

**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)

**Table 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations**

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

Table 4.14.1 continued on next page

**Part 4 - Residential Zones**

Column		B	C
Line 1.0	ZONES	RM9	RM10
<b>Table 4.14.1 continued from previous page</b>			
<b>11.0</b>	<b>MINIMUM INTERNAL SETBACKS</b>		
11.1	From a <b>garage face</b> to a <b>condominium road</b> or sidewalk	6.0 m	6.0 m
11.2	From a <b>garage face</b> to a <b>condominium road</b> or sidewalk, where the <b>garage</b> and <b>driveway</b> are accessed at the rear of the <b>dwelling unit</b>	1.0 m	n/a
11.3	From the <b>front wall</b> of a <b>building</b> to a <b>condominium road</b> , sidewalk, walkway or <b>parking space</b> not located on a <b>driveway</b>	4.5 m	4.5 m
11.4	From a <b>porch</b> , exclusive of stairs, located at and accessible from the <b>first storey</b> or below the <b>first storey</b> , to a <b>condominium road</b> , sidewalk, walkway or <b>parking space</b>	2.5 m	2.5 m
11.5	From a rear wall of a <b>building</b> to a side wall of another <b>building</b> on the same <b>lot</b>	12.0 m	n/a
11.6	From a rear wall of a <b>building</b> to a rear wall of another <b>building</b> on the same <b>lot</b>	15.0 m	n/a
11.7	From a side wall of a <b>building</b> to a side wall of another <b>building</b> on the same <b>lot</b>	3.0 m	3.0 m
11.8	From a side wall of any <b>building</b> to a <b>walkway</b>	1.5 m	1.5 m
11.9	From a side wall of a <b>building</b> to a <b>condominium road</b> , sidewalk, or <b>parking space</b>	3.0 m	3.0 m
11.10	<b>Under Appeal</b> (By-law 0181-2018 - front wall to front wall setback)		
11.11	<b>Under Appeal</b> (By-law 0181-2018 - front wall to front wall setback, dwelling unit in basement)		
11.12	From a <b>front wall</b> of a <b>building</b> to a <b>front wall</b> of another <b>building</b> on the same <b>lot</b> , where the <b>building</b> is four <b>storeys</b>	15.0 m <sup>(4)</sup>	n/a
11.13	From a <b>front wall</b> of a <b>building</b> to a side wall of another <b>building</b> on the same <b>lot</b>	9.0 m <sup>(4)</sup>	9.0 m
11.14	The area created by the minimum separation distance between <b>buildings</b> may not include the required <b>amenity area</b>		
<b>12.0</b>	<b>ATTACHED GARAGE, PARKING AND DRIVEWAY</b>		
12.1	Attached <b>garage</b>	Permitted <sup>(5)</sup>	Permitted <sup>(5)</sup>
12.2	Minimum <b>parking spaces</b>	✓ <sup>(6) (7)</sup>	✓ <sup>(6) (7)</sup>
12.3	Minimum visitor <b>parking spaces</b>	✓ <sup>(6)</sup>	✓ <sup>(6)</sup>
12.4	Maximum <b>driveway</b> width	2.6 m <sup>(7)</sup>	2.6 m <sup>(7)</sup>
<b>13.0</b>	<b>PARKING AREAS AND PARKING STRUCTURE SETBACKS</b>		
13.1	Minimum setback between a <b>parking space</b> and an <b>interior side lot line</b> and/or <b>rear lot line</b>	3.0 m	3.0 m
13.2	Minimum setback of a <b>parking structure</b> constructed above or partially above finished grade to any <b>lot line</b>	6.0 m	6.0 m
13.3	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to any <b>lot line</b>	3.0 m	3.0 m

Table 4.14.1 continued on next page

**Part 4 - Residential Zones**

Column		A	B	C
Line 1.0	ZONES		RM9	RM10
<b>Table 4.14.1 continued from previous page</b>				
<b>14.0</b>	<b>CONDOMINIUM ROADS, SIDEWALKS AND WALKWAYS</b>			
14.1	Minimum width of a <b>condominium road</b>		7.0 m	7.0 m
14.2	<b>Condominium roads</b> are permitted to be shared with abutting lands zoned to permit <b>back to back townhouse, stacked townhouse, townhouse</b> or <b>apartment</b> , or any combination thereof		✓	✓
14.3	Minimum width of a <b>sidewalk</b> traversed by a <b>driveway</b>		2.0 m	2.0 m
14.4	Minimum width of a <b>sidewalk</b> not traversed by a <b>driveway</b>		1.5 m	1.5 m
<b>15.0</b>	<b>MINIMUM AMENITY AREA AND LANDSCAPED AREA</b>			
15.1	Minimum <b>landscaped area</b>		40% of <b>lot area</b>	40% of <b>lot area</b>
15.2	Minimum required <b>landscaped soft area</b>		50% of <b>landscaped area</b>	50% of <b>landscaped area</b>
15.3	Minimum <b>landscaped buffer</b> abutting any side and <b>rear lot line</b>		3.0 m	3.0 m
15.4	<b>Under Appeal</b> (By-law 0181-2018 - minimum contiguous amenity area)			
15.5	Minimum setback from an <b>amenity area</b> to a <b>building</b> and to any type of road		3.0 m	3.0 m
15.6	A setback from an <b>amenity area</b> shall be unencumbered except for a perpendicular <b>walkway</b> and shall consist of only soft landscaped material		✓	✓
15.7	Minimum contiguous private outdoor space per unit		6.0 m <sup>2</sup>	6.0 m <sup>2</sup>
15.8	Notwithstanding Line 15.7, minimum contiguous private outdoor space per unit when located on a <b>balcony</b>		4.5 m <sup>2</sup>	4.5 m <sup>2</sup>
15.9	Minimum setback of a rooftop amenity space from all exterior edges of a <b>building</b> 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 m<sup>2</sup>; and it is set back a minimum of 3.0 m from the exterior edge of the **building**.



Part 4 - Residential Zones

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 #	By-law: <i>deleted by 0181-2018/LPAT Order 2019 February 15</i>

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>

**Part 4 - Residential Zones**

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

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

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>

**Part 4 - Residential Zones**

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>

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>

**Part 4 - Residential Zones**

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



**4.14.3 RM10 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

