

**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
- (j) Accessory Apartment Dwelling

**14.3 ZONE REGULATIONS**

Minimum Lot Frontage	50m, except 6m for street townhouse lots and 9m for street townhouse corner lots
Minimum Lot Area	300.00 sq m per dwelling unit, except 200 sq.m for a street townhouse lot and 270 sq.m for a street townhouse corner lot
Minimum Front Yard	6m to garage 4m to other parts of dwelling
Minimum Side Yard	1.5m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	6m
Maximum Building Height	i) 3 storeys ii) 12m
Minimum Landscaped Area	50% including Privacy Areas, except 25% for street townhouse lots
Maximum Number of Units in a row	8
Minimum Distance Between Buildings on the Same Lot	15m between two rear walls 3m between two end walls 9m between an end wall and a rear wall 6m between two front walls 6m between a front wall and an end wall
Maximum Density	35 units/ha
Maximum Lot Coverage	Block townhouse or exterior street

	townhouse - 40% Interior street townhouse – 60%
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 driveways, and parking areas	Any front or rear face of any townhouse 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	In accordance with Section 6.21 and 4.5m where it abuts a street, except for points of ingress/egress

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

The regulations of Section 12.3 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 9.5m
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, R2A or R3 zone

Maximum Lot Coverage	40%
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**14.8 DISTANCE FROM DWELLINGS TO PRIVATE STREETS AND PARKING AREAS**

- Any front or rear face of any dwelling shall be no closer than 3m to any private street or parking area
- Any garage shall be no closer than 6.0m to any street or parking area
- Any side of any dwelling shall be no closer than 1.5m to an internal driveway or parking area

**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.

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

These lands are zoned "Residential Multiple 1 RM1-211 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 RM1-211 Zone". Once the has been removed after the owner has finalized the site plan agreement, the development of

**SECTION 14 – RM1 ZONE**  
**TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90**  
**OFFICE CONSOLIDATION**

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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  
34 feet (10.3 metres) - southerly  
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;
- (k) 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(l) 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, 176-06) (RELOCATED TO CMU2-325)**

**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 (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 RM1 Zone by this By-law shall apply to those lands zoned Residential Multiple 1 RM 1-345 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 (154-06) E/S SCHOOLEY ROAD, SOUTH OF ELIZABETH**

These lands are zoned Residential Multiple 1 RM1-362 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 RM1-362 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 (191-06 + 151-08) Ridgeway Estates Phase 2, east side of Prospect Point Road and south side of Thunder Bay Road**

These lands are zoned Residential Multiple 1 RM1-366 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 RM1-366 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.

**RM1-392 (121-08) High Pointe, north end of Green Acres Drive**

These lands are zoned Residential Multiple 1 RM1-392 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 RM1-392 Zone on the attached Schedule A subject to the following special provisions:

- a) A maximum lot coverage of 55%.
- b) A minimum front yard setback of 6 metres to garage and 4.5 metres to dwelling.
- c) A minimum interior side yard of 1.5 metres for end walls.
- d) A minimum exterior side yard of 3 metres (except where an attached garage or attached carport faces the exterior side lot line, the setback shall not be less than 6 metres.

**RM1-408 (90-09) Ridgeway By-the-Lake Phase 3**

These lands are zoned Residential Multiple 1 RM1-408 Zone, and all of the provisions of By-law No. 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- 408 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.
  - i) Minimum front yard setback shall not be less than 4 metres to the dwelling and 6 metres to the attached garage;
  - ii) Minimum interior side yard 1.2 metres for end walls, except that common walls may be centred on a side lot line;
  - iii) 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;
  - iv) Maximum lot coverage 60%;

- v) Maximum Building Height 11 metres;
- vi) The planting strip requirement is deleted.

**RM1-413(H) (107-09) Dominion Woods Phase 2**

These lands are zoned Residential Multiple 1 Holding RM1-413(H) Zone, and all of the provisions of By-law No. 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- 413 (H) Zone on Schedule A subject to the following special provisions:

- a) that notwithstanding the requirements of Subsection 14.3 the minimum rear yard setback for the entire site shall not be less than 7.2 metres;
- b) that notwithstanding the requirements of Subsection 14.3 the maximum building height shall not be greater than 2 storeys;
- c) that notwithstanding the requirements of Subsection 14.3 the minimum landscape area for the entire site shall not be less than 40%.
- d) The following regulations shall apply to one storey units:
  - i) the minimum front yard setback shall not be less than 1.5 metres;
  - i) the minimum rear yard setback shall not be less than 3.9 metres;
  - ii) the minimum interior side yard setback shall not be less than 0.5 metres except that no interior side yard setback shall be required for units attached by a common wall;
  - iii) the maximum lot coverage shall not be greater than 78%.
- e) The following regulations shall apply to two storey units:
  - i) the minimum front yard setback shall not be less than 1.5 metres;
  - ii) the minimum rear yard setback shall not be less than 3.9 metres;
  - iii) the minimum interior side yard setback shall not be less than 0.5 metres except that no interior side yard setback shall be required for units attached by a common wall;
  - iv) the maximum lot coverage shall not be greater than 75%;
  - v) the distance from the front of the building to an internal driveway or parking area shall be not less than 1.8 metres.

- f) That a 10 metre wide tree protection area be maintained along the entire frontage of Prospect Point Road with the exception of any area necessary for ingress and egress to the property.

**RM1-446 (58-11) Gateway Secondary Plan Area**

These lands are zoned "Residential Multiple 1 RM1-446 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 1 Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 RM1-446 Zone" on the attached Schedule A subject to the following special provisions:

- a) The overall residential density for this district shall be a minimum of 25 units per gross hectare and a maximum of 50 units/gross hectare.
- b) Apartment houses to a maximum height of three (3) stories shall also be permitted in this zone and shall be developed in accordance with the provisions of Section 15 of this By-law, provided that the density is in accordance with subsection a) above.

**RM1-451(H) (23-11) Deerwood Lane Subdivision, 352 Prospect Point Road**

These lands are zoned Residential Multiple 1 Holding RM1-451(H) Zone, and all of the provisions of By-law No. 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- 451 (H) Zone on Schedule A subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2 the lands shown on Appendix 1 shall permit street townhouse dwellings with attached garages and uses, buildings and structures accessory thereto subject to the following special provisions.
  - i) Minimum front yard setback shall not be less than 6 metres;
  - ii) Minimum interior side yard setback shall not be less than 1.7 metres for end walls, except that common walls may be centred on a side lot line;
  - iii) 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;
  - iv) Maximum lot coverage 55%.

**RM1-452(H) (23-11) Deerwood Lane Subdivision, 352 Prospect Point Road**

These lands are zoned Residential Multiple 1 Holding RM1-452 (H) Zone, and all of the provisions of By-law No. 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- 452 (H) Zone on the attached Appendix 1 subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2 the lands shown on Appendix 1 shall permit block townhouse dwellings with attached garages and uses, buildings and structures accessory thereto subject to the following special provisions.
  - i) Minimum front yard setback shall not be less than 4.5 metres;
  - ii) Maximum Lot Coverage 65%;
  - iii) Minimum Side Yard Setback 1.8 metres; and
  - iv) Distance from building to internal driveway and parking areas shall not be less than 4 metres to the townhouse, 6 metres to the attached garage and 1.5 metres to any side of any townhouse.

b) Notwithstanding Section 6.20 (l) any parking area abutting a street line or lot line shall have a minimum setback of 1.0 metre.

**RM1-462(H) (05-12) East side of Ridgeway Road, at Erie Road (South Coast Village at Crystal Beach)**

These lands are zoned Residential Multiple 1 Holding (RM1)-462(H) Zone, and all of the provisions of By-law No. 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)-462(H) Zone on the attached Appendix 1 subject to the following special provisions:

- a) In addition to the list of Permitted Uses in Section 14.2 the lands shown on Appendix 1 shall also permit Stacked Townhouse Dwellings.
- b) Notwithstanding the Zone Regulations in Section 14.3, stacked and block townhouse dwellings shall be subject to the following special provisions:
  - i) Minimum lot frontage 10 metres.
  - ii) Minimum lot coverage - 45%.
  - iii) Minimum Interior side yard setback -1.5 metres.

