

4.8 RM1 AND RM2 ZONES (SEMI-DETACHED)

4.8.1 RM1 and RM2 Permitted Uses and Zone Regulations

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

Table 4.8.1 - RM1 and RM2 Permitted Uses and Zone Regulations

(0379-2009), (0190-2014), (0144-2016), (0174-2017), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

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

Table 4.8.1 continued on next page

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

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

4.8.2 RM1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.8.2.1	Exception: RM1-1	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM1-1 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>			
<p>Regulations</p>			
4.8.2.1.1	<p>A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law</p>		
4.8.2.1.2	<p>Semi-Detached:</p> <ol style="list-style-type: none"> (1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply (2) minimum lot area - interior lot 220 m² (3) minimum lot area - corner lot 252 m² (4) minimum lot frontage - interior lot 8.5 m (5) minimum lot frontage - corner lot 9.75 m (6) minimum front yard - lots with a municipal sidewalk adjacent the front lot line 4.5 m (7) minimum front yard - lots without a municipal sidewalk adjacent the front lot line 3.5 m (8) minimum exterior side yard - lots with a municipal sidewalk adjacent the exterior side lot line 4.5 m (9) minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line 3.5 m (10) minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m 1.8 m (11) minimum setback to garage face 5.8 m (12) minimum interior side yard - unattached side 1.2 m (13) minimum rear yard where lot abuts a lot with a minimum rear yard of 7.5 m 6.0 m (14) where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached (15) minimum rear yard where lands abut a pipeline easement 14.5 m (16) minimum rear yard where lands abut a C1 zone 7.5 m (17) minimum rear yard - all other lots 7.0 m (18) maximum encroachment of a porch or balcony into required front or exterior side yard 2.0 m (19) minimum setback to a sight triangle 0.0 m (20) maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided 2.5 m (21) where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance 5.0 m 		

Exception RM1-1 continued on next page

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4.8.2.1	Exception: RM1-1	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM1-1 continued from previous page			
4.8.2.1.2 (continued)	(22)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(23)	maximum driveway width - interior lot	4.3 m
	(24)	maximum driveway width - corner lot	4.7 m
	(25)	maximum garage width : measured from the inside face of the garage side walls	3.8 m
	(26)	detached garage shall not be permitted	

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

4.8.2.3	Exception: RM1-3	Map # 26, 29, 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-3 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.2.3.1	Detached Dwelling:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot frontage - interior lot	9.0 m
	(3)	maximum driveway width	6.0 m
	(4)	minimum front yard	4.5 m
	(5)	minimum exterior side yard	4.5 m
	(6)	minimum setback to garage face	6.0 m
4.8.2.3.2	Semi-Detached:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot area - corner lot	350 m ²
	(3)	minimum front yard	4.5 m
	(4)	minimum exterior side yard	4.5 m
	(5)	minimum setback to garage face	6.0 m

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4.8.2.4	Exception: RM1-4	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM1-4 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.2.4.1	Detached Dwelling:		
	(1) minimum lot area - interior lot		370 m ²
	(2) minimum lot area - corner lot		460 m ²
	(3) minimum lot frontage - interior lot		12.0 m
	(4) minimum lot frontage - corner lot		15.0 m
	(5) minimum rear yard where lands abut an OS1 zone		6.0 m
	(6) minimum front yard		4.5 m
	(7) minimum exterior side yard		4.5 m
	(8) minimum setback to garage face		6.0 m
4.8.2.4.2	Semi-Detached:		
	(1) minimum lot area - interior lot		277 m ²
	(2) minimum lot area - corner lot		325 m ²
	(3) minimum front yard		4.5 m
	(4) minimum exterior side yard		4.5 m
	(5) minimum rear yard where lands abut an OS1 zone		6.0 m
	(6) minimum setback to garage face		6.0 m

4.8.2.5	Exception: RM1-5	Map # 56	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM1-5 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.2.5.1	Detached Dwelling:		
	(1) minimum lot frontage - interior lot		9.0 m
	(2) maximum gross floor area - residential		0.6 times the lot area
	(3) maximum driveway width		6.0 m
	(4) minimum front yard		4.5 m
	(5) minimum exterior side yard		4.5 m
	(6) minimum setback to garage face		6.0 m
4.8.2.5.2	Semi-Detached:		
	(1) maximum gross floor area - residential		0.7 times the lot area
	(2) minimum front yard		4.5 m
	(3) minimum exterior side yard		4.5 m
	(4) minimum interior side yard		0.9 m
	(5) minimum setback to garage face		6.0 m

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4.8.2.6	Exception: RM1-6	Map # 27	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-6 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.2.6.1	Lands zoned RM1-6 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.2.6.2	Semi-Detached:		
	(1)	minimum front yard	6.0 m
	(2)	minimum exterior side yard	4.5 m
	(3)	minimum interior side yard unattached side - interior lot	1.2 m
	(4)	minimum interior side yard unattached side - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room	0.9 m
	(5)	minimum rear yard where lands abut a PB1 zone or Dixie Road	13.5 m
	(6)	minimum setback to garage face	6.0 m

4.8.2.7	Exception: RM1-7	Map # 31	By-law: 0174-2017
In a RM1-7 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.2.7.1	(1)	Linked Dwelling	
Regulations			
4.8.2.7.2	Detached Dwelling:		
	(1)	minimum lot frontage - interior lot	9.0 m
	(2)	minimum lot frontage - corner lot	12.0 m
	(3)	maximum lot coverage	35%
	(4)	minimum landscaped area	25% of the lot area
	(5)	minimum front yard	7.5 m
	(6)	minimum interior side yard	1.2 m
	(7)	minimum exterior side yard	6.0 m
	(8)	maximum driveway width	6.0 m
4.8.2.7.3	A linked dwelling shall comply with the RM1 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law		

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4.8.2.8	Exception: RM1-8	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15																																																															
<p>In a RM1-8 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>																																																																		
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Exception RM1-8 continued on next page

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

4.8.2.9	Exception: RM1-9	Map # 37W	By-law: 0174-2017
In a RM1-9 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.2.9.1	(1)	Linked Dwelling	
Regulations			
4.8.2.9.2	A linked dwelling and semi-detached shall comply with the RM1 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law except that:		
	(1)	minimum lot area - interior lot	305 m ²
	(2)	minimum lot area - corner lot	390 m ²
	(3)	maximum lot coverage	40%
	(4)	minimum front yard	6.0 m

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

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

4.8.2.12	Exception: RM1-12	Map # 09	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-12 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.2.12.1	(1)	Linked Dwelling	
Regulations			
4.8.2.12.2	A linked dwelling and semi-detached shall comply with the RM1 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law except that:		
	(1)	minimum front yard	4.5 m
	(2)	minimum interior side yard to the attached garage - attached side	0.0 m
	(3)	minimum setback to garage face	6.0 m

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

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4.8.2.14	Exception: RM1-14	Map # 28, 57, 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-14 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.8.2.14.1	Lands zoned RM1-14 shall only be used for the following:		
	(1) Semi-Detached		
	(2) Public school in compliance with the provisions contained in Article 2.1.9.1 of this By-law		
Regulations			
4.8.2.14.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.2.14.3	Minimum lot area - interior lot		220 m ²
4.8.2.14.4	Minimum lot area - corner lot		252 m ²
4.8.2.14.5	Minimum lot frontage - interior lot		8.5 m
4.8.2.14.6	Minimum lot frontage - corner lot		9.75 m
4.8.2.14.7	Minimum front yard - lots with a municipal sidewalk adjacent the front lot line		4.5 m
4.8.2.14.8	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.2.14.9	Minimum exterior side yard - lots with a municipal sidewalk adjacent the exterior side lot line		4.5 m
4.8.2.14.10	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.2.14.11	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.2.14.12	Minimum interior side yard - unattached side		1.2 m
4.8.2.14.13	Minimum rear yard where lot abuts a lot with a minimum rear yard of 7.5 m		6.0 m
4.8.2.14.14	Where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached		
4.8.2.14.15	Minimum rear yard where lands abut a pipeline easement		14.5 m
4.8.2.14.16	Minimum rear yard where lands abut a C1 zone		7.5 m
4.8.2.14.17	Minimum rear yard - all other lots		7.0 m
4.8.2.14.18	Minimum setback to garage face		5.8 m
4.8.2.14.19	Minimum setback to all lands zoned PB1		18.5 m
4.8.2.14.20	Minimum setback to a sight triangle		0.0 m
4.8.2.14.21	Maximum encroachment of a porch or balcony into required front or exterior side yard		2.0 m
4.8.2.14.22	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.2.14.23	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.2.14.24	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		

