

<b>4.10</b>	<b>RM4 ZONE (TOWNHOUSES)</b>
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**4.10.1 RM4 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 4.10.1 - RM4 Permitted Uses and Zone Regulations.

**Table 4.10.1 - RM4 Permitted Uses and Zone Regulations**

(0325-2008), (0190-2014), (0174-2017), (0179-2018), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

Column A		B
Line 1.0	ZONES	RM4
<b>PERMITTED USES</b>		
2.0	RESIDENTIAL	
2.1	<b>Townhouse</b>	✓
<b>ZONE REGULATIONS</b>		
3.0	MINIMUM LOT AREA PER DWELLING UNIT	200 m <sup>2</sup>
4.0	MINIMUM LOT FRONTAGE	30.0 m
5.0	MINIMUM DWELLING UNIT WIDTH	5.0 m
6.0	MINIMUM LANDSCAPED AREA	40% of lot area
7.0	MINIMUM LOT LINE SETBACKS	
7.1	From the front, side and/or rear wall of a <b>townhouse</b> inclusive of stairs to a <b>street line</b> of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law	7.5 m <sup>(1)</sup>
7.2	From the front and/or side wall of a <b>townhouse</b> to all other <b>street lines</b>	4.5 m <sup>(1)</sup>
7.3	From the rear wall of a <b>townhouse</b> to all other <b>street lines</b>	7.5 m <sup>(1)</sup>
7.4	From the side wall of a <b>townhouse</b> to a <b>lot line</b> that is not a <b>street line</b>	2.5 m <sup>(1)</sup>
7.5	From the rear wall of a <b>townhouse</b> to a <b>lot line</b> that is not a <b>street line</b>	7.5 m <sup>(1)</sup>
7.6	From the <b>garage face</b> to a <b>street</b>	6.0 m <sup>(1)</sup>
7.7	From a <b>wing wall</b> attached to a <b>townhouse</b> to a <b>lot line</b>	3.0 m and shall not be located closer to a <b>street line</b> than a <b>townhouse</b>
7.8	From heating and/or air conditioning equipment to a <b>lot line</b>	1.2 m and shall not be located closer to a <b>street line</b> than a <b>townhouse</b>
8.0	MINIMUM INTERNAL SETBACKS	
8.1	From a front and/or side wall of <b>townhouse</b> to a <b>condominium road</b> , sidewalk or visitor <b>parking space</b>	4.5 m
8.2	From a <b>garage face</b> to a <b>condominium road</b> or sidewalk	6.0 m
8.3	From a side wall of <b>townhouse</b> to a side wall of another dwelling	3.0 m
8.4	From a side wall of <b>townhouse</b> to an internal walkway	1.5 m
8.5	From a rear wall of <b>townhouse</b> to a side wall of another dwelling	10.0 m
8.6	From a rear wall of <b>townhouse</b> to a rear wall of another dwelling	15.0 m
8.7	From a rear wall of <b>townhouse</b> to a <b>condominium road</b> or walkway	7.5 m

Table 4.10.1 continued on next page

**Part 4 - Residential Zones**

Column A		B
Line 1.0	ZONES	RM4
<b>Table 4.10.1 continued from previous page</b>		
<b>9.0</b>	<b>MAXIMUM PROJECTIONS</b>	
9.1	<b>Porch or deck</b> located at and accessible from the <b>first storey</b> or below the <b>first storey</b> of the dwelling, inclusive of stairs, attached to the front and/or side wall of a <b>townhouse</b>	1.6 m <sup>(1)</sup>
9.2	<b>Porch or deck</b> located at and accessible from the <b>first storey</b> or below the <b>first storey</b> of the dwelling, inclusive of stairs, attached to the rear wall of a <b>townhouse</b>	5.0 m <sup>(1)</sup>
9.3	Platform with or without direct access to the ground with a <b>driveway, condominium road</b> and/or <b>aisle</b> beneath, attached to the rear wall of a <b>townhouse</b>	6.0 m provided that the platform has a minimum 3.0 m setback to a <b>lot line</b> <sup>(1)</sup>
9.4	An awning attached to the front and/or side wall of a <b>townhouse</b>	0.6 m <sup>(1)</sup>
9.5	<b>Balcony</b> attached to the front, side and/or rear wall of a <b>townhouse</b>	1.0 m <sup>(1)</sup>
9.6	Window, <b>chimney</b> , pilaster or corbel, window well, and stairs with a maximum of three risers, attached to the front, side, and/or rear wall of a <b>townhouse</b>	0.6 m <sup>(1)</sup>
<b>10.0</b>	<b>MAXIMUM HEIGHT</b>	10.7 m and 3 <b>storeys</b>
<b>11.0</b>	<b>ATTACHED GARAGE, PARKING AND DRIVEWAY</b>	
11.1	Attached <b>garage</b>	Permitted <sup>(4)</sup>
11.2	Minimum <b>parking spaces</b>	✓ <sup>(5) (6)</sup>
11.3	Minimum visitor <b>parking spaces</b>	✓ <sup>(5)</sup>
11.4	Maximum <b>driveway</b> width	3.0 m <sup>(6)</sup>
<b>12.0</b>	<b>PARKING SPACES AND PARKING STRUCTURES</b>	
12.1	Minimum setback between a visitor <b>parking space</b> and a <b>street</b>	4.5 m <sup>(1)</sup>
12.2	Minimum setback between a visitor <b>parking space</b> and any other <b>lot line</b>	3.0 m <sup>(1)</sup>
12.3	Minimum setback of a <b>parking structure</b> constructed above or partially above finished grade to any <b>lot line</b>	6.0 m <sup>(1)</sup>
12.4	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to any <b>lot line</b>	3.0 m <sup>(1)</sup>
<b>13.0</b>	<b>CONDOMINIUM ROADS, AISLES AND SIDEWALKS</b>	
13.1	Minimum width of a <b>condominium road/aisle</b>	7.0 m
13.2	Minimum width of a <b>condominium road/aisle</b> with an abutting parallel visitor <b>parking space</b>	6.0 m
13.3	<b>Condominium roads</b> and <b>aisles</b> are permitted to be shared with abutting lands zoned to permit <b>back to back</b> and <b>stacked townhouses, townhouses</b> or <b>apartments</b> , or any combination thereof	✓
13.4	Minimum width of a sidewalk	2.0 m
<b>14.0</b>	<b>ACCESSORY BUILDINGS AND STRUCTURES</b>	✓ <sup>(7)</sup>

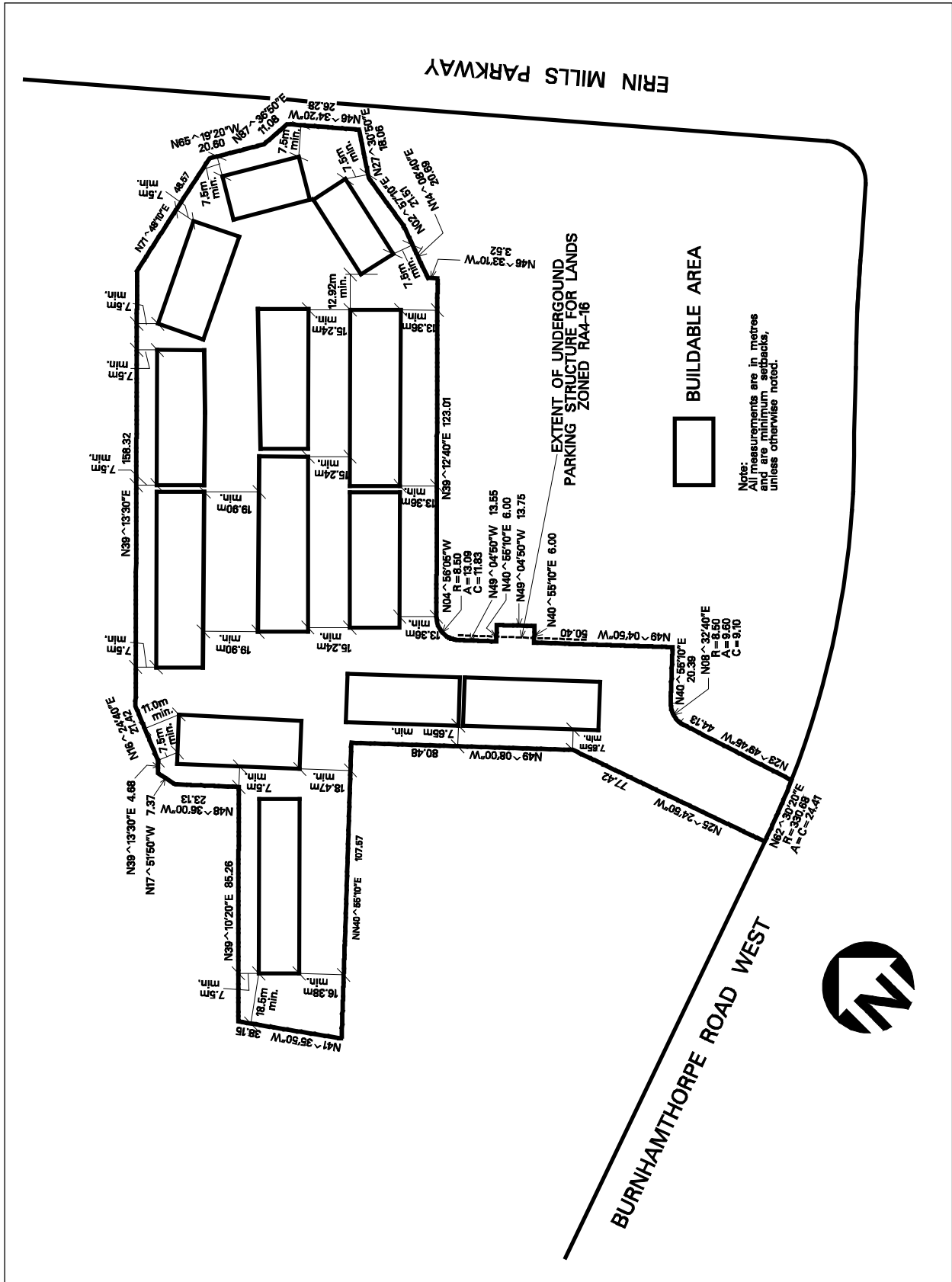
- NOTES:**
- (1) See also Subsections 4.1.7 and 4.1.8 of this By-law.
  - (2) *deleted by 0018-2021.*
  - (3) *deleted by 0018-2021.*
  - (4) See also Subsection 4.1.12 of this By-law.
  - (5) See also Part 3 of this By-law.
  - (6) See also Subsection 4.1.9 of this By-law.
  - (7) See Subsection 4.1.2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

**4.10.2 RM4 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.10.2.1	Exception: RM4-1	Map # 22, 36W, 37W, 39W	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
4.10.2.1.1	(1)	<b>Street Townhouse</b>	
<b>Regulation</b>			
4.10.2.1.2	A <b>street townhouse</b> shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law		

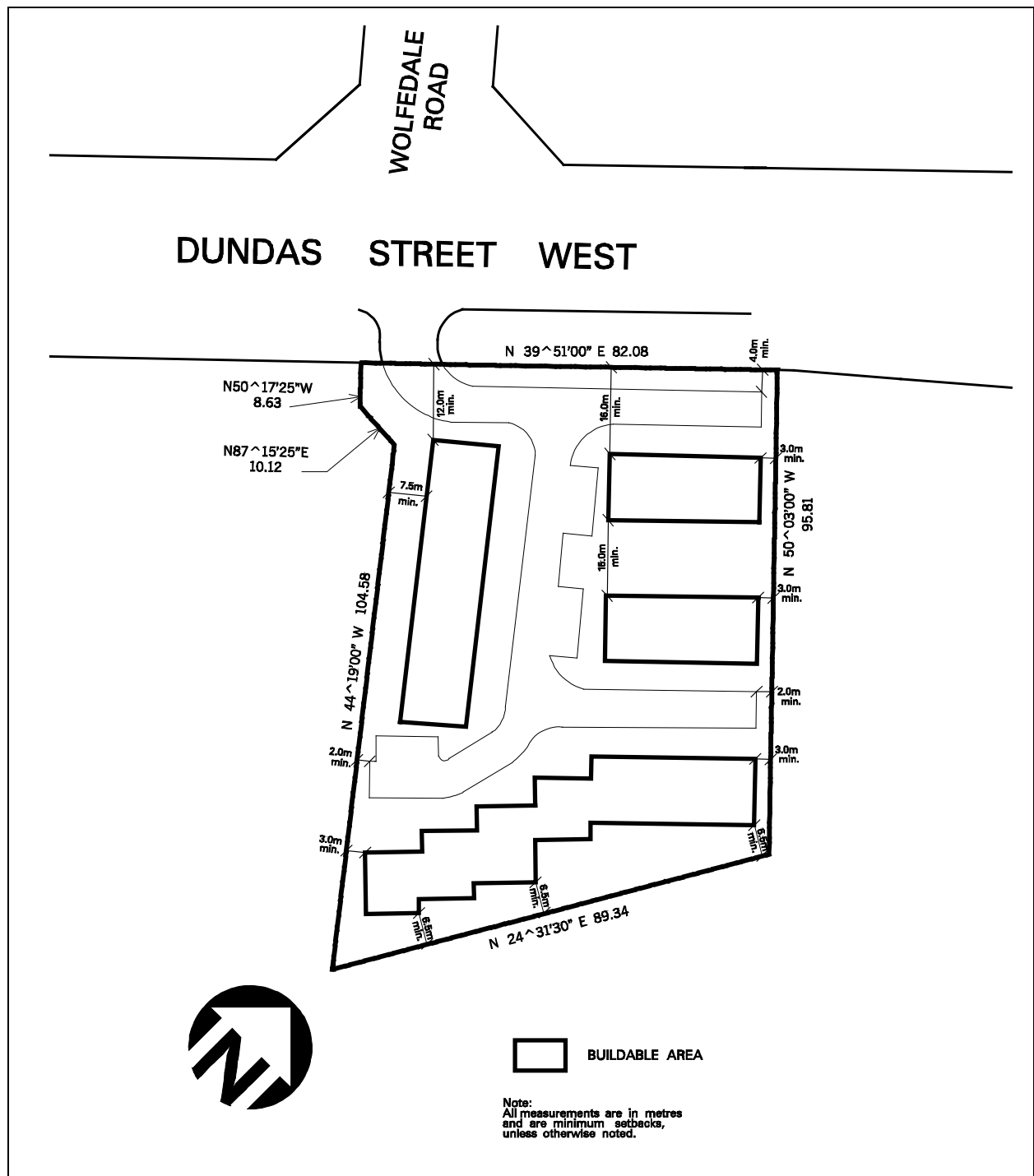
4.10.2.2	Exception: RM4-2	Map # 25	By-law:
<p>In a RM4-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
4.10.2.2.1	(1)	Portion of an underground <b>parking structure</b> for abutting lands zoned RA4-16	
<b>Regulation</b>			
4.10.2.2.2	All site development plans shall comply with Schedule RM4-2 of this Exception		



Schedule RM4-2  
Map 25

Part 4 - Residential Zones

4.10.2.3	Exception: RM4-3	Map # 16	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.3.1	Maximum projection of a <b>deck</b> from the rear wall of a <b>townhouse</b> outside the <b>buildable areas</b> identified on Schedule RM4-3 of this Exception		2.6 m
4.10.2.3.2	All site development plans shall comply with Schedule RM4-3 of this Exception		



Schedule RM4-3  
Map 16

**Part 4 - Residential Zones**

4.10.2.4	Exception: RM4-4	Map # 36W	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.4.1	Minimum setback from a <b>townhouse</b> to Eglinton Avenue East		8.0 m
4.10.2.4.2	Minimum setback from a <b>townhouse</b> to all other <b>lot lines</b>		7.5 m

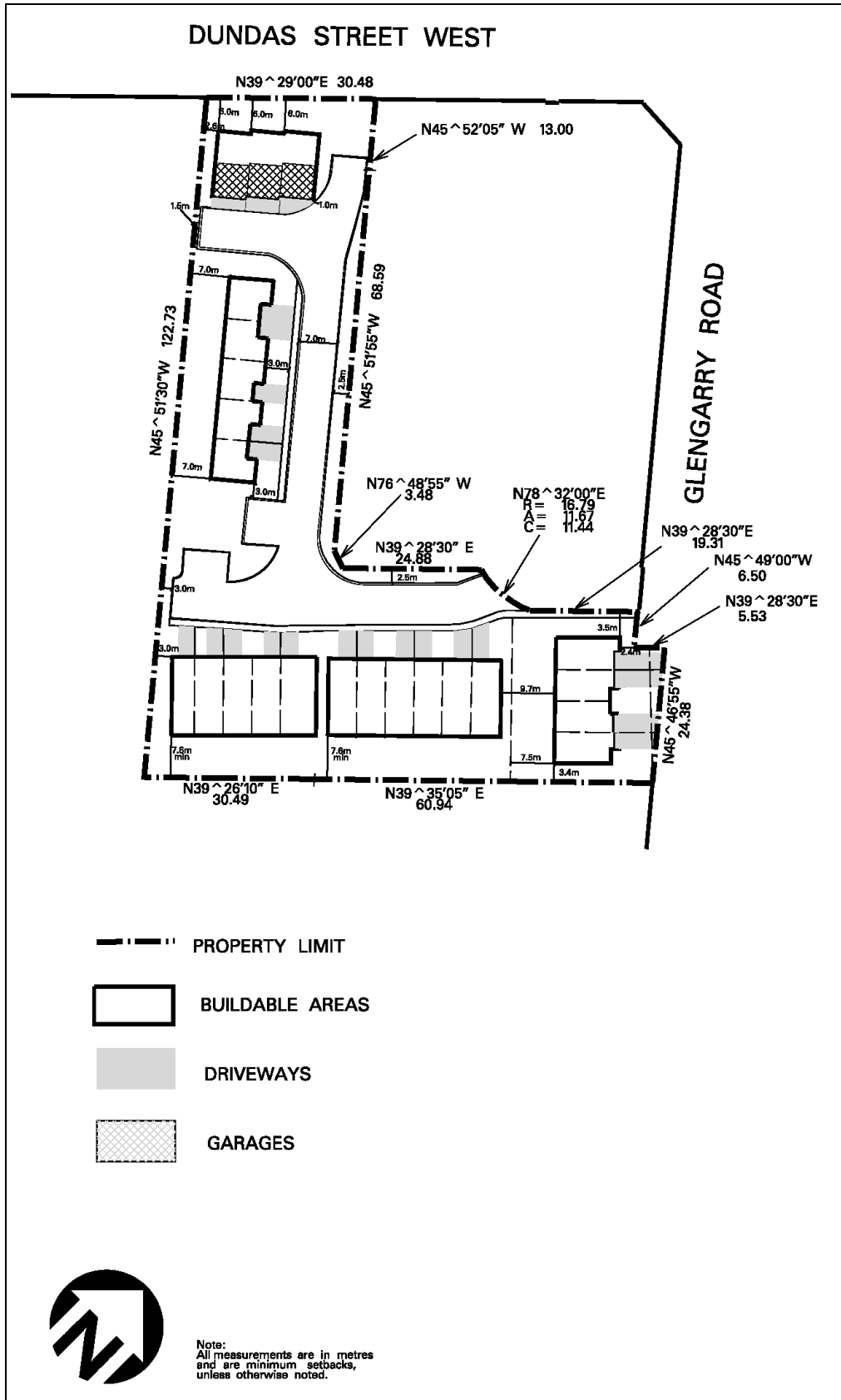
4.10.2.5	Exception: RM4-5	Map # 20	By-law: 0308-2011, 0174-2017
In a RM4-5 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.5.1	Lands zoned RM4-5 shall only be used for the following:		
	(1) <b>Long-Term Care Building</b>		
<b>Regulations</b>			
4.10.2.5.2	A <b>long-term care building</b> shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) maximum <b>height</b>		10.7 m and 3 <b>storeys</b>

4.10.2.6	Exception: RM4-6	Map # 16	By-law: 0284-2008, 0181-2018/LPAT Order 2019 February 15
In a RM4-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.6.1	The regulations contained in Sentence 3.1.1.8.1 and the regulations of Line 3.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.6.2	Maximum number of <b>dwelling units</b> on all lands zoned RM4-6		23
4.10.2.6.3	Maximum <b>gross floor area - residential</b>		0.7 times the <b>lot area</b>
4.10.2.6.4	Minimum <b>landscaped area</b>		41% of the <b>lot area</b>
4.10.2.6.5	A <b>townhouse</b> facing Dundas Street West shall comply with the following:		
	(1) the <b>main front entrance</b> of a <b>dwelling unit</b> shall face Dundas Street West		
	(2) maximum <b>driveway</b> width		5.9 m
	(3) maximum area of a <b>balcony</b> on top of an attached <b>garage</b>		15 m <sup>2</sup>
	(4) minimum setback from a <b>garage face</b> to a <b>condominium road</b> or sidewalk		1.0 m
	(5) minimum setback from a rear wall of a <b>townhouse</b> to a <b>condominium road</b> or walkway		1.0 m

**Exception RM4-6 continued on next page**

Part 4 - Residential Zones

4.10.2.6	Exception: RM4-6	Map # 16	By-law: 0284-2008, 0181-2018/LPAT Order 2019 February 15
<b>Exception RM4-6 continued from previous page</b>			
4.10.2.6.6	Maximum height	12.0 m	
4.10.2.6.7	Trailer and recreational vehicle parking shall not be permitted		
4.10.2.6.8	All site development plans shall comply with Schedule RM4-6 of this Exception		



Schedule RM4-6  
Map 16

**Part 4 - Residential Zones**

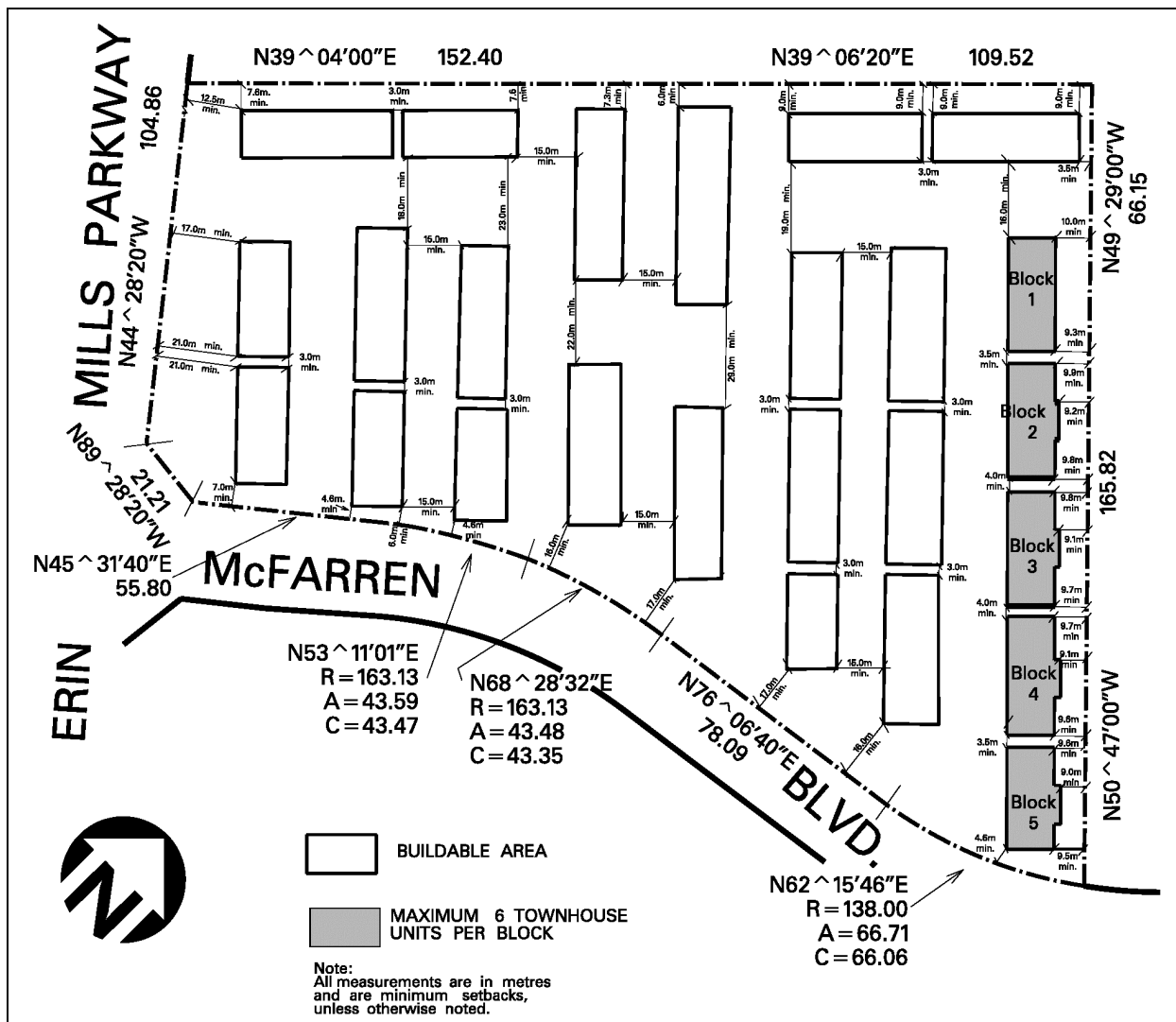
4.10.2.7	Exception: RM4-7	Map # 29	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.7.1	The regulations contained in Subsection 4.1.2 of this By-law shall not apply		
4.10.2.7.2	Minimum setback to Mavis Road, Huntington Ridge Drive and Guildwood Way		4.5 m
4.10.2.7.3	Minimum setback to the <b>garage face</b> from Huntington Ridge Drive and Guildwood Way		9.5 m

4.10.2.8	Exception: RM4-8	Map # 31	By-law: 0174-2017
In a RM4-8 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.8.1	Lands zoned RM4-8 shall only be used for the following:		
	(1) <b>Long-Term Care Building</b>		
<b>Regulations</b>			
4.10.2.8.2	A <b>long-term care building</b> shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	the provisions contained in Subsection 2.1.14 of this By-law shall not apply	
	(2)	the provisions contained in Article 4.1.15.1 of this By-law shall apply	
	(3)	maximum number of beds	160
	(4)	maximum <b>gross floor area - apartment zone</b>	8 950 m <sup>2</sup>
	(5)	minimum <b>front yard - interior lot</b>	7.8 m
	(6)	minimum <b>interior side yard - interior lot</b>	15.0 m
	(7)	minimum <b>rear yard - interior lot</b>	10.0 m
	(8)	minimum setback to all lands zoned PB1	3.0 m
	(9)	maximum <b>height</b>	3 storeys
	(10)	minimum number of resident <b>parking spaces</b> per bed	0.15
	(11)	minimum number of visitor <b>parking spaces</b> per bed	0.25



