

**4.8 RM1 and RM2 ZONES
(SEMI-DETACHED DWELLINGS)**

4.8.1 RM1 and RM2 Permitted Uses and Zone Regulations

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

Table 4.8.1 - RM1 and RM2 Permitted Uses and Zone Regulations

Column	A	B	C
Line 1.0	ZONES	RM1	RM2
PERMITTED USES			
2.0	RESIDENTIAL		
2.1	Detached dwelling in compliance with R4 zone regulations	✓ ⁽¹⁾	
2.2	Detached dwelling in compliance with R5 zone regulations		✓ ⁽¹⁾
2.3	Semi-Detached Dwelling	✓	✓
ZONE REGULATIONS			
3.0	MINIMUM LOT AREA		
3.1	Interior lot	340 m ²	200 m ²
3.2	Corner lot	400 m ²	280 m ²
4.0	MINIMUM LOT FRONTAGE		
4.1	Interior lot	9.0 m	6.8 m
4.2	Corner lot	12.0 m	9.8 m
5.0	MAXIMUM LOT COVERAGE	35%	45%
6.0	MINIMUM FRONT YARD	6.0 m ⁽²⁾	4.5 m ⁽²⁾
6.1	Front garage face	⁽⁸⁾ (0379-2009)	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	6.0 m ⁽²⁾	4.5 m ⁽²⁾
7.1	Front garage face	✓ ⁽⁹⁾ (0379-2009)	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD		
8.1	Attached side	0.0 m	0.0 m
8.2	Unattached side	1.8 m ⁽²⁾	0.9 m ⁽²⁾
8.3	Attached garage - unattached side	1.2 m ⁽²⁾	0.9 m ⁽²⁾
9.0	MINIMUM REAR YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
10.0	MAXIMUM HEIGHT	10.7 m	10.7 m
11.0	MINIMUM LANDSCAPED AREA	25% of lot area	25% of lot area
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY		
12.1	Attached garage	Permitted ⁽³⁾	Required ⁽³⁾
12.2	Minimum parking spaces	✓ ⁽⁴⁾⁽⁵⁾	✓ ⁽⁴⁾⁽⁵⁾
12.3	Maximum driveway width	5.2 m ⁽⁶⁾	5.2 m ⁽⁶⁾

Table 4.8.1 continued on next page

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

- NOTES:**
- (1) See Table 4.2.1 of this By-law.
 - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (3) See also Subsection 4.1.12 of this By-law.
 - (4) See Part 3 of this By-law.
 - (5) See also Subsection 4.1.9 of this By-law.
 - (6) See also Article 4.1.9.1 of this By-law.
 - (7) See Subsection 4.1.2 of this By-law.
 - (8) The setback to the **front garage face** shall be the same as the **front yard**. (0379-2009)
 - (9) The setback to the **front garage face** shall be the same as the **exterior side yard**. (0379-2009)

4.8.2 RM1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.8.2.1	Exception: RM1-1	Map # 57	By-law:
<p>In a RM1-1 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.2.1.1	A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law		
4.8.2.1.2	Semi-Detached Dwelling:		
	(1)	the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply	
	(2)	minimum lot area - interior lot	220 m ²
	(3)	minimum lot area - corner lot	252 m ²
	(4)	minimum lot frontage - interior lot	8.5 m
	(5)	minimum lot frontage - corner lot	9.75 m
	(6)	minimum front yard - lots with a municipal sidewalk adjacent the front lot line	4.5 m
	(7)	minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m
	(8)	minimum exterior side yard - lots with a municipal sidewalk adjacent the exterior side lot line	4.5 m
	(9)	minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m
	(10)	minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m	1.8 m
	(11)	minimum setback to front garage face	5.8 m
	(12)	minimum interior side yard - unattached side	1.2 m
	(13)	minimum rear yard where lot abuts a lot with a minimum rear yard of 7.5 m	6.0 m
	(14)	where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached dwelling	
	(15)	minimum rear yard where lands abut a pipeline easement	14.5 m
	(16)	minimum rear yard where lands abut a C1 zone	7.5 m
	(17)	minimum rear yard - all other lots	7.0 m
	(18)	maximum encroachment of a porch/balcony into required front or exterior side yard	2.0 m
	(19)	minimum setback to a sight triangle	0.0 m
	(20)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m
	(21)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m

