

4.8 RM1 AND RM2 ZONES (SEMI-DETACHED)

4.8.1 RM1 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	✓ ⁽¹⁾	
2.2	Detached dwelling in compliance with R5 zone regulations		✓ ⁽¹⁾
2.3	Semi-Detached	✓	✓
ZONE REGULATIONS			
3.0	MINIMUM LOT AREA		
3.1	Interior lot	340 m ²	200 m ²
3.2	Corner lot	400 m ²	280 m ²
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 ⁽²⁾	4.5 m ⁽²⁾
6.1	Garage face	Equal to the front yard	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	6.0 m ⁽²⁾	4.5 m ⁽²⁾
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 ⁽²⁾	1.2 m ⁽²⁾
8.3	Attached garage - unattached side	1.2 m ⁽²⁾	1.2 m ⁽²⁾
9.0	MINIMUM REAR YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
9.1	<i>deleted by 0018-2021</i>		
10.0	MAXIMUM HEIGHT	10.7 m	10.7 m
11.0	<i>deleted by 0144-2016</i>		
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY		
12.1	Attached garage	Permitted ⁽³⁾	Required ⁽³⁾
12.2	Minimum parking spaces	✓ ⁽⁴⁾⁽⁵⁾	✓ ⁽⁴⁾⁽⁵⁾
12.3	Maximum driveway width	5.2 m ⁽⁶⁾	5.2 m ⁽⁶⁾

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	✓ (7)	✓ (7)

- 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, 0181-2018/LPAT Order 2019 February 15
In a RM1-1 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.2.1.1 A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law			
4.8.2.1.2	Semi-Detached:		
(1)	the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
(2)	minimum lot area - interior lot	220 m ²	
(3)	minimum lot area - corner lot	252 m ²	
(4)	minimum lot frontage - interior lot	8.5 m	
(5)	minimum lot frontage - corner lot	9.75 m	
(6)	minimum front yard - lots with a municipal sidewalk adjacent the front lot line	4.5 m	
(7)	minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	
(8)	minimum exterior side yard - lots with a municipal sidewalk adjacent the exterior side lot line	4.5 m	
(9)	minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	
(10)	minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m	1.8 m	
(11)	minimum setback to garage face	5.8 m	
(12)	minimum interior side yard - unattached side	1.2 m	
(13)	minimum rear yard where lot abuts a lot with a minimum rear yard of 7.5 m	6.0 m	
(14)	where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached		
(15)	minimum rear yard where lands abut a pipeline easement	14.5 m	
(16)	minimum rear yard where lands abut a C1 zone	7.5 m	
(17)	minimum rear yard - all other lots	7.0 m	
(18)	maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m	
(19)	minimum setback to a sight triangle	0.0 m	
(20)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m	
(21)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m	

Exception RM1-1 continued on next page

Part 4 - Residential Zones

4.8.2.1	Exception: RM1-1	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	----------	--

Exception RM1-1 continued from previous page

4.8.2.1.2 (continued)	(22) for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(23) maximum driveway width - interior lot	4.3 m
	(24) maximum driveway width - corner lot	4.7 m
	(25) maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(26) detached garage 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 **uses**/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 m ²

4.8.2.3	Exception: RM1-3	Map # 26, 29, 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	------------------	---

In a RM1-3 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses**/regulations shall apply:

Regulations	
4.8.2.3.1	Detached Dwelling:
	(1) minimum lot area - interior lot 275 m ²
	(2) minimum lot frontage - interior lot 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
4.8.2.3.2	Semi-Detached:
	(1) minimum lot area - interior lot 275 m ²
	(2) minimum lot area - corner lot 350 m ²
	(3) minimum front yard 4.5 m
	(4) minimum exterior side yard 4.5 m
	(5) minimum setback to garage face 6.0 m

4.8.2.4	Exception: RM1-4	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	----------	---

In a RM1-4 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.2.4.1	Detached Dwelling:	
(1)	minimum lot area - interior lot	370 m ²
(2)	minimum lot area - corner lot	460 m ²
(3)	minimum lot frontage - interior lot	12.0 m
(4)	minimum lot frontage - corner lot	15.0 m
(5)	minimum rear yard where lands abut an OS1 zone	6.0 m
(6)	minimum front yard	4.5 m
(7)	minimum exterior side yard	4.5 m
(8)	minimum setback to garage face	6.0 m
4.8.2.4.2	Semi-Detached:	
(1)	minimum lot area - interior lot	277 m ²
(2)	minimum lot area - corner lot	325 m ²
(3)	minimum front yard	4.5 m
(4)	minimum exterior side yard	4.5 m
(5)	minimum rear yard where lands abut an OS1 zone	6.0 m
(6)	minimum setback to garage face	6.0 m

4.8.2.5	Exception: RM1-5	Map # 56	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	----------	---

In a RM1-5 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.2.5.1	Detached Dwelling:	
(1)	minimum lot frontage - interior lot	9.0 m
(2)	maximum gross floor area - residential	0.6 times the lot area
(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
4.8.2.5.2	Semi-Detached:	
(1)	maximum gross floor area - residential	0.7 times the lot area
(2)	minimum front yard	4.5 m
(3)	minimum exterior side yard	4.5 m
(4)	minimum interior side yard	0.9 m
(5)	minimum setback to garage face	6.0 m

Part 4 - Residential Zones

4.8.2.6	Exception: RM1-6	Map # 27	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	----------	---

In a RM1-6 zone the applicable regulations shall be as specified for a RM1 zone except that the following **uses**/regulations shall apply:

Permitted Use

4.8.2.6.1 Lands zoned RM1-6 shall only be used for the following:

(1) **Semi-Detached**

Regulations

4.8.2.6.2 **Semi-Detached:**

- | | | |
|-----|---|--------|
| (1) | minimum front yard | 6.0 m |
| (2) | minimum exterior side yard | 4.5 m |
| (3) | minimum interior side yard unattached side - interior lot | 1.2 m |
| (4) | minimum interior side yard unattached side - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room | 0.9 m |
| (5) | minimum rear yard where lands abut a PB1 zone or Dixie Road | 13.5 m |
| (6) | minimum setback to garage face | 6.0 m |

4.8.2.7	Exception: RM1-7	Map # 31	By-law: 0174-2017
---------	------------------	----------	-------------------

In a RM1-7 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses**/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, 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	----------	---

In a RM1-8 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses**/regulations shall apply:

Regulations

4.8.2.8.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:		
	(1) minimum setback of a detached dwelling to all lands zoned U-3 on lots located east of Longford Drive	13.0 m	
	(2) minimum setback of a detached dwelling to all lands zoned U-3 on lots located west of Longford Drive or east of Churchill Meadows Boulevard	11.0 m	
4.8.2.8.2	Semi-Detached:		
	(1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
	(2) minimum lot area - interior lot	220 m²	
	(3) minimum lot area - corner lot	300 m²	
	(4) minimum lot frontage - interior lot	8.7 m	
	(5) minimum lot frontage - corner lot	10.2 m	
	(6) maximum gross floor area- residential	0.75 times the lot area	
	(7) minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	
	(8) minimum front yard - all other lots	4.5 m	
	(9) minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	
	(10) minimum exterior side yard - lots adjacent to a street with a right-of-way width of less than 17.0 m	1.8 m	
	(11) minimum exterior side yard - all other lots	4.5 m	
	(12) minimum interior side yard - unattached side	1.2 m	
	(13) minimum rear yard - where lot abuts a lot with a minimum rear yard of 7.5 m	6.0 m	
	(14) where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached		
	(15) minimum rear yard - all other lots	7.0 m	
	(16) minimum setback of a semi-detached to all lands zoned U-3 on lots located east of Longford Drive	13.0 m	
	(17) minimum setback of a semi-detached to all lands zoned U-3 on lots located west of Longford Drive	11.0 m	
	(18) minimum setback to garage face	5.8 m	
	(19) minimum setback to a sight triangle	0.0 m	
	(20) maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m	
	(21) maximum projection of a garage beyond either the main front entrance or beyond the main entry feature 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, 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	----------	---

