

**4.13 RM7 ZONE  
(DETACHED, SEMI-DETACHED, DUPLEX AND TRIPLEX)**

**4.13.1 RM7 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 Permitted Uses and Zone Regulations. (0181-2018/LPAT Order 2019 February 15)

**Table 4.13.1 - RM7 Permitted Uses and Zone Regulations**

Column A		B
Line 1.0	ZONES	RM7
<b>PERMITTED USES</b>		
2.0	RESIDENTIAL	
2.1	<b>Detached dwelling</b> in compliance with R15 zone regulations	✓ <sup>(1)</sup>
2.2	<b>Semi-detached</b> in compliance with RM2 zone regulations (0174-2017)	✓ <sup>(2)</sup>
2.3	<b>Duplex</b> (0174-2017)	✓
2.4	<b>Triplex</b> (0174-2017)	✓
2.5	<i>deleted by 0181-2018/LPAT Order 2019 February 15</i>	
<b>ZONE REGULATIONS</b>		
3.0	MINIMUM LOT AREA	
3.1	<b>Interior lot</b>	460 m <sup>2</sup>
3.2	<b>Corner lot</b>	500 m <sup>2</sup>
4.0	MINIMUM LOT FRONTAGE	
4.1	<b>Interior lot</b>	12.0 m
4.2	<b>Corner lot</b>	16.5 m
5.0	MAXIMUM LOT COVERAGE	40%
6.0	MAXIMUM GROSS FLOOR AREA - RESIDENTIAL	0.60 times the lot area
7.0	MINIMUM FRONT YARD	6.0 m <sup>(3)</sup>
7.1	<b>Garage face</b> (0379-2009), (0181-2018/LPAT Order 2019 February 15)	<sup>(8)</sup>
8.0	MINIMUM EXTERIOR SIDE YARD	4.5 m <sup>(3)</sup>
8.1	<b>Garage face</b> (0181-2018/LPAT Order 2019 February 15)	6.0 m
9.0	MINIMUM INTERIOR SIDE YARD	
9.1	<b>Interior lot</b>	1.2 m on one side of the dwelling and 3.0 m on the other side of the dwelling <sup>(3)</sup>
9.2	<b>Corner lot</b>	1.2 m <sup>(3)</sup>
10.0	MINIMUM REAR YARD	7.5 m <sup>(3)</sup>
11.0	MAXIMUM HEIGHT (0308-2011)	10.7 m and 3 storeys

Table 4.13.1 continued on next page

**Part 4 - Residential Zones**

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

- 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 **garage face** shall be the same as the **front yard**.  
(0379-2009), (0181-2018/LPAT Order 2019 February 15)

**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: 0174-2017
<p>In a RM7-1 zone the applicable regulations shall be as specified for a RM7 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<p><b>Permitted Uses</b></p>			
<p>4.13.2.1.1 Lands zoned RM7-1 shall only be used for the following:</p>			
<p>(1) <b>Detached Dwelling</b></p>			
<p>(2) <b>Semi-Detached</b></p>			
<p>(3) <b>Duplex</b></p>			

4.13.2.2	Exception: RM7-2	Map # 07	By-law: 0308-2011, 0171-2015/OMB Order 2016 April 04, 0193-2016/ OMB Order 2017 May 30, 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM7-2 zone the applicable regulations shall be as specified for a RM7 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<p><b>Permitted Use</b></p>			
<p>4.13.2.2.1 Lands zoned RM7-2 shall only be used for the following:</p>			
<p>(1) <b>Semi-Detached</b></p>			
<p><b>Regulations</b></p>			
<p>4.13.2.2.2 A <b>semi-detached</b> shall comply with the RM2 zone regulations contained in Subsection 4.8.1 of this By-law except that:</p>			
<p>(1) minimum <b>front yard</b> 8.0 m</p>			
<p>(2) minimum <b>interior side yard</b> 2.0 m</p>			
<p>(3) minimum <b>rear yard</b> 9.5 m</p>			
<p>(4) maximum projection of the <b>garage</b> beyond any portion of the <b>front wall</b> or <b>exterior side wall</b> of the <b>first storey</b> 0.0 m</p>			
<p>(5) maximum setback of the first floor <b>front wall</b> or <b>exterior side wall</b> of a <b>semi-detached</b> from the <b>garage face</b> where a <b>main entry feature</b> is provided 1.8 m</p>			
<p>(6) maximum <b>driveway</b> width 3.8 m</p>			
<p>(7) maximum <b>height - highest ridge: sloped roof</b> 9.5 m</p>			
<p>(8) maximum <b>height: flat roof</b> 7.5 m</p>			
<p>(9) maximum height of eaves: from <b>average grade</b> to lower edge of eaves 6.4 m</p>			
<p>(10) maximum <b>dwelling unit depth</b> 20.0 m</p>			

