

**SECTION 14 - RESIDENTIAL MULTIPLE 1 (RM1) ZONE**

**14.1** Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (RM1) Zones.

**14.2 PERMITTED USES**

- (a) Single detached dwellings
- (b) Semi-detached dwellings
- (c) Duplexes
- (d) Triplexes
- (e) Fourplexes
- (f) Street townhouse dwellings
- (g) Block townhouse dwellings
- (h) Residential uses existing at the date of passing of this by-law
- (i) Uses, buildings and structures accessory to the foregoing permitted uses

**14.3 ZONE REGULATIONS**

Minimum Lot Frontage	50m, except 6m for street townhouse lots and 9m for street townhouse corner lots
Minimum Lot Area	4000 sq.m, except 200 sq.m for a street townhouse lot and 270 sq.m for a street townhouse corner lot
Minimum Front Yard	6.7m
Minimum Side Yard	3m
Minimum Exterior Side Yard	6.7m
Minimum Rear Yard	7.5m
Maximum Building Height	9m
Minimum Ground Floor Area for Dwellings	(i) one storey 88 sq.m (ii) two storeys 45 sq.m
Minimum Landscaped Area	50% including Privacy Areas, except 25% for street townhouse lots
Planting Strip	A planting strip 1.5m in width shall be provided where the boundary of an RM1 zone abuts an R1, R2 or R3 zone
Maximum Number of Units in a row	8
Minimum Distance Between Buildings on the Same Lot	15m, except 3m between end walls and 9m between an end wall and a rear wall
Maximum Density	35 units/ha
Maximum Lot Coverage	40%
Privacy Area	Notwithstanding the yard requirements above, every dwelling unit shall have at least one area which serves as a privacy area adjacent to the dwelling unit, having a minimum depth of 4.5m
Distance from building to internal	Any front or rear face of any townhouse

driveways and parking areas	shall be no closer than 3m to an internal driveway or parking area, and any side of any townhouse shall be no closer than 1.5m to an internal driveway or parking area
Planting Strips	A planting strip having a minimum width of 1.5m shall be provided and thereafter maintained where the lot line of any lot abuts a residential zone, and 4.5m where it abuts a street, except for points of ingress/egress
Driveway Location	No driveway shall be located closer than 3 metres to any lot line abutting any Residential Zone, except this regulation shall not apply to prevent the use of a jointly owned driveway which serves two townhouse dwellings on adjoining lots
Parking Area Location	No parking area shall be located closer than 3.0 metres to any lot line abutting any Residential Zone, except that this regulation shall not apply to prevent the use of a jointly owned parking area which serves two townhouse dwellings on adjoining lots

**14.4 ZONE REGULATIONS FOR SINGLE DETACHED DWELLINGS NOT LOCATED ON THE SAME LOT AS A TOWNHOUSING DEVELOPMENT**

The regulations of Section 11.3 shall apply.

**14.5 ZONE REGULATIONS FOR SEMI-DETACHED DWELLINGS NOT LOCATED ON THE SAME LOT AS A TOWNHOUSING DEVELOPMENT**

The regulations of Section 13.4 shall apply.

**14.6 ZONE REGULATIONS FOR DUPLEX DWELLINGS NOT LOCATED ON THE SAME LOT AS A TOWNHOUSING DEVELOPMENT**

The regulations of Section 13.5 shall apply.

**14.7 ZONE REGULATIONS FOR TRIPLEXES AND FOURPLEXES**

Minimum Lot Frontage	21m, 24m for a corner lot
Minimum Lot Area	665 sq. m
Minimum Front Yard	6m
Minimum Side Yard	1.8m on one side, 3m on the other side
Minimum Exterior Side Yard	The regulations of section 11.3 shall apply
Minimum Rear Yard	9m
Maximum Building Height	2 stories
Minimum Floor Area for Dwellings	65 sq. m
Minimum Landscaped Area	40% including Privacy Areas
Planting Strip	A planting strip 1.5m in width shall be provided where the boundary of an RM1 zone abuts an R1, R2 or R3 zone

Maximum Lot Coverage	40%
----------------------	-----

### **EXCEPTIONS TO THE RESIDENTIAL MULTIPLE 1 (RM1) ZONE**

#### **RM1-66 (190-1992) 630 Albert Street**

These lands are zoned "Residential Multiple 1 RM1-66 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 1 RM1 Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-66 Zone" except:

- (a) that the total number of dwelling units on this site be no greater than 22 units, and;
- (b) that notwithstanding the requirements of Subsection 14.3 - Minimum Side Yard, the minimum side yard for the one storey townhouse dwelling units shall not be less than 1.524 metres and the minimum side yard abutting an internal roadway for the 2 storey townhouse dwelling units shall not be less than 1.524 metres, and;
- (c) that notwithstanding the requirements of Schedule D to By-law 129-90 (Geometric Design Standard for Parking), the minimum aisle width for internal drives shall not be less than 6.7 metres, and;
- (d) that notwithstanding the requirements of Subsection 14.3 (Minimum Side Yard) and Subsection 14.3 (Minimum Rear Yard), screened porches shall be permitted to extend from the rear face of each townhouse dwelling unit a maximum distance of 3.048 metres.

#### **RM1-67 (205-1992) Dominion Road, south side @ Bardol Avenue**

These lands are zoned "Residential Multiple 1 RM1-67 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 1 RM1 Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-67 Zone" except:

- (a) that notwithstanding the requirements of Subsection 14.3, the maximum density shall not be greater than 26.9 dwelling units per hectare, and;
- (b) that notwithstanding the requirements of Schedule D to By-law 129-90 (Geometric Design Standard for Parking), the minimum aisle width for internal driveways shall not be less than 6.7 metres.

#### **RM1(H)-211 (153-1999, 57-05) River Trail, north side, east of Black Creek Road**

These lands are zoned "Residential Multiple 1 Holding RM1(H)-211 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 1 RM1 Zone" by this By-law shall apply to those lands zoned "Residential Multiple 1 Holding RM1(H)-211 Zone". Once the Holding has been removed after the owner has finalized the site plan agreement, the development of these lands shall comply with all the provisions that relate to lands zoned "Residential Multiple 1 RM1 Zone" subject to the following special provisions:

- a) That notwithstanding the permitted uses set out in Subsection 14.2 (Permitted Uses) these lands may be used for not more than 12 block condominium townhouse dwellings.
- b) Minimum lot frontage - 20.5 m;
- c) Minimum lot area - 6,300 sq. m;
- d) Maximum density 18.2 dwelling unit/ha;

- e) Maximum building height - 1 storey;
- f) Minimum landscaped area - 56%;
- g) Minimum distance between driving lane abutting Residential Zone - 1.5 m;
- h) Minimum number of parking spaces – 18

**RM1(H)-260 (129-1990) Ridge Road North, east side, north of Dominion Road**

Nothing shall prevent the use of the lands indicated as RM1(H)-260 on Schedule A for the purpose of permitting not more than 19 block townhouse dwelling units and 2 single detached dwelling units and the following special regulations shall apply thereto:

- |     |  |  |
|-----|--|--|
| (a) | Maximum number of dwelling units   | 19 block townhouse units, 2 single detached dwelling units.  |
| (b) | Minimum parking requirements   | 1.5 spaces/dwelling unit.  |
| (c) | Minimum rear yard setback  | 40 feet (12.2 metres).   |
| (d) | Minimum side yard setback for block townhouse dwellings  | 20 feet (6.1 metres) - northerly<br>34 feet (10.3 metres) - southerly<br>20 feet (6.1 metres) - westerly |
| (e) | Maximum lot coverage   | 17%  |
| (f) | Minimum lot area   | 2.5 acres (1.02 hectares).   |
| (g) | Minimum lot frontage   | 72 feet (21.9 metres).   |
| (h) | Maximum building height  | 2 storeys  |
| (i) | Minimum floor area   | 1,400 sq. ft. (130 sq. m).   |
| (j) | Any side of any block townhouse dwelling shall be no closer than 14 feet (4.2 metres) to any side of another block townhouse dwelling. |  |
| (k) | Minimum side yard setback for single detached dwelling units.  | 8 feet (2.4 metres).   |
| (l) | Minimum front yard setback   | 24.6 feet (7.5 metres).  |

**RM1-263 (49-1992) Farr Avenue, south side, west of Ridge Road**

These lands are zoned "Residential Multiple 1 RM1-5 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 1 RM1 Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-263 Zone" except :

- (a) that notwithstanding the requirements of Subsection 14.3, the maximum number of dwelling units shall not be more than 23 dwelling units.