Exception RM1-8 continued from previous page

4.8.2.8.2 (continued)	(22) where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m
	(23) for a semi-detached more than one storey in height, where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(24) maximum driveway width - interior lot	4.3 m
	(25) maximum driveway width - corner lot	4.7 m
	(26) maximum garage width : measured from the inside face of the garage side walls	3.8 m
	(27) detached garage shall not be permitted	

4.8.2.9	Exception: RM1-9	Map # 37W	By-law: 0174-2017
---------	------------------	-----------	-------------------

In a RM1-9 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

4.8.2.9.1	(1) Linked Dwelling
-----------	----------------------------

Regulations

4.8.2.9.2	A linked dwelling and semi-detached 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	305 m ²
	(2) minimum lot area - corner lot	390 m ²
	(3) maximum lot coverage	40%
	(4) minimum front yard	6.0 m

4.8.2.10	Exception: RM1-10	Map # 25	By-law:
----------	-------------------	----------	---------

In a RM1-10 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.2.10.1	Minimum elevation of all openings in any building or structure	167.95 m above sea level
4.8.2.10.2	Minimum rear yard	35.0 m

Part 4 - Residential Zones

4.8.2.11	Exception: RM1-11	Map # 20	By-law:
In a RM1-11 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
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 lots shall be provided by mutual right-of-way		

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

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

Part 4 - Residential Zones

4.8.2.14	Exception: RM1-14	Map # 28, 57, 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-14 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.8.2.14.1 Lands zoned RM1-14 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Semi-Detached (2) Public school 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 lot area - interior lot	220 m ²	
4.8.2.14.4	Minimum lot area - corner lot	252 m ²	
4.8.2.14.5	Minimum lot frontage - interior lot	8.5 m	
4.8.2.14.6	Minimum lot frontage - corner lot	9.75 m	
4.8.2.14.7	Minimum front yard - lots with a municipal sidewalk adjacent the front lot line	4.5 m	
4.8.2.14.8	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	
4.8.2.14.9	Minimum exterior side yard - lots with a municipal sidewalk adjacent the exterior side lot line	4.5 m	
4.8.2.14.10	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	
4.8.2.14.11	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m	1.8 m	
4.8.2.14.12	Minimum interior side yard - unattached side	1.2 m	
4.8.2.14.13	Minimum rear yard where lot abuts a lot with a minimum rear yard of 7.5 m	6.0 m	
4.8.2.14.14	Where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached		
4.8.2.14.15	Minimum rear yard where lands abut a pipeline easement	14.5 m	
4.8.2.14.16	Minimum rear yard where lands abut a C1 zone	7.5 m	
4.8.2.14.17	Minimum rear yard - all other lots	7.0 m	
4.8.2.14.18	Minimum setback to garage face	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 sight triangle	0.0 m	
4.8.2.14.21	Maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m	
4.8.2.14.22	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m	
4.8.2.14.23	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m	
4.8.2.14.24	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		

Exception RM1-14 continued on next page

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

4.8.2.15	Exception: RM1-15	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-15 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			

Regulations			
4.8.2.15.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:		
(1)	minimum lot area - corner lot		365 m ²
(2)	minimum lot frontage - corner lot		14.0 m
(3)	minimum setback to garage face		7.0 m
(4)	minimum setback of a porch to a sight triangle		1.5 m
(5)	maximum driveway width		5.5 m
(6)	maximum garage width: measured from the inside face of the garage side walls		5.7 m
(7)	detached garage shall not be permitted		
4.8.2.15.2	Semi-Detached:		
(1)	the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
(2)	minimum lot area - interior lot		225 m ²
(3)	minimum lot area - corner lot		265 m ²
(4)	minimum lot frontage - interior lot		8.7 m
(5)	minimum lot frontage - corner lot		10.2 m
(6)	maximum gross floor area - residential		0.75 times the lot area
(7)	minimum front yard		3.6 m
(8)	minimum exterior side yard		3.6 m
(9)	minimum setback to garage face		7.0 m
(10)	minimum interior side yard - unattached side		1.2 m
(11)	minimum rear yard		7.0 m
(12)	maximum encroachment of a porch or balcony into required front or exterior side yard		2.0 m
(13)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
(14)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m

Exception RM1-15 continued on next page

4.8.2.15	Exception: RM1-15	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	-----------	--

Exception RM1-15 continued from previous page

4.8.2.15.2 (continued)	(15) for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(16) maximum driveway width	3.8 m
	(17) maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(18) detached garage 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 **uses/regulations** shall apply:

Permitted Use

4.8.2.16.1 Lands zoned RM1-16 shall only be used for the following:

- (1) **Semi-Detached**

Regulations

4.8.2.16.2 **Semi-Detached:**

- | | |
|---|--------------------|
| (1) minimum lot area - interior lot | 300 m ² |
| (2) minimum front yard | 6.0 m |
| (3) minimum interior side yard - unattached side | 0.9 m |

4.8.2.17	Exception: RM1-17	Map # 44W, 45E	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------------	---

In a RM1-17 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.2.17.1 A **detached dwelling** shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law except that:

- | | |
|---|-------|
| (1) maximum lot coverage - where the width of the garage 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 garage beyond the main front entrance | 7.0 m |

4.8.2.17.2 **Semi-Detached:**

- | | |
|---|--------------------|
| (1) minimum lot area - interior lot | 225 m ² |
| (2) minimum lot area - corner lot | 300 m ² |
| (3) minimum front yard | 4.5 m |
| (4) minimum exterior side yard | 4.5 m |
| (5) minimum interior side yard - 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, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------------	---

