

Section 8: Urban Residential (R) Zones

8.1 Uses Permitted

No *person* shall within any Urban Residential (R) zones, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

The Urban Residential Zones established by this By-Law are as follows:

R1	Residential Singles
R2	Residential Singles and Semis
RM1	Residential Multiple Low Density
RM2	Residential Multiple Medium Density
RM3	Residential Multiple High Density

8.1.1 Uses Permitted Table

List of Uses	Zones				
	R1	R2	RM1	RM2	RM3
<i>Dwelling, Apartment</i>					•
<i>Dwelling, Duplex</i>	• ¹	• ¹	•		
<i>Dwelling, Fourplex</i>				•	•
<i>Dwelling, Rowhouse</i>			•	•	•
<i>Dwelling, Semi-Detached</i>		•	•		
<i>Dwelling, Single Detached</i>	•	•	•		
<i>Dwelling, Stacked Townhouse</i>			•	•	•
<i>Dwelling, Street Fronting Rowhouse</i>			•	•	•
<i>Dwelling, Triplex</i>			•	•	•
<i>Group Home</i>	•	•	•		
<i>Lodging House</i>			•	•	•

¹ Existing Only

8.2 Zone Requirements

No *person* shall, within any Urban Residential (R) zone, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the provisions set out in Tables 8.2.1 and 8.2.2 below:

8.2.1 Zone Requirements Table

Provisions	Single Detached Dwelling		Semi-Detached Dwelling	Semi Detached Dwelling Unit	Duplex Dwelling
	R1 and RM1	R2			
Lot Area , Minimum (sq. m)	360	450	550	250	550
Lot Frontage , Minimum (metres)	11	15	18	9.0	18
Street Setback , to the attached garage, Minimum (metres)	6.0	6.0	6.0	6.0	6.0
Street Setback , to habitable portion of the dwelling, Minimum (metres)*	4.5	4.5	4.5	4.5	4.5
Interior Side Yard Setback , Minimum (metres)	1.2	1.2	1.2	1.2	1.2
Rear Yard Setback , Minimum (metres)	6.0	6.0	6.0	6.0	6.0
Lot Coverage , Maximum**	40%	40%	40%	40%	40%
Landscaped Open Space , Minimum	30%	30%	30%	30%	30%
Building Height , Maximum (metres)	10.5	10.5	10.5	10.5	10.5

* Provided the minimum width of the *driveway* shall be 5.6m

** Maximum *lot coverage* of 40% shall apply to *dwelling units*. Maximum overall *lot coverage* of 45% shall be permitted. The additional 5% shall only be used for *accessory buildings* or *structures*.

**8.2.2 Zone Requirements Table for Multiple Dwellings
in RM1, RM2, and RM3 Zones**

Provisions*	Triplex, Fourplex, Lodging House, Stacked Townhouse, Street Rowhouse, Rowhouse*	Apartment Dwelling
Lot Area , Minimum (sq. m)	185 sq. m per unit	1800
Lot Frontage , Minimum (metres)	20.0**	30.0
Street Setback , to the attached garage, Minimum (metres)	6.0	7.5
Street Setback , to habitable portion of the dwelling, Minimum (metres)*	4.5****	7.5
Interior Side Yard Setback , Minimum (metres)	3.0	7.5
Rear Yard Setback , Minimum (metres)	6.0	7.5
Lot Coverage , Maximum**	40%***	40%
Landscaped Open Space , Minimum	30%	30%
Building Height , Maximum (metres)	12.0	20.0
Separation Distance between buildings on the same lot , Minimum (metres)	3.0	3.0

* For the purposes of this By-Law, the parcels / units in the Plan of *condominium* may be deemed as *lots*

** Minimum *lot frontage* for *rowhouse dwellings* and *street fronting rowhouse dwellings* shall be 9.0m

***Maximum *lot coverage* of 40% shall apply to *dwelling units*. Maximum overall *lot coverage* of 45% shall be permitted. The additional 5% shall only be used for *accessory buildings* or *structures*.

****Provided the minimum width of the *driveway* shall be 5.6m

8.3 Special Exceptions R1 Zone

By-Law No.	Zone Code	Description
126-04, 239-04, 94-06, 6- 02, 175- 01, 82- 15, 127- 09, 260- 10, 98- 16, 75- 17	R1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-1 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 4.5 metres. All other requirements of the By-Law shall apply.
78-05, 146-06, 23-12, 54-13	R1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-2 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 3.0 metres. All other requirements of the By-Law shall apply.
127-09, 260-10, 97-16	R1-3	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> R1-3 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 4.5 metres and no part of a <i>dwelling</i> shall be less than 15.4 metres to the south <i>lot line</i> . All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
93-12, 90-14	R1-4	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-4 on Schedule ‘A’ hereto, <i>development</i> shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> i) the maximum number of <i>dwelling units</i> be 23; ii) a <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation; iii) a <i>lot</i> does not require frontage on a <i>public street</i>; iv) <i>lot area</i>, <i>lot frontage</i> and <i>yards</i> shall be determined as if the common element road were a <i>public street</i>; v) the minimum <i>lot frontage</i> shall be 14.0 metres; vi) for the purpose of this <i>Zone</i> “adjacent” means abutting or separated only by a portion of the common element vii) a <i>lot</i> with a <i>rear yard</i> adjacent to Willow Street shall have a minimum <i>lot area</i> of 400 square metres, a <i>lot</i> with a <i>rear yard</i> not adjacent to Willow Street shall have a minimum <i>lot area</i> of 300 square metres; viii) a minimum <i>interior side yard</i> adjacent to Willow Street shall be 0.0 metres; ix) a minimum <i>rear yard</i> abutting Willow Street shall be 3.0 metres, and 0.0 metres for any other <i>rear yard</i>; x) the minimum <i>front yard</i> shall be 4.5m except to a <i>garage</i> which shall be 5.5m; and xi) a <i>lot</i> with a <i>rear yard</i> adjacent to Willow Street shall have maximum <i>lot coverage</i> of 45%; any <i>lot</i> with a <i>rear yard</i> not adjacent to Willow Street shall have maximum <i>lot coverage</i> of 65%. <p>All other requirements of the By-Law shall apply.</p>
158-13, 24-15	R1-5	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-5 on Schedule “A” hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum <i>exterior side yard</i> 4.5 metres b) Maximum <i>lot coverage</i> 45% <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description																		
114-14	R1-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> R1-6 on Schedule "A" hereto, the following <i>lot area</i> and <i>lot coverage's</i> shall apply:</p> <table border="0"> <thead> <tr> <th data-bbox="542 411 894 443">Municipal Address</th> <th data-bbox="922 411 1045 443"><i>Lot Area</i></th> <th data-bbox="1110 411 1308 443"><i>Lot Coverage</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="542 447 894 478">19 Irongate Drive (Lot 5)</td> <td data-bbox="922 447 1045 478">460m²</td> <td data-bbox="1110 447 1308 478">45% 21 Irongate</td> </tr> <tr> <td data-bbox="542 520 716 552">Drive (Lot 4)</td> <td data-bbox="922 520 1045 552">416m²</td> <td data-bbox="1110 520 1308 552">--</td> </tr> <tr> <td data-bbox="542 556 894 588">23 Irongate Drive (Lot 3)</td> <td data-bbox="922 556 1045 588">416m²</td> <td data-bbox="1110 556 1308 588">--</td> </tr> <tr> <td data-bbox="542 592 894 623">25 Irongate Drive (Lot 2)</td> <td data-bbox="922 592 1045 623">--</td> <td data-bbox="1110 592 1308 623">45%</td> </tr> <tr> <td data-bbox="542 680 894 711">27 Irongate Drive (Lot 1)</td> <td data-bbox="922 680 1045 711">--</td> <td data-bbox="1110 680 1308 711">45%</td> </tr> </tbody> </table> <p>All other requirements of the By-Law shall apply.</p>	Municipal Address	<i>Lot Area</i>	<i>Lot Coverage</i>	19 Irongate Drive (Lot 5)	460m ²	45% 21 Irongate	Drive (Lot 4)	416m ²	--	23 Irongate Drive (Lot 3)	416m ²	--	25 Irongate Drive (Lot 2)	--	45%	27 Irongate Drive (Lot 1)	--	45%
Municipal Address	<i>Lot Area</i>	<i>Lot Coverage</i>																		
19 Irongate Drive (Lot 5)	460m ²	45% 21 Irongate																		
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Not Available	R1-7	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-7 on Schedule "A" hereto, in addition to the <i>Zone</i> regulations for single <i>detached dwelling units</i>, a monolithic <i>basement</i> and gas collection and venting system shall be required.</p> <p>All other requirements of the By-Law shall apply.</p>																		
Not Available	R1-8	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-8 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) <i>Zone</i>, a <i>day care</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>																		

