

**4.14A RM11 ZONE
(BACK TO BACK TOWNHOUSES ON A CEC - ROAD)**

4.14A.1 RM11 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 4.14A.1 - RM11 Permitted Uses and Zone Regulations. (0181-2018/LPAT Order 2019 February 15)

Table 4.14A.1 - RM11 Permitted Uses and Zone Regulations

(0181-2018/LPAT Order 2019 February 15), (0018-2021), (0008-2023/OLT Order 2024 March 18)

(For 2620 Chalkwell Close and 2155 Leanne Drive, see Amendments, Page A1~1 - ZBL PDF text or 0.3.2 - Introduction - Interactive ZBL)

Column A		B
Line 1.0	ZONES	RM11
PERMITTED USE		
2.0	RESIDENTIAL	
2.1	Back to back townhouses on a CEC - road	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior lot	5.0 m
3.2	CEC - corner lot	8.3 m
4.0	MINIMUM DWELLING UNIT WIDTH	5.0 m
5.0	MAXIMUM HEIGHT	
5.1	MAXIMUM HEIGHT - HIGHEST RIDGE: sloped roof	15.0 m and 3 storeys
5.2	MAXIMUM HEIGHT: flat roof	11.0 m and 3 storeys
5.2.1	Calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following:	
5.2.1.1	maximum height	3.0 m
5.2.1.2	maximum floor area	20.0 m ²
5.2.1.3	minimum setback from the exterior edge of the building	3.0 m
6.0	MINIMUM FRONT YARD	
6.1	Interior lot/CEC - corner lot	4.5 m ⁽³⁾
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	
7.1	Lot with an exterior side lot line that is a street line	7.5 m ⁽³⁾
7.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Attached side	0.0 m
8.2	Unattached side	1.5 m ⁽³⁾
8.3	Where interior side lot line abuts a CEC - landscaped buffer	4.5 m