Exception RM1-17 continued from previous page

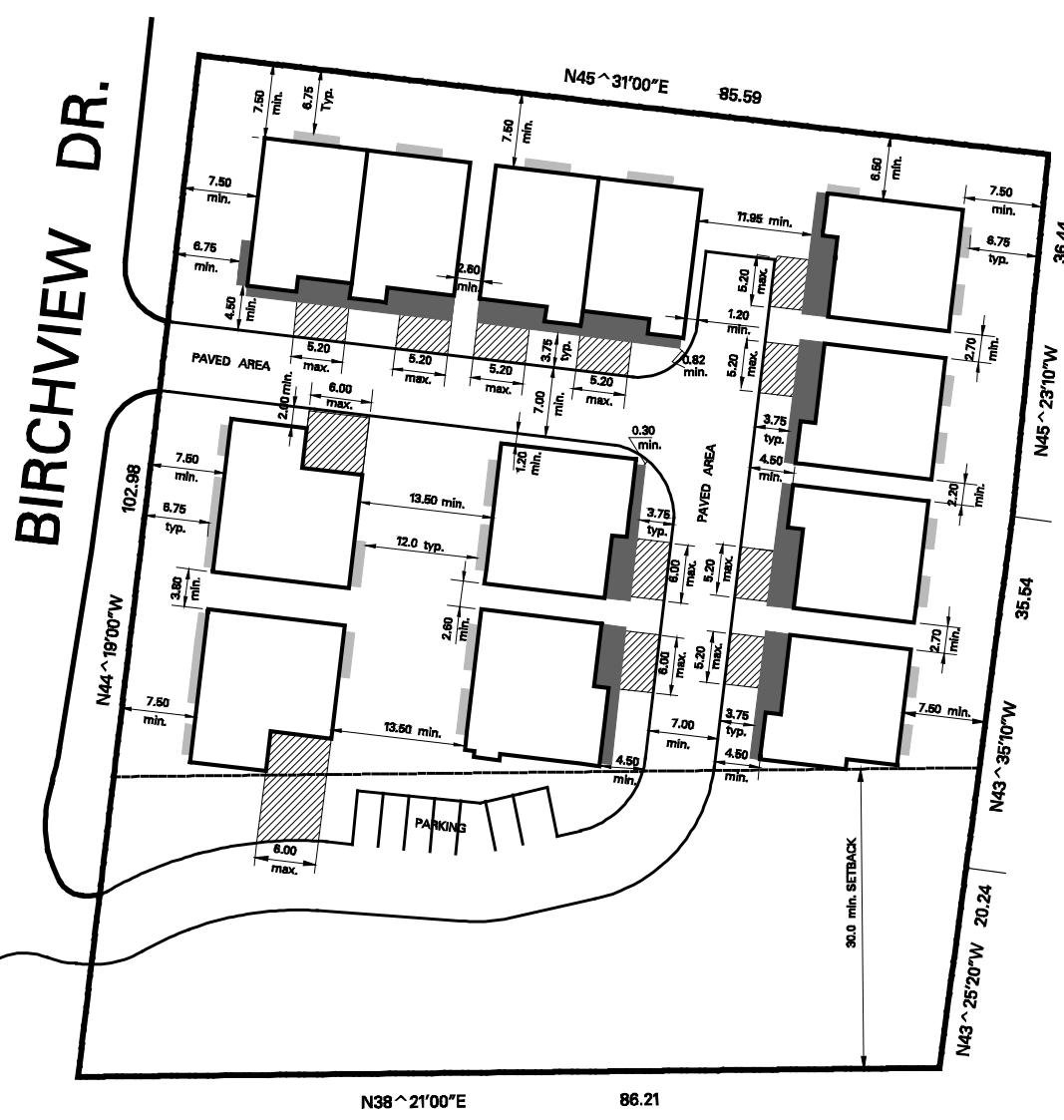
4.8.2.17.2	(6) maximum lot coverage :	
(continued)		
	(6.1) where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%
	(6.2) where the width of the garage is 5.0 m or less, measured from the outside 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 lots	40%
	(7) maximum projection of a garage beyond the main front entrance	7.0 m
	(8) for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(9) maximum porch area in a front yard - interior lot	12 m ²
	(10) maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(11) the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(12) accessory buildings and structures shall not be located in the front yard or exterior side yard	
	(13) minimum setback to garage face	6.0 m

4.8.2.18	Exception: RM1-18	Map # 09	By-law: 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	--

In a RM1-18 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

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 dwelling units	8
4.8.2.18.3	Maximum number of semi-detached dwelling units	4
4.8.2.18.4	Minimum setback to garage face from a condominium road	6.0 m
4.8.2.18.5	Maximum height - highest ridge: sloped roof	9.5 m
4.8.2.18.6	Maximum height of eaves: from average grade to lower edge of the eaves	3.7 m
4.8.2.18.7	Height of all buildings and structures shall be measured from established grade	
4.8.2.18.8	Maximum number of storeys	2
4.8.2.18.9	Minimum number of parking spaces per dwelling unit	2
4.8.2.18.10	Minimum number of visitor parking spaces	7
4.8.2.18.11	All site development plans shall comply with Schedule RM1-18 of this Exception	



BUILDABLE AREA

WINDOW PROJECTIONS WITH OR WITHOUT A FOUNDATION

WINDOW PROJECTIONS WITH OR WITHOUT A FOUNDATION,
COVERED PORCHES WITH OR WITHOUT A FOUNDATION AND/OR
ROOF OVERHANGS



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

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 uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulation			
4.8.2.19.1	(1)	A detached dwelling 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 uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.2.20.1	(1)	Linked Dwelling	

4.8.2.21	Exception: RM1-21	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-21 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.2.21.1	(1)	Linked Dwelling	

4.8.2.21.2	Detached Dwelling:		
(1)	minimum lot area - interior lot	275 m ²	
(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 ²	
(2)	minimum lot area - corner lot	350 m ²	
(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 ²	
(2)	minimum lot area - corner lot	350 m ²	
(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, 0055-2009, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	---

In a RM1-22 zone the applicable regulations shall be as specified for a RM1 zone except that the following **uses**/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 dwelling units on all lands zoned RM1-22 | 4 |
| (3) | maximum lot coverage | 30% of the lot area |
| (4) | maximum gross floor area | 400 m ² |
| (5) | minimum area used for tenant facilities | 166 m ² |
| (6) | minimum landscaped area | 40% of the lot area |
| (7) | minimum front yard | 15.0 m |
| (8) | minimum interior side yard | 1.7 m |
| (9) | minimum rear yard | 11.0 m |
| (10) | maximum height :
highest ridge of a sloped roof | 10.7 m |
| (11) | minimum number of resident parking spaces per dwelling unit | 1.36 |
| (12) | minimum number of visitor parking spaces per dwelling unit | 0.20 |
| (13) | no dwelling units , 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 building or structure | |
| (15) | "Double Duplex Dwelling" means a building that is divided horizontally and vertically into four separate dwelling units , each with an entrance that is either independent or through a common vestibule | |
| (16) | "Tenant Facilities" means any part of a building or structure 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 storey above or below established grade measured between the exterior faces of the exterior wall of the building or structure at the level of each storey exclusive of any part of the building or structure used for tenant facilities, stairs or garbage storage | |
| (18) | minimum lot frontage | 18.0 m |
| (19) | maximum area of a deck above an attached garage | 10 m ² |
| (20) | maximum driveway width | Lesser of 8.5 m or 50% of lot frontage |
| (21) | minimum aisle width | 6.0 m |

4.8.2.23	Exception: RM1-23	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	---

In a RM1-23 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

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

Exception RM1-23 continued on next page

4.8.2.23	Exception: RM1-23	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	---

Exception RM1-23 continued from previous page

4.8.2.23.2 (continued)	(23) for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
	(24) maximum driveway width - interior lot	4.3 m	
	(25) maximum driveway width - corner lot	4.7 m	
	(26) maximum garage width : measured from the inside face of the garage side walls	3.8 m	
	(27) detached garage shall not be permitted		

4.8.2.24	Exception: RM1-24	Map # 57	By-law: 0455-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	---

In a RM1-24 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.2.24.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:		
	(1) minimum lot area - interior lot	275 m ²	
	(2) minimum lot frontage - interior lot	9.75 m	
	(3) minimum lot frontage - corner lot	13.0 m	
	(4) maximum driveway width	6.5 m	
	(5) maximum garage width : measured from the inside face of the garage side walls	5.5 m	
	(6) minimum setback of a lot to Winston Churchill Boulevard	108.0 m	
	(7) a balcony with a maximum area of 10 m ² is permitted on top of an attached garage provided that the balcony does not project more than 1.0 m beyond the garage face		
4.8.2.24.2	Semi-Detached:		
	(1) the regulations of Lines 5.0 and 11.0 contained in Table 4.8.1 of this By-law shall not apply		
	(2) minimum lot area - interior lot	220 m ²	
	(3) minimum lot area - corner lot	252 m ²	
	(4) minimum lot frontage - interior lot	8.5 m	
	(5) minimum lot frontage - corner lot	9.75 m	
	(6) minimum front yard - lots with a municipal sidewalk adjacent the front lot line	4.5 m	
	(7) minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	
	(8) minimum exterior side yard - lots with a municipal sidewalk adjacent the exterior side lot line	4.5 m	
	(9) minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	
	(10) minimum setback to garage face	5.8 m	

