

**4.14 RM9 AND RM10 ZONES
(BACK TO BACK AND STACKED TOWNHOUSES)**

4.14.1 RM9 and RM10 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 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations. (0181-2018/LPAT Order 2019 February 15/2019 September 11)

Table 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations

Column A		B	C
Line 1.0	ZONES	RM9	RM10
PERMITTED USES			
2.0	RESIDENTIAL		
2.1	Stacked Townhouse	✓	
2.2	Back to back townhouse on a condominium road		✓
ZONE REGULATIONS			
3.0	MINIMUM LOT FRONTAGE	38.0 m	38.0 m
4.0	MINIMUM DWELLING UNIT WIDTH	4.5 m	4.5 m
5.0	MAXIMUM DWELLING HEIGHT		
5.1	Sloped roof	17.0 m ⁽¹⁾ and 4 storeys	15.0 m ⁽¹⁾ and 3 storeys
5.2	Flat roof	13.0 m and 4 storeys ⁽⁹⁾	11.0 m and 3 storeys ⁽⁹⁾
6.0	MINIMUM FRONT YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
7.0	MINIMUM EXTERIOR SIDE YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
8.0	MINIMUM INTERIOR SIDE YARD	4.5 m ⁽²⁾	4.5 m ⁽²⁾
8.1	Where any portion of the interior side lot line abuts a zone permitting detached dwellings and/or semi-detached	9.0 m ⁽²⁾	7.5 m ⁽²⁾
8.2	Where the interior side lot line abuts a RM4, RM5, RM6, RM7, RM8, RM9, RM10, RM11, or RM12 zone and the rear wall of the building abuts the interior side lot line	7.5 m ⁽²⁾⁽³⁾	n/a
8.3	Where the front wall of a building abuts the interior side lot line	9.0 m ⁽²⁾	9.0 m ⁽²⁾
9.0	MINIMUM REAR YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
9.1	Where any portion of the rear lot line abuts a zone permitting detached dwellings and/or semi-detached	9.0 m ⁽²⁾	7.5 m ⁽²⁾
9.2	Where the front wall of the building abuts the rear lot line	9.0 m ⁽²⁾	9.0 m ⁽²⁾
10.0	PROJECTIONS		
10.1	Maximum projection of a balcony , awning or deck , exclusive of stairs, from the outermost face or faces of the building	2.0 m	2.0 m
10.2	Maximum projection of any part of a building , including architectural features but exclusive of stairs, above a below grade patio	50% of the depth of the patio	n/a

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Column		A	B	C
Line 1.0	ZONES		RM9	RM10
Table 4.14.1 continued from previous page				
11.0	MINIMUM INTERNAL SETBACKS			
11.1	From a garage face to a condominium road or sidewalk		6.0 m	6.0 m
11.2	From a garage face to a condominium road or sidewalk, where the garage and driveway are accessed at the rear of the dwelling unit		1.0 m	n/a
11.3	From the front wall of a building to a condominium road , sidewalk, walkway or parking space not located on a driveway		4.5 m	4.5 m
11.4	From a porch , exclusive of stairs, located at and accessible from the first storey or below the first storey , to a condominium road , sidewalk, walkway or parking space		2.5 m	2.5 m
11.5	From a rear wall of a building to a side wall of another building on the same lot		12.0 m	n/a
11.6	From a rear wall of a building to a rear wall of another building on the same lot		15.0 m	n/a
11.7	From a side wall of a building to a side wall of another building on the same lot		3.0 m	3.0 m
11.8	From a side wall of any building to a walkway		1.5 m	1.5 m
11.9	From a side wall of a building to a condominium road , sidewalk, or parking space		3.0 m	3.0 m
11.10	From a front wall of a building to a front wall of another building on the same lot , where the building is less than or equal to three storeys		12.0 m ⁽⁴⁾	12.0 m
11.11	From a front wall of a building to a front wall of another building on the same lot , where the building is less than or equal to three storeys and contains a dwelling unit in the basement		15.0 m	n/a
11.12	From a front wall of a building to a front wall of another building on the same lot , where the building is four storeys		15.0 m ⁽⁴⁾	n/a
11.13	From a front wall of a building to a side wall of another building on the same lot		9.0 m ⁽⁴⁾	9.0 m
11.14	The area created by the minimum separation distance between buildings may not include the required amenity area			
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY			
12.1	Attached garage		Permitted ⁽⁵⁾	Permitted ⁽⁵⁾
12.2	Minimum parking spaces		✓ ⁽⁶⁾⁽⁷⁾	✓ ⁽⁶⁾⁽⁷⁾
12.3	Minimum visitor parking spaces		✓ ⁽⁶⁾	✓ ⁽⁶⁾
12.4	Maximum driveway width		2.6 m ⁽⁷⁾	2.6 m ⁽⁷⁾
13.0	PARKING AREAS AND PARKING STRUCTURE SETBACKS			
13.1	Minimum setback between a parking space and an interior side lot line and/or rear lot line		3.0 m	3.0 m
13.2	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line		6.0 m	6.0 m
13.3	Minimum setback of a parking structure constructed completely below finished grade to any lot line		3.0 m	3.0 m

