4.8 RM1 AND RM2 ZONES (SEMI-DETACHED)

4.8.1 RM1 and RM2 Permitted Uses and Zone Regulations

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

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

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

Table 4.8.1 continued on next page

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Column	1 A	В	C	
Line 1.0	ZONES	RM1	RM2	
Table 4.8.1 continued from previous page				
13.0	ACCESSORY BUILDINGS AND STRUCTURES	√ (7)	√ (7)	

NOTES:

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

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4.8.2 RM1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.8.2.1	Excep	tion: RM1-1	01	v-law: 0174-2017, 81-2018/LPAT Order 19 February 15
		permitted uses and apping uses /regulations s	plicable regulations shall be as spe hall apply:	ecified for a RM1 zone
Regulations				
4.8.2.1.1		ached dwelling shall ned in Subsection 4.3	comply with the R7 zone regulati .1 of this By-law	ons
4.8.2.1.2	Semi-	Detached:		
	(1)	the regulations of I this By-law shall no	tine 5.0 contained in Table 4.8.1 contained apply	of
	(2)	minimum lot area	- interior lot	220 m^2
	(3)	minimum lot area	- corner lot	252 m^2
	(4)	minimum lot front	age - interior lot	8.5 m
	(5)	minimum lot front	age - corner lot	9.75 m
	(6)	minimum front ya adjacent the front l	rd - lots with a municipal sidewal ot line	k 4.5 m
	(7)	minimum front ya adjacent the front l	rd - lots without a municipal side ot line	walk 3.5 m
	(8)		side yard - lots with a municipal he exterior side lot line	4.5 m
	(9)		side yard - lots without a municiphe exterior side lot line	pal 3.5 m
	(10)	minimum exterior a right-of-way widt	side yard - lots abutting a street h less than 17.0 m	with 1.8 m
	(11)	minimum setback t	o garage face	5.8 m
	(12)	minimum interior	side yard - unattached side	1.2 m
	(13)	minimum rear yar minimum rear yar	d where lot abuts a lot with a d of 7.5 m	6.0 m
	(14)	minimum rear yar of the subject lot m	lot to the rear of the subject lot had of 7.0 m, the minimum rear ya ay be reduced to 6.0 m for a of the width of the rear wall of the	rd
	(15)	minimum rear yar easement	d where lands abut a pipeline	14.5 m
	(16)	minimum rear yar	d where lands abut a C1 zone	7.5 m
	(17)	minimum rear yar	d - all other lots	7.0 m
	(18)	maximum encroach required front or e	nment of a porch or balcony into xterior side yard	2.0 m
	(19)	minimum setback t	o a sight triangle	0.0 m
	(20)		on of a garage beyond either the ce or beyond the main entry feat	2.5 m
	(21)		y feature has been provided, the on of a garage beyond a main fro	5.0 m

Exception RM1-1 continued on next page

4.8.2.1	Excep	tion: RM1-1	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
Exception RN	Exception RM1-1 continued from previous page					
4.8.2.1.2 (continued)	(22)	where the garage pentrance, the gara	ed more than one storey in heiprojects beyond the main from ge shall be covered by a second be set back a maximum of 2.5 ce	nt nd		
	(23)	maximum drivewa	y width - interior lot	4.3 m		
	(24)	maximum drivewa	y width - corner lot	4.7 m		
	(25)	maximum garage we measured from the	width: inside face of the garage side	3.8 m		
	(26)	detached garage sh	nall not be permitted			

4.8.2.2	Exception: RM1-2	Map # 23, 30	By-law: 0174-2017					
	In a RM1-2 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:							
Permitted Use								
4.8.2.2.1	.8.2.2.1 Lands zoned RM1-2 shall only be used for the following:							
	(1) Semi-Detached							
Regulation								
4.8.2.2.2	Minimum lot area - interior lot 305 m ²							

4.8.2.3	Excep	otion: RM1-3	Map # 26, 29, 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
		permitted uses and apping uses /regulations s		l be as specified for a RM1 zone
Regulations	S			
4.8.2.3.1	Detac	ched Dwelling:		
	(1)	minimum lot area	- interior lot	275 m^2
	(2)	minimum lot front	age - interior lot	9.0 m
	(3)	maximum drivewa	y width	6.0 m
	(4)	minimum front ya	rd	4.5 m
	(5)	minimum exterior	side yard	4.5 m
	(6)	minimum setback t	o garage face	6.0 m
4.8.2.3.2	Semi-	-Detached:		
	(1)	minimum lot area	- interior lot	275 m^2
	(2)	minimum lot area	- corner lot	350 m^2
	(3)	minimum front ya	rd	4.5 m
	(4)	minimum exterior	side yard	4.5 m
	(5)	minimum setback t	o garage face	6.0 m

4.8.2.4	Ехсер	otion: RM1-4	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
		permitted uses and aping uses /regulations s	plicable regulations shall be as hall apply:	specified for a RM1 zone
Regulations				
4.8.2.4.1	Detac	ched Dwelling:		
	(1)	minimum lot area	- interior lot	370 m^2
	(2)	minimum lot area	- corner lot	460 m^2
	(3)	minimum lot front	age - interior lot	12.0 m
	(4)	minimum lot front	age - corner lot	15.0 m
	(5)	minimum rear yar	d where lands abut an OS1 zor	ne 6.0 m
	(6)	minimum front ya	rd	4.5 m
	(7)	minimum exterior	side yard	4.5 m
	(8)	minimum setback t	o garage face	6.0 m
4.8.2.4.2	Semi-	Detached:		
	(1)	minimum lot area	- interior lot	277 m^2
	(2)	minimum lot area	- corner lot	325 m^2
	(3)	minimum front ya	rd	4.5 m
	(4)	minimum exterior	side yard	4.5 m
	(5)	minimum rear yar	d where lands abut an OS1 zor	ne 6.0 m
	(6)	minimum setback t	o garage face	6.0 m

4.8.2.5	Excep	tion: RM1-5	Map # 56	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15	
In a RM1-5 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:					
Regulations					
4.8.2.5.1	Detac	hed Dwelling:			
	(1)	minimum lot front	age - interior lot	9.0 m	
	(2)	maximum gross flo	oor area - residential	0.6 times the lot area	
	(3)	maximum drivewa	y width	6.0 m	
	(4)	minimum front ya	rd	4.5 m	
	(5)	minimum exterior	side yard	4.5 m	
	(6)	minimum setback t	o garage face	6.0 m	
4.8.2.5.2	Semi-	Detached:			
	(1)	maximum gross flo	oor area - residential	0.7 times the lot area	
	(2)	minimum front ya	rd	4.5 m	
	(3)	minimum exterior	side yard	4.5 m	
	(4)	minimum interior	side yard	0.9 m	
	(5)	minimum setback t	o garage face	6.0 m	

4.8.2.6	Ехсер	otion: RM1-6	Map # 27	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
following use	es/regulat	applicable regulations tions shall apply:	shall be as specified for a RM	I1 zone except that the
Permitted U	se			
4.8.2.6.1	Lands	zoned RM1-6 shall o	only be used for the following	:
	(1)	Semi-Detached		
Regulations				
4.8.2.6.2	Semi-	·Detached:		
	(1)	minimum front ya	rd	6.0 m
	(2)	minimum exterior	side yard	4.5 m
	(3)	minimum interior interior lot	side yard unattached side -	1.2 m
	(4)	interior lot, for tha storey garage or a	side yard unattached side - t part of a lot that adjoins a or wall of a main building conta rs into a habitable room	
	(5)	minimum rear yar Dixie Road	d where lands abut a PB1 zon	ne or 13.5 m
	(6)	minimum setback t	o garage face	6.0 m

4.8.2.7	Except	ion: RM1-7	Map # 31	By-law: 0174-2017		
	In a RM1-7 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:					
Additional Per	mitted	Use				
4.8.2.7.1	(1)	Linked Dwelling				
Regulations						
4.8.2.7.2	Detach	ned Dwelling:				
	(1)	minimum lot front	age - interior lot	9.0 m		
	(2)	minimum lot front	age - corner lot	12.0 m		
	(3)	maximum lot cover	rage	35%		
	(4)	minimum landscap	oed area	25% of the lot area		
	(5)	minimum front yai	rd	7.5 m		
	(6)	minimum interior	side yard	1.2 m		
	(7)	minimum exterior	side yard	6.0 m		
	(8)	maximum drivewa	y width	6.0 m		
4.8.2.7.3 A linked dwelling shall comply with the RM1 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law						

4.8.2.8	Except	tion: RM1-8	01	y-law: 0325-2008, 174-2017, 0181-2018/LPAT rder 2019 February 15
	_	ermitted uses and ap	plicable regulations shall be as sp hall apply:	pecified for a RM1 zone
Regulations	S			
4.8.2.8.1			comply with the R7 zone regulations. I of this By-law except that:	ions
	(1)		of a detached dwelling to all land located east of Longford Drive	ds 13.0 m
	(2)		of a detached dwelling to all land located west of Longford Drive or lows Boulevard	
4.8.2.8.2	Semi-l	Detached:		
	(1)	the regulations of I this By-law shall n	Line 5.0 contained in Table 4.8.1 of apply	of
	(2)	minimum lot area	- interior lot	220 m^2
	(3)	minimum lot area	- corner lot	300 m^2
	(4)	minimum lot front	age - interior lot	8.7 m
	(5)	minimum lot front	tage - corner lot	10.2 m
	(6)	maximum gross flo	oor area- residential	0.75 times the lot area
	(7)	minimum front ya adjacent the front	rd - lots without a municipal side lot line	ewalk 3.5 m
	(8)	minimum front ya	rd - all other lots	4.5 m
	(9)		side yard - lots without a municithe exterior side lot line	ipal 3.5 m
	(10)		side yard - lots adjacent to a stre width of less than 17.0 m	eet 1.8 m
	(11)	minimum exterior	side yard - all other lots	4.5 m
	(12)	minimum interior	side yard - unattached side	1.2 m
	(13)	minimum rear yard	d - where lot abuts a lot with a rd of 7.5 m	6.0 m
	(14)	minimum rear yar of the subject lot m	lot to the rear of the subject lot had of 7.0 m, the minimum rear yamay be reduced to 6.0 m for a of the width of the rear wall of the	ard
	(15)	minimum rear yar	d - all other lots	7.0 m
	(16)		of a semi-detached to all lands zo l east of Longford Drive	oned 13.0 m
	(17)		of a semi-detached to all lands zo I west of Longford Drive	oned 11.0 m
	(18)	minimum setback t	to garage face	5.8 m
	(19)	minimum setback t	to a sight triangle	0.0 m
	(20)	maximum encroach required front or e	hment of a porch or balcony into xterior side yard	2.0 m
	(21)		on of a garage beyond either the rebeyond the main entry feature w	

Exception RM1-8 continued on next page

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

4.8.2.9	Except	ion: RM1-9	Map # 37W	By-law: 0174-2017
In a RM1-9 zor	ne the pe	ermitted uses and app	olicable regulations shall be as	specified for a RM1 zone
except that the	followin	g uses/regulations sl	nall apply:	
Additional Per	mitted	Use		
4.8.2.9.1	(1)	Linked Dwelling		
Regulations				
4.8.2.9.2	RM1 z	O	i-detached shall comply with semi-detached contained in law except that:	the
	(1)	minimum lot area	interior lot	305 m^2
	(2)	minimum lot area	- corner lot	390 m^2
	(3)	maximum lot cover	age	40%
	(4)	minimum front yan	·d	6.0 m