Exception RM1-14 continued on next page

Part 4 - Residential Zones

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

4.8.2.15	Exception: RM1-15	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-15 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.2.15.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:		
	(1) minimum lot area - corner lot		365 m ²
	(2) minimum lot frontage - corner lot		14.0 m
	(3) minimum setback to garage face		7.0 m
	(4) minimum setback of a porch to a sight triangle		1.5 m
	(5) maximum driveway width		5.5 m
	(6) maximum garage width: measured from the inside face of the garage side walls		5.7 m
	(7) detached garage shall not be permitted		
4.8.2.15.2	Semi-Detached:		
	(1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
	(2) minimum lot area - interior lot		225 m ²
	(3) minimum lot area - corner lot		265 m ²
	(4) minimum lot frontage - interior lot		8.7 m
	(5) minimum lot frontage - corner lot		10.2 m
	(6) maximum gross floor area - residential		0.75 times the lot area
	(7) minimum front yard		3.6 m
	(8) minimum exterior side yard		3.6 m
	(9) minimum setback to garage face		7.0 m
	(10) minimum interior side yard - unattached side		1.2 m
	(11) minimum rear yard		7.0 m
	(12) maximum encroachment of a porch or balcony into required front or exterior side yard		2.0 m
	(13) maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
	(14) where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m

Exception RM1-15 continued on next page

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4.8.2.15	Exception: RM1-15	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM1-15 continued from previous page			
4.8.2.15.2 (continued)	(15)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(16)	maximum driveway width	3.8 m
	(17)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(18)	detached garage shall not be permitted	

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

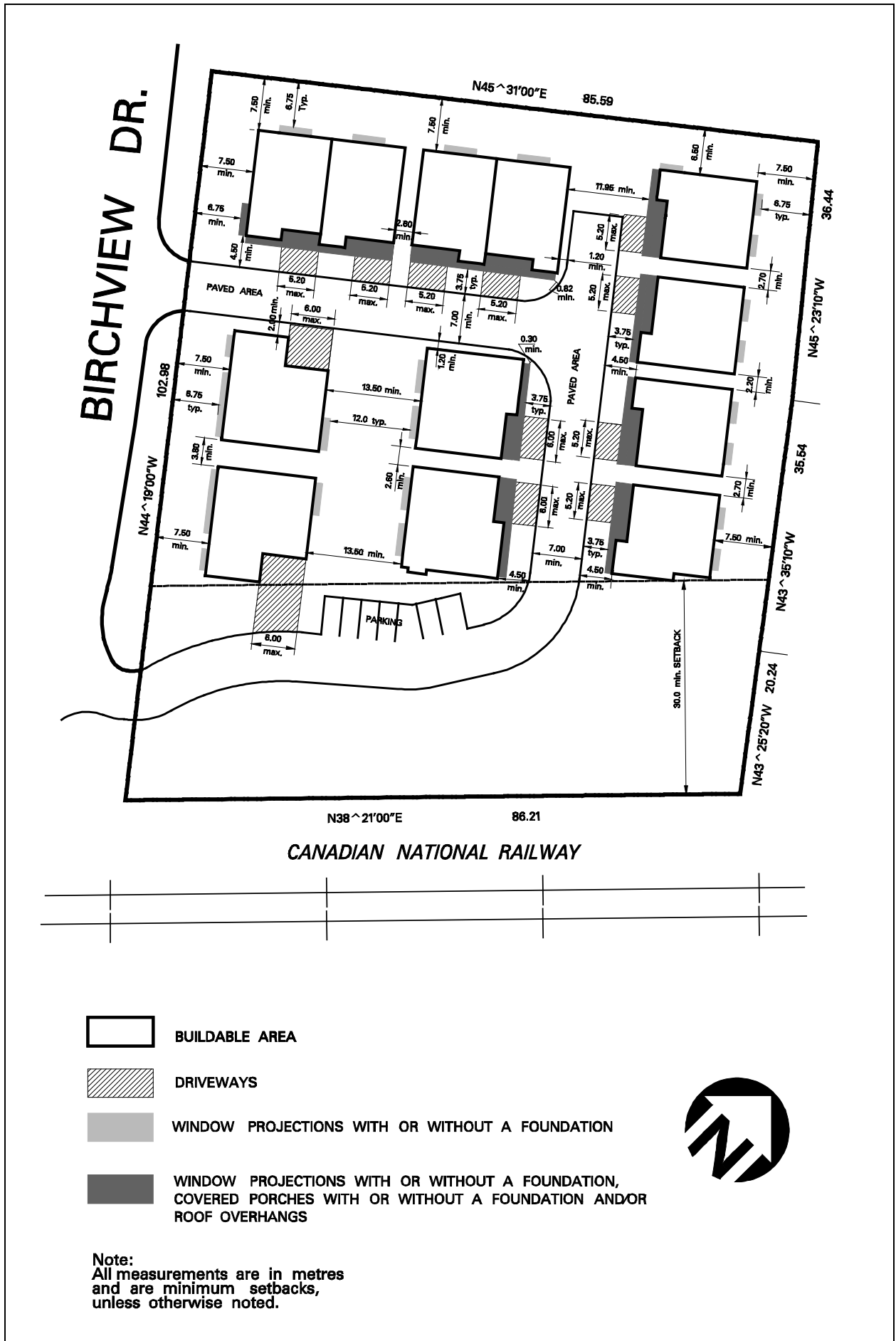
4.8.2.17	Exception: RM1-17	Map # 44W, 45E	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-17 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.2.17.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law except that:		
	(1)	maximum lot coverage - where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall	45%
	(2)	maximum projection of a garage beyond the main front entrance	7.0 m
4.8.2.17.2	Semi-Detached:		
	(1)	minimum lot area - interior lot	225 m ²
	(2)	minimum lot area - corner lot	300 m ²
	(3)	minimum front yard	4.5 m
	(4)	minimum exterior side yard	4.5 m
	(5)	minimum interior side yard - unattached side	0.9 m

Exception RM1-17 continued on next page

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4.8.2.17	Exception: RM1-17	Map # 44W, 45E	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM1-17 continued from previous page			
4.8.2.17.2 (continued)	(6)	maximum lot coverage :	
	(6.1)	where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%
	(6.2)	where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or	45%
	(6.3)	all other lots	40%
	(7)	maximum projection of a garage beyond the main front entrance	7.0 m
	(8)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(9)	maximum porch area in a front yard - interior lot	12 m ²
	(10)	maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(11)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(12)	accessory buildings and structures shall not be located in the front yard or exterior side yard	
	(13)	minimum setback to garage face	6.0 m

4.8.2.18	Exception: RM1-18	Map # 09	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM1-18 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.2.18.1	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.2.18.2	Maximum number of detached dwelling units		8
4.8.2.18.3	Maximum number of semi-detached dwelling units		4
4.8.2.18.4	Minimum setback to garage face from a condominium road		6.0 m
4.8.2.18.5	Maximum height - highest ridge: sloped roof		9.5 m
4.8.2.18.6	Maximum height of eaves: from average grade to lower edge of the eaves		3.7 m
4.8.2.18.7	Height of all buildings and structures shall be measured from established grade		
4.8.2.18.8	Maximum number of storeys		2
4.8.2.18.9	Minimum number of parking spaces per dwelling unit		2
4.8.2.18.10	Minimum number of visitor parking spaces		7
4.8.2.18.11	All site development plans shall comply with Schedule RM1-18 of this Exception		



Schedule RM1-18
Map 09

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4.8.2.19	Exception: RM1-19	Map # 39E, 45W	By-law:
In a RM1-19 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulation			
4.8.2.19.1	A detached dwelling shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law		

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

4.8.2.21	Exception: RM1-21	Map # 30	By-law: 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-21 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.2.21.1	(1)	Linked Dwelling	
Regulations			
4.8.2.21.2	Detached Dwelling:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot frontage	9.0 m
	(3)	maximum driveway width	6.0 m
	(4)	minimum front yard	4.5 m
	(5)	minimum exterior side yard	4.5 m
	(6)	minimum setback to garage face	6.0 m
4.8.2.21.3	Semi-Detached:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot area - corner lot	350 m ²
	(3)	minimum front yard	4.5 m
	(4)	minimum exterior side yard	4.5 m
	(5)	minimum setback to garage face	6.0 m
4.8.2.21.4	A linked dwelling shall comply with the RM1 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law except that:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot area - corner lot	350 m ²
	(3)	minimum front yard	4.5 m
	(4)	minimum exterior side yard	4.5 m
	(5)	minimum setback to garage face	6.0 m