By-Law No.	Zone Code	Description
Not Available	R1-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-9 on Schedule “A” hereto, the following special provisions shall apply:</p> <p>a) Permitted <i>Uses</i>:</p> <ul style="list-style-type: none"> i) A maximum of 450 <i>dwelling units</i> in the form of <i>single detached dwellings, semi-detached dwellings, and/or rowhouse dwellings</i> as well as <i>accessory buildings</i>. ii) No more than 135 <i>rowhouse dwelling units</i> are permitted. iii) Any <i>use</i> permitted in the OS2-2 Zone. <p>b) Requirements:</p> <ul style="list-style-type: none"> i) The minimum <i>setback</i> from abutting lands <i>zoned</i> R1 is 30 metres, with the exception of the easterly boundary, where this <i>setback</i> will not apply if abutting lands are held in common ownership. The minimum <i>setback</i> from all other <i>lot lines</i> shall be 9.1 metres. ii) The maximum number of <i>dwelling units per building</i> shall be 8 units. iii) The maximum <i>building height</i> shall be 10.7 metres. <p>All other requirements of the By-Law shall apply.</p>
95-05	R1-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-10 on Schedule “A” hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, six executive suites shall also be permitted at 141 Golf Links Road and five executive suites and an office shall be permitted at 149 Golf Links Road, said executive suites and offices being <i>accessory</i> to the Paris Grand Golf Course operations. All other requirements of the By- Law shall apply.</p>
Not Available	R1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-11 on Schedule “A” hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, cartage, express or <i>truck terminal</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
Not Available	R1-12	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-12 on Schedule “A” hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, an <i>automobile sales and rental establishment</i> shall also be permitted. Furthermore, the <i>gross floor area</i> of the <i>building used</i> for such <i>use</i> shall not exceed 72 square metres, no outside storage of <i>vehicles</i> or parts shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	R1-13	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> R1-13 on Schedule “A” hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, a <i>service shop</i> shall also be permitted. The <i>gross floor area</i> of the <i>service shop</i> shall not exceed 89 square metres and no outside storage shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
15-12, 170-12	R1-14	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> R1-14 on Schedule “A” hereto, the total <i>lot coverage</i> of all <i>accessory buildings</i> shall not be greater than 319 square metres, provided that any <i>accessory building erected</i> in a <i>front yard</i> shall be no larger than 50 square metres, have an overall <i>height</i> not greater than 5.0 metres, and further, no <i>accessory building</i> in a <i>rear yard</i> shall exceed an overall <i>height</i> of 7.6 metres. All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
59-09, 39-14, 110-15	R1-15	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-15 on Schedule “A” hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum) 460m² b) <i>Lot Frontage</i> (Minimum) 15.0m c) <i>Front Yard</i> (Minimum) 4.5m provided no part of the <i>structure</i> used as a <i>carport</i> or <i>garage</i> is closer than 5.5m to the <i>front lot line</i> d) <i>Interior Side Yard</i> (Minimum) 1.0m provided that on a <i>lot</i> where there is not attached <i>carport</i> or attached <i>garage</i> the minimum <i>interior side yard</i> width shall be 3.0m on one side and 1.0m on the other side e) <i>Exterior Side Yard</i> (Minimum) 3.0m f) <i>Rear Yard</i> (Minimum) 6.0m g) <i>Lot Coverage</i> (Maximum) 45% h) <i>Lot Coverage for a Dwelling</i> (Maximum) 40% <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
59-09, 39-14, 110-15	R1-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-16 on Schedule “A” hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum) 380m² b) <i>Lot Frontage</i> (Minimum) 13.0m c) <i>Front Yard</i> (Minimum) 4.5m provided no part of the <i>structure used</i> as a <i>carport</i> or <i>garage</i> is closer than 5.5m to the <i>front lot line</i> d) <i>Interior Side Yard</i> (Minimum) 1.0m provided that on a <i>lot</i> where there is not attached <i>carport</i> or attached <i>garage</i> the minimum <i>interior side yard</i> width shall be 3.0m on one side and 1.0m on the other side e) <i>Exterior Side Yard</i> (Minimum) 3.0m f) <i>Rear Yard</i> (Minimum) 6.0m g) <i>Lot Coverage</i> (Maximum) 45% h) <i>Lot Coverage for a Dwelling</i> (Maximum) 40% <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
136-15	R1-17	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-17 on Schedule "A" hereto, in addition to the uses permitted in the Residential First Density (R1) Zone, a <i>semi-detached dwelling</i> or <i>rowhouse dwelling</i> shall also be permitted, and the following <i>development</i> standards shall apply:</p> <p>a) <u>Single detached dwelling:</u></p> <ul style="list-style-type: none"> i) Minimum <i>front yard</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 6.0 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). ii) <i>Exterior side yard</i> (minimum): 3.0 metres iii) <i>Lot Coverage</i> (maximum): 40% iv) <i>Lot Frontage</i> (minimum): 11.0 metres v) <i>Lot Area</i> (minimum): 385 square meters <p>b) <u>Rowhouse dwelling:</u></p> <ul style="list-style-type: none"> i) A <i>rowhouse dwelling</i> may also have a <i>frontage</i> on a <i>public street</i>. ii) Minimum <i>front yard</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 6.0 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). iii) <i>Lot Frontage</i> (minimum): 5.5 metres iv) <i>Exterior side yard</i> (minimum): 3.0 metres v) Any yard abutting a <i>public walkway</i>: 2.0 metres vi) <i>Interior side yard</i> (minimum): 1.2 metres vii) <i>Lot Coverage</i> (maximum): 52% viii) <i>Driveway Width</i> (maximum): 3.0 meters <p>All other requirements of the By-Law shall apply</p>

By-Law No.	Zone Code	Description
174-14	R1-18	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-18 on Schedule “A” hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwellings</i> and <i>accessory uses, buildings and structures</i>, subject to the following zone requirements:</p> <ul style="list-style-type: none"> a) Minimum <i>Lot Area</i>: 360 square metres b) Minimum <i>Lot Frontage</i>: 12 metres c) Minimum <i>Front Yard Setback</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 5.5 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). d) Minimum <i>Interior Side Yard</i>: 1.2 metres on one side and 0.6 metres on the other side provided there is a minimum of 1.8 metres between <i>dwellings</i> on two attached <i>lots</i> and provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>. e) Minimum <i>Exterior Side Yard</i>: 4.5 metres f) Maximum <i>Lot Coverage</i>: 45% g) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p>
174-14	R1-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-19 on Schedule “A” hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwellings</i> and <i>accessory uses, buildings and structures</i>, subject to the following zone requirements:</p> <ul style="list-style-type: none"> h) Minimum <i>Lot Area</i>: 345 square metres i) Minimum <i>Lot Frontage</i>: 12 metres j) Minimum <i>Front Yard Setback</i>: 3.0 metres (provided no part of the structure used as a <i>garage</i> is closer than 5.5 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). k) Minimum <i>Interior Side Yard</i>: 1.2 metres on one side and 0.6 metres on the other side provided there is a minimum of 1.8 metres between <i>dwellings</i> on two attached <i>lots</i> and provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>. l) Minimum <i>Rear Yard</i>: 3.0 metres m) Maximum <i>Lot Coverage</i>: 65% n) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p>