Table 4.14A.1 continued on next page

Part 4 - Residential Zones

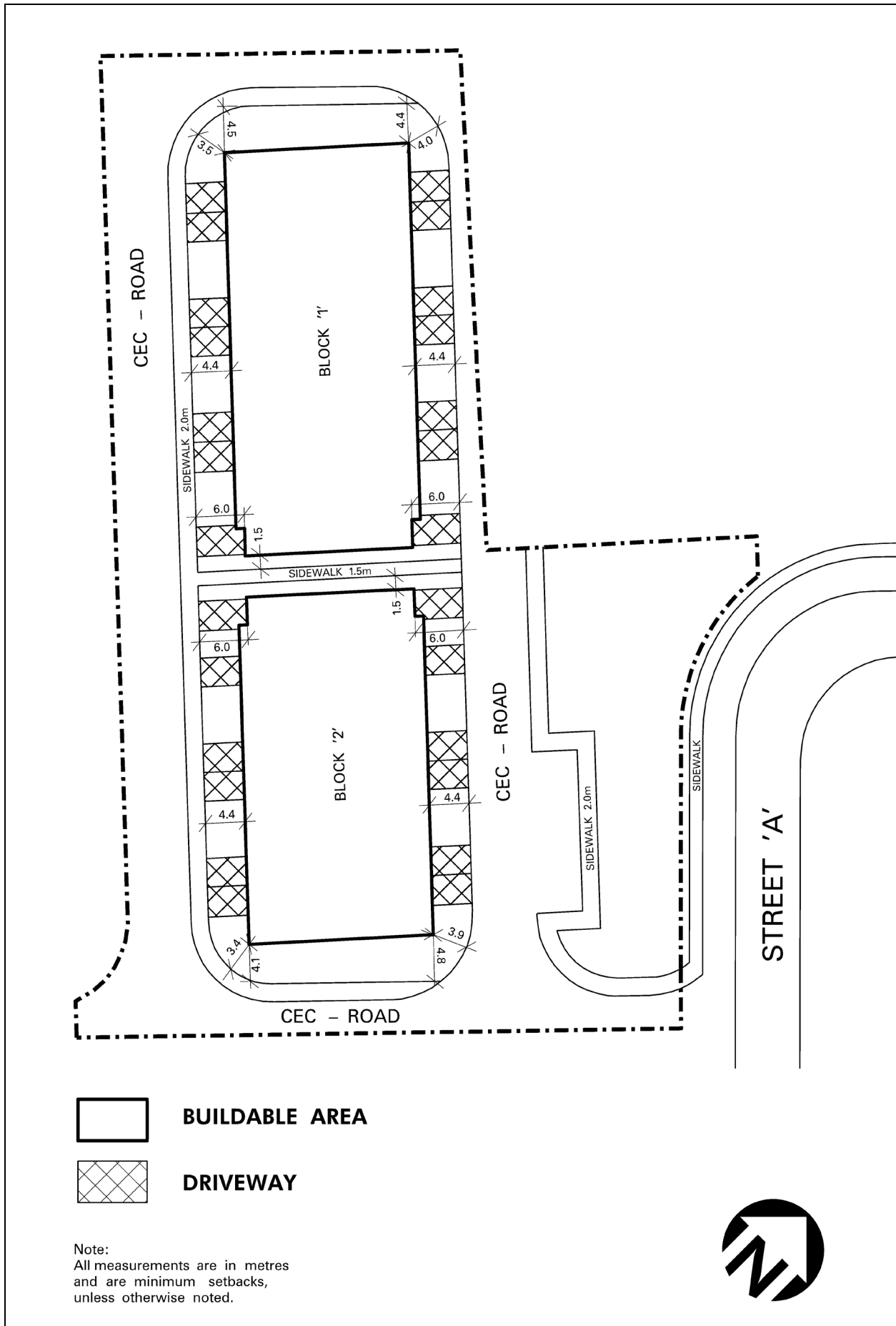
Column A		B
Line 1.0	ZONES	RM11
Table 4.14A.1 continued from previous page		
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS	
9.1	Maximum encroachment of an awning, window, chimney , pilaster or corbel, window well into the required front and exterior side yards	0.6 m ⁽³⁾
9.2	Maximum projection of a balcony or deck , exclusive of stairs, from the outermost face or faces of the building	2.0 m
9.3	Minimum setback from a building to a side lot line abutting a CEC - road	4.5 m
9.4	Minimum setback from a building to a side lot line abutting a CEC - sidewalk	1.5 m
9.5	Minimum setback from a porch , exclusive of stairs, located at and accessible from the first storey , to a CEC - road , sidewalk or parking space	2.5 m
9.6	Minimum setback from a side wall of a building to a CEC - road , sidewalk or parking space	3.0 m
9.7	Minimum setback of a building to a CEC - amenity area	1.5 m
9.8	Minimum setback between a parking space and a street	3.0 m
10.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
10.1	Attached garage	Required ⁽⁴⁾
10.2	Minimum parking spaces	✓ ⁽⁵⁾
10.3	Minimum visitor parking spaces	✓ ⁽⁵⁾ ⁽⁶⁾
10.4	Maximum driveway width	2.6 m ⁽⁷⁾
11.0	MINIMUM LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE	
11.1	Minimum required landscaped soft area per lot	3.0 m ²
11.2	Minimum contiguous private outdoor space per lot	6.0 m ²
11.3	Minimum setback of a rooftop amenity space from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and/or semi-detached	1.0 m
12.0	CEC - ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS	
12.1	Minimum width of a CEC - road	7.0 m ⁽⁸⁾
12.2	Minimum width of a CEC - road with an abutting parallel visitor parking space	6.0 m ⁽⁸⁾
12.3	CEC - roads and aisles are permitted to be shared with abutting lands with the same Base Zone and/or Exception Zone	✓
12.4	Minimum width of a sidewalk traversed by a driveway	2.0 m
12.5	Minimum width of a sidewalk not traversed by a driveway	1.5 m
12.6	Minimum CEC - landscaped buffer abutting any side and rear lot line	3.0 m
12.7	Minimum contiguous CEC - amenity area , excluding private outdoor space	The greater of 2.8 m ² per dwelling unit or 5% of the lot area

