

4.10RM4 ZONE
(TOWNHOUSES)

4.10.1RM4 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 4.10.1 - RM4 Permitted Uses and Zone Regulations.

Table 4.10.1 - RM4 Permitted Uses and Zone Regulations
(0325-2008), (0190-2014), (0174-2017), (0179-2018), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

Column A		B
Line 1.0	ZONES	RM4
PERMITTED USES		
2.0	RESIDENTIAL	
2.1	Townhouse	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT AREA PER DWELLING UNIT	200 m ²
4.0	MINIMUM LOT FRONTAGE	30.0 m
5.0	MINIMUM DWELLING UNIT WIDTH	5.0 m
6.0	MINIMUM LANDSCAPED AREA	40% of lot area
7.0	MINIMUM LOT LINE SETBACKS	
7.1	From the front, side and/or rear wall of a townhouse inclusive of stairs to a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law	7.5 m ⁽¹⁾
7.2	From the front and/or side wall of a townhouse to all other street lines	4.5 m ⁽¹⁾
7.3	From the rear wall of a townhouse to all other street lines	7.5 m ⁽¹⁾
7.4	From the side wall of a townhouse to a lot line that is not a street line	2.5 m ⁽¹⁾
7.5	From the rear wall of a townhouse to a lot line that is not a street line	7.5 m ⁽¹⁾
7.6	From the garage face to a street	6.0 m ⁽¹⁾
7.7	From a wing wall attached to a townhouse to a lot line	3.0 m and shall not be located closer to a street line than a townhouse
7.8	From heating and/or air conditioning equipment to a lot line	1.2 m and shall not be located closer to a street line than a townhouse
8.0	MINIMUM INTERNAL SETBACKS	
8.1	From a front and/or side wall of townhouse to a condominium road , sidewalk or visitor parking space	4.5 m
8.2	From a garage face to a condominium road or sidewalk	6.0 m
8.3	From a side wall of townhouse to a side wall of another dwelling	3.0 m
8.4	From a side wall of townhouse to an internal walkway	1.5 m
8.5	From a rear wall of townhouse to a side wall of another dwelling	10.0 m
8.6	From a rear wall of townhouse to a rear wall of another dwelling	15.0 m
8.7	From a rear wall of townhouse to a condominium road or walkway	7.5 m

Table 4.10.1 continued on next page

Column A		B
Line 1.0	ZONES	RM4
Table 4.10.1 continued from previous page		
9.0	MAXIMUM PROJECTIONS	
9.1	Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or side wall of a townhouse	1.6 m ⁽¹⁾
9.2	Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the rear wall of a townhouse	5.0 m ⁽¹⁾
9.3	Platform with or without direct access to the ground with a driveway , condominium road and/or aisle beneath, attached to the rear wall of a townhouse	6.0 m provided that the platform has a minimum 3.0 m setback to a lot line ⁽¹⁾
9.4	An awning attached to the front and/or side wall of a townhouse	0.6 m ⁽¹⁾
9.5	Balcony attached to the front, side and/or rear wall of a townhouse	1.0 m ⁽¹⁾
9.6	Window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, attached to the front, side, and/or rear wall of a townhouse	0.6 m ⁽¹⁾
10.0	MAXIMUM HEIGHT	10.7 m and 3 storeys
11.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
11.1	Attached garage	Permitted ⁽⁴⁾
11.2	Minimum parking spaces	✓ ⁽⁵⁾ ⁽⁶⁾
11.3	Minimum visitor parking spaces	✓ ⁽⁵⁾
11.4	Maximum driveway width	3.0 m ⁽⁶⁾
12.0	PARKING SPACES AND PARKING STRUCTURES	
12.1	Minimum setback between a visitor parking space and a street	4.5 m ⁽¹⁾
12.2	Minimum setback between a visitor parking space and any other lot line	3.0 m ⁽¹⁾
12.3	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	6.0 m ⁽¹⁾
12.4	Minimum setback of a parking structure constructed completely below finished grade to any lot line	3.0 m ⁽¹⁾
13.0	CONDOMINIUM ROADS, AISLES AND SIDEWALKS	
13.1	Minimum width of a condominium road/aisle	7.0 m
13.2	Minimum width of a condominium road/aisle with an abutting parallel visitor parking space	6.0 m
13.3	Condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses, townhouses or apartments , or any combination thereof	✓
13.4	Minimum width of a sidewalk	2.0 m
14.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁷⁾

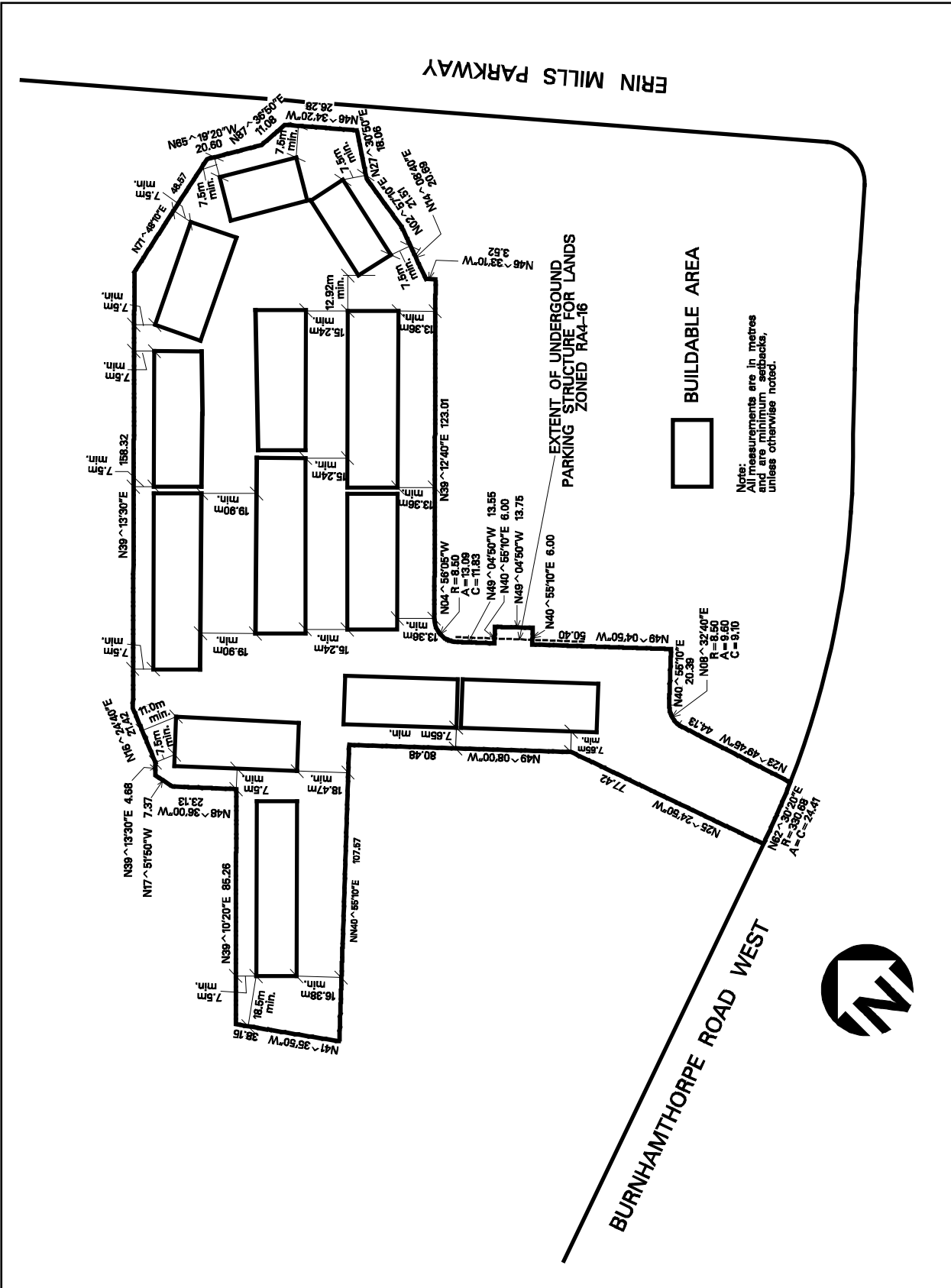
- NOTES:**
- (1) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (2) *deleted by 0018-2021.*
 - (3) *deleted by 0018-2021.*
 - (4) See also Subsection 4.1.12 of this By-law.
 - (5) See also Part 3 of this By-law.
 - (6) See also Subsection 4.1.9 of this By-law.
 - (7) See Subsection 4.1.2 of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

4.10.2 RM4 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

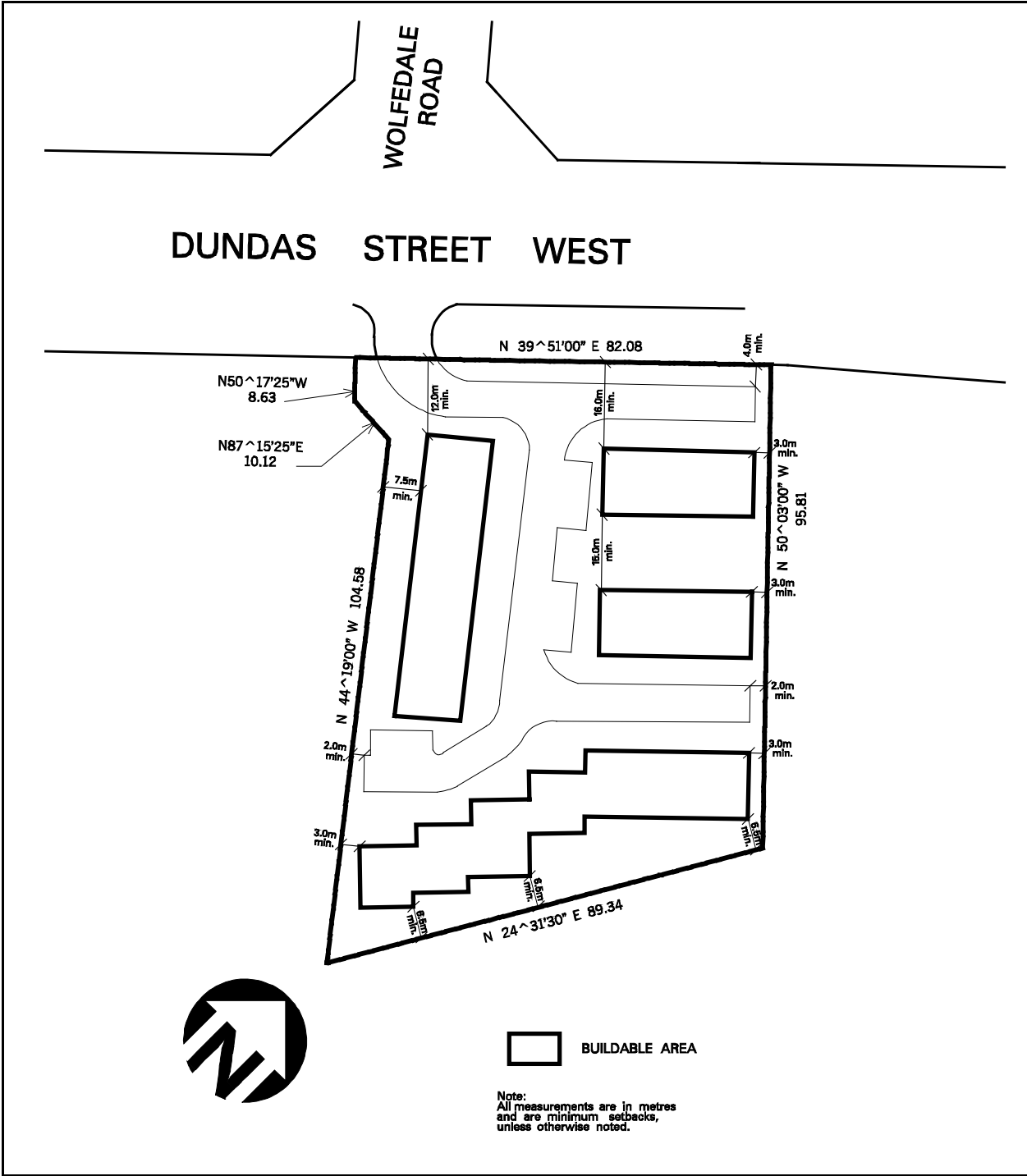
4.10.2.1	Exception: RM4-1	Map # 22, 36W, 37W, 39W	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-1 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.10.2.1.1	(1)	Street Townhouse	
Regulation			
4.10.2.1.2	A street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law		

4.10.2.2	Exception: RM4-2	Map # 25	By-law:
In a RM4-2 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.10.2.2.1	(1)	Portion of an underground parking structure for abutting lands zoned RA4-16	
Regulation			
4.10.2.2.2	All site development plans shall comply with Schedule RM4-2 of this Exception		



Schedule RM4-2
Map 25

4.10.2.3	Exception: RM4-3	Map # 16	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-3 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.3.1	Maximum projection of a deck from the rear wall of a townhouse outside of the buildable areas identified on Schedule RM4-3 of this Exception		2.6 m
4.10.2.3.2	All site development plans shall comply with Schedule RM4-3 of this Exception		



Schedule RM4-3
Map 16

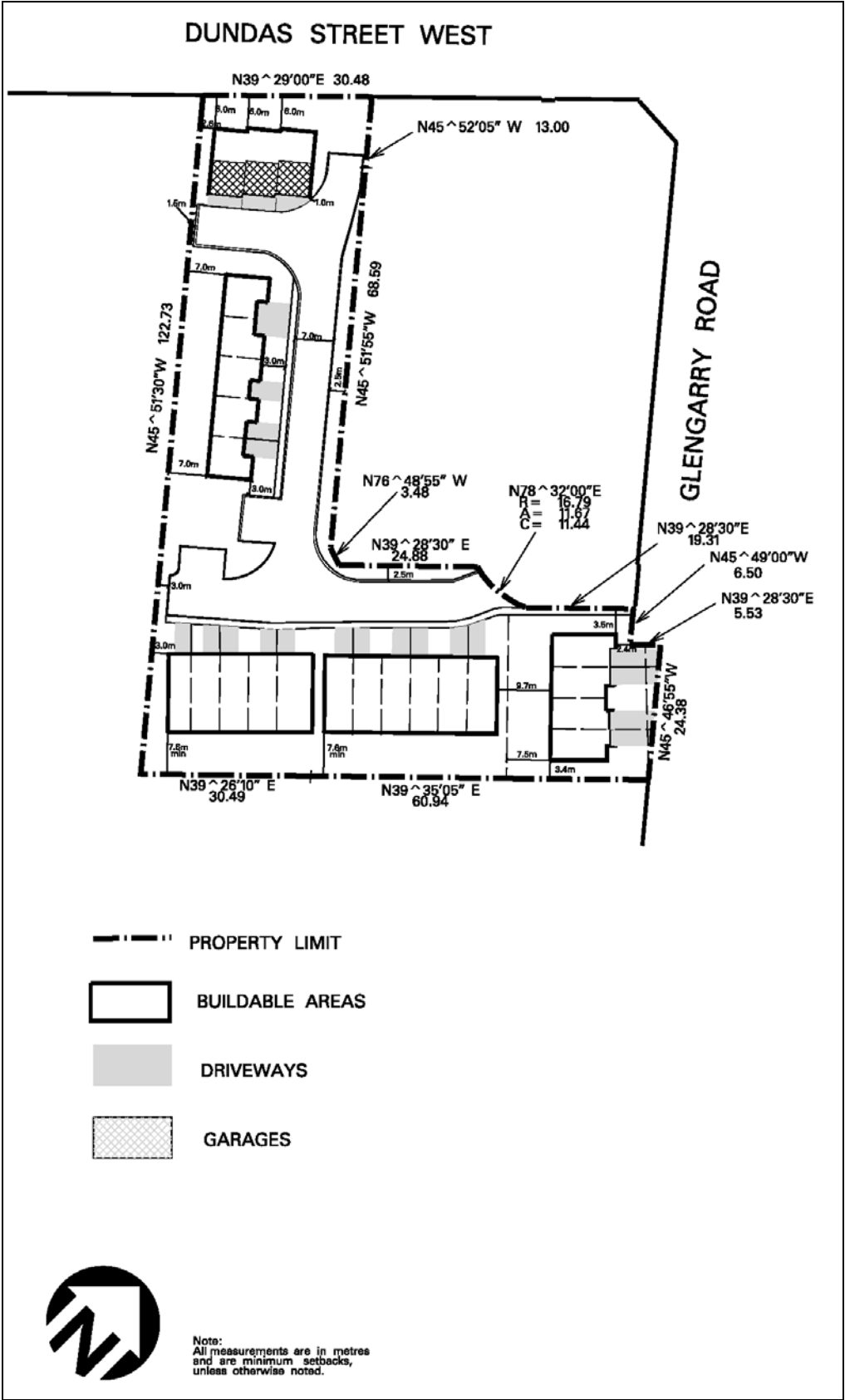
4.10.2.4	Exception: RM4-4	Map # 36W	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-4 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.4.1	Minimum setback from a townhouse to Eglinton Avenue East		8.0 m
4.10.2.4.2	Minimum setback from a townhouse to all other lot lines		7.5 m

4.10.2.5	Exception: RM4-5	Map # 20	By-law: 0308-2011, 0174-2017
In a RM4-5 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.5.1	Lands zoned RM4-5 shall only be used for the following:		
	(1) Long-Term Care Building		
Regulations			
4.10.2.5.2	A long-term care building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) maximum height	10.7 m and 3 storeys	

4.10.2.6	Exception: RM4-6	Map # 16	By-law: 0284-2008, 0181-2018/LPAT Order 2019 February 15
In a RM4-6 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.6.1	The regulations contained in Sentence 3.1.1.8.1 and the regulations of Line 3.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.6.2	Maximum number of dwelling units on all lands zoned RM4-6		23
4.10.2.6.3	Maximum gross floor area - residential		0.7 times the lot area
4.10.2.6.4	Minimum landscaped area		41% of the lot area
4.10.2.6.5	A townhouse facing Dundas Street West shall comply with the following:		
	(1) the main front entrance of a dwelling unit shall face Dundas Street West		
	(2) maximum driveway width		5.9 m
	(3) maximum area of a balcony on top of an attached garage		15 m ²
	(4) minimum setback from a garage face to a condominium road or sidewalk		1.0 m
	(5) minimum setback from a rear wall of a townhouse to a condominium road or walkway		1.0 m

Exception RM4-6 continued on next page

4.10.2.6	Exception: RM4-6	Map # 16	By-law: 0284-2008, 0181-2018/LPAT Order 2019 February 15
Exception RM4-6 continued from previous page			
4.10.2.6.6	Maximum height	12.0 m	
4.10.2.6.7	Trailer and recreational vehicle parking shall not be permitted		
4.10.2.6.8	All site development plans shall comply with Schedule RM4-6 of this Exception		