Exception RM1-1 continued on next page

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

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

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

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

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

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

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

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4.8.2.8	Exception: RM1-8	Map # 57	By-law: 0325-2008																																																															
<p>In a RM1-8 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>																																																																		
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4.8.2.8.1	<p>A detached dwelling shall comply with the R7 zone regulations contained in Subsection 4.3.1 of this By-law except that:</p> <table border="0"> <tr> <td data-bbox="383 526 423 567">(1)</td> <td data-bbox="480 526 1235 594">minimum setback of a detached dwelling to all lands zoned U-3 on lots located east of Longford Drive</td> <td data-bbox="1260 526 1341 567">13.0 m</td> </tr> <tr> <td data-bbox="383 612 423 653">(2)</td> <td data-bbox="480 612 1154 720">minimum setback of a detached dwelling to all lands zoned U-3 on lots located west of Longford Drive or east of Churchill Meadows Boulevard</td> <td data-bbox="1260 612 1341 653">11.0 m</td> </tr> </table>			(1)	minimum setback of a detached dwelling to all lands zoned U-3 on lots located east of Longford Drive	13.0 m	(2)	minimum setback of a detached dwelling to all lands zoned U-3 on lots located west of Longford Drive or east of Churchill Meadows Boulevard	11.0 m																																																									
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4.8.2.8.2	<p>Semi-Detached Dwelling:</p> <table border="0"> <tr> <td data-bbox="383 787 423 827">(1)</td> <td colspan="2" data-bbox="480 787 1154 854">the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply</td> </tr> <tr> <td data-bbox="383 873 423 913">(2)</td> <td data-bbox="480 873 1235 913">minimum lot area - interior lot</td> <td data-bbox="1260 873 1341 913">220 m²</td> </tr> <tr> <td data-bbox="383 932 423 973">(3)</td> <td data-bbox="480 932 1235 973">minimum lot area - corner lot</td> <td data-bbox="1260 932 1341 973">300 m²</td> </tr> <tr> <td data-bbox="383 991 423 1032">(4)</td> <td data-bbox="480 991 1235 1032">minimum lot frontage - interior lot</td> <td data-bbox="1260 991 1341 1032">8.7 m</td> </tr> <tr> <td data-bbox="383 1051 423 1091">(5)</td> <td data-bbox="480 1051 1235 1091">minimum lot frontage - corner lot</td> <td data-bbox="1260 1051 1341 1091">10.2 m</td> </tr> <tr> <td data-bbox="383 1110 423 1150">(6)</td> <td data-bbox="480 1110 1154 1150">maximum gross floor area- residential</td> <td data-bbox="1170 1110 1424 1150">0.75 times the lot area</td> </tr> <tr> <td data-bbox="383 1169 423 1209">(7)</td> <td data-bbox="480 1169 1235 1209">minimum front yard - lots without a municipal sidewalk adjacent the front lot line</td> <td data-bbox="1260 1169 1341 1209">3.5 m</td> </tr> <tr> <td data-bbox="383 1228 423 1268">(8)</td> <td data-bbox="480 1228 1235 1268">minimum front yard - all other lots</td> <td data-bbox="1260 1228 1341 1268">4.5 m</td> </tr> <tr> <td data-bbox="383 1287 423 1327">(9)</td> <td data-bbox="480 1287 1235 1327">minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line</td> <td data-bbox="1260 1287 1341 1327">3.5 m</td> </tr> <tr> <td data-bbox="383 1346 423 1387">(10)</td> <td data-bbox="480 1346 1235 1387">minimum exterior side yard - lots adjacent to a street with a right-of-way width of less than 17.0 m</td> <td data-bbox="1260 1346 1341 1387">1.8 m</td> </tr> <tr> <td data-bbox="383 1405 423 1446">(11)</td> <td data-bbox="480 1405 1235 1446">minimum exterior side yard - all other lots</td> <td data-bbox="1260 1405 1341 1446">4.5 m</td> </tr> <tr> <td data-bbox="383 1464 423 1505">(12)</td> <td data-bbox="480 1464 1235 1505">minimum interior side yard - unattached side</td> <td data-bbox="1260 1464 1341 1505">1.2 m</td> </tr> <tr> <td data-bbox="383 1524 423 1564">(13)</td> <td data-bbox="480 1524 1235 1564">minimum rear yard - where lot abuts a lot with a minimum rear yard of 7.5 m</td> <td data-bbox="1260 1524 1341 1564">6.0 m</td> </tr> <tr> <td data-bbox="383 1583 423 1623">(14)</td> <td colspan="2" data-bbox="480 1583 1154 1623">where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached dwelling</td> </tr> <tr> <td data-bbox="383 1642 423 1682">(15)</td> <td data-bbox="480 1642 1235 1682">minimum rear yard - all other lots</td> <td data-bbox="1260 1642 1341 1682">7.0 m</td> </tr> <tr> <td data-bbox="383 1701 423 1741">(16)</td> <td data-bbox="480 1701 1235 1741">minimum setback of a semi-detached dwelling to all lands zoned U-3 on lots located east of Longford Drive</td> <td data-bbox="1260 1701 1341 1741">13.0 m</td> </tr> <tr> <td data-bbox="383 1760 423 1800">(17)</td> <td data-bbox="480 1760 1235 1800">minimum setback of a semi-detached dwelling to all lands zoned U-3 on lots located west of Longford Drive</td> <td data-bbox="1260 1760 1341 1800">11.0 m</td> </tr> <tr> <td data-bbox="383 1819 423 1860">(18)</td> <td data-bbox="480 1819 1235 1860">minimum setback to front garage face</td> <td data-bbox="1260 1819 1341 1860">5.8 m</td> </tr> <tr> <td data-bbox="383 1878 423 1919">(19)</td> <td data-bbox="480 1878 1235 1919">minimum setback to a sight triangle</td> <td data-bbox="1260 1878 1341 1919">0.0 m</td> </tr> <tr> <td data-bbox="383 1938 423 1978">(20)</td> <td data-bbox="480 1938 1235 1978">maximum encroachment of a porch/balcony into required front or exterior side yard</td> <td data-bbox="1260 1938 1341 1978">2.0 m</td> </tr> <tr> <td data-bbox="383 1997 423 2037">(21)</td> <td data-bbox="480 1997 1235 2037">maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided</td> <td data-bbox="1260 1997 1341 2037">2.5 m</td> </tr> </table>			(1)	the regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		(2)	minimum lot area - interior lot	220 m ²	(3)	minimum lot area - corner lot	300 m ²	(4)	minimum lot frontage - interior lot	8.7 m	(5)	minimum lot frontage - corner lot	10.2 m	(6)	maximum gross floor area- residential	0.75 times the lot area	(7)	minimum front yard - lots without a municipal sidewalk adjacent the front lot line	3.5 m	(8)	minimum front yard - all other lots	4.5 m	(9)	minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line	3.5 m	(10)	minimum exterior side yard - lots adjacent to a street with a right-of-way width of less than 17.0 m	1.8 m	(11)	minimum exterior side yard - all other lots	4.5 m	(12)	minimum interior side yard - unattached side	1.2 m	(13)	minimum rear yard - where lot abuts a lot with a minimum rear yard of 7.5 m	6.0 m	(14)	where the abutting lot to the rear of the subject lot has a minimum rear yard of 7.0 m, the minimum rear yard of the subject lot may be reduced to 6.0 m for a maximum of 50% of the width of the rear wall of the semi-detached dwelling		(15)	minimum rear yard - all other lots	7.0 m	(16)	minimum setback of a semi-detached dwelling to all lands zoned U-3 on lots located east of Longford Drive	13.0 m	(17)	minimum setback of a semi-detached dwelling to all lands zoned U-3 on lots located west of Longford Drive	11.0 m	(18)	minimum setback to front garage face	5.8 m	(19)	minimum setback to a sight triangle	0.0 m	(20)	maximum encroachment of a porch/balcony into required front or exterior side yard	2.0 m	(21)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m
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Exception RM1-8 continued on next page