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4.8.2.22	Exception: RM1-22	Map # 21	By-law: 0325-2008, 0055-2009, 0181-2018/LPAT Order 2019 February 15																																																															
<p>In a RM1-22 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>																																																																		
<p>Permitted Use</p>																																																																		
4.8.2.22.1	<p>Lands zoned RM1-22 shall only be used for the following:</p> <p>(1) Double Duplex Dwelling</p>																																																																	
<p>Regulations</p>																																																																		
4.8.2.22.2	<p>A double duplex dwelling shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law, except that:</p> <table border="0"> <tr> <td data-bbox="386 801 427 841">(1)</td> <td data-bbox="483 801 1149 868">the regulations of Article 4.1.9.3 and Lines 12.2 and 13.5 contained in Table 4.13.1 of this By-law shall not apply</td> <td data-bbox="1149 801 1424 868"></td> </tr> <tr> <td data-bbox="386 889 427 930">(2)</td> <td data-bbox="483 889 1052 956">maximum number of dwelling units on all lands zoned RM1-22</td> <td data-bbox="1149 889 1424 956">4</td> </tr> <tr> <td data-bbox="386 978 427 1018">(3)</td> <td data-bbox="483 978 760 1018">maximum lot coverage</td> <td data-bbox="1149 978 1424 1018">30% of the lot area</td> </tr> <tr> <td data-bbox="386 1040 427 1080">(4)</td> <td data-bbox="483 1040 792 1080">maximum gross floor area</td> <td data-bbox="1149 1040 1424 1080">400 m²</td> </tr> <tr> <td data-bbox="386 1102 427 1142">(5)</td> <td data-bbox="483 1102 938 1142">minimum area used for tenant facilities</td> <td data-bbox="1149 1102 1424 1142">166 m²</td> </tr> <tr> <td data-bbox="386 1163 427 1204">(6)</td> <td data-bbox="483 1163 808 1204">minimum landscaped area</td> <td data-bbox="1149 1163 1424 1204">40% of the lot area</td> </tr> <tr> <td data-bbox="386 1225 427 1266">(7)</td> <td data-bbox="483 1225 743 1266">minimum front yard</td> <td data-bbox="1149 1225 1424 1266">15.0 m</td> </tr> <tr> <td data-bbox="386 1287 427 1327">(8)</td> <td data-bbox="483 1287 824 1327">minimum interior side yard</td> <td data-bbox="1149 1287 1424 1327">1.7 m</td> </tr> <tr> <td data-bbox="386 1349 427 1389">(9)</td> <td data-bbox="483 1349 727 1389">minimum rear yard</td> <td data-bbox="1149 1349 1424 1389">11.0 m</td> </tr> <tr> <td data-bbox="386 1411 427 1451">(10)</td> <td data-bbox="483 1411 857 1451">maximum height: highest ridge of a sloped roof</td> <td data-bbox="1149 1411 1424 1451">10.7 m</td> </tr> <tr> <td data-bbox="386 1473 427 1513">(11)</td> <td data-bbox="483 1473 1068 1513">minimum number of resident parking spaces per dwelling unit</td> <td data-bbox="1149 1473 1424 1513">1.36</td> </tr> <tr> <td data-bbox="386 1534 427 1575">(12)</td> <td data-bbox="483 1534 1052 1575">minimum number of visitor parking spaces per dwelling unit</td> <td data-bbox="1149 1534 1424 1575">0.20</td> </tr> <tr> <td data-bbox="386 1596 427 1636">(13)</td> <td colspan="2" data-bbox="483 1596 1424 1636">no dwelling units, or portions thereof, shall be located below grade</td> </tr> <tr> <td data-bbox="386 1658 427 1698">(14)</td> <td colspan="2" data-bbox="483 1658 1424 1698">the area used for tenant facilities shall be measured from the centre line of joint interior partitions and from the exterior of outside walls of the building or structure</td> </tr> <tr> <td data-bbox="386 1720 427 1760">(15)</td> <td colspan="2" data-bbox="483 1720 1424 1760">"Double Duplex Dwelling" means a building that is divided horizontally and vertically into four separate dwelling units, each with an entrance that is either independent or through a common vestibule</td> </tr> <tr> <td data-bbox="386 1782 427 1822">(16)</td> <td colspan="2" data-bbox="483 1782 1424 1822">"Tenant Facilities" means any part of a building or structure used for furnace rooms, laundry rooms, garbage storage rooms or general storage rooms</td> </tr> <tr> <td data-bbox="386 1843 427 1884">(17)</td> <td colspan="2" data-bbox="483 1843 1424 1884">"Gross Floor Area" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of the exterior wall of the building or structure at the level of each storey exclusive of any part of the building or structure used for tenant facilities, stairs or garbage storage</td> </tr> <tr> <td data-bbox="386 1905 427 1946">(18)</td> <td data-bbox="483 1905 760 1946">minimum lot frontage</td> <td data-bbox="1149 1905 1424 1946">18.0 m</td> </tr> <tr> <td data-bbox="386 1967 427 2007">(19)</td> <td data-bbox="483 1967 1084 2007">maximum area of a deck above an attached garage</td> <td data-bbox="1149 1967 1424 2007">10 m²</td> </tr> <tr> <td data-bbox="386 2029 427 2069">(20)</td> <td data-bbox="483 2029 808 2069">maximum driveway width</td> <td data-bbox="1149 2029 1424 2069">Lesser of 8.5 m or 50% of lot frontage</td> </tr> <tr> <td data-bbox="386 2091 427 2131">(21)</td> <td data-bbox="483 2091 743 2131">minimum aisle width</td> <td data-bbox="1149 2091 1424 2131">6.0 m</td> </tr> </table>			(1)	the regulations of Article 4.1.9.3 and Lines 12.2 and 13.5 contained in Table 4.13.1 of this By-law shall not apply		(2)	maximum number of dwelling units on all lands zoned RM1-22	4	(3)	maximum lot coverage	30% of the lot area	(4)	maximum gross floor area	400 m ²	(5)	minimum area used for tenant facilities	166 m ²	(6)	minimum landscaped area	40% of the lot area	(7)	minimum front yard	15.0 m	(8)	minimum interior side yard	1.7 m	(9)	minimum rear yard	11.0 m	(10)	maximum height: highest ridge of a sloped roof	10.7 m	(11)	minimum number of resident parking spaces per dwelling unit	1.36	(12)	minimum number of visitor parking spaces per dwelling unit	0.20	(13)	no dwelling units , or portions thereof, shall be located below grade		(14)	the area used for tenant facilities shall be measured from the centre line of joint interior partitions and from the exterior of outside walls of the building or structure		(15)	"Double Duplex Dwelling" means a building that is divided horizontally and vertically into four separate dwelling units , each with an entrance that is either independent or through a common vestibule		(16)	"Tenant Facilities" means any part of a building or structure used for furnace rooms, laundry rooms, garbage storage rooms or general storage rooms		(17)	"Gross Floor Area" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of the exterior wall of the building or structure at the level of each storey exclusive of any part of the building or structure used for tenant facilities, stairs or garbage storage		(18)	minimum lot frontage	18.0 m	(19)	maximum area of a deck above an attached garage	10 m ²	(20)	maximum driveway width	Lesser of 8.5 m or 50% of lot frontage	(21)	minimum aisle width	6.0 m
(1)	the regulations of Article 4.1.9.3 and Lines 12.2 and 13.5 contained in Table 4.13.1 of this By-law shall not apply																																																																	
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(20)	maximum driveway width	Lesser of 8.5 m or 50% of lot frontage																																																																
(21)	minimum aisle width	6.0 m																																																																

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4.8.2.23	Exception: RM1-23	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM1-23 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.2.23.1	<p>A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:</p>		
	(1) minimum setback of a detached dwelling to all lands zoned U-3 on lots located east of Longford Drive		11.0 m
	(2) maximum garage width: measured from the inside face of the garage side walls		6.1 m
4.8.2.23.2	Semi-Detached:		
	(1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
	(2) minimum lot area - interior lot		220 m ²
	(3) minimum lot area - corner lot		300 m ²
	(4) minimum lot frontage - interior lot		8.7 m
	(5) minimum lot frontage - corner lot		10.2 m
	(6) maximum gross floor area- residential		0.75 times the lot area
	(7) minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
	(8) minimum front yard - all other lots		4.5 m
	(9) minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
	(10) minimum exterior side yard - lots adjacent to a street with a right-of-way width of less than 17.0 m		1.8 m
	(11) minimum exterior side yard - all other lots		4.5 m
	(12) minimum interior side yard - unattached side		1.2 m
	(13) minimum rear yard - where lot abuts a lot with a minimum rear yard of 7.5 m		6.0 m
	(14) where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached		
	(15) minimum rear yard - all other lots		7.0 m
	(16) minimum setback of a semi-detached to all lands zoned U-3 on lots located east of Longford Drive		11.0 m
	(17) minimum setback to garage face		5.8 m
	(18) minimum setback to a sight triangle		0.0 m
	(19) maximum encroachment of a porch or balcony into required front yard		2.0 m
	(20) maximum encroachment of a porch or balcony into required exterior side yard		2.0 m
	(21) maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
	(22) where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m