**RM1-273 (139-1992) Ridge Road South, east side, south of Brunswick Avenue**

These lands are zoned "Residential Multiple 1 RM1-17 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Residential Multiple 1 RM1 Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-17 Zone" except that:

- (a) notwithstanding the requirements of Subsection 14.2 - Permitted Uses, these lands shall only be used for block townhouse dwellings with attached garages and uses, buildings and structures accessory to the foregoing permitted use;
- (b) notwithstanding the requirements of Subsection 13.4, the minimum lot frontage shall not be less than 20.26 metres;

- (c) notwithstanding the requirements of Subsection 14.3, the maximum density shall not be greater than 21 dwelling units;
- (d) notwithstanding the requirements of Subsection 14.3, the northerly side yard shall not be less than 10.66 metres, the minimum southerly side yard shall not be less than 10.66 metres, the minimum westerly side yard shall not be less than 6.09 metres;
- (e) notwithstanding the requirements of Subsection 14.3, the minimum rear yard shall not be less than 10.66 metres;
- (f) notwithstanding the requirements of Subsection 13.4, the maximum building height shall not be greater than 2 storeys;
- (g) notwithstanding the requirements of Subsection 14.3, the minimum floor area per dwelling unit shall not be less than 111.4 square metres;
- (j) notwithstanding the requirements of Subsection 6.20 (A)(a) - Residential, the minimum number of parking spaces shall not be less than 42.

**RM1-289 (59-06) Lexington Court (Heinz Hummel) East Side of Albert Street**

These lands are zoned “Residential Multiple 1 RM1-289 Zone” and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Residential Multiple 1 RM1 Zone” by this By-law shall apply to those lands zoned “Residential Multiple 1 RM1-289 Zone” on Schedule A. except:

- a) Notwithstanding the provisions of Subsection 14.3 the maximum density shall not be more than 24 dwelling units.
- b) Notwithstanding the provisions of Subsection 14.3 the minimum rear yard shall not be less than 7.5 metres except where an end wall of a townhouse unit abuts the rear lot line the minimum rear yard shall not be less than 3 metres.
- c) Notwithstanding the provisions of Subsection 14.3 any side of any townhouse on the same lot shall not be closer than 3 metres to any side of another townhouse on the same lot.
- d) Notwithstanding the provisions of subsection 6.20(I) a parking area that abuts a rear lot line shall not be closer than 1.5 metres to the rear lot line.

**RM1-312 (243-2002, 1-04) Disher Street, north side, west of Ridge Road North**

These lands are zoned “Residential Multiple 1 RM1-312 Zone” and all of the provisions that relate to lands zoned “Residential Multiple 1 RM1 Zone” by this By-law shall apply to those lands zoned “Residential Multiple 1 RM1-312 Zone” except:

- (a) that notwithstanding the requirements of Subsection 14.3, the minimum front yard shall not be less than 6.7m abutting a public street and 4.5m abutting an internal driveway. Where a front wall of a garage with an overhead door faces an internal driveway, the minimum front yard shall not be less than 6.5m, and;
- (b) That notwithstanding the requirements of Subsection 14.3, the minimum side yard shall not be less than 6.7m abutting a public street or side lot line, and 1.5m abutting an internal driveway where an end wall of a unit abuts the internal driveway, and;

- (c) That notwithstanding the requirements of Subsection 14.3, the minimum rear yard shall not be less than 6.0m except than where an end wall of a unit abuts a rear lot line the setback shall not be less than 1.1m, and;
- (d) That notwithstanding the requirements of Subsection 14.3, the minimum distance between the side of one townhouse and the side of another townhouse shall not be less than 5.3m, and;
- (e) That notwithstanding the requirements of Subsection 14.3, a planting strip of not less than 1.1m in width shall be provided along the rear lot line where an end wall of a unit abuts the rear lot line, and;
- (f) That the total number of townhouse units permitted on the subject lands shall not exceed twenty-four (24).