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

4.8.2.11	Exception: RM1-11	Map # 20	By-law:				
In a RM1-11 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:							
Regulations							
4.8.2.11.1 The regulations of Line 4.1 contained in Table 4.8.1 of this By-law shall not apply							
4.8.2.11.2	3.2.11.2 Frontage to the lots shall be provided by mutual right-of-way						

4.8.2.12	Except	ion: RM1-12	Map # 09	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15	
In a RM1-12 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:					
Additional Per	rmitted	Use			
4.8.2.12.1	(1)	Linked Dwelling			
Regulations					
4.8.2.12.2	RM1 z	C	i-detached shall comply with semi-detached contained in law except that:	the	
	(1)	minimum front yaı	rd	4.5 m	
	(2)	minimum interior attached side	side yard to the attached gara	nge - 0.0 m	
	(3)	minimum setback t	o garage face	6.0 m	

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

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4.8.2.14	Exception: RM1-14 M	ap # 28, 57, 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
	zone the applicable regulations she s/regulations shall apply:	nall be as specified for a R	M1 zone except that the
Permitted Us	ses		
4.8.2.14.1	Lands zoned RM1-14 shall on	y be used for the followin	g:
	(1) Semi-Detached (2) Public school in compountained in Article 2.	oliance with the provisions 1.9.1 of this By-law	;
Regulations			
4.8.2.14.2	The regulations of Line 5.0 con By-law shall not apply	ntained in Table 4.8.1 of the	his
4.8.2.14.3	Minimum lot area - interior le	ot	220 m^2
4.8.2.14.4	Minimum lot area - corner lo	t	252 m ²
4.8.2.14.5	Minimum lot frontage - interi	ior lot	8.5 m
4.8.2.14.6	Minimum lot frontage - corne	er lot	9.75 m
4.8.2.14.7	Minimum front yard - lots wi the front lot line	th a municipal sidewalk ac	djacent 4.5 m
4.8.2.14.8	Minimum front yard - lots wi adjacent the front lot line	thout a municipal sidewal	k 3.5 m
4.8.2.14.9	Minimum exterior side yard - adjacent the exterior side lot l		ewalk 4.5 m
4.8.2.14.10	Minimum exterior side yard adjacent the exterior side lot l	-	sidewalk 3.5 m
4.8.2.14.11	Minimum exterior side yard - right-of-way width less than 1		h a 1.8 m
4.8.2.14.12	Minimum interior side yard -	unattached side	1.2 m
4.8.2.14.13	Minimum rear yard where lot yard of 7.5 m	t abuts a lot with a minimu	um rear 6.0 m
4.8.2.14.14	Where the abutting lot to the reminimum rear yard of 7.0 m, subject lot may be reduced to the width of the rear wall of the	the minimum rear yard of 5.0 m for a maximum of 5.0.0 m	of the
4.8.2.14.15	Minimum rear yard where lar	nds abut a pipeline easeme	ent 14.5 m
4.8.2.14.16	Minimum rear yard where lar	nds abut a C1 zone	7.5 m
4.8.2.14.17	Minimum rear yard - all other	r lots	7.0 m
4.8.2.14.18	Minimum setback to garage fa	nce	5.8 m
4.8.2.14.19	Minimum setback to all lands	zoned PB1	18.5 m
4.8.2.14.20	Minimum setback to a sight tr	iangle	0.0 m
4.8.2.14.21	Maximum encroachment of a property of exterior side yard	porch or balcony into req	uired 2.0 m
4.8.2.14.22	Maximum projection of a gara entrance or beyond the main		
4.8.2.14.23	Where a main entry feature h projection of a garage beyond		ximum 5.0 m
4.8.2.14.24	For a semi-detached more that garage projects beyond the ma shall be covered by a second so maximum of 2.5 m from the garage	ain front entrance, the gatorey which may be set ba	rage

Exception RM1-14 continued on next page

4.8.2.14	Exception: RM1-14	Map # 28, 57, 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM	I1-14 continued from previ	ous page	
4.8.2.14.25	Maximum driveway width	- interior lot	4.3 m
4.8.2.14.26	Maximum driveway width	- corner lot	4.7 m
4.8.2.14.27	Maximum garage width: measured from the inside fa	ace of the garage side walls	3.8 m
4.8.2.14.28	Detached garage shall not	be permitted	

4.8.2.15	Exception: RM1-15			By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
		permitted uses and a ng uses /regulations s	pplicable regulations shall be as hall apply:	specified for a RM1 zone
Regulations				
4.8.2.15.1			comply with the R7 zone regular.1 of this By-law except that:	ations
	(1)	minimum lot area	- corner lot	365 m^2
	(2)	minimum lot front	age - corner lot	14.0 m
	(3)	minimum setback t	o garage face	7.0 m
	(4)	minimum setback of	of a porch to a sight triangle	1.5 m
	(5)	maximum drivewa	y width	5.5 m
	(6)	maximum garage measured from the	width: inside face of the garage side w	5.7 m
	(7)	detached garage sh	nall not be permitted	
4.8.2.15.2	Semi-	Detached:		
	(1)	the regulations of I this By-law shall no	Line 5.0 contained in Table 4.8.1 ot apply	of
	(2)	minimum lot area	- interior lot	225 m^2
	(3)	minimum lot area	- corner lot	265 m^2
	(4)	minimum lot front	age - interior lot	8.7 m
	(5)	minimum lot front	age - corner lot	10.2 m
	(6)	maximum gross flo	oor area - residential	0.75 times the lot area
	(7)	minimum front ya	rd	3.6 m
	(8)	minimum exterior	side yard	3.6 m
	(9)	minimum setback t	o garage face	7.0 m
	(10)	minimum interior	side yard - unattached side	1.2 m
	(11)	minimum rear yar	d	7.0 m
	(12)	maximum encroach required front or e	nment of a porch or balcony intexterior side yard	2.0 m
	(13)		on of a garage beyond either the ce or beyond the main entry fe	
	(14)		y feature has been provided, ection of a garage beyond a ce	5.0 m

Exception RM1-15 continued on next page

4.8.2.15	Exception: RM1-15		Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RN	Л1-15 со	ontinued from previ	ious page	
4.8.2.15.2 (continued)	(15)	where the garage pentrance, the gara	ed more than one store projects beyond the mage shall be covered by be set back a maximumoce	ain front y a second
	(16)	maximum drivew a	ay width	3.8 m
	(17)	maximum garage measured from the	width: inside face of the gar	3.8 m age side walls
	(18)	detached garage sl	hall not be permitted	

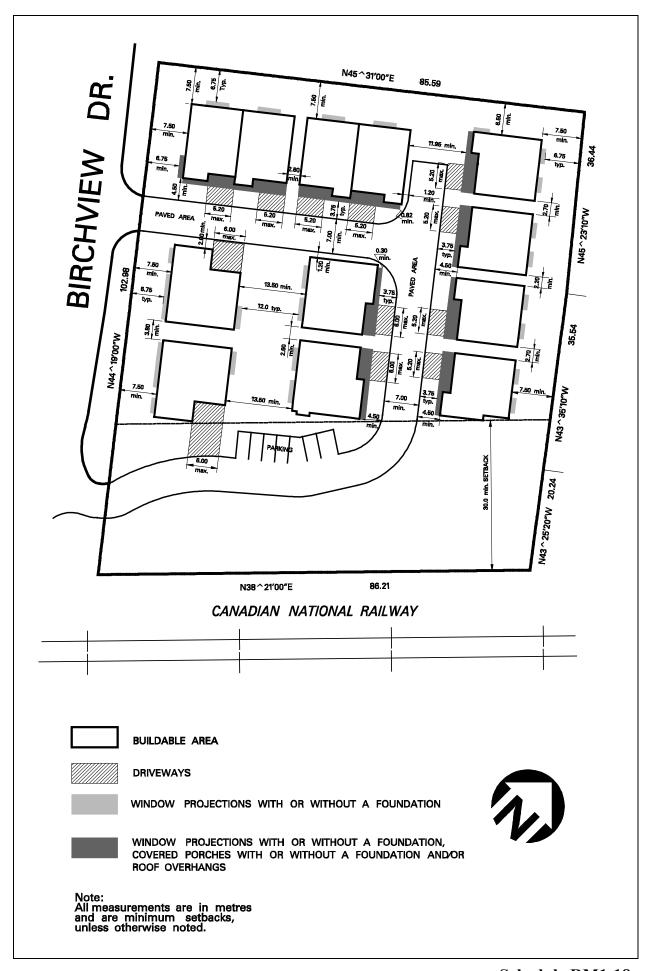
4.8.2.16	Excepti	ion: RM1-16	Map # 21	By-law: 0174-2017		
In a RM1-16 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:						
Permitted Use						
4.8.2.16.1	Lands 2	zoned RM1-16 shall	only be used for the following	y:		
	(1)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

4.8.2.17	Excep	otion: RM1-17	Map # 44W, 45E		379-2009, 7, 0181-2018/LPAT 9 February 15
		permitted uses an ing uses /regulation	d applicable regulations shal ns shall apply:	l be as specified	for a RM1 zone
Regulations					
4.8.2.17.1		ations contained in	nall comply with the R11 zon Subsection 4.4.1 of this By-		
	(1)	is 5.0 m or less,	overage - where the width of measured from the outside or r from the outside of an exter an interior wall	of opposite	45%
	(2)	maximum proje main front ent	ection of a garage beyond the rance	;	7.0 m
4.8.2.17.2	Semi-	Detached:			
	(1)	minimum lot ar	ea - interior lot		225 m^2
	(2)	minimum lot aı	ea - corner lot		300 m^2
	(3)	minimum front	yard		4.5 m
	(4)	minimum exter	ior side yard		4.5 m
	(5)	minimum inter	ior side yard - unattached sid	de	0.9 m

Exception RM1-17 continued on next page

4.8.2.17	Exception: RM1-17		11-17	Map # 44W, 45E		79-2009, 0181-2018/LPAT February 15
Exception RI	M1-17 c	ontinued	l from prev	vious page		
4.8.2.17.2 (continued)	(6)	maxim	num lot cov	erage:		
		(6.1)	1.0 m bey beyond th	e garage does not project mor yond the main entry feature on the main front entrance or a half the first storey or	or 2.5 m	45%
		(6.2)	measured walls or f	e width of the garage is 5.0 m I from the outside of opposite from the outside of an exterior oint of an interior wall or	exterior	45%
		(6.3)	all other	lots		40%
	(7)		num project front entra	ion of a garage beyond the nce		7.0 m
	(8)	where entrar storey	the garage ace, the gar	ed more than one storey in he projects beyond the main fro age shall be covered by a second be set back a maximum of 2. ace	ont ond	
	(9)	maxim	num porch :	area in a front yard - interio n	r lot	12 m^2
	(10)		num total po - corner lo	orch area in front and exterio	or side	20 m^2
	(11)			rches in front and exterior side from the calculation of lot covered		
	(12)			ngs and structures shall not be or exterior side yard	e located	
	(13)	minim	um setback	to garage face		6.0 m