Exception RM1-23 continued on next page

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4.8.2.23	Exception: RM1-23	Map # 57	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM1-23 continued from previous page			
4.8.2.23.2 (continued)	(23)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(24)	maximum driveway width - interior lot	4.3 m
	(25)	maximum driveway width - corner lot	4.7 m
	(26)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(27)	detached garage shall not be permitted	

4.8.2.24	Exception: RM1-24	Map # 57	By-law: 0455-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM1-24 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.2.24.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:		
	(1)	minimum lot area - interior lot	275 m ²
	(2)	minimum lot frontage - interior lot	9.75 m
	(3)	minimum lot frontage - corner lot	13.0 m
	(4)	maximum driveway width	6.5 m
	(5)	maximum garage width: measured from the inside face of the garage side walls	5.5 m
	(6)	minimum setback of a lot to Winston Churchill Boulevard	108.0 m
	(7)	a balcony with a maximum area of 10 m ² is permitted on top of an attached garage provided that the balcony does not project more than 1.0 m beyond the garage face	
4.8.2.24.2	Semi-Detached:		
	(1)	the regulations of Lines 5.0 and 11.0 contained in Table 4.8.1 of this By-law shall not apply	
	(2)	minimum lot area - interior lot	220 m ²
	(3)	minimum lot area - corner lot	252 m ²
	(4)	minimum lot frontage - interior lot	8.5 m
	(5)	minimum lot frontage - corner lot	9.75 m
	(6)	minimum front yard - lots with a municipal sidewalk adjacent the front lot line	4.5 m
	(7)	minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m
	(8)	minimum exterior side yard - lots with a municipal sidewalk adjacent the exterior side lot line	4.5 m
	(9)	minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m
	(10)	minimum setback to garage face	5.8 m

Exception RM1-24 continued on next page

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4.8.2.24	Exception: RM1-24	Map # 57	By-law: 0455-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM1-24 continued from previous page			
4.8.2.24.2 (continued)	(11)	minimum interior side yard - unattached side	1.2 m
	(12)	minimum rear yard	7.0 m
	(13)	maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m
	(14)	minimum setback to a sight triangle	0.0 m
	(15)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m
	(16)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m
	(17)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , a minimum of 75% of the width of the garage , measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(18)	maximum driveway width - interior lot	4.3 m
	(19)	maximum driveway width - corner lot	4.7 m
	(20)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(21)	attached garage is required	
	(22)	detached garage shall not be permitted	
	(23)	a balcony with a maximum area of 10 m ² is permitted on top of an attached garage provided that the balcony does not project more than 1.0 m beyond the garage face	

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4.8.2.25	Exception: RM1-25	Map # 57	By-law: 0117-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM1-25 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>			
<p>Regulations</p>			
4.8.2.25.1	<p>A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law</p>		
4.8.2.25.2	<p>Semi-Detached:</p> <ol style="list-style-type: none"> (1) the provisions of Lines 5.0 and 11.0 contained in Table 4.8.1 of this By-law shall not apply (2) minimum lot area - interior lot 190 m² (3) minimum lot area - corner lot 252 m² (4) minimum lot frontage - interior lot 7.5 m (5) minimum lot frontage - corner lot 9.5 m (6) minimum front yard - lots without a municipal sidewalk adjacent the front lot line 3.5 m (7) minimum front yard - lots without a municipal sidewalk adjacent the exterior side lot line 3.5 m (8) minimum setback to the garage face 5.8 m (9) minimum exterior side yard - lots abutting a street 1.8 m (10) minimum interior side yard - unattached side 1.2 m (11) minimum rear yard 6.0 m (12) maximum encroachment of a porch or balcony into required front or exterior side yard 2.0 m (13) maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided 2.5 m (14) where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance 5.0 m (15) for a semi-detached more than one storey in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face (16) maximum driveway width - interior lot 4.5 m (17) maximum driveway width - corner lot 5.0 m (18) maximum garage width: 3.8 m measured from the inside face of the garage side walls (19) detached garage shall not be permitted 		

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

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

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4.8.3 RM2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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

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

4.8.3.3	Exception: RM2-3	Map # 36W, 39W, 55	By-law: 0174-2017
In a RM2-3 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.3.3.1	Minimum setback to all lands zoned E2-1		15.0 m
4.8.3.3.2	Minimum setback of detached dwelling and semi-detached to Thomas Street, Winston Churchill Boulevard and Erin Centre Boulevard		7.5 m
4.8.3.3.3	Minimum setback to Derry Road West		13.5 m
4.8.3.3.4	Maximum encroachment of a porch into the Winston Churchill Boulevard and Erin Centre Boulevard setbacks		1.8 m

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

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

4.8.3.6	Exception: RM2-6	Map # 44W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-6 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.3.6.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law, except that:		
	(1)	minimum setback to garage face	7.0 m
4.8.3.6.2	Semi-Detached:		
	(1)	maximum lot coverage:	
	(1.1)	where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%
	(1.2)	where the width of the garage is 3.8 m or less, measured from the inside face of the garage side walls or	45%
	(1.3)	all other lots	40%
	(2)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(3)	minimum setback to garage face	7.0 m
	(4)	minimum setback to a sight triangle	0.0 m
	(5)	maximum driveway width	3.8 m
	(6)	maximum porch area in a front yard - interior lot	12 m ²
	(7)	maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(8)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(9)	a detached garage is not permitted	

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4.8.3.7	Exception: RM2-7	Map # 44W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM2-7 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.3.7.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law		
4.8.3.7.2	Semi-Detached:		
	(1)	maximum lot coverage:	
	(1.1)	where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%
	(1.2)	where the width of the garage is 3.8 m or less, measured from the inside face of the garage side walls or	45%
	(1.3)	all other lots	40%
	(2)	for a detached dwelling more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(3)	minimum setback to a sight triangle	0.0 m
	(4)	maximum driveway width	3.8 m
	(5)	maximum porch area in a front yard - interior lot	12 m ²
	(6)	maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(7)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(8)	a detached garage is not permitted	

4.8.3.8	Exception: RM2-8	Map # 39E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM2-8 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.3.8.1	Semi-Detached:		
	(1)	minimum lot area - corner lot	240 m ²
	(2)	minimum lot frontage - interior lot	9.0 m
	(3)	minimum lot frontage - corner lot	10.0 m
	(4)	minimum interior side yard - unattached side	1.2 m
	(5)	minimum exterior side yard	3.0 m
	(6)	minimum rear yard	6.0 m
	(7)	minimum setback to garage face	7.0 m

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

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

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

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

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

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4.8.3.14	Exception: RM2-14	Map # 53E, 53W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-14 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.14.1	Lands zoned RM2-14 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.14.2	Minimum lot area - interior lot		240 m ²
4.8.3.14.3	Minimum lot area - corner lot		320 m ²
4.8.3.14.4	Minimum lot frontage - interior lot		9.0 m
4.8.3.14.5	Minimum lot frontage - corner lot		12.0 m
4.8.3.14.6	Minimum front yard		3.65 m
4.8.3.14.7	Minimum exterior side yard		3.65 m
4.8.3.14.8	Minimum setback to garage face		5.5 m

4.8.3.15	Exception: RM2-15	Map # 53E	By-law: 0174-2017
In a RM2-15 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.15.1	Lands zoned RM2-15 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.15.2	Minimum exterior side yard		2.45 m
4.8.3.15.3	Maximum permitted encroachment of a bay window and chimney , with or without foundation, into an exterior side yard		0.5 m

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

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4.8.3.17	Exception: RM2-17	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-17 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.17.1	Lands zoned RM2-17 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.17.2	Maximum lot coverage		50%
4.8.3.17.3	Minimum lot area - corner lot		260 m ²
4.8.3.17.4	Minimum lot frontage - interior lot		6.1 m
4.8.3.17.5	Minimum lot frontage - corner lot		8.2 m
4.8.3.17.6	Minimum interior side yard - unattached side		1.2 m
4.8.3.17.7	Minimum exterior side yard		3.0 m
4.8.3.17.8	Minimum setback to garage face		7.0 m
4.8.3.17.9	The areas of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
4.8.3.17.10	Maximum driveway width - interior lot		3.8 m
4.8.3.17.11	Maximum driveway width - corner lot		5.0 m

