33   | Map # 44W, 45E, 52E,<br>52W | By-law: 0325-2008,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM2-33 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |   |                             |   |
| <b>Regulations</b>  |   |                             |   |
| 4.8.3.33.1  | A <b>detached dwelling</b> shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law except that:   |                             |   |
|   | <ol style="list-style-type: none"> <li>(1) maximum <b>lot coverage</b> - where the width of the <b>garage</b> is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of the exterior wall to the midpoint of an interior wall 45%</li> <li>(2) maximum <b>lot coverage</b> - where the projection of a <b>garage</b> beyond the <b>main front entrance</b> or the <b>main entry feature</b>, where provided, is less than or equal to 1.0 m or the projection of a <b>garage</b> beyond the <b>main front entrance</b> is less than or equal to 2.5 m 45%</li> <li>(3) maximum projection of a <b>garage</b> beyond the <b>main front entrance</b> 7.5 m</li> </ol> |                             |   |

Exception RM2-33 continued on next page

|  |                       |  |   |
|--|-----------------------|--|---|
| 4.8.3.33   | Exception: RM2-33     | Map # 44W, 45E, 52E, 52W   | By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| <b>Exception RM2-33 continued from previous page</b> |                       |  |   |
| 4.8.3.33.2   | <b>Semi-Detached:</b> |  |   |
|  | (1)                   | maximum <b>lot coverage</b> :  |   |
|  | (1.1)                 | where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> or a <b>habitable room</b> on the <b>first storey</b> or  | 45%   |
|  | (1.2)                 | where the width of the <b>garage</b> is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or   | 45%   |
|  | (1.3)                 | all other <b>lots</b>  | 40%   |
|  | (2)                   | maximum projection of a <b>garage</b> beyond the <b>main front entrance</b>  | 7.5 m   |
|  | (3)                   | for a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |   |
|  | (4)                   | maximum <b>porch</b> area in a <b>front yard - interior lot</b>  | 12 m <sup>2</sup>   |
|  | (5)                   | maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards - corner lot</b>  | 20 m <sup>2</sup>   |
|  | (6)                   | the area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>  |   |
|  | (7)                   | <b>accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b>  |   |

|   |  |                           |                   |
|---|--|---------------------------|-------------------|
| 4.8.3.34  | Exception: RM2-34  | Map # 27                  | By-law: 0174-2017 |
| In a RM2-34 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |                           |                   |
| <b>Additional Permitted Use</b>   |  |                           |                   |
| 4.8.3.34.1  | (1)  | <b>Linked Dwelling</b>    |                   |
| <b>Regulations</b>  |  |                           |                   |
| 4.8.3.34.2  | Minimum <b>front yard</b>  |                           | 7.5 m             |
| 4.8.3.34.3  | A <b>linked dwelling</b> shall comply with the RM2 zone regulations for a <b>semi-detached</b> contained in Subsection 4.8.1 of this By-law except that: |                           |                   |
|   | (1)  | minimum <b>front yard</b> | 7.5 m             |

|  |  |                                      |                    |
|--|--|--------------------------------------|--------------------|
| 4.8.3.35   | Exception: RM2-35  | Map # 26, 30                         | By-law:            |
| In a RM2-35 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                                      |                    |
| <b>Regulations</b>   |  |                                      |                    |
| 4.8.3.35.1   | A <b>detached dwelling</b> shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that: |                                      |                    |
|  | (1)  | minimum <b>lot area - corner lot</b> | 460 m <sup>2</sup> |
|  | (2)  | minimum <b>lot frontage</b>          | 15.0 m             |

|  |  |                                 |                    |
|--|--|---------------------------------|--------------------|
| 4.8.3.36   | Exception: RM2-36  | Map # 27                        | By-law: 0174-2017  |
| In a RM2-36 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                                 |                    |
| Additional Permitted Use   |  |                                 |                    |
| 4.8.3.36.1   | (1)  | Linked Dwelling                 |                    |
| Regulations  |  |                                 |                    |
| 4.8.3.36.2   | Semi-Detached:   |                                 |                    |
|  | (1)  | minimum front yard              | 7.5 m              |
| 4.8.3.36.3   | A detached dwelling shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:                    |                                 |                    |
|  | (1)  | minimum lot area - interior lot | 510 m <sup>2</sup> |
|  | (2)  | minimum lot area - corner lot   | 650 m <sup>2</sup> |
| 4.8.3.36.4   | A linked dwelling shall comply with the RM2 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law except that: |                                 |                    |
|  | (1)  | minimum front yard              | 7.5 m              |

|   |  |   |  |
|---|--|---|--|
| 4.8.3.37  | Exception: RM2-37  | Map # 44W   | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-37 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |   |  |
| <b>Permitted Use</b>  |  |   |  |
| 4.8.3.37.1  | Lands zoned RM2-37 shall only be used for the following:   |   |  |
|   | (1) <b>Semi-Detached</b>   |   |  |
| <b>Regulations</b>  |  |   |  |
| 4.8.3.37.2  | (1)  | maximum <b>lot coverage</b> - where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> or a <b>habitable room</b> on the <b>first storey</b> or | 45%  |
|   | (2)  | where the width of the <b>garage</b> is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or  | 45%  |
|   | (3)  | all other <b>lots</b>   | 40%  |
| 4.8.3.37.3  | Maximum projection of a <b>garage</b> beyond the <b>main front entrance</b>  |   | 7.5 m  |
| 4.8.3.37.4  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |   |  |
| 4.8.3.37.5  | Maximum <b>porch</b> area in a <b>front yard - interior lot</b>  |   | 12 m <sup>2</sup>  |
| 4.8.3.37.6  | Maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards - corner lot</b>  |   | 20 m <sup>2</sup>  |
| 4.8.3.37.7  | The area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>  |   |  |
| 4.8.3.37.8  | <b>Accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b>  |   |  |

|  |   |           |                   |
|--|---|-----------|-------------------|
| 4.8.3.38   | Exception: RM2-38   | Map # 36W | By-law: 0174-2017 |
| In a RM2-38 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |           |                   |
| <b>Permitted Use</b>   |   |           |                   |
| 4.8.3.38.1   | Lands zoned RM2-38 shall only be used for the following:                            |           |                   |
|  | (1) <b>Semi-Detached</b>  |           |                   |
| <b>Regulations</b>   |   |           |                   |
| 4.8.3.38.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply |           |                   |
| 4.8.3.38.3   | Minimum <b>interior side yard</b> - unattached side                                 |           | 1.2 m             |
| 4.8.3.38.4   | Minimum <b>rear yard - lot</b> that contains a noise attenuation wall and/or a berm |           | 6.0 m             |