Exception RM1-24 continued on next page

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

4.8.2.25	Exception: RM1-25	Map # 57	By-law: 0117-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	---

In a RM1-25 zone the permitted **uses** and applicable regulations shall be as specified for a RM1 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.2.25.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law	
4.8.2.25.2	Semi-Detached:	
(1)	the provisions of Lines 5.0 and 11.0 contained in Table 4.8.1 of this By-law shall not apply	
(2)	minimum lot area - interior lot	190 m ²
(3)	minimum lot area - corner lot	252 m ²
(4)	minimum lot frontage - interior lot	7.5 m
(5)	minimum lot frontage - corner lot	9.5 m
(6)	minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m
(7)	minimum front yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m
(8)	minimum setback to the garage face	5.8 m
(9)	minimum exterior side yard - lots abutting a street	1.8 m
(10)	minimum interior side yard - unattached side	1.2 m
(11)	minimum rear yard	6.0 m
(12)	maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m
(13)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m
(14)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m
(15)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
(16)	maximum driveway width - interior lot	4.5 m
(17)	maximum driveway width - corner lot	5.0 m
(18)	maximum garage width : measured from the inside face of the garage side walls	3.8 m
(19)	detached garage shall not be permitted	

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

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

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 **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulation

4.8.3.1.1	Minimum front yard	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 **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.2.1	Detached Dwelling:	
	(1) minimum lot area - interior lot	275 m ²
	(2) minimum lot frontage - interior lot	9.0 m
	(3) maximum gross floor area - residential	0.6 times the lot area

4.8.3.3	Exception: RM2-3	Map # 36W, 39W, 55	By-law: 0174-2017
---------	------------------	--------------------	-------------------

In a RM2-3 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.3.1	Minimum setback to all lands zoned E2-1	15.0 m
4.8.3.3.2	Minimum setback of detached dwelling and semi-detached 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 porch 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 **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

4.8.3.4.1	(1) Linked Dwelling	
-----------	----------------------------	--

Regulation

4.8.3.4.2	A linked dwelling shall comply with the RM2 zone regulations for a semi-detached 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 uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.3.5.1	Minimum exterior side yard - all corner lots abutting Bristol Road East		4.5 m
4.8.3.5.2	Minimum exterior side yard - all other corner lots		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 uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.3.6.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law, except that:		
	(1) minimum setback to garage face		7.0 m
4.8.3.6.2	Semi-Detached:		
	(1) maximum lot coverage :		
	(1.1) where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or		45%
	(1.2) where the width of the garage is 3.8 m or less, measured from the inside face of the garage side walls or		45%
	(1.3) all other lots		40%
	(2) for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
	(3) minimum setback to garage face		7.0 m
	(4) minimum setback to a sight triangle		0.0 m
	(5) maximum driveway width		3.8 m
	(6) maximum porch area in a front yard - interior lot		12 m ²
	(7) maximum total porch area in front and exterior side yards - corner lot		20 m ²
	(8) the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
	(9) a detached garage is not permitted		

4.8.3.7	Exception: RM2-7	Map # 44W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	-----------	--

In a RM2-7 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.7.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law		
4.8.3.7.2	Semi-Detached: <ul style="list-style-type: none"> (1) maximum lot coverage: <ul style="list-style-type: none"> (1.1) where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or 45% (1.2) where the width of the garage is 3.8 m or less, measured from the inside face of the garage side walls or 45% (1.3) all other lots 40% (2) for a detached dwelling more than one storey in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face (3) minimum setback to a sight triangle 0.0 m (4) maximum driveway width 3.8 m (5) maximum porch area in a front yard - interior lot 12 m² (6) maximum total porch area in front and exterior side yards - corner lot 20 m² (7) the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage (8) a detached garage is not permitted 		

4.8.3.8	Exception: RM2-8	Map # 39E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
---------	------------------	-----------	--

In a RM2-8 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.8.1	Semi-Detached: <ul style="list-style-type: none"> (1) minimum lot area - corner lot 240 m² (2) minimum lot frontage - interior lot 9.0 m (3) minimum lot frontage - corner lot 10.0 m (4) minimum interior side yard - unattached side 1.2 m (5) minimum exterior side yard 3.0 m (6) minimum rear yard 6.0 m (7) minimum setback to garage face 7.0 m 		
-----------	--	--	--

Part 4 - Residential Zones

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 **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulation

4.8.3.9.1	Minimum setback to garage face	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 **uses/regulations** shall apply:

Permitted Use

4.8.3.10.1	Lands zoned RM2-10 shall only be used for the following:	
------------	--	--

- (1) **Semi-Detached**

Regulations

4.8.3.10.2	Minimum exterior side yard	3.5 m
------------	-----------------------------------	-------

4.8.3.10.3	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
------------	--	--

4.8.3.11	Exception: RM2-11	Map # 22	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	--

In a RM2-11 zone the applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Permitted Use

4.8.3.11.1	Lands zoned RM2-11 shall only be used for the following:	
------------	--	--

- (1) **Semi-Detached**

Regulations

4.8.3.11.2	Minimum exterior side yard	3.5 m
------------	-----------------------------------	-------

4.8.3.11.3	Maximum driveway width	3.8 m
------------	-------------------------------	-------

4.8.3.11.4	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
------------	--	--

4.8.3.11.5	Minimum setback to garage face	7.0 m
------------	---------------------------------------	-------

Part 4 - Residential Zones

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 uses/regulations shall apply:			
Permitted Use			
4.8.3.12.1 Lands zoned RM2-12 shall only be used for the following:			
(1) Semi-Detached			
Regulations			
4.8.3.12.2	Minimum front yard	9.5 m	
4.8.3.12.3	Minimum exterior side yard	3.5 m	
4.8.3.12.4	Maximum driveway width	3.8 m	

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

Part 4 - Residential Zones

4.8.3.14	Exception: RM2-14	Map # 53E, 53W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------------	--

In a RM2-14 zone the applicable regulations shall be as specified for a RM2 zone except that the following **uses**/regulations shall apply:

Permitted Use

4.8.3.14.1 Lands zoned RM2-14 shall only be used for the following:

- (1) **Semi-Detached**

Regulations

4.8.3.14.2	Minimum lot area - interior lot	240 m ²
4.8.3.14.3	Minimum lot area - corner lot	320 m ²
4.8.3.14.4	Minimum lot frontage - interior lot	9.0 m
4.8.3.14.5	Minimum lot frontage - corner lot	12.0 m
4.8.3.14.6	Minimum front yard	3.65 m
4.8.3.14.7	Minimum exterior side yard	3.65 m
4.8.3.14.8	Minimum setback to garage face	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 **uses**/regulations shall apply:

Permitted Use

4.8.3.15.1 Lands zoned RM2-15 shall only be used for the following:

- (1) **Semi-Detached**

Regulations

4.8.3.15.2	Minimum exterior side yard	2.45 m
4.8.3.15.3	Maximum permitted encroachment of a bay window and chimney , with or without foundation, into an exterior side yard	0.5 m

4.8.3.16	Exception: RM2-16	Map # 37W	By-law: 0174-2017
----------	-------------------	-----------	-------------------

In a RM2-16 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses**/regulations shall apply:

Regulations

4.8.3.16.1 **Semi-Detached:**

(1)	minimum lot area - interior lot	240 m ²
(2)	minimum lot area - corner lot	320 m ²
(3)	minimum lot frontage - interior lot	9.0 m
(4)	minimum lot frontage - corner lot	12.0 m
(5)	minimum exterior side yard	3.0 m