4.8.3.18	Exception: RM2-18	Map # 57, 58	By-law: 0449-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-18 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.18.1	Lands zoned RM2-18 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.18.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.18.3	Minimum lot area - interior lot		215 m ²
4.8.3.18.4	Minimum lot area - corner lot		300 m ²
4.8.3.18.5	Minimum lot frontage - interior lot		7.2 m
4.8.3.18.6	Minimum lot frontage - corner lot		10.2 m
4.8.3.18.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.18.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.18.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.3.18.10	Minimum setback to garage face		5.8 m
4.8.3.18.11	Minimum interior side yard - unattached side		1.2 m

Exception RM2-18 continued on next page

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4.8.3.18	Exception: RM2-18	Map # 57, 58	By-law: 0449-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM2-18 continued from previous page			
4.8.3.18.12	Minimum setback to a sight triangle		0.0 m
4.8.3.18.13	Maximum encroachment of a porch or balcony into required front or exterior side yard		2.0 m
4.8.3.18.14	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.18.15	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.18.16	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.18.17	Maximum driveway width - interior lot		4.3 m
4.8.3.18.18	Maximum driveway width - corner lot		4.7 m
4.8.3.18.19	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.18.20	Detached garage shall not be permitted		

4.8.3.19	Exception: RM2-19	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-19 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.8.3.19.1	Lands zoned RM2-19 shall only be used for the following: (1) Semi-Detached (2) Public school in compliance with the provisions contained in Article 2.1.9.1 of this By-law		
Regulations			
4.8.3.19.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.19.3	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.19.4	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.19.5	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.3.19.6	Minimum exterior side yard with a 0.3 m reserve along the exterior side lot line		4.2 m
4.8.3.19.7	Minimum setback to garage face		5.8 m
4.8.3.19.8	Minimum setback to a sight triangle		0.0 m
4.8.3.19.9	Maximum encroachment of a porch or balcony into required front and exterior side yard		2.0 m
4.8.3.19.10	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m

Exception RM2-19 continued on next page

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4.8.3.19	Exception: RM2-19	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM2-19 continued from previous page			
4.8.3.19.11	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.19.12	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.19.13	Maximum driveway width - interior lot		4.3 m
4.8.3.19.14	Maximum driveway width - corner lot		4.7 m
4.8.3.19.15	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.19.16	Detached garage shall not be permitted		

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

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4.8.3.21	Exception: RM2-21	Map # 44W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-21 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.3.21.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law, except that:		
	(1) maximum projection of a garage beyond the main front entrance	7.0 m	
4.8.3.21.2	Semi-Detached:		
	(1) maximum lot coverage:		
	(1.1) where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%	
	(1.2) where the width of the garage is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or	45%	
	(1.3) all other lots	40%	
	(2) minimum front yard	9.0 m	
	(3) minimum exterior side yard	9.0 m	
	(4) for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
	(5) maximum projection of a garage beyond the main front entrance	7.0 m	
	(6) maximum porch area in a front yard - interior lot	12 m ²	
	(7) maximum total porch area in front and exterior side yards - corner lot	20 m ²	
	(8) the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
	(9) accessory buildings and structures shall not be located in the front yard or exterior side yard		

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

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

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4.8.3.24	Exception: RM2-24	Map # 55	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-24 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.3.24.1	Minimum setback to garage face		7.0 m
4.8.3.24.2	Maximum encroachment of a porch or deck including landings and stairs into the required rear yard		2.5 m
4.8.3.24.3	Detached Dwelling:		
	(1) minimum lot area - interior lot		270 m ²
	(2) maximum lot coverage		43%
	(3) maximum driveway width		5.6 m
	(4) maximum garage width: measured from the inside face of the garage side walls		5.6 m
4.8.3.24.4	Semi-Detached:		
	(1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
	(2) maximum gross floor area - residential		0.75 times the lot area
	(3) maximum driveway width		3.8 m
	(4) maximum garage width: measured from the inside face of the garage side walls		3.8 m

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

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

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

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

4.8.3.29	Exception: RM2-29	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0143-2021
In a RM2-29 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:			
Regulations			
4.8.3.29.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:		
	(1) maximum lot coverage		45%
	(2) minimum lot area - interior lot		295 m ²
	(3) minimum lot area - corner lot		415 m ²
	(4) minimum lot frontage - interior lot		9.75 m
	(5) minimum lot frontage - corner lot		13.5 m
	(6) minimum front yard		4.5 m
	(7) minimum exterior side yard		4.5 m
	(8) minimum rear yard		7.5 m
	(9) minimum setback of a porch to a sight triangle		1.5 m
	(10) maximum driveway width		5.7 m
	(11) maximum garage width: measured from the inside face of the garage side walls		5.7 m
4.8.3.29.2	Semi-Detached:		
	(1) the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
	(2) maximum gross floor area - residential		0.75 times the lot area
	(3) maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
	(4) where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m

Exception RM2-29 continued on next page

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4.8.3.29	Exception: RM2-29	Map # 38E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0143-2021
Exception RM2-29 continued from previous page			
4.8.3.29.2 (continued)	(5)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(6)	maximum encroachment of a porch or balcony into required front or exterior side yard	2.0 m
	(7)	maximum driveway width	3.8 m
	(8)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(9)	detached garage shall not be permitted	

4.8.3.30	Exception: RM2-30	Map # 58	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-30 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.30.1	Lands zoned RM2-30 shall only be used for the following:		
	(1)	Semi-Detached	
Regulations			
4.8.3.30.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.30.3	Minimum lot area - interior lot		215 m ²
4.8.3.30.4	Minimum lot area - corner lot		300 m ²
4.8.3.30.5	Minimum lot frontage - interior lot		7.2 m
4.8.3.30.6	Minimum lot frontage - corner lot		10.2 m
4.8.3.30.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.30.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.30.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.3.30.10	Minimum setback to garage face		5.8 m
4.8.3.30.11	Minimum interior side yard - unattached side		1.2 m
4.8.3.30.12	Minimum setback to a sight triangle		0.0 m
4.8.3.30.13	Minimum setback of a semi-detached to all lands zoned U-3		11.0 m
4.8.3.30.14	Maximum encroachment of a porch or balcony into required front or exterior side yard		2.0 m
4.8.3.30.15	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.30.16	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m

Exception RM2-30 continued on next page

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

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

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4.8.3.32	Exception: RM2-32	Map # 44E, 52E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM2-32 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.3.32.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law		
4.8.3.32.2	Semi-Detached:		
	(1)	maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot	45%
	(2)	maximum lot coverage - all other lots	40%
	(3)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot	2.5 m
	(4)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot	4.0 m
	(5)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face - interior lot	
	(6)	maximum porch area in a front yard - interior lot	12 m ²
	(7)	maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(8)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(9)	accessory buildings and structures shall not be located in the front yard or exterior side yard	

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

Exception RM2-33 continued on next page

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4.8.3.33	Exception: RM2-33	Map # 44W, 45E, 52E, 52W	By-law: 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM2-33 continued from previous page			
4.8.3.33.2	Semi-Detached:		
	(1)	maximum lot coverage:	
	(1.1)	where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%
	(1.2)	where the width of the garage is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or	45%
	(1.3)	all other lots	40%
	(2)	maximum projection of a garage beyond the main front entrance	7.5 m
	(3)	for a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face	
	(4)	maximum porch area in a front yard - interior lot	12 m ²
	(5)	maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(6)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(7)	accessory buildings and structures shall not be located in the front yard or exterior side yard	

4.8.3.34	Exception: RM2-34	Map # 27	By-law: 0174-2017
In a RM2-34 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.3.34.1	(1)	Linked Dwelling	
Regulations			
4.8.3.34.2		Minimum front yard	7.5 m
4.8.3.34.3	A linked dwelling shall comply with the RM2 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law except that:		
	(1)	minimum front yard	7.5 m

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

4.8.3.36	Exception: RM2-36	Map # 27	By-law: 0174-2017
In a RM2-36 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.8.3.36.1	(1)	Linked Dwelling	
Regulations			
4.8.3.36.2	Semi-Detached:		
	(1) minimum front yard		7.5 m
4.8.3.36.3	A detached dwelling shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1) minimum lot area - interior lot		510 m ²
	(2) minimum lot area - corner lot		650 m ²
4.8.3.36.4	A linked dwelling shall comply with the RM2 zone regulations for a semi-detached contained in Subsection 4.8.1 of this By-law except that:		
	(1) minimum front yard		7.5 m