By-Law No.	Zone Code	Description
174-14	R1-20	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-20 on Schedule “A” hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwelling</i> and <i>accessory uses, buildings and structures</i>, subject to the following zone requirements:</p> <ul style="list-style-type: none"> a) A <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation and does not require <i>frontage</i> on a <i>public street</i>. b) <i>Lot area, lot frontage</i> and <i>yard setbacks</i> shall be determined as if the common element road were a <i>public street</i>. c) Maximum number of <i>dwelling units</i>: 20 d) Minimum <i>Lot Area</i>: 290 square metres e) Minimum <i>Lot Frontage</i>: 13.5 metres f) Minimum <i>Front Yard Setback</i>: 4.5 metres provided except to a <i>garage</i> which shall be 5.5 metres. g) Minimum <i>interior side yard setback</i>: 1.2 metres on one side and 0.6 metres on the other side provided there is a minimum of 1.8 metres between <i>dwelling</i>s on two attached <i>lots</i> and provided any permitted encroachment is at least 0.3 metres from <i>lot line</i>. h) Minimum <i>Exterior Side Yard</i>: 4.5 metres i) Minimum <i>Rear Yard</i>: 6 metres except any <i>lot</i> abutting a Natural Heritage (NH) <i>Zone</i> may have a minimum <i>rear yard setback</i> of 0.0 metres. j) Maximum <i>Lot Coverage</i>: 45% except any <i>lot</i> abutting a Natural Heritage (NH) <i>Zone</i> may have maximum <i>lot coverage</i> of 65%. k) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p>
15-12	R1-23	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned R1-23 on Schedule “A” hereto, the minimum <i>lot area</i> shall be 3,000 square metres and the minimum <i>lot frontage</i> shall be 35.0 metres. All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
90-18	R1-32	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-32 on Schedule "A" hereto, the following site specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 330 m²</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other.</p> <p>A minimum of 1.8 metres must be maintained between structures.</p> <p>Lot Coverage Dwelling (Maximum): 55%</p> <p>Lot Coverage (Maximum): 60%</p> <p>Additional 5% for accessory structures only.</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Height (Maximum): 11.0 metres</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
146-18	R1-38	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-38 on Schedule “A” hereto, the following development standards shall apply:</p> <p><i>Lot Area (Minimum):</i> 345 m²</p> <p><i>Street Setback (Minimum):</i> 3.0 metres (provided no part of the <i>structure</i> used as a garage is closer than 5.5 metres to the <i>front lot line</i>, and that no garage portion of the <i>dwelling</i> is located nearer to the <i>street line</i> than the <i>habitable</i> part of the <i>dwelling</i>).</p> <p><i>Interior Side Yard Setback (Minimum):</i> 1.2 metres on one side and 0.6 metres on the other side provided there is a minimum of 1.8 metres between <i>dwelling</i>s on two attached <i>lots</i> and provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>.</p> <p><i>Rear Yard (Minimum):</i> 3.0 metres</p> <p><i>Lot Coverage (Maximum):</i> 65%</p> <p>Other: Notwithstanding Section 2.10 (e) Zone requirements, <i>setbacks</i>, <i>lot coverage</i>, and <i>landscaped open space</i> shall be taken from the <i>lot line</i> and not the zone limits. An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>.</p> <p>All other requirements of the By-Law shall apply. (Maps 55 and 55B).</p>

By-Law No.	Zone Code	Description
146-18	R1-40	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-40 on Schedule “A” hereto, the following development standards shall apply:</p> <p><i>Street Setback</i> (Minimum): 4.5 metres, except 6.0 metres to a garage.</p> <p><i>Lot Coverage</i> (Maximum): 45%</p> <p><i>Exterior Side Yard Setback</i> (Minimum): 1.2 metres</p> <p><i>Interior Side Yard Setback</i> (Minimum): 0.6 metres on one side and 0.6 metres on the other side provided there is a minimum of 1.8 metres between <i>dwelling</i>s on two attached <i>lots</i> and provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>.</p> <p>Other: Notwithstanding Section 2.10 (e) Zone requirements, <i>setbacks</i>, <i>lot coverage</i>, and <i>landscaped open space</i> shall be taken from the <i>lot line</i> and not the zone limits. An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>.</p> <p>All other requirements of the By-Law shall apply. (Maps 55 and 55B).</p>

By-Law No.	Zone Code	Description
57-19	R1-44	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-44 on Schedule “A” hereto, the following site specific zone provisions shall apply:</p> <p><i>Street Setback</i> (Minimum) 4.5 metres provided no part of the <i>structure</i> used as a <i>garage</i> is closer than 6.0m to the <i>front lot line</i>.</p> <p><i>Exterior Side Yard</i> (Minimum) 1.2 metres</p> <p><i>Interior Side Yard Setback</i> (Minimum) 1.2 metres on one side and 0.6 metres on the other side, provided that there is a minimum of 1.8 metres between <i>dwelling</i>s on two adjacent <i>lots</i> and provided that any permitted <i>encroachment</i> is at least 0.3 metres from a <i>lot line</i>.</p> <p><i>Lot Coverage</i> (Maximum) 55%</p> <p><i>Lot Coverage for a Dwelling</i> (Maximum) 50%</p> <p><i>Building Height</i> (Maximum) 12.0 metres</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
110-19	R1-46	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-46 on Schedule “A” hereto, the following site specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum):</i> 295m²</p> <p><i>Interior Side Yard Setback (Minimum)</i> 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between <i>structures</i> and provided any permitted encroachment is at least 0.3 metres to the <i>lot line</i>.</p> <p><i>Exterior Side Yard (Minimum)</i> 2.4 metres</p> <p><i>Lot Coverage (Maximum)</i> 50%</p> <p><i>Lot Coverage for a Dwelling (Maximum)</i> 55%</p> <p>Additional 5% for Accessory structures Only. Shall not include covered or uncovered Decks, porches or balconies.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
110-19	R1-48	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-48 on Schedule “A” hereto, the following site specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum):</i> 259m² <i>Lot Frontage (Minimum):</i> 9.1 metres <i>Interior Side Yard Setback (Minimum)</i> 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between <i>structures</i> and provided any permitted encroachment is at least 0.3 metres to the <i>lot line</i>.</p> <p><i>Exterior Side Yard (Minimum)</i> 2.4 metres <i>Lot Coverage (Maximum)</i> 50% <i>Lot Coverage for a Dwelling (Maximum)</i> 55% Additional 5% for Accessory structures Only. Shall not include Covered or uncovered Decks, porches or balconies. All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
126-19	R1-50	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-50 on Schedule "A" hereto, the following site-specific zone provisions shall apply:</p> <p><i>Front Yard Depth, Minimum:</i>4.5 metres, provided no part of the structure used as a garage is closer than 0.6m to the front lot line.</p> <p><i>Exterior Side Yard, Minimum</i> 1.2 metres</p> <p><i>Interior Side Yard Setback, Minimum</i> 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between <i>structures</i> and provided any permitted encroachment is at least 0.3 metres to the <i>lot line</i>.</p> <p><i>Lot Coverage, Maximum</i> 55%</p> <p><i>Lot Coverage for a Dwelling</i> 50%</p> <p><i>Building Height, Maximum</i> 12.5 metres</p> <p>All other requirements of the By-Law shall apply.</p>
19-21	R1-55	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-55 on Schedule "A" hereto, the following shall apply:</p> <ul style="list-style-type: none"> - A lot is considered to be a vacant land unit within an approved Plan of Vacant Land Condominium; - A Vacant Land Condominium Unit requires frontage on a private condominium road; - Lot area, frontage, and yards shall be determined as if the common element road were a public street; - Maximum lot coverage: 45% for dwelling units, plus 5% for accessory buildings and structures.
10-21	R1-58	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-58 on Schedule 'A' hereto, development on partial services on lots requiring a minimum frontage of 20 metres and a minimum lot area of 1,000 square metres is permitted.</p> <p>All other provisions of the By-Law shall apply. (Map 41)</p>