4.8.2.18	Exception: RM1-18	Map # 09	By-law: 0181-2018/LPAT Order 2019 February 15	
	one the permitted uses and ap following uses /regulations sl	oplicable regulations shall be a hall apply:	as specified for a RM1 zone	
Regulations				
4.8.2.18.1	The regulations of Line 5.0 By-law shall not apply	contained in Table 4.8.1 of th	is	
4.8.2.18.2	Maximum number of detacl	hed dwelling units	8	
4.8.2.18.3	4.8.2.18.3 Maximum number of semi-detached dwelling units			
4.8.2.18.4	Minimum setback to garag	e face from a condominium r	road 6.0 m	
4.8.2.18.5	Maximum height - highest sloped roof	ridge:	9.5 m	
4.8.2.18.6	Maximum height of eaves: from average grade to low	er edge of the eaves	3.7 m	
4.8.2.18.7	Height of all buildings and established grade	structures shall be measured	from	
4.8.2.18.8	4.8.2.18.8 Maximum number of storeys			
4.8.2.18.9	Minimum number of parki	2		
4.8.2.18.10	Minimum number of visitor	r parking spaces	7	
4.8.2.18.11	All site development plans of this Exception	shall comply with Schedule R	M1-18	



Schedule RM1-18 Map 09

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4.8.2.19	Exception: RM1-19	Map # 39E, 45W	By-law:		
In a RM1-19 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses /regulations shall apply:					
Regulation					
4.8.2.19.1	A detached dwelling shall contained in Subsection 4.2	comply with the R3 zone regu .1 of this By-law	lations		

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

4.8.2.21	Excep	otion: RM1-21	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15		
		permitted uses and ing uses /regulations		s shall be as specified for a RM1 zone		
Additional P	ermitted	d Use				
4.8.2.21.1	(1)	Linked Dwelling				
Regulations						
4.8.2.21.2	Detac	ched Dwelling:				
	(1)	minimum lot area	a - interior lot	275 m^2		
	(2)	minimum lot from	ntage	9.0 m		
	(3)	maximum drivew	yay width	6.0 m		
	(4)	minimum front y	ard	4.5 m		
	(5)	minimum exterio	minimum exterior side yard			
	(6)	minimum setback	minimum setback to garage face			
4.8.2.21.3	Semi-	-Detached:				
	(1)	minimum lot area	a - interior lot	275 m^2		
	(2)	minimum lot area	a - corner lot	350 m^2		
	(3)	minimum front y	ard	4.5 m		
	(4)	minimum exterio	r side yard	4.5 m		
	(5)	minimum setback	to garage face	6.0 m		
4.8.2.21.4		semi-detached conta	omply with the RM1 ained in Subsection 4	C		
	(1)	minimum lot area	a - interior lot	275 m^2		
	(2)	minimum lot area	a - corner lot	350 m^2		
	(3)	minimum front y	ard	4.5 m		
	(4)	minimum exterio	r side yard	4.5 m		
	(5)	minimum setback	to garage face	6.0 m		

4.8.2.22	Excep	tion: RM1-22		0055-200	0325-2008, 09, 0181-2018/LPAT 19 February 15		
		applicable regulation ions shall apply:	s shall be as specified for a RM	I1 zone e	xcept that the		
Permitted Use							
4.8.2.22.1	Lands	ands zoned RM1-22 shall only be used for the following:					
	(1)	(1) Double Duplex Dwelling					
Regulations							
4.8.2.22.2	regula	A double duplex dwelling shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law, except that:					
	(1)	•	Article 4.1.9.3 and Lines 12.2 ar 4.13.1 of this By-law shall not				
	(2)	maximum number coned RM1-22	of dwelling units on all lands		4		
	(3)	maximum lot cover	rage		30% of the lot area		
	(4)	maximum gross flo	or area		400 m^2		
	(5)	minimum area used	I for tenant facilities		166 m^2		
	(6)	minimum landscap	minimum landscaped area				
	(7)	minimum front ya	rd		15.0 m		
	(8)	minimum interior	minimum interior side yard				
	(9)	minimum rear yar	d		11.0 m		
	(10)	maximum height: highest ridge of a s	sloped roof		10.7 m		
	(11)	minimum number o	minimum number of resident parking spaces per dwelling unit		1.36		
	(12)	minimum number dwelling unit	of visitor parking spaces per		0.20		
	(13)	no dwelling units , below grade	or portions thereof, shall be loc	ated			
	(14)	the centre line of jo	nant facilities shall be measured int interior partitions and from walls of the building or structu	the			
(15) "Double Duplex Dwelling" means a building that divided horizontally and vertically into four separated dwelling units , each with an entrance that is either independent or through a common vestibule			y and vertically into four separa h with an entrance that is either	ite			
	(16)	structure used for	means any part of a building of furnace rooms, laundry rooms, oms or general storage rooms				
	(17)	each storey above obetween the exterior building or structu exclusive of any pa	means the aggregate of the are or below established grade me or faces of the exterior wall of the the level of each storey at the level of each storey or tof the building or structure , stairs or garbage storage	easured he			
	(18)	minimum lot front	age		18.0 m		
	(19)	maximum area of a	deck above an attached garag	e	10 m^2		
	(20)	maximum drivewa	y width		Lesser of 8.5 m or 50% of lot frontage		
	(21)	minimum aisle wid	th		6.0 m		

4.8.2.23	Excep	tion: RM1-23	Map # 57	0174-20	0325-2008, 017, 0181-2018/LPAT 019 February 15
		permitted uses and a ng uses /regulations s	pplicable regulations shall be a hall apply:	s specifi	ed for a RM1 zone
Regulations					
4.8.2.23.1		U	comply with the R7 zone regul 1.1 of this By-law except that:	lations	
	(1)		of a detached dwelling to all la ocated east of Longford Drive	ands	11.0 m
	(2)	maximum garage we measured from the	width: inside face of the garage side v	walls	6.1 m
4.8.2.23.2	Semi-	Detached:			
	(1)	the regulations of L this By-law shall no	ine 5.0 contained in Table 4.8. ot apply	1 of	
	(2)	minimum lot area	- interior lot		220 m^2
	(3)	minimum lot area	- corner lot		300 m^2
	(4)	minimum lot front	age - interior lot		8.7 m
	(5)	minimum lot front	age - corner lot		10.2 m
	(6)	maximum gross flo	oor area- residential		0.75 times the lot area
	(7)	minimum front yan adjacent the front l	rd - lots without a municipal si lot line	dewalk	3.5 m
	(8)	minimum front ya	rd - all other lots		4.5 m
	(9)		side yard - lots without a mun he exterior side lot line	icipal	3.5 m
	(10)		side yard - lots adjacent to a s width of less than 17.0 m	treet	1.8 m
	(11)	minimum exterior	side yard - all other lots		4.5 m
	(12)	minimum interior	side yard - unattached side		1.2 m
	(13)	minimum rear yard minimum rear yar	- where lot abuts a lot with a d of 7.5 m		6.0 m
	(14)	minimum rear yar of the subject lot m	lot to the rear of the subject lot d of 7.0 m, the minimum rear hay be reduced to 6.0 m for a of the width of the rear wall of	yard	
	(15)	minimum rear yar	d - all other lots		7.0 m
	(16)		of a semi-detached to all lands ocated east of Longford Drive		11.0 m
	(17)	minimum setback t	o garage face		5.8 m
	(18)	minimum setback t	o a sight triangle		0.0 m
	(19)	maximum encroach required front yard	nment of a porch or balcony in	nto	2.0 m
	(20)	maximum encroach required exterior s	nment of a porch or balcony in ide yard	nto	2.0 m
	(21)		on of a garage beyond either th ce or beyond the main entry fo		2.5 m
	(22)		y feature has been provided, the on of a garage beyond a ce	ne	5.0 m

Exception RM1-23 continued on next page

4.8.2.23	Excep	tion: RM1-23	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15		
Exception RN	Exception RM1-23 continued from previous page					
4.8.2.23.2 (continued)	(23)	where the garage pentrance, the gara	ed more than one storey in heiprojects beyond the main from age shall be covered by a second be set back a maximum of 2.5	o t nd		
	(24)	maximum drivews	ay width - interior lot	4.3 m		
	(25)	maximum drivews	ay width - corner lot	4.7 m		
	(26)	maximum garage width: measured from the inside face of the garage side walls		• . •		
	(27)	detached garage s	hall not be permitted			

4.8.2.24	Excep	tion: RM1-24	Map # 57	By-law: 0455-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
		permitted uses and a ing uses /regulations s	pplicable regulations shall be a hall apply:	as specified for a RM1 zone
Regulations				
4.8.2.24.1		9	comply with the R7 zone regulations. I of this By-law except that:	lations
	(1)	minimum lot area	- interior lot	275 m^2
	(2)	minimum lot front	age - interior lot	9.75 m
	(3)	minimum lot front	age - corner lot	13.0 m
	(4)	maximum drivewa	y width	6.5 m
	(5)	maximum garage we measured from the	width: inside face of the garage side	5.5 m walls
	(6)	minimum setback of Boulevard	of a lot to Winston Churchill	108.0 m
	(7)	on top of an attache	naximum area of 10 m ² is permed garage provided that the ba ore than 1.0 m beyond the gara	lcony
4.8.2.24.2	Semi-	Detached:		
	(1)	· ·	ines 5.0 and 11.0 contained in By-law shall not apply	
	(2)	minimum lot area	- interior lot	220 m^2
	(3)	minimum lot area	- corner lot	252 m^2
	(4)	minimum lot front	age - interior lot	8.5 m
	(5)	minimum lot front	age - corner lot	9.75 m
	(6)	minimum front yan adjacent the front l	rd - lots with a municipal side lot line	walk 4.5 m
	(7)	minimum front yan adjacent the front l	rd - lots without a municipal s lot line	idewalk 3.5 m
	(8)		side yard - lots with a adjacent the exterior side lot	4.5 m
	(9)		side yard - lots without a mun	nicipal 3.5 m
	(10)	minimum setback t	o garage face	5.8 m

Exception RM1-24 continued on next page

4.8.2.24	Excep	otion: RM1-24	Map # 57	By-law: 0455- 0174-2017, 01 Order 2019 Fe	81-2018/LPAT
Exception RN	И1-24 с	ontinued from previ	ous page		
4.8.2.24.2 (continued)	(11)	minimum interior s	side yard - unattached side		1.2 m
	(12)	minimum rear yare	d		7.0 m
	(13)	maximum encroach required front or ex	ament of a porch or balcony in acterior side yard	nto	2.0 m
	(14)	minimum setback to	o a sight triangle		0.0 m
	(15)		maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
	(16)		y feature has been provided, to nof a garage beyond a main		5.0 m
	(17)	where the garage p entrance , a minimum easured from the be covered by a sec	d more than one storey in hei rojects beyond the main fron am of 75% of the width of the inside face of the garage walls ond storey which may be set from the garage face	t garage, s, shall	
	(18)	maximum drivewa	y width - interior lot		4.3 m
	(19)	maximum drivewa ;	y width - corner lot		4.7 m
	(20)	maximum garage v	vidth:		3.8 m
		measured from the	inside face of the garage side	walls	
	(21)	attached garage is a	required		
	(22)	detached garage sh	all not be permitted		
	(23)	top of an attached g	aximum area of 10 m ² is permarage provided that the balc ore than 1.0 m beyond the gar age	ony	