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4.8.2.8	Exception: RM1-8	Map # 57	By-law: 0325-2008
Exception RM1-8 continued from previous page			
4.8.2.8.2 (continued)	(22)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m
	(23)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face	
	(24)	maximum driveway width - interior lot	4.3 m
	(25)	maximum driveway width - corner lot	4.7 m
	(26)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(27)	detached garage shall not be permitted	

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

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

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

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

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

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

Exception RM1-14 continued on next page

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

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

Exception RM1-15 continued on next page

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4.8.2.15	Exception: RM1-15	Map # 38E	By-law:
Exception RM1-15 continued from previous page			
4.8.2.15.2 (continued)	(15)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face	
	(16)	maximum driveway width	3.8 m
	(17)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(18)	detached garage shall not be permitted	

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

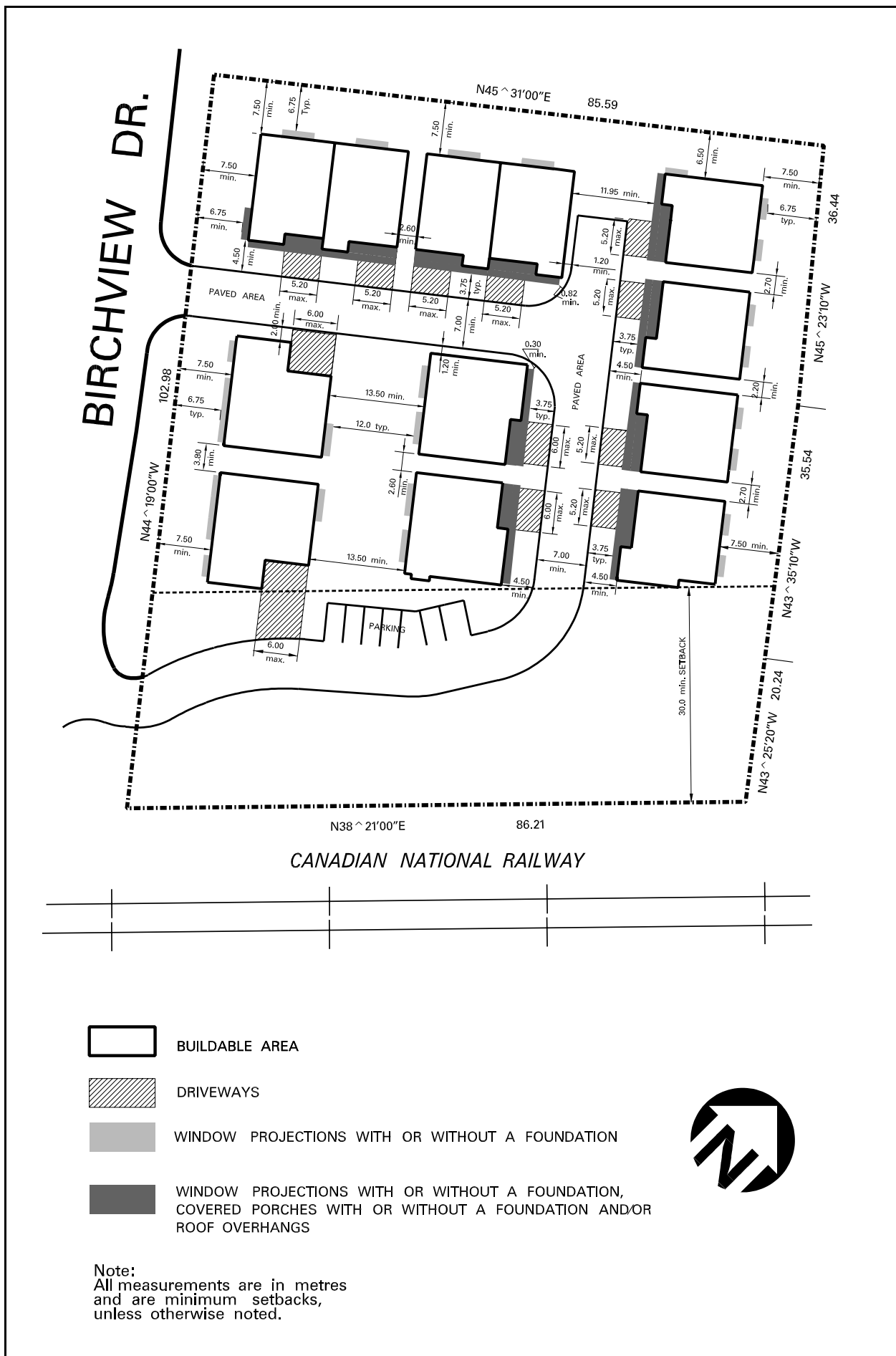
4.8.2.17	Exception: RM1-17	Map # 44W, 45E	By-law: 0379-2009
In a RM1-17 zone the permitted uses and applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:			
Regulations			
4.8.2.17.1	A detached dwelling shall comply with the R11 zone regulations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