**RM1-324 (156-05) Village Creek Estates, West Main Street**

These lands are zoned Residential Multiple 1 RM1-324 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 (RM1) Zone by this by-law shall apply to those lands zoned Residential Multiple 1 RM1-324 Zone on Schedule A subject to the following special provisions:

- a) Permitted Uses
  - Single Detached Dwellings with attached garage
  - Street Townhouse Dwellings with attached garages
  - Uses, buildings and structures accessory to the foregoing permitted uses
  - Home occupations
- b) Minimum Lot Frontage
  - Single Detached Dwellings
    - 15 m for an interior Lot
    - 17 m for a Corner Lot
  - Street Townhouses
    - 6 m for an Interior Lot
    - 9 m for a Corner Lot
- c) Minimum Lot Area
  - 450 m<sup>2</sup> Single detached dwellings
  - 200m<sup>2</sup> Street townhouse dwellings
- d) Minimum Front Yard - 6.0 metres
- e) Minimum Side Yard
  - Single Detached Dwellings
    - 1 m for a one-storey dwelling
    - 1.5 m for anything above one-story dwelling
  - Street Townhouses
    - 2 m for an end unit and common walls maybe centred on a lot line
- f) Minimum Rear Yard - 30 metres
- g) Maximum Building Height - 2.5 Storeys
- h) Minimum Landscaped Area - 25% of the total lot area

- i) Maximum Number of Attached Units - 6
- j) Minimum Distance Between Buildings - 4 metres
- k) Maximum Lot Coverage - 50%
- l) Maximum Floor Area for Dwellings – 102 m<sup>2</sup>
- m) The following provisions of the Residential Multiple 1 (RM1) Zone, Section 14.3 Zone Regulations shall not apply:
  - Maximum Density
  - Privacy Area
  - Distance from building to internal driveways and parking areas
  - Planting Strips
  - Driveway Location
  - Parking Area Location

**RM1-325 (By-law 188-04, Holding Zone removed by By-law 176-06)**  
**Cambridge Road East NS, east of Derby Road**

These lands are zoned Residential Multiple 1 RM1-325 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 (RM1) Zone by this by-law shall apply to those lands zoned Residential Multiple 1 RM1-325 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 14.3 – Minimum Ground Floor Area for Dwellings, the minimum ground floor area for two storey dwellings shall not be less than 43 square metres, and;
- b) Notwithstanding the requirements of Subsection 14.3 – Maximum Density, the maximum density shall not be more than 42.7 units per hectare.
- c) Notwithstanding the requirements of Subsection 14.3 - Minimum Front Yard shall not be less than 6.0 metres.

**RM1-333 (BY-LAW 29-05 AMENDED BY BY-LAW 74-05) 7-9 George Street**

These lands are zoned Residential Multiple 1 RM1-333 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 (RM1) Zone by this by-law shall apply to those lands zoned Residential Multiple 1 RM1-333 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 14.3 – Minimum Front Yard Setback, the minimum front yard setback shall not be less than 6 metres, and;
- b) Notwithstanding the requirements of Subsection 14.3 – Minimum Interior Side Yard Setback, the minimum interior side yard setback for an end unit shall not be less than 1.5 metres, and;
- c) Notwithstanding the requirements of Subsection 14.3 – Minimum Interior Side Yard Setback, the minimum interior side yard setback for a common wall between units shall not be less than 0 metres, and;
- d) Notwithstanding the requirements of Subsection 14.3 – Minimum Exterior Side Yard Setback, the minimum side yard setback shall not be less than 3 metres, and;

- e) Notwithstanding the requirements of Subsection 14.3 – Maximum Density, the maximum density shall not be more than 37 units per hectare, and;
- f) Notwithstanding the requirements of Subsection 14.3 – Maximum Lot Coverage, the maximum lot coverage shall not exceed 45 percent; and;
- g) Notwithstanding the requirements of Subsection 14.3 – Driveway Location, the driveway and detached garage of Unit 1 shall not be located closer than 1 metre to any lot line abutting a Residential zone, and;
- h) Notwithstanding the requirements of Subsection 14.3 – Planting Strip, in lieu of the required 1.5 metre planting strip, the applicant will provide privacy fencing, 6 feet in height, along the entire western and northern boundaries.