Table 4.14.1 continued on next page

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Column		A	B	C
Line 1.0	ZONES		RM9	RM10
Table 4.14.1 continued from previous page				
14.0	CONDOMINIUM ROADS, SIDEWALKS AND WALKWAYS			
14.1	Minimum width of a condominium road		7.0 m	7.0 m
14.2	Condominium roads are permitted to be shared with abutting lands zoned to permit back to back townhouse, stacked townhouse, townhouse or apartment , or any combination thereof		✓	✓
14.3	Minimum width of a sidewalk traversed by a driveway		2.0 m	2.0 m
14.4	Minimum width of a sidewalk not traversed by a driveway		1.5 m	1.5 m
15.0	MINIMUM AMENITY AREA AND LANDSCAPED AREA			
15.1	Minimum landscaped area		40% of lot area	40% of lot area
15.2	Minimum required landscaped soft area		50% of landscaped area	50% of landscaped area
15.3	Minimum landscaped buffer abutting any side and rear lot line		3.0 m	3.0 m
15.4	Minimum contiguous amenity area		The greater of 2.8 m ² per dwelling unit or 5% of the lot area ⁽⁸⁾	The greater of 2.8 m ² per dwelling unit or 5% of the lot area ⁽⁸⁾
15.5	Minimum setback from an amenity area to a building and to any type of road		3.0 m	3.0 m
15.6	A setback from an amenity area shall be unencumbered except for a perpendicular walkway and shall consist of only soft landscaped material		✓	✓
15.7	Minimum contiguous private outdoor space per unit		6.0 m ²	6.0 m ²
15.8	Notwithstanding Line 15.7, minimum contiguous private outdoor space per unit when located on a balcony		4.5 m ²	4.5 m ²
15.9	Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development		1.0 m	1.0 m

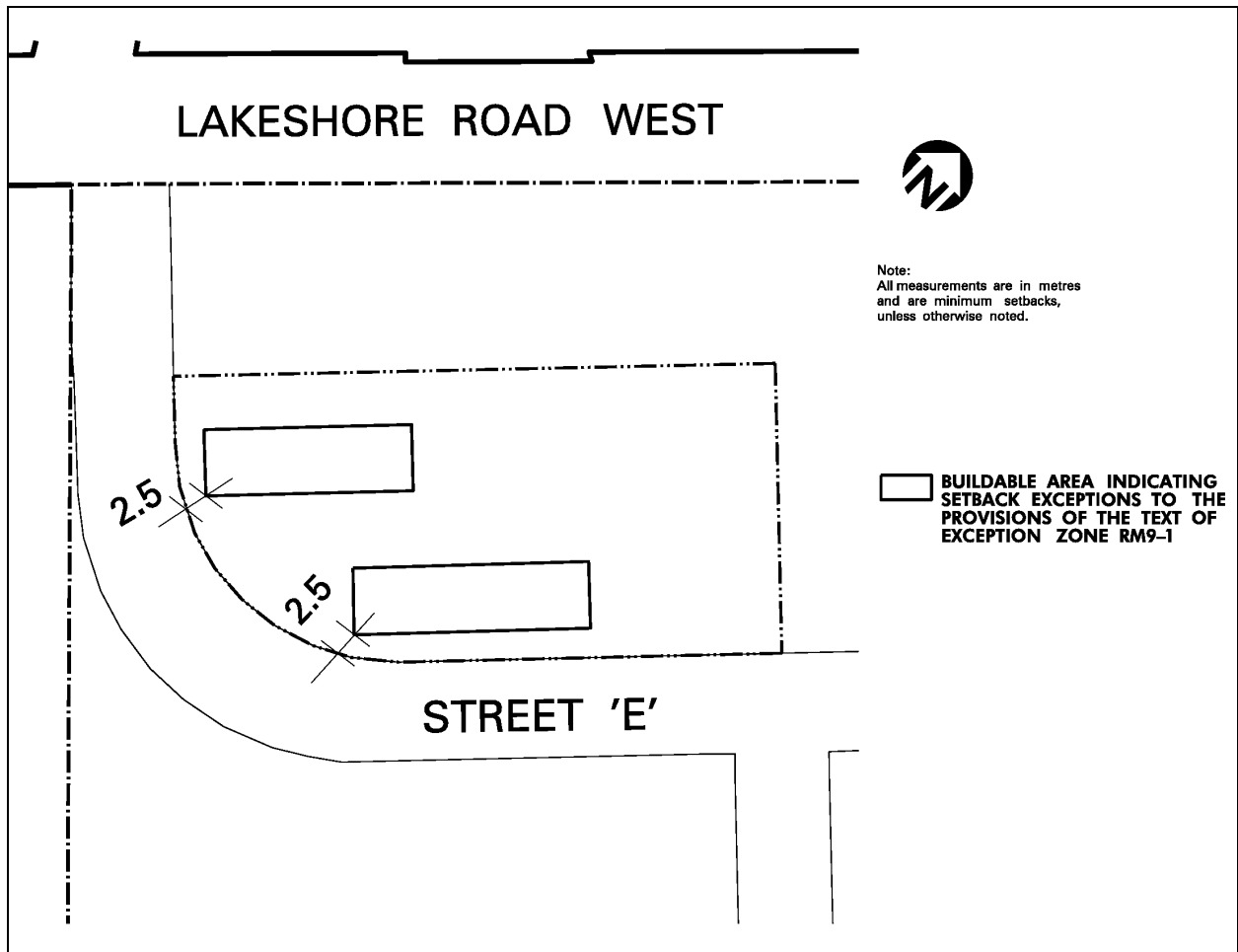
- NOTES:**
- (1) Measured to the highest ridge of a **sloped roof**.
 - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (3) Only applies to the RM7 zone if lands are used for a **duplex** or **triplex**.
 - (4) Where there are **buildings** with different **heights** on one **lot**, the average of the required setbacks shall be used.
 - (5) See also Subsection 4.1.12 of this By-law.
 - (6) See also Part 3 of this By-law.
 - (7) See also Subsection 4.1.9 of this By-law.
 - (8) Excludes private outdoor space.
 - (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**.