Part 4 - Residential Zones

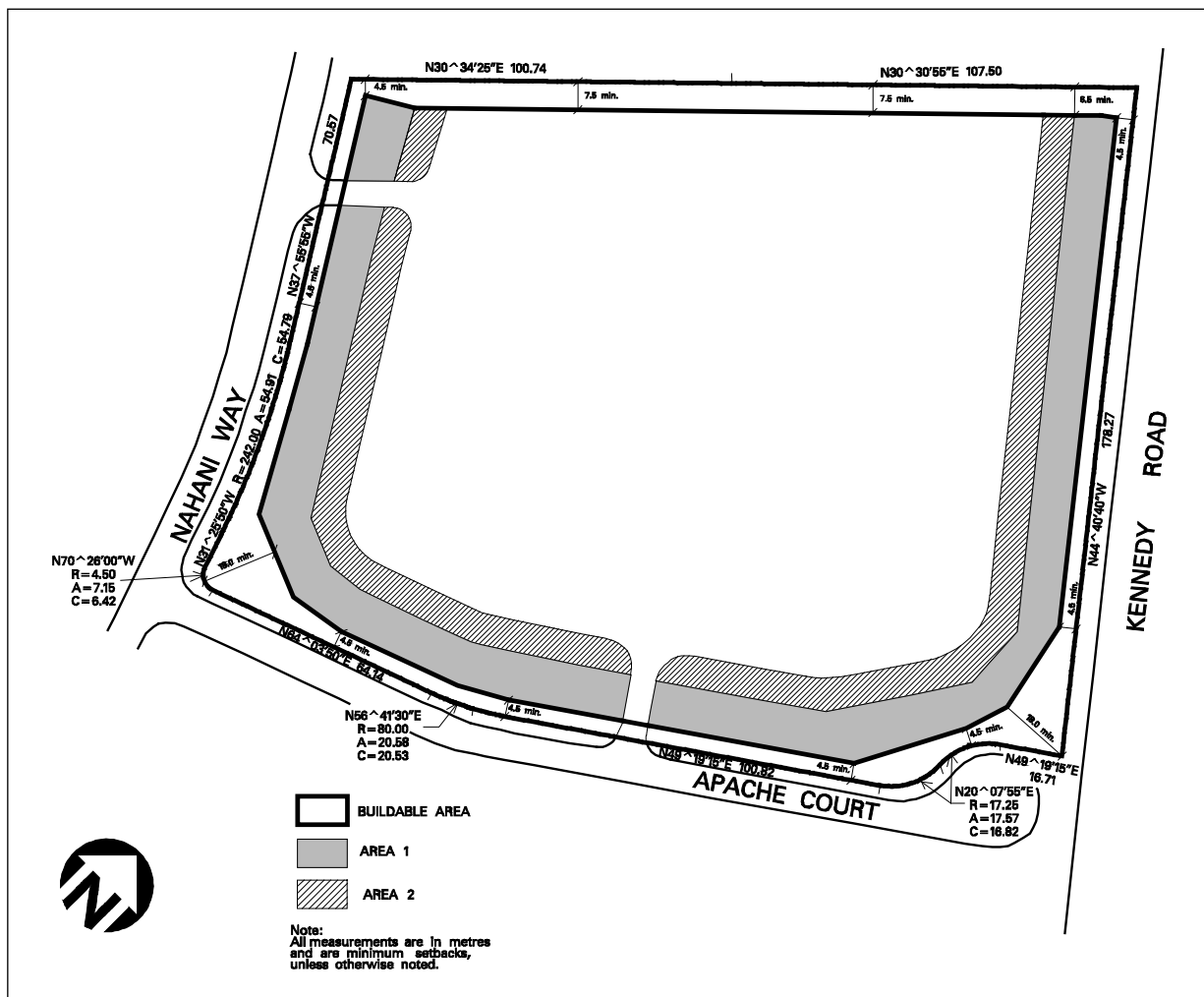
4.10.2.9	Exception: RM4-9	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.9.1	Maximum <b>height - highest ridge:</b> <b>sloped roof</b>		13.5 m
4.10.2.9.2	Maximum <b>height - highest ridge:</b> <b>sloped roof</b> of a <b>dwelling unit</b> located within Blocks 1 to 5 identified on Schedule RM4-9 of this Exception		12.5 m
4.10.2.9.3	Maximum <b>height:</b> <b>flat roof</b>		7.5 m
4.10.2.9.4	Maximum projection of a <b>porch, balcony, window, chimney</b> outside the <b>buildable areas</b> identified on Schedule RM4-9 of this Exception except for the <b>rear yards</b> of the <b>townhouse units</b> located within Blocks 1 to 5 identified on Schedule RM4-9 of this Exception		1.5 m
4.10.2.9.5	Maximum projection of heating and air conditioning equipment outside the <b>buildable areas</b> identified on Schedule RM4-9 of this Exception		1.5 m
4.10.2.9.6	All site development plans shall comply with Schedule RM4-9 of this Exception		



Schedule RM4-9  
Map 39E

Part 4 - Residential Zones

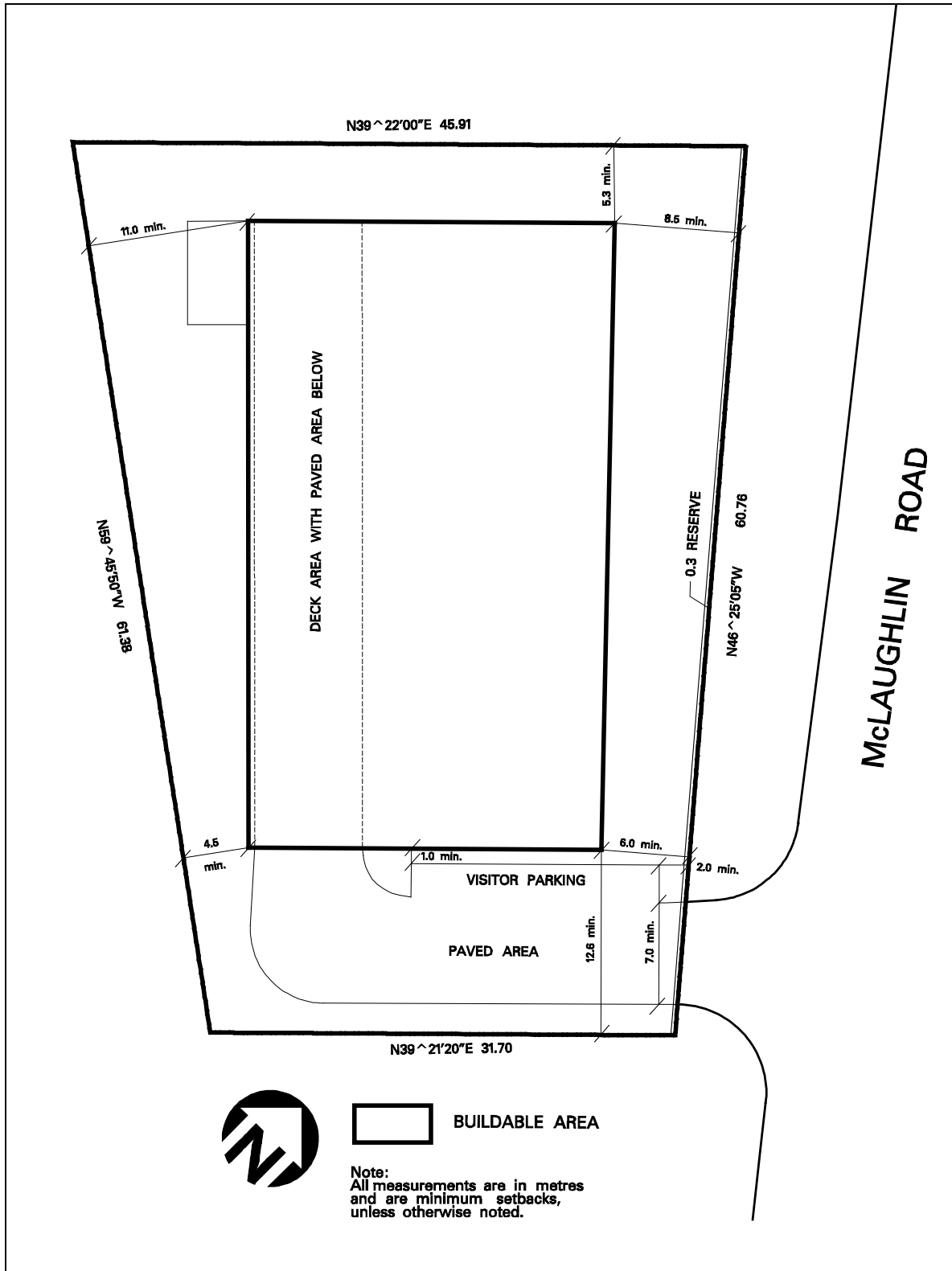
4.10.2.10	Exception: RM4-10	Map # 36W	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
<p>In a RM4-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.10.1	Minimum <b>lot area per dwelling unit</b>		165 m <sup>2</sup>
4.10.2.10.2	Minimum setback from a visitor <b>parking space</b> to a <b>townhouse</b>		2.0 m
4.10.2.10.3	<p>All <b>dwelling units</b> that are located within Area 1 shall provide a private <b>amenity area</b> with a minimum area of 18 m<sup>2</sup> within Area 2, identified on Schedule RM4-10 of this Exception, which shall be fenced or screened and shall not include any <b>parking spaces</b></p>		
4.10.2.10.4	<p><b>Parking areas</b> are also permitted outside the <b>buildable area</b> identified on Schedule RM4-10 of this Exception</p>		
4.10.2.10.5	<p>All site development plans shall comply with Schedule RM4-10 of this Exception</p>		



Schedule RM4-10  
Map 36W

Part 4 - Residential Zones

4.10.2.11	Exception: RM4-11	Map # 37W	By-law:
<p>In a RM4-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.11.1	Minimum <b>parking spaces per dwelling unit</b>	1.75	
4.10.2.11.2	All site development plans shall comply with Schedule RM4-11 of this Exception		

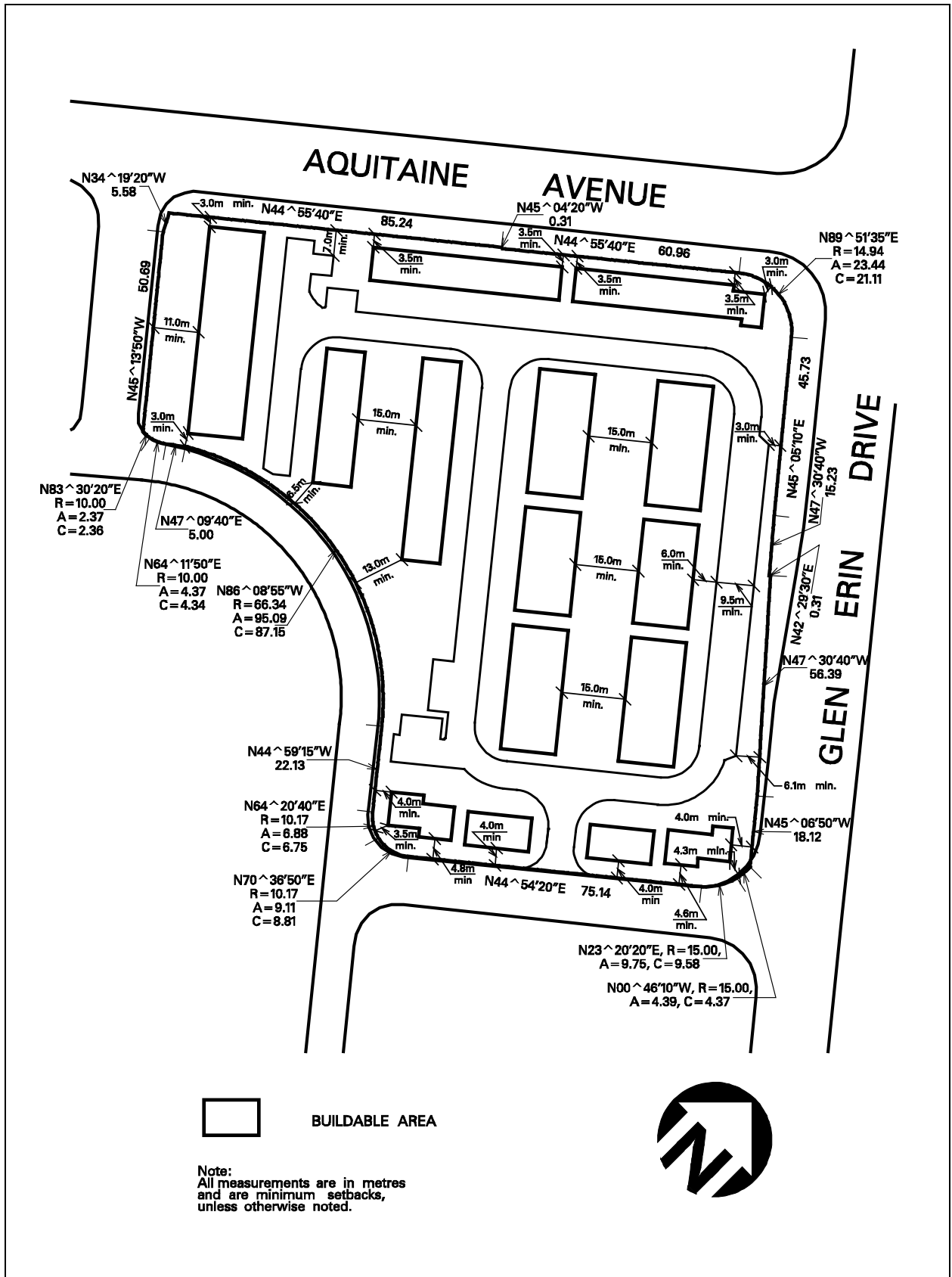


Schedule RM4-11  
Map 37W

**Part 4 - Residential Zones**

4.10.2.12	Exception: RM4-12	Map # 37E	By-law:
In a RM4-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.12.1	Minimum setback to McLaughlin Road		15.0 m
4.10.2.12.2	Minimum setback to all other <b>streets</b>		7.5 m
4.10.2.12.3	A 9.0 m wide tree preservation area shall be provided immediately adjacent to McLaughlin Road which shall be used exclusively for the preservation of existing trees and future replanting		

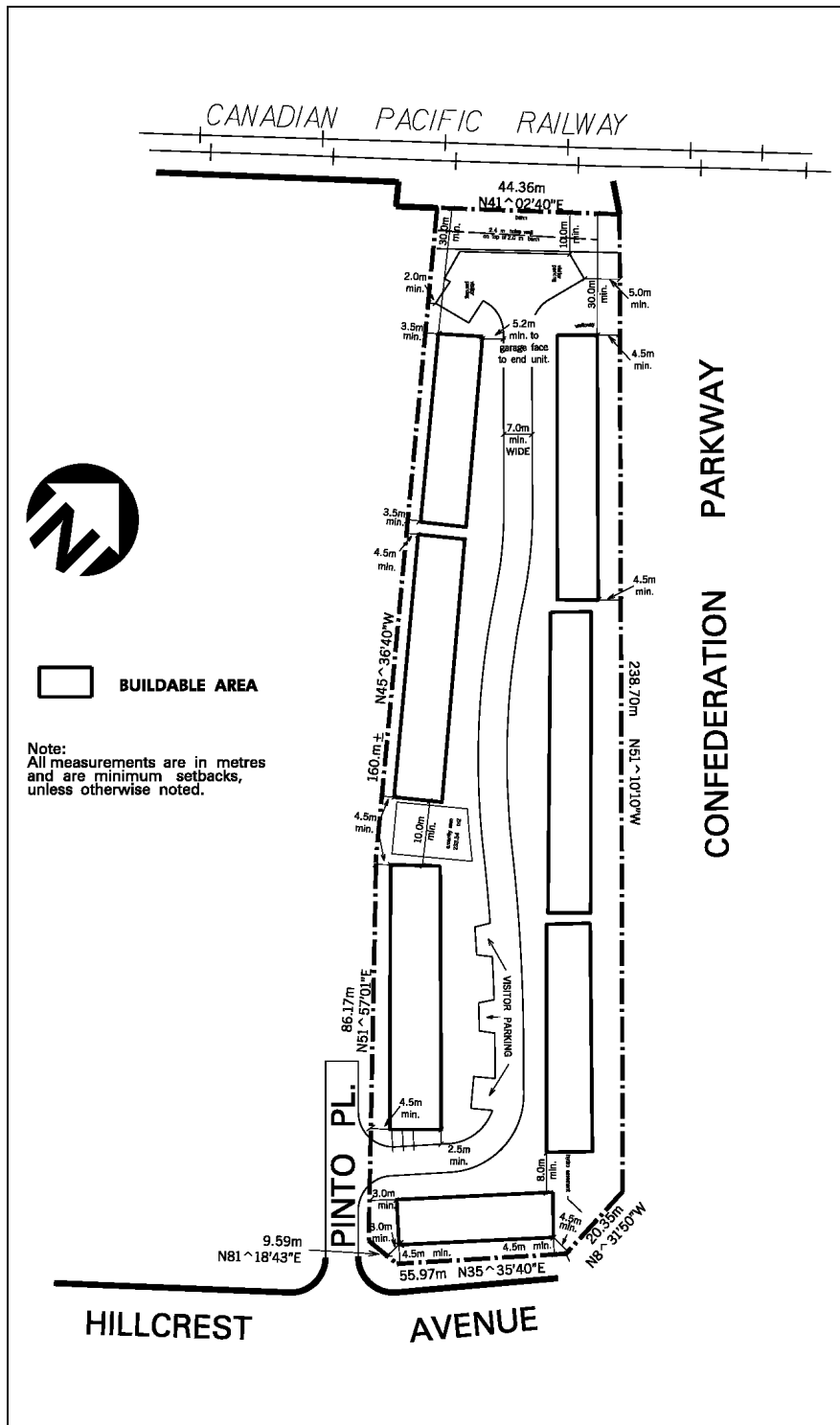
4.10.2.13	Exception: RM4-13	Map # 46W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.10.2.13.1	(1)	<b>Semi-Detached</b>	
<b>Regulations</b>			
4.10.2.13.2	<b>Semi-detached</b> and <b>townhouses</b> shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:		
	(1)	maximum number of <b>dwelling units</b>	79
	(2)	maximum number of <b>semi-detached</b>	8
	(3)	minimum <b>townhouse</b> and/or <b>semi-detached</b> separation	3.0 m
	(4)	maximum projection of bay windows, <b>chimneys</b> and turrets, with or without a foundation outside the <b>buildable area</b> identified on Schedule RM4-13 of this Exception	0.8 m
	(5)	maximum projection of a <b>porch</b> outside the <b>buildable area</b> identified on Schedule RM4-13 of this Exception	1.3 m
	(6)	all site development plans shall comply with Schedule RM4-13 of this Exception	



Schedule RM4-13  
 Map 46W

Part 4 - Residential Zones

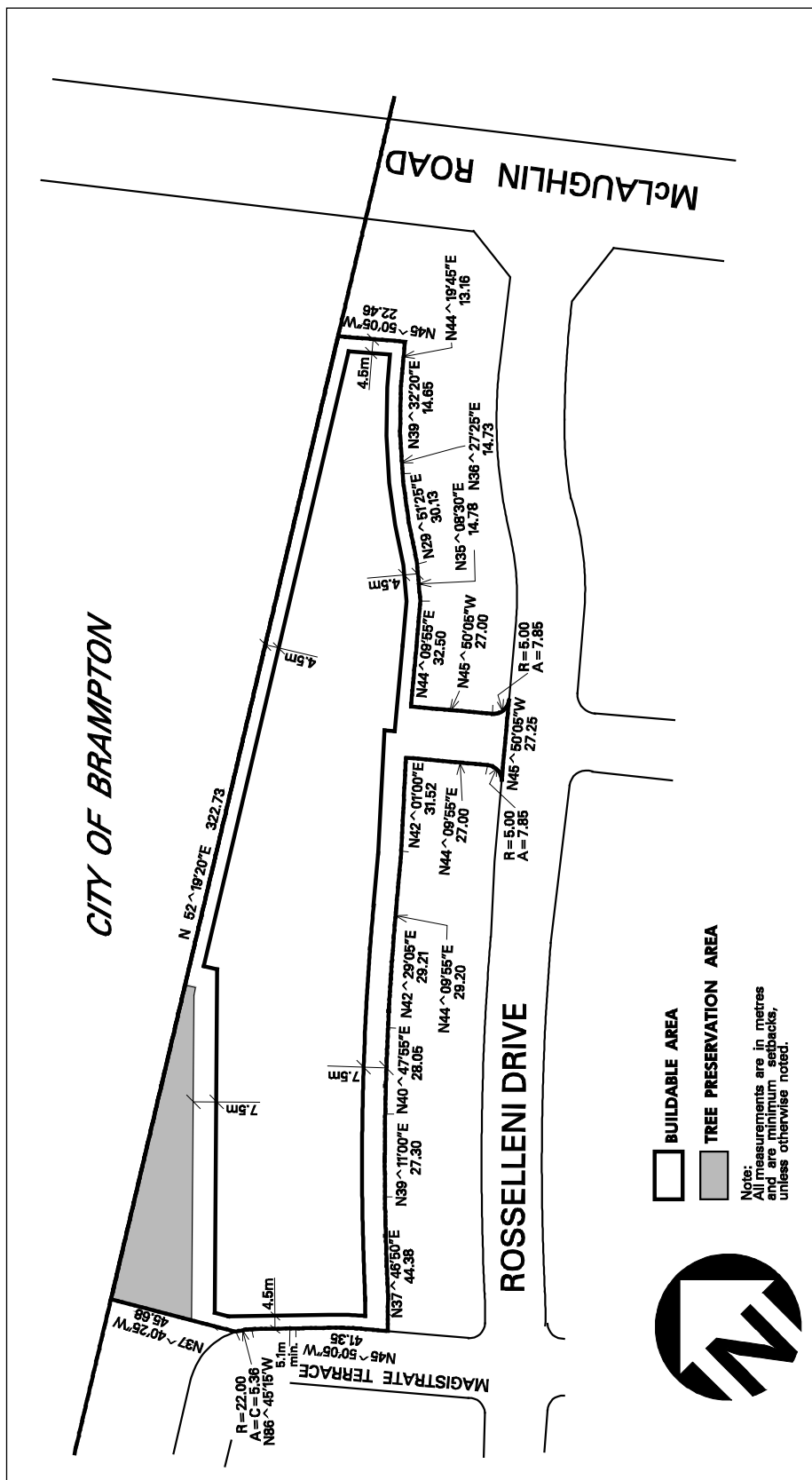
4.10.2.14	Exception: RM4-14	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.14.1	Minimum setback to a <b>condominium road</b> unless otherwise identified on Schedule RM4-14 of this Exception		7.5 m
4.10.2.14.2	Minimum setback to <b>garage face</b> unless otherwise identified on Schedule RM4-14 of this Exception		6.0 m
4.10.2.14.3	Minimum setback from a visitor <b>parking space</b> to a <b>townhouse</b>		1.5 m
4.10.2.14.4	Maximum projection of a <b>porch</b> , with or without a foundation, outside the <b>buildable areas</b> identified on Schedule RM4-14 of this Exception		1.6 m
4.10.2.14.5	All site development plans shall comply with Schedule RM4-14 of this Exception		



Schedule RM4-14  
Map 22

Part 4 - Residential Zones

4.10.2.15	Exception: RM4-15	Map # 52W	By-law:
<p>In a RM4-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Regulations</b></p>			
4.10.2.15.1	<p>The areas identified on Schedule RM4-15 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no <b>buildings</b> or <b>structures</b>, swimming pools, tennis courts or any like recreational facilities, except for fences along the <b>lot lines</b>, shall be permitted</p>		
4.10.2.15.2	<p>All site development plans shall comply with Schedule RM4-15 of this Exception</p>		



Schedule RM4-15  
Map 52W

**Part 4 - Residential Zones**

4.10.2.16	Exception: RM4-16	Map # 32	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.16.1	Maximum number of <b>dwelling units</b>		101
4.10.2.16.2	Maximum <b>height - highest ridge: sloped roof</b>		11.0 m
4.10.2.16.3	Maximum <b>height: flat roof</b>		7.5 m
4.10.2.16.4	Maximum projection of a <b>deck</b> from rear wall of a <b>townhouse</b> , except for the <b>dwelling units</b> located within Block 1 and 2 identified on Schedule RM4-16 of this Exception		3.0 m
4.10.2.16.5	Maximum projection of a <b>deck</b> from rear wall of a <b>townhouse</b> , located in Block 1 identified on Schedule RM4-16 of this Exception		1.5 m
4.10.2.16.6	Maximum <b>height</b> of a <b>deck</b> above <b>established grade</b> , where the <b>deck</b> projects from the rear wall of a <b>townhouse</b> located in Block 1 identified on Schedule RM4-16 of this Exception		2.0 m
4.10.2.16.7	All site development plans shall comply with Schedule RM4-16 of this Exception		