8.4 Special Exceptions R2 Zone

By-Law No.	Zone Code	Description
Not Available	R2-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-1 on Schedule "A" hereto, a <i>contractor's yard</i> for a carpentry business shall also be permitted. The <i>gross floor area</i> for said use shall not exceed a total of 111.5 square metres and no outside storage shall be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-2 on Schedule "A" hereto, a <i>medical office</i> shall also be permitted in the <i>existing dwelling</i> . All other requirements of the By-Law shall apply.
Not Available	R2-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-3 on Schedule "A" hereto, a lawn bowling club shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-4 on Schedule "A" hereto, the only use permitted shall be a one storey, single detached dwelling with no accessory buildings or structures. All other requirements of the By-Law shall apply.
Not Available	R2-5	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-5 on Schedule "A" hereto, an art studio and gallery having a maximum gross floor area of 37.2 square metres shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-6 on Schedule "A" hereto, a service shop having a maximum gross floor area of 46.5 square metres shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-7 on Schedule "A" hereto, a contractor's yard for construction and excavation equipment and having a maximum gross floor area of 92.9 square metres shall also be permitted. Outside storage uses shall not exceed lot coverage of 50%. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
Not Available	R2-8	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-8 on Schedule "A" hereto, the retailing of antiques and clothing shall also be permitted. However, the total gross floor area for these uses shall not exceed 46.5 square metres. All other requirements of the By-Law shall apply.
Not Available	R2-9	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-9 on Schedule "A" hereto, in addition to the uses permitted in the Residential Singles and Semis (R2) Zone, the following uses shall also be permitted: <ul style="list-style-type: none"> a) office not exceeding a gross floor area of 55.8 square metres, b) fine art studio, c) retail store, d) bakery - sales only, e) the sale of beer and wine making supplies, and f) Aesthetician/ aesthetics <p>No outside storage shall be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	R2-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-10 on Schedule "A" hereto, an office supply outlet shall also be permitted. However, the maximum gross floor area for this business shall not exceed 74 square metres and outside storage shall be prohibited. All other requirements of the By-Law shall apply.
121-02	R2-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-11 on Schedule "A" hereto, the minimum rear yard requirement shall be 15 metres. All other requirements of the By-Law shall apply.
121-02	R2-12	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-12 on Schedule "A" hereto, a maximum of two dwellings shall be permitted. All other requirements of the By-Law shall apply.
121-02	R2-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-13 on Schedule "A" hereto, a gift and craft shop having a maximum gross floor area of 42 square metres shall also be permitted. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
136-03	R2-14	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-14 on Schedule “A” hereto, the minimum rear yard setback shall be 1.58 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
158-13, 24-15	R2-15	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-15 on Schedule “A” hereto, the maximum lot coverage shall be 45%.</p> <p>All other requirements of the By-Law shall apply.</p>
165-02, 34-07	R2-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-16 on Schedule “A” hereto, a medical office shall also be a permitted use. Furthermore, any parking in association with the office uses shall be one parking space for every 27.5 square metres of office space.</p> <p>All other requirements of the By-Law shall apply.</p>
59-09, 39-14, 110-15	R2-17	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-17 on Schedule “A” hereto, the permitted uses shall be limited to semi-detached dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Lot Area (Minimum): <ul style="list-style-type: none"> i. Semi-detached dwelling – 550 m² ii. Semi-detached dwelling unit – 260 m² b) Lot Frontage (Minimum): <ul style="list-style-type: none"> i. Semi-detached dwelling – 18.0 m ii. Semi-detached dwelling unit – 8.5 m c) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 5.5 metres to the front lot line. d) Minimum Interior Side Yard: 1.0 metres provided that on a lot where there is no attached carport or attached garage the minimum interior side yard width shall be 3.0m on one side. There is no interior side yard along the common lot line of the semi-detached unit. e) Minimum Exterior Side Yard: 3.0 metres f) Rear Yard (Minimum): 6.0 metres g) Lot Coverage (Maximum): 45% h) Lot Coverage for a Dwelling (Maximum): 40% <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
OMB Order PL 130478	R2-18	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-18 on Schedule 'A' hereto, the following development standards shall apply:</p> <p>a) Lot Area (Minimum): (i) Single detached dwelling: 350 m² (ii) Semi-detached dwelling: 560 m² Semi-detached dwelling unit: 260 m²</p> <p>b) Lot Frontage (Minimum): (i) Single detached dwelling: 10.9 m (ii) Semi-detached dwelling: 18.0 m Semi-detached dwelling unit: 6.7 m</p> <p>c) Front Yard (Minimum): 4.5 m, provided no part of a carport or garage is closer than 6.0 m to the front lot line.</p> <p>d) Interior Side Yard (Minimum): 0.6 m and 1.8 m between single detached dwellings</p> <p>e) Exterior Side Yard (Minimum): 4.5 m</p> <p>f) Lot Coverage (Maximum): (i) Single detached dwelling: 50% (ii) Semi-detached dwelling: 50%</p> <p>All other requirements of the By-Law shall apply.</p>
149-15	R2-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-19 on Schedule "A" hereto, an accessory structure with a maximum height of 7.4 metres, maximum gross floor area of 149 square metres, and the parking of one (1) commercial vehicle shall be permitted. All other requirements of the By-Law shall apply.</p>
78-12, 173-17	R2-20	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-20 on Schedule "A" hereto, the following shall apply:</p> <p>Minimum lot area: 360 square metres Minimum lot frontage: 11.0 metres Minimum front yard: 4.5m, provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> <p>Interior side yard (minimum): 1.2 m on one side and 0.6 m on the other side, provided that there is a minimum of 1.8 m between dwellings on two adjacent lots and provided that any permitted encroachment is at least 0.3 m from a lot line.</p> <p>Exterior side yard width (minimum): 1.2 metres Maximum lot coverage: 45%</p>

By-Law No.	Zone Code	Description
		<p>Other provisions: An uncovered <i>deck</i> may be considered as part of the <i>landscaped open space</i>.</p> <p>All other requirements of the By-Law shall apply.</p>
167-17	R2-30	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-30 on Schedule “A” hereto, in addition to the use permitted within the R2 Zone the following uses shall also be permitted;</p> <ul style="list-style-type: none"> • Studio; • Personal service establishment (excluding laundromat and dry-cleaning establishment); • Dwelling unit; • Office, medical/dental; • Office, business or professional; • Service office; • Dwelling, duplex; • Dwelling, converted; • Lodging house; • Bed and breakfast establishment; • Dwelling, triplex; • Dwelling, street fronting rowhouse; <p>All other requirements of the By-law shall apply.</p>
31-19	R2-35	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned R2-35 on Schedule ‘A’ hereto, in addition to the uses permitted in the Residential Second Density (R2) Zone, a business or professional office shall also be permitted. All other requirements of the By-Law shall apply.</p>
57-19	R2-39	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned R2-39 on Schedule ‘A’ hereto, the following site specific zone provisions shall apply:</p> <p>Lot Area (Minimum) - Semi-Detached Dwelling: 450m² Semi-Detached Dwelling Unit: 225m² Lot Frontage (Minimum) – Semi-Detached Dwelling: 15.0 metres</p>

By-Law No.	Zone Code	Description
		<p>Semi-Detached Dwelling Unit: 7.5 metres</p> <p>Exterior Side Yard (Minimum) 1.2 metres</p> <p>Interior Side Yard Setback (Minimum) 1.0 metre</p> <p>Lot Coverage (Maximum) 55%</p> <p>Lot Coverage for a Dwelling (Maximum) 50%</p> <p>Front Yard Landscaped Open Space (Minimum) 34%</p> <p>Building Height (Maximum) 12.0 metres</p> <p>All other requirements of the By-Law shall apply.</p>