Exception RM1-17 continued on next page

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4.8.2.17	Exception: RM1-17	Map # 44W, 45E	By-law: 0379-2009
Exception RM1-17 continued from previous page			
4.8.2.17.2 (continued)	(6)	maximum lot coverage :	
	(6.1)	where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%
	(6.2)	where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the mid-point of an interior wall or	45%
	(6.3)	all other lots	40%
	(7)	maximum projection of a garage beyond the main front entrance	7.0 m
	(8)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face	
	(9)	maximum porch area in a front yard - interior lot	12 m ²
	(10)	maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(11)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(12)	accessory buildings and structures shall not be located in the front yard or exterior side yard	
	(13)	minimum setback to front garage face	6.0 m

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



Schedule RM1-18
Map 09

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

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

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

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4.8.2.22	Exception: RM1-22	Map # 21	By-law: 0325-2008, 0055-2009
<p>In a RM1-22 zone the applicable regulations shall be as specified for a RM1 zone except that the following uses/regulations shall apply:</p>			
<p>Permitted Use</p>			
4.8.2.22.1	<p>Lands zoned RM1-22 shall only be used for the following:</p> <p>(1) Double Duplex Dwelling</p>		
<p>Regulations</p>			
4.8.2.22.2	<p>A double duplex dwelling shall comply with the RM8 zone regulations contained in Subsection 4.13.1 of this By-law, except that:</p> <p>(1) the regulations of Article 4.1.9.3 and Lines 12.2 and 13.5 contained in Table 4.13.1 of this By-law shall not apply</p> <p>(2) maximum number of dwelling units on all lands zoned RM1-22 4</p> <p>(3) maximum lot coverage 30% of the lot area</p> <p>(4) maximum gross floor area 400 m²</p> <p>(5) minimum area used for tenant facilities 166 m²</p> <p>(6) minimum landscaped area 40% of the lot area</p> <p>(7) minimum front yard 15.0 m</p> <p>(8) minimum interior side yard 1.7 m</p> <p>(9) minimum rear yard 11.0 m</p> <p>(10) maximum height:</p> <p style="padding-left: 20px;">highest ridge of a sloped roof 10.7 m</p> <p>(11) minimum number of resident parking spaces per dwelling unit 1.36</p> <p>(12) minimum number of visitor parking spaces per dwelling unit 0.20</p> <p>(13) no dwelling units, or portions thereof, shall be located below grade</p> <p>(14) the area used for tenant facilities shall be measured from the centre line of joint interior partitions and from the exterior of outside walls of the building or structure</p> <p>(15) "Double Duplex Dwelling" means a building that is divided horizontally and vertically into four (4) separate dwelling units, each with an entrance that is either independent or through a common vestibule</p> <p>(16) "Tenant Facilities" means any part of a building or structure used for furnace rooms, laundry rooms, garbage storage rooms or general storage rooms</p> <p>(17) "Gross Floor Area" means the aggregate of the areas of each storey above or below established grade measured between the exterior faces of the exterior wall of the building or structure at the level of each storey exclusive of any part of the building or structure used for tenant facilities, stairs or garbage storage</p> <p>(18) minimum lot frontage 18.0 m</p> <p>(19) maximum area of a deck above an attached garage 10 m²</p>		

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

Exception RM1-23 continued on next page

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4.8.2.23	Exception: RM1-23	Map # 57	By-law: 0325-2008
Exception RM1-23 continued from previous page			
4.8.2.23.2 (continued)	(23)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face	
	(24)	maximum driveway width - interior lot	4.3 m
	(25)	maximum driveway width - corner lot	4.7 m
	(26)	maximum garage width : measured from the inside face of the garage side walls	3.8 m
	(27)	detached garage shall not be permitted	

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

Exception RM1-24 continued on next page

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4.8.2.24	Exception: RM1-24	Map # 57	By-law: 0455-2007
Exception RM1-24 continued from previous page			
4.8.2.24.2 (continued)	(11)	minimum interior side yard - unattached side	1.2 m
	(12)	minimum rear yard	7.0 m
	(13)	maximum encroachment of a porch/balcony into required front or exterior side yard	2.0 m
	(14)	minimum setback to a sight triangle	0.0 m
	(15)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	2.5 m
	(16)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m
	(17)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , a minimum of 75% of the width of the garage , measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face	
	(18)	maximum driveway width - interior lot	4.3 m
	(19)	maximum driveway width - corner lot	4.7 m
	(20)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(21)	attached garage is required	
	(22)	detached garage shall not be permitted	
	(23)	a balcony with a maximum area of 10 m ² is permitted on top of an attached garage provided that the balcony does not project more than 1.0 m beyond the front garage face	