4.8.2.25	Excep	tion: RM1-25	Map # 57	By-law: 0117-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15
		permitted uses and a ng uses /regulations s	pplicable regulations shall be a shall apply:	as specified for a RM1 zone
Regulations	}			
4.8.2.25.1		ached dwelling shall ned in Subsection 4.3	comply with the R7 zone regulations and this By-law	llations
4.8.2.25.2	Semi-	Detached:		
	(1)	•	Lines 5.0 and 11.0 contained in By-law shall not apply	
	(2)	minimum lot area	- interior lot	190 m ²
	(3)	minimum lot area	- corner lot	252 m^2
	(4)	minimum lot fron	tage - interior lot	7.5 m
	(5)	minimum lot fron	tage - corner lot	9.5 m
	(6)	minimum front ya sidewalk adjacent	ard - lots without a municipal the front lot line	3.5 m
	(7)		ard - lots without a municipal the exterior side lot line	3.5 m
	(8)	minimum setback	minimum setback to the garage face	
	(9)	minimum exterior	minimum exterior side yard - lots abutting a street	
	(10)	minimum interior	side yard - unattached side	1.2 m
	(11)	minimum rear ya	rd	6.0 m
	(12)		hment of a porch or balcony t or exterior side yard	2.0 m
	(13)		on of a garage beyond either the or beyond the main entry	
	(14)		ry feature has been provided, ection of a garage beyond a ace	5.0 m
	(15)	where the garage entrance, the gara	ed more than one storey in he projects beyond the main from age shall be covered by a second be set back a maximum of 2.5 ace	n t nd
	(16)	maximum drivew	ay width - interior lot	4.5 m
	(17)	maximum drivew	ay width - corner lot	5.0 m
	(18)	maximum garage measured from the	width: e inside face of the garage side	3.8 m
	(19)	detached garage s	shall not be permitted	

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

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

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4.8.3 RM2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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

4.8.3.2	Except	ion: RM2-2	Map # 21, 26, 27, 28, 30, 55, 56	By-law:
In a RM2-2 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:				
Regulations				
4.8.3.2.1	Detach	ned Dwelling:		
	(1)	minimum lot area	- interior lot	275 m^2
	(2)	minimum lot front	age - interior lot	9.0 m
	(3)	maximum gross flo	or area - residential	0.6 times the lot area

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

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

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

4.8.3.6	Excep	otion: RM2	-6	Map # 44W	By-law: 017 0181-2018/I 2019 Februa	PAT Order
In a RM2-6 zo				plicable regulations shall shall apply:	be as specified for	a RM2 zone
Regulations						
4.8.3.6.1		tions conta		comply with the R11 zon absection 4.4.1 of this By		
	(1)	minimur	n setback 1	to garage face		7.0 m
4.8.3.6.2	Semi-	Detached:				
	(1)	maximu	m lot cove	rage:		
		(1.1)	1.0 m be 2.5 m be	ne garage does not project eyond the main entry feat eyond the main front ent le room on the first stor	iture or t rance or a	45%
		(1.2)		ne width of the garage is ed from the inside face of ls or		45%
		(1.3)	all other	lots		40%
	(2)	where the	e garage pe, the gara which may	ed more than one storey is projects beyond the main age shall be covered by a be set back a maximum of	front second	
	(3)	minimur	n setback 1	to garage face		7.0 m
	(4)	minimur	n setback t	to a sight triangle		0.0 m
	(5)	maximu	m drivew a	y width		3.8 m
	(6)	maximu	m porch a	rea in a front yard - inte	rior lot	12 m^2
	(7)		m total po i	rch area in front and ext	erior side	20 m^2
	(8)		_	ches in front and exterior rom the calculation of lot	•	
	(9)	a detach	ed garage	is not permitted		

4.8.3.7	Except	tion: RM2	2-7	Map # 44W	By-law: 017 0181-2018/ 2019 Februa	LPAT Order
In a RM2-7 zo except that the				plicable regulations shall be hall apply:	as specified for	r a RM2 zone
Regulations						
4.8.3.7.1			_	comply with the R11 zone bsection 4.4.1 of this By-law	V	
4.8.3.7.2	Semi-	Detached	:			
	(1)	maxim	um lot cove	erage:		
		(1.1)	1.0 m bey beyond th	e garage does not project mo yond the main entry feature he main front entrance or a te room on the first storey or	e or 2.5 m	45%
		(1.2)		e width of the garage is 3.8 m from the inside face of the page.		45%
		(1.3)	all other I	ots		40%
	(2)	where the entrance	ne garage p e, the gara which may l	elling more than one storey projects beyond the main from ge shall be covered by a secute set back a maximum of 2	ont ond	
	(3)	minimu	m setback t	o a sight triangle		0.0 m
	(4)	maximu	ım drivewa	y width		3.8 m
	(5)	maximu	ım porch aı	rea in a front yard - interio	r lot	12 m ²
	(6)		ım total po r corner lot	ch area in front and exterio	or side	20 m^2
	(7)			hes in front and exterior sign of the calculation of lot co		
	(8)	a detach	ed garage :	is not permitted		

4.8.3.8	Excep	otion: RM2-8	Map # 39E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
In a RM2-8 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:						
Regulations	S					
4.8.3.8.1	Semi-	Detached:	etached:			
	(1)	minimum lot a	rea - corner lot	240 m^2		
	(2)	minimum lot fi	rontage - interior lot	9.0 m		
	(3)	minimum lot fi	rontage - corner lot	10.0 m		
	(4)	minimum inter	ior side yard - unattached s	side 1.2 m		
	(5)	minimum exter	rior side yard	3.0 m		
	(6)	minimum rear	yard	6.0 m		
	(7)	minimum setba	ick to garage face	7.0 m		

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

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

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

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

4.8.3.13	Exception: RM2-13	Map # 53E, 53W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	one the applicable regulation regulations shall apply:	s shall be as specified for a RM	M2 zone except that the		
Permitted Use					
4.8.3.13.1	Lands zoned RM2-13 shall	only be used for the following	y:		
	(1) Semi-Detached				
Regulations					
4.8.3.13.2	Minimum lot area - interio	or lot	240 m^2		
4.8.3.13.3	Minimum lot area - corner	·lot	320 m^2		
4.8.3.13.4	Minimum lot frontage - int	terior lot	9.0 m		
4.8.3.13.5	Minimum lot frontage - co	rner lot	12.0 m		
4.8.3.13.6	Minimum front yard 3.65 m				
4.8.3.13.7	Minimum exterior side yard				
4.8.3.13.8	Minimum setback to garage	e face	4.5 m		

4.8.3.14	Exception: RM2-14	Map # 53E, 53W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15			
	one the applicable regulation (regulations shall apply:	s shall be as specified for a RM	M2 zone except that the			
Permitted Use						
4.8.3.14.1	Lands zoned RM2-14 shall	only be used for the following	;			
	(1) Semi-Detached					
Regulations						
4.8.3.14.2	Minimum lot area - interio	or lot	240 m ²			
4.8.3.14.3	Minimum lot area - corner	·lot	320 m^2			
4.8.3.14.4	Minimum lot frontage - int	terior lot	9.0 m			
4.8.3.14.5	Minimum lot frontage - co	12.0 m				
4.8.3.14.6	Minimum front yard 3					
4.8.3.14.7	Minimum exterior side yar	3.65 m				
4.8.3.14.8	Minimum setback to garag	e face	5.5 m			

4.8.3.15	Exception: RM2-15	Map # 53E	By-law: 0174-2017				
	In a RM2-15 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:						
Permitted Use							
4.8.3.15.1	Lands zoned RM2-15 shall only be used for the following:						
	(1) Semi-Detached						
Regulations							
4.8.3.15.2	Minimum exterior side yar	·d	2.45 m				
4.8.3.15.3	*	schment of a bay window and bundation, into an exterior sid	0.5 m le yard				

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

4.8.3.17	Exception: RM2-17	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	one the applicable regulation /regulations shall apply:	s shall be as specifie	d for a RM2 zone except that the		
Permitted Use	<u>)</u>				
4.8.3.17.1	Lands zoned RM2-17 shall	only be used for the	following:		
	(1) Semi-Detached				
Regulations					
4.8.3.17.2	Maximum lot coverage		50%		
4.8.3.17.3	Minimum lot area - corner	260 m^2			
4.8.3.17.4	Minimum lot frontage - int	terior lot	6.1 m		
4.8.3.17.5	Minimum lot frontage - corner lot				
4.8.3.17.6	Minimum interior side yar	d - unattached side	1.2 m		
4.8.3.17.7	Minimum exterior side yar	rd	3.0 m		
4.8.3.17.8	Minimum setback to garage	7.0 m			
4.8.3.17.9	The areas of all porches in be excluded from the calcul				
4.8.3.17.10	Maximum driveway width	3.8 m			
4.8.3.17.11	Maximum driveway width	- corner lot	5.0 m		

4.8.3.18	Exception: RM2-18	Map # 57, 58	By-law: 0449-2007, 0174-2017, 0181-2018/LPA Order 2019 February 15			
	zone the applicable regulations shall apply:	ons shall be as specified	for a RM2 zone except that the			
Permitted U	se					
4.8.3.18.1	Lands zoned RM2-18 sha	all only be used for the fo	ollowing:			
	(1) Semi-Detached					
Regulations						
4.8.3.18.2	The regulations of Line 5 By-law shall not apply	.0 contained in Table 4.5	3.1 of this			
4.8.3.18.3	Minimum lot area - inter	rior lot	215 m^2			
4.8.3.18.4	Minimum lot area - corner lot 30					
4.8.3.18.5	Minimum lot frontage - interior lot 7.2 m					
4.8.3.18.6	Minimum lot frontage - corner lot 10.					
4.8.3.18.7		Minimum front yard - lots without a municipal sidewalk adjacent the front lot line				
4.8.3.18.8	Minimum exterior side y adjacent the exterior side	nicipal sidewalk 3.5 m				
4.8.3.18.9	Minimum exterior side y of-way width less than 17	eet with a right- 1.8 m				
4.8.3.18.10	Minimum setback to gara	5.8 m				
4.8.3.18.11	Minimum interior side y	ard - unattached side	1.2 m			

Exception RM2-18 continued on next page

4.8.3.18	Exception: RM2-18	Map # 57, 58	By-law: 0449-2007, 0174-2017, 0181-2018/LPA Order 2019 February 15	AT	
Exception R	M2-18 continued from previo	ous page			
4.8.3.18.12	Minimum setback to a sight	triangle	0.0 m		
4.8.3.18.13	Maximum encroachment of front or exterior side yard	a porch or balcony into req	uired 2.0 m		
4.8.3.18.14	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided				
4.8.3.18.15	Where a main entry feature projection of a garage beyon	ximum 5.0 m			
4.8.3.18.16	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face				
4.8.3.18.17	Maximum driveway width - interior lot 4.3				
4.8.3.18.18	Maximum driveway width	4.7 m			
4.8.3.18.19	Maximum garage width: measured from the inside face of the garage side walls				
4.8.3.18.20	Detached garage shall not b	pe permitted			