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4.8.3.37	Exception: RM2-37	Map # 44W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-37 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.37.1	Lands zoned RM2-37 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.37.2	(1)	maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%
	(2)	where the width of the garage is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the midpoint of an interior wall or	45%
	(3)	all other lots	40%
4.8.3.37.3	Maximum projection of a garage beyond the main front entrance		7.5 m
4.8.3.37.4	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.37.5	Maximum porch area in a front yard - interior lot		12 m ²
4.8.3.37.6	Maximum total porch area in front and exterior side yards - corner lot		20 m ²
4.8.3.37.7	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
4.8.3.37.8	Accessory buildings and structures shall not be located in the front yard or exterior side yard		

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

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4.8.3.39	Exception: RM2-39	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-39 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.39.1	Lands zoned RM2-39 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.39.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.39.3	Minimum lot area - interior lot		215 m ²
4.8.3.39.4	Minimum lot area - corner lot		300 m ²
4.8.3.39.5	Minimum lot frontage - interior lot		7.2 m
4.8.3.39.6	Minimum lot frontage per dwelling unit - corner lot		10.2 m
4.8.3.39.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.39.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.39.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.3.39.10	Minimum setback to garage face		5.8 m
4.8.3.39.11	Minimum interior side yard - unattached side		1.2 m
4.8.3.39.12	Minimum setback to a sight triangle		0.0 m
4.8.3.39.13	Minimum setback of a semi-detached to all lands zoned U-3		13.2 m
4.8.3.39.14	Maximum encroachment of a porch or balcony into required front and exterior side yard		2.0 m
4.8.3.39.15	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.39.16	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.39.17	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.39.18	Maximum driveway width - interior lot		4.3 m
4.8.3.39.19	Maximum driveway width - corner lot		4.7 m
4.8.3.39.20	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.39.21	Detached garage shall not be permitted		

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4.8.3.40	Exception: RM2-40	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-40 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.40.1	Lands zoned RM2-40 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.40.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.40.3	Minimum lot area - interior lot		215 m ²
4.8.3.40.4	Minimum lot area - corner lot		300 m ²
4.8.3.40.5	Minimum lot frontage - interior lot		7.2 m
4.8.3.40.6	Minimum lot frontage - corner lot		10.2 m
4.8.3.40.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.40.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.40.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.3.40.10	Minimum setback to garage face		5.8 m
4.8.3.40.11	Minimum interior side yard - unattached side		1.2 m
4.8.3.40.12	Minimum setback to a sight triangle		0.0 m
4.8.3.40.13	Minimum setback of a semi-detached to all lands zoned U-3		14.9 m
4.8.3.40.14	Maximum encroachment of a porch or balcony into required front and exterior side yard		2.0 m
4.8.3.40.15	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.40.16	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.40.17	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.40.18	Maximum driveway width - interior lot		4.3 m
4.8.3.40.19	Maximum driveway width - corner lot		4.7 m
4.8.3.40.20	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.40.21	Detached garage shall not be permitted		

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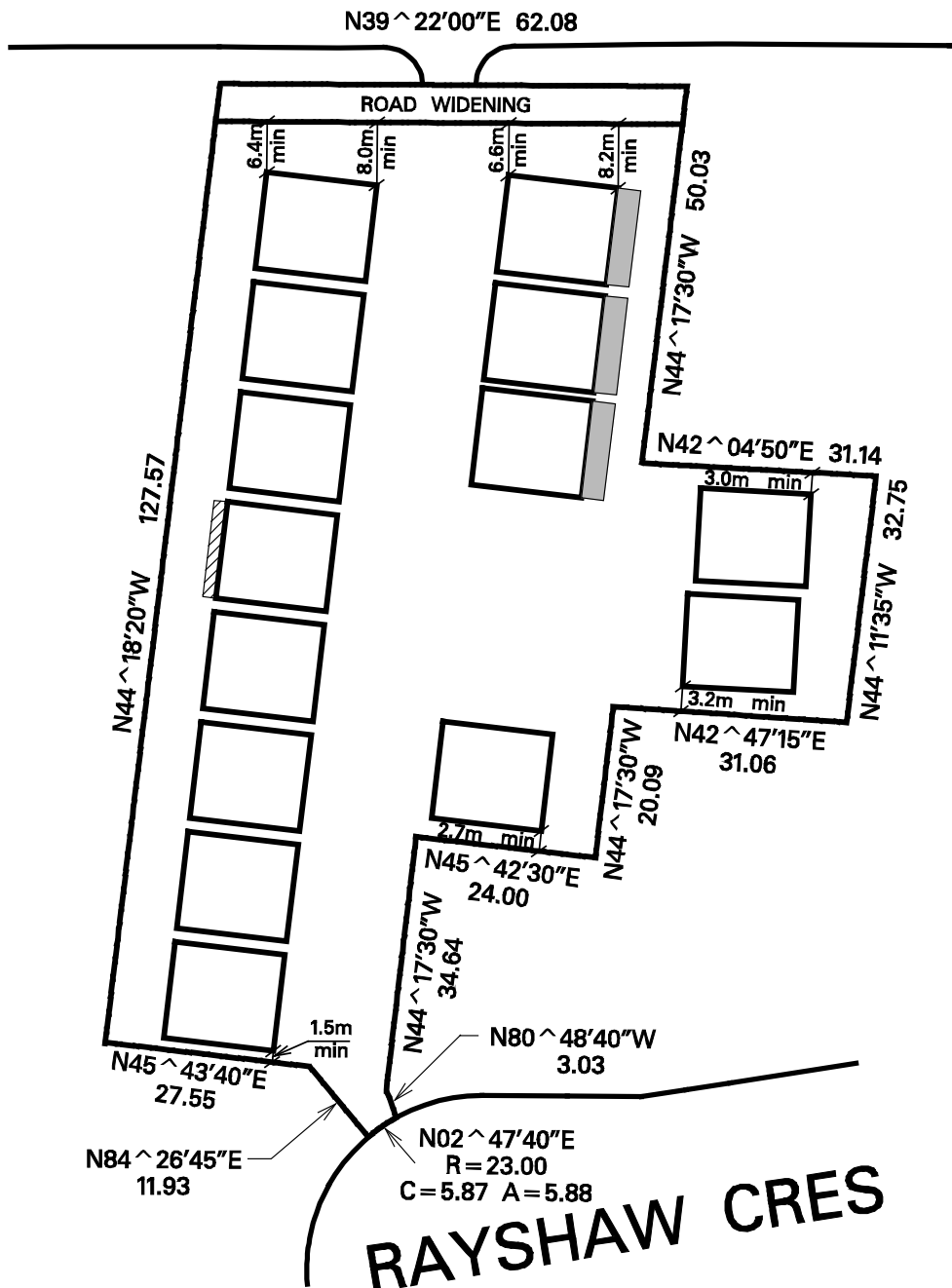
4.8.3.41	Exception: RM2-41	Map # 57	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-41 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.41.1	Lands zoned RM2-41 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.41.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.41.3	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.41.4	Minimum interior side yard - unattached side		1.2 m
4.8.3.41.5	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.41.6	Minimum exterior side yard - corner lots with a 0.3 m reserve along the exterior side lot line		4.2 m
4.8.3.41.7	Minimum setback to garage face		5.8 m
4.8.3.41.8	Minimum setback to a sight triangle		0.0 m
4.8.3.41.9	Maximum encroachment of a porch or balcony into a required front and exterior side yard		2.0 m
4.8.3.41.10	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.41.11	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.41.12	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.41.13	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.41.14	Detached garage shall not be permitted		




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

Part 4 - Residential Zones

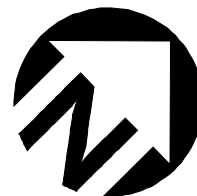
4.8.3.43	Exception: RM2-43	Map # 39E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM2-43 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.8.3.43.1	Lands zoned RM2-43 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.43.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.43.3	Maximum number of semi-detached dwelling units on all lands zoned RM2-43		28
4.8.3.43.4	Minimum landscaped area		40% of the lot area
4.8.3.43.5	Maximum height - highest ridge: sloped roof		11.0 m
4.8.3.43.6	Minimum setback to the front wall of a semi-detached from a condominium road		4.5 m
4.8.3.43.7	Minimum setback to the rear wall of a semi-detached from a lot line		7.5 m
4.8.3.43.8	Minimum separation between semi-detached		1.8 m
4.8.3.43.9	Minimum setback to garage face from a condominium road		6.0 m
4.8.3.43.10	Maximum projection of stairs and landings from the front wall of a dwelling outside the buildable area identified on Schedule RM2-43 of this Exception		1.8 m
4.8.3.43.11	Minimum number of common visitor parking spaces per dwelling unit		0.32
4.8.3.43.12	All site development plans shall comply with Schedule RM2-43 of this Exception		

BRITANNIA ROAD WEST



-  BUILDABLE AREA
-  STAIRS AND LANDINGS MAY PROJECT A MAXIMUM OF 1.8 M FROM THE REAR WALL OF A DWELLING BEYOND THE BUILDABLE AREA
-  STAIRS AND LANDINGS MAY PROJECT A MAXIMUM OF 3.0 M FROM THE REAR WALL OF A DWELLING BEYOND THE BUILDABLE AREA

Notes:
All measurements are in metres and are minimum setbacks, unless otherwise noted.