- iv) Maximum Building Height- 10.5 metres.
  - v) Minimum Landscape strip -40% including privacy areas.
  - vi) Minimum Distance between buildings on same lot- 12m except 3m between end walls and 9m between end wall and rear wall.
  - vii) Privacy Area- No privacy area for upper floor units.
  - viii) Distance from building to internal driveways and parking areas-Any front or rear face of any townhouse shall be no closer than 2.48 metres to an internal driveway or parking area and any side of a townhouse shall be no closer than 1.5 metres to an internal driveway or parking area.
  - ix) Driveway Location- No driveway shall be located closer than 1.30 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;
  - x) Parking Areas Location- No parking area shall be located closer than 2.0 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.
- c) Notwithstanding the Zone Regulations in Section 14.3, street townhouses shall be subject to the following special provisions.
- i) Minimum lot area-190 sq. metres for a street townhouse lot and 250 sq.metres for a street townhouse corner lot.
  - ii) Minimum lot coverage -74.2%.
  - iii) Minimum front yard setback-6.0 metres to the front face of the dwelling.
  - iv) Minimum Interior side yard setback -1.2 metres.
  - v) Minimum Exterior side yard setback -2.8 metres.
  - vi) Minimum rear yard setback-7.0 metres.
  - vii) Maximum Building Height-10.5 metres.
  - viii) Planting Strip- A planting strip 1.2 metres in width shall be provided where the boundary of the RM1 Zone abuts an R1, R2 or R3 Zone.

- ix) Minimum Distance between buildings on same lot- 15 metres except 3 metres between end walls and 8.5 metres between end wall and rear wall.
- x) Maximum Density – 45 units per hectare.
- xi) Planting Strips- A planting strip having a minimum width of 1.2 metres shall be provided and thereafter maintained where the lot line of any lot abuts a residential zone and 3.5 metres where it abuts a street, except points of ingress/ egress.
- xii) Driveway Location- No driveway shall be located closer than 0.5 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.
- xiii) Parking Areas Location- No parking area shall be located closer than 0.5 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.
- d) Notwithstanding the Zone Regulations in Section 14.4, single detached dwellings shall be subject to the following special provisions:
  - i) Minimum lot frontage -10 metres and 13 metres corner lot.
  - ii) Minimum lot area-290 sq.metres.
  - iii) Maximum lot coverage 50%.
  - iv) Minimum front yard 6.0 metres to the front face of the garage and 4.5 metres to the front face of the dwelling unit.
  - v) Minimum interior side yard setback-1.2 metres anything above one storey.
  - vi) Minimum rear yard setback- 7.0 metres.
  - vi) Minimum floor area for dwellings-0 sq.metres.
- e) Notwithstanding the General Provisions – Parking Area Regulations in Section 6.20 (I) any parking area abutting a street line or lot line shall have a minimum setback of 2.0 metres.



These lands are zoned Residential Multiple 1 Holding (RM1)-465(H) Zone, and all of the provisions of By-law No. 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)-465(H) Zone on Schedule A subject to the following special provisions:

- a) Notwithstanding the Zone Regulations in Section 14.3, block and street townhouse dwellings shall be subject to the following special provisions:
  - i) Minimum lot frontage - 40 metres except 6 metres for street townhouse lots and 9 metres for street townhouse corner lots.
  - ii) Minimum lot area – 1400 square metres except 200 square metres for street townhouse lots and 270 square metres for street townhouse corner lots.
  - iii) Minimum front yard – 6 metres to the front of the garage and 4 metres to the front face of the dwelling unit and 6 metres to the front of the garage.
  - iv) Minimum interior side yard – 1.2 metres for end walls, except that common walls may be centred on a side lot line.
  - v) Minimum exterior side yard – 3 metres.
  - vi) Maximum building height – 11 metres.
  - vii) Maximum lot coverage - 55%.
  - viii) Planting strip – not required where the boundary of an RM1 zone abuts an R1, R2 or R3 zone.
- b) Notwithstanding the Zone Regulations in Section 14.4, single detached dwellings not located on the same lot as townhouse development shall be subject to the following special provisions:
  - i) Minimum lot frontage - 12 metres except 15 metres for corner lots.
  - ii) Minimum lot area – 300 square metres.
  - iii) Minimum front yard – 4 metres to the front face of the dwelling unit and 6 metres to the garage.
  - iv) Minimum interior side yard – 1.2 metres for anything above a one-storey dwelling.
  - v) Minimum rear yard – 7.5 metres.

- vi) Minimum lot coverage - 55%.
- c) Notwithstanding the Zone Regulations in Section 14.5, semi-detached dwellings not located on the same lot as townhouse development shall be subject to the following special provisions:
  - i) Minimum lot frontage - 9 metres except 10 metres for corner lots.
  - ii) Minimum lot area – 280 square metres.
  - iii) Minimum front yard –4 metres to the front face of the dwelling unit and 6 metres to the garage.
  - iv) Minimum interior side yard – 1.2 metres for anything above a one-storey dwelling.
  - v) Maximum lot coverage – 55%.