4.8.3.19	Exception: RM2-19	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	one the applicable regulation regulations shall apply:	ns shall be as specified for a R	M2 zone except that the		
Permitted Use	S				
4.8.3.19.1	Lands zoned RM2-19 shal	l only be used for the followin	g:		
		ompliance with the provisions le 2.1.9.1 of this By-law			
Regulations					
4.8.3.19.2	The regulations of Line 5.0 By-law shall not apply	contained in Table 4.8.1 of the	nis		
4.8.3.19.3	Minimum front yard - lot adjacent the front lot line	s without a municipal sidewall	3.5 m		
4.8.3.19.4	Minimum exterior side ya adjacent the exterior side	ard - lots without a municipal lot line	sidewalk 3.5 m		
4.8.3.19.5	Minimum exterior side yard - lots abutting a street with a right- of-way width less than 17.0 m				
4.8.3.19.6	Minimum exterior side yard with a 0.3 m reserve along the exterior side lot line 4.2 m				
4.8.3.19.7	Minimum setback to garage face 5.8 m				
4.8.3.19.8	Minimum setback to a sight triangle 0.0 m				
4.8.3.19.9	Maximum encroachment of a porch or balcony into required 2.0 m front and exterior side yard				
4.8.3.19.10	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided				

Exception RM2-19 continued on next page

4.8.3.19	Exception: RM2-19	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15			
Exception R	M2-19 continued from previo	ous page				
4.8.3.19.11	Where a main entry feature has been provided, the maximum 5.0 m projection of a garage beyond a main front entrance					
4.8.3.19.12	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face					
4.8.3.19.13	Maximum driveway width - interior lot 4.3					
4.8.3.19.14	Maximum driveway width	4.7 m				
4.8.3.19.15	Maximum garage width: measured from the inside face of the garage side walls					
4.8.3.19.16	Detached garage shall not b	pe permitted				

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

4.8.3.21	Exception: RM2-21		21	Map # 44W	By-law: 01 0181-2018 2019 Febru	/LPAT Order
In a RM2-21 z except that the				pplicable regulations shall hall apply:	be as specified	for a RM2 zone
Regulations						
4.8.3.21.1				comply with the R11 zone bsection 4.4.1 of this By-l		
	(1)	maximum main fro		on of a garage beyond the		7.0 m
4.8.3.21.2	Semi-l	Detached:				
	(1)	maximum	lot cove	rage:		
		(1.1)	1.0 m be 2.5 m be	ne garage does not project eyond the main entry feat eyond the main front entr le room on the first store	ure or ance or a	45%
		(1.2)	measure exterior	d from the outside of oppowalls or from the outside wall to the midpoint of an	osite of an	45%
		(1.3)	all other	lots		40%
	(2)	minimum	front ya	rd		9.0 m
	(3)	minimum	exterior	side yard		9.0 m
	(4)	where the entrance, storey wh	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face			
	(5)	maximum main fro i		on of a garage beyond the		7.0 m
	(6)	maximum	num porch area in a front yard - interior lot		ior lot	12 m^2
	(7)		maximum total porch area in front and exterior side yards - corner lot			20 m^2
	(8)			thes in front and exterior from the calculation of lot		
	(9)	-	-	gs and structures shall not or exterior side yard	t be located	

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

4.8.3.23	Exception: RM2-23	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0143-2021		
	one the applicable regulation /regulations shall apply:	s shall be as specified for a RM	12 zone except that the		
Permitted Use	;				
4.8.3.23.1	Lands zoned RM2-23 shall	only be used for the following	:		
	(1) Semi-Detached				
Regulations					
4.8.3.23.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply				
4.8.3.23.3	Minimum setback to garage face 7.0 m				
4.8.3.23.4	Minimum setback to a sight triangle 0.0 m				
4.8.3.23.5	Maximum encroachment of a porch or balcony into minimum 2.0 m required front or exterior side yard				
4.8.3.23.6	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided 3.5 m				
4.8.3.23.7	Maximum setback of the main front entrance from the garage face where a main entry feature is provided 5.0 m				
4.8.3.23.8	Maximum driveway width	3.8 m			
4.8.3.23.9	Maximum garage width: measured from the inside face of the garage side walls				
4.8.3.23.10	Detached garage shall not be permitted				

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4.8.3.24	Excep	otion: RM2-24	Map # 55	0181-20	0174-2017, 18/LPAT Order bruary 15	
		permitted uses and a ing uses /regulations s	pplicable regulations shall be hall apply:	e as specific	ed for a RM2 zone	
Regulations						
4.8.3.24.1	Minir	Minimum setback to garage face 7.0 m				
4.8.3.24.2		num encroachment of a porch or deck including landings 2.5 m airs into the required rear yard			2.5 m	
4.8.3.24.3 Detached Dwelling :						
	(1)	minimum lot area - interior lot			270 m^2	
	(2)	maximum lot coverage			43%	
	(3)	maximum driveway width			5.6 m	
	(4)	maximum garage width: measured from the inside face of the garage side walls			5.6 m	
4.8.3.24.4	Semi-	-Detached:				
	(1)	the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply				
	(2) maximum gross floor area - residential				0.75 times the lot area	
	(3)	maximum driveway width			3.8 m	
	(4)	maximum garage we measured from the	arage width: om the inside face of the garage side walls		3.8 m	

4.8.3.25	Except	ion: RM2-25	Map # 55	By-law: 0174-2017	
In a RM2-25 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:					
Regulations					
4.8.3.25.1	Semi-Detached:				
	(1)	the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply			
	(2)	maximum gross flo	or area - residential	0.75 times the lot area	
	(3)		nment of porch or deck includinto the required rear yard	ing 2.5 m	

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

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

4.8.3.28	Exception: RM2-28	Map # 55	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15			
	In a RM2-28 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:					
Permitted U	se					
4.8.3.28.1	Lands zoned RM2-28 shall only be used for the following: (1) Semi-Detached					
Regulations	()					
4.8.3.28.2	28.2 Minimum setback of a semi-detached to the garage face 5.0 m					
4.8.3.28.3	Minimum setback of a semi-detached to Tenth Line West 4.5 m					
4.8.3.28.4	Maximum driveway width 5.2 m					
4.8.3.28.5	Maximum garage width: 5.2 m measured from the inside face of the garage side walls					

4.8.3.29	Excep	tion: RM2-29	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0143-2021	
		permitted uses and a ng uses /regulations s	pplicable regulations shall be a hall apply:	s specified for a RM2 zone	
Regulations					
4.8.3.29.1	4.8.3.29.1 A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:				
	(1)	maximum lot cove	rage	45%	
	(2)	minimum lot area	- interior lot	295 m^2	
	(3)	minimum lot area	- corner lot	415 m^2	
	(4)	minimum lot frontage - interior lot		9.75 m	
	(5)	minimum lot front	age - corner lot	13.5 m	
	(6)	minimum front ya	rd	4.5 m	
	(7)	minimum exterior	side yard	4.5 m	
	(8)	minimum rear yar	d	7.5 m	
	(9)	minimum setback o	of a porch to a sight triangle	1.5 m	
	(10)	maximum drivewa	y width	5.7 m	
	(11)	maximum garage we measured from the	width: inside face of the garage side y	5.7 m walls	
4.8.3.29.2	Semi-	Detached:			
	(1)	the regulations of L this By-law shall no	ine 5.0 contained in Table 4.8. ot apply	1 of	
	(2)	maximum gross flo	oor area - residential	0.75 times the lot area	
	(3)		on of a garage beyond either the ce or beyond the main entry for		
	(4)		y feature has been provided, ection of a garage beyond a ce	5.0 m	

Exception RM2-29 continued on next page

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4.8.3.29	Excep	tion: RM2-29	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0143-2	2021
Exception RM2-29 continued from previous page					
4.8.3.29.2 (continued)	(5)	where the garage pentrance, the garage	d more than one storey in heirojects beyond the main fronge shall be covered by a second set back a maximum of 2.5 ce	t ad	
	(6)	maximum encroach required front or ex	ament of a porch or balcony in terior side yard	nto 2.0 m	
	(7)	maximum drivewa ;	y width	3.8 m	
	(8)	maximum garage v measured from the	vidth: inside face of the garage side	3.8 m walls	
	(9)	detached garage sh	all not be permitted		

4.8.3.30	Exception: RM2-30	Map # 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
	zone the applicable regulations/regulations shall apply:	s shall be as specified for a RI	M2 zone except that the
Permitted Use	e		
4.8.3.30.1	Lands zoned RM2-30 shall	only be used for the following	g:
	(1) Semi-Detached		
Regulations			
4.8.3.30.2	The regulations of Line 5.0 By-law shall not apply	contained in Table 4.8.1 of th	iis
4.8.3.30.3	Minimum lot area - interio	or lot	215 m^2
4.8.3.30.4	Minimum lot area - corner	·lot	300 m^2
4.8.3.30.5	Minimum lot frontage - int	7.2 m	
4.8.3.30.6	Minimum lot frontage - co	10.2 m	
4.8.3.30.7	Minimum front yard - lots adjacent the front lot line	without a municipal sidewalk	3.5 m
4.8.3.30.8	Minimum exterior side yar adjacent the exterior side lo	rd - lots without a municipal sot line	sidewalk 3.5 m
4.8.3.30.9	Minimum exterior side yar of-way width less than 17.0	rd - lots abutting a street with	n a right- 1.8 m
4.8.3.30.10	Minimum setback to garag	e face	5.8 m
4.8.3.30.11	Minimum interior side yar	d - unattached side	1.2 m
4.8.3.30.12	Minimum setback to a sight	t triangle	0.0 m
4.8.3.30.13	Minimum setback of a semi	i-detached to all lands zoned	U-3 11.0 m
4.8.3.30.14	Maximum encroachment of front or exterior side yard	f a porch or balcony into requ	nired 2.0 m
4.8.3.30.15	Maximum projection of a g entrance or beyond the ma		
4.8.3.30.16	Where a main entry featur projection of a garage beyon	e has been provided, the max and a main front entrance	imum 5.0 m

Exception RM2-30 continued on next page

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4.8.3.30	Exception: RM2-30	Map # 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
Exception RN	12-30 continued from previo	ous page			
4.8.3.30.17	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face				
4.8.3.30.18	Maximum driveway width 3.8 m				
4.8.3.30.19	Maximum garage width: measured from the inside face of the garage side walls				
4.8.3.30.20	Detached garage shall not b	pe permitted			

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

4.8.3.32	Except	ion: RM2-32	Map # 44E, 52E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
		permitted uses and ap ng uses /regulations sl	pplicable regulations shall be a hall apply:	as specified for a RM2 zone
Regulations				
4.8.3.32.1			comply with the R11 zone bsection 4.4.1 of this By-law	
4.8.3.32.2	Semi-I	Detached:		
	(1)	project more than 1	rage - where the garage does .0 m beyond the main entry fe main front entrance - inter	eature eature
	(2)	maximum lot cover	rage - all other lots	40%
	(3)		on of a garage beyond either the ce or beyond the main entry faterior lot	
	(4)	•	y feature has been provided, to on of a garage beyond a main lot	
	(5)	where the garage p entrance, the garage	d more than one storey in heigocojects beyond the main from ge shall be covered by a second set back a maximum of 2.5 ce - interior lot	t d
	(6)	maximum porch ar	rea in a front yard - interior l	ot 12 m ²
	(7)	maximum total por yards - corner lot	ch area in front and exterior	side 20 m ²
	(8)		hes in front and exterior side com the calculation of lot cove	
	(9)	· ·	gs and structures shall not be rexterior side yard	located