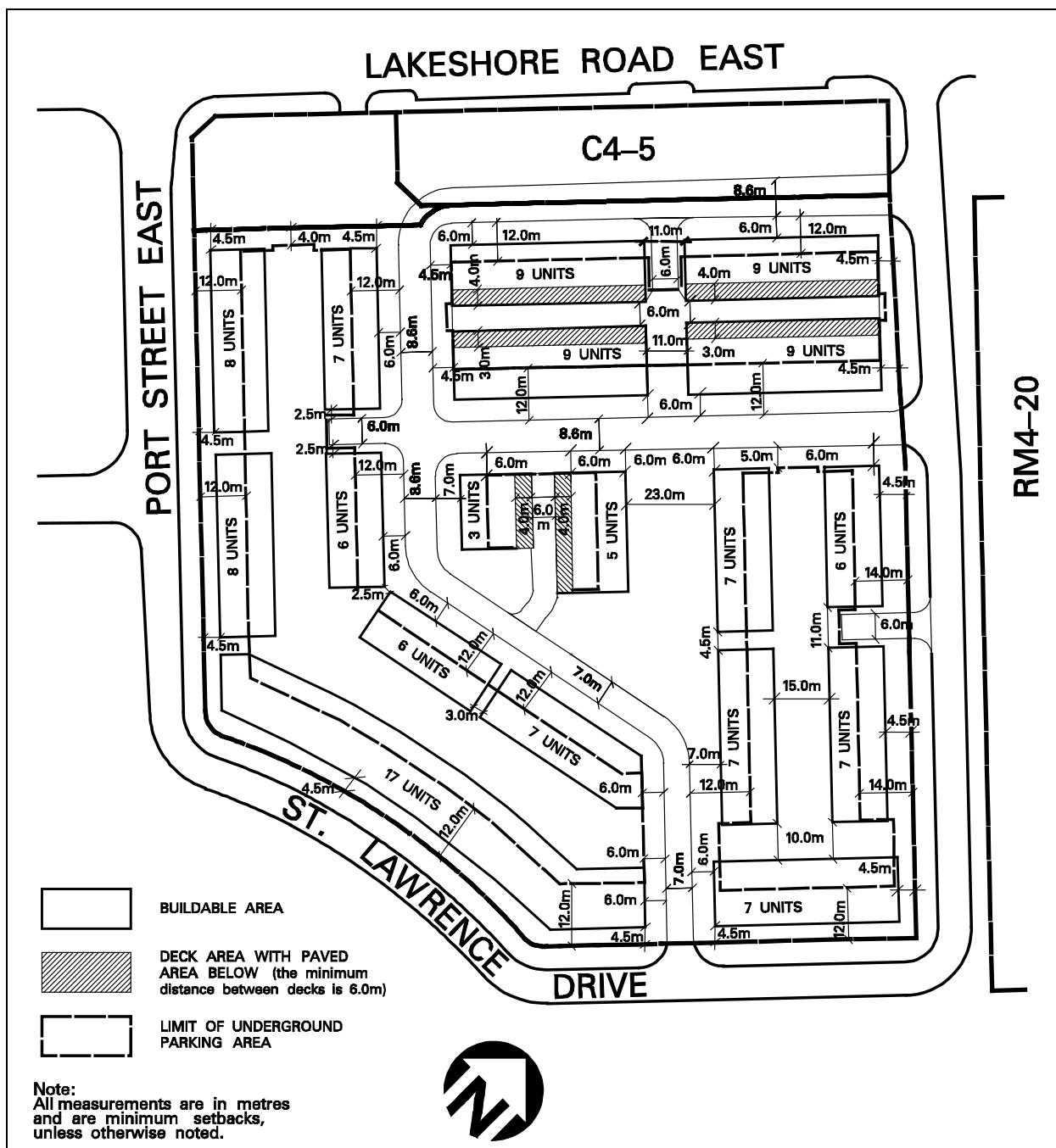
**Part 4 - Residential Zones**

4.10.2.17	Exception: RM4-17	Map # 39W	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.17.1	Minimum setback to Plantation Place		6.0 m
4.10.2.17.2	Minimum setback to Erin Centre Boulevard		4.5 m
4.10.2.17.3	Minimum setback to Rio Court		4.2 m
4.10.2.17.4	Minimum setback to lands zoned RA2-27		7.0 m
4.10.2.17.5	Minimum setback to a <b>sight triangle</b>		0.0 m
4.10.2.17.6	Minimum setback from a visitor <b>parking space</b> to all <b>buildings</b> and <b>structures</b>		2.5 m
4.10.2.17.7	A <b>townhouse</b> with <b>driveway</b> access from Plantation Place shall not be required to provide visitor <b>parking spaces</b>		

4.10.2.18	Exception: RM4-18	Map # 58	By-law:
<p>In a RM4-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.18.1	Minimum setback to any <b>lot line</b>		7.5 m
4.10.2.18.2	Maximum <b>height</b>		4 storeys
4.10.2.18.3	Maximum <b>height</b> of all <b>buildings</b> and <b>structures</b> , or parts thereof, that are located within 20.0 m of lands zoned R7-6 and RM2-18		2 storeys

**Part 4 - Residential Zones**

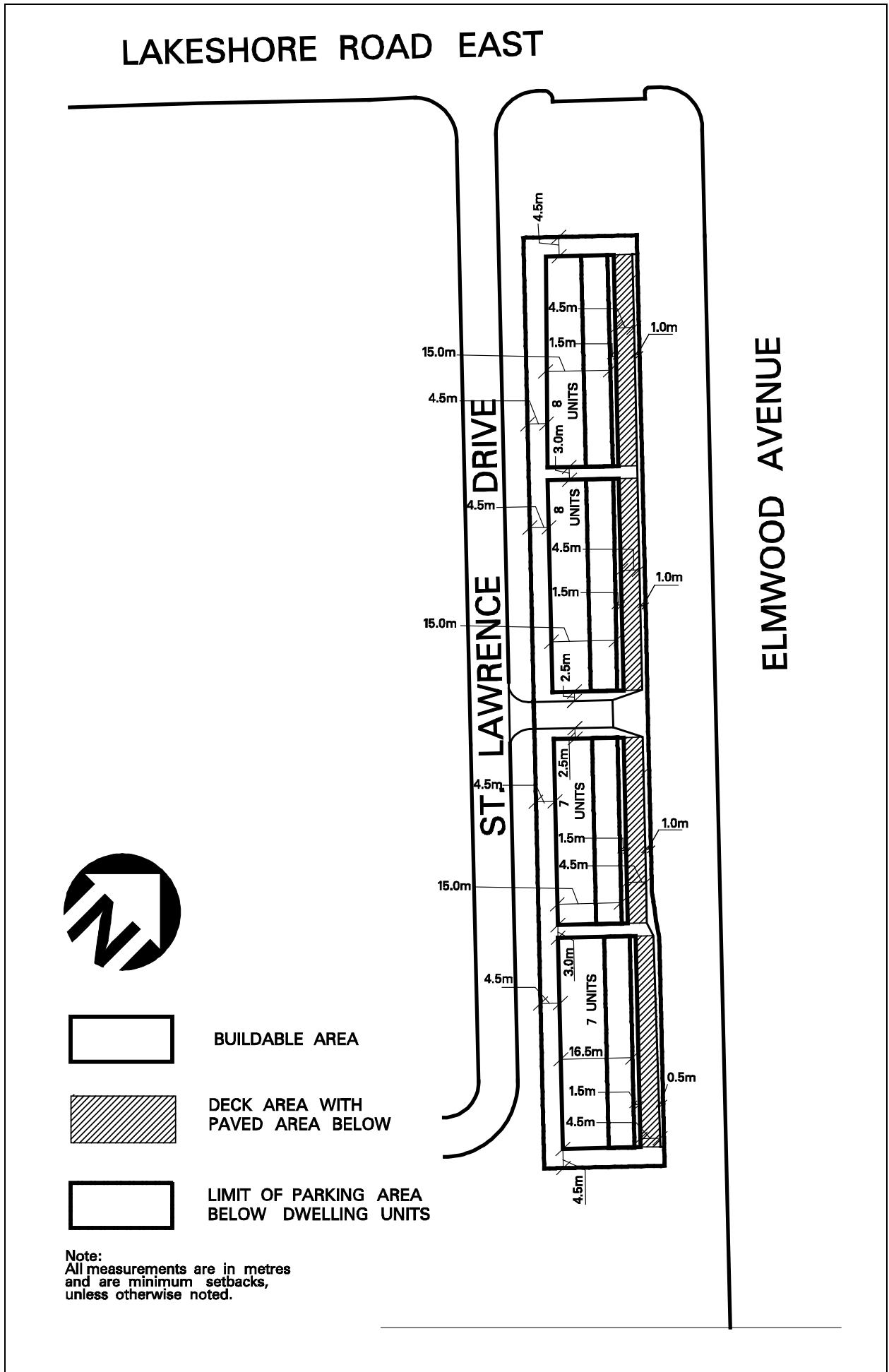
4.10.2.19	Exception: RM4-19	Map # 07	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15, 0208-2022, 0158-2023
In a RM4-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.10.2.19.1	(1)	Parking required for lands zoned C4-5 and RM4-20	
<b>Regulations</b>			
4.10.2.19.2	Maximum number of <b>dwelling units</b>		137
4.10.2.19.3	Maximum <b>height</b> : measured from the centreline of the <b>private road or street</b> for the length of the townhouse <b>dwelling unit</b> to the highest ridge of a <b>sloped roof</b>		14.0 m and 3 <b>storeys</b>
4.10.2.19.4	Maximum <b>height</b> : measured from the centreline of the <b>private road or street</b> for the length of the townhouse <b>dwelling unit</b> to the top of a <b>parapet of a flat roof</b>		12.5 m and 3 <b>storeys</b>
4.10.2.19.5	Maximum <b>height</b> of the finished floor level at the <b>main front entrance</b> above the <b>average grade</b> measured at the centreline of the <b>private road or street</b> for the length of the townhouse <b>dwelling unit</b>		1.7 m
4.10.2.19.6	Maximum <b>height</b> of the finished floor level at the <b>main front entrance</b> above the <b>average grade</b> measured at the closest point of a hard surface walkway, directly opposite each <b>townhouse</b> , for the length of the townhouse <b>dwelling unit</b> , where the <b>main front entrance</b> does not front onto a <b>private road or street</b>		0.61 m
4.10.2.19.7	Maximum number of townhouse <b>dwelling units</b> within any individual block or grouping of attached <b>townhouses</b> that may project outside the <b>buildable area</b> identified on Schedule RM4-19 this Exception		2
4.10.2.19.8	Maximum projection of the <b>townhouse</b> permitted to project outside the <b>buildable area</b> identified on Schedule RM4-19 this Exception		1.5 m
4.10.2.19.9	All visitor <b>parking spaces</b> shall be provided at grade		
4.10.2.19.10	All site development plans shall comply with Schedule RM4-19 of this Exception		



Schedule RM4-19  
Map 07

**Part 4 - Residential Zones**

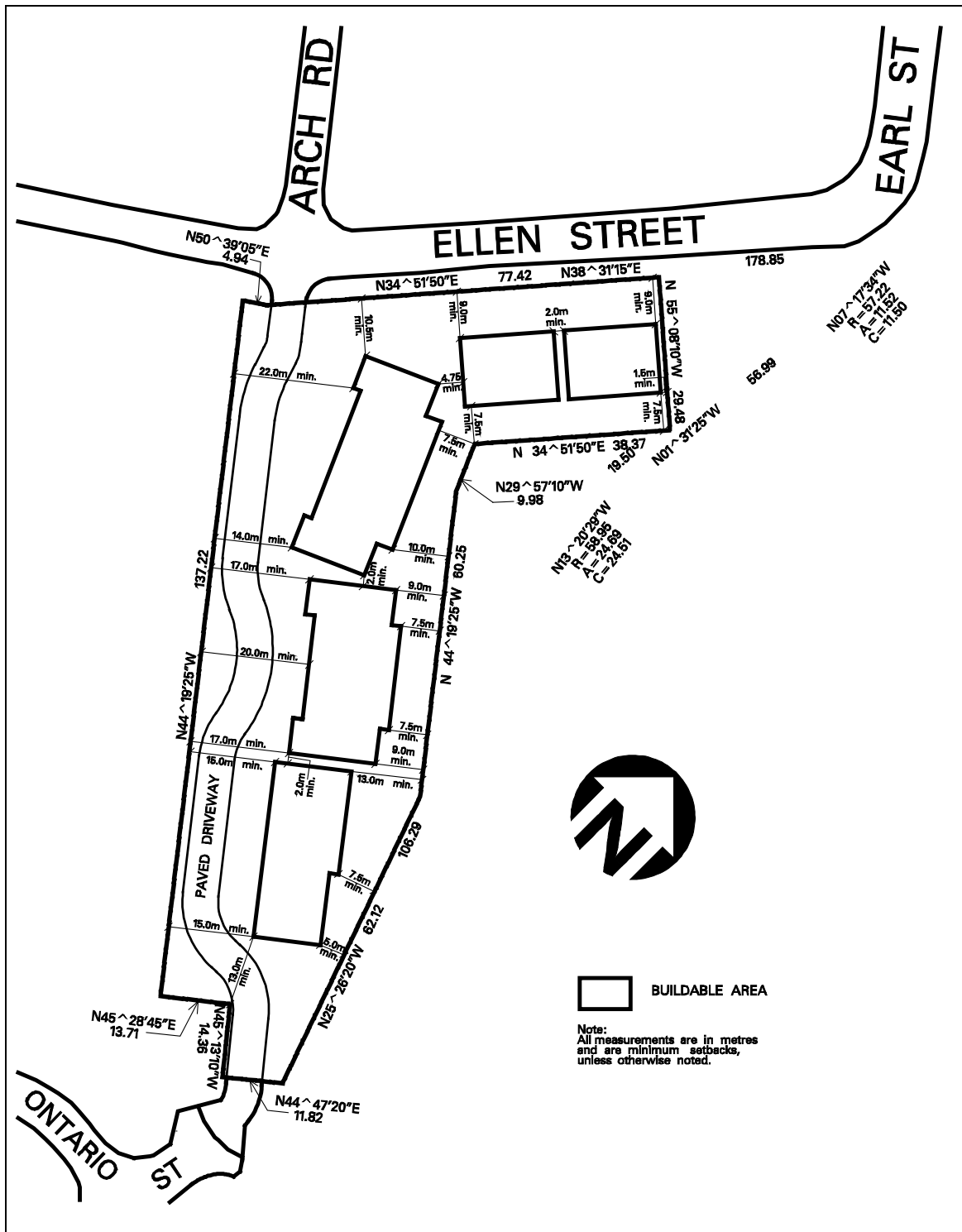
4.10.2.20	Exception: RM4-20	Map # 07	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15, 0208-2022, 0158-2023
In a RM4-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.20.1	Maximum number of <b>dwelling units</b>		30
4.10.2.20.2	Maximum <b>height</b> : measured from the centreline of the <b>private road</b> or <b>street</b> for the length of the townhouse <b>dwelling unit</b> to the highest ridge of a <b>sloped roof</b>		14.0 m and 3 <b>storeys</b>
4.10.2.20.3	Maximum <b>height</b> : measured from the centreline of the <b>private road</b> or <b>street</b> for the length of the townhouse <b>dwelling unit</b> to the top of a <b>parapet</b> of a <b>flat roof</b>		12.5 m and 3 <b>storeys</b>
4.10.2.20.4	Maximum <b>height</b> of the finished floor level at the <b>main front entrance</b> above the <b>average grade</b> measured at the centreline of the <b>private road</b> or <b>street</b> for the length of the townhouse <b>dwelling unit</b>		1.7 m
4.10.2.20.5	Maximum number of townhouse <b>dwelling units</b> within any individual block or grouping of attached <b>townhouses</b> that may project outside the <b>buildable area</b> identified on Schedule RM4-20 of this Exception		2
4.10.2.20.6	Maximum projection of the <b>townhouse</b> permitted to project outside the <b>buildable area</b> identified on Schedule RM4-20 of this Exception		1.5 m
4.10.2.20.7	Maximum projection of window projections and other architectural elements with or without a foundation, such as but not limited to <b>chimneys</b> , pilasters and corbels outside the <b>buildable area</b> identified on Schedule RM4-20 of this Exception		1.5 m
4.10.2.20.8	Required visitor parking may be located on lands zoned RM4-19		
4.10.2.20.9	All site development plans shall comply with Schedule RM4-20 of this Exception		



Schedule RM4-20  
Map 07

Part 4 - Residential Zones

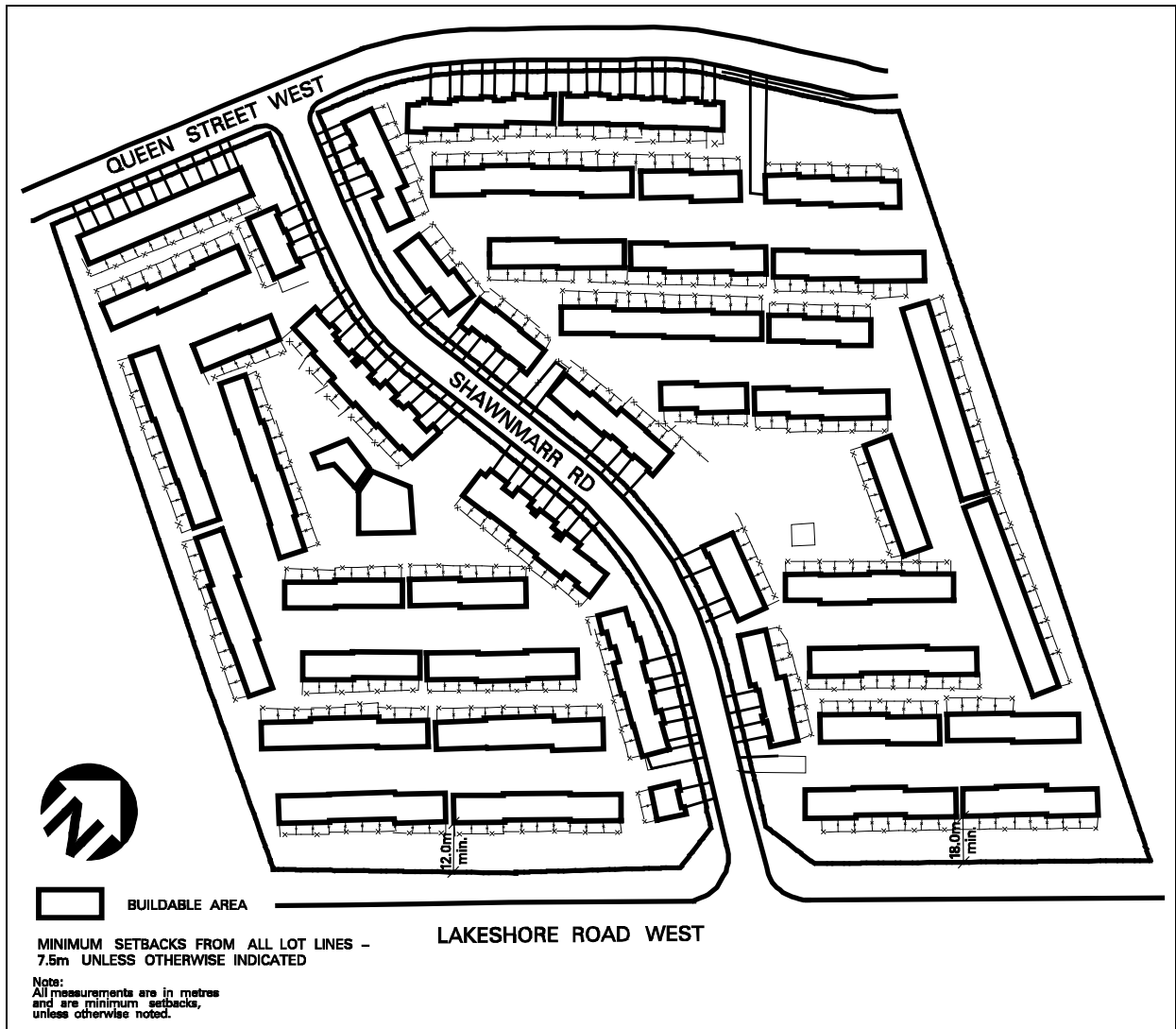
4.10.2.21	Exception: RM4-21	Map # 38W	By-law: 0208-2022
<p>In a RM4-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Regulations</b></p>			
4.10.2.21.1	The regulations of Lines 12.1 and 12.2 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.21.2	Maximum number of <b>dwelling units</b>		23
4.10.2.21.3	Maximum encroachment of a bay window, with or without a foundation and a <b>porch</b> outside the <b>buildable area</b> identified on Schedule RM4-21 of this Exception		1.5 m
4.10.2.21.4	All site development plans shall comply with Schedule RM4-21 of this Exception		



Schedule RM4-21  
Map 38W

Part 4 - Residential Zones

4.10.2.22	Exception: RM4-22	Map # 09	By-law:
<p>In a RM4-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.22.1	Minimum <b>landscaped area</b>	50% of the <b>lot area</b>	
4.10.2.22.2	Minimum resident <b>parking spaces per dwelling unit</b>	1.75	
4.10.2.22.3	All site development plans shall comply with Schedule RM4-22 of this Exception		



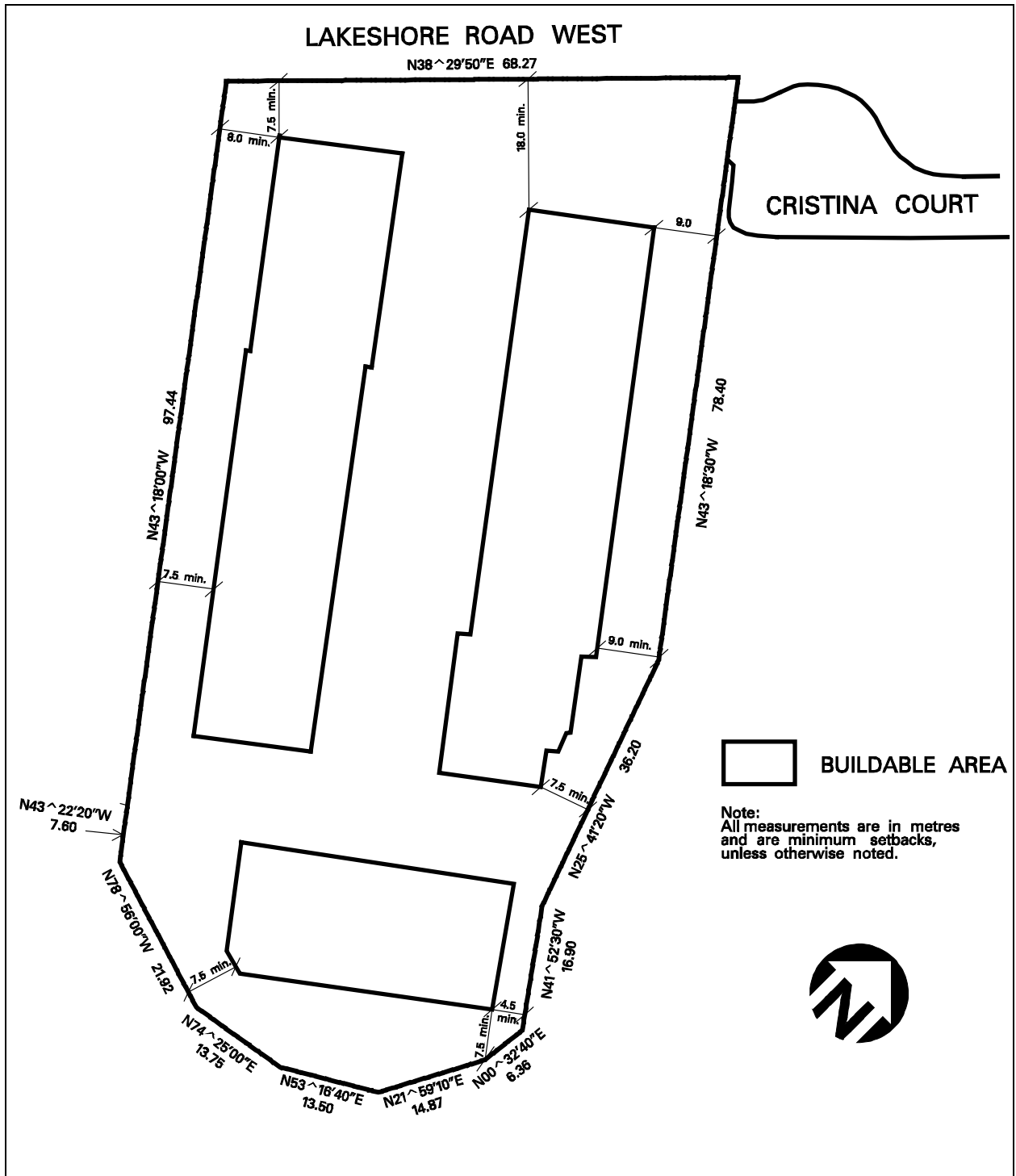
Schedule RM4-22  
Map 09



**Part 4 - Residential Zones**

4.10.2.23	Exception: RM4-23	Map #	By-law: 0308-2011, 0174-2017, <i>deleted by</i> 0250-2022

4.10.2.24	Exception: RM4-24	Map # 03	By-law: 0174-2015
In a RM4-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.24.1	Maximum <b>gross floor area - residential</b>		6 600 m <sup>2</sup>
4.10.2.24.2	Maximum <b>height:</b> front elevation of each <b>dwelling unit</b>		2 <b>storeys</b>
4.10.2.24.3	All site development plans shall comply with Schedule RM4-24 of this Exception		



Schedule RM4-24  
 Map 03

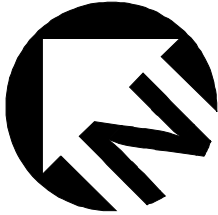
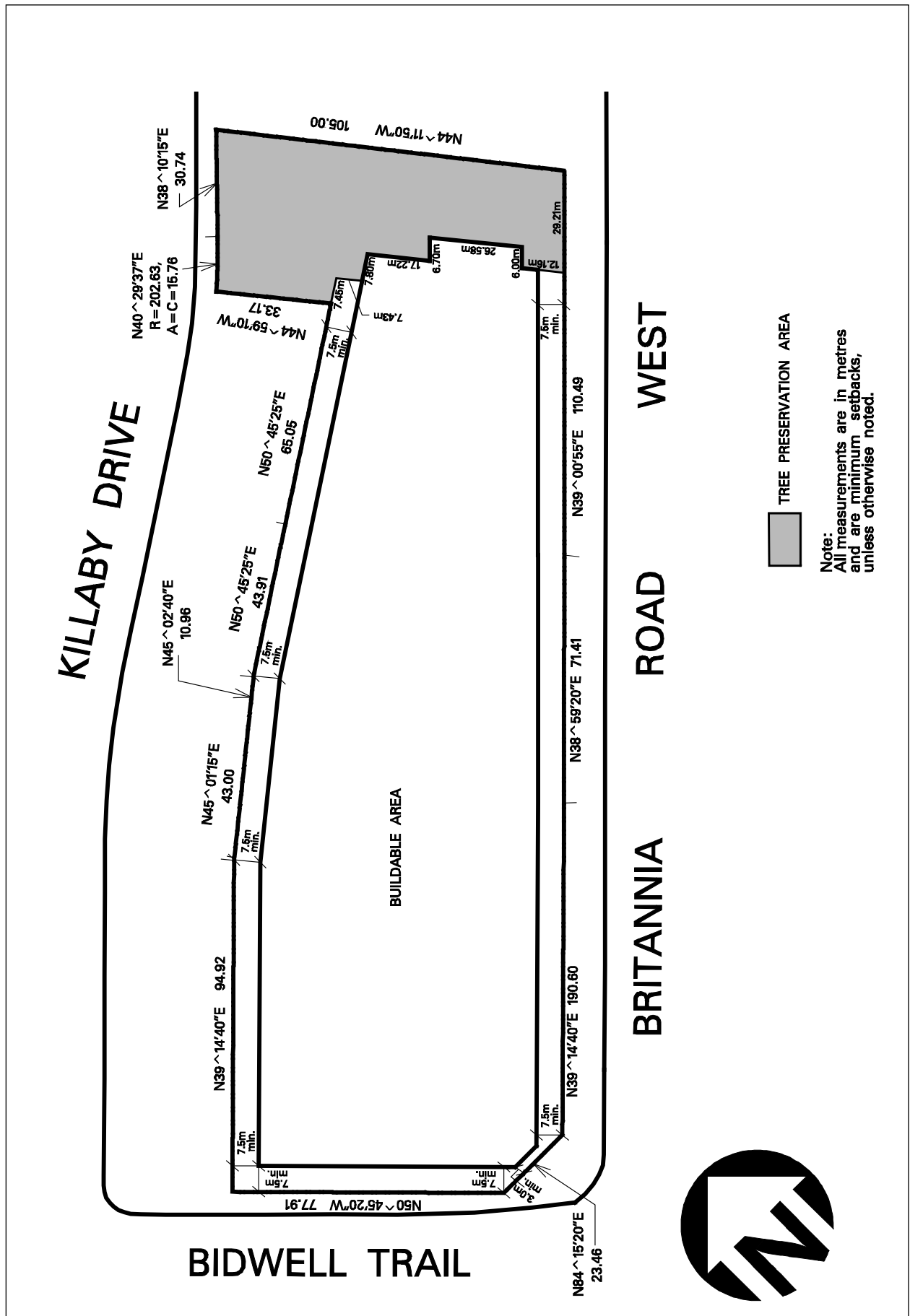
**Part 4 - Residential Zones**