**RM1-345(H) (BY-LAW 169-05 AMENDED BY BY-LAW 198-06) 121-129 Albert Street**

These lands are zoned Residential Multiple 1 RM1-345 Zone and all the provisions of By-law 129-90 is amended that relate to lands zoned Residential Multiple 1 Holding RM1 Zone by this By-law shall apply to those lands zoned Residential Multiple 1 Holding RM1-345 Zone on the attached Schedule A subject to the following provisions:

- a) Notwithstanding the requirements of Subsection 14.3; zoning regulations
  - Maximum building height shall not be greater than 9.8 metres.
  - Maximum density shall not be greater than 9 street townhouse units.

**RM1-346(H) (44-06) Willow Trail Homes, 3610 Hibbard Street**

These lands are zoned Residential Multiple 1 Holding RM1-346(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 (RM1) Zone by this by-law shall apply to those lands zoned Residential Multiple 1 Holding RM1-346(H) Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the list of permitted uses in Section 14.2 the lands shown on Schedule A shall be limited to a maximum of 8 street townhouse dwellings.
- b) All dwelling units shall have attached garages
- c) The minimum front yard setback shall be 4 metres to the dwelling unit and 6 metres to the garage
- d) The building height shall be limited to 1 ½ storeys to a maximum height of 9 metres
- e) Minimum exterior side yard 5 metres

**RM1-347(H) (44-06) Willow Trail Homes, 3610 Hibbard Street**

These lands are zoned Residential Multiple 1 Holding RM1-347(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 (RM1) Zone by this by-law shall apply to those lands zoned Residential Multiple 1 Holding RM1-347(H) Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the list of permitted uses in Section 14.2 the lands shown on Schedule A shall be limited to a maximum of 8 street townhouse dwellings.
- b) All dwelling units shall have attached garages
- c) The minimum front yard setback shall be 4 metres to the dwelling unit and 6 metres to the garage
- d) The building height shall be limited to 1 ½ storeys to a maximum height of 9 metres
- e) Minimum exterior side yard 5 metres.

**RM1-362(H) (154-06) E/S SCHOOLEY ROAD, SOUTH OF ELIZABETH**

These lands are zoned Residential Multiple 1 Holding RM1-362 (H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 RM1 Zone by this by-law shall apply to those lands zoned Residential Multiple 1 Holding RM1-362 (H) Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the list of permitted uses in Section 14.2 the lands shown on Schedule A shall be limited to a maximum of 49 block townhouse dwellings.
- b) All dwelling units shall have attached garages
- c) The minimum lot frontage shall be 17 metres
- d) The minimum front yard setback shall be 6.5 metres
- e) The minimum side yard setback shall be 1.25 metres
- f) The minimum exterior side yard setback shall be 4.5 metres

**RM1-366(H) (191-06) Ridgeway Estates Phase 2, east side of Prospect Point Road and south side of Thunder Bay Road**

These lands are zoned Residential Multiple 1 Holding RM1-366(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 (RM1) Zone by this by-law shall apply to those lands zoned Residential Multiple 1 Holding RM1-366(H) Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the list of permitted uses in Section 14.2 the lands shown on Schedule A shall permit street townhouse dwellings with attached garage and uses, buildings and structures accessory thereto subject to the following special provisions:
- b) Minimum front yard setback shall not be less than 4 metres to the dwelling and 6 metres to the attached garage;
- c) Minimum interior side yard 1.2 metres for end walls, except that common walls may be centred on a side lot line;

- d) Minimum exterior side yard setback shall not be less than 3 metres except where an attached garage faces the exterior side lot line the setback shall not be less than 6 metres;
- e) Maximum lot coverage 55%;
- f) The planting strip requirement is deleted.

**RM1-376 (H) (102-07) 397 GARRISON ROAD**

These lands are zoned Residential Multiple 1 Holding RM1-376 (H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 RM1 Zone by this by-law shall apply to those lands zoned Residential Multiple 1 Holding RM1-376 (H) Zone on the attached Schedule A subject to the following special provisions:

- a) A Minimum lot frontage of 20.1 metres.

**RM1-387(H) (31-08) HAZELWOOD AVENUE W/S, ERIE RD N/S**

These lands are zoned Residential Multiple 1 Holding RM1-387 (H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 1 RM1 Zone by this by-law shall apply to those lands zoned Residential Multiple 1 Holding RM1-387 (H) Zone on the attached Schedule A subject to the following special provisions:

- a) A minimum front yard setback shall not be less than 3.05 metres to the dwelling and 6 metres to an attached garage;
- b) A Minimum lot area of 3, 505 square metres.