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4.8.3 RM2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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4.8.3.18	Exception: RM2-18	Map # 57, 58	By-law: 0449-2007
In a RM2-18 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.18.1	Lands zoned RM2-18 shall only be used for the following:		
	(1) Semi-Detached Dwelling		
Regulations			
4.8.3.18.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.18.3	Minimum lot area - interior lot		215 m ²
4.8.3.18.4	Minimum lot area - corner lot		300 m ²
4.8.3.18.5	Minimum lot frontage - interior lot		7.2 m
4.8.3.18.6	Minimum lot frontage - corner lot		10.2 m
4.8.3.18.7	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.18.8	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.18.9	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.3.18.10	Minimum setback to front garage face		5.8 m
4.8.3.18.11	Minimum interior side yard - unattached side		1.2 m
4.8.3.18.12	Minimum setback to a sight triangle		0.0 m
4.8.3.18.13	Maximum encroachment of a porch/balcony into required front or exterior side yard		2.0 m
4.8.3.18.14	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.18.15	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.18.16	For a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face		
4.8.3.18.17	Maximum driveway width - interior lot		4.3 m
4.8.3.18.18	Maximum driveway width - corner lot		4.7 m
4.8.3.18.19	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.18.20	Detached garage shall not be permitted		

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4.8.3.19	Exception: RM2-19	Map # 57	By-law:
In a RM2-19 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.8.3.19.1	Lands zoned RM2-19 shall only be used for the following:		
	<ul style="list-style-type: none"> (1) Semi-Detached Dwelling (2) Public school in compliance with the provisions contained in Article 2.1.9.1 of this By-law 		
Regulations			
4.8.3.19.2	The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply		
4.8.3.19.3	Minimum front yard - lots without a municipal sidewalk adjacent the front lot line		3.5 m
4.8.3.19.4	Minimum exterior side yard - lots without a municipal sidewalk adjacent the exterior side lot line		3.5 m
4.8.3.19.5	Minimum exterior side yard - lots abutting a street with a right-of-way width less than 17.0 m		1.8 m
4.8.3.19.6	Minimum exterior side yard with a 0.3 m reserve along the exterior side lot line		4.2 m
4.8.3.19.7	Minimum setback to front garage face		5.8 m
4.8.3.19.8	Minimum setback to a sight triangle		0.0 m
4.8.3.19.9	Maximum encroachment of a porch/balcony into required front and exterior side yard		2.0 m
4.8.3.19.10	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.19.11	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.19.12	For a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face		
4.8.3.19.13	Maximum driveway width - interior lot		4.3 m
4.8.3.19.14	Maximum driveway width - corner lot		4.7 m
4.8.3.19.15	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.19.16	Detached garage shall not be permitted		

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

4.8.3.21	Exception: RM2-21	Map # 44W	By-law:
In a RM2-21 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses /regulations shall apply:			
Regulations			
4.8.3.21.1	A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law, except that:		
	(1) maximum projection of a garage beyond the main front entrance		7.0 m
4.8.3.21.2	Semi-Detached Dwelling:		
	(1) maximum lot coverage:		
	(1.1) where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or		45%
	(1.2) where the width of the garage is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the mid-point of an interior wall or		45%
	(1.3) all other lots		40%
	(2) minimum front yard		9.0 m
	(3) minimum exterior side yard		9.0 m
	(4) for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face		

Exception RM2-21 continued on next page

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4.8.3.21	Exception: RM2-21	Map # 44W	By-law:
Exception RM2-21 continued from previous page			
4.8.3.21.2 (continued)	(5)	maximum projection of a garage beyond the main front entrance	7.0 m
	(6)	maximum porch area in a front yard - interior lot	12 m ²
	(7)	maximum total porch area in front and exterior side yards - corner lot	20 m ²
	(8)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage	
	(9)	accessory buildings and structures shall not be located in the front yard or exterior side yard	

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

4.8.3.23	Exception: RM2-23	Map # 38E	By-law:
In a RM2-23 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.23.1		Lands zoned RM2-23 shall only be used for the following:	
	(1)	Semi-Detached Dwelling	
Regulations			
4.8.3.23.2		The regulations of Line 5.0 contained in Table 4.8.1 of this By-law shall not apply	
4.8.3.23.3		Minimum setback to front garage face	7.0 m
4.8.3.23.4		Minimum setback to a sight triangle	0.0 m
4.8.3.23.5		Maximum encroachment of a porch/balcony into minimum required front or exterior side yard	2.0 m
4.8.3.23.6		Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	3.5 m

Exception RM2-23 continued on next page

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4.8.3.23	Exception: RM2-23	Map # 38E	By-law:
Exception RM2-23 continued from previous page			
4.8.3.23.7	Maximum setback of the main front entrance from the front garage face where a main entry feature is provided		5.0 m
4.8.3.23.8	Maximum driveway width		3.8 m
4.8.3.23.9	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.23.10	Detached garage shall not be permitted		

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

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

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

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

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

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

Exception RM2-29 continued on next page

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4.8.3.29	Exception: RM2-29	Map # 38E	By-law:
Exception RM2-29 continued from previous page			
4.8.3.29.2 (continued)	(4)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	5.0 m
	(5)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face	
	(6)	maximum encroachment of a porch/balcony into required front or exterior side yard	2.0 m
	(7)	maximum driveway width	3.8 m
	(8)	maximum garage width: measured from the inside face of the garage side walls	3.8 m
	(9)	detached garage shall not be permitted	

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

Exception RM2-30 continued on next page

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4.8.3.30	Exception: RM2-30	Map # 58	By-law:
Exception RM2-30 continued from previous page			
4.8.3.30.15	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.8.3.30.16	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.8.3.30.17	For a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face		
4.8.3.30.18	Maximum driveway width		3.8 m
4.8.3.30.19	Maximum garage width: measured from the inside face of the garage side walls		3.8 m
4.8.3.30.20	Detached garage shall not be permitted		