4.8.3.33	Except	tion: RM2-33	Map # 44W, 45E, 52E, 52W	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	In a RM2-33 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:					
Regulations						
4.8.3.33.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law except that:					
	(1)	maximum lot coverage - where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of the exterior wall to the midpoint of an interior wall				
	(2)	garage beyond the entry feature, whe 1.0 m or the project	rage - where the projection of main front entrance or the reprovided, is less than or equition of a garage beyond the ness than or equal to 2.5 m	nain ual to		
	(3)	maximum projection of a garage beyond the 7.5 m main front entrance				

Exception RM2-33 continued on next page

4.8.3.33	Ехсер	otion: RM2	2-33	Map # 44W, 45E, 52E, 52W		25-2008, 0181-2018/LPAT February 15
Exception F	RM2-33 c	ontinued	from previ	ous page		
4.8.3.33.2	Semi	-Detached	:			
	(1)	maximu	ım lot cove ı	rage:		
		(1.1)	1.0 m be 2.5 m be	te garage does not project me yond the main entry feature yond the main front entrantle room on the first storey of	e or ace or a	45%
		(1.2)	measure exterior	the width of the garage is 3.5 d from the outside of oppositive walls or from the outside of wall to the midpoint of an in	te an	45%
		(1.3)	all other	lots		40%
	(2)		ım projectic ont entran	on of a garage beyond the ce		7.5 m
	(3)	where the entrance storey w	ne garage pee, the gara	d more than one storey in horojects beyond the main froge shall be covered by a second set back a maximum of 2.	ont ond	
	(4)	maximu	ım porch aı	rea in a front yard - interio	r lot	12 m^2
	(5)		ım total por corner lot	ch area in front and exterio	or side	20 m^2
	(6)			hes in front and exterior side rom the calculation of lot co		
	(7)		•	s and structures shall not b r exterior side yard	e located	

4.8.3.34	Exception: RM2-34	Map # 27	By-law: 0174-2017		
In a RM2-34 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:					
Additional Per	mitted Use				
4.8.3.34.1	(1) Linked Dwelling				
Regulations					
4.8.3.34.2	Minimum front yard		7.5 m		
4.8.3.34.3		mply with the RM2 zone regul ned in Subsection 4.8.1 of this			
	(1) minimum front yan	rd	7.5 m		

4.8.3.35	Except	ion: RM2-35	Map # 26, 30	By-law:	
In a RM2-35 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:					
Regulations					
4.8.3.35.1	8.3.35.1 A detached dwelling shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that:				
	(1)	minimum lot area	- corner lot	460 m^2	
	(2)	minimum lot front	age	15.0 m	

4.8.3.36	Excep	tion: RM2-36	Map # 27	By-law:	0174-2017	
		permitted uses and and ang uses /regulations si	pplicable regulations hall apply:	shall be as specifie	d for a RM2 zone	
Additional Pe	rmitted	Use				
4.8.3.36.1	(1) Linked Dwelling					
Regulations						
4.8.3.36.2	Semi-Detached:					
	(1)	minimum front ya	rd		7.5 m	
4.8.3.36.3			comply with the R3 and all of this By-law exc	•		
	(1)	minimum lot area	- interior lot		510 m^2	
	(2)	minimum lot area	- corner lot		650 m^2	
4.8.3.36.4		emi-detached contain	mply with the RM2 z ned in Subsection 4.8	•		
	(1)	minimum front yar	rd		7.5 m	

4.8.3.37	Exception: RM2-37		Map # 44W	By-law: 0174-201 0181-2018/LPAT 2019 February 15	Order	
		applicable regulation	s shall be as specified for	a RM2 zone except tha	at the	
Permitted Use	9					
4.8.3.37.1	Lands	zoned RM2-37 shall	only be used for the follow	ving:		
	(1)	Semi-Detached				
Regulations						
4.8.3.37.2	(1)	project more than 1	rage - where the garage d0 m beyond the main ente e main front entrance or the first storey or	ry feature	45%	
	(2)	where the width of the garage is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or				
	(3)	all other lots		4	40%	
4.8.3.37.3	Maxim entran		garage beyond the main fr	ront 7	7.5 m	
4.8.3.37.4	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face					
4.8.3.37.5	Maxin	num porch area in a t	front yard - interior lot	1	2 m^2	
4.8.3.37.6	Maximum total porch area in front and exterior side yards - 20 m ²					
4.8.3.37.7		The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage				
4.8.3.37.8		sory buildings and so yard or exterior side	tructures shall not be loca	ated in the		

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

4.8.3.39	Exception: RM2-39		By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15	
	zone the applicable regulation es/regulations shall apply:	s shall be as specified for a RM	2 zone except that the	
Permitted U	se			
4.8.3.39.1	Lands zoned RM2-39 shall	only be used for the following:		
	(1) Semi-Detached			
Regulations				
4.8.3.39.2	The regulations of Line 5.0 By-law shall not apply	contained in Table 4.8.1 of this	3	
4.8.3.39.3	Minimum lot area - interi	or lot	215 m ²	
4.8.3.39.4	Minimum lot area - corne	r lot	300 m^2	
4.8.3.39.5	Minimum lot frontage - in	terior lot	7.2 m	
4.8.3.39.6	Minimum lot frontage per	dwelling unit - corner lot	10.2 m	
4.8.3.39.7	Minimum front yard - lots adjacent the front lot line	without a municipal sidewalk	3.5 m	
4.8.3.39.8	Minimum exterior side ya adjacent the exterior side l	rd - lots without a municipal sid ot line	dewalk 3.5 m	
4.8.3.39.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m			
4.8.3.39.10	Minimum setback to garag	ge face	5.8 m	
4.8.3.39.11	Minimum interior side ya	rd - unattached side	1.2 m	
4.8.3.39.12	Minimum setback to a sigh	t triangle	0.0 m	
4.8.3.39.13	Minimum setback of a sem	i-detached to all lands zoned U	J-3 13.2 m	
4.8.3.39.14	Maximum encroachment o front and exterior side ya	f a porch or balcony into required	red 2.0 m	
4.8.3.39.15	Maximum projection of a g main front entrance or be provided	garage beyond either the yond the main entry feature w	2.5 m	
4.8.3.39.16	Where a main entry feature projection of a garage beyon	re has been provided, the maximond a main front entrance	num 5.0 m	
4.8.3.39.17	garage projects beyond the	than one storey in height , when main front entrance , the gara d storey which may be set back e garage face	nge	
4.8.3.39.18	Maximum driveway width	- interior lot	4.3 m	
4.8.3.39.19	Maximum driveway width	- corner lot	4.7 m	
4.8.3.39.20	Maximum garage width: measured from the inside fa	ace of the garage side walls	3.8 m	
4.8.3.39.21	Detached garage shall not	be permitted		

4.8.3.40	Exception: RM2-40 Maj	o # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	zone the applicable regulations sha s/regulations shall apply:	ll be as specified for a Rl	M2 zone except that the		
Permitted Us	se				
4.8.3.40.1	Lands zoned RM2-40 shall only	be used for the following	g:		
	(1) Semi-Detached				
Regulations					
4.8.3.40.2	The regulations of Line 5.0 cont By-law shall not apply	ained in Table 4.8.1 of th	iis		
4.8.3.40.3	Minimum lot area - interior lot	,	215 m ²		
4.8.3.40.4	Minimum lot area - corner lot		300 m^2		
4.8.3.40.5	Minimum lot frontage - interio	r lot	7.2 m		
4.8.3.40.6	Minimum lot frontage - corner	lot	10.2 m		
4.8.3.40.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line 3.5 m				
4.8.3.40.8	Minimum exterior side yard - ladjacent the exterior side lot lin		sidewalk 3.5 m		
4.8.3.40.9	Minimum exterior side yard - l right-of-way width less than 17.		n a 1.8 m		
4.8.3.40.10	Minimum setback to garage fac	e	5.8 m		
4.8.3.40.11	Minimum interior side yard - unattached side 1.2 m				
4.8.3.40.12	Minimum setback to a sight triangle 0.0 m				
4.8.3.40.13	Minimum setback of a semi-det	ached to all lands zoned	U-3 14.9 m		
4.8.3.40.14	Maximum encroachment of a po front and exterior side yard	orch or balcony into requ	nired 2.0 m		
4.8.3.40.15	Maximum projection of a garage entrance or beyond the main en	•			
4.8.3.40.16	Where a main entry feature ha projection of a garage beyond a		imum 5.0 m		
4.8.3.40.17	For a semi-detached more than garage projects beyond the mai shall be covered by a second sto maximum of 2.5 m from the gar	n front entrance, the gar rey which may be set back	rage		
4.8.3.40.18	Maximum driveway width - int	erior lot	4.3 m		
4.8.3.40.19	Maximum driveway width - con	ner lot	4.7 m		
4.8.3.40.20	Maximum garage width: measured from the inside face o	f the garage side walls	3.8 m		
4.8.3.40.21	Detached garage shall not be pe	rmitted			

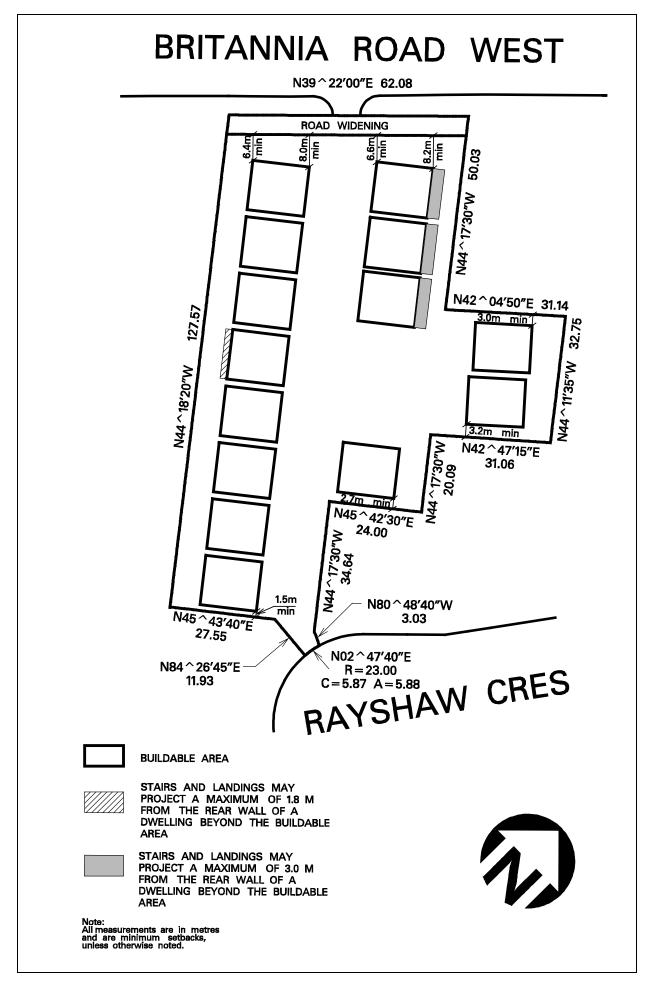
4.8.3.41	Exception: RM2-41	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15	
	zone the applicable regulations/regulations shall apply:	ns shall be as specified for a	RM2 zone except that the	
Permitted Us	se			
4.8.3.41.1	Lands zoned RM2-41 shall	only be used for the follow	ing:	
	(1) Semi-Detached			
Regulations				
4.8.3.41.2	The regulations of Line 5.0 By-law shall not apply	contained in Table 4.8.1 of	`this	
4.8.3.41.3	Minimum front yard - lots adjacent the front lot line	s without a municipal sidew	alk 3.5 m	
4.8.3.41.4	Minimum interior side ya	rd - unattached side	1.2 m	
4.8.3.41.5	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line 3.5 m			
4.8.3.41.6	Minimum exterior side yard - corner lots with a 0.3 m reserve along the exterior side lot line 4.2			
4.8.3.41.7	Minimum setback to garag	5.8 m		
4.8.3.41.8	Minimum setback to a sigh	Minimum setback to a sight triangle		
4.8.3.41.9	Maximum encroachment of a porch or balcony into a required 2. front and exterior side yard			
4.8.3.41.10		garage beyond either the main entry feature where pro		
4.8.3.41.11	Where a main entry featu projection of a garage beyon	aximum 5.0 m		
4.8.3.41.12	garage projects beyond the	than one storey in height, the main front entrance, the storey which may be set at garage face	garage	
4.8.3.41.13	Maximum garage width: measured from the inside face of the garage side walls			
4.8.3.41.14	Detached garage shall not			