4.10.2.25	Exception: RM4-25	Map # 40E	By-law: 0005-2020
In a RM4-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.25.1	Maximum number of townhouse <b>dwelling units</b>		128
4.10.2.25.2	Minimum <b>landscaped area</b>		48% of the <b>lot area</b>
4.10.2.25.3	<i>deleted</i>		
4.10.2.25.4	<i>deleted</i>		

4.10.2.26	Exception: RM4-26	Map # 08	By-law: <i>deleted by 0005-2020, OLT Order 2021 August 10/ 2021 November 09</i>
In a RM4-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.10.2.26.1	(1) <b>Detached Dwelling</b>		
<b>Regulations</b>			
4.10.2.26.2	Minimum <b>lot frontage</b>		20.0 m
4.10.2.26.3	Minimum setback from a side wall of a <b>townhouse</b> to an internal walkway		1.4 m
4.10.2.26.4	Minimum setback of an external access stairwell to any <b>lot line</b>		0.9 m
4.10.2.26.5	Maximum <b>height</b>		10.6 m and 3 <b>storeys</b>
4.10.2.26.6	Minimum setback between a visitor <b>parking space</b> and any other <b>lot line</b>		1.1 m
4.10.2.26.7	Minimum setback of a <b>parking structure</b> constructed completely below or partially above finished grade to any <b>lot line</b>		0.9 m
4.10.2.26.8	Minimum width of a <b>condominium road/aisle</b>		6.0 m
4.10.2.26.9	A <b>detached dwelling</b> shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1) minimum setback from the side wall of a <b>detached dwelling</b> to a <b>lot line</b> that is not a <b>street line</b>		2.5 m
	(2) minimum setback from an attached <b>garage</b> to a <b>lot line</b> that is not a <b>street line</b>		1.2 m
	(3) maximum <b>height</b>		9.0 m
	(4) maximum encroachment of a <b>porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> , into a required <b>front yard</b>		2.5 m
	(5) maximum encroachment of a <b>balcony</b> into a required <b>front yard</b>		2.0 m
	(6) maximum <b>driveway</b> width		5.3 m

**Part 4 - Residential Zones**

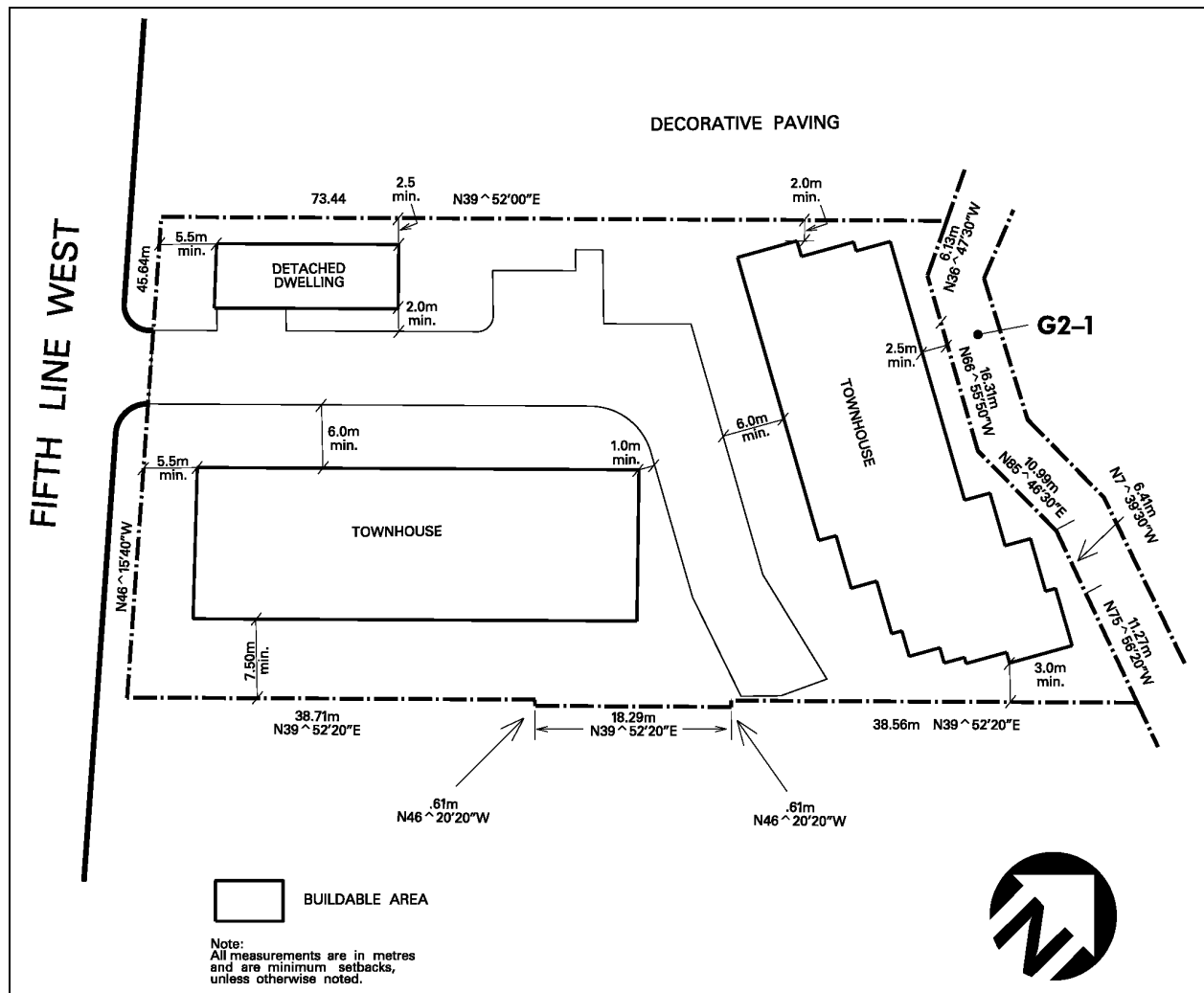
4.10.2.27	Exception: RM4-27	Map # 45E	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-27 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.27.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.27.2	Maximum number of townhouse <b>dwelling units</b>		78
4.10.2.27.3	Minimum setback from a visitor <b>parking space</b> to a <b>townhouse</b>		1.5 m
4.10.2.27.4	Maximum <b>height</b>		2 storeys
4.10.2.27.5	Maximum projection of a <b>porch</b> outside the <b>buildable area</b> identified on Schedule RM4-27 of this Exception		1.5 m
4.10.2.27.6	The area identified on Schedule RM4-27 of this Exception as a tree preservation area shall only be used for conservation purposes, and no <b>buildings</b> or <b>structures</b> , parking, <b>swimming pools</b> , tennis courts or any like recreational facilities, except for fences, shall be permitted		
4.10.2.27.7	Servicing easements shall be permitted in the area shown as a tree preservation area on Schedule RM4-27 of this Exception; and the appropriate location of any servicing easements including the retention of any existing trees, where feasible, will be determined through the site development plan approval process to the satisfaction of the City		
4.10.2.27.8	All site development plans shall comply with Schedule RM4-27 of this Exception		



Schedule RM4-27  
Map 45E

Part 4 - Residential Zones

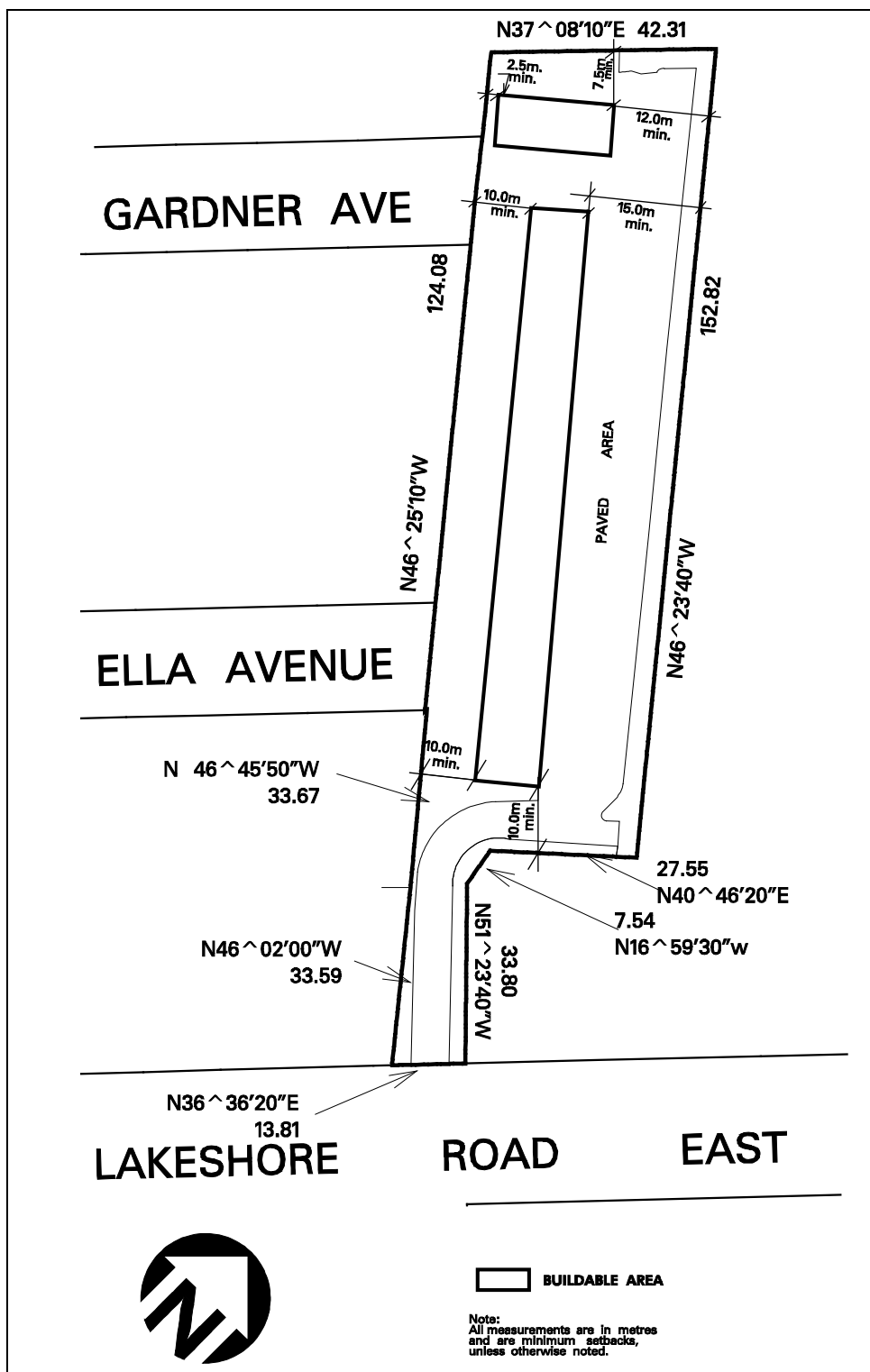
4.10.2.28	Exception: RM4-28	Map # 18	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-28 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
4.10.2.28.1	(1)	One <b>Detached Dwelling</b>	
<b>Regulations</b>			
4.10.2.28.2	Maximum number of <b>dwelling units</b>		15
4.10.2.28.3	Maximum <b>height:</b> front elevation of each <b>dwelling unit</b>		2 storeys
4.10.2.28.4	Minimum setback of all <b>building and structures</b> , except for <b>wing walls</b> and those required for <b>flood control or erosion management</b> to all lands zoned G2-1		2.5 m
4.10.2.28.5	All site development plans shall comply with Schedule RM4-28 of this Exception		



Schedule RM4-28  
Map 18

Part 4 - Residential Zones

4.10.2.29	Exception: RM4-29	Map # 06	By-law: 0208-2022
<p>In a RM4-29 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.29.1	Maximum number of <b>dwelling units</b>		19
4.10.2.29.2	Minimum setback from a visitor <b>parking space</b> to all <b>buildings</b> and <b>structures</b>		2.0 m
4.10.2.29.3	Maximum projection of a <b>porch</b> or <b>deck</b> outside the <b>buildable area</b> identified on Schedule RM4-29 of this Exception		1.8 m
4.10.2.29.4	Stairs may project outside the <b>buildable area</b> identified on Schedule RM4-29 of this Exception		
4.10.2.29.5	All site development plans shall comply with Schedule RM4-29 of this Exception		



Schedule RM4-29  
Map 06

**Part 4 - Residential Zones**

4.10.2.30	Exception: RM4-30	Map # 38E	By-law: <i>deleted by 0174-2015, 0073-2017, 0111-2019/</i> LPAT Order 2021 March 09
In a RM4-30 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
4.10.2.30.1	Lands zoned RM4-30 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Private School</b></li> <li>(2) <b>Place of Religious Assembly</b></li> <li>(3) <b>Day Care</b></li> </ul>		
<b>Regulations</b>			
4.10.2.30.2	For the purposes of this By-law, all lands zoned RM4-30 shall be considered one <b>lot</b>		
4.10.2.30.3	The provisions contained in Articles 2.1.9.2, 2.1.9.3 and 2.1.9.4 of this By-law shall not apply		
4.10.2.30.4	Maximum percentage of the total <b>gross floor area</b> that may be used for all <b>accessory uses</b> to a <b>private school</b>		20% of the <b>gross floor area</b> of a <b>private school</b>
4.10.2.30.5	Tutoring and a <b>commercial school</b> shall be permitted accessory to a <b>place of religious assembly</b>		
4.10.2.30.6	Maximum percentage of the total <b>gross floor area - non-residential</b> that may be used for accessory tutoring and <b>commercial school uses</b> to a <b>place of religious assembly</b>		20% of the <b>gross floor area</b> of the <b>place of religious assembly</b>
4.10.2.30.7	A community/multi-use hall used for recreational, social, community and charitable activities shall be permitted within a <b>place of religious assembly</b>		
4.10.2.30.8	Maximum <b>gross floor area</b> of a community/multi-use hall within a <b>place of religious assembly</b>		Equal to or less than the <b>gross floor area</b> of the <b>worship area</b>
4.10.2.30.9	Minimum <b>lot frontage</b>		131.0 m
4.10.2.30.10	Minimum <b>front yard</b>		16.0 m
4.10.2.30.11	Minimum <b>interior side yard</b>		13.0 m
4.10.2.30.12	Minimum <b>rear yard</b>		4.5 m
4.10.2.30.13	Maximum <b>lot coverage</b>		20%
4.10.2.30.14	Maximum <b>gross floor area - non-residential</b> of all <b>buildings and structures</b>		0.42 times the <b>lot area</b>
4.10.2.30.15	Maximum <b>building height</b>		9.5 m
4.10.2.30.16	Minimum <b>landscaped area</b>		35% of the <b>lot area</b>
4.10.2.30.17	Minimum setback of a <b>parking area</b> to an abutting <b>lot</b> in a Residential Zone		2.4 m
4.10.2.30.18	Minimum number of <b>parking spaces</b>		167
4.10.2.30.19	For the purpose of this Exception, a <b>commercial school</b> shall include a music school, a dance school, a martial arts school and tutoring		



**Part 4 - Residential Zones**

4.10.2.31	Exception: RM4-31	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-31 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.31.1	Minimum number of <b>dwelling units</b> per hectare		25
4.10.2.31.2	Maximum number of <b>dwelling units</b> per hectare		50
4.10.2.31.3	Minimum <b>landscaped area</b>		38% of the <b>lot area</b>
4.10.2.31.4	Minimum <b>front yard</b>		3.5 m
4.10.2.31.5	Minimum setback from the side wall of a <b>townhouse</b> to a side <b>lot line</b>		3.0 m
4.10.2.31.6	Minimum setback from the rear wall of a <b>townhouse</b> to a <b>lot line</b>		7.3 m
4.10.2.31.7	Minimum setback from the rear wall of a <b>townhouse</b> to the side wall of another <b>townhouse</b>		7.5 m
4.10.2.31.8	Minimum setback from <b>garage face</b> to a <b>condominium road</b> or sidewalk		5.2 m
4.10.2.31.9	Minimum setback to a <b>sight triangle</b>		3.0 m
4.10.2.31.10	Maximum encroachment of a <b>porch, deck</b> or <b>balcony</b> into a required setback to a side or <b>rear lot line</b>		2.0 m

4.10.2.32	Exception: RM4-32	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-32 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.32.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.32.2	Maximum number of <b>dwelling units</b> per hectare		50
4.10.2.32.3	Maximum gross floor area		0.75 times the <b>lot area</b>
4.10.2.32.4	Minimum setback to Dundas Street West		4.5 m
4.10.2.32.5	Minimum setback to Breakwater Court		2.5 m
4.10.2.32.6	Minimum setback to all lands zoned RM4-53		5.5 m
4.10.2.32.7	Minimum setback to all lands zoned OS2, U and G2-1		7.5 m
4.10.2.32.8	Minimum setback from the front wall of each <b>dwelling unit</b> , measured from the second and/or third <b>storey</b> , to a <b>condominium road</b> or sidewalk		4.0 m
4.10.2.32.9	Minimum setback to a <b>sight triangle</b>		4.0 m
4.10.2.32.10	Maximum encroachment of a <b>porch</b> or <b>deck</b> into a required setback to a <b>condominium road</b> and to all lands zoned OS2, U and G2-1		2.0 m
4.10.2.32.11	Maximum encroachment of stairs into the required setback to Dundas Street West		0.5 m
4.10.2.32.12	"Gross Floor Area" means the aggregate of the areas of each <b>storey</b> above <b>established grade</b> measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the <b>building</b> or <b>structure</b> used for the parking of <b>motor vehicles</b>		
4.10.2.32.13	"Front Wall" means the wall containing the <b>garage face</b> , except the corner point of the front wall that intersects an exterior side wall		

**Part 4 - Residential Zones**

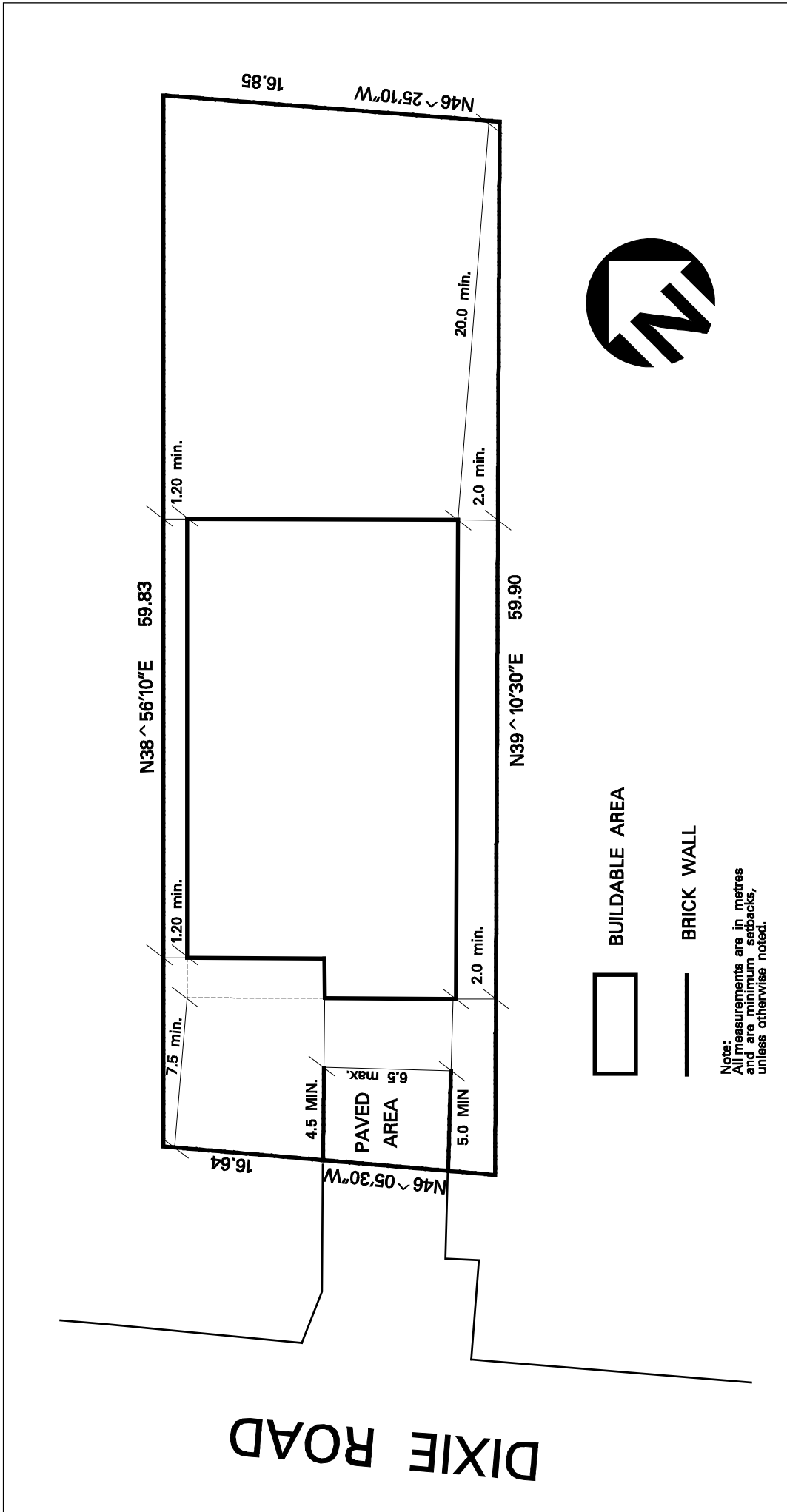
4.10.2.33	Exception: RM4-33	Map # 57	By-law:
In a RM4-33 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.33.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.33.2	Minimum number of <b>dwelling units</b> per hectare		30
4.10.2.33.3	Maximum number of <b>dwelling units</b> per hectare		57
4.10.2.33.4	Maximum <b>height</b>		4 storeys
4.10.2.33.5	Maximum <b>height</b> of all <b>buildings</b> and <b>structures</b> , or parts thereof, within 20.0 m of lands zoned R7-5, R6-1, RM2-18, RM1-1 and RM5-37		2 storeys

4.10.2.34	Exception: RM4-34	Map # 07	By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15
In a RM4-34 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.34.1	Maximum number of <b>dwelling units</b>		50
4.10.2.34.2	Minimum <b>landscaped area</b>		35% of the <b>lot area</b>
4.10.2.34.3	Maximum <b>gross floor area - residential</b>		0.85 times the <b>lot area</b>
4.10.2.34.4	Minimum setback to Rosewood Avenue and Park Street East		4.5 m
4.10.2.34.5	Minimum setback to Hurontario Street		7.5 m
4.10.2.34.6	Maximum encroachment of one <b>townhouse</b> unit into the required setback to Hurontario Street		3.0 m
4.10.2.34.7	Maximum <b>height - highest ridge: sloped roof</b>		14.0 m and 3 <b>storeys</b> measured from established grade
4.10.2.34.8	Maximum <b>height: flat roof</b>		12.5 m and 3 <b>storeys</b> measured from established grade
4.10.2.34.9	Maximum <b>height</b> above established grade of the finished floor level at the <b>main front entrance</b>		1.7 m
4.10.2.34.10	Maximum projection of a <b>balcony</b> and/or <b>deck</b> with a paved area below, from the rear wall of a <b>townhouse</b>		4.0 m
4.10.2.34.11	Maximum encroachment of a <b>porch</b> into a required setback		1.5 m
4.10.2.34.12	Maximum encroachment of a <b>balcony</b> into a required setback		1.2 m
4.10.2.34.13	Maximum encroachment of window projections, awnings, and other architectural elements, with or without a foundation, such as but not limited to <b>chimneys</b> , pilasters and corbels into a required setback		0.61 m
4.10.2.34.14	"First Storey" means the <b>storey</b> with its floor closest to established grade and having its ceiling more than 1.8 m above established grade		
4.10.2.34.15	"Established Grade" means the average elevation of the finished ground adjoining the townhouse <b>dwelling unit</b> at the <b>main front entrance</b>		

**Part 4 - Residential Zones**

4.10.2.35	Exception: RM4-35	Map # 39E	By-law: 0174-2017
In a RM4-35 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.35.1	Lands zoned RM4-35 shall only be used for the following:		
	(1) <b>Retirement Building</b>		
<b>Regulations</b>			
4.10.2.35.2	A <b>retirement building</b> shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	maximum number of <b>retirement dwelling units</b>	22
	(2)	minimum <b>front yard</b>	12.0 m
	(3)	minimum <b>interior side yard</b>	5.4 m
	(4)	minimum <b>rear yard</b>	16.5 m
	(5)	maximum <b>height</b>	2 storeys