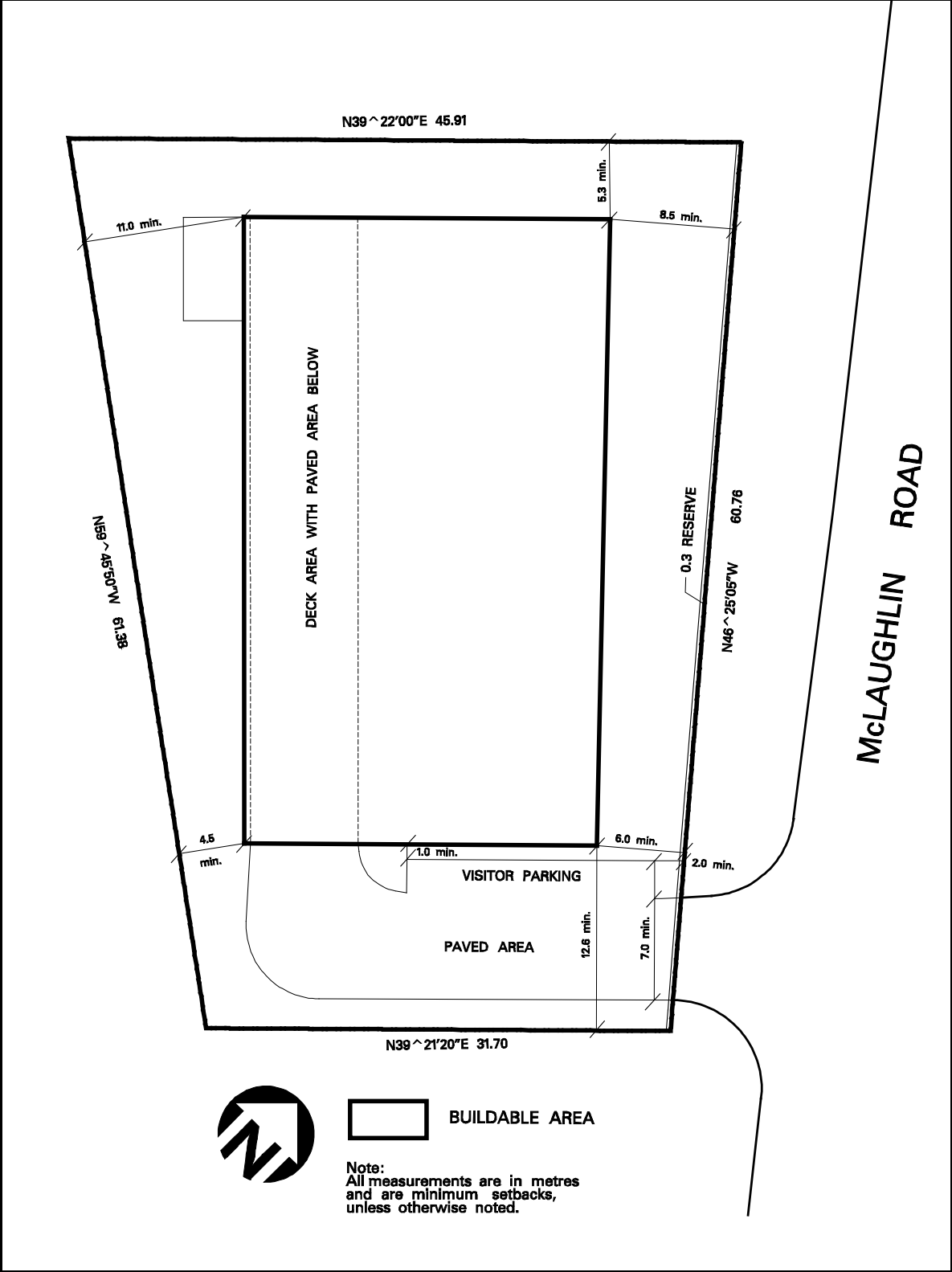


Schedule RM4-6
Map 16

4.10.2.7	Exception: RM4-7	Map # 29	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-7 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.7.1	The regulations contained in Subsection 4.1.2 of this By-law shall not apply		
4.10.2.7.2	Minimum setback to Mavis Road, Huntington Ridge Drive and Guildwood Way	4.5 m	
4.10.2.7.3	Minimum setback to the garage face from Huntington Ridge Drive and Guildwood Way	9.5 m	

4.10.2.8	Exception: RM4-8	Map # 31	By-law: 0174-2017
In a RM4-8 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.8.1	Lands zoned RM4-8 shall only be used for the following:		
	(1) Long-Term Care Building		
Regulations			
4.10.2.8.2	A long-term care building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	the provisions contained in Subsection 2.1.14 of this By-law shall not apply	
	(2)	the provisions contained in Article 4.1.15.1 of this By-law shall apply	
	(3)	maximum number of beds	160
	(4)	maximum gross floor area - apartment zone	8 950 m ²
	(5)	minimum front yard - interior lot	7.8 m
	(6)	minimum interior side yard - interior lot	15.0 m
	(7)	minimum rear yard - interior lot	10.0 m
	(8)	minimum setback to all lands zoned PB1	3.0 m
	(9)	maximum height	3 storeys
	(10)	minimum number of resident parking spaces per bed	0.15
	(11)	minimum number of visitor parking spaces per bed	0.25

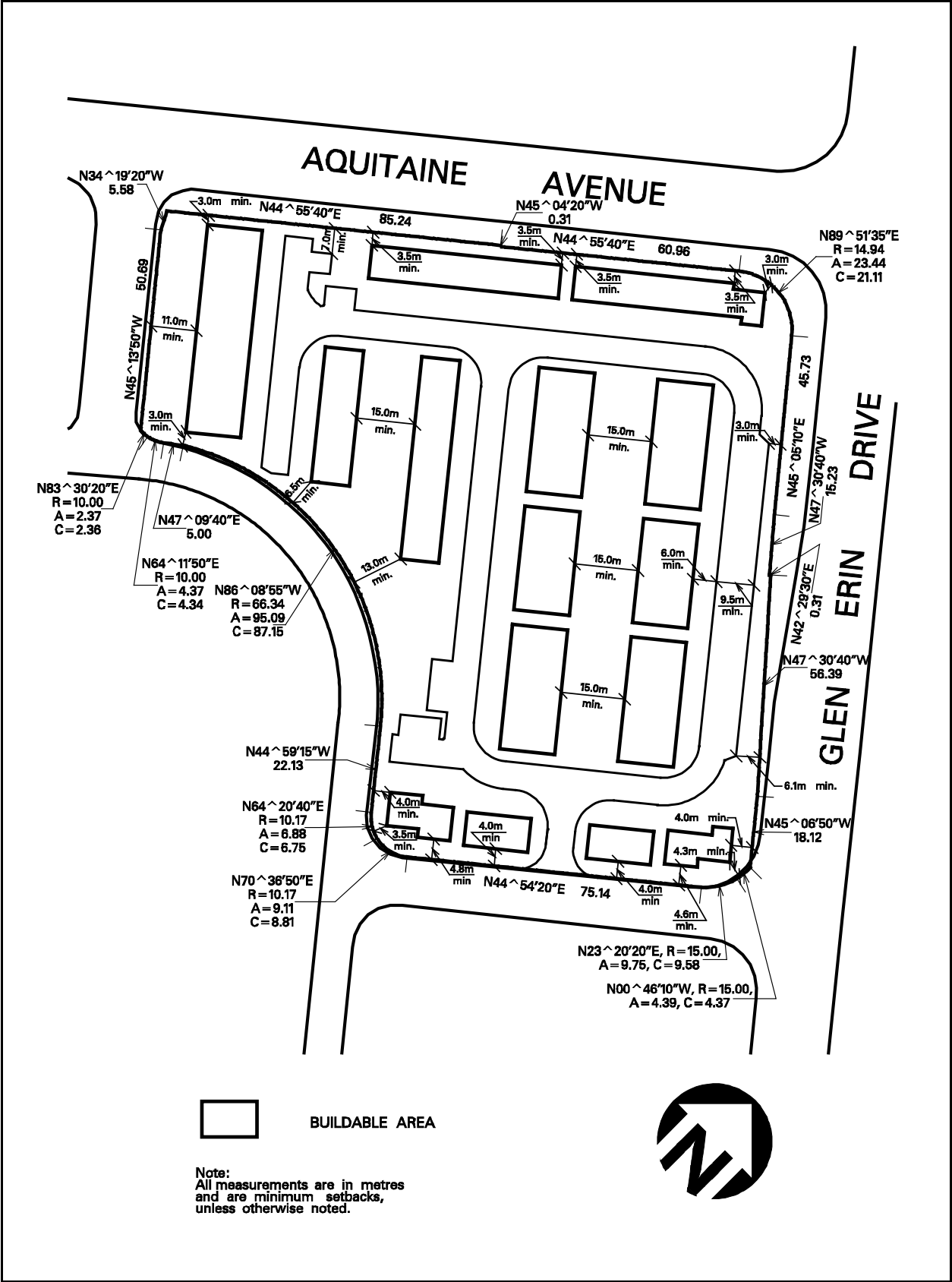
4.10.2.11	Exception: RM4-11	Map # 37W	By-law:
In a RM4-11 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.11.1	Minimum parking spaces per dwelling unit		1.75
4.10.2.11.2	All site development plans shall comply with Schedule RM4-11 of this Exception		



Schedule RM4-11
Map 37W

4.10.2.12	Exception: RM4-12	Map # 37E	By-law:
In a RM4-12 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.12.1	Minimum setback to McLaughlin Road		15.0 m
4.10.2.12.2	Minimum setback to all other streets		7.5 m
4.10.2.12.3	A 9.0 m wide tree preservation area shall be provided immediately adjacent to McLaughlin Road which shall be used exclusively for the preservation of existing trees and future replanting		

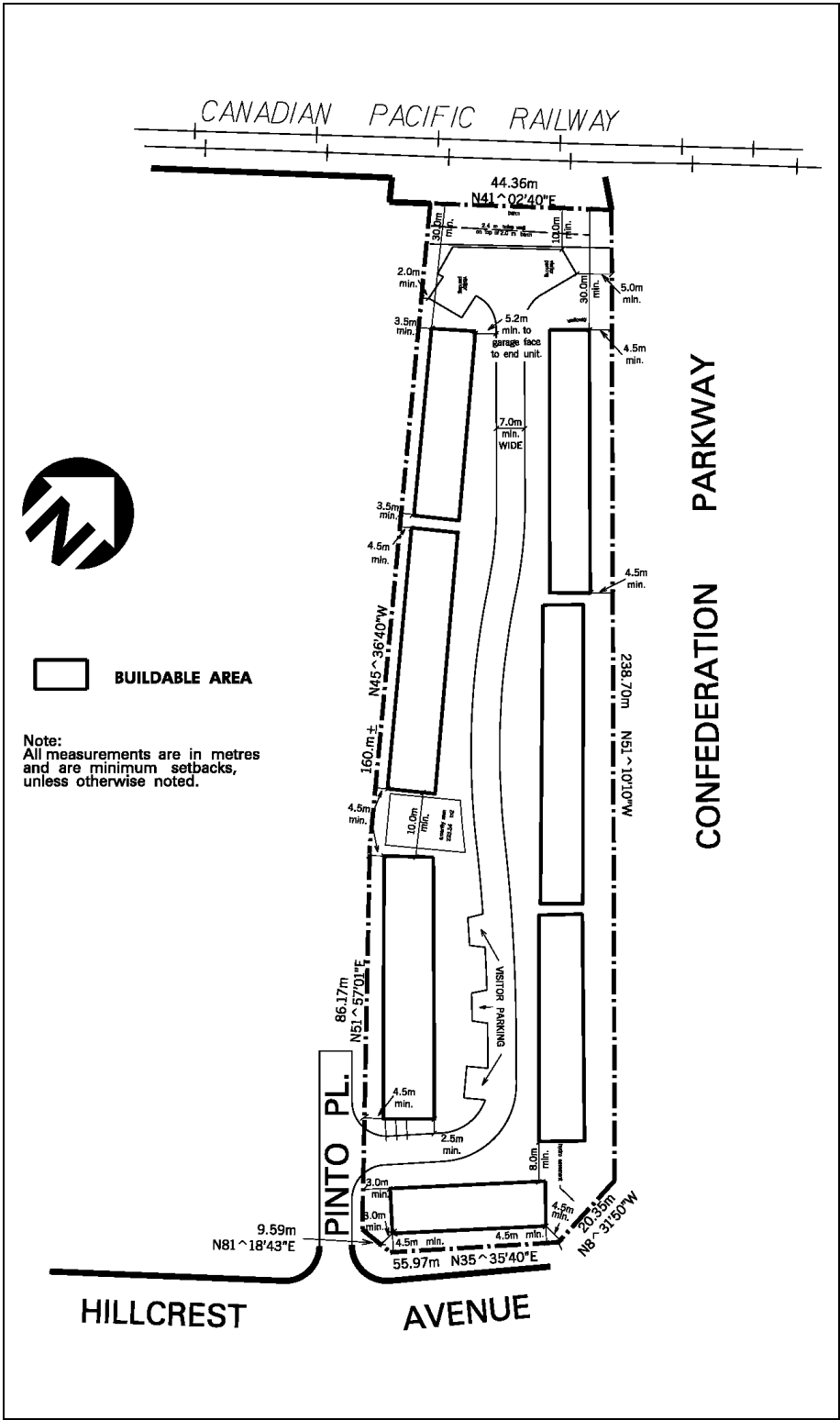
4.10.2.13	Exception: RM4-13	Map # 46W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM4-13 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.10.2.13.1	(1)	Semi-Detached	
Regulations			
4.10.2.13.2	Semi-detached and townhouses shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:		
	(1)	maximum number of dwelling units	79
	(2)	maximum number of semi-detached	8
	(3)	minimum townhouse and/or semi-detached separation	3.0 m
	(4)	maximum projection of bay windows, chimneys and turrets, with or without a foundation outside the buildable area identified on Schedule RM4-13 of this Exception	0.8 m
	(5)	maximum projection of a porch outside the buildable area identified on Schedule RM4-13 of this Exception	1.3 m
	(6)	all site development plans shall comply with Schedule RM4-13 of this Exception	



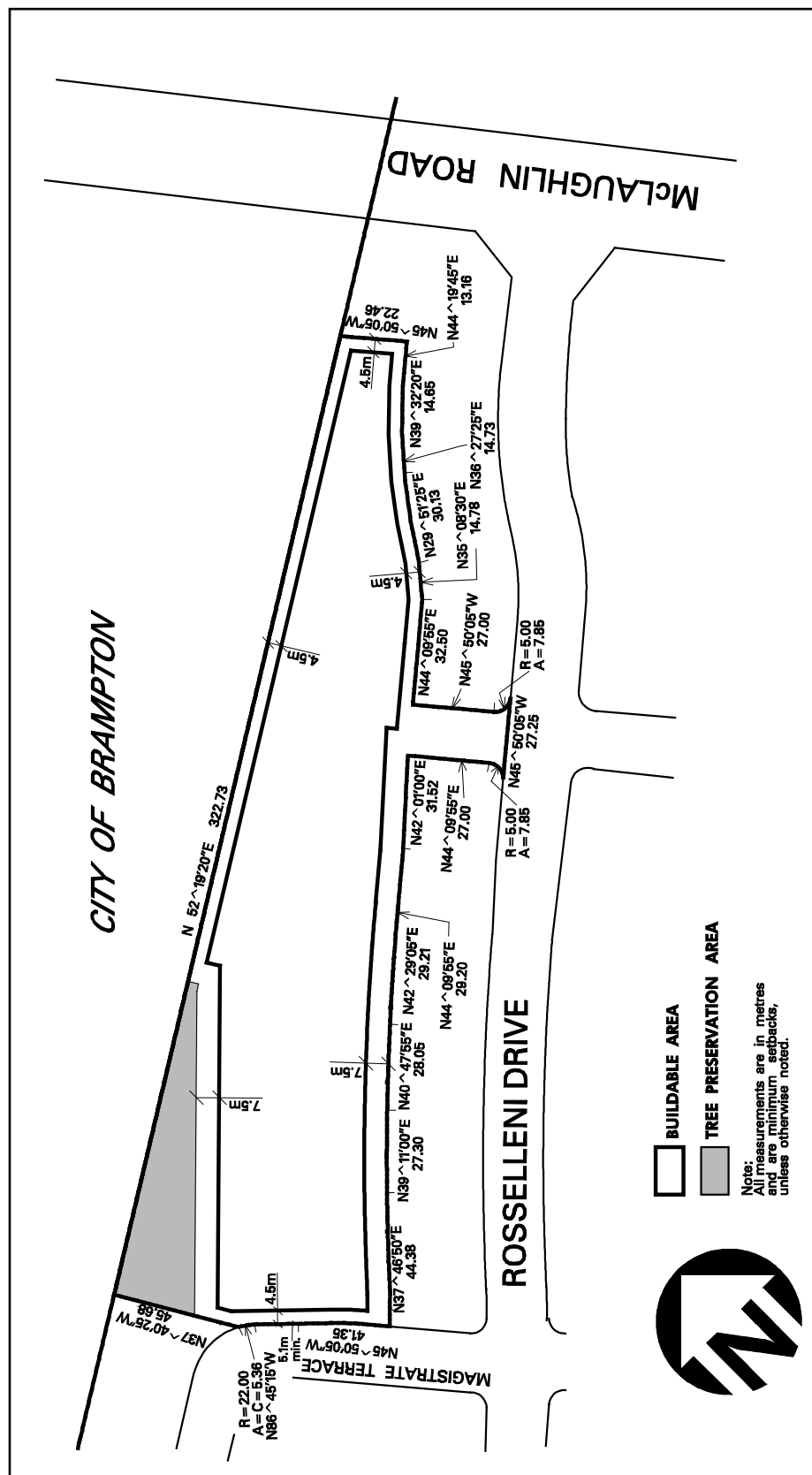
Schedule RM4-13
Map 46W

Part 4 - Residential Zones

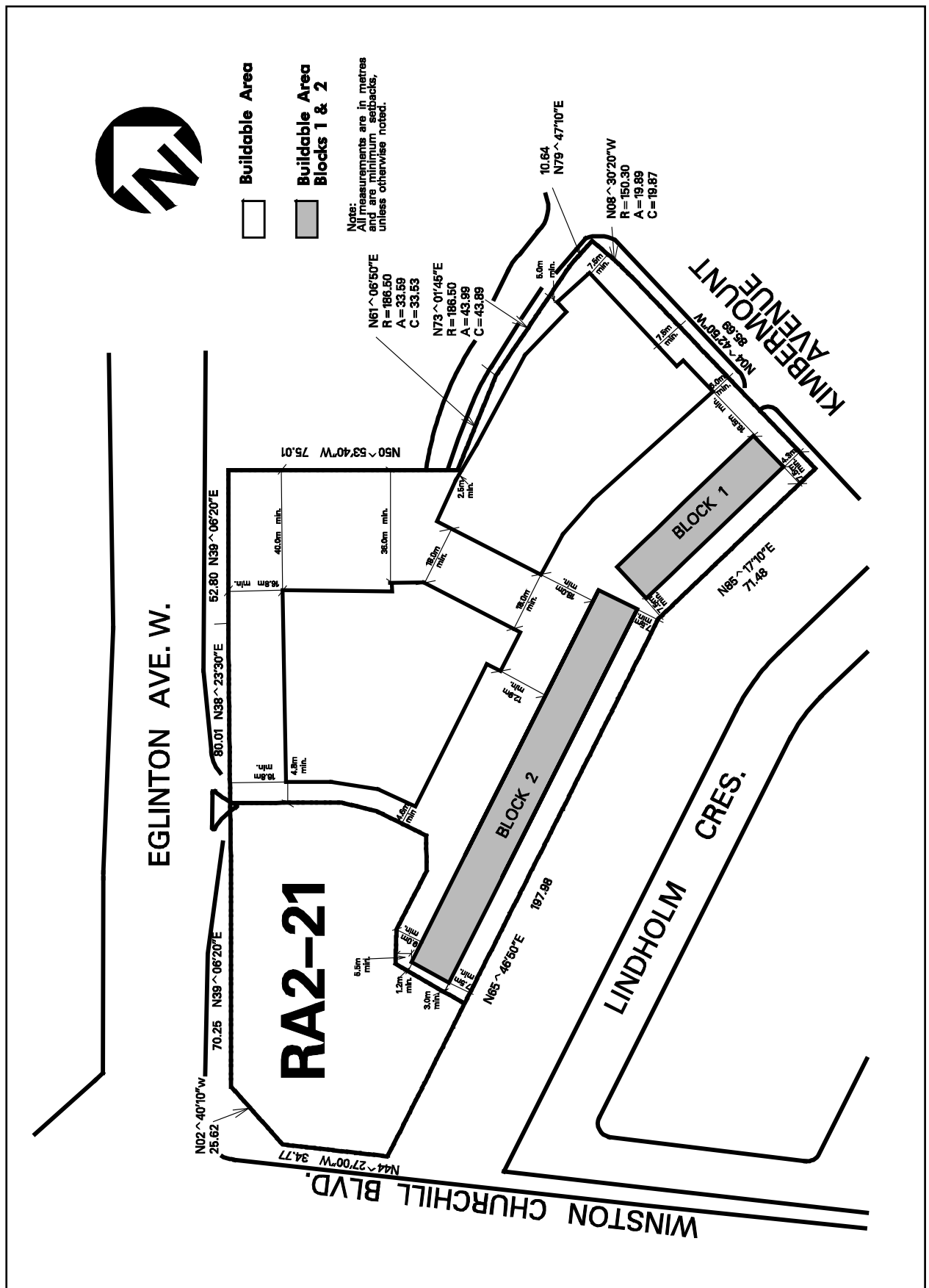
4.10.2.14	Exception: RM4-14	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-14 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.14.1	Minimum setback to a condominium road unless otherwise identified on Schedule RM4-14 of this Exception		7.5 m
4.10.2.14.2	Minimum setback to garage face unless otherwise identified on Schedule RM4-14 of this Exception		6.0 m
4.10.2.14.3	Minimum setback from a visitor parking space to a townhouse		1.5 m
4.10.2.14.4	Maximum projection of a porch , with or without a foundation, outside the buildable areas identified on Schedule RM4-14 of this Exception		1.6 m
4.10.2.14.5	All site development plans shall comply with Schedule RM4-14 of this Exception		