Schedule RM2-43
Map 39E

Part 4 - Residential Zones

4.8.3.44	Exception: RM2-44	Map # 29	By-law: 0174-2017
<p>In a RM2-44 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Permitted Use			
4.8.3.44.1	Lands zoned RM2-44 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.44.2	Minimum lot area		225 m ²
4.8.3.44.3	Minimum lot frontage		7.0 m
4.8.3.44.4	Minimum interior side yard - attached side		0.0 m
4.8.3.44.5	Minimum interior side yard - unattached side		1.2 m on one side of the dwelling and 0.6 m on the other
4.8.3.44.6	Minimum setback to a sight triangle		0.0 m
4.8.3.44.7	Minimum setback of a semi-detached to all lands zoned PB1		17.15 m
4.8.3.44.8	Maximum encroachment of a porch or balcony into a required front and exterior side yard		2.0 m
4.8.3.44.9	Maximum driveway width		3.8 m
4.8.3.44.10	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.44.11	Each dwelling shall have an attached garage		
4.8.3.44.12	Detached garage shall not be permitted		

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

Exception RM2-45 continued on next page

Part 4 - Residential Zones

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

4.8.3.46	Exception: RM2-46	Map # 20	By-law: 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-46 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.46.1	Lands zoned RM2-46 shall only be used for the following: (1) Semi-Detached		
Regulations			
4.8.3.46.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.8.3.46.3	Maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot		45%
4.8.3.46.4	Maximum lot coverage - all other lots		40%
4.8.3.46.5	Minimum front yard		6.0 m
4.8.3.46.6	Minimum interior side yard - unattached side		1.8 m on one side of the dwelling and 0.9 m on the other
4.8.3.46.7	Maximum height		9.0 m and 2 storeys
4.8.3.46.8	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot		2.5 m
4.8.3.46.9	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot		4.0 m

Exception RM2-46 continued on next page

Part 4 - Residential Zones

4.8.3.46	Exception: RM2-46	Map # 20	By-law: 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM2-46 continued from previous page			
4.8.3.46.10	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face - interior lot		
4.8.3.46.11	Maximum porch area in a front yard - interior lot		12 m ²
4.8.3.46.12	Maximum total porch area in front and exterior side yards - corner lot		20 m ²
4.8.3.46.13	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
4.8.3.46.14	Accessory buildings and structures shall not be located in the front yard or exterior side yard		

4.8.3.47	Exception: RM2-47	Map # 20	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-47 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.47.1	Lands zoned RM2-47 shall only be used for the following: (1) Semi-Detached		
Regulations			
4.8.3.47.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.8.3.47.3	Maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot		45%
4.8.3.47.4	Maximum lot coverage - all other lots		40%
4.8.3.47.5	Minimum interior side yard - unattached side		0.9 m
4.8.3.47.6	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot		2.5 m
4.8.3.47.7	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot		4.0 m
4.8.3.47.8	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face - interior lot		
4.8.3.47.9	Maximum porch area in a front yard - interior lot		12 m ²
4.8.3.47.10	Maximum total porch area in front and exterior side yards - corner lot		20 m ²
4.8.3.47.11	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
4.8.3.47.12	Accessory buildings and structures shall not be located in the front yard or exterior side yard		

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

4.8.3.49	Exception: RM2-49	Map # 30	By-law: 0184-2008, 0174-2017
In a RM2-49 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.49.1	Lands zoned RM2-49 shall only be used for the following:		
	(1)	Semi-Detached	
Regulations			
4.8.3.49.2	Minimum lot area - interior lot		207.5 m ²
4.8.3.49.3	Minimum lot area - corner lot		250 m ²
4.8.3.49.4	Minimum lot frontage - corner lot		8.2 m
4.8.3.49.5	Maximum lot coverage		50%
4.8.3.49.6	Minimum exterior side yard		4.2 m
4.8.3.49.7	Minimum interior side yard - unattached side		1.2 m
4.8.3.49.8	Maximum encroachment of a porch or a balcony into the required front yard or exterior side yard		2.0 m
4.8.3.49.9	Maximum height		11.0 m
4.8.3.49.10	Maximum driveway width		3.8 m
4.8.3.49.11	Minimum setback to a sight triangle		0.0 m
4.8.3.49.12	Maximum area of a balcony on top of an attached garage		6 m ²
4.8.3.49.13	A detached garage shall not be permitted		

Part 4 - Residential Zones

4.8.3.50	Exception: RM2-50	Map # 30	By-law: 0184-2008, 0174-2017
<p>In a RM2-50 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Permitted Use			
4.8.3.50.1	Lands zoned RM2-50 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.50.2	Minimum lot area - interior lot		212.5 m ²
4.8.3.50.3	Minimum lot area - corner lot		250 m ²
4.8.3.50.4	Minimum lot frontage - interior lot		8.7 m
4.8.3.50.5	Minimum lot frontage - corner lot		10.2 m
4.8.3.50.6	Maximum lot coverage		50%
4.8.3.50.7	Minimum exterior side yard		4.2 m
4.8.3.50.8	Minimum interior side yard - unattached side		1.2 m
4.8.3.50.9	Minimum rear yard		6.0 m
4.8.3.50.10	Maximum encroachment of a porch or a balcony into the required front yard or exterior side yard		2.0 m
4.8.3.50.11	Maximum height		11.0 m
4.8.3.50.12	Maximum driveway width		50% of lot frontage
4.8.3.50.13	Minimum setback to a sight triangle		0.0 m
4.8.3.50.14	Maximum area of a balcony on top of an attached garage		6 m ²
4.8.3.50.15	A detached garage shall not be permitted		

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

Exception RM2-51 continued on next page

Part 4 - Residential Zones

4.8.3.51	Exception: RM2-51	Map # 29	By-law: 0286-2008, 0379-2009, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RM2-51 continued from previous page			
4.8.3.51.2	Semi-Detached:		
	(1)	the regulations of Subsection 2.1.14 of this By-law shall not apply	
	(2)	maximum lot coverage	48%
	(3)	minimum setback to garage face	7.0 m
	(4)	minimum interior side yard - unattached side	1.2 m
	(5)	minimum rear yard	7.0 m
	(6)	minimum setback to Eglinton Avenue West	7.5 m
	(7)	minimum setback to Confederation Parkway	6.0 m
	(8)	maximum area of a balcony on top of an attached garage	12 m ²

4.8.3.52	Exception: RM2-52	Map # 37W	By-law: 0024-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-52 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.52.1	Lands zoned RM2-52 shall only be used for the following:		
	(1)	Semi-Detached	
Regulations			
4.8.3.52.2	Minimum lot area - interior lot		215 m ²
4.8.3.52.3	Minimum lot frontage - interior lot		8.5 m
4.8.3.52.4	Minimum lot frontage - corner lot		11.5 m
4.8.3.52.5	Maximum lot coverage		50%
4.8.3.52.6	Minimum setback to garage face		7.0 m
4.8.3.52.7	Minimum rear yard		7.0 m
4.8.3.52.8	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard		2.0 m

Part 4 - Residential Zones

4.8.3.53	Exception: RM2-53	Map # 37W	By-law: 0024-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-53 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.53.1	Lands zoned RM2-53 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.53.2	Minimum lot area - interior lot		210 m ²
4.8.3.53.3	Minimum lot area - corner lot		260 m ²
4.8.3.53.4	Maximum lot coverage		50%
4.8.3.53.5	Minimum setback to garage face		7.0 m
4.8.3.53.6	Minimum rear yard		7.0 m
4.8.3.53.7	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard		2.0 m