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

Part 4 - Residential Zones

4.8.3.32	Exception: RM2-32	Map # 44E, 52E	By-law:																											
<p>In a RM2-32 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>																														
<p>Regulations</p>																														
4.8.3.32.1	<p>A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law</p>																													
4.8.3.32.2	<p>Semi-Detached Dwelling:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 5%;">(1)</td> <td style="width: 85%;">maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot</td> <td style="width: 10%; text-align: right;">45%</td> </tr> <tr> <td>(2)</td> <td>maximum lot coverage - all other lots</td> <td style="text-align: right;">40%</td> </tr> <tr> <td>(3)</td> <td>maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot</td> <td style="text-align: right;">2.5 m</td> </tr> <tr> <td>(4)</td> <td>where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot</td> <td style="text-align: right;">4.0 m</td> </tr> <tr> <td>(5)</td> <td>for a semi-detached dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face - interior lot</td> <td></td> </tr> <tr> <td>(6)</td> <td>maximum porch area in a front yard - interior lot</td> <td style="text-align: right;">12 m²</td> </tr> <tr> <td>(7)</td> <td>maximum total porch area in front and exterior side yards - corner lot</td> <td style="text-align: right;">20 m²</td> </tr> <tr> <td>(8)</td> <td>the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage</td> <td></td> </tr> <tr> <td>(9)</td> <td>accessory buildings and structures shall not be located in the front yard or exterior side yard</td> <td></td> </tr> </table>			(1)	maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot	45%	(2)	maximum lot coverage - all other lots	40%	(3)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot	2.5 m	(4)	where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot	4.0 m	(5)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face - interior lot		(6)	maximum porch area in a front yard - interior lot	12 m ²	(7)	maximum total porch area in front and exterior side yards - corner lot	20 m ²	(8)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		(9)	accessory buildings and structures shall not be located in the front yard or exterior side yard	
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(2)	maximum lot coverage - all other lots	40%																												
(3)	maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot	2.5 m																												
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Part 4 - Residential Zones

4.8.3.33	Exception: RM2-33	Map # 44W, 45E, 52E, 52W	By-law: 0325-2008																														
<p>In a RM2-33 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>																																	
<p>Regulations</p>																																	
4.8.3.33.1	<p>A detached dwelling shall comply with the R11 zone regulations contained in Subsection 4.4.1 of this By-law except that:</p> <table border="0"> <tr> <td data-bbox="383 567 423 594">(1)</td> <td data-bbox="480 567 1138 701">maximum lot coverage - where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of the exterior wall to the mid-point of an interior wall</td> <td data-bbox="1260 567 1325 594">45%</td> </tr> <tr> <td data-bbox="383 720 423 747">(2)</td> <td data-bbox="480 720 1105 889">maximum lot coverage - where the projection of a garage beyond the main front entrance or the main entry feature, where provided, is less than or equal to 1.0 m or the projection of a garage beyond the main front entrance is less than or equal to 2.5 m</td> <td data-bbox="1260 720 1325 747">45%</td> </tr> <tr> <td data-bbox="383 908 423 935">(3)</td> <td data-bbox="480 908 1138 975">maximum projection of a garage beyond the main front entrance</td> <td data-bbox="1260 908 1325 935">7.5 m</td> </tr> </table>			(1)	maximum lot coverage - where the width of the garage is 5.0 m or less, measured from the outside of opposite exterior walls or from the outside of the exterior wall to the mid-point of an interior wall	45%	(2)	maximum lot coverage - where the projection of a garage beyond the main front entrance or the main entry feature , where provided, is less than or equal to 1.0 m or the projection of a garage beyond the main front entrance is less than or equal to 2.5 m	45%	(3)	maximum projection of a garage beyond the main front entrance	7.5 m																					
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(3)	maximum projection of a garage beyond the main front entrance	7.5 m																															
4.8.3.33.2	<p>Semi-Detached Dwelling:</p> <table border="0"> <tr> <td data-bbox="383 1051 423 1077">(1)</td> <td colspan="2" data-bbox="480 1051 764 1077">maximum lot coverage:</td> </tr> <tr> <td data-bbox="480 1104 545 1131">(1.1)</td> <td data-bbox="602 1104 1138 1239">where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or</td> <td data-bbox="1260 1104 1325 1131">45%</td> </tr> <tr> <td data-bbox="480 1257 545 1284">(1.2)</td> <td data-bbox="602 1257 1138 1427">where the width of the garage is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the mid-point of an interior wall or</td> <td data-bbox="1260 1257 1325 1284">45%</td> </tr> <tr> <td data-bbox="480 1446 545 1473">(1.3)</td> <td data-bbox="602 1446 756 1473">all other lots</td> <td data-bbox="1260 1446 1325 1473">40%</td> </tr> <tr> <td data-bbox="383 1491 423 1518">(2)</td> <td data-bbox="480 1491 1138 1559">maximum projection of a garage beyond the main front entrance</td> <td data-bbox="1260 1491 1325 1518">7.5 m</td> </tr> <tr> <td data-bbox="383 1577 423 1604">(3)</td> <td colspan="2" data-bbox="480 1577 1138 1747">for a semi-detached dwelling more than one (1) storey in height, where the garage projects beyond the main front entrance, the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face</td> </tr> <tr> <td data-bbox="383 1766 423 1792">(4)</td> <td data-bbox="480 1766 1081 1792">maximum porch area in a front yard - interior lot</td> <td data-bbox="1260 1766 1325 1792">12 m²</td> </tr> <tr> <td data-bbox="383 1811 423 1838">(5)</td> <td data-bbox="480 1811 1105 1881">maximum total porch area in front and exterior side yards - corner lot</td> <td data-bbox="1260 1811 1325 1838">20 m²</td> </tr> <tr> <td data-bbox="383 1900 423 1927">(6)</td> <td colspan="2" data-bbox="480 1900 1138 1970">the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage</td> </tr> <tr> <td data-bbox="383 1989 423 2016">(7)</td> <td colspan="2" data-bbox="480 1989 1138 2059">accessory buildings and structures shall not be located in the front yard or exterior side yard</td> </tr> </table>			(1)	maximum lot coverage:		(1.1)	where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance or a habitable room on the first storey or	45%	(1.2)	where the width of the garage is 3.5 m or less, measured from the outside of opposite exterior walls or from the outside of an exterior wall to the mid-point of an interior wall or	45%	(1.3)	all other lots	40%	(2)	maximum projection of a garage beyond the main front entrance	7.5 m	(3)	for a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face		(4)	maximum porch area in a front yard - interior lot	12 m ²	(5)	maximum total porch area in front and exterior side yards - corner lot	20 m ²	(6)	the area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		(7)	accessory buildings and structures shall not be located in the front yard or exterior side yard	
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(4)	maximum porch area in a front yard - interior lot	12 m ²																															
(5)	maximum total porch area in front and exterior side yards - corner lot	20 m ²																															
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(7)	accessory buildings and structures shall not be located in the front yard or exterior side yard																																