Schedule RM4-14
Map 22



4.10.2.16	Exception: RM4-16	Map # 32	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-16 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.16.1	Maximum number of dwelling units	101	
4.10.2.16.2	Maximum height - highest ridge: sloped roof	11.0 m	
4.10.2.16.3	Maximum height: flat roof	7.5 m	
4.10.2.16.4	Maximum projection of a deck from rear wall of a townhouse , except for the dwelling units located within Block 1 and 2 identified on Schedule RM4-16 of this Exception	3.0 m	
4.10.2.16.5	Maximum projection of a deck from rear wall of a townhouse , located in Block 1 identified on Schedule RM4-16 of this Exception	1.5 m	
4.10.2.16.6	Maximum height of a deck above established grade , where the deck projects from the rear wall of a townhouse located in Block 1 identified on Schedule RM4-16 of this Exception	2.0 m	
4.10.2.16.7	All site development plans shall comply with Schedule RM4-16 of this Exception		

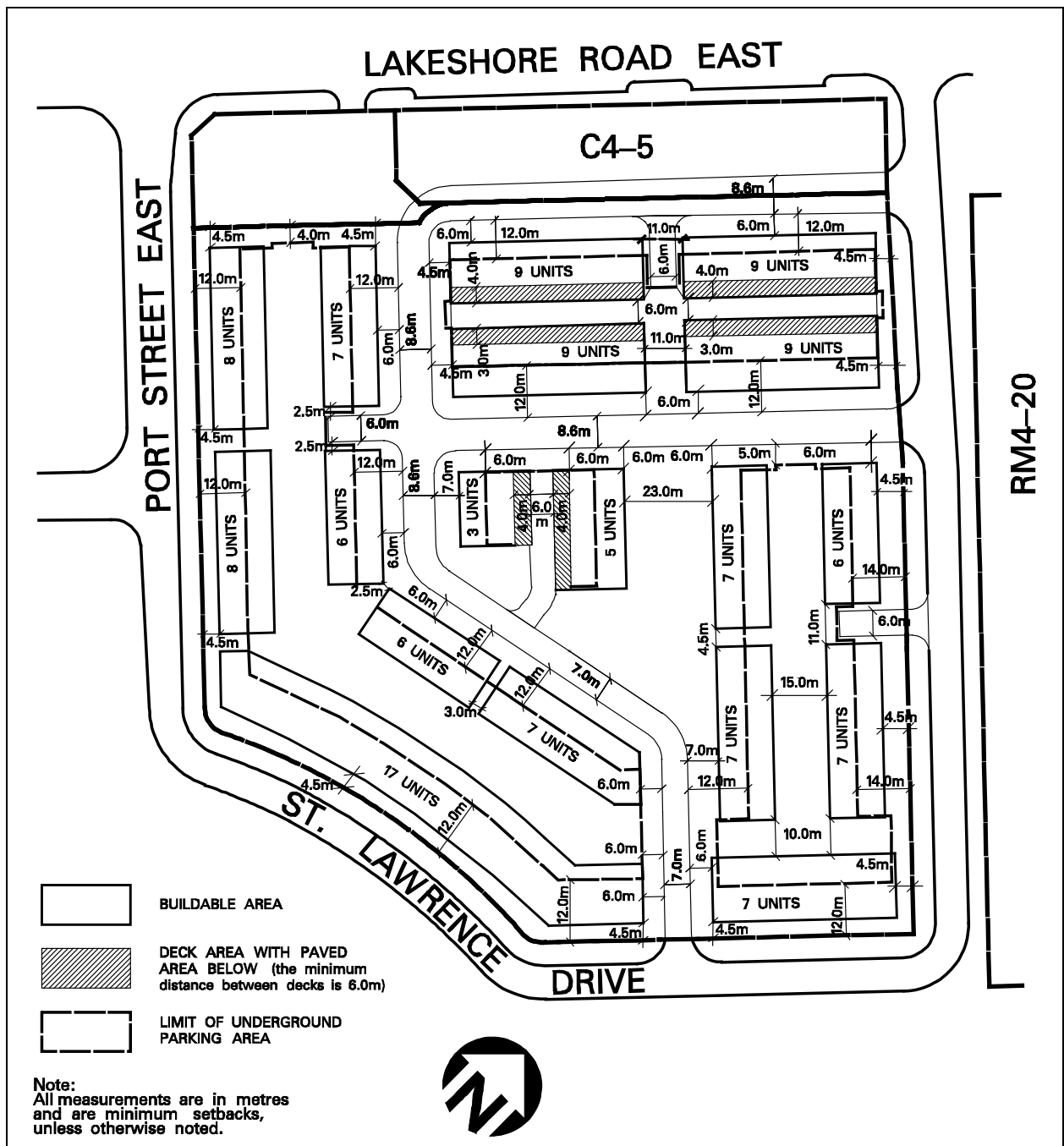


Schedule RM4-16
Map 32

4.10.2.17	Exception: RM4-17	Map # 39W	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-17 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.17.1	Minimum setback to Plantation Place		6.0 m
4.10.2.17.2	Minimum setback to Erin Centre Boulevard		4.5 m
4.10.2.17.3	Minimum setback to Rio Court		4.2 m
4.10.2.17.4	Minimum setback to lands zoned RA2-27		7.0 m
4.10.2.17.5	Minimum setback to a sight triangle		0.0 m
4.10.2.17.6	Minimum setback from a visitor parking space to all buildings and structures		2.5 m
4.10.2.17.7	A townhouse with driveway access from Plantation Place shall not be required to provide visitor parking spaces		

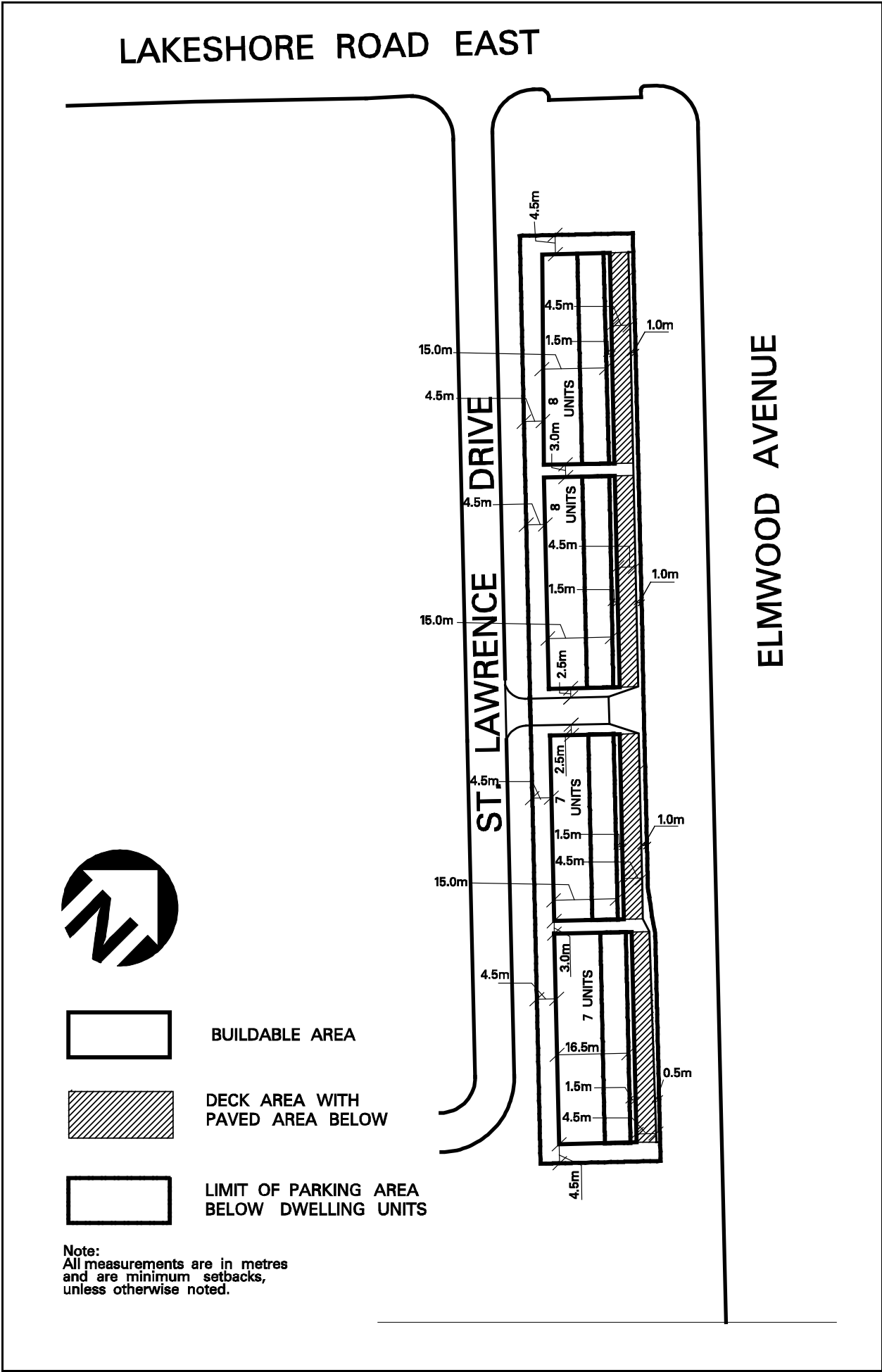
4.10.2.18	Exception: RM4-18	Map # 58	By-law:
In a RM4-18 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.18.1	Minimum setback to any lot line	7.5 m	
4.10.2.18.2	Maximum height	4 storeys	
4.10.2.18.3	Maximum height of all buildings and structures , or parts thereof, that are located within 20.0 m of lands zoned R7-6 and RM2-18	2 storeys	

4.10.2.19	Exception: RM4-19	Map # 07	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15
In a RM4-19 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.10.2.19.1	(1)	Parking required for lands zoned C4-5 and RM4-20	
Regulations			
4.10.2.19.2	Maximum number of dwelling units		137
4.10.2.19.3	Maximum height : measured from the centreline of the private road or street for the length of the townhouse dwelling unit to the highest ridge of a sloped roof		14.0 m and 3 storeys
4.10.2.19.4	Maximum height : measured from the centreline of the private road or street for the length of the townhouse dwelling unit to the top of a parapet of a flat roof		12.5 m and 3 storeys
4.10.2.19.5	Maximum height of the finished floor level at the main front entrance above the average grade measured at the centreline of the private road or street for the length of the townhouse dwelling unit		1.7 m
4.10.2.19.6	Maximum height of the finished floor level at the main front entrance above the average grade measured at the closest point of a hard surface walkway, directly opposite each townhouse , for the length of the townhouse dwelling unit , where the main front entrance does not front onto a private road or street		0.61 m
4.10.2.19.7	Maximum number of townhouse dwelling units within any individual block or grouping of attached townhouses that may project outside the buildable area identified on Schedule RM4-19 this Exception		2
4.10.2.19.8	Maximum projection of the townhouse permitted to project outside the buildable area identified on Schedule RM4-19 this Exception		1.5 m
4.10.2.19.9	All visitor parking spaces shall be provided at grade		
4.10.2.19.10	All site development plans shall comply with Schedule RM4-19 of this Exception		



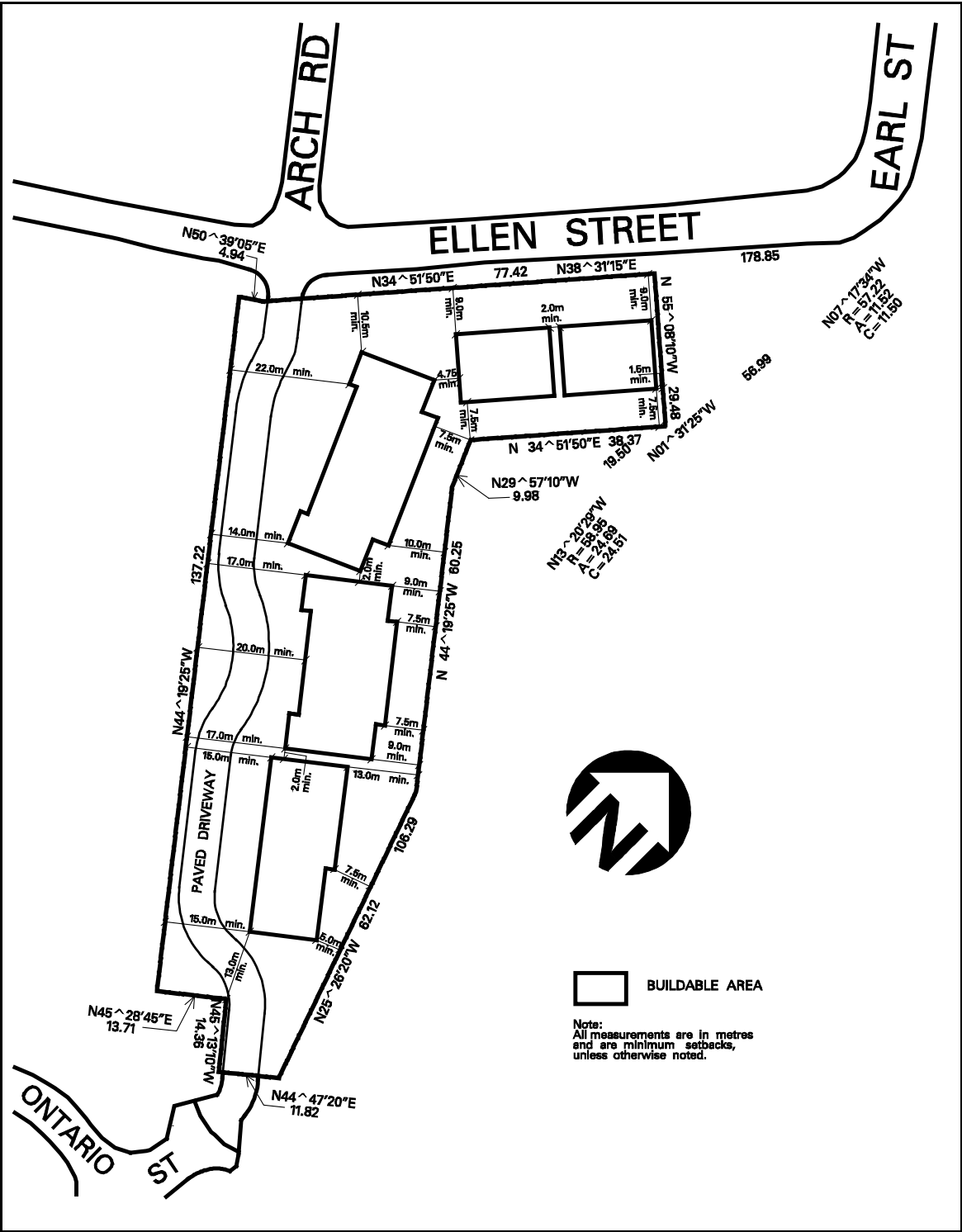
Schedule RM4-19
Map 07

4.10.2.20	Exception: RM4-20	Map # 07	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15
In a RM4-20 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.20.1	Maximum number of dwelling units	30	
4.10.2.20.2	Maximum height : measured from the centreline of the private road or street for the length of the townhouse dwelling unit to the highest ridge of a sloped roof	14.0 m and 3 storeys	
4.10.2.20.3	Maximum height : measured from the centreline of the private road or street for the length of the townhouse dwelling unit to the top of a parapet of a flat roof	12.5 m and 3 storeys	
4.10.2.20.4	Maximum height of the finished floor level at the main front entrance above the average grade measured at the centreline of the private road or street for the length of the townhouse dwelling unit	1.7 m	
4.10.2.20.5	Maximum number of townhouse dwelling units within any individual block or grouping of attached townhouses that may project outside the buildable area identified on Schedule RM4-20 of this Exception	2	
4.10.2.20.6	Maximum projection of the townhouse permitted to project outside the buildable area identified on Schedule RM4-20 of this Exception	1.5 m	
4.10.2.20.7	Maximum projection of window projections and other architectural elements with or without a foundation, such as but not limited to chimneys , pilasters and corbels outside the buildable area identified on Schedule RM4-20 of this Exception	1.5 m	
4.10.2.20.8	Required visitor parking may be located on lands zoned RM4-19		
4.10.2.20.9	All site development plans shall comply with Schedule RM4-20 of this Exception		



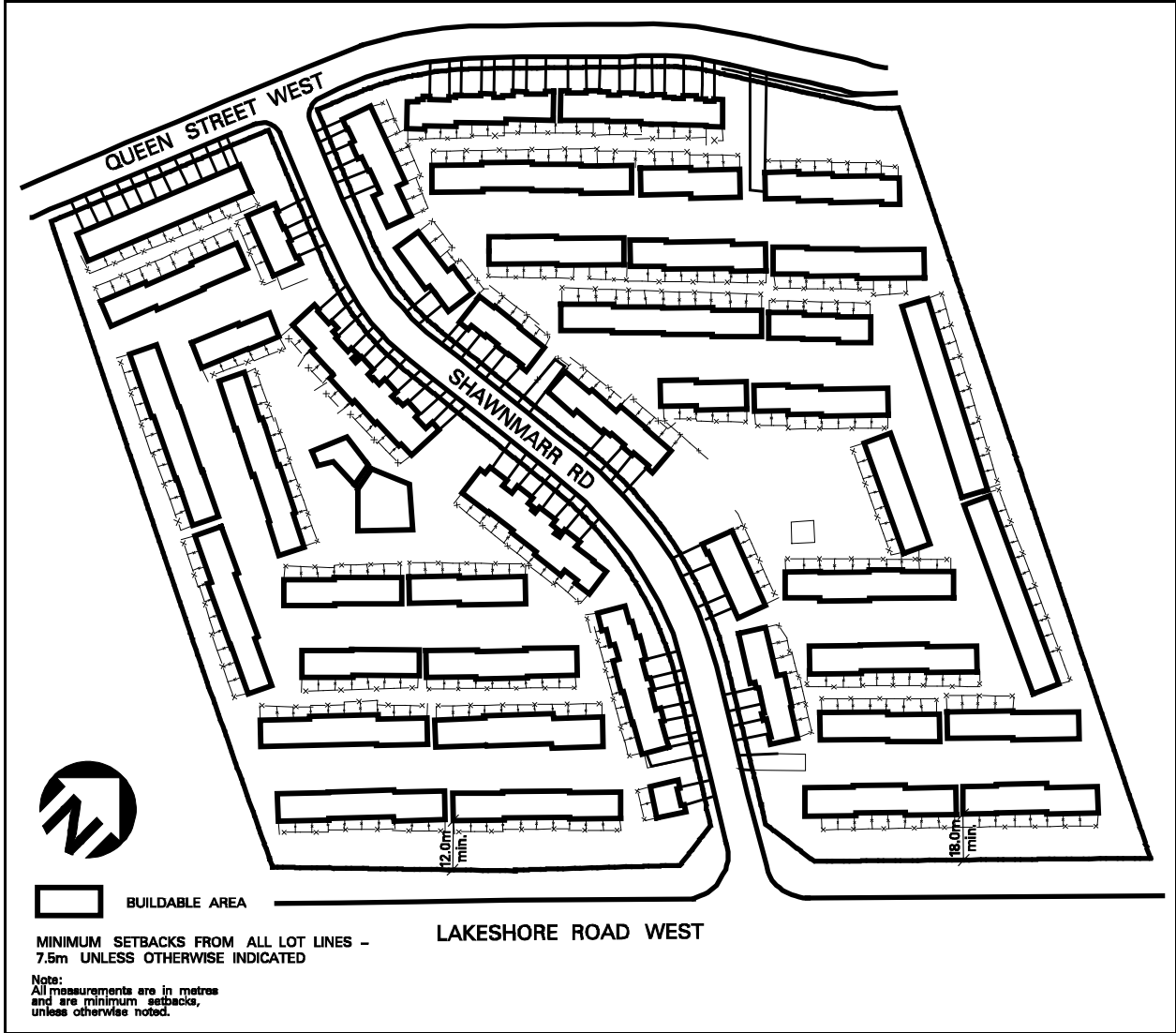
Schedule RM4-20
Map 07

4.10.2.21	Exception: RM4-21	Map # 38W	By-law:
In a RM4-21 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.21.1	The regulations of Lines 12.1 and 12.2 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.21.2	Maximum number of dwelling units	23	
4.10.2.21.3	Maximum encroachment of a bay window, with or without a foundation and a porch outside the buildable area identified on Schedule RM4-21 of this Exception	1.5 m	
4.10.2.21.4	All site development plans shall comply with Schedule RM4-21 of this Exception		