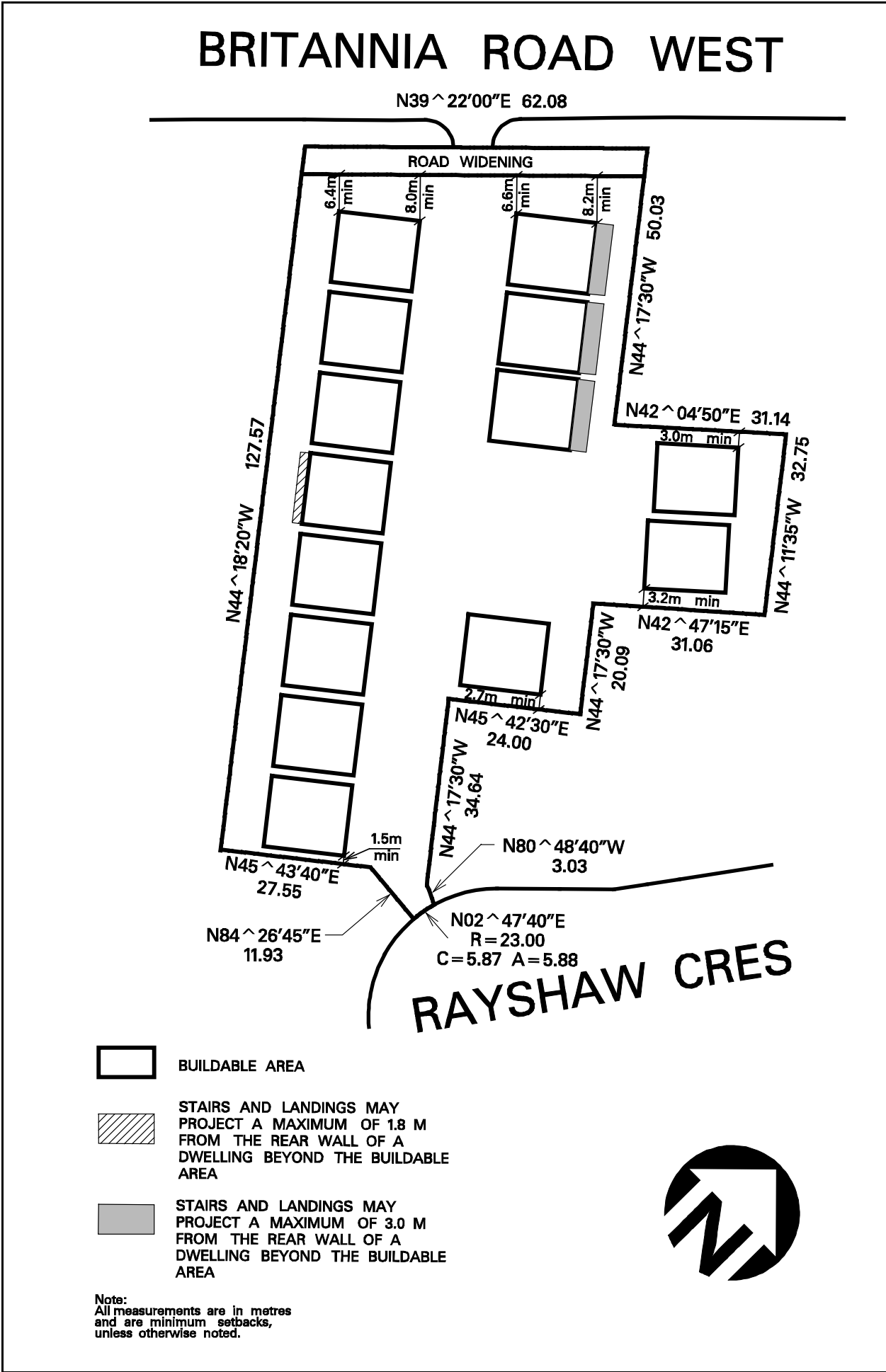
|  |  |                    |  |
|--|--|--------------------|--|
| 4.8.3.39   | Exception: RM2-39  | Map # 57           | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-39 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |  |
| Permitted Use  |  |                    |  |
| 4.8.3.39.1   | Lands zoned RM2-39 shall only be used for the following:   |                    |  |
|  | (1) <b>Semi-Detached</b>   |                    |  |
| Regulations  |  |                    |  |
| 4.8.3.39.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply  |                    |  |
| 4.8.3.39.3   | Minimum <b>lot area - interior lot</b>   | 215 m <sup>2</sup> |  |
| 4.8.3.39.4   | Minimum <b>lot area - corner lot</b>   | 300 m <sup>2</sup> |  |
| 4.8.3.39.5   | Minimum <b>lot frontage - interior lot</b>   | 7.2 m              |  |
| 4.8.3.39.6   | Minimum <b>lot frontage</b> per <b>dwelling unit - corner lot</b>  | 10.2 m             |  |
| 4.8.3.39.7   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>   | 3.5 m              |  |
| 4.8.3.39.8   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>   | 3.5 m              |  |
| 4.8.3.39.9   | Minimum <b>exterior side yard - lots</b> abutting a <b>street</b> with a right-of-way width less than 17.0 m   | 1.8 m              |  |
| 4.8.3.39.10  | Minimum setback to <b>garage face</b>  | 5.8 m              |  |
| 4.8.3.39.11  | Minimum <b>interior side yard</b> - unattached side  | 1.2 m              |  |
| 4.8.3.39.12  | Minimum setback to a <b>sight triangle</b>   | 0.0 m              |  |
| 4.8.3.39.13  | Minimum setback of a <b>semi-detached</b> to all lands zoned U-3   | 13.2 m             |  |
| 4.8.3.39.14  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> and <b>exterior side yard</b>  | 2.0 m              |  |
| 4.8.3.39.15  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  | 2.5 m              |  |
| 4.8.3.39.16  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   | 5.0 m              |  |
| 4.8.3.39.17  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |                    |  |
| 4.8.3.39.18  | Maximum <b>driveway</b> width - <b>interior lot</b>  | 4.3 m              |  |
| 4.8.3.39.19  | Maximum <b>driveway</b> width - <b>corner lot</b>  | 4.7 m              |  |
| 4.8.3.39.20  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m              |  |
| 4.8.3.39.21  | Detached <b>garage</b> shall not be permitted  |                    |  |