Part 4 - Residential Zones

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

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

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

Part 4 - Residential Zones

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

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

Part 4 - Residential Zones

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

Part 4 - Residential Zones

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

Part 4 - Residential Zones

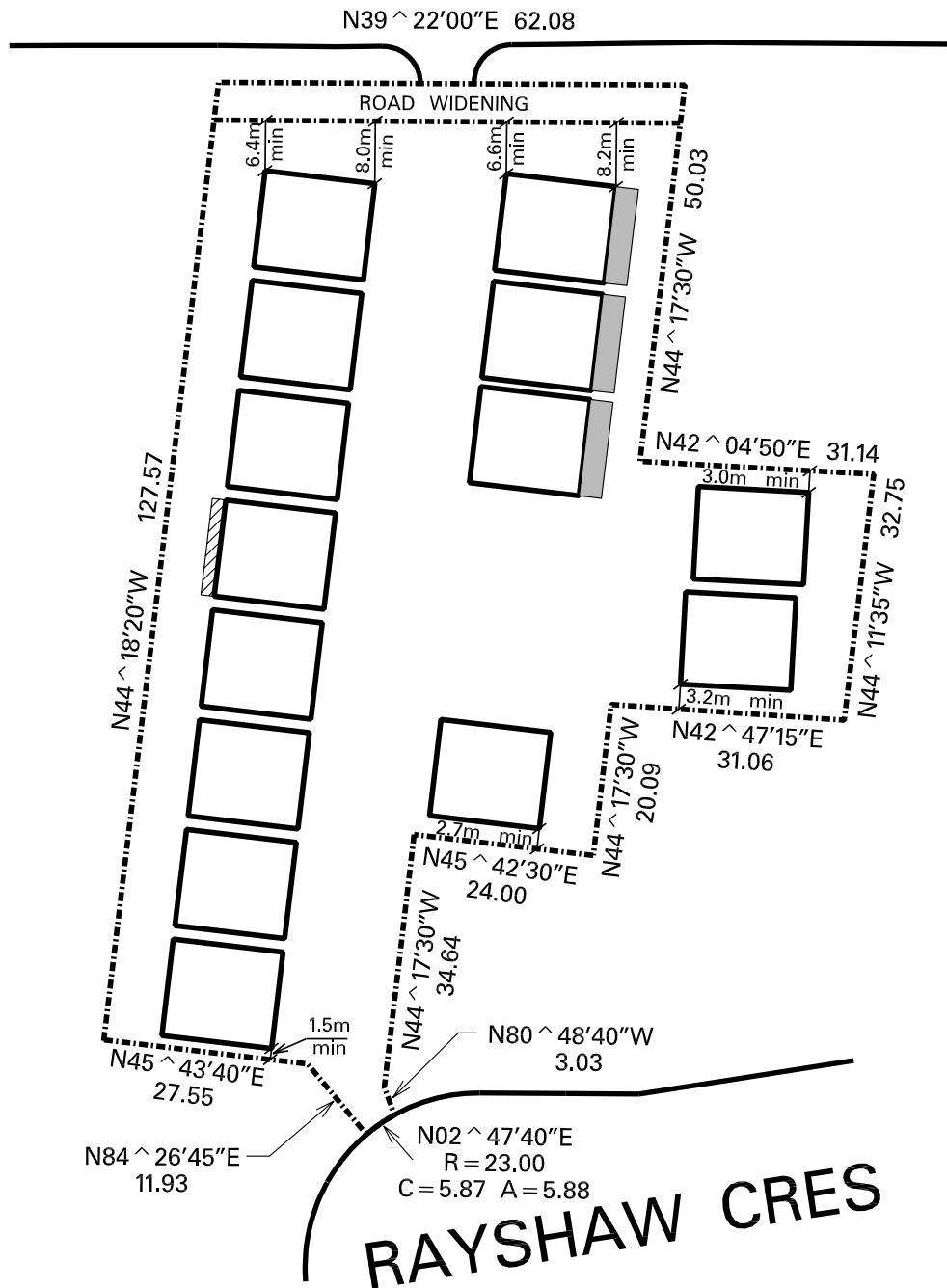
4.8.3.41	Exception: RM2-41	Map # 57	By-law:
In a RM2-41 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.41.1	Lands zoned RM2-41 shall only be used for the following:		
	(1) Semi-Detached Dwelling		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