Schedule RM4-21
Map 38W

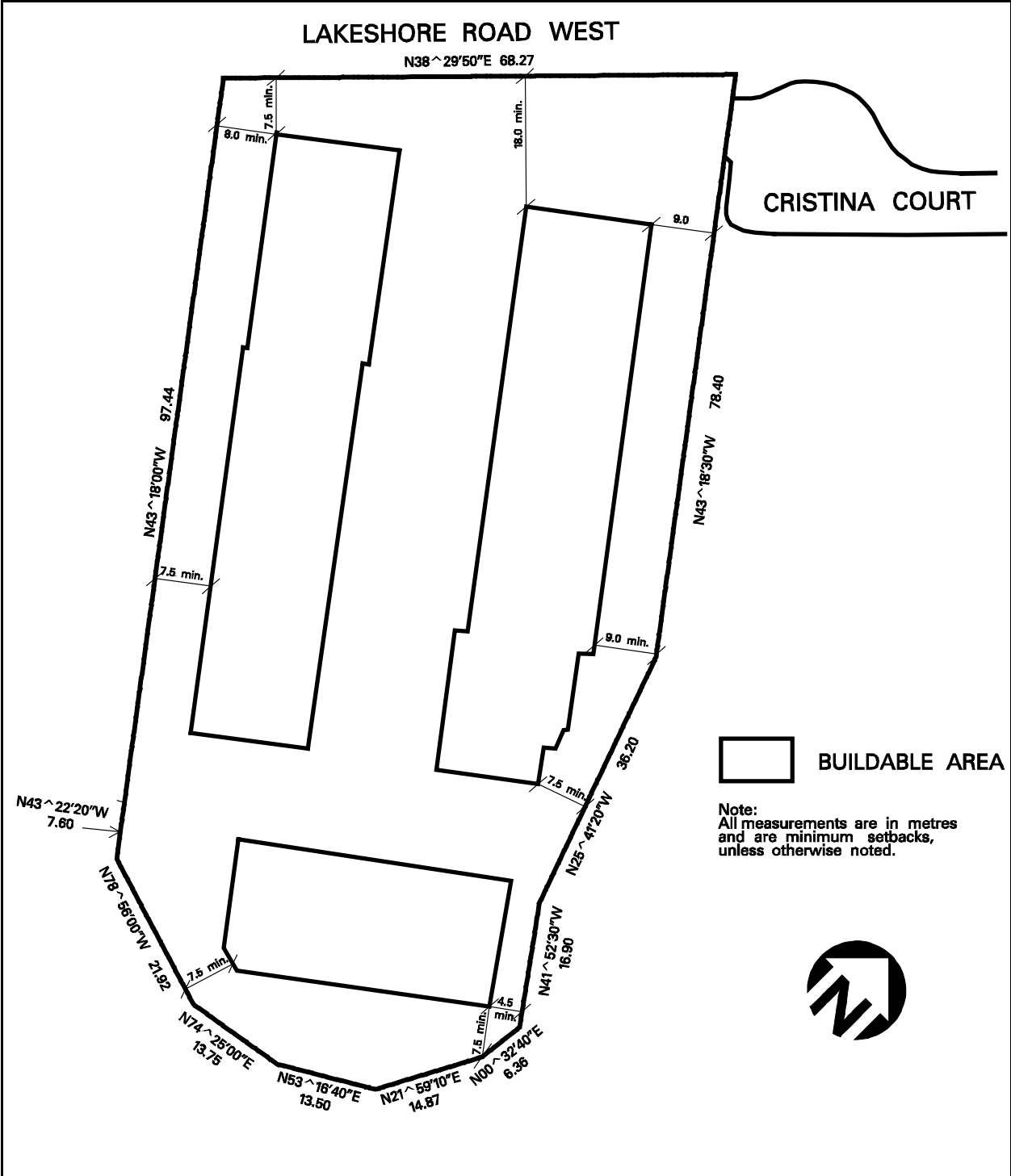
4.10.2.22	Exception: RM4-22	Map # 09	By-law:
In a RM4-22 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.22.1	Minimum landscaped area	50% of the lot area	
4.10.2.22.2	Minimum resident parking spaces per dwelling unit	1.75	
4.10.2.22.3	All site development plans shall comply with Schedule RM4-22 of this Exception		



Schedule RM4-22
Map 09

4.10.2.23	Exception: RM4-23	Map # 18	By-law: 0308-2011, 0174-2017
In a RM4-23 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.23.1	Lands zoned RM4-23 shall only be used for the following:		
	(1)	Long-Term Care Building	
	(2)	Retirement Building	
Regulations			
4.10.2.23.2	Long-term care and/or retirement building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	the provisions contained in Article 4.1.15.1 of this By-law shall apply	
	(2)	maximum height	10.7 m and 3 storeys

4.10.2.24	Exception: RM4-24	Map # 03	By-law: 0174-2015
In a RM4-24 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.24.1	Maximum gross floor area - residential		6 600 m ²
4.10.2.24.2	Maximum height : front elevation of each dwelling unit		2 storeys
4.10.2.24.3	All site development plans shall comply with Schedule RM4-24 of this Exception		

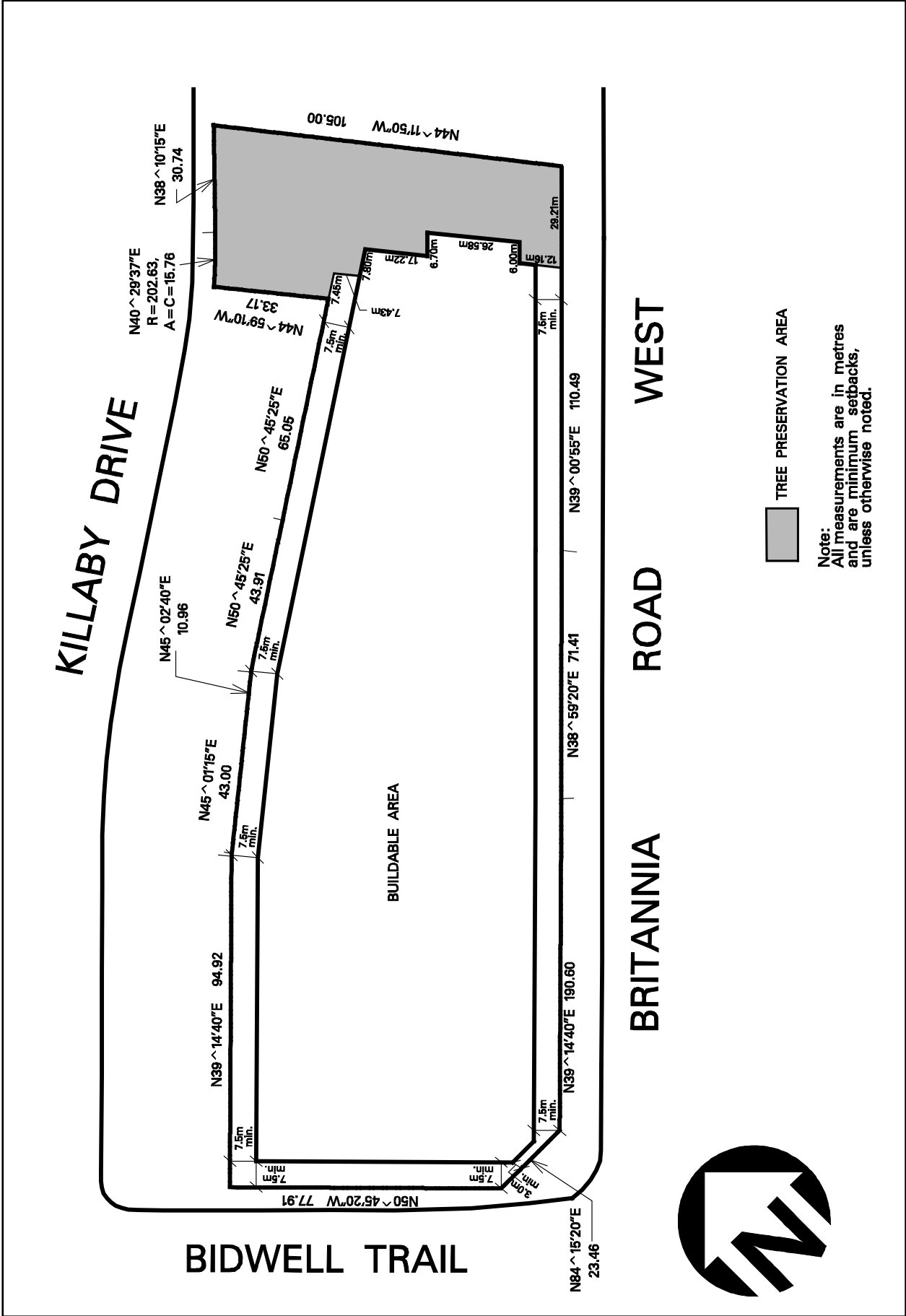


Schedule RM4-24
Map 03

4.10.2.25	Exception: RM4-25	Map # 40E	By-law: 0005-2020
In a RM4-25 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.25.1	Maximum number of townhouse dwelling units		128
4.10.2.25.2	Minimum landscaped area		48% of the lot area
4.10.2.25.3	<i>deleted</i>		
4.10.2.25.4	<i>deleted</i>		

4.10.2.26	Exception: RM4-26	Map #	By-law: <i>deleted by 0005-2020</i>

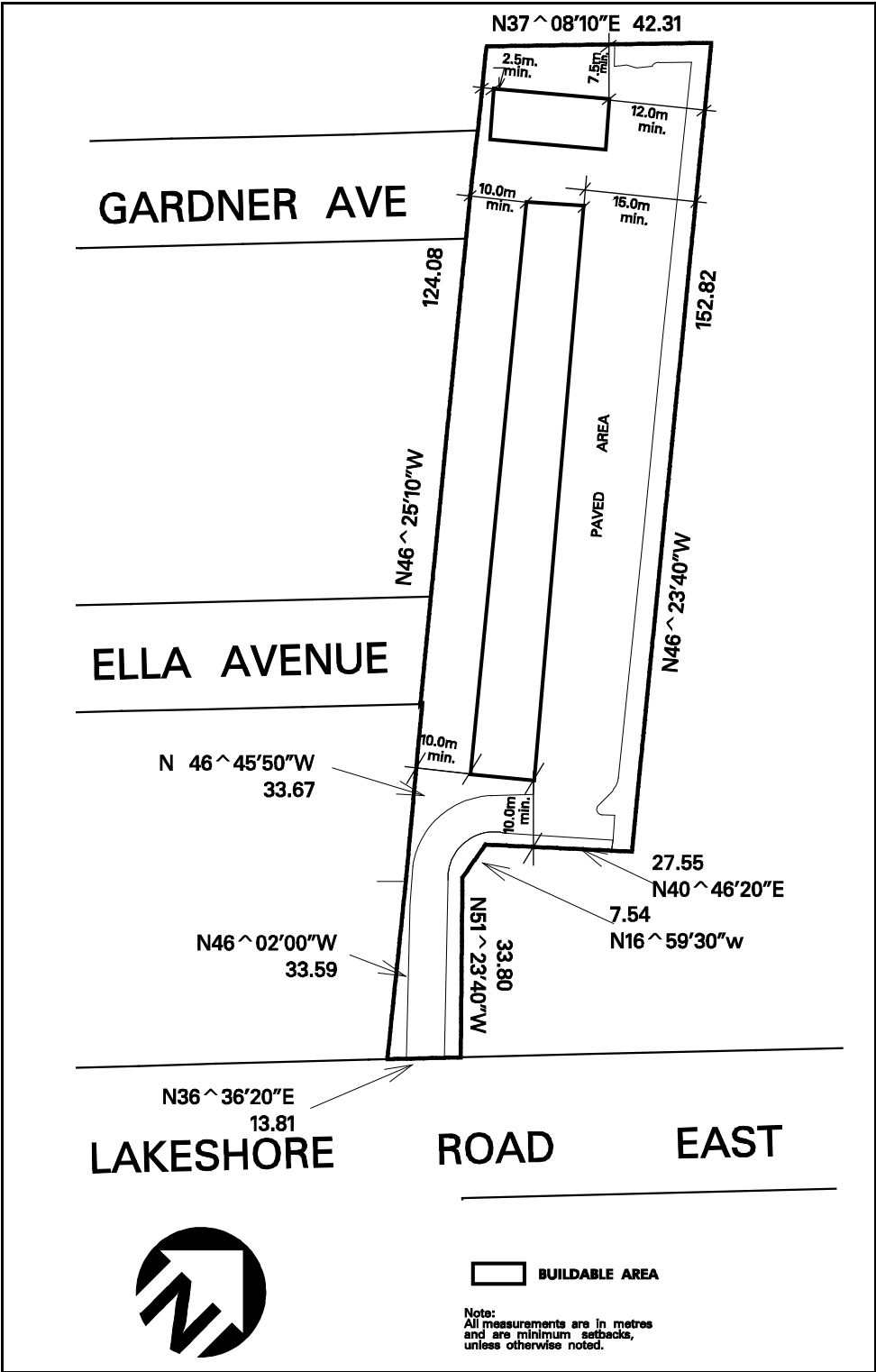
4.10.2.27	Exception: RM4-27	Map # 45E	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-27 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.27.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.27.2	Maximum number of townhouse dwelling units		78
4.10.2.27.3	Minimum setback from a visitor parking space to a townhouse		1.5 m
4.10.2.27.4	Maximum height		2 storeys
4.10.2.27.5	Maximum projection of a porch outside of the buildable area identified on Schedule RM4-27 of this Exception		1.5 m
4.10.2.27.6	The area identified on Schedule RM4-27 of this Exception as a tree preservation area shall only be used for conservation purposes, and no buildings or structures , parking, swimming pools , tennis courts or any like recreational facilities, except for fences, shall be permitted		
4.10.2.27.7	Servicing easements shall be permitted in the area shown as a tree preservation area on Schedule RM4-27 of this Exception; and the appropriate location of any servicing easements including the retention of any existing trees, where feasible, will be determined through the site development plan approval process to the satisfaction of the City		
4.10.2.27.8	All site development plans shall comply with Schedule RM4-27 of this Exception		



Schedule RM4-27
Map 45E



4.10.2.29	Exception: RM4-29	Map # 06	By-law:
In a RM4-29 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.29.1	Maximum number of dwelling units	19	
4.10.2.29.2	Minimum setback from a visitor parking space to all buildings and structures	2.0 m	
4.10.2.29.3	Maximum projection of a porch or deck outside of the buildable area identified on Schedule RM4-29 of this Exception	1.8 m	
4.10.2.29.4	Stairs may project outside of the buildable area identified on Schedule RM4-29 of this Exception		
4.10.2.29.5	All site development plans shall comply with Schedule RM4-29 of this Exception		



Schedule RM4-29
Map 06

4.10.2.30	Exception: RM4-30	Map # 38E	By-law: <i>deleted by 0174-2015, 0073-2017, 0111-2019/</i> LPAT Order 2021 March 09
In a RM4-30 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.30.1	Lands zoned RM4-30 shall only be used for the following: (1) Private School (2) Place of Religious Assembly (3) Day Care		
Regulations			
4.10.2.30.2	For the purposes of this By-law, all lands zoned RM4-30 shall be considered one lot		
4.10.2.30.3	The provisions contained in Articles 2.1.9.2, 2.1.9.3 and 2.1.9.4 of this By-law shall not apply		
4.10.2.30.4	Maximum percentage of the total gross floor area that may be used for all accessory uses to a private school	20% of the gross floor area of a private school	
4.10.2.30.5	Tutoring and a commercial school shall be permitted accessory to a place of religious assembly		
4.10.2.30.6	Maximum percentage of the total gross floor area - non-residential that may be used for accessory tutoring and commercial school uses to a place of religious assembly	20% of the gross floor area of the place of religious assembly	
4.10.2.30.7	A community/multi-use hall used for recreational, social, community and charitable activities shall be permitted within a place of religious assembly		
4.10.2.30.8	Maximum gross floor area of a community/multi-use hall within a place of religious assembly	Equal to or less than the gross floor area of the worship area	
4.10.2.30.9	Minimum lot frontage	131.0 m	
4.10.2.30.10	Minimum front yard	16.0 m	
4.10.2.30.11	Minimum interior side yard	13.0 m	
4.10.2.30.12	Minimum rear yard	4.5 m	
4.10.2.30.13	Maximum lot coverage	20%	
4.10.2.30.14	Maximum gross floor area - non-residential of all buildings and structures	0.42 times the lot area	
4.10.2.30.15	Maximum building height	9.5 m	
4.10.2.30.16	Minimum landscaped area	35% of the lot area	
4.10.2.30.17	Minimum setback of a parking area to an abutting lot in a Residential Zone	2.4 m	
4.10.2.30.18	Minimum number of parking spaces	167	
4.10.2.30.19	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		

Part 4 - Residential Zones

4.10.2.31	Exception: RM4-31	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-31 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.31.1	Minimum number of dwelling units per hectare	25	
4.10.2.31.2	Maximum number of dwelling units per hectare	50	
4.10.2.31.3	Minimum landscaped area	38% of the lot area	
4.10.2.31.4	Minimum front yard	3.5 m	
4.10.2.31.5	Minimum setback from the side wall of a townhouse to a side lot line	3.0 m	
4.10.2.31.6	Minimum setback from the rear wall of a townhouse to a lot line	7.3 m	
4.10.2.31.7	Minimum setback from the rear wall of a townhouse to the side wall of another townhouse	7.5 m	
4.10.2.31.8	Minimum setback from garage face to a condominium road or sidewalk	5.2 m	
4.10.2.31.9	Minimum setback to a sight triangle	3.0 m	
4.10.2.31.10	Maximum encroachment of a porch, deck or balcony into a required setback to a side or rear lot line	2.0 m	

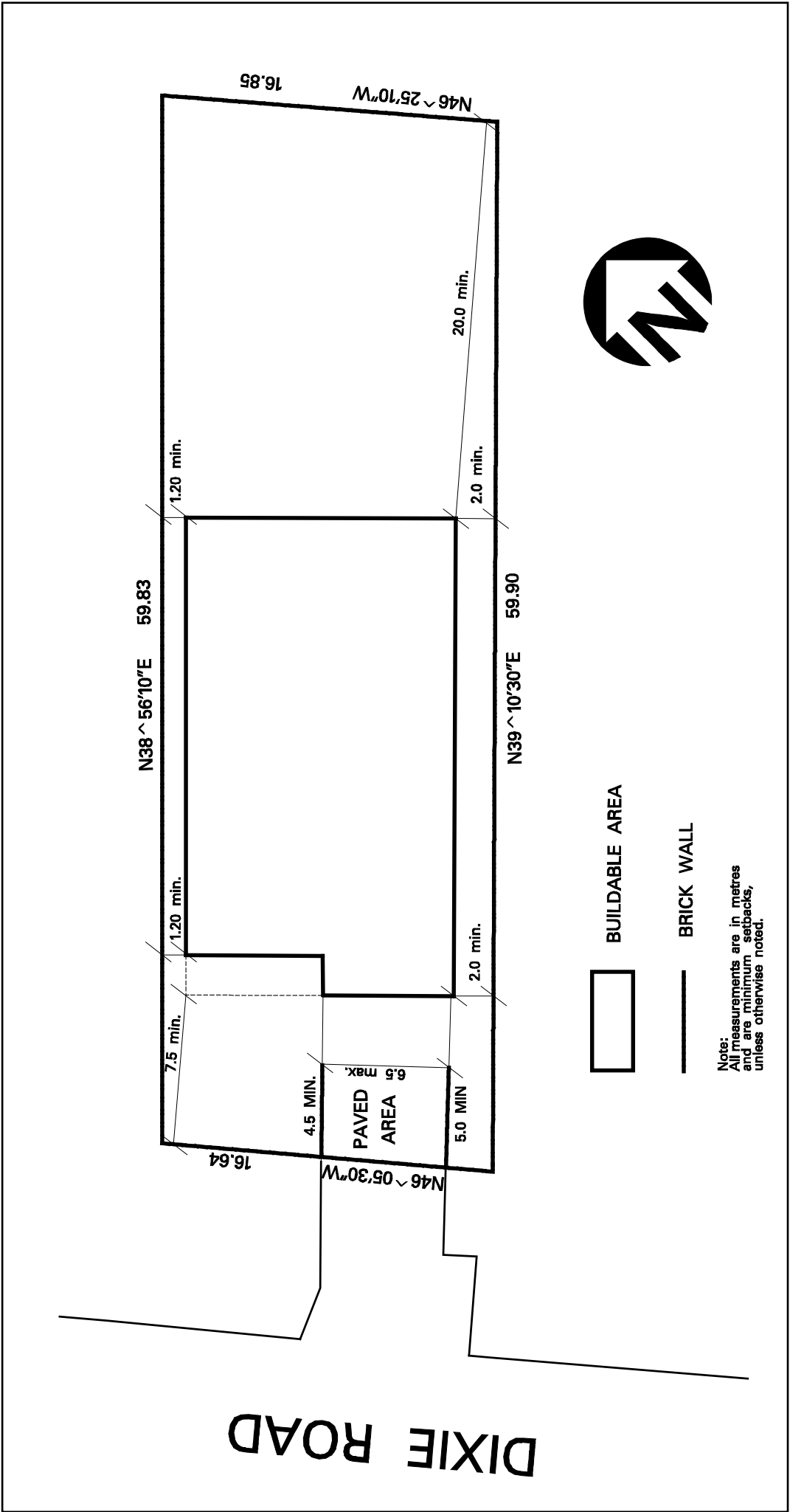
4.10.2.32	Exception: RM4-32	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-32 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.32.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.32.2	Maximum number of dwelling units per hectare	50	
4.10.2.32.3	Maximum gross floor area	0.75 times the lot area	
4.10.2.32.4	Minimum setback to Dundas Street West	4.5 m	
4.10.2.32.5	Minimum setback to Breakwater Court	2.5 m	
4.10.2.32.6	Minimum setback to all lands zoned RM4-53	5.5 m	
4.10.2.32.7	Minimum setback to all lands zoned OS2, U and G2-1	7.5 m	
4.10.2.32.8	Minimum setback from the front wall of each dwelling unit , measured from the second and/or third storey , to a condominium road or sidewalk	4.0 m	
4.10.2.32.9	Minimum setback to a sight triangle	4.0 m	
4.10.2.32.10	Maximum encroachment of a porch or deck into a required setback to a condominium road and to all lands zoned OS2, U and G2-1	2.0 m	
4.10.2.32.11	Maximum encroachment of stairs into the required setback to Dundas Street West	0.5 m	
4.10.2.32.12	"Gross Floor Area" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles		
4.10.2.32.13	"Front Wall" means the wall containing the garage face , except the corner point of the front wall that intersects an exterior side wall		