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

Part 4 - Residential Zones

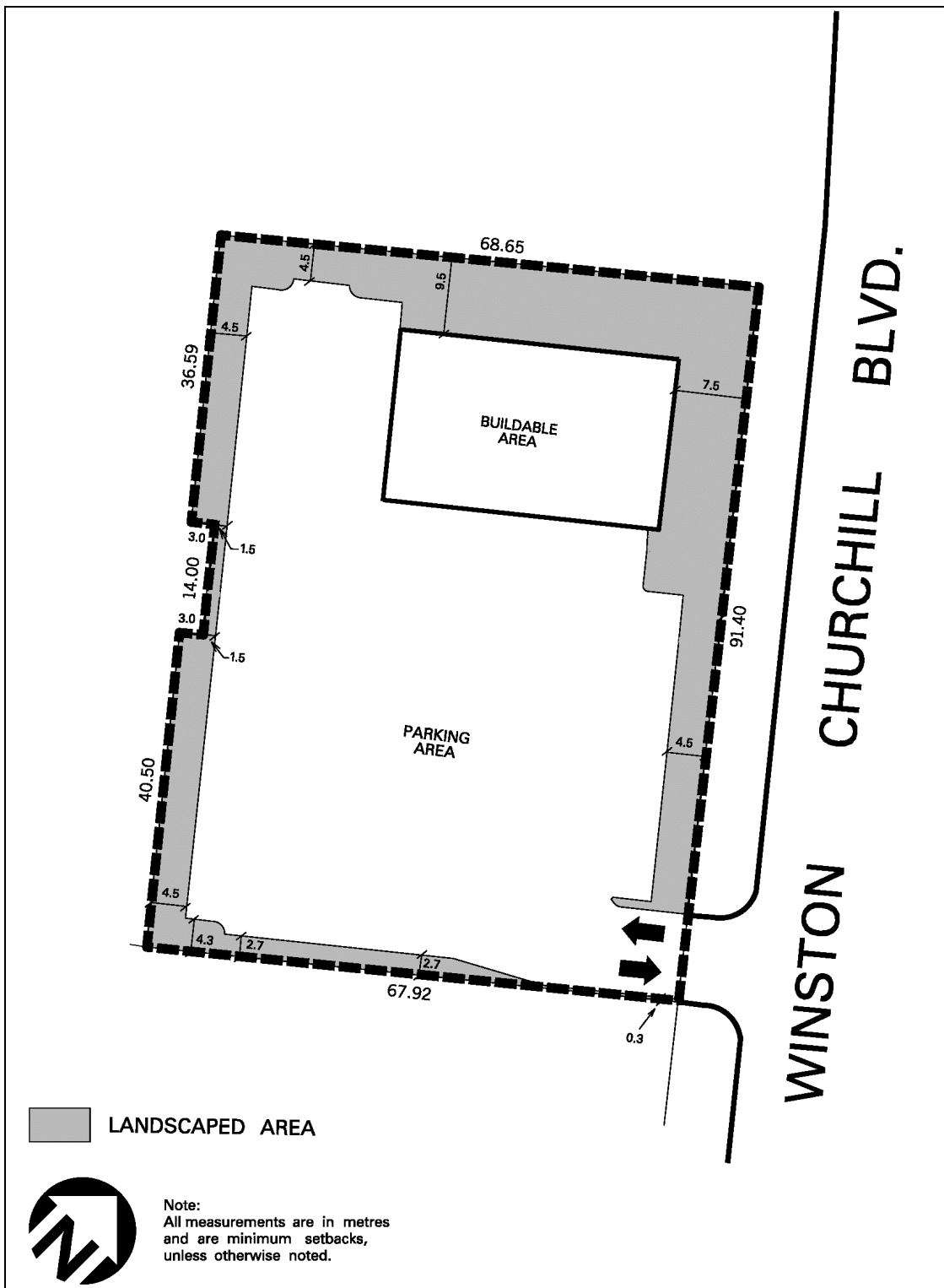
4.8.3.55	Exception: RM2-55	Map # 57	By-law: 0055-2012, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-55 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.55.1	Lands zoned RM2-55 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.55.2	Minimum lot area - interior lot		193 m ²
4.8.3.55.3	Minimum lot area - corner lot		252 m ²
4.8.3.55.4	Minimum lot frontage - interior lot		7.5 m
4.8.3.55.5	Maximum lot coverage		55%
4.8.3.55.6	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.55.7	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.55.8	Minimum interior side yard - unattached side		1.2 m
4.8.3.55.9	Minimum rear yard where the rear lot line abuts an 8.0 m public lane		6.0 m
4.8.3.55.10	Minimum rear yard - all other lots		7.0 m
4.8.3.55.11	Minimum setback to garage face		5.8 m
4.8.3.55.12	Maximum driveway width - interior lot		4.3 m
4.8.3.55.13	Maximum driveway width - corner lot		4.7 m
4.8.3.55.14	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.55.15	Maximum encroachment of a porch or balcony into the required front and exterior side yards		2.0 m
4.8.3.55.16	Minimum setback of stairs from the front and exterior side lot lines		1.0 m
4.8.3.55.17	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature , where provided		2.5 m
4.8.3.55.18	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.55.19	For a semi-detached more than one storey in height , where the garage projects beyond the main front entrance , a minimum of 75% of the width of the garage measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		
4.8.3.55.20	Maximum area of a balcony above an attached garage		10 m ²
4.8.3.55.21	Maximum projection of a balcony above an attached garage		1.0 m
4.8.3.55.22	Minimum setback to a sight triangle		0.0 m

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4.8.3.56	Exception: RM2-56	Map # 57	By-law: 0055-2012, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM2-56 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.56.1	Lands zoned RM2-56 shall only be used for the following:		
	(1) Semi-Detached		
Regulations			
4.8.3.56.2	The regulations of Line 12.1 in Table 4.8.1 contained in Subsection 4.8.1 of the By-law shall not apply		
4.8.3.56.3	Minimum lot area - interior lot		236 m ²
4.8.3.56.4	Minimum lot area - corner lot		224 m ²
4.8.3.56.5	Minimum lot frontage - interior lot		8.0 m
4.8.3.56.6	Minimum lot frontage - corner lot		7.6 m
4.8.3.56.7	Maximum lot coverage		55%
4.8.3.56.8	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.56.9	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.56.10	Detached garage shall be required and shall only be permitted in the rear yard		
4.8.3.56.11	Minimum setback of a detached garage to interior side lot line unattached side - interior lot		0.8 m
4.8.3.56.12	Minimum setback of a detached garage to interior side lot line attached side - interior lot		0.0 m
4.8.3.56.13	Minimum rear yard where the rear lot line abuts an 8.0 m public lane		6.0 m
4.8.3.56.14	Minimum rear yard - all other lots		7.0 m
4.8.3.56.15	Minimum setback to garage face		5.8 m
4.8.3.56.16	Minimum setback of a detached garage to a rear lot line		0.5 m
4.8.3.56.17	Maximum driveway width		6.5 m
4.8.3.56.18	Maximum garage width: measured from the inside face of the garage side walls		5.7 m
4.8.3.56.19	Minimum setback of a detached garage to the semi-detached on the same lot		6.0 m
4.8.3.56.20	Maximum encroachment of a porch or balcony into the required front and exterior side yards		2.0 m
4.8.3.56.21	Minimum setback of stairs from the front and exterior side lot lines		1.0 m
4.8.3.56.22	Minimum setback to a sight triangle		0.0 m
4.8.3.56.23	The lot line abutting Tenth Line West shall be deemed to be the front lot line		

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4.8.3.57	Exception: RM2-57	Map # 56	By-law: 0032-2017
<p>In a RM2-57 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
<p>Regulations</p>			
4.8.3.57.1	<p>A place of religious assembly shall comply with the regulations contained in Article 2.1.9.3 of this By-law except that:</p>		
	(1) maximum gross floor area - non-residential	1 140 m ²	
	(2) maximum worship area	325 m ²	
	(3) all site development plans for a place of religious assembly shall comply with Schedule RM2-57 of this Exception		



Schedule RM2-57
Map 56

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

4.8.3.59	Exception: RM2-59	Map # 48W	By-law: 0132-2017
In a RM2-59 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Regulation			
4.8.3.59.1	Maximum number of semi-detached dwelling units		26
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM2-59 by further amendment to Map 48W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:			
<ul style="list-style-type: none"> (1) submission of a complete Record of Site Condition (RSC) and final Environmental Report satisfactory to the City confirming satisfactory environmental remediation of the lands; (2) delivery of an executed agreement for community benefits pursuant to section 37 of the <i>Planning Act</i>, as amended, in a form and on terms satisfactory to the City. 			

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

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