Part 4 - Residential Zones

4.8.3.42	Exception: RM2-42	Map # 37W	By-law: 0024-2011
In a RM2-42 zone the applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.8.3.42.1	Lands zoned RM2-42 shall only be used for the following:		
	(1) Semi-Detached Dwelling		
Regulations			
4.8.3.42.2	The provisions of Subsection 2.1.14 of this By-law shall not apply		
4.8.3.42.3	Minimum lot area - interior lot		210 m ²
4.8.3.42.4	Minimum lot area - corner lot		260 m ²
4.8.3.42.5	Minimum lot frontage - interior lot		6.5 m
4.8.3.42.6	Minimum lot frontage - corner lot		8.3 m

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

BRITANNIA ROAD WEST



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

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



Schedule RM2-43
Map 39E

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

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4.8.3.45	Exception: RM2-45	Map # 20	By-law: 0308-2011
<p>In a RM2-45 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Permitted Use			
4.8.3.45.1	Lands zoned RM2-45 shall only be used for the following:		
	(1) Semi-Detached Dwelling		
Regulations			
4.8.3.45.2	The provisions of Subsection 2.1.14 of this By-law shall not apply		
4.8.3.45.3	Maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot		45%
4.8.3.45.4	Maximum lot coverage - all other lots		40%
4.8.3.45.5	Minimum front yard		6.0 m
4.8.3.45.6	Minimum interior side yard - unattached side		0.9 m
4.8.3.45.7	Maximum height		9.0 m and 2 storeys
4.8.3.45.8	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot		2.5 m
4.8.3.45.9	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot		4.0 m
4.8.3.45.10	For a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face - interior lot		
4.8.3.45.11	Maximum porch area in a front yard - interior lot		12 m ²
4.8.3.45.12	Maximum total porch area in front and exterior side yards - corner lot		20 m ²
4.8.3.45.13	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
4.8.3.45.14	Accessory buildings and structures shall not be located in the front yard or exterior side yard		

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4.8.3.46	Exception: RM2-46	Map # 20	By-law: 0308-2011
<p>In a RM2-46 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Permitted Use			
4.8.3.46.1	Lands zoned RM2-46 shall only be used for the following:		
	(1) Semi-Detached Dwelling		
Regulations			
4.8.3.46.2	The provisions of Subsection 2.1.14 of this By-law shall not apply		
4.8.3.46.3	Maximum lot coverage - where the garage does not project more than 1.0 m beyond the main entry feature or 2.5 m beyond the main front entrance - interior lot		45%
4.8.3.46.4	Maximum lot coverage - all other lots		40%
4.8.3.46.5	Minimum front yard		6.0 m
4.8.3.46.6	Minimum interior side yard - unattached side		1.8 m on one side of the dwelling and 0.9 m on the other
4.8.3.46.7	Maximum height		9.0 m and 2 storeys
4.8.3.46.8	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided - interior lot		2.5 m
4.8.3.46.9	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance - interior lot		4.0 m
4.8.3.46.10	For a semi-detached dwelling more than one (1) storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the front garage face - interior lot		
4.8.3.46.11	Maximum porch area in a front yard - interior lot		12 m ²
4.8.3.46.12	Maximum total porch area in front and exterior side yards - corner lot		20 m ²
4.8.3.46.13	The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage		
4.8.3.46.14	Accessory buildings and structures shall not be located in the front yard or exterior side yard		

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

4.8.3.48	Exception: RM2-48	Map # 19	By-law:
<p>In a RM2-48 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.3.48.1	Semi-Detached Dwelling:		
	(1)	the regulations of Line 4.1 contained in Table 4.8.1 of this Bylaw shall not apply	
	(2)	minimum lot area - interior lot	191 m ²
	(3)	the front lot line is deemed to be the easterly lot line abutting lands zoned OS2	

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

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

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4.8.3.51	Exception: RM2-51	Map # 29	By-law: 0286-2008, 0379-2009
<p>In a RM2-51 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.8.3.51.1	Detached Dwelling:		
	(1)	the regulations of Subsection 2.1.14 of this By-law shall not apply	
	(2)	maximum lot coverage	45%
	(3)	minimum setback to front garage face	7.0 m
	(4)	minimum rear yard	7.0 m
	(5)	minimum setback to Eglinton Avenue West	7.5 m
	(6)	minimum setback to Confederation Parkway	6.0 m
	(7)	maximum area of a balcony on top of an attached garage	12 m ²
4.8.3.51.2	Semi-Detached Dwelling:		
	(1)	the regulations of Subsection 2.1.14 of this By-law shall not apply	
	(2)	maximum lot coverage	48%
	(3)	minimum setback to front garage face	7.0 m
	(4)	minimum interior side yard - unattached side	1.2 m
	(5)	minimum rear yard	7.0 m
	(6)	minimum setback to Eglinton Avenue West	7.5 m
	(7)	minimum setback to Confederation Parkway	6.0 m
	(8)	maximum area of a balcony on top of an attached garage	12 m ²

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

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