8.5 Special Exceptions RM1 Zone

By-Law No.	Zone Code	Description
182-03	RM1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM1-1 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Residential Multiple Low Density (RM1) Zone, a <i>service shop</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	RM1-2	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM1-2 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Residential Multiple Low Density (RM1) Zone, a maximum of 30 <i>rowhouse dwelling units</i> shall be permitted.</p> <p>The following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum <i>interior side yard</i> shall be 1.2 metres. b) Buffering, consisting of a <i>planting strip</i> having a minimum <i>height</i> and width of 1.52 metres and a 1.8 metre high solid wood <i>patio-style</i> privacy fence is required where the site abuts residentially <i>zoned</i> lands. c) <i>Lot Coverage</i> for all <i>accessory buildings</i> shall be restricted to a maximum <i>gross floor area</i> of 9.29 square metres and a maximum <i>building height</i> of 1.8 metres. <p>All other requirements of the By-Law shall apply.</p>
14-04, 84-04	RM1-3	Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> RM1-3 on Schedule 'A' hereto, the minimum <i>front yard</i> shall be 4.6 metres; and no part of any <i>building</i> or <i>structure</i> , including <i>accessory building</i> and <i>structures</i> and a swimming pool shall be located further than 13.7 metres from the <i>front lot line</i> . All other requirements of the By-Law shall apply.
14-04, 84-04, 261-04	RM1-4	Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> RM1-4 on Schedule 'A' hereto, the minimum <i>front yard</i> shall be 4.6 metres; and no part of any <i>building</i> or <i>structure</i> , including <i>accessory building</i> and <i>structures</i> and a swimming pool shall be located further than 14.4 metres from the <i>front lot line</i> . All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
78-05	RM1-5	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-5 on Schedule “A” hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Uses permitted: rowhouse dwelling, street fronting rowhouse dwellings and accessory uses and structures. b) Lot Frontage: 6.0m c) Front yard: 4.5m (provided no part of the structure used as a garage is closer than 6.0m to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling. d) Exterior Side Yard: 3.0m e) Any yard abutting a public walkway: 2.0m f) Driveway width: 3.0m (maximum) <p>All other requirements of the By-Law shall apply.</p>
78-05, 146-06	RM1-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-6 on Schedule “A” hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Uses permitted: rowhouse dwelling and accessory uses and structures. b) Lot Frontage: 6.0m c) Front yard: 4.5m (provided no part of the structure used as a garage is closer than 6.0m to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling. d) Exterior Side Yard: 3.0m e) Interior Side Yard: 1.2 m f) Any yard abutting a public walkway: 2.0m g) Lot Coverage: 52% (maximum) h) Driveway width: 3.0m (maximum) <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
126-09	RM1-7	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-7 on Schedule “A” hereto, the following additional uses and development standards shall apply:</p> <p>Additional Use:</p> <ul style="list-style-type: none"> a) Apartment dwelling to be occupied by seniors or people having a physical disability b) maximum units, 60; <p>Building location:</p> <ul style="list-style-type: none"> a) a new lot line may be established with a 0.0 metre setback provided it abuts only land owned by the South Dumfries Non-Profit Housing Corporation; b) Rear yard setback (southerly), 20 metres; c) Side yard setback, 15 metres d) no accessory building or structure as well as site alteration, save and except works required for landscaping and on-site storm water management, shall be permitted within the rear and side yards; <p>Site Development</p> <ul style="list-style-type: none"> a) maximum lot coverage: 40% (apartment dwelling), all other uses: 35%; b) minimum landscaped open space, 30%; <p>Building Height</p> <ul style="list-style-type: none"> a) Maximum building height (apartment dwelling): 12.2 metres above the existing grading elevation at the side/rear yard limit <p>Maximum building height (apartment dwelling): 15 metres if an average grading elevation is utilized in so far as the 12.2 metres above the existing grade elevation is not exceeded ;</p> <ul style="list-style-type: none"> b) all other uses, 8.5 metres; <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description																												
86-04, 44-11, 142-13	RM1-8	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-8 on Schedule “C” attached hereto, the permitted uses are limited to street fronting rowhouse dwellings, a common elements condominium and accessory uses, subject to the development standards stated below:</p> <table border="1"> <thead> <tr> <th>Provision</th> <th>Unit Type A</th> <th>Unit Type B</th> <th>Unit Type C</th> </tr> </thead> <tbody> <tr> <td><i>Lot Area</i> (Minimum):</td> <td>140</td> <td>140</td> <td>140</td> </tr> <tr> <td><i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between <i>structures</i>.</td> <td>7.2</td> <td>5.</td> <td>5.4</td> </tr> <tr> <td>Lot Coverage Dwelling (Maximum): 55%</td> <td>9.0</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td><i>Lot Coverage</i> (Maximum): 60% Additional 5% for <i>accessory structures</i> only.</td> <td>5.7 (Units 75 & 92 shall be 4.4 m; Units 76 & 91 shall be 5.2 m)</td> <td>5.7</td> <td>5.7 (Unit 1 <i>front yard setback</i> shall be 5.4 m)</td> </tr> <tr> <td>Landscaped Open Space (Minimum): 25% Height (Maximum):</td> <td>1.5</td> <td>1.5 (Unit 38 shall be 1.2 m)</td> <td>1.5</td> </tr> <tr> <td><i>Lot Area</i> (Minimum):</td> <td>1.8</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	Provision	Unit Type A	Unit Type B	Unit Type C	<i>Lot Area</i> (Minimum):	140	140	140	<i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between <i>structures</i> .	7.2	5.	5.4	Lot Coverage Dwelling (Maximum): 55%	9.0	N/A	N/A	<i>Lot Coverage</i> (Maximum): 60% Additional 5% for <i>accessory structures</i> only.	5.7 (Units 75 & 92 shall be 4.4 m; Units 76 & 91 shall be 5.2 m)	5.7	5.7 (Unit 1 <i>front yard setback</i> shall be 5.4 m)	Landscaped Open Space (Minimum): 25% Height (Maximum):	1.5	1.5 (Unit 38 shall be 1.2 m)	1.5	<i>Lot Area</i> (Minimum):	1.8	N/A	N/A
Provision	Unit Type A	Unit Type B	Unit Type C																											
<i>Lot Area</i> (Minimum):	140	140	140																											
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Lot Coverage Dwelling (Maximum): 55%	9.0	N/A	N/A																											
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Landscaped Open Space (Minimum): 25% Height (Maximum):	1.5	1.5 (Unit 38 shall be 1.2 m)	1.5																											
<i>Lot Area</i> (Minimum):	1.8	N/A	N/A																											

By-Law No.	Zone Code	Description			
		<i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between structures.	2.5 (abutting Willow Street)	6.0 (Unit 62 shall be 2 m)	5.2 m (Units 2 - 21, no buildings, structures or landscape material shall be permitted within 2 m of the rear lot line)
		Lot Coverage (Maximum)	64%	54%	60%
<p>a) For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for the common element condominium as described in this By- Law, "private street" shall be considered the public street.</p> <p>b) The maximum number of rowhouse dwellings shall be 95 units.</p> <p>c) In addition to the garage and driveway of each dwelling unit, an additional 44 visitor parking spaces shall be provided.</p> <p>d) Visitor parking is permitted to be located within 0.1 metres to a lot line.</p> <p>e) The maximum height of any building shall be 8.5 metres.</p> <p>f) The following setback provisions shall apply:</p>					
 <p>The diagram is a site plan for a residential development. It shows a grid of streets: Elm Street to the west, Willow Street to the north, Nut Street to the northeast, and Yeo's to the east. A Grand River is shown at the bottom. The plan includes numerous lots, many of which are numbered (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95). A central area is labeled 'Unit 62'. The plan also shows setbacks and other regulatory details for the lots.</p>					

By-Law No.	Zone Code	Description
59-09, 39-14, 110-15	RM1-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-9 on Schedule “A” hereto, the permitted uses shall be limited to street fronting rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Lot Frontage (Minimum): 9.0m b) Front Yard (Minimum): 4.5m provided no part of the structure used as a carport or garage is closer than 5.5m to the front lot line. c) Interior Side Yard (Minimum): 1.0m provided that on a lot where there is not attached carport or attached garage the minimum interior side yard width shall be 3.0m. There is no interior side yard along the common lot line of the street fronting rowhouse dwelling unit. d) Exterior Side Yard (Minimum): 3.0m e) Lot Coverage (Maximum): 40% f) Driveway width (Maximum): 50% of the lot frontage <p>All other requirements of the By-Law shall apply.</p>
OMB Order PL 130478	RM1-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-10 on Schedule “A” hereto, the following provisions shall apply:</p> <ul style="list-style-type: none"> a) Lot Area (Minimum): 180 m² b) Lot Frontage (Minimum): 6 m c) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. d) Interior Side Yard (Minimum): 1.5 m and 3 m between structures e) Exterior Side Yard (Minimum): 4.5 m f) Lot Coverage (Maximum): 50% <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
136-15	RM1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-11 on Schedule “A” hereto, the following provisions shall apply:</p> <p>a) Rowhouse dwelling:</p> <ul style="list-style-type: none"> (i) The rowhouse dwelling may also have frontage on a public street. (ii) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). (iii) Lot Frontage (minimum): 5.5 metres (iv) Exterior Side Yard: 3.0 metres (v) Any yard abutting a public walkway: 2.0 metres (vi) Interior Side Yard (minimum): 1.2 metres (vii) Lot Coverage (maximum): 52% (viii) Driveway Width (maximum): 3.0 metres <p>b) Single detached dwelling:</p> <ul style="list-style-type: none"> (i) Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). (ii) Exterior side yard: 3.0 metres (iii) Lot Coverage (maximum): 40% (iv) Lot Frontage (minimum): 11.0 metres <p>Lot Area (minimum): 385 square metres All other requirements of the By-Law shall apply.</p>
OMB Decision PL 160014	RM1-18	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-18 on Schedule “A” hereto, the following provisions shall apply:</p> <p>Minimum Lot Area 180m²</p> <p>Minimum Lot Frontage 6.0 metres</p> <p>Minimum Street Setback 4.5m to a habitable room, 6.0m to an attached garage;</p> <p>Minimum Exterior Side Yard 4.5m;</p> <p>Maximum Lot Coverage 40%</p>

By-Law No.	Zone Code	Description
		All other requirements of the By-Law shall apply.
163-17, 142-20	RM1-20	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-20 on Schedule “A” hereto, the following provisions shall apply:</p> <p>Rowhouse dwelling: The rowhouse dwelling may also have frontage on a public street.</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Lot Area (minimum): 165m² Lot Frontage (minimum): 5.5 metres Exterior Side Yard (minimum): 3.0 metres Any yard abutting a public walkway (minimum): 2.0 metres Interior Side Yard (minimum): 1.2 metres Overall Lot Coverage (maximum): 59% Maximum Lot Coverage (dwelling): 54% Driveway Width (maximum): 70% or 5.5 metres whichever is lesser.</p> <p>Single detached dwelling: Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Interior side yard (minimum): 1.2 metres Exterior side yard (minimum): 3.0 metres Overall Lot Coverage (maximum): 55% Lot Coverage Maximum (dwelling): 50% Lot Frontage (minimum): 11.0 metres Lot Area (minimum): 330m²</p>