- NOTES:**
- (1) *deleted by 0018-2021.*
 - (2) *deleted by 0018-2021.*
 - (3) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (4) See also Subsection 4.1.12 of this By-law.
 - (5) See also Part 3 of this By-law.
 - (6) See also Article 4.1.14.1 of this By-law.
 - (7) See also Article 4.1.9.1 of this By-law.
 - (8) See also Article 4.1.14.2 of this By-law.
 - (9) *deleted by 0018-2021.*
 - (10) *deleted by 0018-2021.*
 - (11) *deleted by 0018-2021.*

4.14A.2 RM11 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.14A.2.1	Exception: RM11-1	Map # 57	By-law: 0209-2021
In a RM11-1 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses/regulations shall apply:			
Regulations			
4.14A.2.1.1	The provisions contained in Article 4.1.5.9 and the regulations of Lines 8.3, 9.5 and 12.6 contained in Table 4.14A.1 of this By-law shall not apply		
4.14A.2.1.2	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, minimum front yard - garage face		6.0 m
4.14A.2.1.3	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a porch inclusive of stairs into the required front yard		1.4 m
4.14A.2.1.4	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a porch inclusive of stairs into the required exterior side yard		1.8 m
4.14A.2.1.5	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a second storey balcony above a driveway or porch into a required front yard		2.4 m
4.14A.2.1.6	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a building projection above the first storey that is not more than 3.0 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required front and exterior side yards		0.61 m
4.14A.2.1.7	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of a building projection above the first storey that is not more than 3.0 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required interior side yard		0.3 m
4.14A.2.1.8	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of eaves into the required front and exterior side yards		0.61 m
4.14A.2.1.9	Notwithstanding Sentence 4.14A.2.1.15 of this Exception, maximum encroachment of eaves into the required interior side yard		0.3 m
4.14A.2.1.10	External heating, air conditioning, home back-up generator shall be located on a second or third storey balcony in the front yard		
4.14A.2.1.11	Required number of visitor parking spaces		6
4.14A.2.1.12	Maximum driveway width		3.4 m
4.14A.2.1.13	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-27 and RM6-28		
4.14A.2.1.14	Minimum contiguous CEC - amenity area		685 m ²
4.14A.2.1.15	All site development plans shall comply with Schedule RM11-1 of this Exception		