Part 4 - Residential Zones

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

4.8.3.18	Exception: RM2-18	Map # 57, 58	By-law: 0449-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-18 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.18.1 Lands zoned RM2-18 shall only be used for the following:			
(1) Semi-Detached			
Regulations			
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 lot area - interior lot	215 m ²	
4.8.3.18.4	Minimum lot area - corner lot	300 m ²	
4.8.3.18.5	Minimum lot frontage - interior lot	7.2 m	
4.8.3.18.6	Minimum lot frontage - corner lot	10.2 m	
4.8.3.18.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	
4.8.3.18.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	
4.8.3.18.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m	1.8 m	
4.8.3.18.10	Minimum setback to garage face	5.8 m	
4.8.3.18.11	Minimum interior side yard - unattached side	1.2 m	

Exception RM2-18 continued on next page

Part 4 - Residential Zones

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

4.8.3.19	Exception: RM2-19	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-19 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.8.3.19.1 Lands zoned RM2-19 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Semi-Detached (2) Public school in compliance with the provisions contained in Article 2.1.9.1 of this By-law 			
Regulations			
4.8.3.19.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.19.3	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	
4.8.3.19.4	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	
4.8.3.19.5	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m	1.8 m	
4.8.3.19.6	Minimum exterior side yard with a 0.3 m reserve along the exterior side lot line	4.2 m	
4.8.3.19.7	Minimum setback to garage face	5.8 m	
4.8.3.19.8	Minimum setback to a sight triangle	0.0 m	
4.8.3.19.9	Maximum encroachment of a porch or balcony into required front and exterior side yard	2.0 m	
4.8.3.19.10	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m	

Exception RM2-19 continued on next page

Part 4 - Residential Zones

4.8.3.19	Exception: RM2-19	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM2-19 continued from previous page			
4.8.3.19.11	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m	
4.8.3.19.12	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.19.13	Maximum driveway width - interior lot	4.3 m	
4.8.3.19.14	Maximum driveway width - corner lot	4.7 m	
4.8.3.19.15	Maximum garage width: measured from the inside face of the garage side walls	3.8 m	
4.8.3.19.16	Detached garage 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 uses/regulations shall apply:			
Permitted Use			
4.8.3.20.1	Lands zoned RM2-20 shall only used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.20.2	Minimum lot frontage - interior lot	7.5 m	
4.8.3.20.3	Minimum lot frontage - corner lot	9.5 m	
4.8.3.20.4	Minimum front yard	9.5 m	
4.8.3.20.5	Minimum exterior side yard	2.9 m	

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

4.8.3.22	Exception: RM2-22	Map # 56	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	--

In a RM2-22 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.22.1	Minimum setback to garage face	7.0 m
4.8.3.22.2	Minimum parking spaces per dwelling unit	3
4.8.3.22.3	Detached Dwelling:	
	(1) maximum garage width: measured from the inside face of the garage side walls	5.7 m
4.8.3.22.4	Semi-Detached:	
	(1) chimney , chimney breast, porch , central air conditioning unit or heat pump are not permitted to encroach within the required interior or exterior side yards	

4.8.3.23	Exception: RM2-23	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 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 **uses/regulations** shall apply:

Permitted Use

4.8.3.23.1	Lands zoned RM2-23 shall only be used for the following:	
	(1) Semi-Detached	
Regulations		
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 garage face	7.0 m
4.8.3.23.4	Minimum setback to a sight triangle	0.0 m
4.8.3.23.5	Maximum encroachment of a porch or balcony into minimum required front or exterior side yard	2.0 m
4.8.3.23.6	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	3.5 m
4.8.3.23.7	Maximum setback of the main front entrance from the garage face where a main entry feature is provided	5.0 m
4.8.3.23.8	Maximum driveway width	3.8 m
4.8.3.23.9	Maximum garage width: measured from the inside face of the garage side walls	3.8 m
4.8.3.23.10	Detached garage shall not be permitted	

Part 4 - Residential Zones

4.8.3.24	Exception: RM2-24	Map # 55	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	--

In a RM2-24 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.24.1	Minimum setback to garage face	7.0 m
4.8.3.24.2	Maximum encroachment of a porch or deck including landings and stairs into the required rear yard	2.5 m
4.8.3.24.3	Detached Dwelling:	
	(1) minimum lot area - interior lot	270 m ²
	(2) maximum lot coverage	43%
	(3) maximum driveway width	5.6 m
	(4) maximum garage width: measured from the inside face of the garage side walls	5.6 m
4.8.3.24.4	Semi-Detached:	
	(1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply	
	(2) maximum gross floor area - residential	0.75 times the lot area
	(3) maximum driveway width	3.8 m
	(4) maximum garage width: measured from the inside face of the garage 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 **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.25.1 **Semi-Detached:**

- (1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply
- (2) maximum **gross floor area - residential** 0.75 times the **lot area**
- (3) maximum encroachment of **porch** or **deck** including landings and stairs into the required **rear yard** 2.5 m

4.8.3.26 Exception: RM2-26 Map # 37W By-law:

In a RM2-26 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulation

4.8.3.26.1	Detached Dwelling:	
(1)	maximum lot coverage	45%

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

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

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

Exception RM2-29 continued on next page

4.8.3.29	Exception: RM2-29	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0143-2021
----------	-------------------	-----------	---

Exception RM2-29 continued from previous page

4.8.3.29.2 (continued)	(5) for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(6) maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m
	(7) maximum driveway width	3.8 m
	(8) maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(9) detached garage shall not be permitted	

4.8.3.30	Exception: RM2-30	Map # 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	--

In a RM2-30 zone the applicable regulations shall be as specified for a RM2 zone except that the following **uses**/regulations shall apply:

Permitted Use

4.8.3.30.1 Lands zoned RM2-30 shall only be used for the following:

(1) **Semi-Detached**

Regulations

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 lot area - interior lot	215 m ²
4.8.3.30.4	Minimum lot area - corner lot	300 m ²
4.8.3.30.5	Minimum lot frontage - interior lot	7.2 m
4.8.3.30.6	Minimum lot frontage - corner lot	10.2 m
4.8.3.30.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m
4.8.3.30.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m
4.8.3.30.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m	1.8 m
4.8.3.30.10	Minimum setback to garage face	5.8 m
4.8.3.30.11	Minimum interior side yard - unattached side	1.2 m
4.8.3.30.12	Minimum setback to a sight triangle	0.0 m
4.8.3.30.13	Minimum setback of a semi-detached to all lands zoned U-3	11.0 m
4.8.3.30.14	Maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m
4.8.3.30.15	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m
4.8.3.30.16	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m

Exception RM2-30 continued on next page

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

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

4.8.3.32	Exception: RM2-32	Map # 44E, 52E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------------	--

In a RM2-32 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.32.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law		
4.8.3.32.2	Semi-Detached:		
(1)	maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot	45%	
(2)	maximum lot coverage - all other lots	40%	
(3)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot	2.5 m	
(4)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot	4.0 m	
(5)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face - interior lot		
(6)	maximum porch area in a front yard - interior lot	12 m^2	
(7)	maximum total porch area in front and exterior side yards - corner lot	20 m^2	
(8)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
(9)	accessory buildings and structures shall not be located in the front yard or exterior side yard		

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
----------	-------------------	-----------------------------	---

In a RM2-33 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulations

4.8.3.33.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law except that:		
(1)	maximum lot coverage - where the width of the garage 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%	
(2)	maximum lot coverage - where the projection of a garage beyond the main front entrance or the main entry feature , where provided, is less than or equal to 1.0 m or the projection of a garage beyond the main front entrance is less than or equal to 2.5 m	45%	
(3)	maximum projection of a garage beyond the main front entrance	7.5 m	

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
----------	-------------------	-----------------------------	---