**Part 4 - Residential Zones**

4.13.2.3	Exception: RM7-3	Map # 08	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30, 0174-2017
In a RM7-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.13.2.3.1	Each <b>duplex</b> and <b>triplex</b> shall have access to Broadview Avenue over a right-of-way located at the rear of the property		
4.13.2.3.2	Minimum <b>interior side yard</b>	0.3 m on one side and 0.75 m on the other side	
4.13.2.3.3	Maximum <b>height - highest ridge</b> of a <b>detached</b> or <b>semi-detached:</b> <b>sloped roof</b>	9.5 m	
4.13.2.3.4	Maximum <b>height</b> of a <b>detached</b> or <b>semi-detached:</b> <b>flat roof</b>	7.5 m	
4.13.2.3.5	Maximum height of eaves of a <b>detached</b> or <b>semi-detached:</b> from <b>average grade</b> to lower edge of eaves	6.4 m	
4.13.2.3.6	Maximum <b>dwelling unit depth</b>	20.0 m	

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.13.2.4.1	Lands zoned RM7-4 shall only be used for the following:  (1) <b>Private School</b>		
<b>Regulation</b>			
4.13.2.4.2	A <b>private school</b> shall comply with the provisions contained in Article 2.1.9.2 of this By-law		

4.13.2.5	Exception: RM7-5	Map # 06, 07, 08	By-law: 0171-2015/ OMB Order 2016 April 04/ 2016 June 14, 0193-2016/ OMB Order 2017 May 30, 0174-2017, 0058-2018
In a RM7-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.13.2.5.1	Maximum <b>height - highest ridge</b> of a <b>detached</b> or <b>semi-detached:</b> <b>sloped roof</b>	9.5 m	
4.13.2.5.2	Maximum <b>height</b> of a <b>detached</b> or <b>semi-detached:</b> <b>flat roof</b>	7.5 m	
4.13.2.5.3	Maximum height of eaves of a <b>detached</b> or <b>semi-detached:</b> from <b>average grade</b> to lower edge of eaves	6.4 m	
4.13.2.5.4	Maximum <b>dwelling unit depth</b>	20.0 m	

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4.13.2.6	Exception: RM7-6	Map # 06, 07	By-law: 0180-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RM7-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
4.13.2.6.1	(1)	<b>Street Townhouse</b>	
<b>Regulations</b>			
4.13.2.6.2	A <b>detached dwelling</b> shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum <b>height:</b> <b>flat roof</b>	7.5 m
4.13.2.6.3	A <b>semi-detached</b> shall comply with the RM1 zone regulations contained in Subsection 4.8.1 of this By-law except that:		
	(1)	maximum <b>height:</b> <b>flat roof</b>	7.5 m

4.13.2.7	Exception: RM7-7	Map # 39E	By-law: 0181-2018/LPAT Order 2019 February 15
<p>In a RM7-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.13.2.7.1	Maximum number of <b>dwelling units</b>		4
4.13.2.7.2	Minimum <b>lot area</b>		815 m <sup>2</sup>
4.13.2.7.3	Maximum <b>gross floor area - residential</b>		1.0 times the <b>lot area</b>
4.13.2.7.4	Minimum <b>interior side yard - corner lot</b>		2.4 m
4.13.2.7.5	Minimum <b>landscaped area</b>		30% of total <b>lot area</b>
4.13.2.7.6	Maximum <b>driveway</b> width		Lesser of 8.5 m or 50% of <b>lot frontage</b>
4.13.2.7.7	Minimum <b>aisle</b> width		6.0 m

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4.13.2.8	Exception: RM7-8	Map # 39E	By-law: 0352-2008/OMB Order 2012 February 28, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RM7-8 zone the applicable regulations shall be as specified for a RM7 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
4.13.2.8.1	Lands zoned RM7-8 shall only be used for the following:		
	(1) <b>Medical Office - Restricted</b>		
	(2) <b>Dwelling unit</b> located above the <b>first storey</b>		
<b>Regulations</b>			
4.13.2.8.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.13.2.8.3	Maximum number of <b>physicians, dentists, drugless practitioners</b> or <b>health professionals</b> permitted to practise at any one time		2
4.13.2.8.4	Maximum number of <b>dwelling units</b>		3
4.13.2.8.5	Maximum total <b>gross floor area</b> for all <b>buildings</b> and <b>structures</b>		430 m <sup>2</sup>
4.13.2.8.6	Maximum <b>gross floor area - non-residential</b> used for a <b>medical office - restricted</b>		162 m <sup>2</sup>
4.13.2.8.7	Minimum <b>front yard</b>		2.8 m
4.13.2.8.8	Minimum <b>interior side yard</b>		3.0 m
4.13.2.8.9	Minimum <b>rear yard</b>		20.2 m
4.13.2.8.10	Maximum <b>height</b>		10.7 m and 2 storeys
4.13.2.8.11	Minimum number of <b>parking spaces</b> for a <b>medical office - restricted</b>		9
4.13.2.8.12	Minimum number of <b>parking spaces</b> per <b>dwelling unit</b>		1.36
4.13.2.8.13	Minimum setback from a detached <b>garage</b> to a <b>rear lot line</b>		1.2 m
4.13.2.8.14	Minimum setback between surface <b>parking spaces</b> and/or <b>aisles</b> and a <b>rear lot line</b> except when located within a detached <b>garage</b>		1.0 m
4.13.2.8.15	<b>Driveways</b> and <b>aisles</b> may be shared with abutting lands to the north		
4.13.2.8.16	Minimum <b>aisle</b> width		6.4 m