|  |  |                    |  |
|--|--|--------------------|--|
| 4.8.3.40   | Exception: RM2-40  | Map # 57           | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-40 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |  |
| <b>Permitted Use</b>   |  |                    |  |
| 4.8.3.40.1   | Lands zoned RM2-40 shall only be used for the following:   |                    |  |
|  | (1) <b>Semi-Detached</b>   |                    |  |
| <b>Regulations</b>   |  |                    |  |
| 4.8.3.40.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply  |                    |  |
| 4.8.3.40.3   | Minimum <b>lot area - interior lot</b>   | 215 m <sup>2</sup> |  |
| 4.8.3.40.4   | Minimum <b>lot area - corner lot</b>   | 300 m <sup>2</sup> |  |
| 4.8.3.40.5   | Minimum <b>lot frontage - interior lot</b>   | 7.2 m              |  |
| 4.8.3.40.6   | Minimum <b>lot frontage - corner lot</b>   | 10.2 m             |  |
| 4.8.3.40.7   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>   | 3.5 m              |  |
| 4.8.3.40.8   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>   | 3.5 m              |  |
| 4.8.3.40.9   | Minimum <b>exterior side yard - lots</b> abutting a <b>street</b> with a right-of-way width less than 17.0 m   | 1.8 m              |  |
| 4.8.3.40.10  | Minimum setback to <b>garage face</b>  | 5.8 m              |  |
| 4.8.3.40.11  | Minimum <b>interior side yard</b> - unattached side  | 1.2 m              |  |
| 4.8.3.40.12  | Minimum setback to a <b>sight triangle</b>   | 0.0 m              |  |
| 4.8.3.40.13  | Minimum setback of a <b>semi-detached</b> to all lands zoned U-3   | 14.9 m             |  |
| 4.8.3.40.14  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into required <b>front</b> and <b>exterior side yard</b>  | 2.0 m              |  |
| 4.8.3.40.15  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  | 2.5 m              |  |
| 4.8.3.40.16  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   | 5.0 m              |  |
| 4.8.3.40.17  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |                    |  |
| 4.8.3.40.18  | Maximum <b>driveway</b> width - <b>interior lot</b>  | 4.3 m              |  |
| 4.8.3.40.19  | Maximum <b>driveway</b> width - <b>corner lot</b>  | 4.7 m              |  |
| 4.8.3.40.20  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m              |  |
| 4.8.3.40.21  | Detached <b>garage</b> shall not be permitted  |                    |  |

|  |  |          |  |
|--|--|----------|--|
| 4.8.3.41   | Exception: RM2-41  | Map # 57 | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-41 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |          |  |
| <b>Permitted Use</b>   |  |          |  |
| 4.8.3.41.1   | Lands zoned RM2-41 shall only be used for the following:   |          |  |
|  | (1) <b>Semi-Detached</b>   |          |  |
| <b>Regulations</b>   |  |          |  |
| 4.8.3.41.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply  |          |  |
| 4.8.3.41.3   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>   | 3.5 m    |  |
| 4.8.3.41.4   | Minimum <b>interior side yard</b> - unattached side  | 1.2 m    |  |
| 4.8.3.41.5   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>   | 3.5 m    |  |
| 4.8.3.41.6   | Minimum <b>exterior side yard - corner lots</b> with a 0.3 m reserve along the <b>exterior side lot line</b>   | 4.2 m    |  |
| 4.8.3.41.7   | Minimum setback to <b>garage face</b>  | 5.8 m    |  |
| 4.8.3.41.8   | Minimum setback to a <b>sight triangle</b>   | 0.0 m    |  |
| 4.8.3.41.9   | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into a required <b>front</b> and <b>exterior side yard</b>  | 2.0 m    |  |
| 4.8.3.41.10  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided  | 2.5 m    |  |
| 4.8.3.41.11  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>   | 5.0 m    |  |
| 4.8.3.41.12  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |          |  |
| 4.8.3.41.13  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls  | 3.8 m    |  |
| 4.8.3.41.14  | Detached <b>garage</b> shall not be permitted  |          |  |

|  |  |              |  |
|--|--|--------------|--|
| 4.8.3.42   | Exception: RM2-42  | Map # 06, 07 | By-law: 0024-2011, <i>deleted by</i><br>0137-2013, 0171-2015/OMB<br>Order 2016 April 04,<br>0193-2016/OMB Order<br>2017 May 30 |
| In a RM2-42 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |              |  |
| <b>Regulations</b>   |  |              |  |
| 4.8.3.42.1   | Maximum <b>height</b> - <b>highest ridge:</b><br><b>sloped roof</b>          | 9.5 m        |  |
| 4.8.3.42.2   | Maximum <b>height:</b><br><b>flat roof</b>                                   | 7.5 m        |  |
| 4.8.3.42.3   | Maximum height of eaves:<br>from <b>average grade</b> to lower edge of eaves | 6.4 m        |  |
| 4.8.3.42.4   | Maximum <b>dwelling unit depth</b>   | 20.0 m       |  |

|  |  |           |  |
|--|--|-----------|--|
| 4.8.3.43   | Exception: RM2-43  | Map # 39E | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-43 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |           |  |
| <b>Permitted Uses</b>  |  |           |  |
| 4.8.3.43.1   | Lands zoned RM2-43 shall only be used for the following:   |           |  |
|  | (1) <b>Semi-Detached</b>   |           |  |
| <b>Regulations</b>   |  |           |  |
| 4.8.3.43.2   | The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply  |           |  |
| 4.8.3.43.3   | Maximum number of semi-detached <b>dwelling units</b> on all lands zoned RM2-43  |           | 28   |
| 4.8.3.43.4   | Minimum <b>landscaped area</b>   |           | 40% of the <b>lot area</b>                                     |
| 4.8.3.43.5   | Maximum <b>height - highest ridge: sloped roof</b>   |           | 11.0 m   |
| 4.8.3.43.6   | Minimum setback to the front wall of a <b>semi-detached</b> from a <b>condominium road</b>   |           | 4.5 m  |
| 4.8.3.43.7   | Minimum setback to the rear wall of a <b>semi-detached</b> from a <b>lot line</b>  |           | 7.5 m  |
| 4.8.3.43.8   | Minimum separation between <b>semi-detached</b>  |           | 1.8 m  |
| 4.8.3.43.9   | Minimum setback to <b>garage face</b> from a <b>condominium road</b>   |           | 6.0 m  |
| 4.8.3.43.10  | Maximum projection of stairs and landings from the front wall of a dwelling outside the buildable area identified on Schedule RM2-43 of this Exception |           | 1.8 m  |
| 4.8.3.43.11  | Minimum number of common visitor <b>parking spaces</b> per <b>dwelling unit</b>  |           | 0.32   |
| 4.8.3.43.12  | All site development plans shall comply with Schedule RM2-43 of this Exception   |           |  |



