

4.13
**RM7 ZONE
(DETACHED, SEMI-DETACHED, DUPLEX AND TRIPLEX)**
4.13.1 RM7 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 4.13.1 - RM7 Permitted Uses and Zone Regulations. (*0181-2018/LPAT Order 2019 February 15*)

Table 4.13.1 - RM7 Permitted Uses and Zone Regulations
(0379-2009), (0308-2011), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

Column	A	B
Line 1.0	ZONES	RM7
PERMITTED USES		
2.0	RESIDENTIAL	
2.1	Detached dwelling in compliance with R15 zone regulations	✓ ⁽¹⁾
2.2	Semi-detached in compliance with RM2 zone regulations	✓ ⁽²⁾
2.3	Duplex	✓
2.4	Triplex	✓
2.5	<i>deleted by 0181-2018/LPAT Order 2019 February 15</i>	
ZONE REGULATIONS		
3.0	MINIMUM LOT AREA	
3.1	Interior lot	460 m ²
3.2	Corner lot	500 m ²
4.0	MINIMUM LOT FRONTAGE	
4.1	Interior lot	12.0 m
4.2	Corner lot	16.5 m
5.0	MAXIMUM LOT COVERAGE	40%
6.0	MAXIMUM GROSS FLOOR AREA - RESIDENTIAL	0.60 times the lot area
7.0	MINIMUM FRONT YARD	6.0 m ⁽³⁾
7.1	Garage face	Equal to the front yard
8.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽³⁾
8.1	Garage face	6.0 m
9.0	MINIMUM INTERIOR SIDE YARD	
9.1	Interior lot	1.2 m on one side of the dwelling and 3.0 m on the other side of the dwelling ⁽³⁾
9.2	Corner lot	1.2 m ⁽³⁾
10.0	MINIMUM REAR YARD	7.5 m ⁽³⁾
11.0	MAXIMUM HEIGHT	10.7 m and 3 storeys

Table 4.13.1 continued on next page

Column	A	B
Line 1.0	ZONES	RM7
Table 4.13.1 continued from previous page		
12.0	MINIMUM LANDSCAPED AREA	
12.1	Percentage of total lot area	25%
12.2	Percentage of front yard area	50%
13.0	ATTACHED GARAGE, PARKING, DRIVEWAY AND AISLES	
13.1	Attached garage	Permitted ⁽⁴⁾
13.2	Minimum parking spaces	✓ ⁽⁵⁾⁽⁶⁾
13.3	Maximum driveway width	6.0 m ⁽⁶⁾
13.4	Maximum number of parking spaces , or portions thereof, permitted in the front yard	2
13.5	Minimum setback between surface parking spaces and/or aisles and a rear lot line except when located within a detached garage	3.0 m
13.6	Minimum aisle width	n/a
14.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁷⁾

- NOTES:**
- (1) See Table 4.6.1 of this By-law.
 - (2) See Table 4.8.1 of this By-law.
 - (3) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (4) See also Subsection 4.1.12 of this By-law.
 - (5) See Part 3 of this By-law.
 - (6) See Subsection 4.1.9 of this By-law.
 - (7) See Subsection 4.1.2 of this By-law.
 - (8) *deleted by 0018-2021.*

4.13.2 RM7 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.13.2.1	Exception: RM7-1	Map # 39E	By-law: 0174-2017
In a RM7-1 zone the applicable regulations shall be as specified for a RM7 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.13.2.1.1 Lands zoned RM7-1 shall only be used for the following: <ul style="list-style-type: none"> (1) Detached Dwelling (2) Semi-Detached (3) Duplex 			