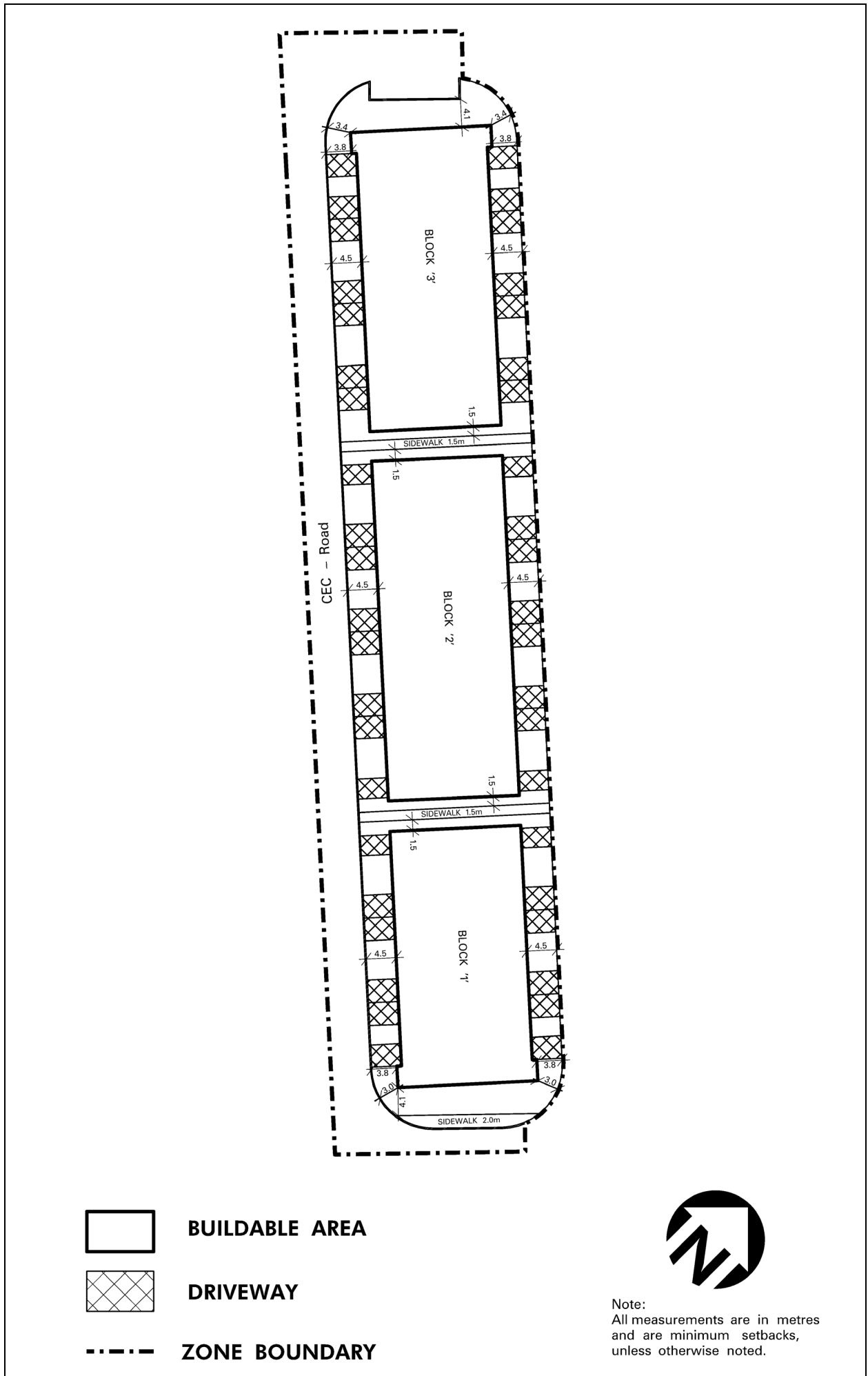


Schedule RM11-1
Map 57

Part 4 - Residential Zones

4.14A.2.2	Exception: RM11-2	Map # 57	By-law: 0005-2023
In a RM11-2 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses/regulations shall apply:			
Regulations			
4.14A.2.2.1	The provisions contained in Articles 2.1.3.1 and 4.1.5.9 and the regulations of Lines 8.3, 9.5 and 12.6 contained in Table 4.14A.1 of this By-law shall not apply		
4.14A.2.2.2	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, minimum front yard - garage face		6.0 m
4.14A.2.2.3	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a porch inclusive of stairs outside the buildable area and into the required front yard		1.5 m
4.14A.2.2.4	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a porch inclusive of stairs outside the buildable area and into the required exterior side yard		1.8 m
4.14A.2.2.5	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a second storey balcony above a driveway or porch outside the buildable area and into a required front yard		2.4 m
4.14A.2.2.6	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a building above the first storey outside the buildable area that is not more than 3.6 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required front and exterior side yards		0.61 m
4.14A.2.2.7	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of a building above the first storey outside the buildable area that is not more than 3.0 m wide with windows and/or doors covering a minimum of 15% of the total projection into the required interior side yard		0.3 m
4.14A.2.2.8	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of eaves outside the buildable area and into the required front and exterior side yards		0.61 m
4.14A.2.2.9	Notwithstanding Sentence 4.14A.2.2.16 of this Exception, maximum projection of eaves outside the buildable area and into the required interior side yard		0.3 m
4.14A.2.2.10	External heating, air conditioning, home back-up generator shall be located on a second or third storey balcony in the front yard		
4.14A.2.2.11	Minimum number of visitor parking spaces per dwelling unit		0
4.14A.2.2.12	Maximum driveway width		3.5 m
4.14A.2.2.13	Minimum width of a CEC - road		6.6 m
4.14A.2.2.14	CEC - roads and aisles are permitted to be shared with abutting lands zoned RM6-29		
4.14A.2.2.15	Minimum contiguous CEC - amenity area , excluding private outdoor space		0 m ²
4.14A.2.2.16	All site development plans shall comply with Schedule RM11-2 of this Exception		

Part 4 - Residential Zones



Schedule RM11-2
Map 57