Exception RM2-33 continued from previous page

4.8.3.33.2	Semi-Detached:		
(1)	maximum lot coverage:		
(1.1)	where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or		45%
(1.2)	where the width of the garage 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 lots		40%
(2)	maximum projection of a garage beyond the main front entrance		7.5 m
(3)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
(4)	maximum porch area in a front yard - interior lot		12 m ²
(5)	maximum total porch area in front and exterior side yards - corner lot		20 m ²
(6)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
(7)	accessory buildings and structures shall not be located in the front yard or exterior side yard		

4.8.3.34	Exception: RM2-34	Map # 27	By-law: 0174-2017
----------	-------------------	----------	-------------------

In a RM2-34 zone the permitted **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

4.8.3.34.1	(1) Linked Dwelling
------------	----------------------------

Regulations

4.8.3.34.2	Minimum front yard	7.5 m
4.8.3.34.3	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
-----	---------------------------	-------

Part 4 - Residential Zones

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

4.8.3.36	Exception: RM2-36	Map # 27	By-law: 0174-2017
In a RM2-36 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/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 ²	
(2)	minimum lot area - corner lot	650 m ²	
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	

Part 4 - Residential Zones

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

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 uses/regulations shall apply:			
Permitted Use			
4.8.3.38.1 Lands zoned RM2-38 shall only be used for the following:			
(1) Semi-Detached			
Regulations			
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 interior side yard - unattached side	1.2 m	
4.8.3.38.4	Minimum rear yard - lot 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, 0181-2018/LPAT Order 2019 February 15
In a RM2-39 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.8.3.39.1 Lands zoned RM2-39 shall only be used for the following:			
(1) Semi-Detached			
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 lot area - interior lot	215 m ²	
4.8.3.39.4	Minimum lot area - corner lot	300 m ²	
4.8.3.39.5	Minimum lot frontage - interior lot	7.2 m	
4.8.3.39.6	Minimum lot frontage per dwelling unit - corner lot	10.2 m	
4.8.3.39.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	
4.8.3.39.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	
4.8.3.39.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m	1.8 m	
4.8.3.39.10	Minimum setback to garage face	5.8 m	
4.8.3.39.11	Minimum interior side yard - unattached side	1.2 m	
4.8.3.39.12	Minimum setback to a sight triangle	0.0 m	
4.8.3.39.13	Minimum setback of a semi-detached to all lands zoned U-3	13.2 m	
4.8.3.39.14	Maximum encroachment of a porch or balcony into required front and exterior side yard	2.0 m	
4.8.3.39.15	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m	
4.8.3.39.16	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m	
4.8.3.39.17	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.39.18	Maximum driveway width - interior lot	4.3 m	
4.8.3.39.19	Maximum driveway width - corner lot	4.7 m	
4.8.3.39.20	Maximum garage width: measured from the inside face of the garage side walls	3.8 m	
4.8.3.39.21	Detached garage shall not be permitted		

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

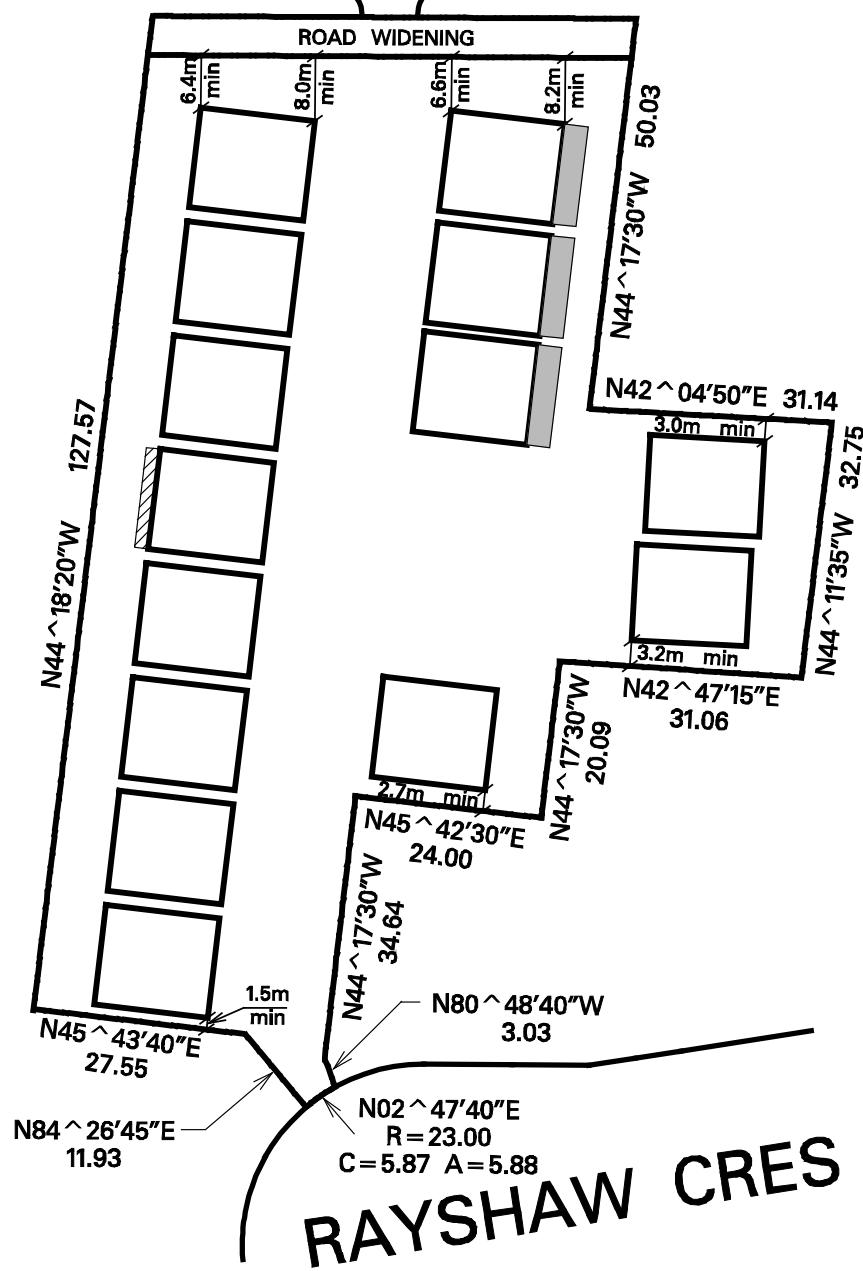
4.8.3.41	Exception: RM2-41	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-41 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.41.1 Lands zoned RM2-41 shall only be used for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

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

4.8.3.43	Exception: RM2-43	Map # 39E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-43 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.8.3.43.1 Lands zoned RM2-43 shall only be used for the following:			
(1) Semi-Detached			
Regulations			
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 dwelling units on all lands zoned RM2-43		28
4.8.3.43.4	Minimum landscaped area		40% of the lot area
4.8.3.43.5	Maximum height - highest ridge: sloped roof		11.0 m
4.8.3.43.6	Minimum setback to the front wall of a semi-detached from a condominium road		4.5 m
4.8.3.43.7	Minimum setback to the rear wall of a semi-detached from a lot line		7.5 m
4.8.3.43.8	Minimum separation between semi-detached		1.8 m
4.8.3.43.9	Minimum setback to garage face from a condominium road		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 parking spaces per dwelling unit		0.32
4.8.3.43.12	All site development plans shall comply with Schedule RM2-43 of this Exception		