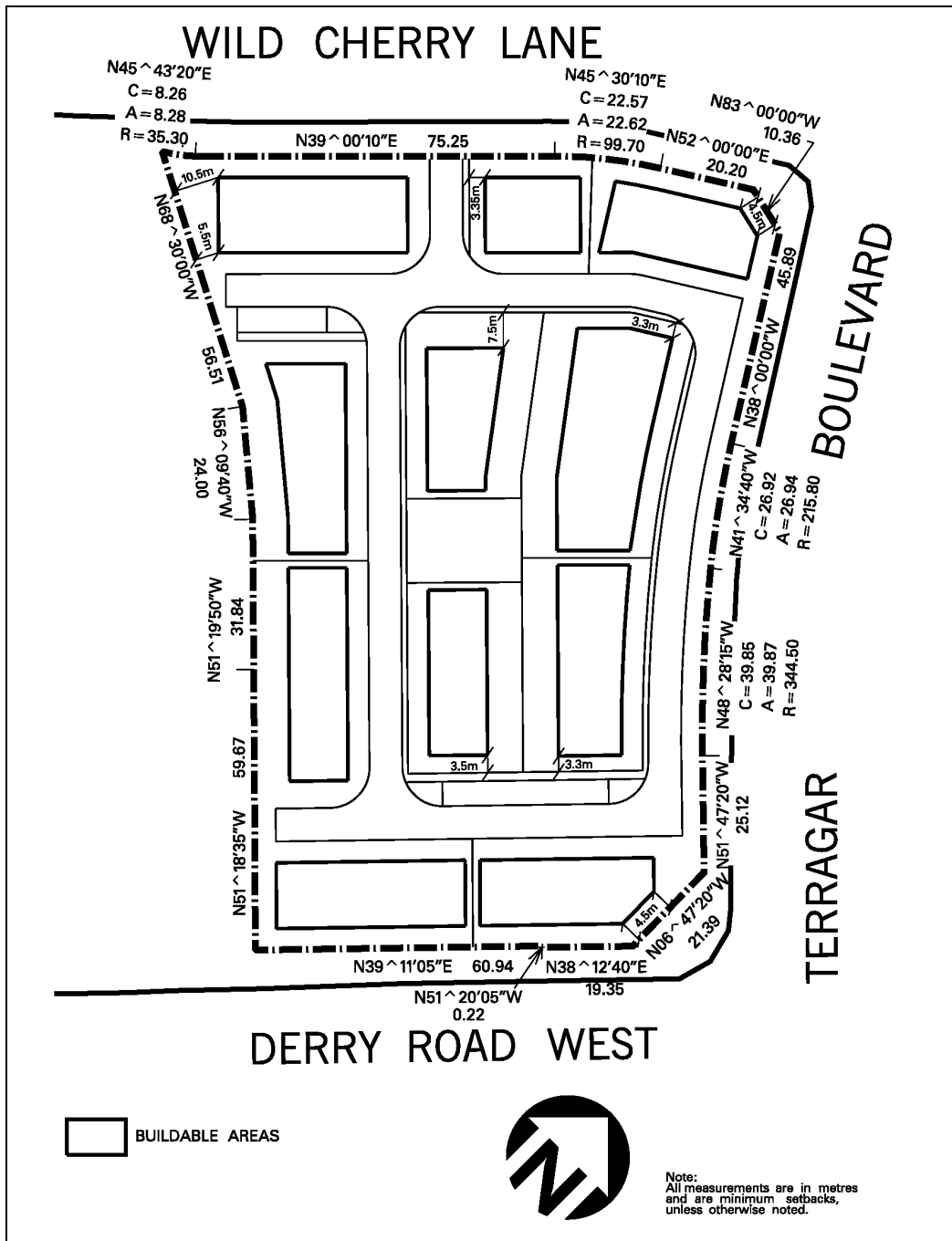
4.10.2.36	Exception: RM4-36	Map # 19	By-law:
In a RM4-36 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.36.1	Lands zoned RM4-36 shall only be used for the following:		
	(1) Residential Shelter		
<b>Regulations</b>			
4.10.2.36.2	A residential shelter shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum <b>gross floor area - residential</b>	730 m <sup>2</sup>
	(2)	minimum number of <b>parking spaces</b>	2
	(3)	"Residential Shelter" means a dwelling containing not more than six bedrooms which will be used to accommodate a maximum of 12 persons requiring specialized or group care and which is approved or supervised by the Province under the <i>Ministry of Community and Social Services Act</i> , R.S.O. 1990, c.M.20, and its regulations, and any successor legislation	
	(4)	"Bedroom" means a <b>habitable room</b> designed, occupied, or intended to be occupied as accommodation for sleeping, for a maximum of 2 persons	
	(5)	all site development plans shall comply with Schedule RM4-36 of this Exception	



Schedule RM4-36  
Map 19

Part 4 - Residential Zones

4.10.2.37	Exception: RM4-37	Map # 55	By-law: <i>deleted by 0284-2008, 0181-2009, 0181-2018/LPAT Order 2019 February 15</i>
In a RM4-37 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.37.1	Maximum number of <b>dwelling units</b> on all lands zoned RM4-37		80
4.10.2.37.2	Minimum <b>landscaped area</b>		34% of <b>lot area</b>
4.10.2.37.3	Minimum setback from the front, side and/or rear wall of a <b>townhouse</b> to a <b>street line</b> of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law		4.5 m
4.10.2.37.4	Minimum setback from a rear wall of a <b>townhouse</b> to a <b>condominium road</b> or walkway		4.5 m
4.10.2.37.5	Maximum projection of a <b>balcony</b> attached to the front, side and/or rear wall of a <b>townhouse</b>		1.5 m
4.10.2.37.6	All site development plans shall comply with Schedule RM4-37 of this Exception		



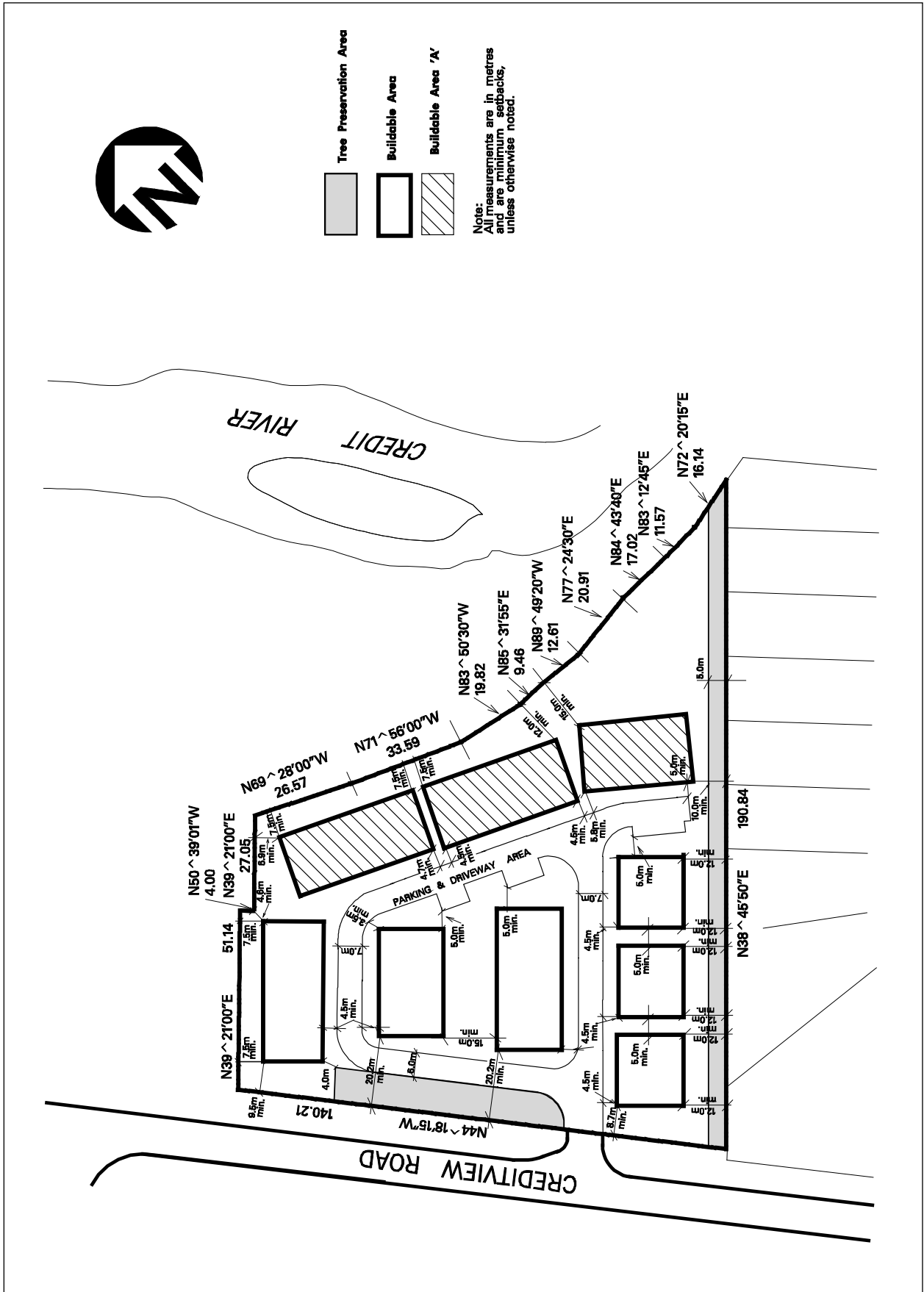
Schedule RM4-37  
Map 55

**Part 4 - Residential Zones**

4.10.2.38	Exception: RM4-38	Map # 07	By-law:
In a RM4-38 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.38.1	Maximum number of <b>dwelling units</b>		52
4.10.2.38.2	Minimum <b>lot frontage</b>		10.0 m

4.10.2.39	Exception: RM4-39	Map # 45E	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-39 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.10.2.39.1	(1)	<b>Semi-Detached</b>	
<b>Regulations</b>			
4.10.2.39.2	<p><b>Semi-detached</b> and <b>townhouses</b> shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:</p> <p>(1) the provisions contained in Subsection 2.1.14 of this By-law shall not apply</p> <p>(2) maximum number of <b>townhouses</b> 21</p> <p>(3) maximum number of <b>semi-detached</b> 6</p> <p>(4) maximum <b>height</b> 1 storey</p> <p>(5) a walkout <b>basement</b> within <b>Buildable Area 'A'</b> identified on Schedule RM4-39 of this Exception shall not be considered a <b>storey</b></p> <p>(6) maximum <b>driveway</b> width 5.75 m</p> <p>(7) the area identified on Schedule RM4-39 of this Exception as a tree preservation area shall only be used for conservation purposes, and no <b>buildings</b> or <b>structures</b>, parking, <b>swimming pools</b>, tennis courts or any like recreational facilities, except for fences, shall be permitted</p> <p>(8) maximum projection of a <b>porch</b> outside the <b>buildable area</b> identified on Schedule RM4-39 of this Exception 1.6 m</p> <p>(9) maximum projection of a window and/or architectural element with or without foundation outside the <b>buildable area</b> identified on Schedule RM4-39 of this Exception 0.6 m</p> <p>(10) maximum projection of a <b>deck</b> or <b>balcony</b> from the rear of a <b>townhouse</b> outside the <b>buildable area</b> identified on Schedule RM4-39 of this Exception 1.8 m</p> <p>(11) maximum projection of a <b>deck</b> or <b>balcony</b> from the rear of a <b>townhouse</b> outside <b>Buildable Area 'A'</b> identified on Schedule RM4-39 of this Exception 2.5 m</p> <p>(12) all site development plans shall comply with Schedule RM4-39 of this Exception</p>		

Part 4 - Residential Zones



Schedule RM4-39  
Map 45E

**Part 4 - Residential Zones**

4.10.2.40	Exception: RM4-40	Map # 11	By-law: <i>deleted by 0403-2008, 0199-2009, 0181-2018/LPAT Order 2019 February 15</i>
In a RM4-40 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.40.1	Maximum number of townhouse <b>dwelling units</b>		9
4.10.2.40.2	Minimum setback from the front wall of a <b>townhouse</b> exclusive of stairs to all <b>street lines</b>		4.5 m
4.10.2.40.3	Maximum setback from the front wall of a <b>townhouse</b> exclusive of stairs to all <b>street lines</b>		5.5 m
4.10.2.40.4	Notwithstanding Sentence 4.10.2.40.3, a maximum of 30% of the length of the <b>streetwall</b> may be set back beyond the maximum <b>street line</b> setback		
4.10.2.40.5	Minimum setback from a side and/or rear wall of a <b>townhouse</b> to a <b>condominium road</b>		0.0 m
4.10.2.40.6	Minimum setback from a <b>garage face</b> to a <b>condominium road</b>		0.0 m
4.10.2.40.7	Maximum number of risers between the front wall of a townhouse <b>dwelling unit</b> and a <b>lot line</b> abutting Truscott Drive		7
4.10.2.40.8	Maximum number of risers between the front wall of a townhouse <b>dwelling unit</b> and a <b>lot line</b> abutting Bodmin Road		3
4.10.2.40.9	A <b>garage face</b> shall face a <b>condominium road</b>		
4.10.2.40.10	External heating and air conditioning equipment shall not be located between the front wall of a townhouse <b>dwelling unit</b> and all <b>street lines</b>		
4.10.2.40.11	The <b>main front entrance</b> of a townhouse <b>dwelling unit</b> shall face Truscott Drive or Bodmin Road		

4.10.2.41	Exception: RM4-41	Map # 27	By-law: 0174-2017
In a RM4-41 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.41.1	Lands zoned RM4-41 shall only be used for the following:		
	(1) <b>Retirement Building</b>		
<b>Regulations</b>			
4.10.2.41.2	A <b>retirement building</b> shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	the provisions contained in Article 4.1.15.1 of this By-law shall apply	
	(2)	maximum number of <b>retirement dwelling units</b>	84
	(3)	minimum <b>front yard</b>	7.5 m
	(4)	minimum <b>interior side yard</b>	7.5 m
	(5)	minimum <b>exterior side yard</b>	7.5 m
	(6)	minimum <b>rear yard</b>	16.5 m
	(7)	maximum <b>height</b>	4 storeys
	(8)	minimum number of <b>parking spaces per retirement dwelling unit</b>	0.45



**Part 4 - Residential Zones**

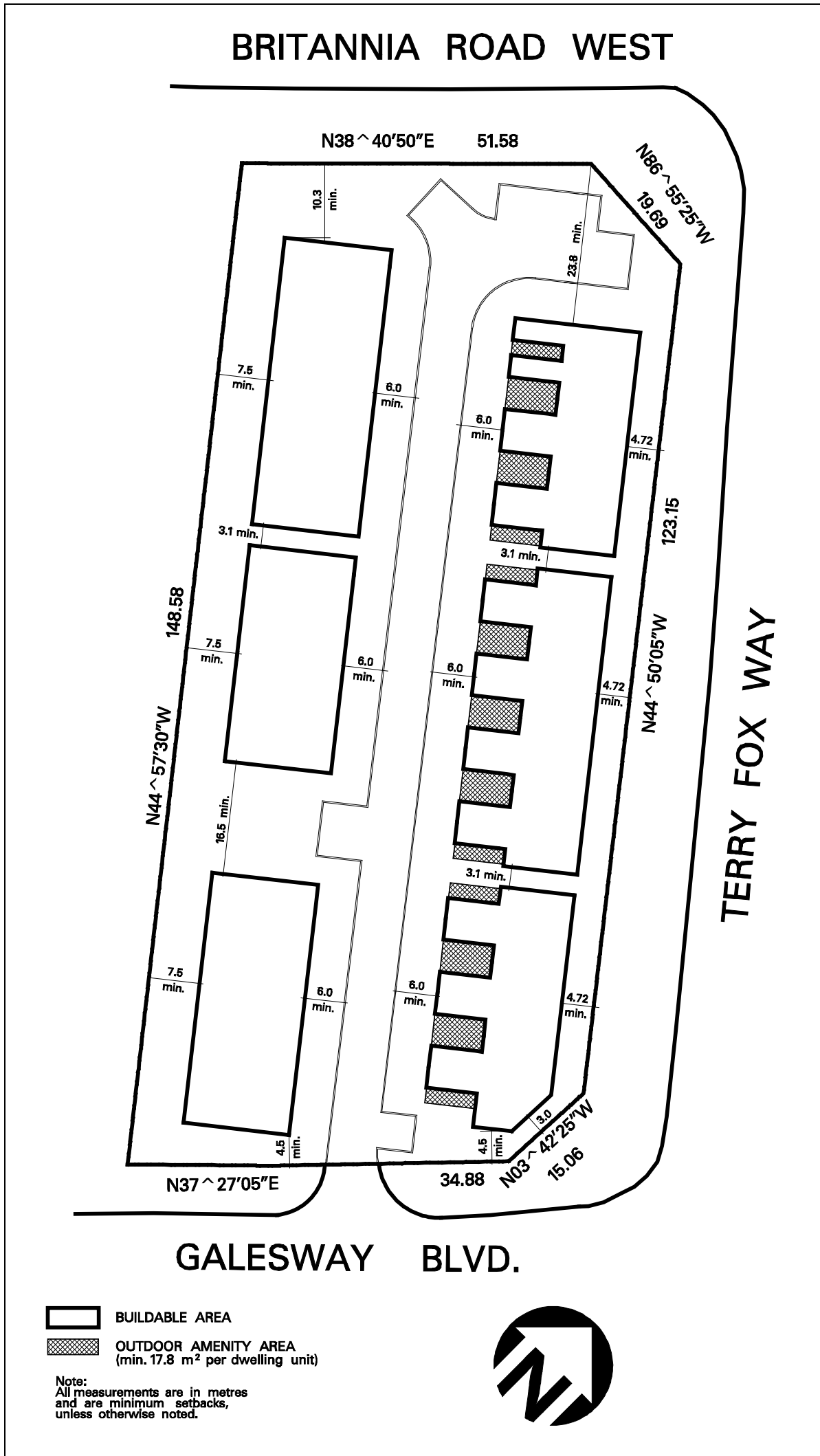
4.10.2.42	Exception: RM4-42	Map # 57	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-42 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.42.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.42.2	Maximum <b>gross floor area - residential</b>	0.7 times the <b>lot area</b>	
4.10.2.42.3	Minimum setback of a <b>townhouse</b> to all <b>lot lines</b>	7.5 m	
4.10.2.42.4	Where a <b>townhouse</b> faces Erin Centre Boulevard, minimum setback of a <b>townhouse</b> to Erin Centre Boulevard	4.5 m	
4.10.2.42.5	Maximum <b>height</b>	4 <b>storeys</b>	
4.10.2.42.6	Maximum <b>height</b> of all <b>buildings</b> and <b>structures</b> , or parts thereof, within 20.0 m of lands zoned RM2-18 and R7-5	2 <b>storeys</b>	
4.10.2.42.7	Maximum encroachment of an awning attached to the front wall or rear wall of a <b>townhouse</b> into a required setback	0.6 m	
4.10.2.42.8	Maximum encroachment of an awning attached to the exterior side wall of a <b>townhouse</b> into a required setback	0.3 m	
4.10.2.42.9	Maximum encroachment of a window projection, with or without a foundation, <b>chimney</b> , pilaster or corbel attached to any wall of a dwelling into a required setback	0.6 m	
4.10.2.42.10	Maximum encroachment of a <b>balcony</b> attached to the front or exterior side wall of a <b>townhouse</b> into a required setback	2.0 m	

4.10.2.43	Exception: RM4-43	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-43 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.43.1	The provisions contained in Subsection 2.1.14 and the regulations of Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.43.2	Maximum number of <b>townhouses</b>	80	
4.10.2.43.3	Maximum <b>lot coverage</b>	35%	
4.10.2.43.4	Minimum <b>landscaped area</b>	40% of the <b>lot area</b>	
4.10.2.43.5	Minimum <b>front yard</b>	6.0 m	
4.10.2.43.6	Minimum northerly side <b>yard</b>	7.5 m	
4.10.2.43.7	Minimum southerly side <b>yard</b>	3.0 m	
4.10.2.43.8	Minimum <b>rear yard</b>	4.0 m	
4.10.2.43.9	Minimum setback from the <b>front lot line</b> to the <b>garage face</b>	7.5 m	
4.10.2.43.10	Maximum encroachment of a <b>porch</b> into the required <b>front yard</b>	1.5 m	
4.10.2.43.11	Maximum encroachment of a <b>porch</b> into the required <b>rear yard</b>	0.4 m	
4.10.2.43.12	Each <b>townhouse</b> shall have a <b>garage</b>		
4.10.2.43.13	The <b>lot line</b> abutting Joymar Drive shall be deemed to be the <b>front lot line</b>		

**Part 4 - Residential Zones**

4.10.2.44	Exception: RM4-44	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-44 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.44.1	The regulations of Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.44.2	Maximum number of <b>townhouses</b>	12	
4.10.2.44.3	Minimum <b>landscaped area</b>	24.7% of the <b>lot area</b>	
4.10.2.44.4	Maximum <b>gross floor area - residential</b>	0.68 times the <b>lot area</b>	
4.10.2.44.5	Minimum <b>front yard</b>	7.5 m	
4.10.2.44.6	Minimum westerly side <b>yard</b>	0.5 m	
4.10.2.44.7	Minimum easterly side <b>yard</b>	3.0 m	
4.10.2.44.8	Minimum <b>rear yard</b>	7.5 m	
4.10.2.44.9	Maximum projection of a <b>porch</b> beyond the front wall of a <b>townhouse</b>	0.9 m	

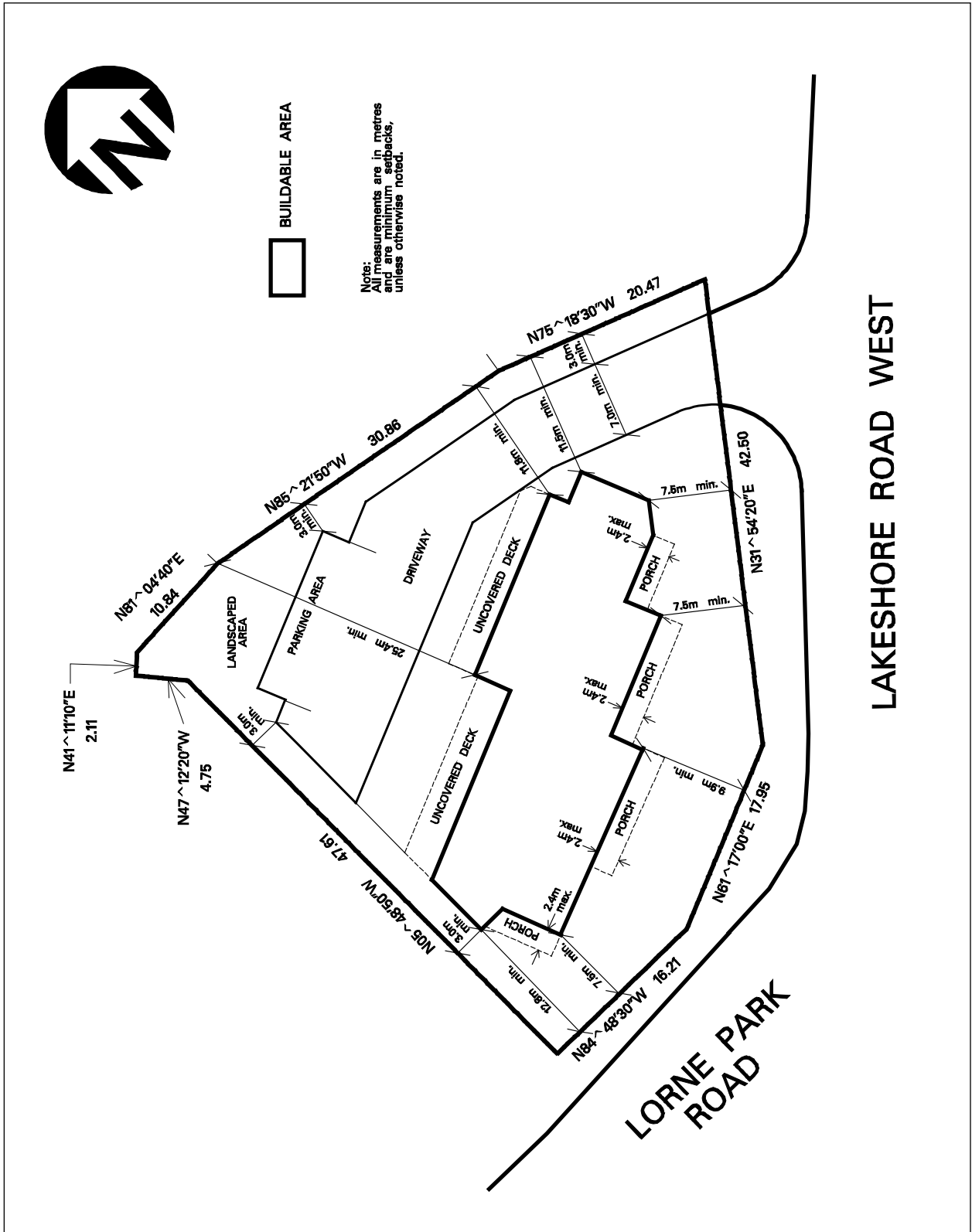
4.10.2.45	Exception: RM4-45	Map # 38E	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-45 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.45.1	The regulations of Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.45.2	Maximum <b>gross floor area - residential</b>	0.72 times the <b>lot area</b>	
4.10.2.45.3	Minimum setback to <b>garage face</b> from a <b>condominium road</b>	6.0 m	
4.10.2.45.4	Maximum projection of a window and other architectural elements, with or without a foundation, such as, but not limited to, entrance features, stairs, landings, pilasters and corbels outside the <b>buildable area</b> identified on Schedule RM4-45 of this Exception into a required setback abutting a <b>street</b>		2.0 m
4.10.2.45.5	Minimum setback from a visitor <b>parking space</b> to a <b>townhouse</b>	4.0 m	
4.10.2.45.6	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.24	
4.10.2.45.7	All site development plans shall comply with Schedule RM4-45 of this Exception		



Schedule RM4-45  
 Map 38E

**Part 4 - Residential Zones**

4.10.2.46	Exception: RM4-46	Map # 09	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-46 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.46.1	The provisions contained in Subsection 2.1.14, Lines 2.2 and 2.3 contained in Table 4.1.12.1 and the regulations of Lines 3.0 to 14.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.46.2	Maximum number of <b>townhouses</b>		6
4.10.2.46.3	Maximum <b>lot coverage</b>		25%
4.10.2.46.4	Maximum <b>gross floor area - residential</b>		1 000 m <sup>2</sup>
4.10.2.46.5	Minimum <b>landscaped area</b>		40% of the <b>lot area</b>
4.10.2.46.6	Maximum <b>height - highest ridge: sloped roof</b>		10.7 m
4.10.2.46.7	<b>Decks and porches</b> shall be excluded from the calculation of <b>lot coverage</b>		
4.10.2.46.8	Maximum projection of a <b>porch</b> , excluding stairs, outside the <b>buildable area</b> identified on Schedule RM4-46 of this Exception		2.4 m
4.10.2.46.9	Maximum projection of a <b>deck</b> outside the <b>buildable area</b> identified on Schedule RM4-46 of this Exception		3.0 m
4.10.2.46.10	All site development plans shall comply with Schedule RM4-46 of this Exception		



Schedule RM4-46  
Map 09

**Part 4 - Residential Zones**

4.10.2.47	Exception: RM4-47	Map # 38E	By-law:
<p>In a RM4-47 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
4.10.2.47.1 Lands zoned RM4-47 shall only be used for the following:			
<ul style="list-style-type: none"> <li>(1) <b>Detached Dwelling</b></li> <li>(2) Garden centre accessory to a <b>detached dwelling</b></li> </ul>			
<b>Regulations</b>			
4.10.2.47.2 A <b>detached dwelling</b> and garden centre accessory to a <b>detached dwelling</b> shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:			
<ul style="list-style-type: none"> <li>(1) minimum <b>lot area</b> 5 100 m<sup>2</sup></li> <li>(2) minimum <b>lot frontage</b> 60.0 m</li> <li>(3) maximum <b>gross floor area - non-residential</b> of an <b>office</b> accessory to a garden centre 140 m<sup>2</sup></li> <li>(4) minimum <b>front yard</b> 16.0 m</li> <li>(5) minimum <b>interior side yard</b> 22.0 m</li> <li>(6) minimum <b>rear yard</b> 48.0 m</li> <li>(7) minimum setback of all outdoor stored materials to the <b>front lot line</b> 16.0 m</li> <li>(8) minimum setback of all outdoor stored materials to a side or <b>rear lot line</b> 6.0 m</li> <li>(9) minimum setback of all outdoor stored materials to lands zoned RM4-48 0.0 m</li> <li>(10) minimum number of <b>parking spaces</b> for a garden centre 19</li> <li>(11) "Garden Centre" means land, <b>buildings</b> or <b>structures</b>, or parts thereof, where firewood, Christmas trees and landscaping materials, but excluding nursery stock, are stored and offered for sale</li> </ul>			