4.8.3.42	Exception: RM2-42	Map # 06, 07	By-law: 0024-2011, deleted by 0137-2013, 0171-2015/OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30, 0007-2022				
except that the	In a RM2-42 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:						
Regulations	Mariana balah bisha		0.5				
4.8.3.42.1	Maximum height - highest sloped roof	riage:	9.5 m				
4.8.3.42.2	Maximum height: flat roof		7.5 m				
4.8.3.42.3	Maximum height of eaves: from average grade to low	er edge of eaves	6.4 m				
4.8.3.42.4	Maximum dwelling unit de	epth	20.0 m				

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4.8.3.43	Exception: RM2-43	Map # 39E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022					
	In a RM2-43 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:							
Permitted Use	es ·							
4.8.3.43.1	Lands zoned RM2-43 shall	only be used for the following	z:					
	(1) Semi-Detached							
Regulations								
4.8.3.43.2	The regulations of Line 5.0 By-law shall not apply	contained in Table 4.8.1 of th	is					
4.8.3.43.3	Maximum number of semi-detached dwelling units on all lands zoned RM2-43							
4.8.3.43.4	Minimum landscaped area 40% of the lot							
4.8.3.43.5	Maximum height - highest sloped roof	ridge:	11.0 m					
4.8.3.43.6	Minimum setback to the fro	ont wall of a semi-detached fr	om a 4.5 m					
4.8.3.43.7	Minimum setback to the rear wall of a semi-detached from a 7.5 m lot line							
4.8.3.43.8	Minimum separation betwe	en semi-detached	1.8 m					
4.8.3.43.9	Minimum setback to garag	e face from a condominium	oad 6.0 m					
4.8.3.43.10	Maximum projection of sta of a dwelling outside the bu Schedule RM2-43 of this E		t wall 1.8 m					
4.8.3.43.11	Minimum number of comm	non visitor parking spaces per	0.32					
4.8.3.43.12	All site development plans of this Exception	shall comply with Schedule R	M2-43					

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Schedule RM2-43 Map 39E

4.8.3.44	Exception: RM2-44	Map # 29	By-law: 0174-2017					
following uses	In a RM2-44 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:							
Permitted Use	2							
4.8.3.44.1	Lands zoned RM2-44 shall	only be used for the following:						
	(1) Semi-Detached							
Regulations								
4.8.3.44.2	Minimum lot area		225 m^2					
4.8.3.44.3	Minimum lot frontage		7.0 m					
4.8.3.44.4	Minimum interior side yar	d - attached side	0.0 m					
4.8.3.44.5	Minimum interior side yar	rd - unattached side	1.2 m on one side of the dwelling and 0.6 m on the other					
4.8.3.44.6	Minimum setback to a sigh	t triangle	0.0 m					
4.8.3.44.7	Minimum setback of a sem	i-detached to all lands zoned P	B1 17.15 m					
4.8.3.44.8	Maximum encroachment of front and exterior side yar	a porch or balcony into a requed	uired 2.0 m					
4.8.3.44.9	Maximum driveway width		3.8 m					
4.8.3.44.10	Maximum garage width: measured from the inside fa	nce of the garage side walls	3.8 m					
4.8.3.44.11	Each dwelling shall have ar	n attached garage						
4.8.3.44.12	Detached garage shall not l	pe permitted						

4.8.3.45	Exception: RM2-45	Map # 20	By-law: 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	one the permitted uses and a following uses /regulations s	pplicable regulations shall be hall apply:	as specified for a RM2 zone		
Permitted Use	e				
4.8.3.45.1	Lands zoned RM2-45 shall	only be used for the followin	g:		
	(1) Semi-Detached				
Regulations					
4.8.3.45.2	The provisions contained in shall not apply	Subsection 2.1.14 of this By	-law		
4.8.3.45.3	Maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot				
4.8.3.45.4	Maximum lot coverage - al	ll other lots	40%		
4.8.3.45.5	Minimum front yard		6.0 m		
4.8.3.45.6	Minimum interior side yar	d - unattached side	0.9 m		
4.8.3.45.7	Maximum height		9.0 m and 2 storeys		
4.8.3.45.8	Maximum projection of a g entrance or beyond the ma interior lot				

Exception RM2-45 continued on next page

4.8.3.45	Exception: RM2-45	Map # 20	By-law: 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15		
Exception RN	M2-45 continued from previo	ous page			
4.8.3.45.9	Where a main entry feature has been provided, the maximum 4.0 m projection of a garage beyond a main front entrance - interior lot				
4.8.3.45.10	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face - interior lot				
4.8.3.45.11	Maximum porch area in a front yard - interior lot 12 m ²				
4.8.3.45.12	Maximum total porch area in front and exterior side yards - 20 m ² corner lot				
4.8.3.45.13	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage				
4.8.3.45.14	Accessory buildings and structures shall not be located in the front yard or exterior side yard				

4.8.3.46	Exception: RM2-46	Map # 20	By-law: 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	one the permitted uses and ap following uses /regulations sl	oplicable regulations shall be a hall apply:	as specified for a RM2 zone		
Permitted Use					
4.8.3.46.1	Lands zoned RM2-46 shall	only be used for the following	;:		
	(1) Semi-Detached				
Regulations					
4.8.3.46.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply				
4.8.3.46.3	Maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot				
4.8.3.46.4	Maximum lot coverage - all other lots 40%				
4.8.3.46.5	Minimum front yard	6.0 m			
4.8.3.46.6	Minimum interior side yar	1.8 m on one side of the dwelling and 0.9 m on the other			
4.8.3.46.7	Maximum height	•	9.0 m and 2 storeys		
4.8.3.46.8	Maximum projection of a gentrance or beyond the mainterior lot				
4.8.3.46.9	Where a main entry featur projection of a garage beyo interior lot	mum 4.0 m			

Exception RM2-46 continued on next page

4.8.3.46	Exception: RM2-46	Map # 20	By-law: 0308-20 0174-2017, 018 Order 2019 Febr	1-2018/LPAT	
Exception RN	12-46 continued from previo	ous page			
4.8.3.46.10	4.8.3.46.10 For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face - interior lot				
4.8.3.46.11	Maximum porch area in a front yard - interior lot 12 m ²			12 m ²	
4.8.3.46.12	Maximum total porch area in front and exterior side yards - 20 m ² corner lot			20 m ²	
4.8.3.46.13	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage				
4.8.3.46.14	Accessory buildings and structures shall not be located in the front yard or exterior side yard				

4.8.3.47	Exception: RM2-47	Map # 20	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	zone the permitted uses and a get following uses /regulations s		be as specified for a RM2 zone		
Permitted Us	e				
4.8.3.47.1	Lands zoned RM2-47 shall	only be used for the follo	wing:		
	(1) Semi-Detached				
Regulations					
4.8.3.47.2	The provisions contained in shall not apply	Subsection 2.1.14 of this	By-law		
4.8.3.47.3	Maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot				
4.8.3.47.4	Maximum lot coverage - a	ll other lots	40%		
4.8.3.47.5	Minimum interior side ya	0.9 m			
4.8.3.47.6	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot				
4.8.3.47.7	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot				
4.8.3.47.8	For a semi-detached more garage projects beyond the shall be covered by a secon maximum of 2.5 m from th	main front entrance, the d storey which may be se	e garage t back a		
4.8.3.47.9	Maximum porch area in a	front yard - interior lot	12 m ²		
4.8.3.47.10	Maximum total porch area corner lot	e yards - 20 m ²			
4.8.3.47.11	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage				
4.8.3.47.12	Accessory buildings and s front yard or exterior side		ated in the		

4.8.3.48	Except	tion: RM2-48	Map # 19	By-law: 0212-2015, 0174-2017			
	In a RM2-48 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:						
Regulations							
4.8.3.48.1	Semi-l	Detached:					
	(1)	minimum lot area	- interior lot	191 m ²			
	(2)	the front lot line sh lot line abutting lar	nall be deemed to be the easter ands zoned OS2	ly			

4.8.3.49	Exception: RM2-49	Map # 30	By-law: 0184-2008, 0174-2017					
	In a RM2-49 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:							
Permitted U	se							
4.8.3.49.1	Lands zoned RM2-49 shall	only be used for the follow	ving:					
	(1) Semi-Detached							
Regulations								
4.8.3.49.2	Minimum lot area - interio	or lot	207.5 m^2					
4.8.3.49.3	Minimum lot area - corner	r lot	250 m^2					
4.8.3.49.4	Minimum lot frontage - co	Minimum lot frontage - corner lot 8.2 m						
4.8.3.49.5	Maximum lot coverage		50%					
4.8.3.49.6	Minimum exterior side ya	rd	4.2 m					
4.8.3.49.7	Minimum interior side yar	rd - unattached side	1.2 m					
4.8.3.49.8	Maximum encroachment of required front yard or exte	•	o the 2.0 m					
4.8.3.49.9	Maximum height		11.0 m					
4.8.3.49.10	Maximum driveway width		3.8 m					
4.8.3.49.11	Minimum setback to a sigh	t triangle	0.0 m					
4.8.3.49.12	Maximum area of a balcon	y on top of an attached gai	rage 6 m ²					
4.8.3.49.13	A detached garage shall no	t be permitted						

4.8.3.50	Exception: RM2-50	Map # 30	By-law: 0184-2008, 0174-2017					
	In a RM2-50 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:							
Permitted Use								
4.8.3.50.1	Lands zoned RM2-50 shall	only be used for the following	g:					
	(1) Semi-Detached							
Regulations								
4.8.3.50.2	Minimum lot area - interio	or lot	212.5 m^2					
4.8.3.50.3	Minimum lot area - corner	lot	250 m^2					
4.8.3.50.4	Minimum lot frontage - int	terior lot	8.7 m					
4.8.3.50.5	Minimum lot frontage - co	rner lot	10.2 m					
4.8.3.50.6	Maximum lot coverage		50%					
4.8.3.50.7	Minimum exterior side yar	·d	4.2 m					
4.8.3.50.8	Minimum interior side yar	rd - unattached side	1.2 m					
4.8.3.50.9	Minimum rear yard		6.0 m					
4.8.3.50.10	Maximum encroachment of required front yard or exte	a porch or a balcony into the rior side yard	e 2.0 m					
4.8.3.50.11	Maximum height		11.0 m					
4.8.3.50.12	Maximum driveway width		50% of lot frontage					
4.8.3.50.13	Minimum setback to a sight	t triangle	0.0 m					
4.8.3.50.14	Maximum area of a balcon	y on top of an attached garag	e 6 m ²					
4.8.3.50.15	A detached garage shall no	t be permitted						