Schedule RM2-43  
Map 39E

|  |   |  |                   |
|--|---|--|-------------------|
| 4.8.3.44   | Exception: RM2-44   | Map # 29   | By-law: 0174-2017 |
| In a RM2-44 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |  |                   |
| <b>Permitted Use</b>   |   |  |                   |
| 4.8.3.44.1   | Lands zoned RM2-44 shall only be used for the following:  |  |                   |
|  | (1) <b>Semi-Detached</b>  |  |                   |
| <b>Regulations</b>   |   |  |                   |
| 4.8.3.44.2   | Minimum <b>lot area</b>   | 225 m <sup>2</sup>                                       |                   |
| 4.8.3.44.3   | Minimum <b>lot frontage</b>   | 7.0 m  |                   |
| 4.8.3.44.4   | Minimum <b>interior side yard - attached side</b>   | 0.0 m  |                   |
| 4.8.3.44.5   | Minimum <b>interior side yard</b> - unattached side   | 1.2 m on one side of the dwelling and 0.6 m on the other |                   |
| 4.8.3.44.6   | Minimum setback to a <b>sight triangle</b>  | 0.0 m  |                   |
| 4.8.3.44.7   | Minimum setback of a <b>semi-detached</b> to all lands zoned PB1  | 17.15 m  |                   |
| 4.8.3.44.8   | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into a required <b>front</b> and <b>exterior side yard</b> | 2.0 m  |                   |
| 4.8.3.44.9   | Maximum <b>driveway</b> width   | 3.8 m  |                   |
| 4.8.3.44.10  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls                       | 3.8 m  |                   |
| 4.8.3.44.11  | Each dwelling shall have an attached <b>garage</b>  |  |                   |
| 4.8.3.44.12  | Detached <b>garage</b> shall not be permitted   |  |                   |

|  |   |                            |   |
|--|---|----------------------------|---|
| 4.8.3.45   | Exception: RM2-45   | Map # 20                   | By-law: 0308-2011,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM2-45 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |                            |   |
| <b>Permitted Use</b>   |   |                            |   |
| 4.8.3.45.1   | Lands zoned RM2-45 shall only be used for the following:  |                            |   |
|  | (1) <b>Semi-Detached</b>  |                            |   |
| <b>Regulations</b>   |   |                            |   |
| 4.8.3.45.2   | The provisions of Subsection 2.1.14 of this By-law shall not apply  |                            |   |
| 4.8.3.45.3   | Maximum <b>lot coverage</b> - where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance - interior lot</b> | 45%                        |   |
| 4.8.3.45.4   | Maximum <b>lot coverage</b> - all other <b>lots</b>   | 40%                        |   |
| 4.8.3.45.5   | Minimum <b>front yard</b>   | 6.0 m                      |   |
| 4.8.3.45.6   | Minimum <b>interior side yard</b> - unattached side   | 0.9 m                      |   |
| 4.8.3.45.7   | Maximum <b>height</b>   | 9.0 m and 2 <b>storeys</b> |   |
| 4.8.3.45.8   | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided - <b>interior lot</b>                           | 2.5 m                      |   |

Exception RM2-45 continued on next page

|  |  |          |   |
|--|--|----------|---|
| 4.8.3.45   | Exception: RM2-45  | Map # 20 | By-law: 0308-2011,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| <b>Exception RM2-45 continued from previous page</b> |  |          |   |
| 4.8.3.45.9   | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b> - <b>interior lot</b>   |          | 4.0 m   |
| 4.8.3.45.10  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> - <b>interior lot</b> |          |   |
| 4.8.3.45.11  | Maximum <b>porch</b> area in a <b>front yard</b> - <b>interior lot</b>   |          | 12 m <sup>2</sup>   |
| 4.8.3.45.12  | Maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards</b> - <b>corner lot</b>   |          | 20 m <sup>2</sup>   |
| 4.8.3.45.13  | The area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>  |          |   |
| 4.8.3.45.14  | <b>Accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b>  |          |   |

|   |  |  |   |
|---|--|--|---|
| 4.8.3.46  | Exception: RM2-46  | Map # 20   | By-law: 0308-2011,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM2-46 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |  |   |
| Permitted Use   |  |  |   |
| 4.8.3.46.1  | Lands zoned RM2-46 shall only be used for the following:   |  |   |
|   | (1) <b>Semi-Detached</b>   |  |   |
| Regulations   |  |  |   |
| 4.8.3.46.2  | The provisions of Subsection 2.1.14 of this By-law shall not apply   |  |   |
| 4.8.3.46.3  | Maximum <b>lot coverage</b> - where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance</b> - <b>interior lot</b> | 45%  |   |
| 4.8.3.46.4  | Maximum <b>lot coverage</b> - all other <b>lots</b>  | 40%  |   |
| 4.8.3.46.5  | Minimum <b>front yard</b>  | 6.0 m  |   |
| 4.8.3.46.6  | Minimum <b>interior side yard</b> - unattached side  | 1.8 m on one side of the dwelling and 0.9 m on the other |   |
| 4.8.3.46.7  | Maximum <b>height</b>  | 9.0 m and 2 <b>storeys</b>                               |   |
| 4.8.3.46.8  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided - <b>interior lot</b>                                  | 2.5 m  |   |
| 4.8.3.46.9  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b> - <b>interior lot</b>   | 4.0 m  |   |