By-Law No.	Zone Code	Description
		<p>Height (maximum): 12.0 metres</p> <p>All other requirements of By-law 61-16 shall apply. (Key Maps 54, 55, 55A, 55B, & 55C)</p>
163-17, 142-20	RM1-21	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-21 on Schedule “A” hereto, the following requirements shall apply:</p> <p>Rowhouse dwelling: Lot Area (minimum): 165m² Lot Frontage (Minimum): 5.5 metres Front yard depth (minimum): 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Exterior side yard (minimum): 3.0 metres Any yard abutting a public walkway (minimum): 2.0 metres Overall Lot Coverage (maximum): 59% Lot Coverage Maximum (dwelling): 54% Interior Side Yard (minimum): 1.2 metres</p> <p>Driveway Width (maximum): 70% or 5.5 metres, whichever is lesser. A rowhouse dwelling may also have frontage on a public street.</p> <p>Single detached dwelling: Lot Area (minimum): 330m² Front yard depth (minimum): 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Exterior side yard (minimum): 3.0 metres Overall Lot Coverage (maximum): 55% Lot Coverage Maximum (dwelling): 50% Lot Frontage (minimum): 11.0 metres Interior Side Yard (minimum): 1.2 metres</p>

By-Law No.	Zone Code	Description
		<p>Height (maximum): 12.0 metres</p> <p>All other requirements of the By-Law 61-16 shall apply. (Maps 54, 55, 55A, 55B, & 55C)</p>
167-17	RM1-26	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-26 on Schedule “A” hereto, in addition to the uses permitted within the RM1 Zone the following uses shall also be permitted;</p> <ul style="list-style-type: none"> • Studio; Personal service establishment (excluding a laundromat and dry-cleaning establishment); Dwelling unit; Office, medical/dental; Office, business or professional; Service office; Dwelling, duplex, Dwelling, converted; Lodging house; Bed and breakfast establishment; <p>All other requirements of the By-law shall apply.</p>
110-19, 76-21	RM1-37	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-37 on Schedule “A” hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Frontage (Minimum): 6.0 metres Lot Area (Minimum): 165 square metres Front Yard Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable component of the dwelling. Interior Side Yard Setback (Minimum): 1.2 metres Exterior Side Yard (Minimum) 3.0 metres Lot Coverage for a Dwelling (Maximum) 55% Lot Coverage (Maximum) 60% Landscaped Open Space (Front Yard): 25%</p> <p>All other requirements of the By-Law shall apply.</p>

8.6 Special Exceptions RM2 Zone

By-Law No.	Zone Code	Description
Not Available	RM2-1	<p>Notwithstanding anything in this By-Law to the contrary, within any area zoned RM2-1 on Schedule "A" hereto, the following <i>lot</i> provisions shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum): <ul style="list-style-type: none"> i) Semi-detached dwelling: 368 square metres ii) Semi-detached dwelling unit: 184 square metres b) <i>Rear yard</i>: 3.7 metres <p>All other requirements of the By-Law shall apply.</p>
Not Available	RM2-2	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-2 on Schedule "A" hereto, a <i>condominium development</i> consisting of a maximum of 36 units shall also be permitted. The minimum <i>front yard</i> shall be 7.6 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
41-14, 67-11, 110-15, 59-09	RM2-3	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-3 on Schedule "A" hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) The minimum interior side yard shall be 3.0 metres; b) The minimum rear yard shall be 4.7 metres; c) The minimum distance between two buildings containing rowhouse dwellings shall be 13.0 metres. <p>All other requirements of the By-Law shall apply.</p>
174-17	RM2-3 *Duplicate	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-3 on Schedule "A" hereto, within any area zoned RM2-3 on Schedule 'A' hereto, the following requirements shall apply;</p> <p>Front Lot Line: Southerly lot line Interior Side Yard (minimum): 3.0m Rear Yard (minimum): 4.7m Lot Coverage (maximum): 45% Building Separation: N/A Section 19(3)(j) and (k) shall not apply.</p> <ul style="list-style-type: none"> • A lot does not require frontage on a public street; • Lot area, lot frontage and yards shall be determined as if the private road were a public street;

		<ul style="list-style-type: none"> • A lot is considered to be the land area which constitutes a unit of a Condominium Corporation; • A rowhouse development with frontage on a private street shall also be permitted; • That accessory structures (terraces, porches, and decks) be permitted within side or rear yards; <p>All other requirements of the By-law shall apply.</p>
97-12	RM2-4	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-4 on Schedule “A” hereto, the maximum height of any building or structure shall be 7.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
59-09, 39-14,110-15	RM2-5	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-5 on Schedule “A” hereto, the uses permitted shall be limited to rowhouse dwellings and accessory uses, buildings, and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Front Lot Line: Eastern lot line b) Front Yard (minimum): 3.0m c) Exterior Side Yard (Minimum): 3.0m d) (Maximum): 4.5m e) Privacy Yard (Minimum): 6.0m f) A privacy yard shall be provided adjoining each rear exterior wall of each dwelling unit that contains a habitable room window. g) Building Separation: N/A <p>All other requirements of the By-Law shall apply.</p>
136-15	RM2-6	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-6 on Schedule “A” hereto, the following provisions shall apply to rowhouse dwellings:</p> <ul style="list-style-type: none"> a) The rowhouse dwelling may also have frontage on a public street. b) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.) c) Lot Frontage (minimum): 6.0 metres d) Exterior Side Yard (Minimum): 3.0 metres e) Interior Side Yard (minimum): 1.2 metres f) Rear Yard (Minimum): 10.0 metres g) Lot Coverage (Maximum): 45%

		<p>h) Privacy yards (minimum): 6.0 metres adjoining each exterior wall of every dwelling unit.</p> <p>All other requirements of the By-Law shall apply.</p>
<p>OMB Order PL 130478, By- Law 80-20</p>	<p>RM2-7</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-7 on Schedule 'A' hereto, will be subject to the following development standards:</p> <p>a) For street fronting rowhouse dwellings the following minimum standards shall apply:</p> <ul style="list-style-type: none"> (i) Lot Area (Minimum): 180 m2 (ii) Lot Frontage (Minimum): 6.0 m (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% <p>b) For row house dwellings the following minimum development standards shall apply:</p> <ul style="list-style-type: none"> (i) The rowhouse dwelling may also have frontage on a public street. (ii) Lot Area (Minimum): 180 m2 (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% <p>Rowhouse dwellings may have frontage on a public street.</p> <p>All other requirements of the By-Law shall apply.</p>
<p>23-16</p>	<p>RM2-8</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-8 on Schedule "A" hereto, the following shall apply;</p> <ul style="list-style-type: none"> a) Rowhouse dwelling development shall be permitted; b) A lot is considered to be the land area which constitutes a unit of a condominium corporation; c) Lot area, lot frontage, and yards shall be determined as if the common element road were a public street;

		<ul style="list-style-type: none"> d) Adjacent shall mean abutting or separated by a portion of the common element; e) Building Separation (Minimum): 3.0m f) Front Yard Per Block (Minimum): 4.5m g) Front Yard Per Unit (Minimum): 7.0m h) Interior Side Yard (Minimum): 1.5m i) Exterior Side Yard (Minimum): 1.5m j) Lot Coverage (Maximum): 60% <p>Landscaped Open Space (Minimum): 25%</p> <p>All other requirements of the By-Law shall apply.</p>
174-14	RM2-9	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-9 on Schedule “A” hereto, in addition to uses permitted in Residential Multiple Medium Density (RM2) Zone, a retirement home shall also be permitted in accordance with the provisions of RM2 Zone. All other uses are subject to the following zone requirements:</p> <ul style="list-style-type: none"> a) A lot is considered to be the land area which constitutes a unit of a condominium corporation and does not require frontage on a public street. b) Lot area, lot frontage and yard setbacks shall be determined as if the common element road were a public street. c) Minimum Front Yard Setback: 4.5 metres provided except to a garage which shall be 5.5 metres d) Minimum Interior Side Yard Setback: 3.0 metres e) Minimum Exterior Side Yard Setback: 4.5 metres f) Minimum Rear Yard Setback: 6.0 metres g) Other provisions: An uncovered deck shall not be considered as part of lot coverage. <p>All other requirements of the By-Law shall apply.</p>
174-17, 117-18	RM2-11	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-11 on Schedule ‘A’ attached hereto, the permitted use of the land shall be limited to townhouse/rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <p>Lot Area (Minimum): 145 m² per unit Lot Frontage (Minimum): 5.9 metres Front Yard Setback (Minimum): 5.5 metres Interior Side Yard (Minimum): 1.2 metres Exterior Side Yard (Minimum): 3.0 metres Rear Yard (Minimum): 5.1 metres</p>