4.10.2.33	Exception: RM4-33	Map # 57	By-law:
In a RM4-33 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.33.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.33.2	Minimum number of dwelling units per hectare	30	
4.10.2.33.3	Maximum number of dwelling units per hectare	57	
4.10.2.33.4	Maximum height	4 storeys	
4.10.2.33.5	Maximum height of all buildings and structures , or parts thereof, within 20.0 m of lands zoned R7-5, R6-1, RM2-18, RM1-1 and RM5-37	2 storeys	

4.10.2.34	Exception: RM4-34	Map # 07	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15
In a RM4-34 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.34.1	Maximum number of dwelling units	50	
4.10.2.34.2	Minimum landscaped area	35% of the lot area	
4.10.2.34.3	Maximum gross floor area - residential	0.85 times the lot area	
4.10.2.34.4	Minimum setback to Rosewood Avenue and Park Street East	4.5 m	
4.10.2.34.5	Minimum setback to Hurontario Street	7.5 m	
4.10.2.34.6	Maximum encroachment of one townhouse unit into the required setback to Hurontario Street	3.0 m	
4.10.2.34.7	Maximum height - highest ridge: sloped roof	14.0 m and 3 storeys measured from established grade	
4.10.2.34.8	Maximum height: flat roof	12.5 m and 3 storeys measured from established grade	
4.10.2.34.9	Maximum height above established grade of the finished floor level at the main front entrance	1.7 m	
4.10.2.34.10	Maximum projection of a balcony and/or deck with a paved area below, from the rear wall of a townhouse	4.0 m	
4.10.2.34.11	Maximum encroachment of a porch into a required setback	1.5 m	
4.10.2.34.12	Maximum encroachment of a balcony into a required setback	1.2 m	
4.10.2.34.13	Maximum encroachment of window projections, awnings, and other architectural elements, with or without a foundation, such as but not limited to chimneys , pilasters and corbels into a required setback	0.61 m	
4.10.2.34.14	"First Storey" means the storey with its floor closest to established grade and having its ceiling more than 1.8 m above established grade		
4.10.2.34.15	"Established Grade" means the average elevation of the finished ground adjoining the townhouse dwelling unit at the main front entrance		

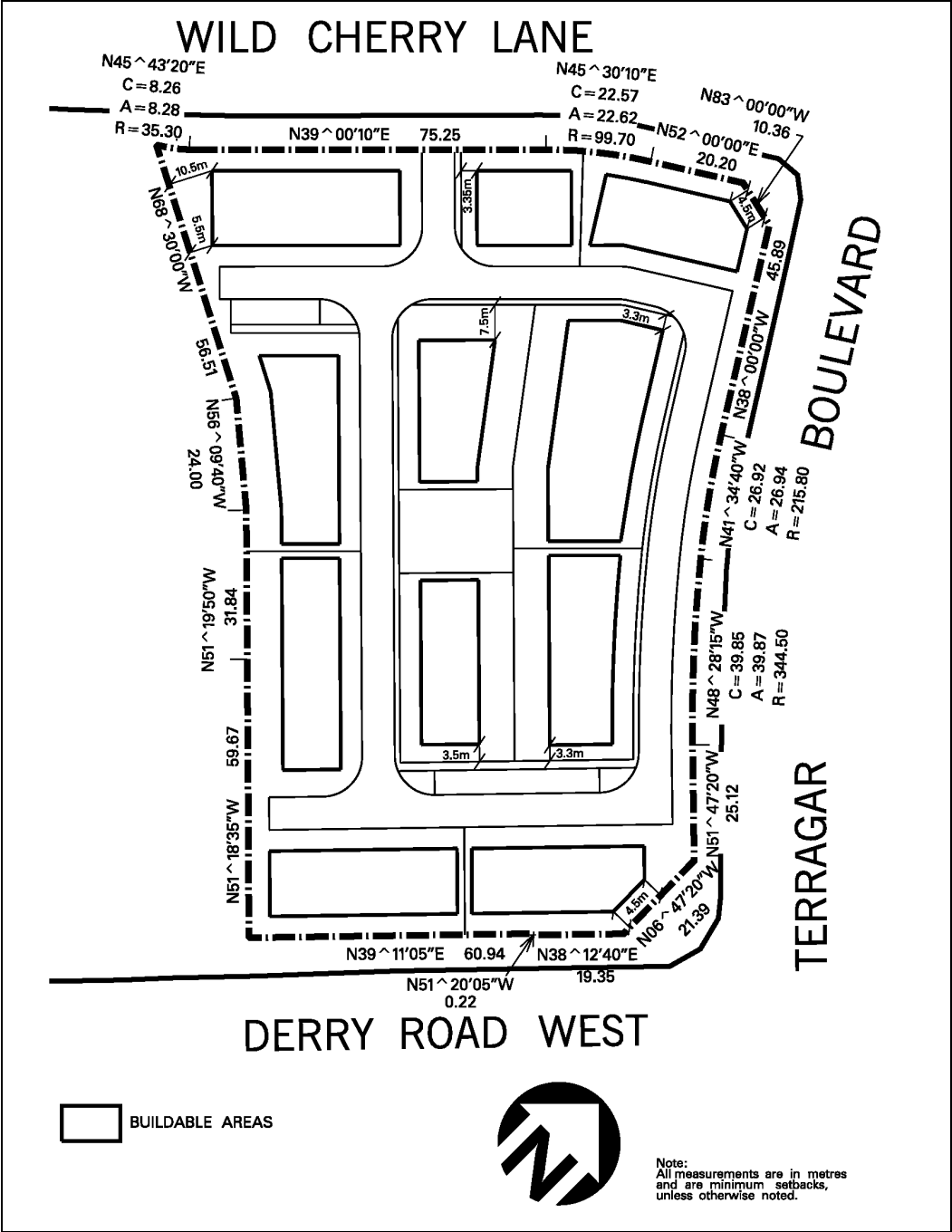
4.10.2.35	Exception: RM4-35	Map # 39E	By-law: 0174-2017
In a RM4-35 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.35.1	Lands zoned RM4-35 shall only be used for the following:		
(1)	Retirement Building		
Regulations			
4.10.2.35.2	A retirement building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
(1)	maximum number of retirement dwelling units	22	
(2)	minimum front yard	12.0 m	
(3)	minimum interior side yard	5.4 m	
(4)	minimum rear yard	16.5 m	
(5)	maximum height	2 storeys	

4.10.2.36	Exception: RM4-36	Map # 19	By-law:
In a RM4-36 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.36.1	Lands zoned RM4-36 shall only be used for the following:		
	(1) Residential Shelter		
Regulations			
4.10.2.36.2	A residential shelter shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - residential	730 m ²
	(2)	minimum number of parking spaces	2
	(3)	"Residential Shelter" means a dwelling containing not more than six bedrooms which will be used to accommodate a maximum of 12 persons requiring specialized or group care and which is approved or supervised by the Province under the <i>Ministry of Community and Social Services Act</i> , R.S.O. 1990, c.M.20, and its regulations, and any successor legislation	
	(4)	"Bedroom" means a habitable room designed, occupied, or intended to be occupied as accommodation for sleeping, for a maximum of 2 persons	
	(5)	all site development plans shall comply with Schedule RM4-36 of this Exception	



Schedule RM4-36
Map 19

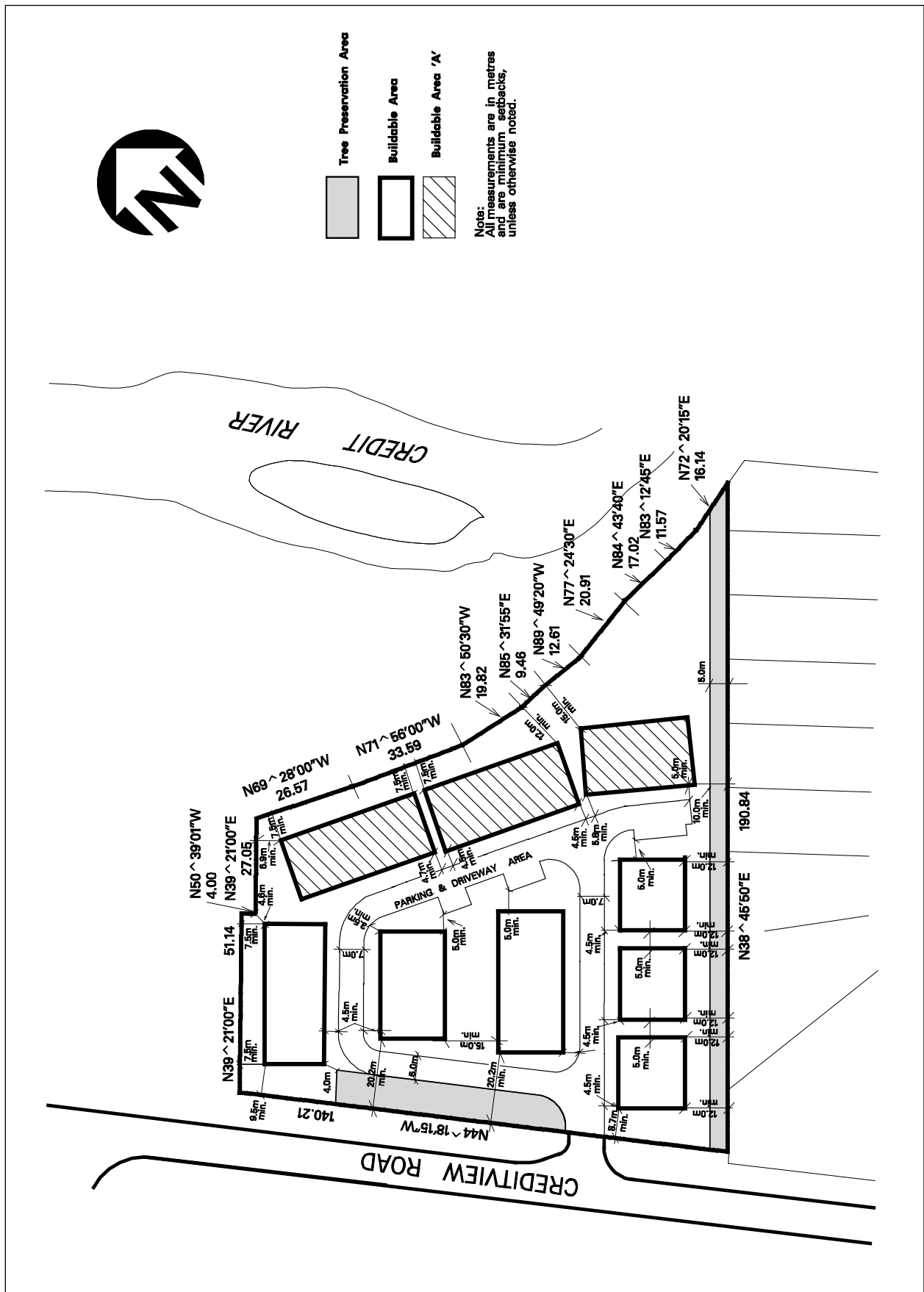
4.10.2.37	Exception: RM4-37	Map # 55	By-law: <i>deleted by 0284-2008, 0181-2009, 0181-2018/LPAT Order 2019 February 15</i>
In a RM4-37 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.37.1	Maximum number of dwelling units on all lands zoned RM4-37	80	
4.10.2.37.2	Minimum landscaped area	34% of lot area	
4.10.2.37.3	Minimum setback from the front, side and/or rear wall of a townhouse to a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law	4.5 m	
4.10.2.37.4	Minimum setback from a rear wall of a townhouse to a condominium road or walkway	4.5 m	
4.10.2.37.5	Maximum projection of a balcony attached to the front, side and/or rear wall of a townhouse	1.5 m	
4.10.2.37.6	All site development plans shall comply with Schedule RM4-37 of this Exception		



Schedule RM4-37
Map 55

4.10.2.38	Exception: RM4-38	Map # 07	By-law:
In a RM4-38 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.38.1	Maximum number of dwelling units		52
4.10.2.38.2	Minimum lot frontage		10.0 m

4.10.2.39	Exception: RM4-39	Map # 45E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM4-39 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.10.2.39.1	(1)	Semi-Detached	
Regulations			
4.10.2.39.2	Semi-detached and townhouses shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:		
	(1)	the provisions of Subsection 2.1.14 of this By-law shall not apply	
	(2)	maximum number of townhouses	21
	(3)	maximum number of semi-detached	6
	(4)	maximum height	1 storey
	(5)	a walkout basement within Buildable Area 'A' identified on Schedule RM4-39 of this Exception shall not be considered a storey	
	(6)	maximum driveway width	5.75 m
	(7)	the area identified on Schedule RM4-39 of this Exception as a tree preservation area shall only be used for conservation purposes, and no buildings or structures, parking, swimming pools, tennis courts or any like recreational facilities, except for fences, shall be permitted	
	(8)	maximum projection of a porch outside of a buildable area identified on Schedule RM4-39 of this Exception	1.6 m
	(9)	maximum projection of a window and/or architectural element with or without foundation outside of a buildable area identified on Schedule RM4-39 of this Exception	0.6 m
	(10)	maximum projection of a deck or balcony from the rear of a townhouse outside of a buildable area identified on Schedule RM4-39 of this Exception	1.8 m
	(11)	maximum projection of a deck or balcony from the rear of a townhouse outside of Buildable Area 'A' as identified on Schedule RM4-39 of this Exception	2.5 m
	(12)	all site development plans shall comply with Schedule RM4-39 of this Exception	



Schedule RM4-39
Map 45E

4.10.2.40	Exception: RM4-40	Map # 11	By-law: <i>deleted by 0403-2008, 0199-2009, 0181-2018/LPAT Order 2019 February 15</i>
In a RM4-40 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.40.1	Maximum number of townhouse dwelling units	9	
4.10.2.40.2	Minimum setback from the front wall of a townhouse exclusive of stairs to all street lines	4.5 m	
4.10.2.40.3	Maximum setback from the front wall of a townhouse exclusive of stairs to all street lines	5.5 m	
4.10.2.40.4	Notwithstanding Sentence 4.10.2.40.3, a maximum of 30% of the length of the streetwall may be set back beyond the maximum street line setback		
4.10.2.40.5	Minimum setback from a side and/or rear wall of a townhouse to a condominium road	0.0 m	
4.10.2.40.6	Minimum setback from a garage face to a condominium road	0.0 m	
4.10.2.40.7	Maximum number of risers between the front wall of a townhouse dwelling unit and a lot line abutting Truscott Drive	7	
4.10.2.40.8	Maximum number of risers between the front wall of a townhouse dwelling unit and a lot line abutting Bodmin Road	3	
4.10.2.40.9	A garage face shall face a condominium road		
4.10.2.40.10	External heating and air conditioning equipment shall not be located between the front wall of a townhouse dwelling unit and all street lines		
4.10.2.40.11	The main front entrance of a townhouse dwelling unit shall face Truscott Drive or Bodmin Road		

4.10.2.41	Exception: RM4-41	Map # 27	By-law: 0174-2017
In a RM4-41 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.10.2.41.1	Lands zoned RM4-41 shall only be used for the following:		
(1)	Retirement Building		
Regulations			
4.10.2.41.2	A retirement building shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
(1)	the provisions contained in Article 4.1.15.1 of this By-law shall apply		
(2)	maximum number of retirement dwelling units	84	
(3)	minimum front yard	7.5 m	
(4)	minimum interior side yard	7.5 m	
(5)	minimum exterior side yard	7.5 m	
(6)	minimum rear yard	16.5 m	
(7)	maximum height	4 storeys	
(8)	minimum number of parking spaces per retirement dwelling unit	0.45	

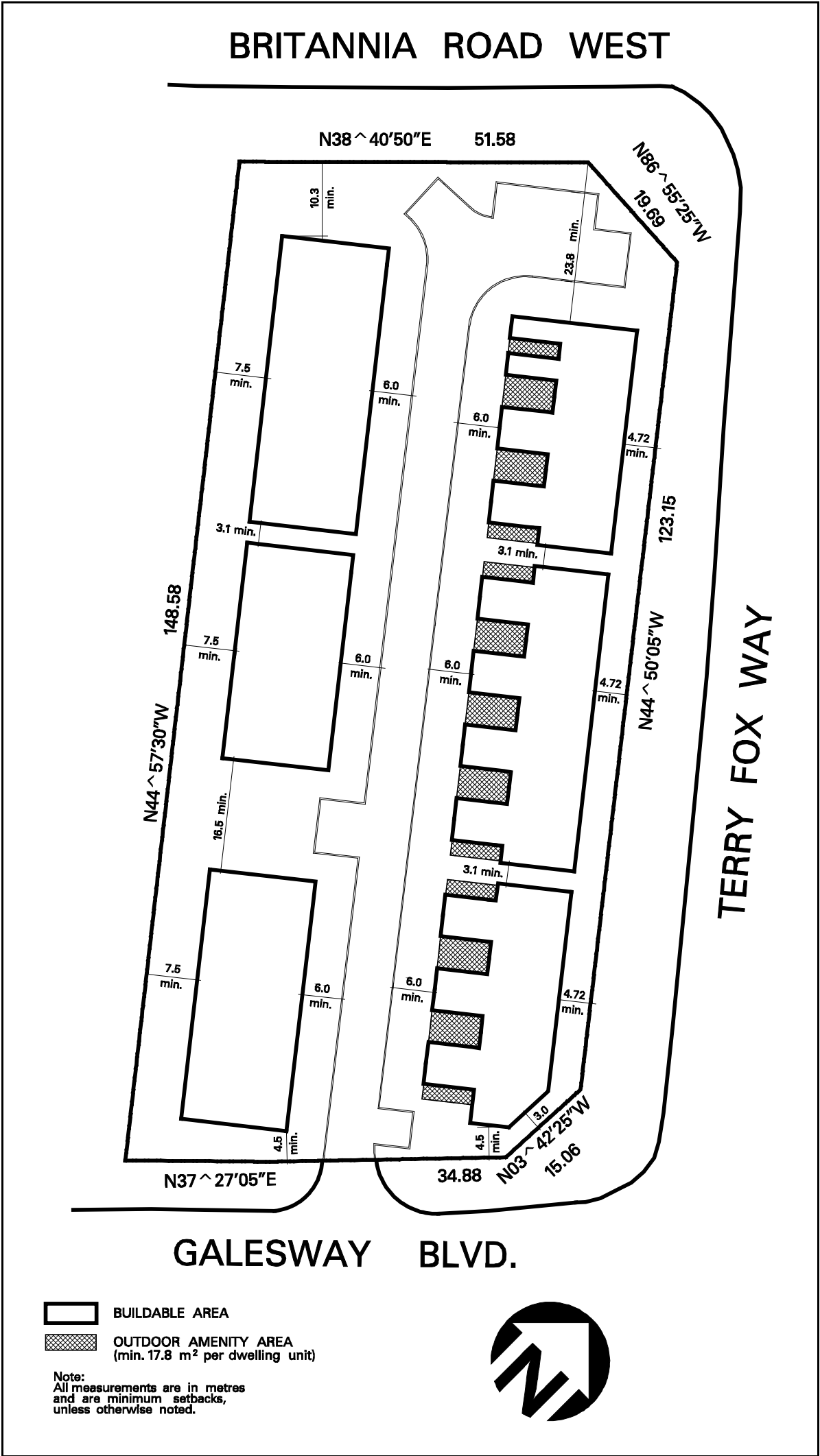
Part 4 - Residential Zones

4.10.2.42	Exception: RM4-42	Map # 57	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-42 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.42.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.42.2	Maximum gross floor area - residential	0.7 times the lot area	
4.10.2.42.3	Minimum setback of a townhouse to all lot lines	7.5 m	
4.10.2.42.4	Where a townhouse faces Erin Centre Boulevard, minimum setback of a townhouse to Erin Centre Boulevard	4.5 m	
4.10.2.42.5	Maximum height	4 storeys	
4.10.2.42.6	Maximum height of all buildings and structures , or parts thereof, within 20.0 m of lands zoned RM2-18 and R7-5	2 storeys	
4.10.2.42.7	Maximum encroachment of an awning attached to the front wall or rear wall of a townhouse into a required setback	0.6 m	
4.10.2.42.8	Maximum encroachment of an awning attached to the exterior side wall of a townhouse into a required setback	0.3 m	
4.10.2.42.9	Maximum encroachment of a window projection, with or without a foundation, chimney , pilaster or corbel attached to any wall of a dwelling into a required setback	0.6 m	
4.10.2.42.10	Maximum encroachment of a balcony attached to the front or exterior side wall of a townhouse into a required setback	2.0 m	