**Exception RM2-46 continued on next page**

|   |   |                   |   |
|---|---|-------------------|---|
| 4.8.3.46                                      | Exception: RM2-46   | Map # 20          | By-law: 0308-2011,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| Exception RM2-46 continued from previous page |   |                   |   |
| 4.8.3.46.10                                   | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face - interior lot</b> |                   |   |
| 4.8.3.46.11                                   | Maximum <b>porch</b> area in a <b>front yard - interior lot</b>   | 12 m <sup>2</sup> |   |
| 4.8.3.46.12                                   | Maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards - corner lot</b>   | 20 m <sup>2</sup> |   |
| 4.8.3.46.13                                   | The area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>   |                   |   |
| 4.8.3.46.14                                   | <b>Accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b>   |                   |   |

|   |   |                   |  |
|---|---|-------------------|--|
| 4.8.3.47  | Exception: RM2-47   | Map # 20          | By-law: 0174-2017,<br>0181-2018/LPAT Order<br>2019 February 15 |
| In a RM2-47 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |   |                   |  |
| Permitted Use   |   |                   |  |
| 4.8.3.47.1  | Lands zoned RM2-47 shall only be used for the following:<br><br>(1) <b>Semi-Detached</b>  |                   |  |
| Regulations   |   |                   |  |
| 4.8.3.47.2  | The provisions of Subsection 2.1.14 of this By-law shall not apply  |                   |  |
| 4.8.3.47.3  | Maximum <b>lot coverage</b> - where the <b>garage</b> does not project more than 1.0 m beyond the <b>main entry feature</b> or 2.5 m beyond the <b>main front entrance - interior lot</b>   | 45%               |  |
| 4.8.3.47.4  | Maximum <b>lot coverage</b> - all other <b>lots</b>   | 40%               |  |
| 4.8.3.47.5  | Minimum <b>interior side yard</b> - unattached side   | 0.9 m             |  |
| 4.8.3.47.6  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> where provided - <b>interior lot</b>   | 2.5 m             |  |
| 4.8.3.47.7  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance - interior lot</b>   | 4.0 m             |  |
| 4.8.3.47.8  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , the <b>garage</b> shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face - interior lot</b> |                   |  |
| 4.8.3.47.9  | Maximum <b>porch</b> area in a <b>front yard - interior lot</b>   | 12 m <sup>2</sup> |  |
| 4.8.3.47.10   | Maximum total <b>porch</b> area in <b>front</b> and <b>exterior side yards - corner lot</b>   | 20 m <sup>2</sup> |  |
| 4.8.3.47.11   | The area of all <b>porches</b> in <b>front</b> and <b>exterior side yards</b> shall be excluded from the calculation of <b>lot coverage</b>   |                   |  |
| 4.8.3.47.12   | <b>Accessory buildings</b> and <b>structures</b> shall not be located in the <b>front yard</b> or <b>exterior side yard</b>   |                   |  |

|   |                       |   |                                 |
|---|-----------------------|---|---------------------------------|
| 4.8.3.48  | Exception: RM2-48     | Map # 19  | By-law: 0212-2015,<br>0174-2017 |
| In a RM2-48 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |                       |   |                                 |
| <b>Regulations</b>  |                       |   |                                 |
| 4.8.3.48.1  | <b>Semi-Detached:</b> |   |                                 |
|   | (1)                   | minimum <b>lot area - interior lot</b>  | 191 m <sup>2</sup>              |
|   | (2)                   | the <b>front lot line</b> shall be deemed to be the easterly <b>lot line</b> abutting lands zoned OS2 |                                 |

|  |   |          |                                 |
|--|---|----------|---------------------------------|
| 4.8.3.49   | Exception: RM2-49   | Map # 30 | By-law: 0184-2008,<br>0174-2017 |
| In a RM2-49 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |                                 |
| <b>Permitted Use</b>   |   |          |                                 |
| 4.8.3.49.1   | Lands zoned RM2-49 shall only be used for the following:  |          |                                 |
|  | (1) <b>Semi-Detached</b>  |          |                                 |
| <b>Regulations</b>   |   |          |                                 |
| 4.8.3.49.2   | Minimum <b>lot area - interior lot</b>  |          | 207.5 m <sup>2</sup>            |
| 4.8.3.49.3   | Minimum <b>lot area - corner lot</b>  |          | 250 m <sup>2</sup>              |
| 4.8.3.49.4   | Minimum <b>lot frontage - corner lot</b>  |          | 8.2 m                           |
| 4.8.3.49.5   | Maximum <b>lot coverage</b>   |          | 50%                             |
| 4.8.3.49.6   | Minimum <b>exterior side yard</b>   |          | 4.2 m                           |
| 4.8.3.49.7   | Minimum <b>interior side yard</b> - unattached side   |          | 1.2 m                           |
| 4.8.3.49.8   | Maximum encroachment of a <b>porch</b> or a <b>balcony</b> into the required <b>front yard</b> or <b>exterior side yard</b> |          | 2.0 m                           |
| 4.8.3.49.9   | Maximum <b>height</b>   |          | 11.0 m                          |
| 4.8.3.49.10  | Maximum <b>driveway</b> width   |          | 3.8 m                           |
| 4.8.3.49.11  | Minimum setback to a <b>sight triangle</b>  |          | 0.0 m                           |
| 4.8.3.49.12  | Maximum area of a <b>balcony</b> on top of an attached <b>garage</b>  |          | 6 m <sup>2</sup>                |
| 4.8.3.49.13  | A detached <b>garage</b> shall not be permitted   |          |                                 |

|  |   |                            |                              |
|--|---|----------------------------|------------------------------|
| 4.8.3.50   | Exception: RM2-50   | Map # 30                   | By-law: 0184-2008, 0174-2017 |
| In a RM2-50 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |                            |                              |
| Permitted Use  |   |                            |                              |
| 4.8.3.50.1   | Lands zoned RM2-50 shall only be used for the following:  |                            |                              |
|  | (1) <b>Semi-Detached</b>  |                            |                              |
| Regulations  |   |                            |                              |
| 4.8.3.50.2   | Minimum <b>lot area - interior lot</b>  | 212.5 m <sup>2</sup>       |                              |
| 4.8.3.50.3   | Minimum <b>lot area - corner lot</b>  | 250 m <sup>2</sup>         |                              |
| 4.8.3.50.4   | Minimum <b>lot frontage - interior lot</b>  | 8.7 m                      |                              |
| 4.8.3.50.5   | Minimum <b>lot frontage - corner lot</b>  | 10.2 m                     |                              |
| 4.8.3.50.6   | Maximum <b>lot coverage</b>   | 50%                        |                              |
| 4.8.3.50.7   | Minimum <b>exterior side yard</b>   | 4.2 m                      |                              |
| 4.8.3.50.8   | Minimum <b>interior side yard</b> - unattached side   | 1.2 m                      |                              |
| 4.8.3.50.9   | Minimum <b>rear yard</b>  | 6.0 m                      |                              |
| 4.8.3.50.10  | Maximum encroachment of a <b>porch</b> or a <b>balcony</b> into the required <b>front yard</b> or <b>exterior side yard</b> | 2.0 m                      |                              |
| 4.8.3.50.11  | Maximum <b>height</b>   | 11.0 m                     |                              |
| 4.8.3.50.12  | Maximum <b>driveway</b> width   | 50% of <b>lot frontage</b> |                              |
| 4.8.3.50.13  | Minimum setback to a <b>sight triangle</b>  | 0.0 m                      |                              |
| 4.8.3.50.14  | Maximum area of a <b>balcony</b> on top of an attached <b>garage</b>  | 6 m <sup>2</sup>           |                              |
| 4.8.3.50.15  | A detached <b>garage</b> shall not be permitted   |                            |                              |