4.13.2.2	Exception: RM7-2	Map # 07	By-law: 0308-2011, 0171-2015/OMB Order 2016 April 04, 0193-2016/ OMB Order 2017 May 30, 0174-2017, 0181-2018/LPAT Order 2019 February 15																														
In a RM7-2 zone the applicable regulations shall be as specified for a RM7 zone except that the following uses /regulations shall apply:																																	
Permitted Use																																	
4.13.2.2.1 Lands zoned RM7-2 shall only be used for the following: <ul style="list-style-type: none"> (1) Semi-Detached 																																	
Regulations																																	
4.13.2.2.2 A semi-detached shall comply with the RM2 zone regulations contained in Subsection 4.8.1 of this By-law except that: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">(1)</td> <td>minimum front yard</td> <td style="text-align: right;">8.0 m</td> </tr> <tr> <td>(2)</td> <td>minimum interior side yard</td> <td style="text-align: right;">2.0 m</td> </tr> <tr> <td>(3)</td> <td>minimum rear yard</td> <td style="text-align: right;">9.5 m</td> </tr> <tr> <td>(4)</td> <td>maximum projection of the garage beyond any portion of the front wall or exterior side wall of the first storey</td> <td style="text-align: right;">0.0 m</td> </tr> <tr> <td>(5)</td> <td>maximum setback of the first floor front wall or exterior side wall of a semi-detached from the garage face where a main entry feature is provided</td> <td style="text-align: right;">1.8 m</td> </tr> <tr> <td>(6)</td> <td>maximum driveway width</td> <td style="text-align: right;">3.8 m</td> </tr> <tr> <td>(7)</td> <td>maximum height - highest ridge: sloped roof</td> <td style="text-align: right;">9.5 m</td> </tr> <tr> <td>(8)</td> <td>maximum height: flat roof</td> <td style="text-align: right;">7.5 m</td> </tr> <tr> <td>(9)</td> <td>maximum height of eaves: from average grade to lower edge of eaves</td> <td style="text-align: right;">6.4 m</td> </tr> <tr> <td>(10)</td> <td>maximum dwelling unit depth</td> <td style="text-align: right;">20.0 m</td> </tr> </table>				(1)	minimum front yard	8.0 m	(2)	minimum interior side yard	2.0 m	(3)	minimum rear yard	9.5 m	(4)	maximum projection of the garage beyond any portion of the front wall or exterior side wall of the first storey	0.0 m	(5)	maximum setback of the first floor front wall or exterior side wall of a semi-detached from the garage face where a main entry feature is provided	1.8 m	(6)	maximum driveway width	3.8 m	(7)	maximum height - highest ridge: sloped roof	9.5 m	(8)	maximum height: flat roof	7.5 m	(9)	maximum height of eaves: from average grade to lower edge of eaves	6.4 m	(10)	maximum dwelling unit depth	20.0 m
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(7)	maximum height - highest ridge: sloped roof	9.5 m																															
(8)	maximum height: flat roof	7.5 m																															
(9)	maximum height of eaves: from average grade to lower edge of eaves	6.4 m																															
(10)	maximum dwelling unit depth	20.0 m																															

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4.13.2.3	Exception: RM7-3	Map # 08	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30, 0174-2017
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In a RM7-3 zone the permitted **uses** and applicable regulations shall be as specified for a RM7 zone except that the following **uses/regulations** shall apply:

Regulations

4.13.2.3.1	Each duplex and triplex shall have access to Broadview Avenue over a right-of-way located at the rear of the property	
4.13.2.3.2	Minimum interior side yard	0.3 m on one side and 0.75 m on the other side
4.13.2.3.3	Maximum height - highest ridge of a detached dwelling or semi-detached: sloped roof	9.5 m
4.13.2.3.4	Maximum height of a detached dwelling or semi-detached: flat roof	7.5 m
4.13.2.3.5	Maximum height of eaves of a detached dwelling or semi-detached: from average grade to lower edge of eaves	6.4 m
4.13.2.3.6	Maximum dwelling unit depth	20.0 m

4.13.2.4	Exception: RM7-4	Map # 07	By-law:
In a RM7-4 zone the applicable regulations shall be as specified for a RM7 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.13.2.4.1 Lands zoned RM7-4 shall only be used for the following:			
(1) Private School			
Regulation			
4.13.2.4.2 A private school shall comply with the provisions contained in Article 2.1.9.2 of this By-law			

4.13.2.5	Exception: RM7-5	Map # 06, 07, 08	By-law: 0171-2015/ OMB Order 2016 April 04/ 2016 June 14, 0193-2016/ OMB Order 2017 May 30, 0174-2017, 0058-2018, 0180-2020
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In a RM7-5 zone the permitted **uses** and applicable regulations shall be as specified for a RM7 zone except that the following **uses/regulations** shall apply:

Regulations

4.13.2.5.1	Maximum height - highest ridge of a detached dwelling or semi-detached: sloped roof	9.5 m
4.13.2.5.2	Maximum height of a detached dwelling or semi-detached: flat roof	7.5 m
4.13.2.5.3	Maximum height of eaves of a detached dwelling or semi-detached: from average grade to lower edge of eaves	6.4 m
4.13.2.5.4	Maximum dwelling unit depth	20.0 m