**Part 4 - Residential Zones**

4.10.2.48	Exception: RM4-48	Map # 38E	By-law:
In a RM4-48 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
4.10.2.48.1	Lands zoned RM4-48 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Detached Dwelling</b></li> <li>(2) Indoor and outdoor storage of firewood, Christmas trees and landscaping materials, accessory to a <b>garden centre</b> permitted on the abutting lands zoned RM4-47</li> </ul>		
<b>Regulations</b>			
4.10.2.48.2	A <b>detached dwelling</b> and indoor and <b>outdoor storage</b> of firewood, Christmas trees and landscaping materials accessory to a <b>garden centre</b> permitted on the abutting lands zoned RM4-47, shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1) minimum <b>lot area</b>		11 500 m <sup>2</sup>
	(2) minimum <b>lot frontage</b>		70.0 m
	(3) maximum total <b>gross floor area - non-residential</b> of all <b>buildings</b> and <b>structures</b> for indoor storage, accessory to a <b>garden centre</b> permitted on the abutting lands zoned RM4-47		610 m <sup>2</sup>
	(4) minimum <b>front yard</b>		16.0 m
	(5) minimum <b>interior side yard</b>		3.5 m
	(6) minimum <b>rear yard</b>		21.0 m
	(7) minimum setback of all outdoor stored materials to the <b>front lot line</b>		16.0 m
	(8) minimum setback of all outdoor stored materials to a side or <b>rear lot line</b>		6.0 m
	(9) minimum setback of all outdoor stored materials to lands zoned RM4-47		0.0 m

4.10.2.49	Exception: RM4-49	Map # 38E	By-law:
In a RM4-49 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.49.1	Lands zoned RM4-49 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Veterinary Clinic</b></li> </ul>		
<b>Regulation</b>			
4.10.2.49.2	A <b>veterinary clinic</b> shall comply with the R1 zone regulations contained in Subsection 4.2.1 of this By-law		

**Part 4 - Residential Zones**

4.10.2.50	Exception: RM4-50	Map # 56	By-law:
In a RM4-50 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.50.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.50.2	Number of <b>dwelling units</b>		10
4.10.2.50.3	Maximum <b>gross floor area - residential</b>		0.9 times the <b>lot area</b>
4.10.2.50.4	Minimum <b>landscaped area</b>		40% of the <b>lot area</b>
4.10.2.50.5	Minimum <b>front yard</b>		18.5 m
4.10.2.50.6	Minimum northerly side <b>yard</b>		6.5 m
4.10.2.50.7	Minimum southerly side <b>yard</b>		4.7 m
4.10.2.50.8	Minimum <b>rear yard</b>		7.5 m
4.10.2.50.9	Minimum <b>dwelling unit width</b>		5.2 m
4.10.2.50.10	Maximum encroachment of a <b>porch</b> , exclusive of stairs, into a required <b>front</b> and northerly side <b>yard</b>		1.5 m
4.10.2.50.11	Maximum encroachment of an awning, window projection, with or without a foundation, architectural feature, <b>chimney</b> , pilaster or corbel into a required <b>yard</b>		0.6 m
4.10.2.50.12	Maximum encroachment of a <b>balcony</b> or <b>deck</b> , including stairs, into a required <b>rear yard</b>		2.5 m
4.10.2.50.13	Maximum <b>driveway</b> width		3.8 m
4.10.2.50.14	Trailer and recreational vehicle parking shall not be permitted		



**Part 4 - Residential Zones**

4.10.2.51	Exception: RM4-51	Map # 19	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-51 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
4.10.2.51.1	(1)	<b>Detached Dwelling</b>	
<b>Regulations</b>			
4.10.2.51.2	<p><b>Detached dwellings</b> and <b>townhouses</b> shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:</p>		
	(1)	maximum number of <b>detached dwellings</b>	9
	(2)	maximum number of <b>townhouses</b>	23
	(3)	maximum <b>gross floor area - residential</b>	0.75 times the <b>lot area</b>
	(4)	minimum <b>front yard - detached dwelling</b>	4.5 m
	(5)	minimum <b>interior side yard - detached dwelling</b>	1.2 m
	(6)	minimum setback from a <b>detached dwelling</b>	40.0 m
	(7)	minimum separation between <b>detached dwellings</b>	1.8 m
	(8)	minimum setback from a <b>townhouse</b> to the <b>front lot line</b>	35.0 m
	(9)	minimum northerly <b>interior side yard - townhouse</b>	9.5 m
	(10)	minimum southerly <b>interior side yard - townhouse</b>	2.0 m
	(11)	minimum <b>rear yard - townhouse</b>	7.5 m
	(12)	minimum separation between blocks of <b>townhouses</b>	3.0 m
	(13)	maximum projection of a <b>porch</b> exclusive of stairs, from the front wall of a dwelling	1.0 m
	(14)	maximum projection of an awning, window projection with or without a foundation, <b>chimney</b> , pilaster or corbel from the front wall of a dwelling	0.6 m
	(15)	maximum projection of a <b>deck</b> inclusive of stairs, from the rear wall of a dwelling	3.5 m
	(16)	an attached <b>garage</b> shall be required	
	(17)	minimum number of visitor <b>parking spaces</b>	7

**Part 4 - Residential Zones**

4.10.2.52	Exception: RM4-52	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-52 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.52.1	The regulations of Lines 3.0 to 10.0 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.52.2	Minimum number of <b>dwelling units</b> per hectare		25
4.10.2.52.3	Maximum number of <b>dwelling units</b> per hectare		50
4.10.2.52.4	Maximum gross floor area		0.85 times the <b>lot area</b>
4.10.2.52.5	Minimum <b>landscaped area</b>		40% of the <b>lot area</b>
4.10.2.52.6	Minimum <b>front yard</b>		3.0 m
4.10.2.52.7	Minimum <b>interior side yard</b>		7.5 m
4.10.2.52.8	Minimum <b>rear yard</b>		3.0 m
4.10.2.52.9	Minimum setback from <b>garage face</b> to a <b>lot line</b> abutting a <b>street</b> with a right-of-way width less than 17.0 m		4.0 m
4.10.2.52.10	Minimum setback:		
	(1) from the rear wall of a <b>townhouse</b> to the side wall of a <b>townhouse</b>		10.0 m
	(2) from the rear wall of a <b>townhouse</b> to the rear wall of a <b>townhouse</b>		15.0 m
	(3) from the side wall of a <b>townhouse</b> to the side wall of a <b>townhouse</b>		3.0 m
4.10.2.52.11	Maximum encroachment of a <b>wing wall</b> into a required <b>interior side yard</b>		5.0 m
4.10.2.52.12	Maximum encroachment of a <b>porch</b> , inclusive of stairs, into a required <b>front yard</b>		2.0 m
4.10.2.52.13	Minimum number of resident <b>parking spaces</b> per townhouse <b>dwelling unit</b> where a townhouse <b>dwelling unit</b> fronts onto a <b>street</b> with a right-of-way width less than 17.0 m		1.0
4.10.2.52.14	"Gross Floor Area" means the aggregate of the areas of each storey above <b>established grade</b> measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the <b>building</b> or <b>structure</b> used for the parking of <b>motor vehicles</b>		

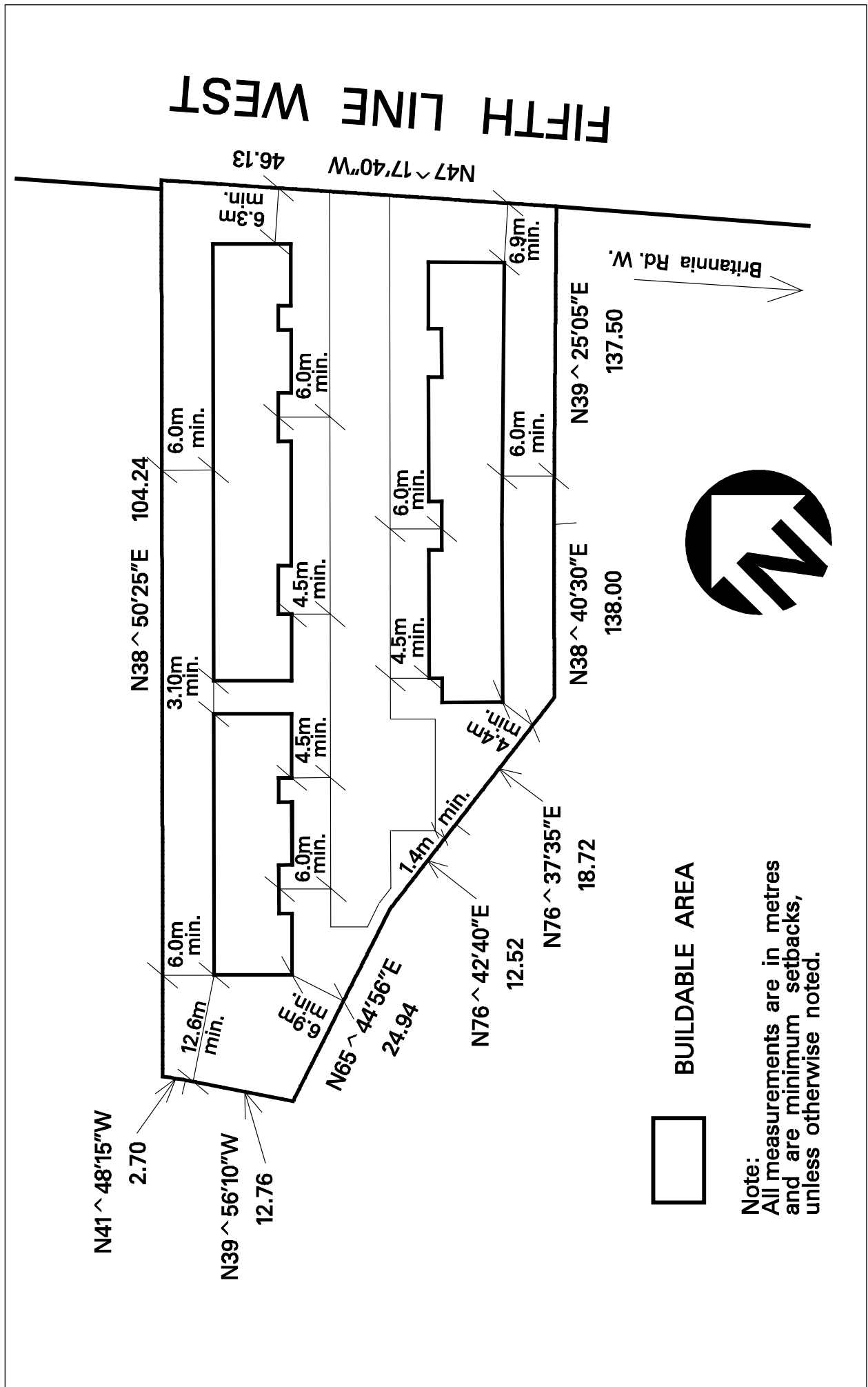
**Part 4 - Residential Zones**

4.10.2.53	Exception: RM4-53	Map # 22	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-53 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.53.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.53.2	Minimum gross floor area		0.4 times the <b>lot area</b>
4.10.2.53.3	Maximum gross floor area		0.8 times the <b>lot area</b>
4.10.2.53.4	Minimum setback to Dundas Street West		4.5 m
4.10.2.53.5	Minimum setback to Breakwater Court		4.5 m
4.10.2.53.6	Minimum setback from the side wall of a <b>townhouse</b> to all lands zoned G2-1		5.0 m
4.10.2.53.7	Minimum setback from the rear wall of a <b>townhouse</b> to all lands zoned G2-1		7.5 m
4.10.2.53.8	Minimum setback from the side wall of a <b>townhouse</b> to all lands zoned RM4-32		
4.10.2.53.9	Minimum setback from the front wall of a townhouse <b>dwelling unit</b> , measured from the second and/or third <b>storey</b> to a <b>condominium road</b>		4.0 m
4.10.2.53.10	Minimum setback to a <b>sight triangle</b>		4.0 m
4.10.2.53.11	Maximum encroachment of a <b>porch</b> or <b>deck</b> into a required setback		2.0 m
4.10.2.53.12	Maximum encroachment of a <b>porch</b> into the required setback to a <b>sight triangle</b>		0.5 m
4.10.2.53.13	Maximum encroachment of stairs and landings into a required setback		0.5 m
4.10.2.53.14	<b>Wing walls</b> may encroach into a required setback		
4.10.2.53.15	"Gross Floor Area" means the aggregate of the areas of each storey above <b>established grade</b> measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the <b>building</b> or <b>structure</b> used for the parking of <b>motor vehicles</b>		
4.10.2.53.16	"Front Wall" means that wall containing the <b>garage face</b> , except that corner point of the front wall that intersects an exterior side wall		

**Part 4 - Residential Zones**

4.10.2.54	Exception: RM4-54	Map # 08	By-law: 0174-2017
<p>In a RM4-54 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Uses</b>			
4.10.2.54.1	<p>Lands zoned RM4-54 shall only be used for the following:</p> <ol style="list-style-type: none"> <li>(1) <b>Detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(2) <b>Office</b> within a <b>detached dwelling</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) <b>Duplex</b> legally <b>existing</b> on the date of passing of this By-law</li> </ol>		
<b>Regulations</b>			
4.10.2.54.2	<p>The enlargement of an <b>existing</b> dwelling, <b>existing accessory buildings</b> and <b>structures</b> and new <b>accessory buildings</b> and <b>structures</b> shall be permitted in compliance with the following:</p> <ol style="list-style-type: none"> <li>(1) a <b>detached dwelling</b> or an <b>office</b> within a <b>detached dwelling</b> shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law</li> <li>(2) a <b>duplex</b> shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law</li> <li>(3) <b>accessory buildings</b> and <b>structures</b> on all <b>lots</b> zoned RM4-54 shall comply with the regulations contained in Subsection 4.1.2 of this By-law</li> </ol>		

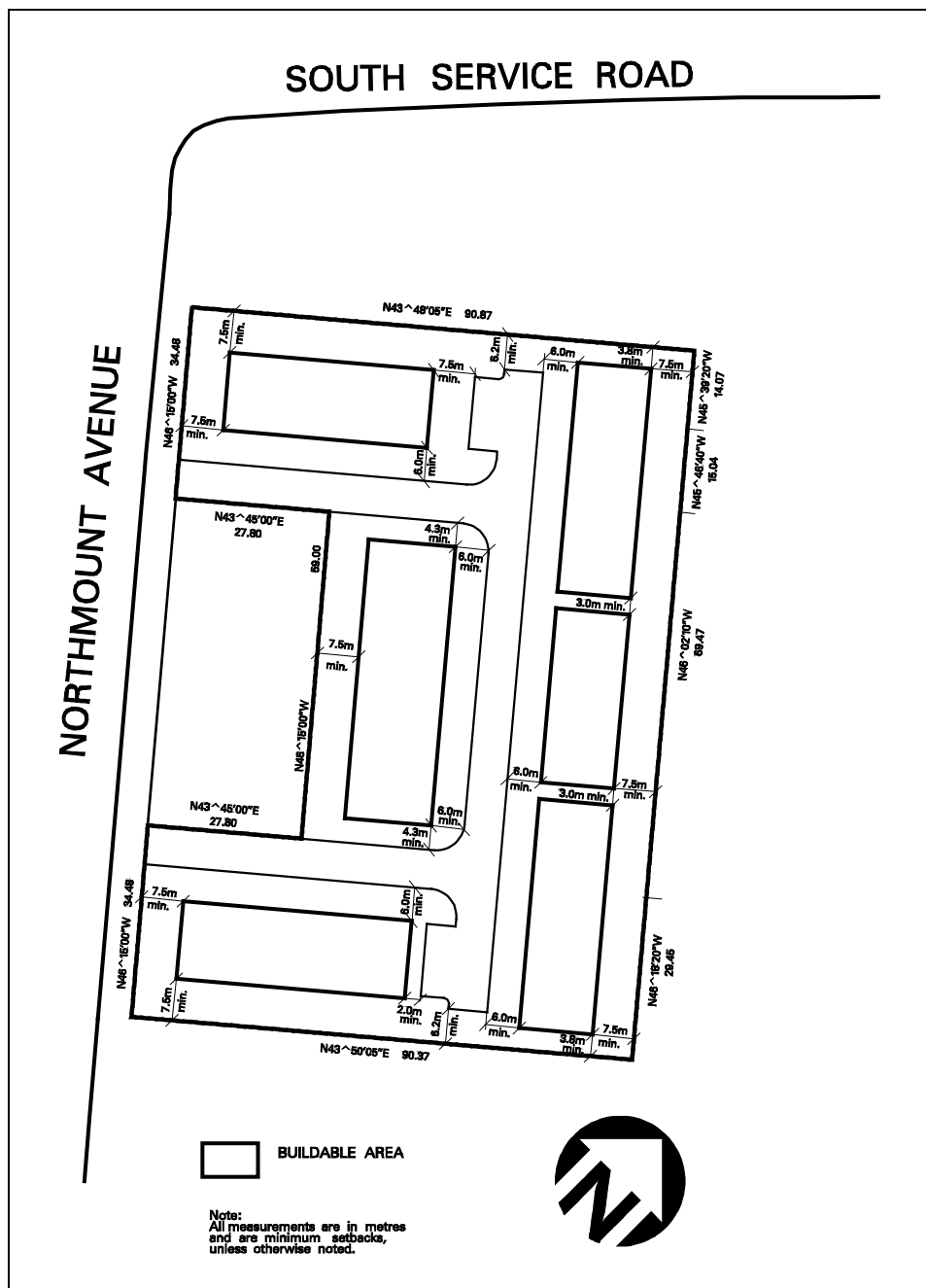
4.10.2.55	Exception: RM4-55	Map # 25	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
<p>In a RM4-55 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Regulations</b>			
4.10.2.55.1	Maximum number of <b>dwelling units</b>	13	
4.10.2.55.2	Maximum projection of a <b>porch</b> , excluding stairs, from the front wall of a <b>townhouse</b> outside the <b>buildable area</b> identified on Schedule RM4-55 of this Exception	1.3 m	
4.10.2.55.3	Maximum projection of a <b>porch</b> , excluding stairs, from the side wall of a <b>townhouse</b> outside the <b>buildable area</b> identified on Schedule RM4-55 of this Exception	1.6 m	
4.10.2.55.4	Maximum projection of a bay window, with or without a foundation, from the front or side wall of a <b>townhouse</b> outside the <b>buildable area</b> identified on Schedule RM4-55 of this Exception	1.8 m	
4.10.2.55.5	All site development plans shall comply with Schedule RM4-55 of this Exception		



Schedule RM4-55  
 Map 25

Part 4 - Residential Zones

4.10.2.56	Exception: RM4-56	Map # 06	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-56 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.56.1	Maximum number of <b>dwelling units</b>		30
4.10.2.56.2	Minimum <b>landscaped area</b>		39% of the <b>lot area</b>
4.10.2.56.3	Maximum <b>gross floor area - residential</b>		0.56 times the <b>lot area</b>
4.10.2.56.4	Maximum <b>height - highest ridge: sloped roof</b>		9.75 m
4.10.2.56.5	Maximum projection of a <b>porch</b> from the front or side wall of a <b>townhouse</b> outside the <b>buildable area</b> identified on Schedule RM4-56 of this Exception		1.8 m
4.10.2.56.6	Minimum number of visitor <b>parking spaces</b>		10
4.10.2.56.7	Minimum <b>amenity area</b>		150 m <sup>2</sup>
4.10.2.56.8	All site development plans shall comply with Schedule RM4-56 of this Exception		



Schedule RM4-56  
Map 06

**Part 4 - Residential Zones**

4.10.2.57	Exception: RM4-57	Map # 09, 19, 20, 21, 25, 46W, 54W	By-law: 0058-2018
In a RM4-57 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.57.1	Lands zoned RM4-57 shall only be used for the following:		
	(1)	<b>Public School</b>	
	(2)	<b>Day Care</b>	
<b>Regulations</b>			
4.10.2.57.2	A <b>public school</b> shall comply with the provisions contained in Article 2.1.9.1 of this By-law		
4.10.2.57.3	A <b>day care</b> shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.10.2.58	Exception: RM4-58	Map # 07, 18, 19, 25, 38E, 39W, 46W, 48E	By-law:
In a RM4-58 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
4.10.2.58.1	Lands zoned RM4-58 shall only be used for the following:		
	(1)	<b>Place of Religious Assembly</b>	
	(2)	<b>Day Care</b>	
<b>Regulations</b>			
4.10.2.58.2	A <b>place of religious assembly</b> shall comply with the provisions contained in Article 2.1.9.3 of this By-law		
4.10.2.58.3	A <b>day care</b> shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.10.2.59	Exception: RM4-59	Map # 03, 38E	By-law: 0174-2015
In a RM4-59 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.59.1	Lands zoned RM4-59 shall only be used for the following:		
	(1)	<b>Essential Emergency Service</b>	
<b>Regulation</b>			
4.10.2.59.2	An <b>essential emergency service</b> shall comply with the provisions contained in Article 2.1.9.5 of this By-law		

**Part 4 - Residential Zones**

4.10.2.60	Exception: RM4-60	Map # 32	By-law: 0181-2018/LPAT Order 2019 February 15
In a RM4-60 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.60.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.60.2	Number of <b>dwelling units</b>		10
4.10.2.60.3	Maximum <b>gross floor area - residential</b>		1.0 times the <b>lot area</b>
4.10.2.60.4	Minimum <b>landscaped area</b>		50% of the <b>lot area</b>
4.10.2.60.5	Minimum setback to a <b>lot line</b> that is a <b>street line</b>		4.5 m
4.10.2.60.6	Minimum setback from the side wall of a <b>townhouse</b> to a G1 zone		2.0 m
4.10.2.60.7	Minimum setback to <b>garage face</b>		5.2 m
4.10.2.60.8	Maximum <b>height - highest ridge: sloped roof</b>		15.0 m
4.10.2.60.9	Maximum encroachment of a <b>porch</b> inclusive of stairs into a required setback		2.0 m

4.10.2.61	Exception: RM4-61	Map # 46W	By-law:
In a RM4-61 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.10.2.61.1	Lands zoned RM4-61 shall only be used for the following:		
	(1) <b>Day Care</b>		
<b>Regulation</b>			
4.10.2.61.2	A <b>day care</b> shall comply with the provisions contained in Article 2.1.9.4 of this By-law		



**Part 4 - Residential Zones**

4.10.2.62	Exception: RM4-62	Map # 15	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM4-62 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.62.1	The regulations of Lines 3.0 and 11.4 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.62.2	Maximum number of <b>dwelling units</b>		36
4.10.2.62.3	Maximum gross floor area		0.82 times the <b>lot area</b>
4.10.2.62.4	Maximum encroachment of a <b>wing wall</b> into a required side <b>yard</b>		5.5 m
4.10.2.62.5	Maximum <b>height</b>		12.25 m
4.10.2.62.6	Maximum projection of a <b>porch</b> , inclusive of stairs, attached to the front and/or side of wall of a <b>townhouse</b>		2.0 m
4.10.2.62.7	"Gross Floor Area" means the aggregate of the areas of each <b>storey</b> above <b>established grade</b> measured from the exteriors of outside walls but shall exclude any areas used for mechanical equipment, laundry facilities and stairwells and any part of the <b>building</b> or <b>structure</b> used for the parking of <b>motor vehicles</b>		

4.10.2.63	Exception: RM4-63	Map # 08	By-law: 0174-2017
<p>In a RM4-63 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Use</b>			
4.10.2.63.1	Lands zoned RM4-63 shall only be used for the following:		
	(1) <b>Apartment</b> legally <b>existing</b> on the date of passing of this By-law		
<b>Regulations</b>			
4.10.2.63.2	Maximum number of <b>dwelling units</b>		10
4.10.2.63.3	Maximum <b>height</b>		3 <b>storeys</b>

**Part 4 - Residential Zones**

4.10.2.64	Exception: RM4-64	Map # 08	By-law: 0174-2017, 0058-2018, 0181-2018/LPAT Order 2019 February 15
In a RM4-64 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.10.2.64.1	(1) <b>Detached Dwelling</b> (2) <b>Semi-Detached</b> (3) <b>Duplex</b> (4) <b>Triplex</b> (5) <b>Street Townhouse</b>		
<b>Regulations</b>			
4.10.2.64.2	A <b>detached dwelling</b> shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law		
4.10.2.64.3	A <b>semi-detached</b> shall comply with the RM1 zone regulations contained in Subsection 4.8.1 of this By-law except that:		
	(1) maximum <b>height - highest ridge: sloped roof</b>		9.5 m
	(2) maximum <b>height: flat roof</b>		7.5 m
	(3) maximum height of eaves: from <b>average grade</b> to lower edge of eaves		6.4 m
	(4) maximum <b>dwelling unit depth</b>		20.0 m
4.10.2.64.4	A <b>street townhouse</b> shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law		
4.10.2.64.5	A <b>duplex</b> and <b>triplex</b> shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law		

4.10.2.65	Exception: RM4-65	Map # 38E	By-law: 0174-2017
In a RM4-65 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.10.2.65.1	(1) <b>Semi-Detached</b>		
<b>Regulations</b>			
4.10.2.65.2	A <b>semi-detached</b> shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		
4.10.2.65.3	<b>Height</b> of all <b>buildings</b> and <b>structures</b> shall be measured from <b>established grade</b>		

**Part 4 - Residential Zones**

4.10.2.66	Exception: RM4-66	Map # 57	By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
<p>In a RM4-66 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
4.10.2.66.1	<p>The following <b>uses</b> are permitted within a <b>townhouse</b> abutting Thomas Street or Tenth Line West:</p> <ul style="list-style-type: none"> <li>(1) <b>Office</b></li> <li>(2) <b>Medical Office - Restricted</b></li> <li>(3) <b>Service Establishment</b></li> <li>(4) <b>Retail Store</b></li> <li>(5) <b>Repair Service</b></li> <li>(6) Tutoring</li> </ul>		
<p><b>Uses Not Permitted</b></p>			
4.10.2.66.2	<ul style="list-style-type: none"> <li>(1) Carpet or floor covering cleaning service</li> <li>(2) Pet Shop</li> <li>(3) Laundromat, laundry depot and/or dry cleaning establishment or depot</li> </ul>		
<p><b>Regulations</b></p>			
4.10.2.66.3	<p><b>Townhouse:</b></p> <ul style="list-style-type: none"> <li>(1) the provisions contained in Subsection 2.1.14 of this By-law shall not apply</li> <li>(2) the <b>uses</b> permitted in Sentence 4.10.2.66.1 shall only be located within the <b>first storey</b> of a <b>townhouse</b></li> <li>(3) maximum number of <b>uses</b> permitted in Sentence 4.10.2.66.1 per <b>dwelling unit</b> <span style="float: right;">1</span></li> <li>(4) maximum number of <b>dwelling units</b> <span style="float: right;">31</span></li> <li>(5) maximum <b>gross floor area - residential</b> <span style="float: right;">6 500 m<sup>2</sup></span></li> <li>(6) minimum setback from Thomas Street and Tenth Line West <span style="float: right;">5.0 m</span></li> <li>(7) minimum setback to all lands zoned RM4-67 and G2 <span style="float: right;">7.5 m</span></li> <li>(8) minimum setback from the side wall of a <b>townhouse</b> to all lands zoned RM4-67 <span style="float: right;">6.0 m</span></li> <li>(9) maximum <b>height</b> <span style="float: right;">10.5 m</span></li> <li>(10) minimum setback from <b>garage face</b> to a <b>condominium road</b> or sidewalk <span style="float: right;">5.5 m</span></li> <li>(11) maximum projection of a <b>balcony</b> and/or <b>porch</b>, inclusive of stairs, from the wall of a <b>dwelling unit</b> facing a <b>street</b> <span style="float: right;">2.0 m</span></li> <li>(12) minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b> <span style="float: right;">0.2</span></li> <li>(13) <b>commercial motor vehicle</b>, trailer and recreational vehicle parking shall not be permitted</li> </ul>		