|  |                           |  |  |
|--|---------------------------|--|--|
| 4.8.3.51   | Exception: RM2-51         | Map # 29   | By-law: 0286-2008, 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| In a RM2-51 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |                           |  |  |
| <b>Regulations</b>   |                           |  |  |
| 4.8.3.51.1   | <b>Detached Dwelling:</b> |  |  |
|  | (1)                       | the regulations of Subsection 2.1.14 of this By-law shall not apply  |  |
|  | (2)                       | maximum <b>lot coverage</b>  | 45%  |
|  | (3)                       | minimum setback to <b>garage face</b>                                | 7.0 m  |
|  | (4)                       | minimum <b>rear yard</b>   | 7.0 m  |
|  | (5)                       | minimum setback to Eglinton Avenue West                              | 7.5 m  |
|  | (6)                       | minimum setback to Confederation Parkway                             | 6.0 m  |
|  | (7)                       | maximum area of a <b>balcony</b> on top of an attached <b>garage</b> | 12 m <sup>2</sup>  |

Exception RM2-51 continued on next page

|  |  |          |  |
|--|--|----------|--|
| 4.8.3.51   | Exception: RM2-51  | Map # 29 | By-law: 0286-2008, 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| <b>Exception RM2-51 continued from previous page</b> |  |          |  |
| 4.8.3.51.2   | <b>Semi-Detached:</b> <ol style="list-style-type: none"> <li>(1) the regulations of Subsection 2.1.14 of this By-law shall not apply</li> <li>(2) maximum <b>lot coverage</b> 48%</li> <li>(3) minimum setback to <b>garage face</b> 7.0 m</li> <li>(4) minimum <b>interior side yard</b> - unattached side 1.2 m</li> <li>(5) minimum <b>rear yard</b> 7.0 m</li> <li>(6) minimum setback to Eglinton Avenue West 7.5 m</li> <li>(7) minimum setback to Confederation Parkway 6.0 m</li> <li>(8) maximum area of a <b>balcony</b> on top of an attached <b>garage</b> 12 m<sup>2</sup></li> </ol> |          |  |

|  |   |           |   |
|--|---|-----------|---|
| 4.8.3.52   | Exception: RM2-52   | Map # 37W | By-law: 0024-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| In a RM2-52 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |           |   |
| Permitted Use  |   |           |   |
| 4.8.3.52.1   | Lands zoned RM2-52 shall only be used for the following:  |           |   |
|  | (1) <b>Semi-Detached</b>  |           |   |
| Regulations  |   |           |   |
| 4.8.3.52.2   | Minimum <b>lot area - interior lot</b>  |           | 215 m <sup>2</sup>  |
| 4.8.3.52.3   | Minimum <b>lot frontage - interior lot</b>  |           | 8.5 m   |
| 4.8.3.52.4   | Minimum <b>lot frontage - corner lot</b>  |           | 11.5 m  |
| 4.8.3.52.5   | Maximum <b>lot coverage</b>   |           | 50%   |
| 4.8.3.52.6   | Minimum setback to <b>garage face</b>   |           | 7.0 m   |
| 4.8.3.52.7   | Minimum <b>rear yard</b>  |           | 7.0 m   |
| 4.8.3.52.8   | Maximum encroachment of a <b>porch</b> or a <b>deck</b> , located at and accessible from the <b>first storey</b> or below the <b>first storey</b> of the dwelling, inclusive of stairs, into a required <b>front</b> and/or <b>exterior side yard</b> |           | 2.0 m   |

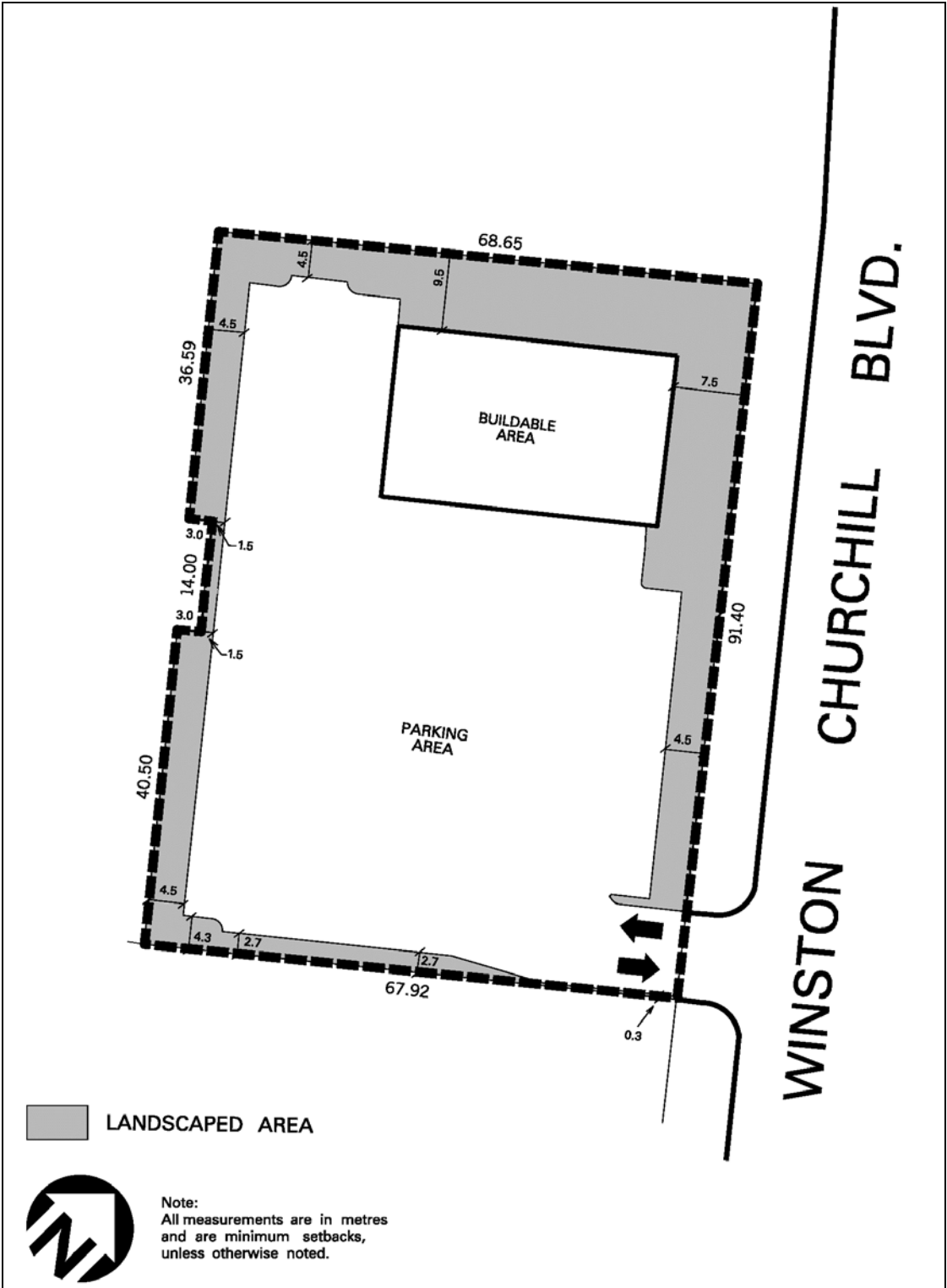
|  |   |           |   |
|--|---|-----------|---|
| 4.8.3.53   | Exception: RM2-53   | Map # 37W | By-law: 0024-2011,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM2-53 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |           |   |
| Permitted Use  |   |           |   |
| 4.8.3.53.1   | Lands zoned RM2-53 shall only be used for the following:  |           |   |
|  | (1) <b>Semi-Detached</b>  |           |   |
| Regulations  |   |           |   |
| 4.8.3.53.2   | Minimum <b>lot area - interior lot</b>  |           | 210 m <sup>2</sup>  |
| 4.8.3.53.3   | Minimum <b>lot area - corner lot</b>  |           | 260 m <sup>2</sup>  |
| 4.8.3.53.4   | Maximum <b>lot coverage</b>   |           | 50%   |
| 4.8.3.53.5   | Minimum setback to <b>garage face</b>   |           | 7.0 m   |
| 4.8.3.53.6   | Minimum <b>rear yard</b>  |           | 7.0 m   |
| 4.8.3.53.7   | Maximum encroachment of a <b>porch</b> or a <b>deck</b> , located at and accessible from the <b>first storey</b> or below the <b>first storey</b> of the dwelling, inclusive of stairs, into a required <b>front</b> and/or <b>exterior side yard</b> |           | 2.0 m   |