**RM1-484 (29-13) 119 Bertie Street**

These lands are zoned “Residential Multiple 1 (RM1) Zone RM1-484 Zone”, and all of the provisions of By-law No. 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) Zone RM1-484 Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the existing building may also be converted to an apartment house subject to the provisions of “Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses.”
- b) The provisions of Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses shall apply to the any apartment house located on the lands shown on Appendix “1”.

**RM1-497 (21-2014) North Side of Catherine, East of Central Avenue**

These lands are zoned “Residential Multiple 1 (RM1) Zone RM1-497 Zone”, and all of the provisions of By-law No. 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) Zone RM1-497 Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix “1” may also be used for any purpose permitted by “Section 31.2 Permitted Uses” in the “Institutional I Zone”

- b) The provisions of “Section 31.3 Regulations for Institutional Uses” shall apply to any Institutional use located on the lands shown on Appendix “1”.

**RM1-501 (28-2014) 255 Emerick Avenue**

These lands are zoned “Residential Multiple 1 (RM1) Zone RM1-501 Zone”, and all of the provisions of By-law No. 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) Zone RM1-501 Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix “1” may only be used for the following:
- Single detached dwellings
  - Semi-detached dwellings
  - Street townhouse dwellings
  - apartment house
  - assisted living house
  - any purpose permitted by “Section 31.2 Permitted Uses” in the “Institutional I Zone”
- b) Notwithstanding the provisions of “Section 14.3 Zone Regulations” in the “Residential Multiple 1 RM1 Zone”, the maximum building height of street townhouse dwellings and block townhouse dwellings shall be 1.5 storeys.
- c) The provisions of “Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses” shall apply to the any apartment house or assisted living house located on the lands shown on Appendix “1”.
- d) The provisions of “Section 31.3 Regulations for Institutional Uses” shall apply to any Institutional use located on the lands shown on Appendix “1”.

**RM1-505(H) (76-2014) Alliston Woods Subdivision**

These lands are zoned Residential Multiple 1 Holding (RM1)-505(H) Zone, and all of the provisions of By-law No. 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 RM1-505(H) Zone on the attached Appendix 1 subject to the following special provisions:

- a) Notwithstanding the Zone Regulations in Section 14.3, block and street townhouse dwellings shall be subject to the following special provisions:
- i) Minimum lot area – 1400 square metres except 200 square metres for street townhouse lots and 270 square metres for street townhouse corner lots.

- ii) Minimum front yard – 6 metres to the front of the garage and 4 metres to the front face of the dwelling unit
  - iii) Minimum interior side yard – 1.2 metres for end walls, except that common walls may be centred on a side lot line.
  - iv) Minimum exterior side yard – 3 metres.
  - v) Minimum landscaped area – 25% for block and street townhouses
  - vi) Maximum Density- provision deleted
  - vii) Maximum Lot Coverage-55% for block and street townhouse units
  - viii) Planting strip – not required where the boundary of an RM1 zone abuts an R1, R2, R3 or OS zone.
- b) Notwithstanding the Zone Regulations in Section 14.4, single detached dwellings not located on the same lot as townhouse development shall be subject to the following special provisions:
- i) Minimum front yard –4 metres to the front face of the dwelling unit and 6 metres to the garage.
  - ii) Minimum rear yard – 7.5 metres.
  - iii) Minimum lot coverage - 55%.”

**RM1-507 (94-2014) Spears/High Pointe Medium Density Areas**

These lands are zoned “Residential Multiple 1 (RM1) Zone RM1-5XX Zone”, and all of the provisions of By-law No. 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) Zone RM1-5XX Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix “1” may only be used for the following:
  - Block townhouse dwellings
  - Street townhouse dwellings
  - Apartment house
- b) The provisions of “Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses” shall apply to the any apartment house located on the lands shown on Appendix “1”

- c) Notwithstanding the provisions of “Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses”, the maximum height of any apartment house located on the lands shown on Appendix “1” shall be 3 storeys.

**RM1-508 (94-2014) Ridgeway / Thunder Bay Medium Density Areas**

These lands are zoned “Residential Multiple 1 (RM1-508) Zone”, and all of the provisions of By-law No. 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 (RM1-508) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix “1” may only be used for the following:
- Block townhouse dwellings
  - Street townhouse dwellings
  - Apartment house
- b) The provisions of “Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses” shall apply to the any apartment house located on the lands shown on Appendix “1”
- c) Notwithstanding the provisions of “Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses”, the maximum height of any apartment house located on the lands shown on Appendix “1” shall be 4 storeys.