BRITANNIA ROAD WEST

N39[^]22'00"E 62.08



BUILDABLE AREA

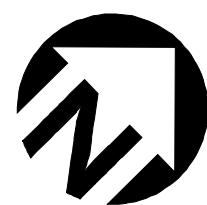


STAIRS AND LANDINGS MAY
PROJECT A MAXIMUM OF 1.8 M
FROM THE REAR WALL OF A
DWELLING BEYOND THE BUILDABLE
AREA



STAIRS AND LANDINGS MAY
PROJECT A MAXIMUM OF 3.0 M
FROM THE REAR WALL OF A
DWELLING BEYOND THE BUILDABLE
AREA

Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



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 uses/regulations shall apply:			
Permitted Use			
4.8.3.44.1 Lands zoned RM2-44 shall only be used for the following:			
(1) Semi-Detached			
Regulations			
4.8.3.44.2	Minimum lot area	225 m ²	
4.8.3.44.3	Minimum lot frontage	7.0 m	
4.8.3.44.4	Minimum interior side yard - attached side	0.0 m	
4.8.3.44.5	Minimum interior side yard - 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 sight triangle	0.0 m	
4.8.3.44.7	Minimum setback of a semi-detached to all lands zoned PB1	17.15 m	
4.8.3.44.8	Maximum encroachment of a porch or balcony into a required front and exterior side yard	2.0 m	
4.8.3.44.9	Maximum driveway width	3.8 m	
4.8.3.44.10	Maximum garage width: measured from the inside face of the garage side walls	3.8 m	
4.8.3.44.11	Each dwelling shall have an attached garage		
4.8.3.44.12	Detached garage shall not be permitted		

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

Exception RM2-45 continued on next page

Part 4 - Residential Zones

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

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

Exception RM2-46 continued on next page

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

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

4.8.3.48	Exception: RM2-48	Map # 19	By-law: 0212-2015, 0174-2017
In a RM2-48 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			

4.8.3.49	Exception: RM2-49	Map # 30	By-law: 0184-2008, 0174-2017
In a RM2-49 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.49.1 Lands zoned RM2-49 shall only be used for the following:			
(1) Semi-Detached			
Regulations			
4.8.3.49.2	Minimum lot area - interior lot	207.5 m ²	
4.8.3.49.3	Minimum lot area - corner lot	250 m ²	
4.8.3.49.4	Minimum lot frontage - corner lot	8.2 m	
4.8.3.49.5	Maximum lot coverage	50%	
4.8.3.49.6	Minimum exterior side yard	4.2 m	
4.8.3.49.7	Minimum interior side yard - unattached side	1.2 m	
4.8.3.49.8	Maximum encroachment of a porch or a balcony into the required front yard or exterior side yard	2.0 m	
4.8.3.49.9	Maximum height	11.0 m	
4.8.3.49.10	Maximum driveway width	3.8 m	
4.8.3.49.11	Minimum setback to a sight triangle	0.0 m	
4.8.3.49.12	Maximum area of a balcony on top of an attached garage	6 m ²	
4.8.3.49.13	A detached garage 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 uses /regulations shall apply:			
Permitted Use			
4.8.3.50.1 Lands zoned RM2-50 shall only be used for the following:			
(1) Semi-Detached			
Regulations			
4.8.3.50.2	Minimum lot area - interior lot		212.5 m ²
4.8.3.50.3	Minimum lot area - corner lot		250 m ²
4.8.3.50.4	Minimum lot frontage - interior lot		8.7 m
4.8.3.50.5	Minimum lot frontage - corner lot		10.2 m
4.8.3.50.6	Maximum lot coverage		50%
4.8.3.50.7	Minimum exterior side yard		4.2 m
4.8.3.50.8	Minimum interior side yard - unattached side		1.2 m
4.8.3.50.9	Minimum rear yard		6.0 m
4.8.3.50.10	Maximum encroachment of a porch or a balcony into the required front yard or exterior side yard		2.0 m
4.8.3.50.11	Maximum height		11.0 m
4.8.3.50.12	Maximum driveway width		50% of lot frontage
4.8.3.50.13	Minimum setback to a sight triangle		0.0 m
4.8.3.50.14	Maximum area of a balcony on top of an attached garage		6 m ²
4.8.3.50.15	A detached garage 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 uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:			
Regulations			
4.8.3.51.1 Detached Dwelling:			
(1) the regulations of Subsection 2.1.14 of this By-law shall not apply			
(2) maximum lot coverage 45%			
(3) minimum setback to garage face 7.0 m			
(4) minimum rear yard 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 balcony on top of an attached garage 12 m ²			

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
----------	-------------------	----------	---

Exception RM2-51 continued from previous page

4.8.3.51.2	Semi-Detached:		
(1)	the regulations of Subsection 2.1.14 of this By-law shall not apply		
(2)	maximum lot coverage	48%	
(3)	minimum setback to garage face	7.0 m	
(4)	minimum interior side yard - unattached side	1.2 m	
(5)	minimum rear yard	7.0 m	
(6)	minimum setback to Eglinton Avenue West	7.5 m	
(7)	minimum setback to Confederation Parkway	6.0 m	
(8)	maximum area of a balcony on top of an attached garage	12 m ²	

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 **uses**/regulations shall apply:

Permitted Use

4.8.3.52.1 Lands zoned RM2-52 shall only be used for the following:

- (1) **Semi-Detached**

Regulations

4.8.3.52.2	Minimum lot area - interior lot	215 m ²
4.8.3.52.3	Minimum lot frontage - interior lot	8.5 m
4.8.3.52.4	Minimum lot frontage - corner lot	11.5 m
4.8.3.52.5	Maximum lot coverage	50%
4.8.3.52.6	Minimum setback to garage face	7.0 m
4.8.3.52.7	Minimum rear yard	7.0 m
4.8.3.52.8	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	2.0 m

4.8.3.53	Exception: RM2-53	Map # 37W	By-law: 0024-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	-----------	---

In a RM2-53 zone the applicable regulations shall be as specified for a RM2 zone except that the following **uses**/regulations shall apply:

Permitted Use

4.8.3.53.1 Lands zoned RM2-53 shall only be used for the following:

(1) **Semi-Detached**

Regulations

4.8.3.53.2	Minimum lot area - interior lot	210 m ²
4.8.3.53.3	Minimum lot area - corner lot	260 m ²
4.8.3.53.4	Maximum lot coverage	50%
4.8.3.53.5	Minimum setback to garage face	7.0 m
4.8.3.53.6	Minimum rear yard	7.0 m
4.8.3.53.7	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard	2.0 m

4.8.3.54	Exception: RM2-54	Map # 56	By-law: 0146-2012, 0174-2017
----------	-------------------	----------	---------------------------------

In a RM2-54 zone the applicable regulations shall be as specified for a RM2 zone except that the following **uses**/regulations shall apply:

Permitted Use

4.8.3.54.1 Lands zoned RM2-54 shall only be used for the following:

(1) **Semi-Detached**

Regulations

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 lot line abutting Ninth Line shall be deemed to be the front lot line	
4.8.3.54.4	Minimum lot frontage - interior lot	6.7 m
4.8.3.54.5	Minimum rear yard	6.0 m
4.8.3.54.6	Detached garage	Required
4.8.3.54.7	Minimum setback of a semi-detached to a detached garage	5.7 m

4.8.3.55	Exception: RM2-55	Map # 57	By-law: 0055-2012, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	---

In a RM2-55 zone the applicable regulations shall be as specified for a RM2 zone except that the following **uses**/regulations shall apply:

Permitted Use

4.8.3.55.1 Lands zoned RM2-55 shall only be used for the following:

(1) **Semi-Detached**

Regulations

4.8.3.55.2	Minimum lot area - interior lot	193 m ²
4.8.3.55.3	Minimum lot area - corner lot	252 m ²
4.8.3.55.4	Minimum lot frontage - interior lot	7.5 m
4.8.3.55.5	Maximum lot coverage	55%
4.8.3.55.6	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m
4.8.3.55.7	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m
4.8.3.55.8	Minimum interior side yard - unattached side	1.2 m
4.8.3.55.9	Minimum rear yard where the rear lot line abuts an 8.0 m public lane	6.0 m
4.8.3.55.10	Minimum rear yard - all other lots	7.0 m
4.8.3.55.11	Minimum setback to garage face	5.8 m
4.8.3.55.12	Maximum driveway width - interior lot	4.3 m
4.8.3.55.13	Maximum driveway width - corner lot	4.7 m
4.8.3.55.14	Maximum garage width : measured from the inside face of the garage side walls	3.8 m
4.8.3.55.15	Maximum encroachment of a porch or balcony into the required front and exterior side yards	2.0 m
4.8.3.55.16	Minimum setback of stairs from the front and exterior side lot lines	1.0 m
4.8.3.55.17	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature , where provided	2.5 m
4.8.3.55.18	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m
4.8.3.55.19	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , a minimum of 75% of the width of the garage measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
4.8.3.55.20	Maximum area of a balcony above an attached garage	10 m ²
4.8.3.55.21	Maximum projection of a balcony above an attached garage	1.0 m
4.8.3.55.22	Minimum setback to a sight triangle	0.0 m

4.8.3.56	Exception: RM2-56	Map # 57	By-law: 0055-2012, 0174-2017, 0181-2018/LPAT Order 2019 February 15
----------	-------------------	----------	---

In a RM2-56 zone the applicable regulations shall be as specified for a RM2 zone except that the following **uses**/regulations shall apply:

Permitted Use

4.8.3.56.1 Lands zoned RM2-56 shall only be used for the following:

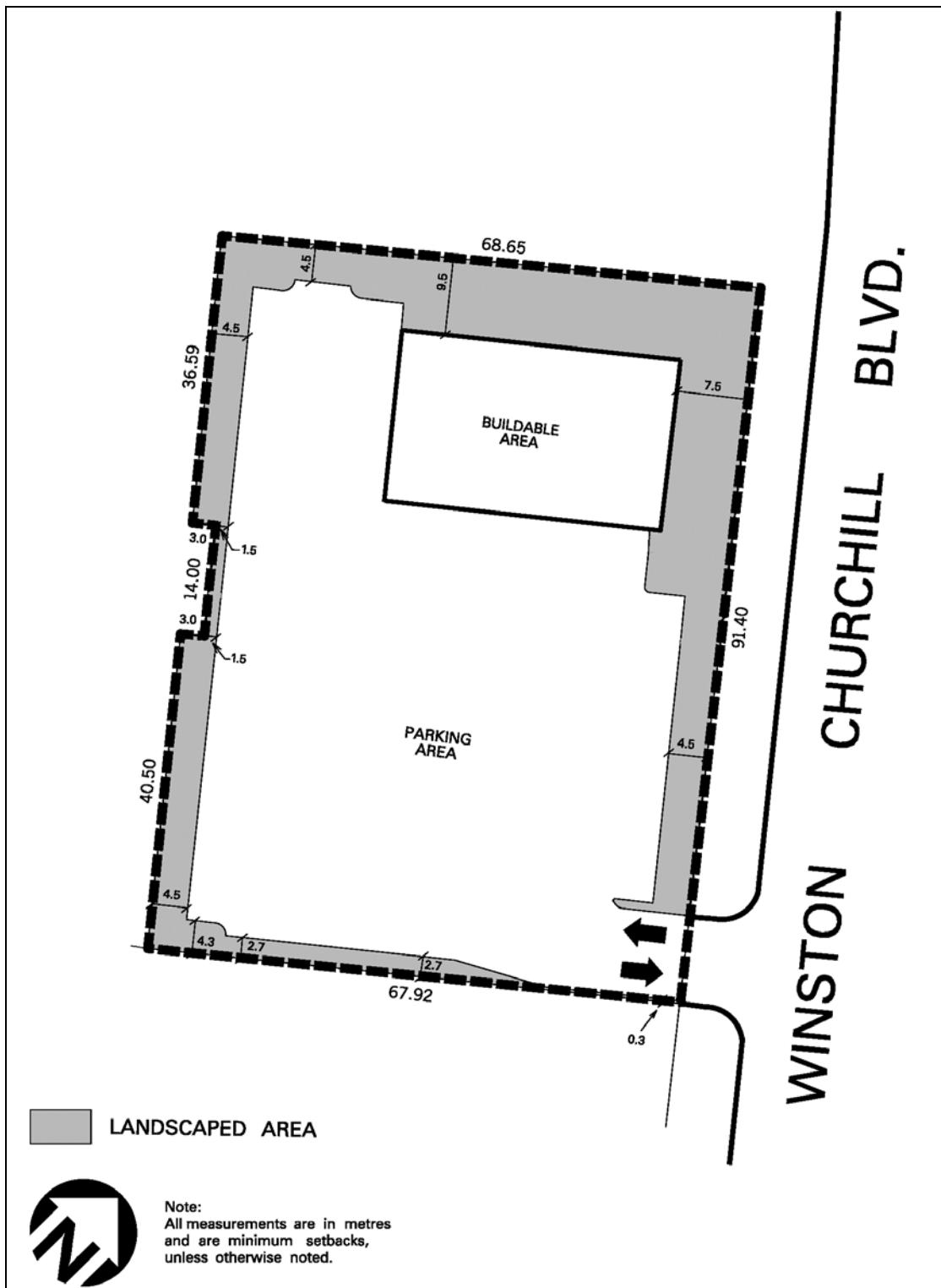
(1) **Semi-Detached**

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 lot area - interior lot	236 m ²
4.8.3.56.4	Minimum lot area - corner lot	224 m ²
4.8.3.56.5	Minimum lot frontage - interior lot	8.0 m
4.8.3.56.6	Minimum lot frontage - corner lot	7.6 m
4.8.3.56.7	Maximum lot coverage	55%
4.8.3.56.8	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m
4.8.3.56.9	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m
4.8.3.56.10	Detached garage shall be required and shall only be permitted in the rear yard	
4.8.3.56.11	Minimum setback of a detached garage to interior side lot line unattached side - interior lot	0.8 m
4.8.3.56.12	Minimum setback of a detached garage to interior side lot line attached side - interior lot	0.0 m
4.8.3.56.13	Minimum rear yard where the rear lot line abuts an 8.0 m public lane	6.0 m
4.8.3.56.14	Minimum rear yard - all other lots	7.0 m
4.8.3.56.15	Minimum setback to garage face	5.8 m
4.8.3.56.16	Minimum setback of a detached garage to a rear lot line	0.5 m
4.8.3.56.17	Maximum driveway width	6.5 m
4.8.3.56.18	Maximum garage width: measured from the inside face of the garage side walls	5.7 m
4.8.3.56.19	Minimum setback of a detached garage to the semi-detached on the same lot	6.0 m
4.8.3.56.20	Maximum encroachment of a porch or balcony into the required front and exterior side yards	2.0 m
4.8.3.56.21	Minimum setback of stairs from the front and exterior side lot lines	1.0 m
4.8.3.56.22	Minimum setback to a sight triangle	0.0 m
4.8.3.56.23	The lot line abutting Tenth Line West shall be deemed to be the front lot line	

4.8.3.57	Exception: RM2-57	Map # 56	By-law: 0032-2017
In a RM2-57 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			

- 4.8.3.57.1 A **place of religious assembly** shall comply with the regulations contained in Article 2.1.9.3 of this By-law except that:
- (1) maximum **gross floor area - non-residential** 1 140 m²
 - (2) maximum **worship area** 325 m²
 - (3) all site development plans for a **place of religious assembly** 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 **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulation

4.8.3.59.1	Maximum number of semi-detached dwelling units	26

Holding Provision

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 *Planning Act*, 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 **uses** and applicable regulations shall be as specified for a RM2 zone except that the following **uses/regulations** shall apply:

Regulation

4.8.3.60.1	Minimum lot frontage - corner lot	9.0 m