|  |   |          |                                 |
|--|---|----------|---------------------------------|
| 4.8.3.54   | Exception: RM2-54   | Map # 56 | By-law: 0146-2012,<br>0174-2017 |
| In a RM2-54 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |                                 |
| <b>Permitted Use</b>   |   |          |                                 |
| 4.8.3.54.1   | Lands zoned RM2-54 shall only be used for the following:                                |          |                                 |
|  | (1) <b>Semi-Detached</b>  |          |                                 |
| <b>Regulations</b>   |   |          |                                 |
| 4.8.3.54.2   | The provisions contained in Subsection 2.1.14 of this By-law shall not apply            |          |                                 |
| 4.8.3.54.3   | The <b>lot line</b> abutting Ninth Line shall be deemed to be the <b>front lot line</b> |          |                                 |
| 4.8.3.54.4   | Minimum <b>lot frontage - interior lot</b>  | 6.7 m    |                                 |
| 4.8.3.54.5   | Minimum <b>rear yard</b>  | 6.0 m    |                                 |
| 4.8.3.54.6   | Detached <b>garage</b>  | Required |                                 |
| 4.8.3.54.7   | Minimum setback of a <b>semi-detached</b> to a detached <b>garage</b>                   | 5.7 m    |                                 |

|  |   |                    |   |
|--|---|--------------------|---|
| 4.8.3.55   | Exception: RM2-55   | Map # 57           | By-law: 0055-2012,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM2-55 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |                    |   |
| Permitted Use  |   |                    |   |
| 4.8.3.55.1   | Lands zoned RM2-55 shall only be used for the following:  |                    |   |
|  | (1) <b>Semi-Detached</b>  |                    |   |
| Regulations  |   |                    |   |
| 4.8.3.55.2   | Minimum <b>lot area - interior lot</b>  | 193 m <sup>2</sup> |   |
| 4.8.3.55.3   | Minimum <b>lot area - corner lot</b>  | 252 m <sup>2</sup> |   |
| 4.8.3.55.4   | Minimum <b>lot frontage - interior lot</b>  | 7.5 m              |   |
| 4.8.3.55.5   | Maximum <b>lot coverage</b>   | 55%                |   |
| 4.8.3.55.6   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>  | 3.5 m              |   |
| 4.8.3.55.7   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>  | 3.5 m              |   |
| 4.8.3.55.8   | Minimum <b>interior side yard - unattached side</b>   | 1.2 m              |   |
| 4.8.3.55.9   | Minimum <b>rear yard</b> where the <b>rear lot line</b> abuts an 8.0 m public lane  | 6.0 m              |   |
| 4.8.3.55.10  | Minimum <b>rear yard - all other lots</b>   | 7.0 m              |   |
| 4.8.3.55.11  | Minimum setback to <b>garage face</b>   | 5.8 m              |   |
| 4.8.3.55.12  | Maximum <b>driveway</b> width - <b>interior lot</b>   | 4.3 m              |   |
| 4.8.3.55.13  | Maximum <b>driveway</b> width - <b>corner lot</b>   | 4.7 m              |   |
| 4.8.3.55.14  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls   | 3.8 m              |   |
| 4.8.3.55.15  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into the required <b>front</b> and <b>exterior side yards</b>  | 2.0 m              |   |
| 4.8.3.55.16  | Minimum setback of stairs from the <b>front</b> and <b>exterior side lot lines</b>  | 1.0 m              |   |
| 4.8.3.55.17  | Maximum projection of a <b>garage</b> beyond either the <b>main front entrance</b> or beyond the <b>main entry feature</b> , where provided   | 2.5 m              |   |
| 4.8.3.55.18  | Where a <b>main entry feature</b> has been provided, the maximum projection of a <b>garage</b> beyond a <b>main front entrance</b>  | 5.0 m              |   |
| 4.8.3.55.19  | For a <b>semi-detached</b> more than one <b>storey</b> in <b>height</b> , where the <b>garage</b> projects beyond the <b>main front entrance</b> , a minimum of 75% of the width of the <b>garage</b> measured from the inside face of the <b>garage</b> walls, shall be covered by a second <b>storey</b> which may be set back a maximum of 2.5 m from the <b>garage face</b> |                    |   |
| 4.8.3.55.20  | Maximum area of a <b>balcony</b> above an attached <b>garage</b>  | 10 m <sup>2</sup>  |   |
| 4.8.3.55.21  | Maximum projection of a <b>balcony</b> above an attached <b>garage</b>  | 1.0 m              |   |
| 4.8.3.55.22  | Minimum setback to a <b>sight triangle</b>  | 0.0 m              |   |