4.10.2.43	Exception: RM4-43	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-43 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.43.1	The provisions of Subsection 2.1.14 and the regulations of Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.43.2	Maximum number of townhouses	80	
4.10.2.43.3	Maximum lot coverage	35%	
4.10.2.43.4	Minimum landscaped area	40% of the lot area	
4.10.2.43.5	Minimum front yard	6.0 m	
4.10.2.43.6	Minimum northerly side yard	7.5 m	
4.10.2.43.7	Minimum southerly side yard	3.0 m	
4.10.2.43.8	Minimum rear yard	4.0 m	
4.10.2.43.9	Minimum setback from the front lot line to the garage face	7.5 m	
4.10.2.43.10	Maximum encroachment of a porch into the required front yard	1.5 m	
4.10.2.43.11	Maximum encroachment of a porch into the required rear yard	0.4 m	
4.10.2.43.12	Each townhouse shall have a garage		
4.10.2.43.13	The lot line abutting Joymar Drive shall be deemed to be the front lot line		

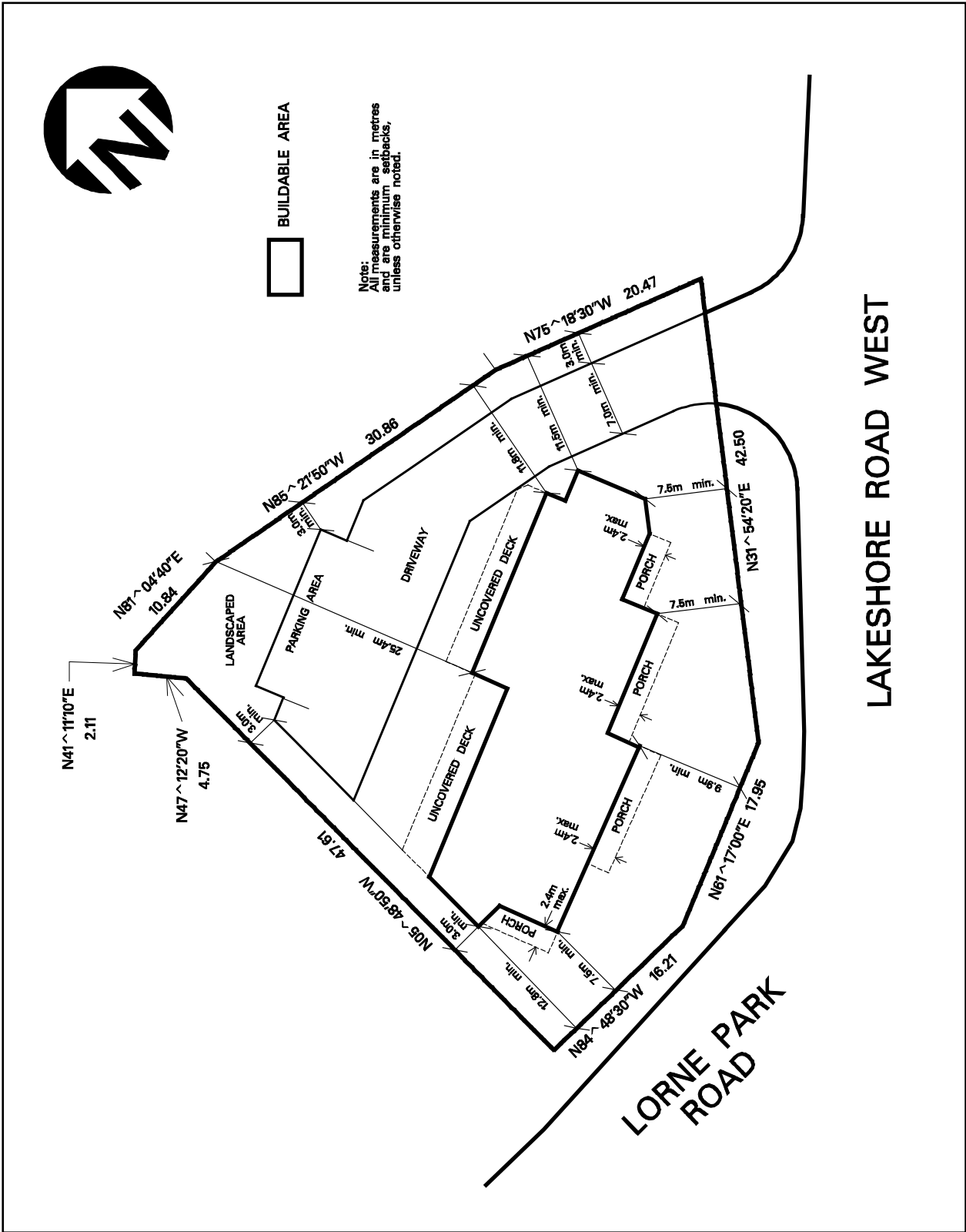
4.10.2.44	Exception: RM4-44	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-44 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.44.1	The regulations of Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.44.2	Maximum number of townhouses	12	
4.10.2.44.3	Minimum landscaped area	24.7% of the lot area	
4.10.2.44.4	Maximum gross floor area - residential	0.68 times the lot area	
4.10.2.44.5	Minimum front yard	7.5 m	
4.10.2.44.6	Minimum westerly side yard	0.5 m	
4.10.2.44.7	Minimum easterly side yard	3.0 m	
4.10.2.44.8	Minimum rear yard	7.5 m	
4.10.2.44.9	Maximum projection of a porch beyond the front wall of a townhouse	0.9 m	

4.10.2.45	Exception: RM4-45	Map # 38E	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-45 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.45.1	The regulations of Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.45.2	Maximum gross floor area - residential	0.72 times the lot area	
4.10.2.45.3	Minimum setback to garage face from a condominium road	6.0 m	
4.10.2.45.4	Maximum projection of a window and other architectural elements, with or without a foundation, such as, but not limited to, entrance features, stairs, landings, pilasters and corbels outside the buildable area identified on Schedule RM4-45 of this Exception into a required setback abutting a street	2.0 m	
4.10.2.45.5	Minimum setback from a visitor parking space to a townhouse	4.0 m	
4.10.2.45.6	Minimum number of visitor parking spaces per dwelling unit	0.24	
4.10.2.45.7	All site development plans shall comply with Schedule RM4-45 of this Exception		



Schedule RM4-45
Map 38E

4.10.2.46	Exception: RM4-46	Map # 09	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-46 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.46.1	The provisions of Subsection 2.1.14 and the regulations of Lines 2.2 and 2.3 contained in Table 4.1.12.1 and Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.46.2	Maximum number of townhouses	6	
4.10.2.46.3	Maximum lot coverage	25%	
4.10.2.46.4	Maximum gross floor area - residential	1 000 m ²	
4.10.2.46.5	Minimum landscaped area	40% of the lot area	
4.10.2.46.6	Maximum height - highest ridge: sloped roof	10.7 m	
4.10.2.46.7	Decks and porches shall be excluded from the calculation of lot coverage		
4.10.2.46.8	Maximum projection of a porch , excluding stairs, outside the buildable area identified on Schedule RM4-46 of this Exception	2.4 m	
4.10.2.46.9	Maximum projection of a deck outside the buildable area identified on Schedule RM4-46 of this Exception	3.0 m	
4.10.2.46.10	All site development plans shall comply with Schedule RM4-46 of this Exception		



Schedule RM4-46
Map 09

4.10.2.47	Exception: RM4-47	Map # 38E	By-law:
In a RM4-47 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.47.1	Lands zoned RM4-47 shall only be used for the following:		
	(1)	Detached Dwelling	
	(2)	Garden centre accessory to a detached dwelling	
Regulations			
4.10.2.47.2	A detached dwelling and garden centre accessory to a detached dwelling shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum lot area	5 100 m ²
	(2)	minimum lot frontage	60.0 m
	(3)	maximum gross floor area - non-residential of an office accessory to a garden centre	140 m ²
	(4)	minimum front yard	16.0 m
	(5)	minimum interior side yard	22.0 m
	(6)	minimum rear yard	48.0 m
	(7)	minimum setback of all outdoor stored materials to the front lot line	16.0 m
	(8)	minimum setback of all outdoor stored materials to a side or rear lot line	6.0 m
	(9)	minimum setback of all outdoor stored materials to lands zoned RM4-48	0.0 m
	(10)	minimum number of parking spaces for a garden centre	19
	(11)	"Garden Centre" means land, buildings or structures , or parts thereof, where firewood, Christmas trees and landscaping materials, but excluding nursery stock, are stored and offered for sale	

4.10.2.48	Exception: RM4-48	Map # 38E	By-law:
In a RM4-48 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.48.1	Lands zoned RM4-48 shall only be used for the following:		
	(1) Detached Dwelling		
	(2) Indoor and outdoor storage of firewood, Christmas trees and landscaping materials, accessory to a garden centre permitted on the abutting lands zoned RM4-47		
Regulations			
4.10.2.48.2	A detached dwelling and indoor and outdoor storage of firewood, Christmas trees and landscaping materials accessory to a garden centre permitted on the abutting lands zoned RM4-47, shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum lot area	11 500 m ²
	(2)	minimum lot frontage	70.0 m
	(3)	maximum total gross floor area - non-residential of all buildings and structures for indoor storage, accessory to a garden centre permitted on the abutting lands zoned RM4-47	610 m ²
	(4)	minimum front yard	16.0 m
	(5)	minimum interior side yard	3.5 m
	(6)	minimum rear yard	21.0 m
	(7)	minimum setback of all outdoor stored materials to the front lot line	16.0 m
	(8)	minimum setback of all outdoor stored materials to a side or rear lot line	6.0 m
	(9)	minimum setback of all outdoor stored materials to lands zoned RM4-47	0.0 m

4.10.2.49	Exception: RM4-49	Map # 38E	By-law:
In a RM4-49 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.49.1	Lands zoned RM4-49 shall only be used for the following:		
	(1) Veterinary Clinic		
Regulation			
4.10.2.49.2	A veterinary clinic shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law		

4.10.2.50	Exception: RM4-50	Map # 56	By-law:
In a RM4-50 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.50.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.50.2	Number of dwelling units	10	
4.10.2.50.3	Maximum gross floor area - residential	0.9 times the lot area	
4.10.2.50.4	Minimum landscaped area	40% of the lot area	
4.10.2.50.5	Minimum front yard	18.5 m	
4.10.2.50.6	Minimum northerly side yard	6.5 m	
4.10.2.50.7	Minimum southerly side yard	4.7 m	
4.10.2.50.8	Minimum rear yard	7.5 m	
4.10.2.50.9	Minimum dwelling unit width	5.2 m	
4.10.2.50.10	Maximum encroachment of a porch , exclusive of stairs, into a required front and northerly side yard	1.5 m	
4.10.2.50.11	Maximum encroachment of an awning, window projection, with or without a foundation, architectural feature, chimney , pilaster or corbel into a required yard	0.6 m	
4.10.2.50.12	Maximum encroachment of a balcony or deck , including stairs, into a required rear yard	2.5 m	
4.10.2.50.13	Maximum driveway width	3.8 m	
4.10.2.50.14	Trailer and recreational vehicle parking shall not be permitted		

4.10.2.51	Exception: RM4-51	Map # 19	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-51 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.10.2.51.1	(1)	Detached Dwelling	
Regulations			
4.10.2.51.2	Detached dwellings and townhouses shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:		
	(1)	maximum number of detached dwellings	9
	(2)	maximum number of townhouses	23
	(3)	maximum gross floor area - residential	0.75 times the lot area
	(4)	minimum front yard - detached dwelling	4.5 m
	(5)	minimum interior side yard - detached dwelling	1.2 m
	(6)	minimum setback from a detached dwelling	40.0 m
	(7)	minimum separation between detached dwellings	1.8 m
	(8)	minimum setback from a townhouse to the front lot line	35.0 m
	(9)	minimum northerly interior side yard - townhouse	9.5 m
	(10)	minimum southerly interior side yard - townhouse	2.0 m
	(11)	minimum rear yard - townhouse	7.5 m
	(12)	minimum separation between blocks of townhouses	3.0 m
	(13)	maximum projection of a porch exclusive of stairs, from the front wall of a dwelling	1.0 m
	(14)	maximum projection of an awning, window projection with or without a foundation, chimney, pilaster or corbel from the front wall of a dwelling	0.6 m
	(15)	maximum projection of a deck inclusive of stairs, from the rear wall of a dwelling	3.5 m
	(16)	an attached garage shall be required	
	(17)	minimum number of visitor parking spaces	7

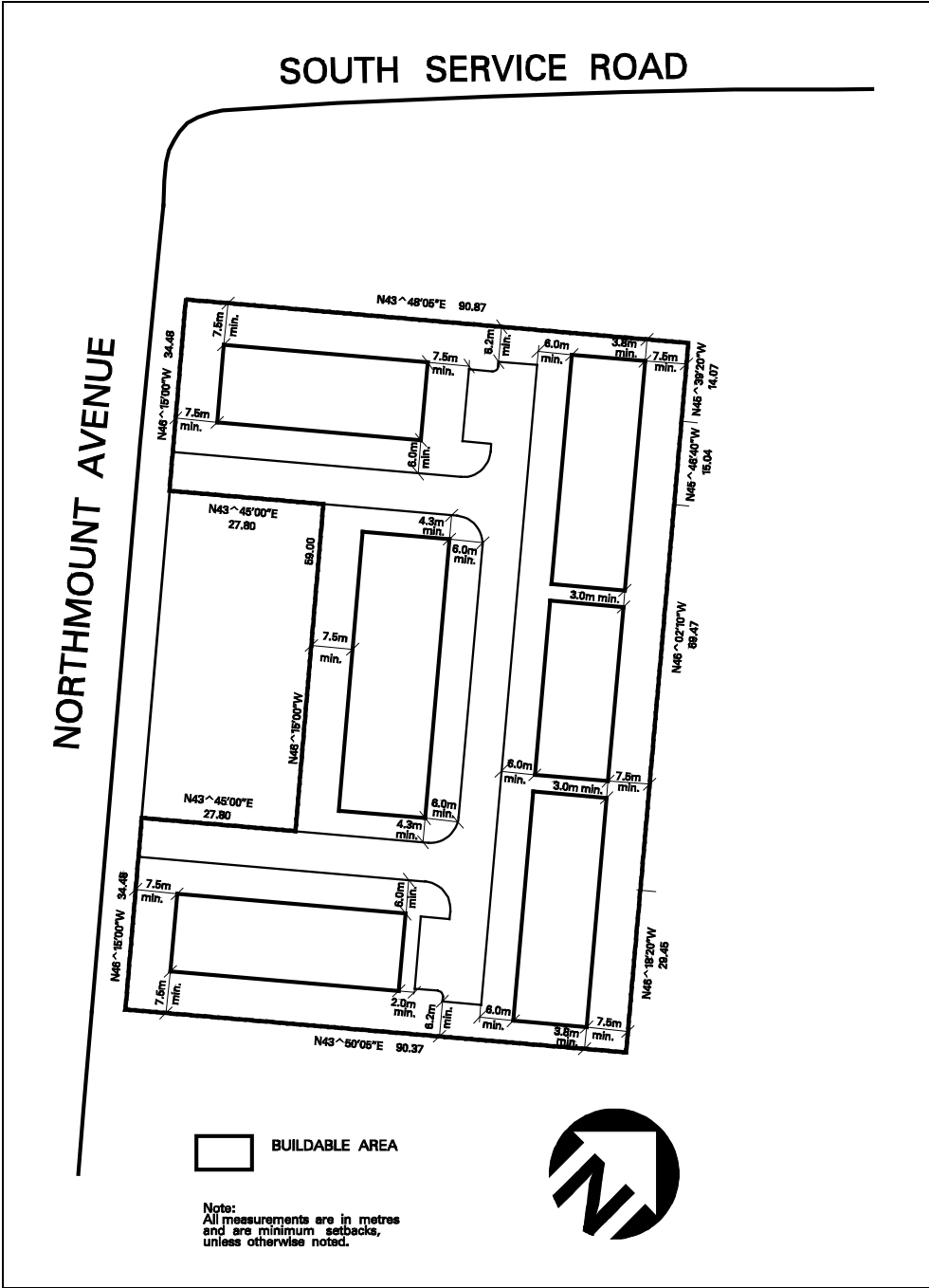
4.10.2.52	Exception: RM4-52	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-52 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.52.1	The regulations of Lines 3.0 to 10.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.52.2	Minimum number of dwelling units per hectare	25	
4.10.2.52.3	Maximum number of dwelling units per hectare	50	
4.10.2.52.4	Maximum gross floor area	0.85 times the lot area	
4.10.2.52.5	Minimum landscaped area	40% of the lot area	
4.10.2.52.6	Minimum front yard	3.0 m	
4.10.2.52.7	Minimum interior side yard	7.5 m	
4.10.2.52.8	Minimum rear yard	3.0 m	
4.10.2.52.9	Minimum setback from garage face to a lot line abutting a street with a right-of-way width less than 17.0 m	4.0 m	
4.10.2.52.10	Minimum setback:		
	(1) from the rear wall of a townhouse to the side wall of a townhouse	10.0 m	
	(2) from the rear wall of a townhouse to the rear wall of a townhouse	15.0 m	
	(3) from the side wall of a townhouse to the side wall of a townhouse	3.0 m	
4.10.2.52.11	Maximum encroachment of a wing wall into a required interior side yard	5.0 m	
4.10.2.52.12	Maximum encroachment of a porch , inclusive of stairs, into a required front yard	2.0 m	
4.10.2.52.13	Minimum number of resident parking spaces per townhouse dwelling unit where a townhouse dwelling unit fronts onto a street with a right-of-way width less than 17.0 m	1.0	
4.10.2.52.14	"Gross Floor Area" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles		

4.10.2.53	Exception: RM4-53	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-53 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.53.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.53.2	Minimum gross floor area	0.4 times the lot area	
4.10.2.53.3	Maximum gross floor area	0.8 times the lot area	
4.10.2.53.4	Minimum setback to Dundas Street West	4.5 m	
4.10.2.53.5	Minimum setback to Breakwater Court	4.5 m	
4.10.2.53.6	Minimum setback from the side wall of a townhouse to all lands zoned G2-1	5.0 m	
4.10.2.53.7	Minimum setback from the rear wall of a townhouse to all lands zoned G2-1	7.5 m	
4.10.2.53.8	Minimum setback from the side wall of a townhouse to all lands zoned RM4-32		
4.10.2.53.9	Minimum setback from the front wall of a townhouse dwelling unit , measured from the second and/or third storey to a condominium road	4.0 m	
4.10.2.53.10	Minimum setback to a sight triangle	4.0 m	
4.10.2.53.11	Maximum encroachment of a porch or deck into a required setback	2.0 m	
4.10.2.53.12	Maximum encroachment of a porch into the required setback to a sight triangle	0.5 m	
4.10.2.53.13	Maximum encroachment of stairs and landings into a required setback	0.5 m	
4.10.2.53.14	Wing walls may encroach into a required setback		
4.10.2.53.15	"Gross Floor Area" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles		
4.10.2.53.16	"Front Wall" means that wall containing the garage face , except that corner point of the front wall that intersects an exterior side wall		