**Part 4 - Residential Zones**

4.10.2.67	Exception: RM4-67	Map # 57	By-law: 0365-2007
<p>In a RM4-67 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Use</b>			
4.10.2.67.1 Lands zoned RM4-67 shall only be used for the following:			
(1) <b>Place of Religious Assembly</b>			
<b>Regulations</b>			
4.10.2.67.2 A <b>place of religious assembly</b> shall comply with the provisions contained in Article 2.1.9.3 of this By-law except that:			
(1) the provisions contained in Subsection 2.1.14 of this By-law shall not apply			
(2) minimum setback to a RM4-66 zone			7.5 m
(3) minimum setback to a G2 zone			7.5 m
(4) maximum setback from Thomas Street and Oscar Peterson Boulevard			6.0 m
(5) minimum depth of a <b>landscaped buffer</b> abutting lands zoned RM4-66			3.0 m
(6) minimum depth of a <b>landscaped buffer</b> abutting Thomas Street and Oscar Peterson Boulevard			4.5 m
(7) a <b>driveway, aisle or parking area</b> shall not be permitted between the wall of any <b>building</b> or <b>structure</b> and a <b>lot line</b> abutting Thomas Street and Oscar Peterson Boulevard			

4.10.2.68	Exception: RM4-68	Map # 57	By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
<p>In a RM4-68 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Additional Permitted Uses</b>			
4.10.2.68.1 The following <b>uses</b> are permitted within a <b>townhouse</b> abutting Thomas Street:			
(1) <b>Office</b>			
(2) <b>Medical Office - Restricted</b>			
(3) <b>Service Establishment</b>			
(4) <b>Retail Store</b>			
(5) <b>Repair Service</b>			
(6) Tutoring			
<b>Uses Not Permitted</b>			
4.10.2.68.2 (1) Carpet or floor covering cleaning service			
(2) Pet Shop			
(3) Laundromat, laundry depot and/or dry cleaning establishment or depot			

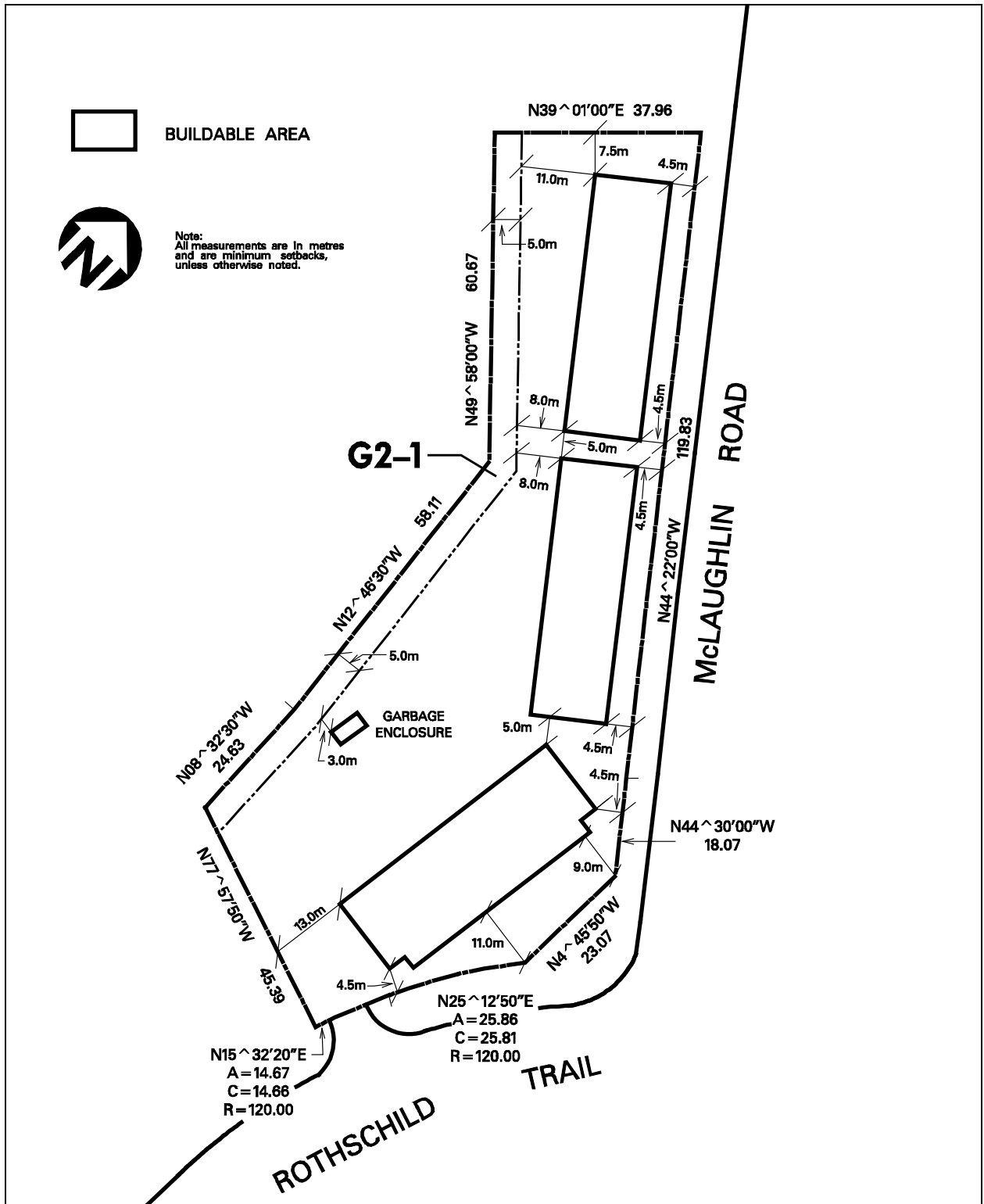
**Exception RM4-68 continued on next page**

4.10.2.68	Exception: RM4-68	Map # 57	By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
<b>Exception RM4-68 continued from previous page</b>			
<b>Regulations</b>			
4.10.2.68.3	<p><b>Townhouse:</b></p> <ul style="list-style-type: none"> <li>(1) the provisions contained in Subsection 2.1.14 of this By-law shall not apply</li> <li>(2) the <b>uses</b> permitted in Sentence 4.10.2.68.1 shall only be located within the <b>first storey</b> of a <b>townhouse</b></li> <li>(3) maximum number of <b>uses</b> permitted in Sentence 4.10.2.68.1 per <b>dwelling unit</b> <span style="float: right;">1</span></li> <li>(4) maximum number of <b>dwelling units</b> <span style="float: right;">60</span></li> <li>(5) maximum <b>gross floor area - residential</b> <span style="float: right;">10 500 m<sup>2</sup></span></li> <li>(6) minimum setback from Thomas Street <span style="float: right;">4.5 m</span></li> <li>(7) minimum setback from Tosca Drive and Long Valley Road <span style="float: right;">6.0 m</span></li> <li>(8) minimum setback from the side wall of a <b>townhouse</b> to a R7-1 zone <span style="float: right;">3.0 m</span></li> <li>(9) minimum setback to a <b>lot line</b> of a <b>lot</b> containing a utility structure <span style="float: right;">3.0 m</span></li> <li>(10) minimum setback from <b>garage face</b> to a <b>condominium road</b> or sidewalk <span style="float: right;">5.5 m</span></li> <li>(11) maximum <b>height</b> <span style="float: right;">11.5 m</span></li> <li>(12) a <b>townhouse</b> facing Thomas Street shall comply with the following: <ul style="list-style-type: none"> <li>(12.1) the <b>main front entrance</b> of a <b>dwelling unit</b> shall face Thomas Street</li> <li>(12.2) a side wall facing Thomas Street shall not be permitted</li> <li>(12.3) maximum <b>dwelling unit width</b> except for end <b>dwelling units</b> <span style="float: right;">6.2 m</span></li> </ul> </li> <li>(13) minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b> <span style="float: right;">0.2</span></li> <li>(14) <b>commercial motor vehicle</b>, trailer and recreational vehicle parking shall not be permitted</li> <li>(15) a utility structure measuring greater than 5 m<sup>2</sup> shall not be subject to the zone regulations</li> </ul>		

**Part 4 - Residential Zones**

4.10.2.69	Exception: RM4-69	Map # 44W	By-law: 0458-2007, 0308-2011, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
<p>In a RM4-69 zone the applicable regulations shall be as specified for a RM4 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<p><b>Permitted Use</b></p>			
4.10.2.69.1	<p>Lands zoned RM4-69 shall only be used for the following:</p> <p>(1) Apartment</p>		
<p><b>Regulations</b></p>			
4.10.2.69.2	<p>An apartment shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:</p> <p>(1) the provisions contained in Subsection 2.1.14, and the regulations of Lines 3.0, 13.4 and 15.2 contained in Table 4.15.1 of this By-law shall not apply</p> <p>(2) maximum number of <b>dwelling units</b> 36</p> <p>(3) maximum <b>floor space index - apartment zone</b> 0.95</p> <p>(4) maximum <b>height</b> 15.0 m and 4 <b>storeys</b></p> <p>(5) maximum projection of a <b>balcony</b> or <b>porch</b>, excluding stairs, outside the <b>buildable area</b> identified on Schedule RM4-69 of this Exception 1.8 m</p> <p>(6) minimum <b>amenity area</b> 180 m<sup>2</sup></p> <p>(7) maximum <b>floor area</b> of an <b>accessory building</b> or <b>structure</b> 25 m<sup>2</sup></p> <p>(8) maximum <b>height</b> - highest ridge of an <b>accessory building</b> or <b>structure</b> 4.5 m</p> <p>(9) <b>tandem parking spaces</b> within a <b>garage</b> may be included in the calculation of the number of <b>parking spaces</b> required</p> <p>(10) "Apartment" means a <b>building</b> or part thereof, containing more than three <b>dwelling units</b>, with an entrance through a common vestibule(s)</p> <p>(11) all site development plans shall comply with Schedule RM4-69 of this Exception</p>		

Part 4 - Residential Zones



Schedule RM4-69  
Map 44W

**Part 4 - Residential Zones**

4.10.2.70	Exception: RM4-70	Map # 31	By-law: OMB Order 2008 April 22, 2013 November 05, 0145-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022																																																			
<p>In a RM4-70 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>																																																						
<p><b>Additional Permitted Uses</b></p>																																																						
4.10.2.70.1	<p>(1) <b>Semi-Detached</b> (2) A Model Home</p>																																																					
<p><b>Regulations</b></p>																																																						
4.10.2.70.2	<p>A <b>townhouse</b> and a <b>semi-detached</b> shall comply with the RM4 zone regulations except that:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 5%;">(1)</td> <td style="width: 75%;">the provisions contained in Subsection 2.1.14, Articles 4.1.8.1 and 4.1.12.3 and the regulations of Lines 3.0, 8.0 to 8.7, 9.5, 9.6 and 13.1 contained in Table 4.10.1 of this By-law shall not apply</td> <td style="width: 20%;"></td> </tr> <tr> <td>(2)</td> <td>maximum number of townhouse <b>dwelling units</b> on all lands zoned RM4-70</td> <td align="right">57</td> </tr> <tr> <td>(3)</td> <td>maximum number of semi-detached <b>dwelling units</b> on all lands zoned RM4-70</td> <td align="right">8</td> </tr> <tr> <td>(4)</td> <td>maximum <b>gross floor area - residential</b></td> <td align="right">1.01 times the <b>lot area</b></td> </tr> <tr> <td>(5)</td> <td>minimum <b>dwelling unit width</b></td> <td align="right">4.2 m</td> </tr> <tr> <td>(6)</td> <td>minimum <b>landscaped area</b></td> <td align="right">30% of the <b>lot area</b></td> </tr> <tr> <td>(7)</td> <td>maximum height of a <b>townhouse</b> in Blocks C,D, E, F, G, H, I, J and K identified on Schedule RM4-70 of this Exception</td> <td align="right">10.7 m and 4 <b>storeys</b></td> </tr> <tr> <td>(8)</td> <td>maximum height of the northerly end unit of a <b>townhouse</b> in Blocks C, G, H, K and J identified on Schedule RM4-70 of this Exception</td> <td align="right">10.7 m and 3 <b>storeys</b></td> </tr> <tr> <td>(9)</td> <td>for the purpose of this Exception, the <b>height</b> of all dwellings shall be measured from <b>established grade</b></td> <td></td> </tr> <tr> <td>(10)</td> <td>for the purpose of this Exception, <b>established grade</b> shall be inclusive of top of retaining wall, where provided</td> <td></td> </tr> <tr> <td>(11)</td> <td>maximum projection of windows, <b>chimneys</b>, pilasters, corbels and stairs with a maximum of three risers outside the <b>buildable area</b> identified on Schedule RM4-70 of this Exception</td> <td align="right">0.8 m</td> </tr> <tr> <td>(12)</td> <td>maximum projection of a retaining wall, outside the <b>buildable area</b> identified on Schedule RM4-70 of this Exception</td> <td align="right">2.1 m</td> </tr> <tr> <td>(13)</td> <td>minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b></td> <td align="right">0.20</td> </tr> <tr> <td>(14)</td> <td>minimum aisle width required for visitor <b>parking spaces</b></td> <td align="right">6.0 m</td> </tr> <tr> <td>(15)</td> <td>trailer and recreational vehicle parking shall not be permitted</td> <td></td> </tr> <tr> <td>(16)</td> <td>posts supporting a <b>balcony</b> shall be permitted within a <b>landscaped area</b></td> <td></td> </tr> <tr> <td>(17)</td> <td><b>tandem parking spaces</b> within a <b>garage</b> shall be included in the calculation of the number of <b>parking spaces</b> required</td> <td></td> </tr> </table>			(1)	the provisions contained in Subsection 2.1.14, Articles 4.1.8.1 and 4.1.12.3 and the regulations of Lines 3.0, 8.0 to 8.7, 9.5, 9.6 and 13.1 contained in Table 4.10.1 of this By-law shall not apply		(2)	maximum number of townhouse <b>dwelling units</b> on all lands zoned RM4-70	57	(3)	maximum number of semi-detached <b>dwelling units</b> on all lands zoned RM4-70	8	(4)	maximum <b>gross floor area - residential</b>	1.01 times the <b>lot area</b>	(5)	minimum <b>dwelling unit width</b>	4.2 m	(6)	minimum <b>landscaped area</b>	30% of the <b>lot area</b>	(7)	maximum height of a <b>townhouse</b> in Blocks C,D, E, F, G, H, I, J and K identified on Schedule RM4-70 of this Exception	10.7 m and 4 <b>storeys</b>	(8)	maximum height of the northerly end unit of a <b>townhouse</b> in Blocks C, G, H, K and J identified on Schedule RM4-70 of this Exception	10.7 m and 3 <b>storeys</b>	(9)	for the purpose of this Exception, the <b>height</b> of all dwellings shall be measured from <b>established grade</b>		(10)	for the purpose of this Exception, <b>established grade</b> shall be inclusive of top of retaining wall, where provided		(11)	maximum projection of windows, <b>chimneys</b> , pilasters, corbels and stairs with a maximum of three risers outside the <b>buildable area</b> identified on Schedule RM4-70 of this Exception	0.8 m	(12)	maximum projection of a retaining wall, outside the <b>buildable area</b> identified on Schedule RM4-70 of this Exception	2.1 m	(13)	minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.20	(14)	minimum aisle width required for visitor <b>parking spaces</b>	6.0 m	(15)	trailer and recreational vehicle parking shall not be permitted		(16)	posts supporting a <b>balcony</b> shall be permitted within a <b>landscaped area</b>		(17)	<b>tandem parking spaces</b> within a <b>garage</b> shall be included in the calculation of the number of <b>parking spaces</b> required	
(1)	the provisions contained in Subsection 2.1.14, Articles 4.1.8.1 and 4.1.12.3 and the regulations of Lines 3.0, 8.0 to 8.7, 9.5, 9.6 and 13.1 contained in Table 4.10.1 of this By-law shall not apply																																																					
(2)	maximum number of townhouse <b>dwelling units</b> on all lands zoned RM4-70	57																																																				
(3)	maximum number of semi-detached <b>dwelling units</b> on all lands zoned RM4-70	8																																																				
(4)	maximum <b>gross floor area - residential</b>	1.01 times the <b>lot area</b>																																																				
(5)	minimum <b>dwelling unit width</b>	4.2 m																																																				
(6)	minimum <b>landscaped area</b>	30% of the <b>lot area</b>																																																				
(7)	maximum height of a <b>townhouse</b> in Blocks C,D, E, F, G, H, I, J and K identified on Schedule RM4-70 of this Exception	10.7 m and 4 <b>storeys</b>																																																				
(8)	maximum height of the northerly end unit of a <b>townhouse</b> in Blocks C, G, H, K and J identified on Schedule RM4-70 of this Exception	10.7 m and 3 <b>storeys</b>																																																				
(9)	for the purpose of this Exception, the <b>height</b> of all dwellings shall be measured from <b>established grade</b>																																																					
(10)	for the purpose of this Exception, <b>established grade</b> shall be inclusive of top of retaining wall, where provided																																																					
(11)	maximum projection of windows, <b>chimneys</b> , pilasters, corbels and stairs with a maximum of three risers outside the <b>buildable area</b> identified on Schedule RM4-70 of this Exception	0.8 m																																																				
(12)	maximum projection of a retaining wall, outside the <b>buildable area</b> identified on Schedule RM4-70 of this Exception	2.1 m																																																				
(13)	minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.20																																																				
(14)	minimum aisle width required for visitor <b>parking spaces</b>	6.0 m																																																				
(15)	trailer and recreational vehicle parking shall not be permitted																																																					
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(17)	<b>tandem parking spaces</b> within a <b>garage</b> shall be included in the calculation of the number of <b>parking spaces</b> required																																																					

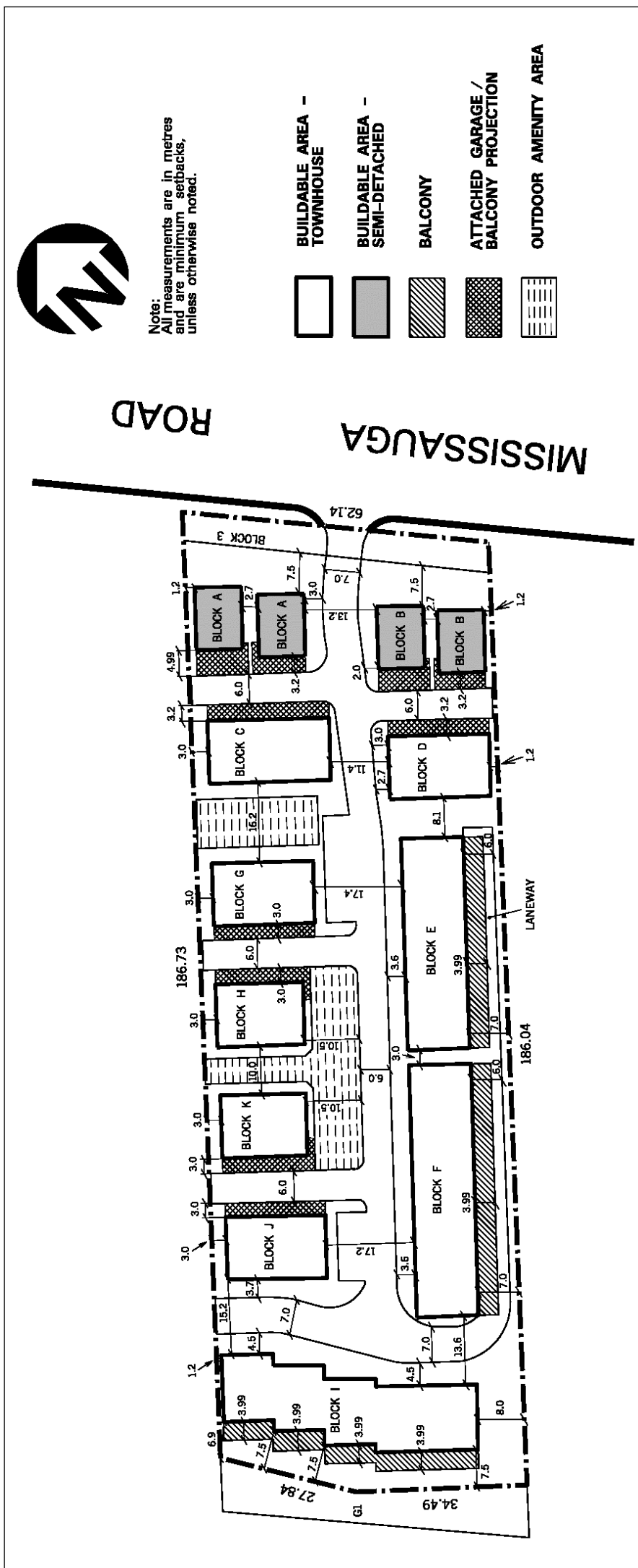
**Exception RM4-70 continued on next page**



**Part 4 - Residential Zones**

4.10.2.70	Exception: RM4-70	Map # 31	By-law: OMB Order 2008 April 22, 2013 November 05, 0145-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
<b>Exception RM4-70 continued from previous page</b>			
4.10.2.70.2 (continued)	(18) minimum setback from a <b>garage face</b> to a <b>condominium road</b> for Block I identified on Schedule RM4-70 of this Exception		5.5 m
	(19) all site development plans shall comply with Schedule RM4-70 of this Exception		
4.10.2.70.3	A model home shall comply with the following:		
	(1) maximum number of <b>dwelling units</b>		15
	(2) a model home shall comply with Sentence 4.10.2.70.2 of this Exception, except Clause 4.10.2.70.2(13)		
	(3) "Model Home" means a <b>townhouse</b> or <b>semi-detached</b> identified on Schedule RM4-70 of this Exception		

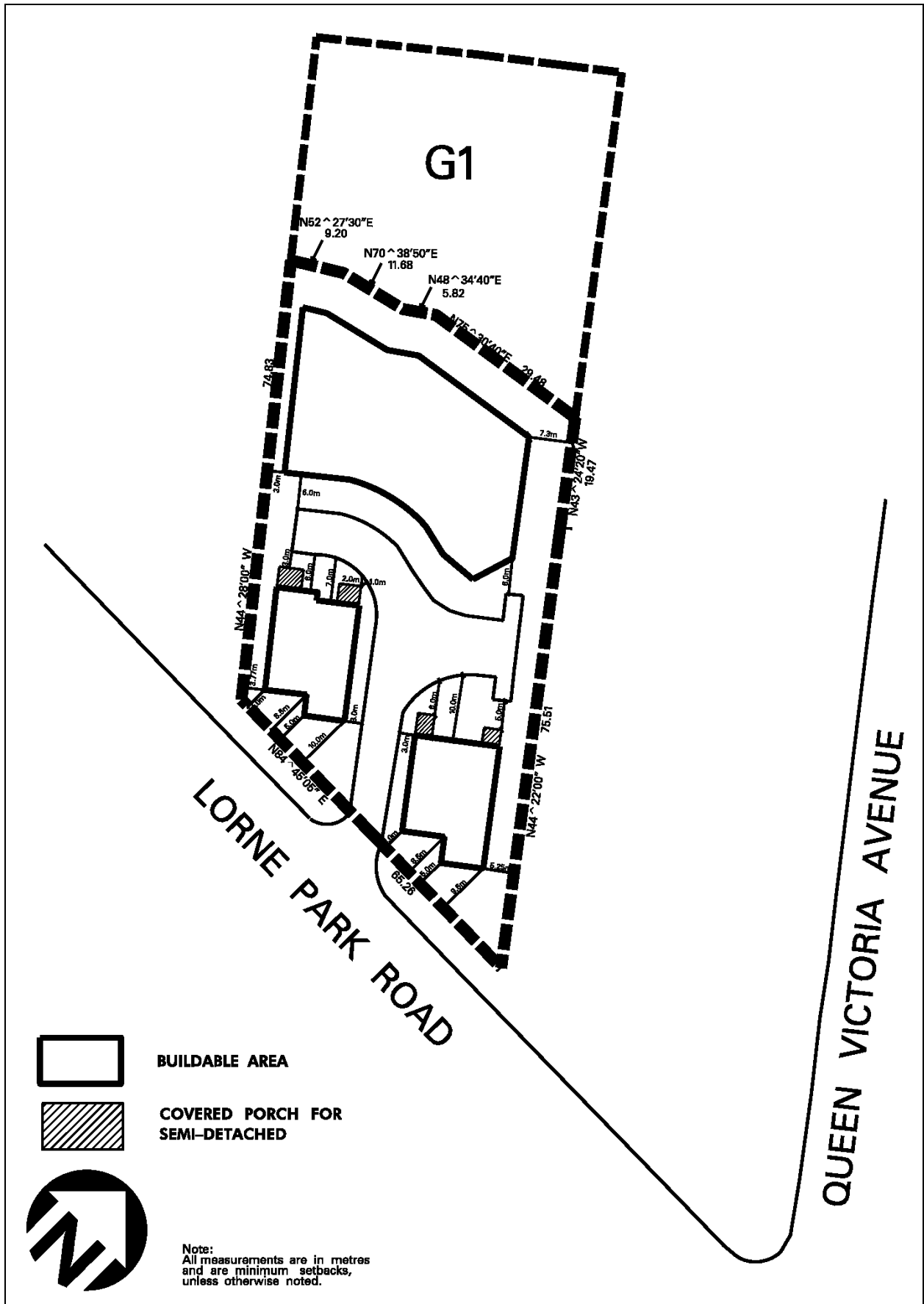
Part 4 - Residential Zones



Schedule RM4-70  
Map 31

**Part 4 - Residential Zones**

4.10.2.71	Exception: RM4-71	Map # 09	By-law: 0255-2010, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RM4-71 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.10.2.71.1	(1) <b>Detached Dwelling</b> (2) <b>Semi-Detached</b>		
<b>Regulations</b>			
4.10.2.71.2	Maximum total number of <b>dwelling units</b>		9
4.10.2.71.3	Maximum number of townhouse <b>dwelling units</b>		5
4.10.2.71.4	Minimum <b>dwelling unit width - detached dwelling</b>		12.0 m
4.10.2.71.5	Minimum <b>dwelling unit width - semi-detached</b>		6.0 m
4.10.2.71.6	Townhouse <b>dwelling units</b> shall not be permitted within 30.0 m of Lorne Park Road		
4.10.2.71.7	A covered <b>porch</b> with a minimum area of 13 m <sup>2</sup> shall be required for a <b>semi-detached</b> identified on Schedule RM4-71 of this Exception		
4.10.2.71.8	Maximum projection of a <b>porch</b> , located at and accessible from the <b>first storey</b> of the dwelling, excluding stairs, attached to the front wall of a <b>dwelling unit</b> , outside the <b>buildable area</b> identified on Schedule RM4-71 of this Exception		2.0 m
4.10.2.71.9	Maximum projection of a window, chimney, pilaster or corbel and window well outside the <b>buildable area</b> identified on Schedule RM4-71 of this Exception		0.6 m
4.10.2.71.10	Maximum <b>driveway width - detached dwelling</b>		6.0 m
4.10.2.71.11	Maximum <b>driveway width - semi-detached</b>		3.5 m
4.10.2.71.12	Maximum <b>driveway width - townhouse</b>		3.5 m
4.10.2.71.13	Minimum width of a <b>condominium road/aisle</b>		6.0 m
4.10.2.71.14	All site development plans shall comply with Schedule RM4-71 of this Exception		