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

Exception RM2-51 continued on next page

4.8.3.51	Excep	otion: RM2-51	Map # 29	By-law: 0286-2008, 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception R	M2-51 c	ontinued from previo	ous page	
4.8.3.51.2	Semi-	Detached:		
	(1)	the regulations of S not apply	ubsection 2.1.14 of this By-l	aw shall
	(2)	maximum lot cover	age	48%
	(3)	minimum setback to	o garage face	7.0 m
	(4)	minimum interior s	side yard - unattached side	1.2 m
	(5)	minimum rear yard	d	7.0 m
	(6)	minimum setback to	o Eglinton Avenue West	7.5 m
	(7)	minimum setback to	o Confederation Parkway	6.0 m
	(8)	maximum area of a garage	balcony on top of an attache	ed 12 m ²

4.8.3.52	Exception: RM2-52	Map # 37W	By-law: 0024-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15				
	In a RM2-52 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:						
Permitted Use							
4.8.3.52.1	Lands zoned RM2-52 shall	only be used for the following	g:				
	(1) Semi-Detached						
Regulations							
4.8.3.52.2	Minimum lot area - interio	or lot	215 m^2				
4.8.3.52.3	Minimum lot frontage - int	terior lot	8.5 m				
4.8.3.52.4	Minimum lot frontage - co	rner lot	11.5 m				
4.8.3.52.5	Maximum lot coverage		50%				
4.8.3.52.6	Minimum setback to garage	e face	7.0 m				
4.8.3.52.7	Minimum rear yard		7.0 m				
4.8.3.52.8	accessible from the first sto	Ta porch or a deck, located at orey or below the first storey, into a required front and/or					

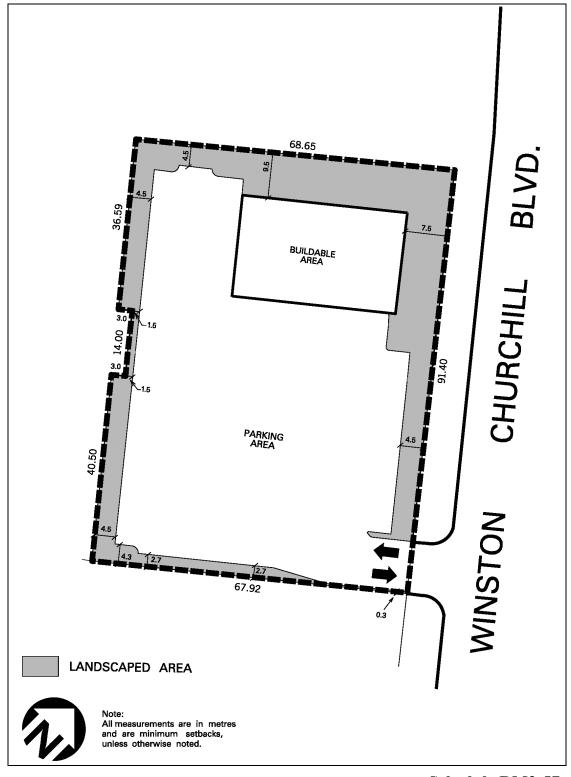
4.8.3.53	Exception: RM2-53	Map # 37W	By-law: 0024-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15		
	one the applicable regulation regulations shall apply:	s shall be as specified for a RM	Λ2 zone except that the		
Permitted Use					
4.8.3.53.1	Lands zoned RM2-53 shall	only be used for the following	;:		
	(1) Semi-Detached				
Regulations					
4.8.3.53.2	Minimum lot area - interio	or lot	210 m^2		
4.8.3.53.3	Minimum lot area - corner	·lot	260 m^2		
4.8.3.53.4	Maximum lot coverage		50%		
4.8.3.53.5	Minimum setback to garage	e face	7.0 m		
4.8.3.53.6	Minimum rear yard		7.0 m		
4.8.3.53.7	accessible from the first sto	a porch or a deck, located at orey or below the first storey, into a required front and/or			

4.8.3.54	Exception: RM2-54	Map # 56	By-law: 0146-2012, 0174-2017		
	zone the applicable regulation s/regulations shall apply:	s shall be as specified for a RI	M2 zone except that the		
Permitted Us	e				
4.8.3.54.1	Lands zoned RM2-54 shall	only be used for the following	g:		
	(1) Semi-Detached				
Regulations					
4.8.3.54.2	The provisions contained in shall not apply	Subsection 2.1.14 of this By-	law		
4.8.3.54.3	8.3.54.3 The lot line abutting Ninth Line shall be deemed to be the front lot line				
4.8.3.54.4	Minimum lot frontage - in	terior lot	6.7 m		
4.8.3.54.5	Minimum rear yard 6.0 m				
4.8.3.54.6	Detached garage		Required		
4.8.3.54.7	Minimum setback of a sem	i-detached to a detached gara	age 5.7 m		

4.8.3.55	Exception: RM2-55		By-law: 0055-2012, 0174-2017, 0181-2018/LPAT Order 2019 February 15
	zone the applicable regulations/regulations/shall apply:	as shall be as specified for a RMZ	2 zone except that the
Permitted Us	se		
4.8.3.55.1	Lands zoned RM2-55 shall	only be used for the following:	
	(1) Semi-Detached		
Regulations			
4.8.3.55.2	Minimum lot area - interi	or lot	193 m^2
4.8.3.55.3	Minimum lot area - corne	r lot	252 m^2
4.8.3.55.4	Minimum lot frontage - in	terior lot	7.5 m
4.8.3.55.5	Maximum lot coverage		55%
4.8.3.55.6	Minimum front yard - lots adjacent the front lot line	s without a municipal sidewalk	3.5 m
4.8.3.55.7	Minimum exterior side ya adjacent the exterior side l	rd - lots without a municipal sid ot line	lewalk 3.5 m
4.8.3.55.8	Minimum interior side ya	rd - unattached side	1.2 m
4.8.3.55.9	Minimum rear yard where public lane	e the rear lot line abuts an 8.0 m	6.0 m
4.8.3.55.10	Minimum rear yard - all c	ther lots	7.0 m
4.8.3.55.11	Minimum setback to garag	ge face	5.8 m
4.8.3.55.12	Maximum driveway width	- interior lot	4.3 m
4.8.3.55.13	Maximum driveway width	- corner lot	4.7 m
4.8.3.55.14	Maximum garage width: measured from the inside f	ace of the garage side walls	3.8 m
4.8.3.55.15	Maximum encroachment o front and exterior side ya	f a porch or balcony into the rec	quired 2.0 m
4.8.3.55.16	Minimum setback of stairs lot lines	from the front and exterior side	e 1.0 m
4.8.3.55.17	1 5	garage beyond either the main for the main for the control of the	
4.8.3.55.18	•	re has been provided, the maximond a main front entrance	num 5.0 m
4.8.3.55.19	garage projects beyond the 75% of the width of the ga the garage walls, shall be of	than one storey in height , where main front entrance , a minimular age measured from the inside factorered by a second storey which 2.5 m from the garage face	um of ace of
4.8.3.55.20	Maximum area of a balcon	y above an attached garage	10 m^2
4.8.3.55.21	Maximum projection of a l	palcony above an attached garag	ge 1.0 m
4.8.3.55.22	Minimum setback to a sigh	t triangle	0.0 m

4.8.3.56	Exception: RM2-56	Map # 57	By-law: 0055-2012, 0174-2017, 0181-2018/LPAT Order 2019 February 15
	one the applicable regulation/regulations shall apply:	s shall be as specified for a R	M2 zone except that the
Permitted Use			
4.8.3.56.1	Lands zoned RM2-56 shall	only be used for the followin	g:
	(1) Semi-Detached		
Regulations			
4.8.3.56.2	The regulations of Line 12. Subsection 4.8.1 of the By-	1 in Table 4.8.1 contained in law shall not apply	
4.8.3.56.3	Minimum lot area - interio	or lot	236 m^2
4.8.3.56.4	Minimum lot area - corner	r lot	224 m ²
4.8.3.56.5	Minimum lot frontage - in	terior lot	8.0 m
4.8.3.56.6	Minimum lot frontage - co	rner lot	7.6 m
4.8.3.56.7	Maximum lot coverage		55%
4.8.3.56.8	Minimum front yard - lots adjacent the front lot line	without a municipal sidewal	k 3.5 m
4.8.3.56.9	Minimum exterior side yar adjacent the exterior side le	rd - lots without a municipal ot line	sidewalk 3.5 m
4.8.3.56.10	Detached garage shall be re the rear yard	equired and shall only be peri	mitted in
4.8.3.56.11	Minimum setback of a deta unattached side - interior le	ched garage to interior side ot	lot line 0.8 m
4.8.3.56.12	Minimum setback of a deta attached side - interior lot	ched garage to interior side	lot line 0.0 m
4.8.3.56.13	Minimum rear yard where public lane	the rear lot line abuts an 8.0	0 m 6.0 m
4.8.3.56.14	Minimum rear yard - all o	ther lots	7.0 m
4.8.3.56.15	Minimum setback to garag	e face	5.8 m
4.8.3.56.16	Minimum setback of a deta	ched garage to a rear lot line	e 0.5 m
4.8.3.56.17	Maximum driveway width		6.5 m
4.8.3.56.18	Maximum garage width:		5.7 m
	measured from the inside fa	ace of the garage side walls	
4.8.3.56.19	Minimum setback of a deta the same lot	ched garage to the semi-det a	ached on 6.0 m
4.8.3.56.20	Maximum encroachment of front and exterior side yar	f a porch or balcony into the	required 2.0 m
4.8.3.56.21	Minimum setback of stairs lot lines	from the front and exterior s	ide 1.0 m
4.8.3.56.22	Minimum setback to a sigh	t triangle	0.0 m
4.8.3.56.23	The lot line abutting Tenth front lot line	Line West shall be deemed to	o be the

4.8.3.57	Except	ion: RM2-57	Map # 56	By-law: 0032-2017				
	In a RM2-57 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:							
Regulations								
4.8.3.57.1			bly shall comply with the regular of this By-law except that:	ılations				
	(1)	maximum gross flo	or area - non-residential	1 140 m ²				
	(2)	maximum worship	area	325 m^2				
	(3)		t plans for a place of religiou s ply with Schedule RM2-57 of					



Schedule RM2-57 Map 56

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

4.8.3.59	Exception	n: RM2-59	Map # 48W	By-law: 0	0132-2017	
		mitted uses and uses/regulations		s shall be as specified	l for a RM2 zone	
Regulation						
4.8.3.59.1	Maximun	n number of sem	i-detached dwelling	units	26	
Holding Pro	ovision					
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM2-59 by further amendment to Map 48W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:					
	(t	RSC) and final E	omplete Record of Security of Security and Reporting satisfactory environmental Report environments;	t satisfactory to		
	(2) d	lelivery of an exe enefits pursuant	ecuted agreement for to section 37 of the <i>I</i> m and on terms satis	Planning Act, as		

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

4.8.3.61	Exception: RM2-61	Map # 44W	By-law: 0009-2022			
In a RM2-61 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:						
Regulation						
4.8.3.61.1	Maximum lot coverage		48%			

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