4.13.2.6	Exception: RM7-6	Map # 06, 07	By-law: 0180-2017, 0181-2018/LPAT Order 2019 February 15
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In a RM7-6 zone the permitted **uses** and applicable regulations shall be as specified for a RM7 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

4.13.2.6.1	(1) Street Townhouse
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Regulations

4.13.2.6.2	A detached dwelling shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that: (1) maximum height: flat roof	7.5 m
4.13.2.6.3	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: flat roof	7.5 m

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4.13.2.7	Exception: RM7-7	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM7-7 zone the permitted uses and applicable regulations shall be as specified for a RM7 zone except that the following uses/regulations shall apply:			
Regulations			
4.13.2.7.1	Maximum number of dwelling units		4
4.13.2.7.2	Minimum lot area		815 m ²
4.13.2.7.3	Maximum gross floor area - residential		1.0 times the lot area
4.13.2.7.4	Minimum interior side yard - corner lot		2.4 m
4.13.2.7.5	Minimum landscaped area		30% of total lot area
4.13.2.7.6	Maximum driveway width		Lesser of 8.5 m or 50% of lot frontage
4.13.2.7.7	Minimum aisle width		6.0 m

4.13.2.8	Exception: RM7-8	Map # 39E	By-law: 0352-2008/OMB Order 2012 February 28, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM7-8 zone the applicable regulations shall be as specified for a RM7 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.13.2.8.1	Lands zoned RM7-8 shall only be used for the following:		
	(1) Medical Office - Restricted		
	(2) Dwelling unit located above the first storey		
Regulations			
4.13.2.8.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.13.2.8.3	Maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise at any one time		2
4.13.2.8.4	Maximum number of dwelling units		3
4.13.2.8.5	Maximum total gross floor area for all buildings and structures		430 m ²
4.13.2.8.6	Maximum gross floor area - non-residential used for a medical office - restricted		162 m ²
4.13.2.8.7	Minimum front yard		2.8 m
4.13.2.8.8	Minimum interior side yard		3.0 m
4.13.2.8.9	Minimum rear yard		20.2 m
4.13.2.8.10	Maximum height		10.7 m and 2 storeys
4.13.2.8.11	Minimum number of parking spaces for a medical office - restricted		9
4.13.2.8.12	Minimum number of parking spaces per dwelling unit		1.36
4.13.2.8.13	Minimum setback from a detached garage to a rear lot line		1.2 m

Exception RM7-8 continued on next page

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4.13.2.8	Exception: RM7-8	Map # 39E	By-law: 0352-2008/OMB Order 2012 February 28, 0174-2017, 0181-2018/LPAT Order 2019 February 15
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Exception RM7-8 continued from previous page

4.13.2.8.14	Minimum setback between surface parking spaces and/or aisles and a rear lot line except when located within a detached garage	1.0 m
4.13.2.8.15	Driveways and aisles may be shared with abutting lands to the north	
4.13.2.8.16	Minimum aisle width	6.4 m

4.13.2.9	Exception: RM7-9	Map # 08	By-law: 0180-2020
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In a RM7-9 zone the permitted **uses** and applicable regulations shall be as specified for a RM7 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

- 4.13.2.9.1 (1) Fourplex

Regulations

4.13.2.9.2	Maximum lot coverage of a fourplex	50%
4.13.2.9.3	Maximum gross floor area - residential of a fourplex	1.3 times the lot area
4.13.2.9.4	Minimum exterior side yard of a fourplex	1.9 m
4.13.2.9.5	Minimum exterior side yard - garage face of a fourplex	4.6 m
4.13.2.9.6	Minimum rear yard of a fourplex	1.2 m
4.13.2.9.7	Maximum height of a fourplex	11.2 m and 3 storeys
4.13.2.9.8	Maximum height - highest ridge of a detached dwelling or semi-detached : sloped roof	9.5 m
4.13.2.9.9	Maximum height of a detached dwelling or semi-detached : flat roof	7.5 m
4.13.2.9.10	Maximum height of eaves of a detached dwelling or semi-detached : from average grade to lower edge of eaves	6.4 m
4.13.2.9.11	Maximum dwelling unit depth of a detached dwelling , semi-detached , duplex or triplex	20.0 m
4.13.2.9.12	Minimum number of parking spaces per fourplex unit	1.25
4.13.2.9.13	"Fourplex" means a building that is divided horizontally and/or vertically into four separate dwelling units each with an entrance that is either independent or through a common vestibule	