|  |  |                    |   |
|--|--|--------------------|---|
| 4.8.3.56   | Exception: RM2-56  | Map # 57           | By-law: 0055-2012,<br>0174-2017, 0181-2018/LPAT<br>Order 2019 February 15 |
| In a RM2-56 zone the applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |  |                    |   |
| Permitted Use  |  |                    |   |
| 4.8.3.56.1   | Lands zoned RM2-56 shall only be used for the following:   |                    |   |
|  | (1) <b>Semi-Detached</b>   |                    |   |
| Regulations  |  |                    |   |
| 4.8.3.56.2   | The regulations of Line 12.1 in Table 4.8.1 contained in Subsection 4.8.1 of the By-law shall not apply                |                    |   |
| 4.8.3.56.3   | Minimum <b>lot area - interior lot</b>   | 236 m <sup>2</sup> |   |
| 4.8.3.56.4   | Minimum <b>lot area - corner lot</b>   | 224 m <sup>2</sup> |   |
| 4.8.3.56.5   | Minimum <b>lot frontage - interior lot</b>   | 8.0 m              |   |
| 4.8.3.56.6   | Minimum <b>lot frontage - corner lot</b>   | 7.6 m              |   |
| 4.8.3.56.7   | Maximum <b>lot coverage</b>  | 55%                |   |
| 4.8.3.56.8   | Minimum <b>front yard - lots</b> without a municipal sidewalk adjacent the <b>front lot line</b>                       | 3.5 m              |   |
| 4.8.3.56.9   | Minimum <b>exterior side yard - lots</b> without a municipal sidewalk adjacent the <b>exterior side lot line</b>       | 3.5 m              |   |
| 4.8.3.56.10  | Detached <b>garage</b> shall be required and shall only be permitted in the <b>rear yard</b>                           |                    |   |
| 4.8.3.56.11  | Minimum setback of a detached <b>garage</b> to <b>interior side lot line</b> unattached side - <b>interior lot</b>     | 0.8 m              |   |
| 4.8.3.56.12  | Minimum setback of a detached <b>garage</b> to <b>interior side lot line</b> attached side - <b>interior lot</b>       | 0.0 m              |   |
| 4.8.3.56.13  | Minimum <b>rear yard</b> where the <b>rear lot line</b> abuts an 8.0 m public lane                                     | 6.0 m              |   |
| 4.8.3.56.14  | Minimum <b>rear yard - all other lots</b>  | 7.0 m              |   |
| 4.8.3.56.15  | Minimum setback to <b>garage face</b>  | 5.8 m              |   |
| 4.8.3.56.16  | Minimum setback of a detached <b>garage</b> to a <b>rear lot line</b>  | 0.5 m              |   |
| 4.8.3.56.17  | Maximum <b>driveway</b> width  | 6.5 m              |   |
| 4.8.3.56.18  | Maximum <b>garage</b> width:<br>measured from the inside face of the <b>garage</b> side walls                          | 5.7 m              |   |
| 4.8.3.56.19  | Minimum setback of a detached <b>garage</b> to the <b>semi-detached</b> on the same <b>lot</b>                         | 6.0 m              |   |
| 4.8.3.56.20  | Maximum encroachment of a <b>porch</b> or <b>balcony</b> into the required <b>front</b> and <b>exterior side yards</b> | 2.0 m              |   |
| 4.8.3.56.21  | Minimum setback of stairs from the <b>front</b> and <b>exterior side lot lines</b>                                     | 1.0 m              |   |
| 4.8.3.56.22  | Minimum setback to a <b>sight triangle</b>   | 0.0 m              |   |
| 4.8.3.56.23  | The <b>lot line</b> abutting Tenth Line West shall be deemed to be the <b>front lot line</b>                           |                    |   |

|  |   |          |                   |
|--|---|----------|-------------------|
| 4.8.3.57   | Exception: RM2-57   | Map # 56 | By-law: 0032-2017 |
| In a RM2-57 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses</b> /regulations shall apply: |   |          |                   |
| <b>Regulations</b>   |   |          |                   |
| 4.8.3.57.1   | A <b>place of religious assembly</b> shall comply with the regulations contained in Article 2.1.9.3 of this By-law except that: |          |                   |
| (1)  | maximum <b>gross floor area - non-residential</b>   | 1 140 m² |                   |
| (2)  | maximum <b>worship area</b>   | 325 m²   |                   |
| (3)  | all site development plans for a <b>place of religious assembly</b> shall comply with Schedule RM2-57 of this Exception         |          |                   |



Schedule RM2-57  
Map 56

---

**Part 4 - Residential Zones**

---

|          |                   |       |         |
|----------|-------------------|-------|---------|
| 4.8.3.58 | Exception: RM2-58 | Map # | By-law: |
|          |                   |       |         |
|          |                   |       |         |
|          |                   |       |         |
|          |                   |       |         |

|  |   |           |                   |
|--|---|-----------|-------------------|
| 4.8.3.59   | Exception: RM2-59                                     | Map # 48W | By-law: 0132-2017 |
| In a RM2-59 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply:  |   |           |                   |
| <b>Regulation</b>  |   |           |                   |
| 4.8.3.59.1   | Maximum number of semi-detached <b>dwelling units</b> |           | 26                |
| <b>Holding Provision</b>   |   |           |                   |
| The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM2-59 by further amendment to Map 48W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: |   |           |                   |
| (1) submission of a complete Record of Site Condition (RSC) and final Environmental Report satisfactory to the City confirming satisfactory environmental remediation of the lands;  |   |           |                   |
| (2) delivery of an executed agreement for community benefits pursuant to section 37 of the <i>Planning Act</i> , as amended, in a form and on terms satisfactory to the City.  |   |           |                   |

|   |  |          |                   |
|---|--|----------|-------------------|
| 4.8.3.60  | Exception: RM2-60                        | Map # 15 | By-law: 0084-2021 |
| In a RM2-60 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM2 zone except that the following <b>uses/regulations</b> shall apply: |  |          |                   |
| <b>Regulation</b>   |  |          |                   |
| 4.8.3.60.1  | Minimum <b>lot frontage - corner lot</b> |          | 9.0 m             |