4.10.2.54	Exception: RM4-54	Map # 08	By-law: 0174-2017
In a RM4-54 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.54.1	Lands zoned RM4-54 shall only be used for the following:		
	<div><div>(1)</div><div>Detached dwelling legally existing on the date of passing of this By-law</div></div> <div><div>(2)</div><div>Office within a detached dwelling legally existing on the date of passing of this By-law</div></div> <div><div>(3)</div><div>Duplex legally existing on the date of passing of this By-law</div></div>		
Regulations			
4.10.2.54.2	The enlargement of an existing dwelling, existing accessory buildings and structures and new accessory buildings and structures shall be permitted in compliance with the following:		
	<div><div>(1)</div><div>a detached dwelling or an office within a detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law</div></div> <div><div>(2)</div><div>a duplex shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law</div></div> <div><div>(3)</div><div>accessory buildings and structures on all lots zoned RM4-54 shall comply with the regulations contained in Subsection 4.1.2 of this By-law</div></div>		

4.10.2.55	Exception: RM4-55	Map # 25	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-55 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.55.1	Maximum number of dwelling units	13	
4.10.2.55.2	Maximum projection of a porch , excluding stairs, from the front wall of a townhouse outside the buildable area identified on Schedule RM4-55 of this Exception	1.3 m	
4.10.2.55.3	Maximum projection of a porch , excluding stairs, from the side wall of a townhouse outside the buildable area identified on Schedule RM4-55 of this Exception	1.6 m	
4.10.2.55.4	Maximum projection of a bay window, with or without a foundation, from the front or side wall of a townhouse outside the buildable area identified on Schedule RM4-55 of this Exception	1.8 m	
4.10.2.55.5	All site development plans shall comply with Schedule RM4-55 of this Exception		

4.10.2.56	Exception: RM4-56	Map # 06	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-56 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.56.1	Maximum number of dwelling units	30	
4.10.2.56.2	Minimum landscaped area	39% of the lot area	
4.10.2.56.3	Maximum gross floor area - residential	0.56 times the lot area	
4.10.2.56.4	Maximum height - highest ridge: sloped roof	9.75 m	
4.10.2.56.5	Maximum projection of a porch from the front or side wall of a townhouse outside the buildable area identified on Schedule RM4-56 of this Exception	1.8 m	
4.10.2.56.6	Minimum number of visitor parking spaces	10	
4.10.2.56.7	Minimum amenity area	150 m ²	
4.10.2.56.8	All site development plans shall comply with Schedule RM4-56 of this Exception		



Schedule RM4-56
Map 06

4.10.2.57	Exception: RM4-57	Map # 09, 19, 20, 21, 25, 46W, 54W	By-law: 0058-2018
In a RM4-57 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.57.1	Lands zoned RM4-57 shall only be used for the following:		
	(1)	Public School	
	(2)	Day Care	
Regulations			
4.10.2.57.2	A public school shall comply with the provisions contained in Article 2.1.9.1 of this By-law		
4.10.2.57.3	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.10.2.58	Exception: RM4-58	Map # 07, 18, 19, 25, 38E, 39W, 46W, 48E	By-law:
In a RM4-58 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.58.1	Lands zoned RM4-58 shall only be used for the following:		
	(1)	Place of Religious Assembly	
	(2)	Day Care	
Regulations			
4.10.2.58.2	A place of religious assembly shall comply with the provisions contained in Article 2.1.9.3 of this By-law		
4.10.2.58.3	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.10.2.59	Exception: RM4-59	Map # 03, 38E	By-law: 0174-2015
In a RM4-59 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.59.1	Lands zoned RM4-59 shall only be used for the following:		
	(1)	Essential Emergency Service	
Regulation			
4.10.2.59.2	An essential emergency service shall comply with the provisions contained in Article 2.1.9.5 of this By-law		

4.10.2.60	Exception: RM4-60	Map # 32	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-60 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.60.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.60.2	Number of dwelling units	10	
4.10.2.60.3	Maximum gross floor area - residential	1.0 times the lot area	
4.10.2.60.4	Minimum landscaped area	50% of the lot area	
4.10.2.60.5	Minimum setback to a lot line that is a street line	4.5 m	
4.10.2.60.6	Minimum setback from the side wall of a townhouse to a G1 zone	2.0 m	
4.10.2.60.7	Minimum setback to garage face	5.2 m	
4.10.2.60.8	Maximum height - highest ridge: sloped roof	15.0 m	
4.10.2.60.9	Maximum encroachment of a porch inclusive of stairs into a required setback	2.0 m	

4.10.2.61	Exception: RM4-61	Map # 46W	By-law:
In a RM4-61 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.61.1	Lands zoned RM4-61 shall only be used for the following:		
	(1) Day Care		
Regulation			
4.10.2.61.2	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.10.2.62	Exception: RM4-62	Map # 15	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-62 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.62.1	The regulations of Lines 3.0 and 11.4 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.62.2	Maximum number of dwelling units	36	
4.10.2.62.3	Maximum gross floor area	0.82 times the lot area	
4.10.2.62.4	Maximum encroachment of a wing wall into a required side yard	5.5 m	
4.10.2.62.5	Maximum height	12.25 m	
4.10.2.62.6	Maximum projection of a porch , inclusive of stairs, attached to the front and/or side of wall of a townhouse	2.0 m	
4.10.2.62.7	"Gross Floor Area" means the aggregate of the areas of each storey above established grade measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the building or structure used for the parking of motor vehicles		

4.10.2.63	Exception: RM4-63	Map # 08	By-law: 0174-2017
In a RM4-63 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.63.1	Lands zoned RM4-63 shall only be used for the following: (1) Apartment legally existing on the date of passing of this By-law		
Regulations			
4.10.2.63.2	Maximum number of dwelling units		10
4.10.2.63.3	Maximum height		3 storeys

4.10.2.64	Exception: RM4-64	Map # 08	By-law: 0174-2017, 0058-2018, 0181-2018/LPAT Order 2019 February 15
In a RM4-64 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.10.2.64.1	(1) Detached Dwelling (2) Semi-Detached (3) Duplex (4) Triplex (5) Street Townhouse		
Regulations			
4.10.2.64.2	A detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law		
4.10.2.64.3	A semi-detached shall comply with the RM1 zone regulations contained in Subsection 4.8.1 of this By-law except that: (1) maximum height - highest ridge:		

4.10.2.65	Exception: RM4-65	Map # 38E	By-law: 0174-2017
In a RM4-65 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.10.2.65.1	(1)	Semi-Detached	
Regulations			
4.10.2.65.2	A semi-detached shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		
4.10.2.65.3	Height of all buildings and structures shall be measured from established grade		

4.10.2.66	Exception: RM4-66	Map # 57	By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a RM4-66 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.10.2.66.1	The following uses are permitted within a townhouse abutting Thomas Street or Tenth Line West: (1) Office (2) Medical Office - Restricted (3) Service Establishment (4) Retail Store (5) Repair Service (6) Tutoring		
Uses Not Permitted			
4.10.2.66.2	(1)	Carpet or floor covering cleaning service	
	(2)	Pet Shop	
	(3)	Laundromat, laundry depot and/or dry cleaning establishment or depot	
Regulations			
4.10.2.66.3	Townhouse: (1) the provisions contained in Subsection 2.1.14 of this By-law shall not apply (2) the uses permitted in Sentence 4.10.2.66.1 shall only be located within the first storey of a townhouse (3) maximum number of uses permitted in Sentence 4.10.2.66.1 per dwelling unit 1 (4) maximum number of dwelling units 31 (5) maximum gross floor area - residential 6 500 m² (6) minimum setback from Thomas Street and Tenth Line West5.0 m (7) minimum setback to all lands zoned RM4-67 and G27.5 m (8) minimum setback from the side wall of a townhouse to all lands zoned RM4-676.0 m (9) maximum height 10.5 m (10) minimum setback from garage face to a condominium road or sidewalk5.5 m (11) maximum projection of a balcony and/or porch , inclusive of stairs, from the wall of a dwelling unit facing a street 2.0 m (12) minimum number of visitor parking spaces per dwelling unit 0.2 (13) commercial motor vehicle , trailer and recreational vehicle parking shall not be permitted		

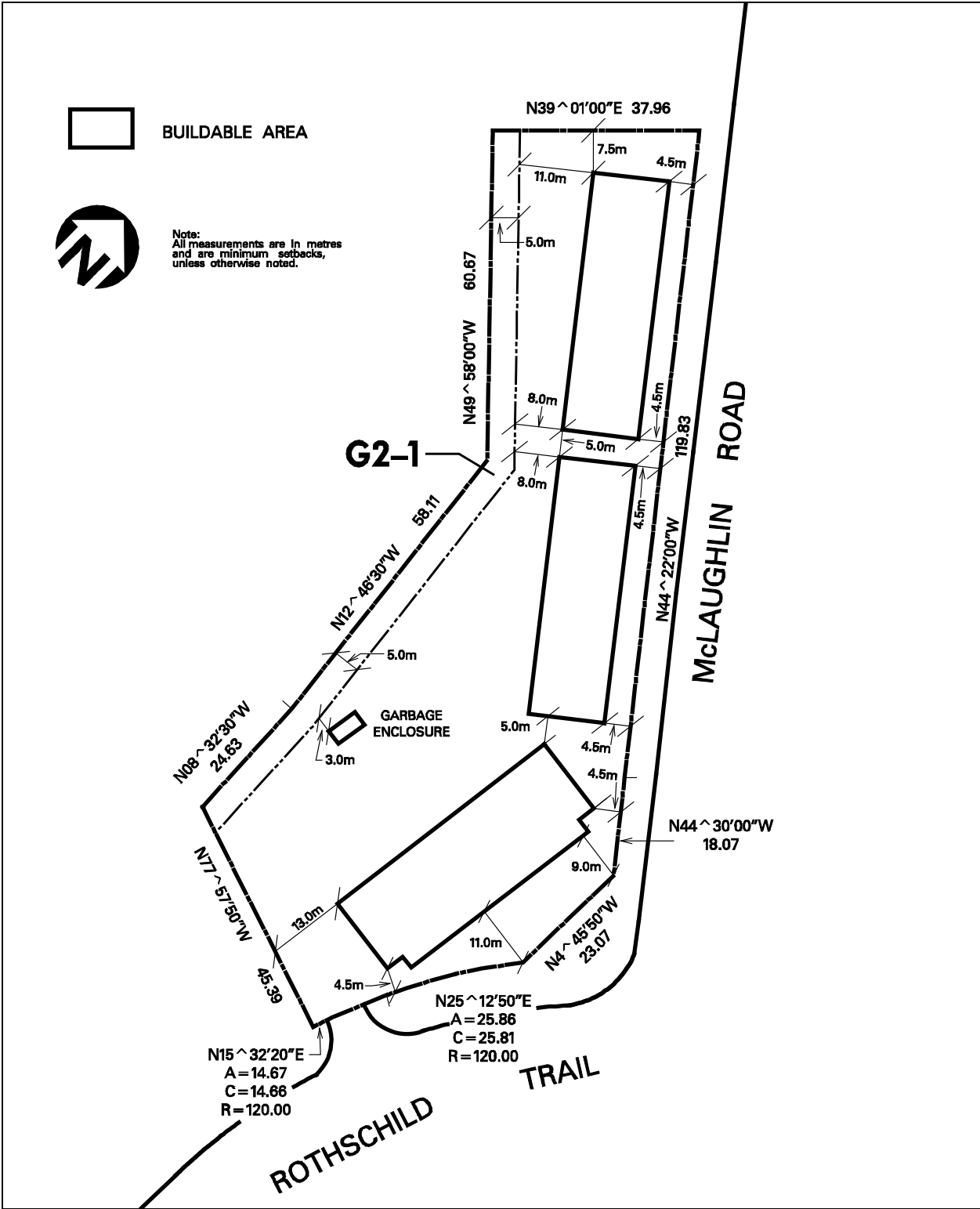
4.10.2.67	Exception: RM4-67	Map # 57	By-law: 0365-2007
In a RM4-67 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.67.1	Lands zoned RM4-67 shall only be used for the following:		
	(1) Place of Religious Assembly		
Regulations			
4.10.2.67.2	A place of religious assembly shall comply with the provisions contained in Article 2.1.9.3 of this By-law except that:		
	(1) the provisions contained in Subsection 2.1.14 of this By-law shall not apply		
	(2) minimum setback to a RM4-66 zone		7.5 m
	(3) minimum setback to a G2 zone		7.5 m
	(4) maximum setback from Thomas Street and Oscar Peterson Boulevard		6.0 m
	(5) minimum depth of a landscaped buffer abutting lands zoned RM4-66		3.0 m
	(6) minimum depth of a landscaped buffer abutting Thomas Street and Oscar Peterson Boulevard		4.5 m
	(7) a driveway, aisle or parking area shall not be permitted between the wall of any building or structure and a lot line abutting Thomas Street and Oscar Peterson Boulevard		

4.10.2.68	Exception: RM4-68	Map # 57	By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a RM4-68 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.10.2.68.1	The following uses are permitted within a townhouse abutting Thomas Street:		
	(1)	Office	
	(2)	Medical Office - Restricted	
	(3)	Service Establishment	
	(4)	Retail Store	
	(5)	Repair Service	
	(6)	Tutoring	
Uses Not Permitted			
4.10.2.68.2	(1)	Carpet or floor covering cleaning service	
	(2)	Pet Shop	
	(3)	Laundromat, laundry depot and/or dry cleaning establishment or depot	

Exception RM4-68 continued on next page

4.10.2.68	Exception: RM4-68	Map # 57	By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception RM4-68 continued from previous page			
Regulations			
4.10.2.68.3	Townhouse: <div><div>(1) the provisions contained in Subsection 2.1.14 of this By-law shall not apply</div><div>(2) the uses permitted in Sentence 4.10.2.68.1 shall only be located within the first storey of a townhouse</div><div>(3) maximum number of uses permitted in Sentence 4.10.2.68.1 per dwelling unit1</div><div>(4) maximum number of dwelling units60</div><div>(5) maximum gross floor area - residential10 500 m²</div><div>(6) minimum setback from Thomas Street4.5 m</div><div>(7) minimum setback from Tosca Drive and Long Valley Road6.0 m</div><div>(8) minimum setback from the side wall of a townhouse to a R7-1 zone3.0 m</div><div>(9) minimum setback to a lot line of a lot containing a utility structure3.0 m</div><div>(10) minimum setback from garage face to a condominium road or sidewalk5.5 m</div><div>(11) maximum height11.5 m</div><div>(12) a townhouse facing Thomas Street shall comply with the following:<div><div>(12.1) the main front entrance of a dwelling unit shall face Thomas Street</div><div>(12.2) a side wall facing Thomas Street shall not be permitted</div><div>(12.3) maximum dwelling unit width except for end dwelling units6.2 m</div></div></div><div>(13) minimum number of visitor parking spaces per dwelling unit0.2</div><div>(14) commercial motor vehicle, trailer and recreational vehicle parking shall not be permitted</div><div>(15) a utility structure measuring greater than 5 m² shall not be subject to the zone regulations</div></div>		

4.10.2.69	Exception: RM4-69	Map # 44W	By-law: 0458-2007, 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM4-69 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.10.2.69.1	Lands zoned RM4-69 shall only be used for the following:		
	(1) Apartment		
Regulations			
4.10.2.69.2	An apartment shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) the provisions contained in Subsection 2.1.14, and the regulations of Lines 3.0, 13.4 and 15.2 contained in Table 4.15.1 of this By-law shall not apply		
	(2)	maximum number of dwelling units	36
	(3)	maximum floor space index - apartment zone	0.95
	(4)	maximum height	15.0 m and 4 storeys
	(5)	maximum projection of a balcony or porch , excluding stairs, outside the buildable area identified on Schedule RM4-69 of this Exception	1.8 m
	(6)	minimum amenity area	180 m ²
	(7)	maximum floor area of an accessory building or structure	25 m ²
	(8)	maximum height - highest ridge of an accessory building or structure	4.5 m
	(9)	tandem parking spaces within a garage may be included in the calculation of the number of parking spaces required	
	(10)	"Apartment" means a building or part thereof, containing more than three dwelling units , with an entrance through a common vestibule(s)	
	(11)	all site development plans shall comply with Schedule RM4-69 of this Exception	

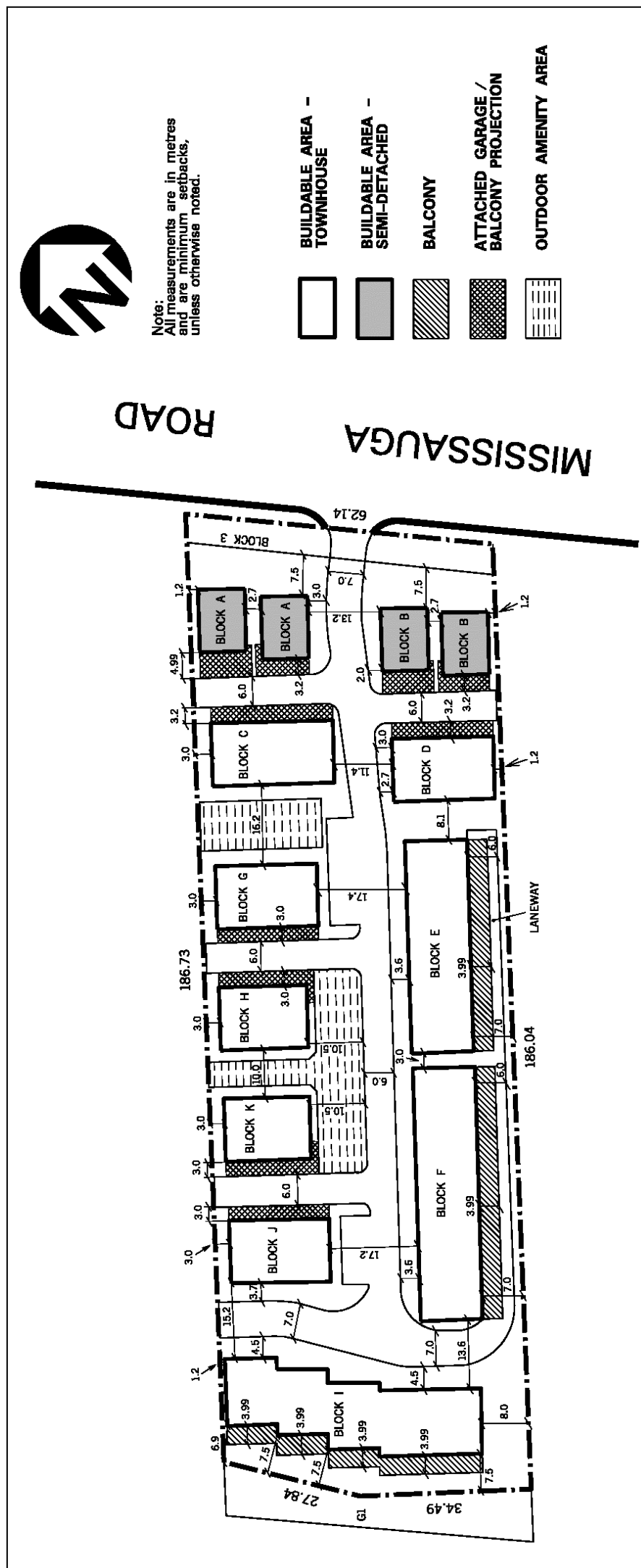


Schedule RM4-69
Map 44W

4.10.2.70	Exception: RM4-70	Map # 31	By-law: OMB Order 2008 April 22, 2013 November 05, 0145-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM4-70 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.10.2.70.1	(1) Semi-Detached (2) A Model Home		
Regulations			
4.10.2.70.2	<p>A townhouse and a semi-detached shall comply with the RM4 zone regulations except that:</p> <p>(1) the provisions contained in Subsection 2.1.14, Articles 4.1.8.1 and 4.1.12.3 and the regulations of Lines 3.0, 8.0 to 8.7, 9.5, 9.6 and 13.1 contained in Table 4.10.1 of this By-law shall not apply</p> <p>(2) maximum number of townhouse dwelling units on all lands zoned RM4-70 57</p> <p>(3) maximum number of semi-detached dwelling units on all lands zoned RM4-70 8</p> <p>(4) maximum gross floor area - residential 1.01 times the lot area</p> <p>(5) minimum dwelling unit width 4.2 m</p> <p>(6) minimum landscaped area 30% of the lot area</p> <p>(7) maximum height of a townhouse in Blocks C,D, E, F, G, H, I, J and K identified on Schedule RM4-70 of this Exception 10.7 m and 4 storeys</p> <p>(8) maximum height of the northerly end unit of a townhouse in Blocks C, G, H, K and J identified on Schedule RM4-70 of this Exception 10.7 m and 3 storeys</p> <p>(9) for the purpose of this Exception, the height of all dwellings shall be measured from established grade</p> <p>(10) for the purpose of this Exception, established grade shall be inclusive of top of retaining wall, where provided</p> <p>(11) maximum projection of windows, chimneys, pilasters, corbels and stairs with a maximum of three risers outside the buildable area identified on Schedule RM4-70 of this Exception 0.8 m</p> <p>(12) maximum projection of a retaining wall, outside the buildable area identified on Schedule RM4-70 of this Exception 2.1 m</p> <p>(13) minimum number of visitor parking spaces per dwelling unit 0.20</p> <p>(14) minimum aisle width required for visitor parking spaces 6.0 m</p> <p>(15) trailer and recreational vehicle parking shall not be permitted</p> <p>(16) posts supporting a balcony shall be permitted within a landscaped area</p> <p>(17) tandem parking spaces within a garage shall be included in the calculation of the number of parking spaces required</p>		