Schedule RM4-71  
 Map 09

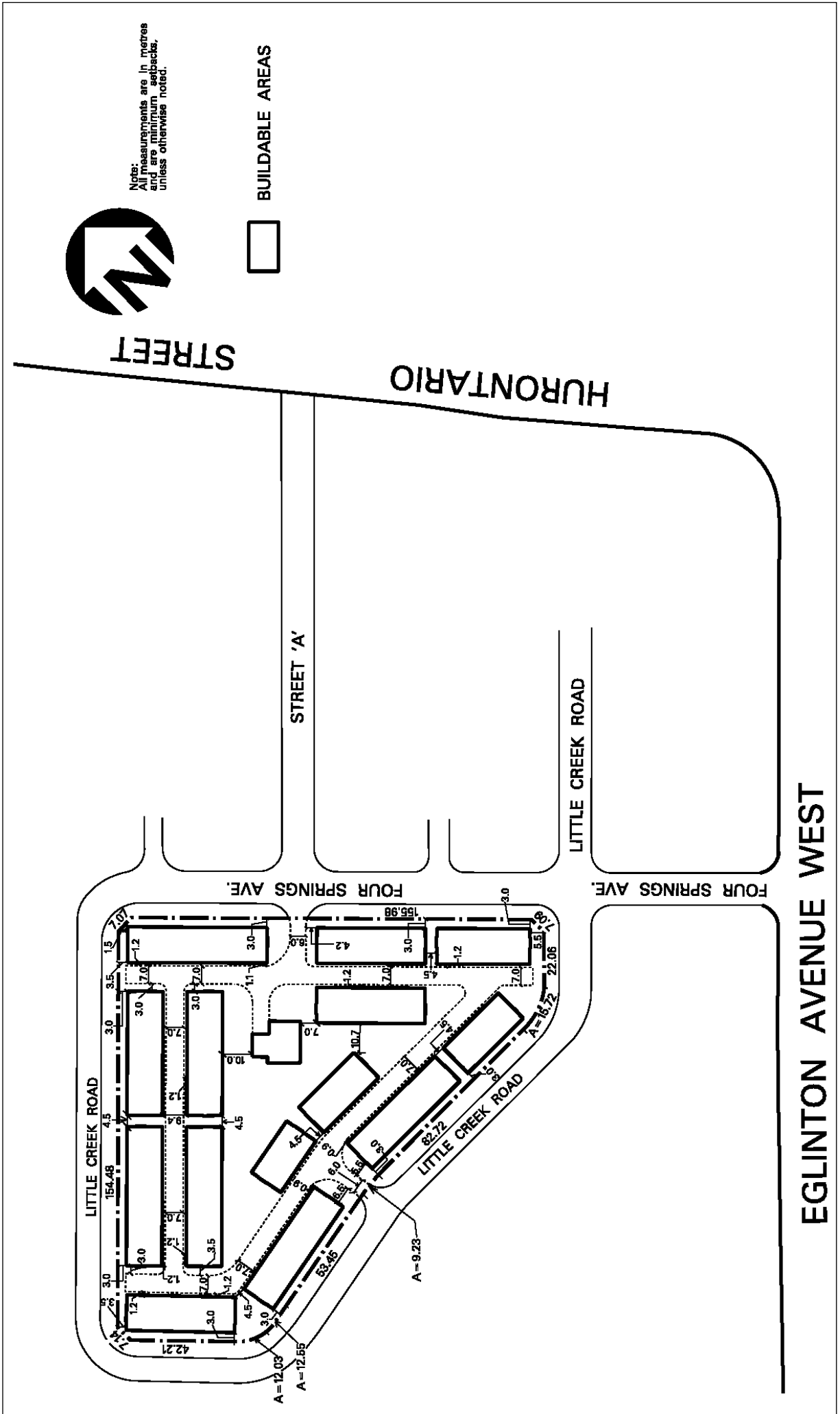
**Part 4 - Residential Zones**

4.10.2.72	Exception: RM4-72	Map # 39E	By-law: 0255-2009, 0181-2018/LPAT Order 2019 February 15
In a RM4-72 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.72.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.10.2.72.2	Minimum setback to a <b>sight triangle</b>		4.5 m
4.10.2.72.3	Minimum setback from a side wall of a <b>townhouse</b> to a <b>condominium road</b>		3.0 m
4.10.2.72.4	Minimum setback from a side wall of a <b>townhouse</b> to a sidewalk		2.6 m
4.10.2.72.5	Minimum setback from a side wall of a <b>townhouse</b> to a visitor <b>parking space</b>		4.4 m
4.10.2.72.6	Minimum setback from a rear wall of a <b>townhouse</b> to a <b>condominium road</b>		6.0 m
4.10.2.72.7	Minimum setback between a visitor <b>parking space</b> and any <b>lot line</b>		2.5 m

4.10.2.73	Exception: RM4-73	Map # 45W	By-law: 0077-2010, 0181-2018/LPAT Order 2019 February 15
In a RM4-73 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.73.1	Maximum number of <b>dwelling units</b>		66
4.10.2.73.2	Minimum <b>lot area</b> per <b>dwelling unit</b>		191 m <sup>2</sup>
4.10.2.73.3	Minimum <b>dwelling unit width</b>		4.6 m
4.10.2.73.4	Minimum <b>landscaped area</b>		39% of <b>lot area</b>
4.10.2.73.5	Minimum width of a <b>condominium road/aisle</b>		6.0 m
4.10.2.73.6	Minimum setback between a visitor <b>parking space</b> and any <b>lot line</b>		2.3 m

**Part 4 - Residential Zones**

4.10.2.74	Exception: RM4-74	Map # 37E	By-law: 0199-2013, 0181-2018/LPAT Order 2019 February 15, 0208-2022, 0158-2023
In a RM4-74 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.74.1	No <b>driveway</b> shall have access directly from a <b>street</b>		
4.10.2.74.2	Maximum number of <b>dwelling units</b>		100
4.10.2.74.3	All <b>dwelling units</b> facing a <b>street</b> shall have their <b>main front entrance</b> facing that <b>street</b>		
4.10.2.74.4	Maximum <b>height</b>		12.5 m
4.10.2.74.5	Minimum number of visitor <b>parking spaces</b>		19
4.10.2.74.6	Minimum <b>landscaped area</b>		31% of the <b>lot area</b>
4.10.2.74.7	Minimum setback from a <b>townhouse</b> to a <b>condominium road</b> , sidewalk or visitor <b>parking space</b>		1.2 m
4.10.2.74.8	Maximum projection of a <b>porch</b> , located at and accessible from the <b>first storey</b> or below the <b>first storey</b> of the dwelling inclusive of stairs, attached to the front wall of a <b>townhouse</b> , outside the <b>buildable area</b> identified on Schedule RM4-74 of this Exception		2.4 m
4.10.2.74.9	Maximum projection of an awning, window, <b>chimney</b> , pilaster, corbel, window well or <b>parapet</b> outside the <b>buildable area</b> identified on Schedule RM4-74 of this Exception		1.5 m
4.10.2.74.10	Maximum projection of a <b>balcony</b> attached to the front and/or rear wall of a <b>townhouse</b> outside the <b>buildable area</b> identified on Schedule RM4-74 of this Exception		2.6 m
4.10.2.74.11	Maximum area of a <b>balcony</b> on top of an attached <b>garage</b>		15 m <sup>2</sup>
4.10.2.74.12	Maximum projection of a wing wall outside the <b>buildable area</b> identified on Schedule RM4-74 of this Exception		1.0 m
4.10.2.74.13	Maximum <b>driveway</b> width		6.0 m
4.10.2.74.14	All site development plans shall comply with Schedule RM4-74 of this Exception		



Schedule RM4-74  
Map 37E

**Part 4 - Residential Zones**

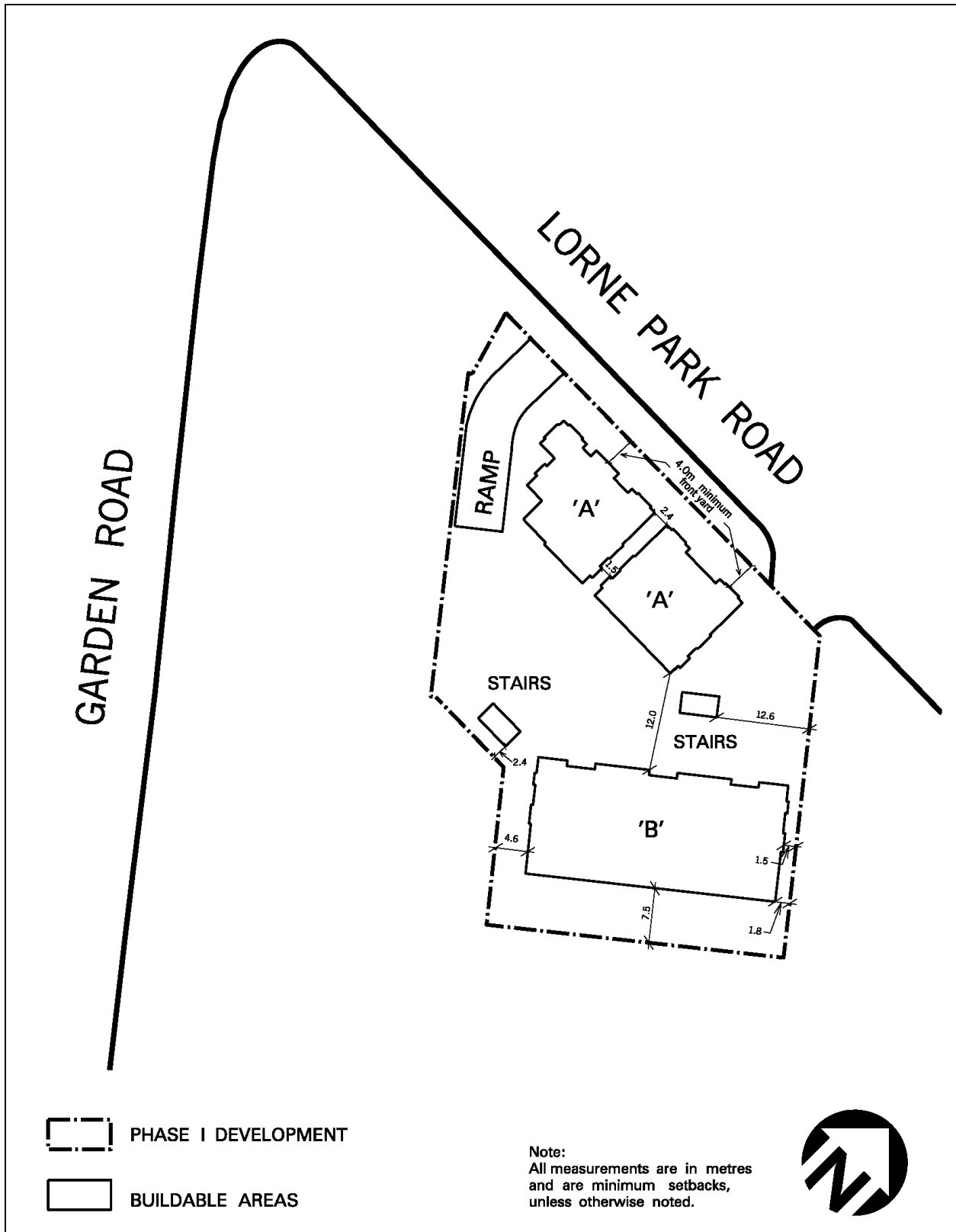
4.10.2.75	Exception: RM4-75	Map # 06	By-law: OMB Order 2011 September 29, 0142-2014
In a RM4-75 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.10.2.75.1	(1)	One <b>detached dwelling</b> on all lands zoned RM4-75	
<b>Regulation</b>			
4.10.2.75.2	A <b>detached dwelling</b> shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		

4.10.2.76	Exception: RM4-76	Map # 08	By-law: LPAT Order 2019 November 15, 0158-2023
In a RM4-76 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.10.2.76.1	Minimum <b>landscaped area</b>	30% of the <b>lot area</b>	
4.10.2.76.2	Maximum height: measured from the centreline of the <b>condominium road, private road</b> or <b>street</b> for the length of the townhouse <b>dwelling unit</b> to the highest ridge of a <b>sloped roof</b>	14.0 m and 3 <b>storeys</b>	
4.10.2.76.3	Maximum height: measured from the centreline of the <b>condominium road, private road</b> or <b>street</b> for the length of the townhouse <b>dwelling unit</b> to the top of <b>parapet</b> of a <b>flat roof</b>	12.5 m and 3 <b>storeys</b>	
4.10.2.76.4	Minimum setback from the front, side and rear wall of a <b>townhouse</b> to any <b>lot line, street line</b> or <b>condominium road, sidewalk</b> or visitor <b>parking space</b>	4.0 m	
4.10.2.76.5	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.15	



**Part 4 - Residential Zones**

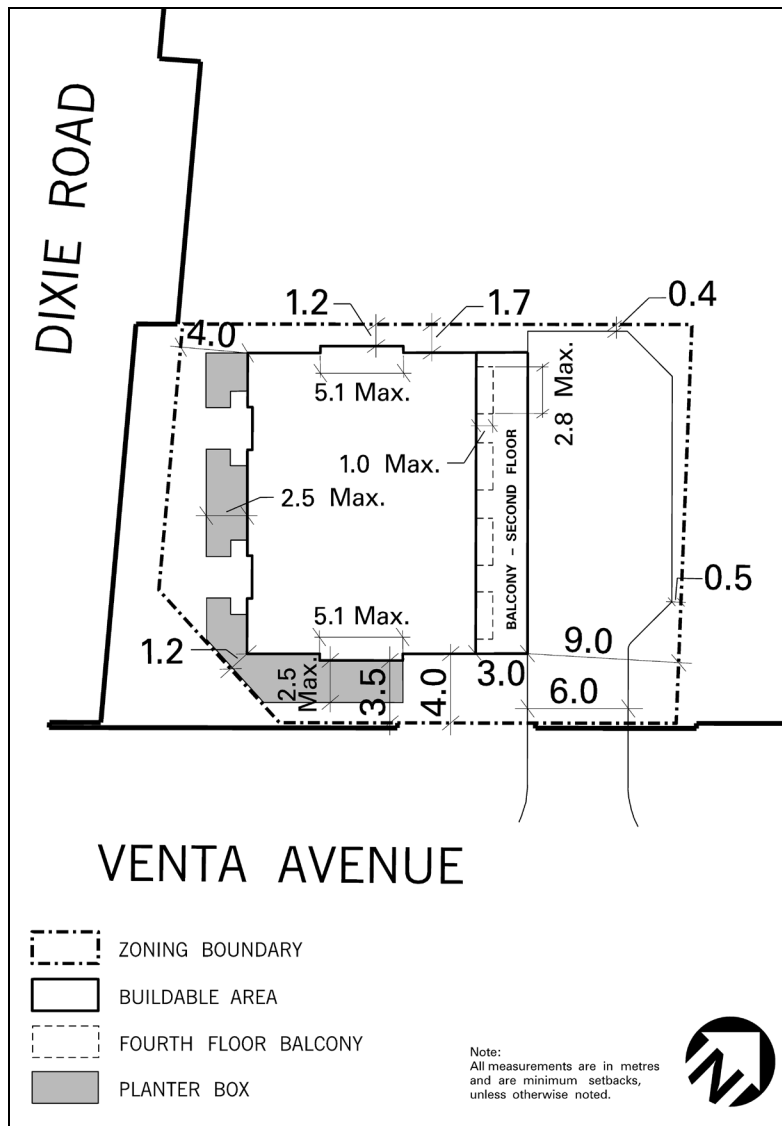
4.10.2.77	Exception: RM4-77	Map # 09	By-law: LPAT Order 2020 June 01, 0208-2022
In a RM4-77 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.10.2.77.1	(1)	<b>Semi-Detached</b>	
<b>Regulations</b>			
4.10.2.77.2	Maximum number of semi-detached <b>dwelling units</b> in <b>Buildable Area 'A'</b> identified on Schedule RM4-77 of this Exception		4
4.10.2.77.3	Maximum number of townhouse <b>dwelling units</b> in <b>Buildable Area 'B'</b> identified on Schedule RM4-77 of this Exception		6
4.10.2.77.4	Minimum <b>lot area</b> per <b>dwelling unit</b>		142 m <sup>2</sup>
4.10.2.77.5	Minimum <b>landscaped area</b>		50%
4.10.2.77.6	Maximum <b>height - highest ridge</b> of a <b>semi-detached: sloped roof</b>		9.0 m
4.10.2.77.7	Maximum <b>height - highest ridge</b> of a <b>townhouse: sloped roof</b>		10.25 m
4.10.2.77.8	<b>Flats roofs</b> shall not be permitted on all lands zoned RM4-77		
4.10.2.77.9	Minimum setback of a dwelling wall to an internal walkway		1.0 m
4.10.2.77.10	Minimum setback of a <b>driveway</b> to a residential <b>lot line</b>		0.6 m
4.10.2.77.11	Minimum setback of a <b>parking structure</b> constructed below or partially above finished grade to any <b>lot line</b>		0.5 m
4.10.2.77.12	Minimum width of a <b>driveway</b> and <b>aisle</b>		6.0 m
4.10.2.77.13	Minimum width of an internal walkway		1.8 m
4.10.2.77.14	All site development plans shall comply with Schedule RM4-77 of this Exception		



Schedule RM4-77  
Map 09

**Part 4 - Residential Zones**

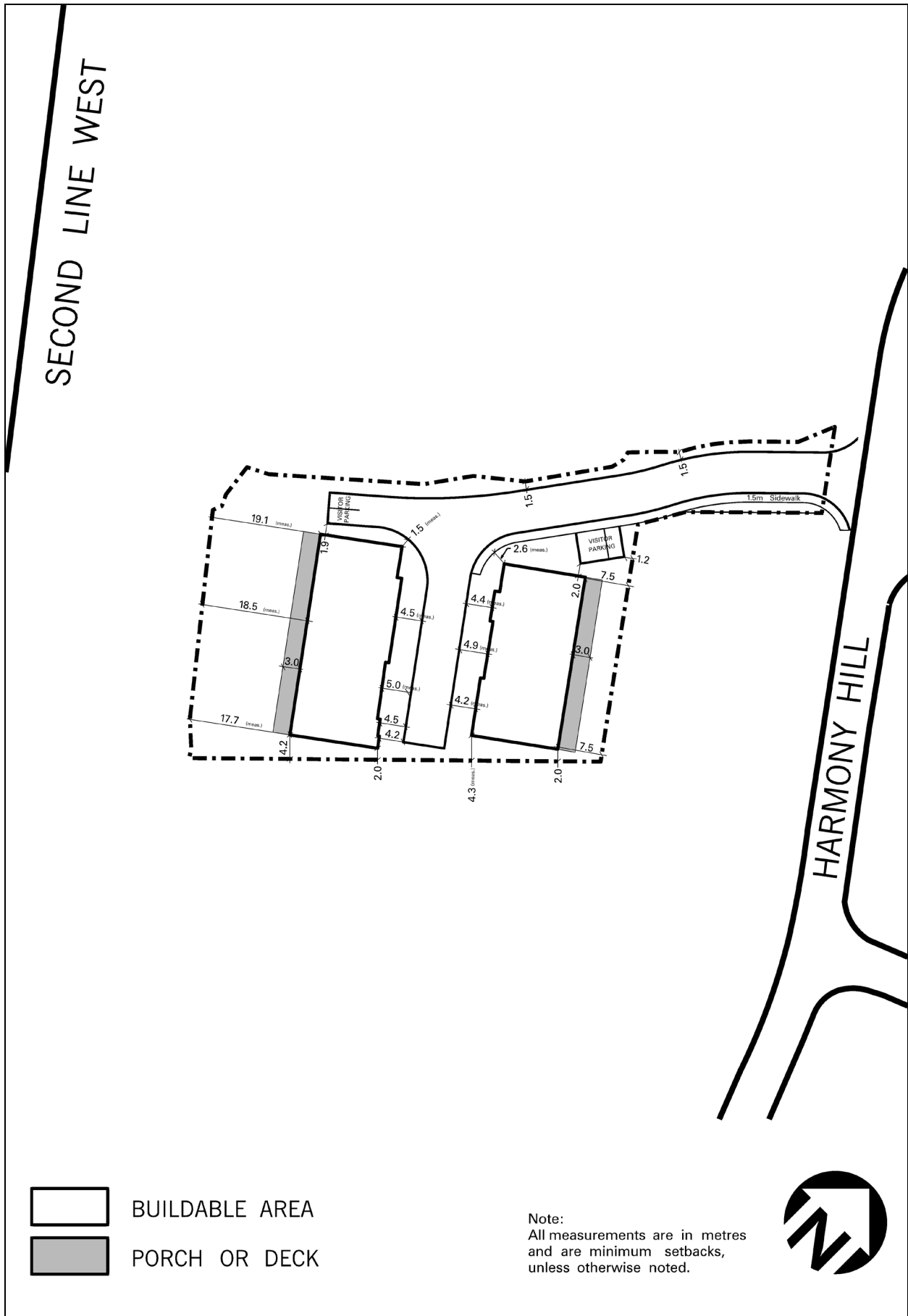
4.10.2.78	Exception: RM4-78	Map # 12	By-law: OLT Order 2021 October 14, 0042-2023
<p>In a RM4-78 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.78.1	The provisions contained in Article 2.1.14.1, Subsection 3.1.3, Article 4.1.12.4 and the regulations of Lines 8.2, 8.7 and 11.4 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.78.2	Minimum <b>lot area per dwelling unit</b>		175 m <sup>2</sup>
4.10.2.78.3	Minimum <b>lot frontage</b>		23.0 m
4.10.2.78.4	Minimum <b>dwelling unit width</b>		4.4 m
4.10.2.78.5	Minimum <b>landscaped area</b>		30% of the <b>lot area</b>
4.10.2.78.6	The <b>lot line</b> abutting Dixie Road shall be deemed to be the <b>front lot line</b>		
4.10.2.78.7	Notwithstanding Sentence 4.10.2.78.10 of this Exception, maximum projection of a <b>porch</b> inclusive of stairs attached to the front wall of a <b>townhouse</b>		2.5 m
4.10.2.78.8	Maximum <b>height</b>		11.0 m and 4 <b>storeys</b>
4.10.2.78.9	Notwithstanding Subsection 4.1.2 of this By-law, a mechanical room and/or under stair storage space located within a <b>garage</b> shall not be considered to be an <b>accessory building or structure</b>		
4.10.2.78.10	All site development plans shall comply with Schedule RM4-78 of this Exception		



**Schedule RM4-78**  
Map 12

**Part 4 - Residential Zones**

4.10.2.79	Exception: RM4-79	Map # 44W	By-law: 0009-2022, 0208-2022
<p>In a RM4-79 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.79.1	The regulations of Lines 3.0, 7.0, 8.0 and 12.2 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.79.2	Minimum <b>lot frontage</b>		12.0 m
4.10.2.79.3	Minimum setback from a <b>garage face</b> to a <b>condominium road</b>		6.0 m
4.10.2.79.4	Notwithstanding Sentence 4.10.2.79.6 of this Exception, maximum projection outside the <b>buildable area</b> identified on Schedule RM4-79 of this Exception of a <b>porch, deck, stairs</b> or <b>wing wall</b> located at and accessible from the <b>first storey</b> or below the <b>first storey</b> of the dwelling, attached to the wall containing the <b>main front entrance</b> of a <b>townhouse</b>		1.2 m
4.10.2.79.5	Maximum <b>height</b>		11.5 m and 3 <b>storeys</b>
4.10.2.79.6	All site development plans shall comply with Schedule RM4-79 of this Exception		



**Schedule RM4-79**  
 Map 44W

**Part 4 - Residential Zones**

4.10.2.80	Exception: RM4-80	Map # 07	By-law: 0226-2022
<p>In a RM4-80 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.10.2.80.1	Minimum <b>landscaped area</b>		33% of the <b>lot area</b>
4.10.2.80.2	Minimum setback from the front, side and rear walls of a <b>townhouse</b> inclusive of stairs to a <b>street line</b> of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law		5.2 m
4.10.2.80.3	Minimum setback from the rear wall of a <b>townhouse</b> to a <b>lot line</b> that is not a <b>street line</b>		5.8 m
4.10.2.80.4	Minimum setback from the front and side wall of a <b>townhouse</b> to a <b>condominium road</b> , sidewalk or visitor <b>parking space</b>		2.6 m
4.10.2.80.5	Maximum <b>height</b>		13.3 m and 4 <b>storeys</b>
4.10.2.80.6	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.2
4.10.2.80.7	Maximum <b>driveway</b> width		3.4 m
4.10.2.80.8	Minimum width of a <b>condominium road/aisle</b>		6.5 m
4.10.2.80.9	Minimum width of a sidewalk		1.8 m
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM4-80 by further amendment to Map 07 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) delivery of an executed shared Mutual Access Agreement with the owner of the adjacent lands described as 1569 Hurontario Street in a form and on terms satisfactory to the City;</li> <li>(3) delivery of a municipal easement for stormwater services in a form and on terms satisfactory to the City;</li> <li>(4) delivery of a regional easement for sanitary services in a form and on terms satisfactory to the Region of Peel;</li> <li>(5) completion and filing of a Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks;</li> <li>(6) reliance letters in respect of a Phase One and Phase Two Environmental Site Assessments to the satisfaction of the City;</li> <li>(7) a letter certified by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the intended <b>use</b>.</li> </ol>			