		<p>Lot Coverage Dwelling (Maximum): 56%</p> <p>Lot Coverage Overall (Maximum): 61%</p> <p>Visitor Parking Spaces (Minimum): 4 visitor parking spaces and 1 accessible visitor parking space for the entire condominium development be provided on site in accordance with the approved Site Plan. Visitor parking shall have a minimum setback of 2.7 metres from the lot line.</p> <p>Front Yard Landscaped Open Space (Minimum): 40%</p> <p>A lot does not require frontage on a public street;</p> <p>Lot area, lot frontage, and yards shall be determined as if the private street were a public street;</p> <p>A lot is considered to be the land area which constitutes a unit of a Condominium Corporation;</p> <p>A townhouse/rowhouse development with frontage on a private street shall also be permitted;</p> <p>Accessory structures shall be limited to terraces, porches, and decks, permitted within side yards or rear yards;</p> <p>All other requirements of By-law shall apply. (Maps 55, 55B, and 55C)</p>
<p>150-16, PL170089</p>	<p>RM2-13</p>	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-13 on Schedule 'A' hereto, the permitted uses shall be limited to rowhouse dwellings and accessory buildings and structures. The following development standards shall apply:</p> <p>Minimum Lot Area: 125m²</p> <p>Minimum Lot Frontage for each unit: 6.0m</p> <p>Minimum Street setback per unit:</p> <p>Unit 21 3.3m</p> <p>Unit 32 5.2m</p> <p>Unit 34 5.9m</p> <p>Unit 51 4.5m</p> <ul style="list-style-type: none"> • The private street shall be considered as a public street for the purpose of determining the requirements of the by-law; • A minimum of 25 visitor parking spaces shall be required; • A minimum of 2 accessible parking spaces shall be required; • No accessory buildings or structures shall be permitted within the northern yard for any units abutting future Woodslee Avenue, furthermore the minimum setback shall be 4.2m from the northern property line; <p>All other requirements of the By-law shall apply. (Maps 40A, 40B, &60)</p>

27-17	RM2-15	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-15 on Schedule “A” hereto, the following development standards shall apply;</p> <ul style="list-style-type: none"> • The lot is the entire lands of the condominium as shown on Schedule ‘A’ attached to this by-law and the individual rowhouse units shall be exempt for the definition of lot; • A rowhouse development with frontage on a private street shall also be a permitted; and • All units shall be setback 6.0 metres from the private road; <p>All other requirements of the By-Law shall apply.</p>
163-17	RM2-17	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-17 on Schedule “A” hereto, the following requirements shall apply:</p> <p>A rowhouse dwelling may also have frontage on a private street;</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.)</p> <p>Lot Area (minimum): 168 square metres</p> <p>Lot Frontage (minimum): 6.0 metres</p> <p>Exterior Side Yard (Minimum): 3.0 metres</p> <p>Interior Side Yard (minimum): 1.2 metres</p> <p>Rear Yard (Minimum): 10.0 metres from the northerly lot line. Overall Lot Coverage (Maximum): 59%</p> <p>Lot Coverage Maximum (dwelling): 54%</p> <p>Driveways (Maximum): 70% or 5.5 metres, whichever is lesser.</p> <p>All other requirements of the By-Law shall apply.</p>
174-17, 96-19	RM2-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-19 on Schedule ‘A’ hereto, the following requirements shall apply;</p> <p>Front Lot Line: Southerly lot line</p> <p>Interior Side Yard (minimum): 3.0m</p> <p>Rear Yard (minimum): 4.7m</p> <p>Lot Coverage (maximum): 45%</p> <p>Building Separation: N/A</p> <p>Section 19(3)(j) and (k) shall not apply.</p>

		<p>a) A lot does not require frontage on a public street;</p> <p>b) Lot area, lot frontage and yards shall be determined as if the private road were a public street;</p> <p>c) A lot is considered to be the land area which constitutes a unit of a Condominium Corporation;</p> <p>d) A rowhouse development with frontage on a private street shall also be permitted;</p> <p>e) That accessory structures (terraces, porches, and decks) be permitted within side or rear yards;</p> <p>All other requirements of the By-law shall apply. (Maps 55 & 55B)</p>
90-18	RM2-21	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-21 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 160.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting townhouses dwelling.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units</p> <p>Landscaped Open Space (Minimum): 40% of the front yard shall remain landscaped open space in addition to the overall minimum landscaped open space required.</p> <p>All other requirements of the By-Law shall apply.</p>
90-18	RM2-23	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-23 on Schedule 'A' hereto, the following site specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 145.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting rowhouse dwelling.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard Setback (minimum): 3.0 metres, abutting Rest Acres Road.</p> <p>Lot Coverage (Maximum): 65%</p> <p>Landscaped Open Space (Minimum): 20%</p> <p>Exterior Side Yard Setback (Minimum): 2.4 metres</p> <p>Block Size (Maximum): 8 units</p>

		<p>Landscaped Open Space (Minimum): 40% of the front yard shall remain landscaped open space in addition to the overall minimum landscaped open space required.</p> <p>For the purposes of determining setbacks the yard abutting Rest Acres Road shall be considered as the rear yard and the opposite yard shall be considered the front yard.</p> <p>No accessory structures shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
117-18	RM2-25	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-25 on Schedule 'A' attached hereto, the permitted use of the land shall be limited to townhouse/rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <p>Lot Area (Minimum): 145 m²</p> <p>Lot Frontage (Minimum): 5.9metres</p> <p>Interior Side Yard (Minimum): 1.2 metres</p> <p>Exterior Side Yard (Minimum): 2.7 metres</p> <p>Rear Yard (Minimum): 4.7 metres</p> <p>Lot Coverage Dwelling (Maximum): 56%</p> <p>Lot Coverage Overall (Maximum): 61%</p> <p>Building Separation (Minimum): 2.4 metres</p> <p>Visitor Parking Spaces (Minimum): 4 visitor parking spaces and 1 accessible visitor parking space for the entire condominium development be provided on site in accordance with the approved Site Plan. Visitor parking shall have a minimum setback of 2.7 metres from the lot line.</p> <p>Front Yard Landscaped Open Space (Minimum): 40%</p> <p>A lot does not require frontage on a public street;</p> <p>Lot area, lot frontage, and yards shall be determined as if the private street were a public street;</p> <p>A lot is considered to be the land area which constitutes a unit of a Condominium Corporation;</p> <p>A townhouse/rowhouse development with frontage on a private street shall also be permitted;</p> <p>Accessory structures shall be limited to terraces, porches, and decks permitted within side yards or rear yards;</p> <p>All other requirements of By-law shall apply. (Maps 55, 55B, and 55C)</p>
57-19	RM2-27	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-27 on Schedule 'A' attached hereto, the permitted uses shall be limited to street fronting rowhouse dwellings, subject to the following zoning provisions:</p>

		<p>Lot Area (Minimum): 150 m² Lot Frontage (Minimum): 7.0metres Interior Side Yard (Minimum): 1.2 metres Street Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 5.5m to the front lot line. Exterior Side Yard (Minimum): 1.2 metres Interior Side Yard (Minimum): 1.0 metres Lot Coverage Dwelling (Maximum): 55% Lot Coverage Overall (Maximum): 60%</p> <p>All other requirements of By-law shall apply.</p>
57-19	RM2-29	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-29 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 180 m² Lot Frontage (Minimum): 7.0metres Interior Side Yard (Minimum): 1.2 metres Front Yard Depth (Minimum): 4.5 metres provided no part of the structure is closer than 5.5m to the front lot line. Interior Side Yard (Minimum): 1.0 metres Lot Coverage Dwelling (Maximum): 55% Lot Coverage Overall (Maximum): 60% Landscaped Open Space (Minimum): 25% Parking-Visitor: 0.25 spaces per unit</p> <p>Additional Provisions:</p> <ul style="list-style-type: none"> • A lot, unit, building, or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan: • Internal lot lines created by a registration of a Plan of Condominium or Plan or Plans of Condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lots lines, prior to any Plan of Condominium registration and strictly observed. <p>All other requirements of By-law shall apply.</p>

126-19	RM2-31	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-31 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area: Minimum 180 square metres Front Yard Depth: Minimum 4.5 metres provided no part of the structure used as a garage is closer than 5.5m to the front lot line. Exterior Side Yard Depth, Minimum: 1.2 metres Interior Side Yard, Minimum: 1.0 metres. There is no interior side yard width along the common lot line of the street fronting rowhouse dwelling unit. Rear Yard Setback, Minimum: 3.0 metres Lot Coverage, Maximum: 60% Lot Coverage, for a dwelling Maximum: 55% Building Height, Maximum: 12.5 metres</p> <p>Additional Provisions:</p> <ul style="list-style-type: none"> • A lot, unit, building or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan. • Internal lot lines created by registration of a plan of condominium or plan or plans of a condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, prior to any condominium plan registration are strictly observed. • Terraces, porches and decks attached or unattached to the main building may be located within a required side or rear yard to a maximum of 1.6m into the minimum rear yard setback. <p>All other requirements of By-law shall apply.</p>
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8.7 Special Exceptions RM3 Zone