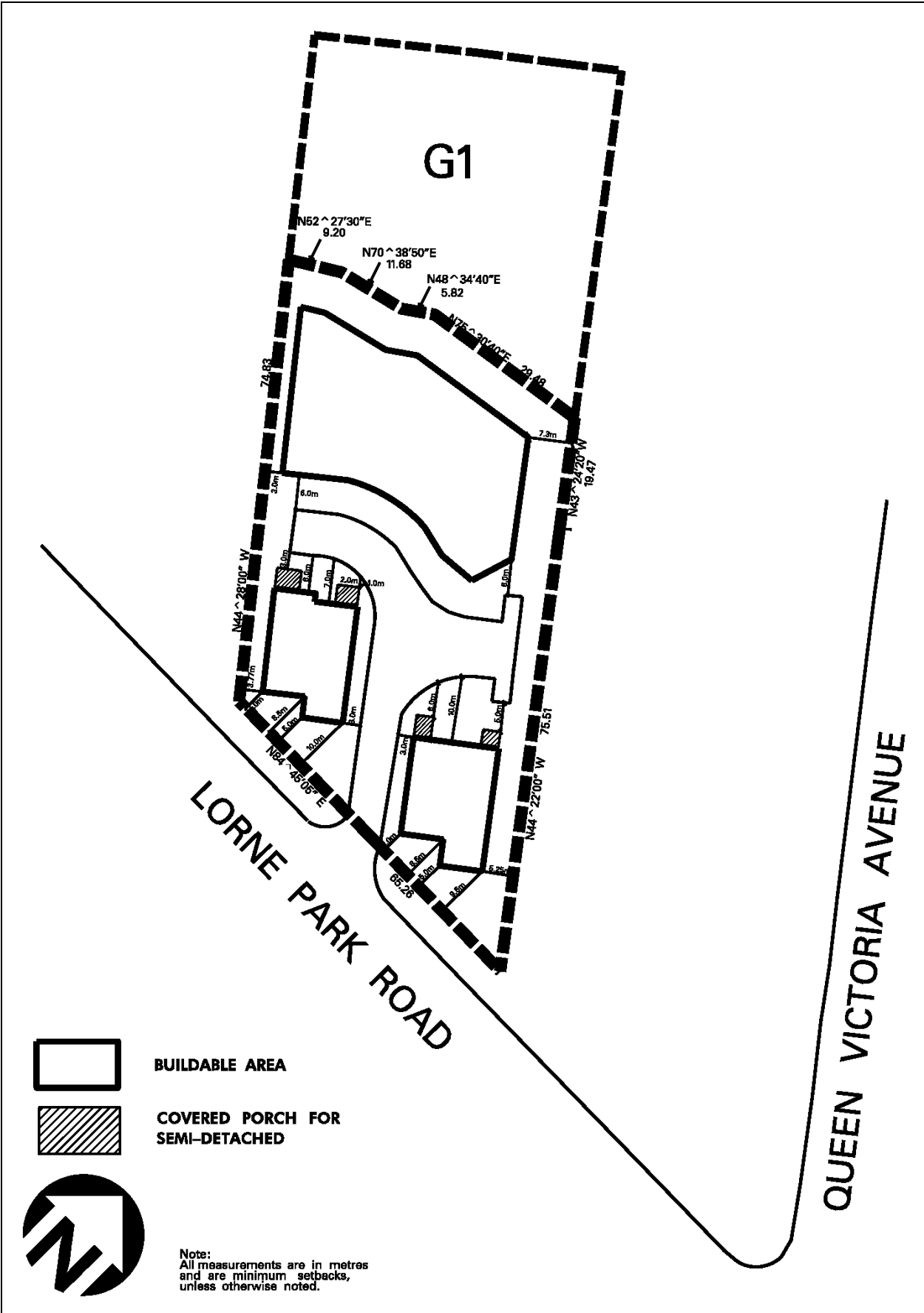
Exception RM4-70 continued on next page

4.10.2.70	Exception: RM4-70	Map # 31	By-law: OMB Order 2008 April 22, 2013 November 05, 0145-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM4-70 continued from previous page			
4.10.2.70.2 (continued)	(18)	minimum setback from a garage face to a condominium road for Block I identified on Schedule RM4-70 of this Exception	5.5 m
	(19)	all site development plans shall comply with Schedule RM4-70 of this Exception	
4.10.2.70.3	A model home shall comply with the following:		
	(1)	maximum number of dwelling units	15
	(2)	a model home shall comply with Sentence 4.10.2.70.2 of this Exception, except Clause 4.10.2.70.2(13)	
	(3)	"Model Home" means a townhouse or semi-detached identified on Schedule RM4-70 of this Exception	



Schedule RM4-70
Map 31

4.10.2.71	Exception: RM4-71	Map # 09	By-law: 0255-2010, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM4-71 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.10.2.71.1	(1) Detached Dwelling (2) Semi-Detached		
Regulations			
4.10.2.71.2	Maximum total number of dwelling units		9
4.10.2.71.3	Maximum number of townhouse dwelling units		5
4.10.2.71.4	Minimum dwelling unit width - detached dwelling		12.0 m
4.10.2.71.5	Minimum dwelling unit width - semi-detached		6.0 m
4.10.2.71.6	Townhouse dwelling units shall not be permitted within 30.0 m of Lorne Park Road		
4.10.2.71.7	A covered porch with a minimum area of 13 m ² shall be required for a semi-detached identified on Schedule RM4-71 of this Exception		
4.10.2.71.8	Maximum projection of a porch , located at and accessible from the first storey of the dwelling, excluding stairs, attached to the front wall of a dwelling unit , outside the buildable area identified on Schedule RM4-71 of this Exception		2.0 m
4.10.2.71.9	Maximum projection of a window, chimney, pilaster or corbel and window well outside the buildable area identified on Schedule RM4-71 of this Exception		0.6 m
4.10.2.71.10	Maximum driveway width - detached dwelling		6.0 m
4.10.2.71.11	Maximum driveway width - semi-detached		3.5 m
4.10.2.71.12	Maximum driveway width - townhouse		3.5 m
4.10.2.71.13	Minimum width of a condominium road/aisle		6.0 m
4.10.2.71.14	All site development plans shall comply with Schedule RM4-71 of this Exception		

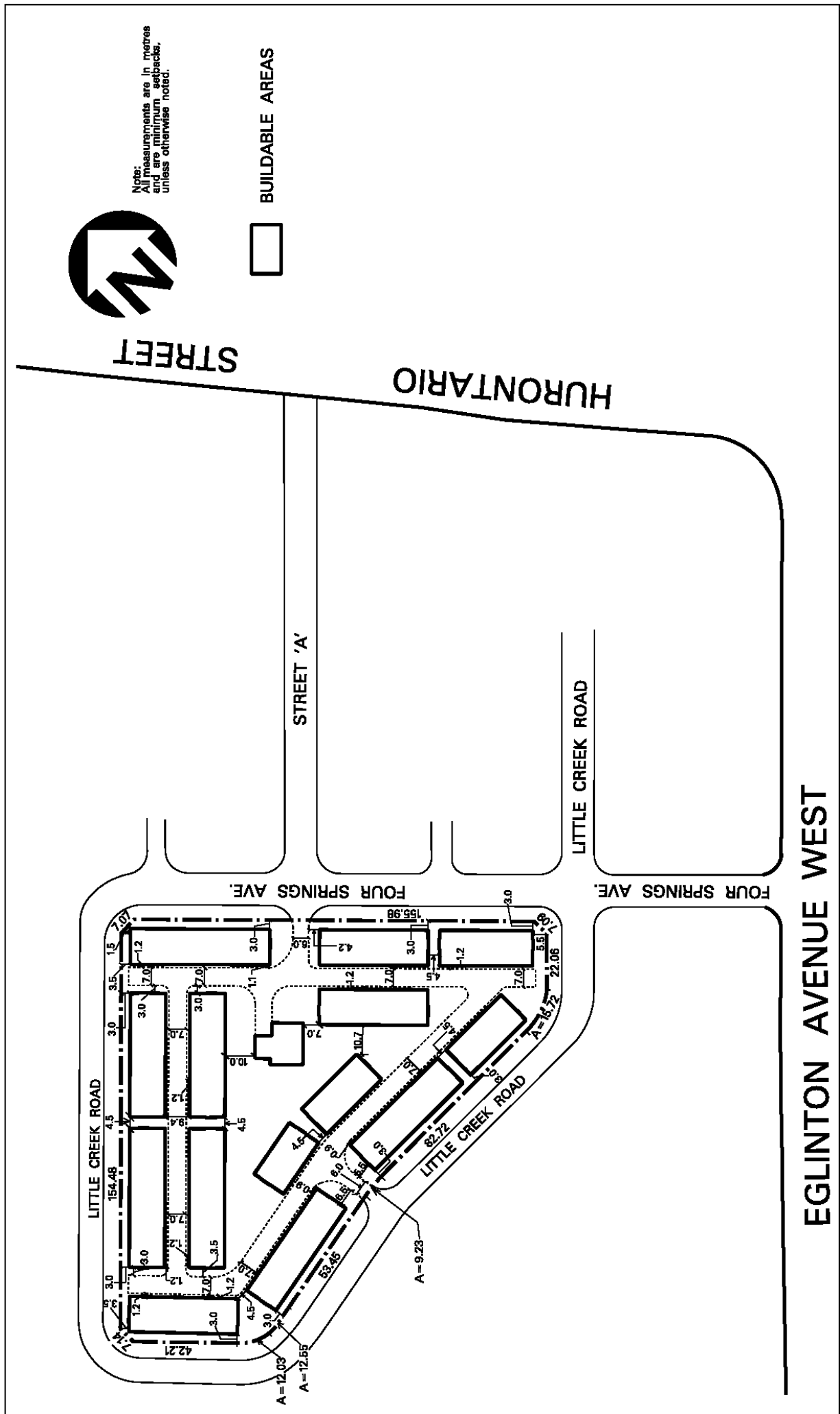


Schedule RM4-71
Map 09

4.10.2.72	Exception: RM4-72	Map # 39E	By-law: 0255-2009, 0181-2018/LPAT Order 2019 February 15
In a RM4-72 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.72.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.72.2	Minimum setback to a sight triangle	4.5 m	
4.10.2.72.3	Minimum setback from a side wall of a townhouse to a condominium road	3.0 m	
4.10.2.72.4	Minimum setback from a side wall of a townhouse to a sidewalk	2.6 m	
4.10.2.72.5	Minimum setback from a side wall of a townhouse to a visitor parking space	4.4 m	
4.10.2.72.6	Minimum setback from a rear wall of a townhouse to a condominium road	6.0 m	
4.10.2.72.7	Minimum setback between a visitor parking space and any lot line	2.5 m	

4.10.2.73	Exception: RM4-73	Map # 45W	By-law: 0077-2010, 0181-2018/LPAT Order 2019 February 15
In a RM4-73 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.73.1	Maximum number of dwelling units	66	
4.10.2.73.2	Minimum lot area per dwelling unit	191 m ²	
4.10.2.73.3	Minimum dwelling unit width	4.6 m	
4.10.2.73.4	Minimum landscaped area	39% of lot area	
4.10.2.73.5	Minimum width of a condominium road/aisle	6.0 m	
4.10.2.73.6	Minimum setback between a visitor parking space and any lot line	2.3 m	

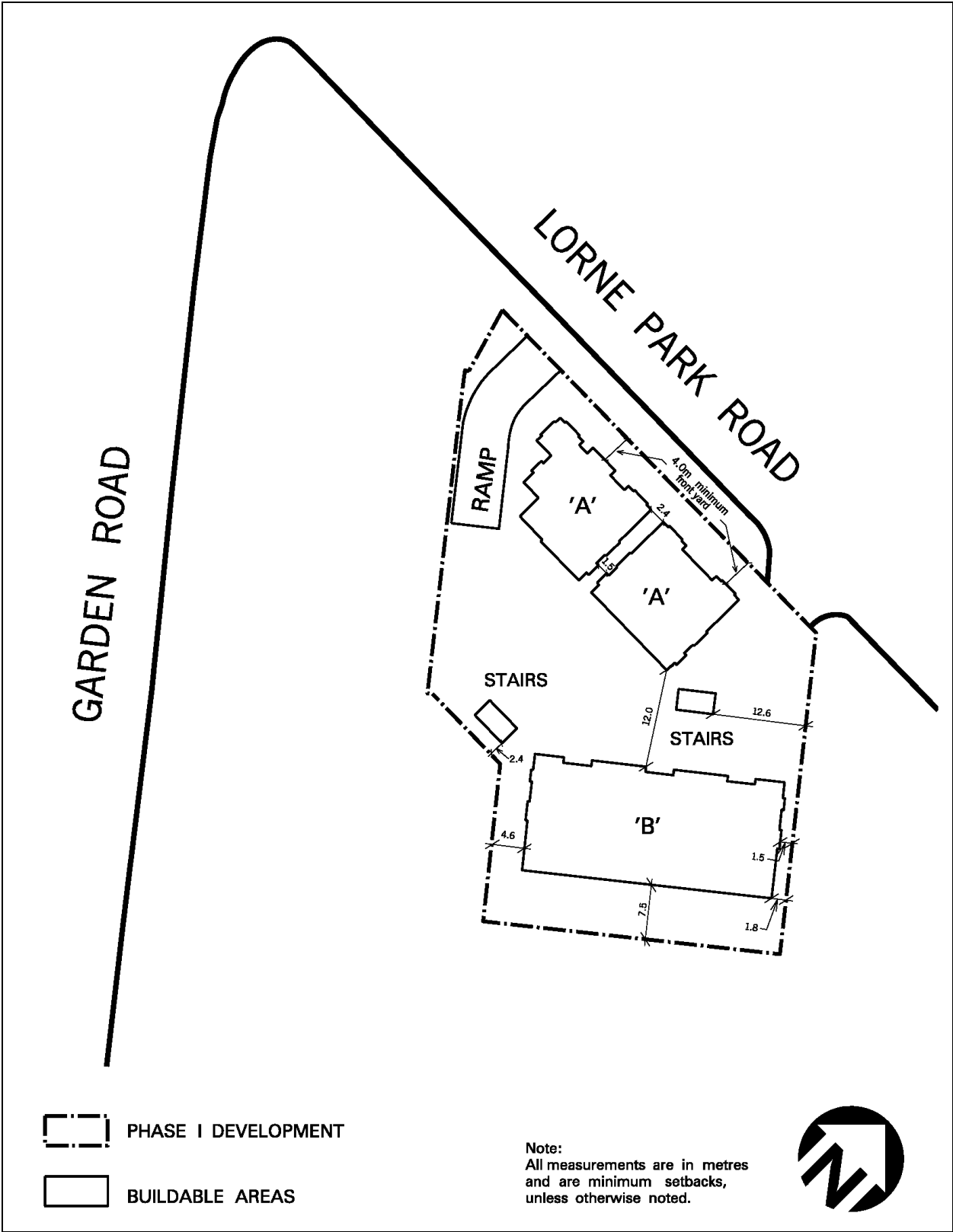
4.10.2.74	Exception: RM4-74	Map # 37E	By-law: 0199-2013, 0181-2018/LPAT Order 2019 February 15
In a RM4-74 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.74.1	No driveway shall have access directly from a street		
4.10.2.74.2	Maximum number of dwelling units	100	
4.10.2.74.3	All dwelling units facing a street shall have their main front entrance facing that street		
4.10.2.74.4	Maximum height	12.5 m	
4.10.2.74.5	Minimum number of visitor parking spaces	19	
4.10.2.74.6	Minimum landscaped area	31% of the lot area	
4.10.2.74.7	Minimum setback from a townhouse to a condominium road , sidewalk or visitor parking space	1.2 m	
4.10.2.74.8	Maximum projection of a porch , located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs, attached to the front wall of a townhouse , outside the buildable area identified on Schedule RM4-74 of this Exception	2.4 m	
4.10.2.74.9	Maximum projection of an awning, window, chimney , pilaster, corbel, window well or parapet outside the buildable area identified on Schedule RM4-74 of this Exception	1.5 m	
4.10.2.74.10	Maximum projection of a balcony attached to the front and/or rear wall of a townhouse outside the buildable area identified on Schedule RM4-74 of this Exception	2.6 m	
4.10.2.74.11	Maximum area of a balcony on top of an attached garage	15 m ²	
4.10.2.74.12	Maximum projection of a wing wall outside the buildable area identified on Schedule RM4-74 of this Exception	1.0 m	
4.10.2.74.13	Maximum driveway width	6.0 m	
4.10.2.74.14	All site development plans shall comply with Schedule RM4-74 of this Exception		



4.10.2.75	Exception: RM4-75	Map # 06	By-law: OMB Order 2011 September 29, 0142-2014
In a RM4-75 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.10.2.75.1	(1)	One detached dwelling on all lands zoned RM4-75	
Regulation			
4.10.2.75.2	A detached dwelling shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		

4.10.2.76	Exception: RM4-76	Map # 08	By-law: LPAT Order 2019 November 15
In a RM4-76 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Regulations			
4.10.2.76.1	Minimum landscaped area		30% of the lot area
4.10.2.76.2	Maximum height: measured from the centerline of the condominium road, private road or street for the length of the townhouse dwelling unit to the highest ridge of a sloped roof		14.0 m and 3 storeys
4.10.2.76.3	Maximum height: measured from the centerline of the condominium road, private road or street for the length of the townhouse dwelling unit to the top of parapet of a flat roof		12.5 m and 3 storeys
4.10.2.76.4	Minimum setback from the front, side and rear wall of a townhouse to any lot line, street line or condominium road, sidewalk or visitor parking space		4.0 m
4.10.2.76.5	Minimum number of visitor parking spaces per dwelling unit		0.15

4.10.2.77	Exception: RM4-77	Map # 09	By-law: LPAT Order 2020 June 01
In a RM4-77 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.10.2.77.1	(1)	Semi-Detached	
Regulations			
4.10.2.77.2	Maximum number of semi-detached dwelling units in Buildable Area 'A' identified on Schedule RM4-77 of this Exception		4
4.10.2.77.3	Maximum number of townhouse dwelling units in Buildable Area 'B' identified on Schedule RM4-77 of this Exception		6
4.10.2.77.4	Minimum lot area per dwelling unit		142 m ²
4.10.2.77.5	Minimum landscaped area		50%
4.10.2.77.6	Maximum height - highest ridge of a semi-detached: sloped roof		9.0 m
4.10.2.77.7	Maximum height - highest ridge of a townhouse: sloped roof		10.25 m
4.10.2.77.8	Flats roofs shall not be permitted on all lands zoned RM4-77		
4.10.2.77.9	Minimum setback of a dwelling wall to an internal walkway		1.0 m
4.10.2.77.10	Minimum setback of a driveway to a residential lot line		0.6 m
4.10.2.77.11	Minimum setback of a parking structure constructed below or partially above finished grade to any lot line		0.5 m
4.10.2.77.12	Minimum width of a driveway and aisle		6.0 m
4.10.2.77.13	Minimum width of an internal walkway		1.8 m
4.10.2.77.14	All site development plans shall comply with Schedule RM4-77 of this Exception		



Schedule RM4-77
Map 09

