

**4.13 RM7 and RM8 ZONES
(DETACHED, SEMI-DETACHED, DUPLEX, TRIPLEX AND
HORIZONTAL MULTIPLE DWELLINGS WITH 4 TO 6
DWELLING UNITS)**

4.13.1 RM7 and RM8 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 4.13.1 - RM7 and RM8 Permitted Uses and Zone Regulations.

Table 4.13.1 - RM7 and RM8 Permitted Uses and Zone Regulations

Column A		B	C
Line 1.0	ZONES	RM7	RM8
PERMITTED USES			
2.0	RESIDENTIAL		
2.1	Detached Dwelling in compliance with R15 zone regulations	✓ ⁽¹⁾	
2.2	Semi-Detached Dwelling in compliance with RM2 zone regulations	✓ ⁽²⁾	
2.3	Duplex Dwelling	✓	
2.4	Triplex Dwelling	✓	
2.5	Horizontal Multiple Dwelling - with 4 to 6 dwelling units		✓
ZONE REGULATIONS			
3.0	MINIMUM LOT AREA		
3.1	Interior lot	460 m ²	750 m ²
3.2	Corner lot	500 m ²	835 m ²
4.0	MINIMUM LOT FRONTAGE		
4.1	Interior lot	12.0 m	22.5 m
4.2	Corner lot	16.5 m	22.5 m
5.0	MAXIMUM LOT COVERAGE	40%	40%
6.0	MAXIMUM GROSS FLOOR AREA - RESIDENTIAL	0.60 times the lot area	1.0 times the lot area
7.0	MINIMUM FRONT YARD	6.0 m ⁽³⁾	6.0 m ⁽³⁾
7.1	Front garage face	⁽⁸⁾ (0379-2009)	⁽⁸⁾ (0379-2009)
8.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽³⁾	4.5 m ⁽³⁾
8.1	Front garage face	6.0 m	6.0 m
9.0	MINIMUM INTERIOR SIDE YARD		
9.1	Interior lot	1.2 m on one side of the dwelling and 3.0 m on the other side of the dwelling ⁽³⁾	3.0 m on one side of the dwelling and 4.2 m on the other side of the dwelling ⁽³⁾
9.2	Corner lot	1.2 m ⁽³⁾	4.2 m ⁽³⁾
10.0	MINIMUM REAR YARD	7.5 m ⁽³⁾	7.5 m ⁽³⁾
11.0	MAXIMUM HEIGHT	10.7 m and 3 storeys (0308-2011)	10.7 m and 3 storeys (0308-2011)

Table 4.13.1 continued on next page

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Column		A	B	C
Line 1.0	ZONES		RM7	RM8
Table 4.13.1 continued from previous page				
12.0	MINIMUM LANDSCAPED AREA			
12.1	Percentage of total lot area		25%	30%
12.2	Percentage of front yard area		50%	50%
13.0	ATTACHED GARAGE, PARKING, DRIVEWAY AND AISLES			
13.1	Attached garage		Permitted ⁽⁴⁾	Permitted ⁽⁴⁾
13.2	Minimum parking spaces		✓ ⁽⁵⁾⁽⁶⁾	✓ ⁽⁵⁾⁽⁶⁾
13.3	Maximum driveway width		6.0 m ⁽⁶⁾	Lesser of 8.5 m or 50% of lot frontage ⁽⁶⁾
13.4	Maximum number of parking spaces , or portions thereof, permitted in the front yard		2	2
13.5	Minimum setback between surface parking spaces and/or aisles and a rear lot line except when located within a detached garage		3.0 m	3.0 m
13.6	Minimum aisle width			6.0 m
14.0	ACCESSORY BUILDINGS AND STRUCTURES		✓ ⁽⁷⁾	✓ ⁽⁷⁾

- NOTES:**
- (1) See Table 4.6.1 of this By-law.
 - (2) See Table 4.8.1 of this By-law.
 - (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 Part 3 of this By-law.
 - (6) See Subsection 4.1.9 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)

Part 4 - Residential Zones

4.13.2 RM7 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.13.2.1	Exception: RM7-1	Map # 39E	By-law:
<p>In a RM7-1 zone the applicable regulations shall be as specified for a RM7 zone except that the following uses/regulations shall apply:</p>			
Permitted Uses			
<p>4.13.2.1.1 Lands zoned RM7-1 shall only be used for the following:</p> <ul style="list-style-type: none"> (1) Detached Dwelling (2) Semi-Detached Dwelling (3) Duplex Dwelling 			

4.13.2.2	Exception: RM7-2	Map # 07	By-law: 0308-2011
<p>In a RM7-2 zone the applicable regulations shall be as specified for a RM7 zone except that the following uses/regulations shall apply:</p>			
Permitted Use			
<p>4.13.2.2.1 Lands zoned RM7-2 shall only be used for the following:</p> <ul style="list-style-type: none"> (1) Semi-Detached Dwelling 			
Regulations			
<p>4.13.2.2.2 A semi-detached dwelling shall comply with the RM2 zone regulations contained in Subsection 4.8.1 of this By-law except that:</p>			
		(1)	minimum front yard 8.0 m
		(2)	minimum interior side yard 2.0 m
		(3)	minimum rear yard 9.5 m
		(4)	maximum projection of the garage beyond any portion of the front wall or exterior side wall of the first storey 0.0 m
		(5)	maximum setback of the first floor front wall or exterior side wall of a semi-detached dwelling from the front garage face where a main entry feature is provided 1.8 m
		(6)	maximum driveway width 3.8 m

4.13.2.3	Exception: RM7-3	Map # 08	By-law:
<p>In a RM7-3 zone the permitted uses and applicable regulations shall be as specified for a RM7 zone except that the following uses/regulations shall apply:</p>			
Regulations			
<p>4.13.2.3.1 Each duplex and triplex dwelling shall have access to Broadview Avenue over a right-of-way located at the rear of the property</p>			
4.13.2.3.2		Minimum interior side yard	0.3 m on one side and 0.75 m on the other side

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4.13.2.4	Exception: RM7-4	Map # 07	By-law:
In a RM7-4 zone the applicable regulations shall be as specified for a RM7 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.13.2.4.1	Lands zoned RM7-4 shall only be used for the following:		
	(1)	Private School	
Regulation			
4.13.2.4.2	A private school shall comply with the provisions contained in Article 2.1.9.2 of this By-law		

4.13.3 RM8 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.13.3.1	Exception: RM8-1	Map # 39E	By-law:
<p>In a RM8-1 zone the permitted uses and applicable regulations shall be as specified for a RM8 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.13.3.1.1	Maximum number of horizontal multiple dwelling units		4
4.13.3.1.2	Minimum lot area		815 m ²
4.13.3.1.3	Minimum interior side yard		2.4 m