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4.14.2 RM9 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.14.2.1	Exception: RM9-1	Map # 08	By-law: <i>deleted by 0181-2018/LPAT Order 2019 February 15, LPAT Order 2019 November 15</i>
In a RM9-1 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:			
Regulations			
4.14.2.1.1	The regulations of Line 15.3 contained in Table 4.14.1 of this By-law shall not apply		
4.14.2.1.2	Minimum landscaped area	30% of the lot area	
4.14.2.1.3	Minimum setback to a road or condominium road	4.0 m	
4.14.2.1.4	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m	
4.14.2.1.5	Minimum number of resident parking spaces per dwelling unit	1.0	
4.14.2.1.6	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.14.2.1.7	All site development plans shall comply with Schedule RM9-1 of this Exception		



Schedule RM9-1
Map 08

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4.14.2.2	Exception: RM9-2	Map #	By-law: <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.3	Exception: RM9-3	Map #	By-law: <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.4	Exception: RM9-4	Map #	By-law: <i>0365-2007, deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.5	Exception: RM9-5	Map #	By-law: <i>0449-2007, deleted by 0181-2018/LPAT Order 2019 February 15</i>

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4.14.2.6	Exception: RM9-6	Map #	By-law: 0218-2010, 0179-2018, <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.7	Exception: RM9-7	Map #	By-law: 0168-2011, <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.8	Exception: RM9-8	Map #	By-law: 0176-2012, <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.9	Exception: RM9-9	Map #	By-law: 0118-2017, <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

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4.14.2.10	Exception: RM9-10	Map #	By-law: 0010-2018, <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.11	Exception: RM9-11	Map #	By-law: 0031-2018, <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

4.14.2.12	Exception: RM9-12	Map #	By-law: 0171-2018, <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

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4.14.3 RM10 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.14.3.1	Exception: RM10-1	Map #	By-law:

4.14.3.2	Exception: RM10-2	Map # 08	By-law: LPAT Order 2019 November 15
In a RM10-2 zone the permitted uses and applicable regulations shall be as specified for a RM10 zone except that the following uses/regulations shall apply:			
Regulations			
4.14.3.2.1	Minimum landscaped area		30% of the lot area
4.14.3.2.2	Minimum setback to a lot line		4.0 m
4.14.3.2.3	Minimum number of resident parking spaces per dwelling unit		1.0
4.14.3.2.4	Minimum number of visitor parking spaces per dwelling unit		0.15

4.14.3.3	Exception: RM10-3	Map # 08	By-law: LPAT Order 2019 November 15
In a RM10-3 zone the permitted uses and applicable regulations shall be as specified for a RM10 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.14.3.3.1	(1) Passive Recreational Uses (2) Active Recreational Uses (3) Stormwater Management Facility		
Regulations			
4.14.3.3.2	Minimum landscaped area		30% of the lot area
4.14.3.3.3	Minimum setback to a lot line or a road		4.0 m
4.14.3.3.4	Minimum number of resident parking spaces per dwelling unit		1.0
4.14.3.3.5	Minimum number of visitor parking spaces per dwelling unit		0.15
4.14.3.3.6	Uses contained in Sentence 4.14.3.3.1 of this Exception shall comply with the OS1 zone regulations contained in Subsection 9.2.1 of this By-law		