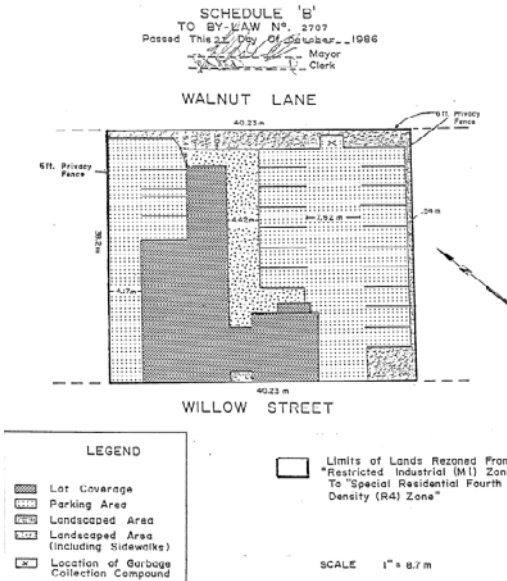
By-Law No.	Zone Code	Description
62-02, 149-03	RM3-1	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM3-1 on Schedule 'A' hereto, the maximum <i>height</i> of any <i>building</i> shall be 10.5 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
95-05, 121-02	RM3-2	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RM3-2 on Schedule "A" hereto, an <i>apartment dwelling</i> limited to 36 units shall be permitted and parking for the <i>apartment dwelling</i> shall be provided at a rate of 2 spaces per unit.</p> <p>All other requirements of the By-Law shall apply.</p>
136-15, 137-15, PL121076	RM3-3	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RM3-3 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Multiple High Density (RM3) Zone, the following uses and provisions shall apply:</p> <p>a) Apartment dwelling:</p> <ul style="list-style-type: none"> i) Number of apartment dwellings permitted: 125 (maximum) ii) Number of parking spaces required: 1.25 spaces per unit <p>b) Rowhouse dwelling in accordance with the following provisions:</p> <ul style="list-style-type: none"> i) The rowhouse dwelling may also have frontage on a public street. <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.</p> <p>Lot Frontage (minimum): 6.0 metres</p> <p>Exterior side yard: 3.0 metres</p> <p>Interior side yard (minimum): 1.2 metres</p> <p>Lot Coverage (maximum): 45%</p> <p>Privacy yards (minimum): 6.0 metres adjoining each rear exterior wall of every dwelling unit.</p> <p>c) Street fronting rowhouse dwelling:</p>

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> i) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). ii) Lot Frontage (minimum): 5.5 metres iii) Exterior side yard: 3.0 metres iv) Any yard abutting a public walkway: 2.0 metres v) Interior side yard (minimum): 1.2 metres vi) Lot Coverage (maximum): 52% vii) Driveway Width (maximum): 3.0 metres <p>d) Single detached dwelling:</p> <ul style="list-style-type: none"> i) Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.) ii) Exterior side yard: 3.0 metres iii) Lot Coverage (maximum): 40% iv) Lot Frontage (minimum): 11.0 metres All other requirements of the By-Law shall apply.
167-05, 192-06	RM3-4	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-4 on Schedule "A" hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum Front Yard Setback: 0.0m b) Minimum Left Side Yard Setback: 4.1m c) Minimum Right Side Yard Setback: 0.0m d) Minimum Rear Yard Setback: 9.5m e) Lot Coverage (Max): 42% <p>These provisions apply to the building, as it existed July 1, 2005.</p> <ul style="list-style-type: none"> f) Parking Spaces (min): 26 g) Accessible Parking Space (min): 2 <p>The parking spaces may be located off-site, within 60 metres of the site.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
213-02, 183-07	RM3-5	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-5 on Schedule “A” hereto, principal access to an apartment dwelling unit may be directly from the outside of the building and, furthermore the Zone requirements shall be as follows:</p> <ul style="list-style-type: none"> a) Apartment dwelling units (maximum): 21 b) Front yard (minimum): 7.0m c) Right (west) side yard (minimum) 3.0m, except if the elevation of the of the first floor of apartments is greater than 1.5m above grade, in which case the minimum right (west) side yard shall be 4.2m d) Privacy yard: not required <p>Parking spaces (minimum): 30, two (2) of which shall be designated for people with disabilities</p> <p>All other requirements of the By-Law shall apply.</p>
229-07, 205-11, 31-09	RM3-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-6 on Schedule “A” hereto, the minimum floor area of a one bedroom apartment shall be 50.0 square metres. All other requirements of the By-Law shall apply.</p>
59-09, 39-14, 110-15	RM3-7	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM3-7 on Schedule “A” hereto, the permitted uses shall be limited to apartment dwelling , continuum-of-care facilities and accessory uses, buildings and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Front lot Line: Easterly lot line b) Lot Area: 90m² c) Lot Frontage (Minimum): 30.0m d) Front Yard (Minimum): 7.5m e) Interior Side Yard (Minimum): 3.0m f) Exterior Side Yard (Minimum): 3.0m g) Exterior Side Yard (Maximum): 6.0m h) Rear Yard (Minimum): 3.0m i) Rear Yard (Maximum): 6.0m j) Building Height (Maximum): 20.0m k) Privacy Yards: N/A l) Building Separation: N/A

By-Law No.	Zone Code	Description
		All other requirements of the By-Law shall apply.
174-10	RM3-8	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-8 on Schedule “A” hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Maximum number of Dwelling Units: 104 b) Minimum Front Yard Setback: 7.5 metres c) Minimum Interior Side Yard Setback: 10 metres d) Minimum Rear Yard Setback: 7.5 metres. e) A parking structure may have a minimum rear yard of 3.0 metres provided it extends no greater than 1 metre above the finished grade. f) Maximum Height: 12 stories <p>All other requirements of the By-Law shall apply.</p>
101-16, 37-17	RM3-10	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM3-10 on Schedule “A” hereto, the uses shall be limited to a rowhouse dwelling within a condominium development with frontage on a private street, subject to the following development standards;</p> <p>Minimum front yard setback 6.0m Unit 3 5.0m Unit 4 5.3m Unit 3 3.5m Minimum rear yard setback 5.0m Minimum interior side yard 0.0m setback Minimum exterior side yard 0.0m setback Minimum lot frontage 5.0m Minimum lot area 135m² per unit Maximum lot coverage 55% Minimum landscaped open space: 30%</p> <ul style="list-style-type: none"> • A lot is considered to be a Parcel of Tied Land in a Common Element Plan of Condominium; • Minimum southern lot line setback 30.0m;

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> • Distance between buildings on the same lot shall be 0.0m; <p>All other requirements of the By-law shall apply.</p>
167-17	RM3-11	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM3-11 on Schedule “A” hereto, the uses shall be limited to the following;</p> <ul style="list-style-type: none"> • An apartment dwelling with a maximum of 10 dwelling units; <p>The following site specific development standards shall apply; Street Setback (minimum) 0.0m Rear Yard Setback (minimum) 5.4m Interior Side Yard Setback (minimum) 4.17m</p> <ul style="list-style-type: none"> • Landscaped open space shall be provided and maintained within the area designated “Landscaped Area” on Schedule ‘B’ of the Site Plan; • A visual barrier shall be constructed and maintained as indicated on Schedule ‘B’ of the Site Plan; • Parking spaces shall be provided and maintained wholly within the areas designated “Parking Area” on Schedule ‘B’ of the Site Plan. <p>All other requirements of the By-law shall apply.</p>

By-Law No.	Zone Code	Description
		 <p>SCHEDULE 'B' TO BY-LAW N^o. 2707 Passed This 22nd Day of September, 1986 Mayor Clerk</p> <p>WALNUT LANE</p> <p>WILLOW STREET</p> <p>LEGEND</p> <ul style="list-style-type: none"> Lot Coverage Parking Area Landscaped Area Landscaped Area (including Sidewalks) Location of Garbage Collection Compound <p>Limits of Lands Rezoned From "Restricted Industrial (R1) Zone" To "Special Residential Fourth Density (R4) Zone"</p> <p>SCALE 1" = 8.7 m</p>
132-18	RM3-18	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-18 on Schedule "A" hereto, the following site specific zone provisions shall apply:</p> <ul style="list-style-type: none"> a) A stacked townhouse condominium development with frontage on a private street shall be permitted. b) The development shall be considered as one lot, from the perimeters of the exterior lot lines of the land holdings, for the purposes of determining all requirements of this By-Law. c) Individual units within the development shall not be deemed as individual lots and shall not require a minimum lot frontage onto a private street. <p>Units Permitted (Maximum): 75 Unit Area (Minimum): 90 m² per unit Building Separation (Minimum): 1.4 metres Visitor Parking Spaces (Minimum): 23 Spaces</p> <ul style="list-style-type: none"> d) A visitor parking space shall be permitted within any part of the required front yard. <p>All other requirements of the By-Law shall apply.</p>