

**4.14A RM11 ZONE
(BACK TO BACK TOWNHOUSES ON A CEC - ROAD)**

4.14A.1 RM11 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 4.14A.1 - RM11 Permitted Uses and Zone Regulations. (0181-2018/LPAT Order 2019 February 15)

Table 4.14A.1 - RM11 Permitted Uses and Zone Regulations

Column A		B
Line 1.0	ZONES	RM11
PERMITTED USE		
2.0	RESIDENTIAL	
2.1	Back to back townhouses on a CEC - road	✓ ⁽¹⁾
ZONE REGULATIONS		
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior lot	5.0 m
3.2	CEC - corner lot	8.3 m
4.0	MINIMUM DWELLING UNIT WIDTH	5.0 m ⁽²⁾
5.0	MAXIMUM HEIGHT	
5.1	Sloped roof	15.0 m and 3 storeys ⁽¹⁰⁾
5.2	Flat roof	11.0 m and 3 storeys ⁽⁹⁾
6.0	MINIMUM FRONT YARD	
6.1	Interior lot/CEC - corner lot	4.5 m ⁽³⁾
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	
7.1	Lot with an exterior side lot line that is a street line	7.5 m ⁽³⁾
7.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Attached side	0.0 m
8.2	Unattached side	1.5 m ⁽³⁾
8.3	Where interior side lot line abuts a CEC - landscaped buffer	4.5 m
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS	
9.1	Maximum encroachment of an awning, window, chimney , pilaster or corbel, window well into the required front and exterior side yards	0.6 m ⁽³⁾
9.2	Maximum projection of a balcony or deck , exclusive of stairs, from the outermost face or faces of the building	2.0 m
9.3	Minimum setback from a lot with any side lot line abutting a CEC - road	4.5 m
9.4	Minimum setback from a lot with any side lot line abutting a CEC - sidewalk	1.5 m
9.5	Minimum setback from a porch , exclusive of stairs, located at and accessible from the first storey , to a CEC - road , sidewalk or parking space	2.5 m
9.6	Minimum setback from a side wall of a building to a CEC - road , sidewalk or parking space	3.0 m

Table 4.14A.1 continued on next page

Part 4 - Residential Zones

Column A		B
Line 1.0	ZONES	RM11
Table 4.14A.1 continued from previous page		
9.7	Minimum setback of a building to a CEC - amenity area	1.5 m
9.8	Minimum setback between a parking space and a street	3.0 m
10.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
10.1	Attached garage	Required ⁽⁴⁾
10.2	Minimum parking spaces	✓ ⁽⁵⁾
10.3	Minimum visitor parking spaces	✓ ⁽⁵⁾⁽⁶⁾
10.4	Maximum driveway width	2.6 m ⁽⁷⁾
11.0	MINIMUM LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE	
11.1	Minimum required landscaped soft area per lot	3.0 m ²
11.2	Minimum contiguous private outdoor space per lot	6.0 m ²
11.3	Minimum setback of a rooftop amenity space from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and/or semi-detached	1.0 m
12.0	CEC - ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS	
12.1	Minimum width of a CEC - road	7.0 m ⁽⁸⁾
12.2	Minimum width of a CEC - road with an abutting parallel visitor parking space	6.0 m ⁽⁸⁾
12.3	CEC - roads and aisles are permitted to be shared with abutting lands with the same Base Zone and/or Exception Zone	✓
12.4	Minimum width of a sidewalk traversed by a driveway	2.0 m
12.5	Minimum width of a sidewalk not traversed by a driveway	1.5 m
12.6	Minimum CEC - landscaped buffer abutting any side and rear lot line	3.0 m
12.7	Minimum contiguous CEC - amenity area	The greater of 2.8 m ² per dwelling unit or 5% of the lot area ⁽¹¹⁾

- NOTES:**
- (1) **Common elements** are permitted within a common element condominium corporation.
 - (2) Measured from the exterior of outside walls and the midpoint of interior walls.
 - (3) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (4) See also Subsection 4.1.12 of this By-law.
 - (5) See also Part 3 of this By-law.
 - (6) See also Article 4.1.14.1 of this By-law.
 - (7) See also Article 4.1.9.1 of this By-law.
 - (8) See also Article 4.1.14.2 of this By-law.
 - (9) The calculation of **height** shall be exclusive of **structures** for rooftop access, provided that the **structure** has a maximum **height** of 3.0 m; a maximum **floor area** of 20.0 m²; and it is set back a minimum of 3.0 m from the exterior edge of the **building**.
 - (10) Measured to the highest ridge of a **sloped roof**.
 - (11) Excludes private outdoor space.

4.14A.2 RM11 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

