

Proposed RM12 Zone Regulations

Column A		B
Line 1.0	ZONES	RM12
PERMITTED USES		
2.0	RESIDENTIAL	
2.1	Back to Back Townhouse on a Street	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior Lot	6.0 m
3.3	Corner Lot	10.5 m
4.0	MAXIMUM NUMBER OF DWELLING UNITS IN A BACK TO BACK TOWNHOUSE BLOCK	12
5.0	MAXIMUM DWELLING HEIGHT	
5.1	Flat roof	11.0 m and 3 storeys
5.2	Sloped roof	15.0 m ⁽¹⁾ and 3 storeys
6.0	MINIMUM FRONT YARD	4.5 m ⁽²⁾⁽³⁾
6.1	Front garage face	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽²⁾⁽³⁾
7.1	Front garage face	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Attached Side	0.0 m
8.2	Unattached Side	1.5 m ⁽²⁾
8.3	Where any portion of the interior lot line abuts a zone permitting detached and/or semi-detached dwellings	7.5 m ⁽²⁾
9.0	MINIMUM REAR YARD	0.0 m
10.0	MAXIMUM ENCROACHMENT OF A BALCONY ATTACHED TO A FRONT WALL	3.0 m
11.0	MINIMUM SETBACK FROM A PORCH , EXCLUSIVE OF STAIRS	2.0 m
12.0	ATTACHED GARAGE , PARKING AND DRIVEWAY	
12.1	Attached garage	Permitted ⁽⁴⁾
12.2	Minimum parking spaces	✓ ⁽⁵⁾ ⁽⁶⁾
12.3	Maximum driveway width	2.6 m ⁽⁶⁾

DRAFT – For discussion purposes,
subject to change

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13.0	MINIMUM LANDSCAPED AREA	
13.1	Minimum landscaped area	6.5 m ²
13.2	Minimum percentage of required front yard landscaped area to be landscaped soft area	75%
14.0	AMENITY SPACE	
14.1	Minimum contiguous private outdoor amenity space	6.0 m ² (7)
14.2	Maximum encroachment of a balcony attached to a front wall	2.5 m

NOTES:

- (1) Measured to the highest ridge of a **sloped roof**.
- (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
- (3) Air conditioning equipment is permitted in the required **front yard**, provided it is located on a **balcony**.
- (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) Exclusive of **landscaped area** at-grade.