**RM1-516 (70-2015) - Stevensville Medium Density Areas (various)**

These lands are zoned "Residential Multiple 1 (RM1-516) 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 (RM1-516) Zone" subject to the following special provisions:

- a) Notwithstanding Section 14.3, the following regulations shall apply:
- Maximum Density: 50 units/ha.
  - Minimum Density: 17 units/ha.

**RM1-526(H) (72-2015) Spears Garden Subdivision**

These lands are zoned “Residential Multiple 1 Holding (RM1-526H) Zone”, and all of the provisions of By-law No. 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 (RM1-526H) Zone” on the attached Appendix “1” and shall be subject

to the following special provisions:

- a) Notwithstanding the Zone Regulations for Dwellings in Section 14.3, street townhouse dwellings shall be subject to the following special provisions:
  - i) Minimum front yard – 6 metres to the front of the garage and 4.5 metres to the front face of the dwelling unit
  - ii) Minimum interior side yard – 1.2 metres
  - iii) Minimum exterior side yard – 3.0 metres
  - iv) Maximum lot coverage – 55%

**RM1-528 (70-2015) – West end of Hendershot Drive (0 Hendershot)**

These lands are zoned "Residential Multiple 1 (RM1-528) 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 (RM1-528) Zone" in addition to the following special provision:

- a) Notwithstanding Section 14.2 to the contrary, a residential dwelling would be permitted on a vacant lot of record subject to the provisions of Section 11.

**RM1-533 (69-2014) Parklane Place Subdivision**

These lands are zoned "Residential Multiple 1 (RM1-533) Zone", and all of the provisions of By-law No. 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 (RM1-533) Zone" on the attached Appendix "1" and shall be subject to the following special provisions:

- a) Notwithstanding the Zone Regulations for Dwellings in Section 14.3, street townhouse dwellings shall be subject to the following special provisions:
  - v) Minimum front yard – 6 metres
  - vi) Maximum lot coverage – 56%

**RM1-534(H) (151-2015) South Coast Village Subdivision - Phase 2**

These lands are zoned "Residential Multiple 1 Holding (RM1-534(H)) Zone", and all of the provisions of By-law No. 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 (RM1-534(H)) Zone" on the attached Appendix "1" and shall be subject to the following special provisions:

- a) Notwithstanding the Zone Regulations in Section 14.3, street townhouses shall be subject to the following special provisions.
  - i) Minimum lot area-190 sq. metres for a street townhouse lot and 250 sq. metres for a street townhouse corner lot.
  - ii) Maximum lot coverage - 74.2%.
  - iii) Minimum front yard setback - 6.0 metres to the front face of garage and 4.5 m to front face of dwelling.
  - iv) Minimum Interior side yard setback - 1.2 metres and 1.0 metre on the side of dwelling where no access door is provided.
  - v) Minimum Exterior side yard setback - 2.8 metres.
  - vi) Minimum rear yard setback - 7.0 metres.
  - vii) Maximum Building Height - 10.5 metres.
  - viii) Planting Strip- none required
  - ix) Minimum Distance between buildings on same lot - 12 metres except 3 metres between end walls and 8.5 metres between end wall and rear wall.
  - x) Maximum Density – 50 units per hectare.
  - xii) Driveway Location - No driveway shall be located closer than 0.5 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.
  - xiii) Parking Areas Location - No parking area shall be located closer than 0.5 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.
  - xiv) Unenclosed porches, decks, steps and risers with maximum height of 1.0 m:
    - a) Unenclosed porches may project a maximum of 2.0 m into the required front yard

- b) Unenclosed porches must be setback a minimum of 1.0 m from the exterior side lot line
  - c) Steps/risers must be setback a minimum of 1.0 m from any lot line
  - d) Uncovered porches and decks with a maximum area of 20 sq m may project 3.5 m into the required rear yard.
- b) Notwithstanding the Zone Regulations in Section 14.4, single detached dwellings shall be subject to the following special provisions.
- i) Minimum lot frontage – 10 metres, 13 metres for a corner lot
  - ii) Minimum lot area - 270 sq. metres
  - iii) Maximum lot coverage -50%.
  - iv) Minimum front yard setback-6.0 metres to the front face of garage and 3.2 metres to front face of dwelling.
  - v) Minimum Interior side yard setback -1.2 metres for dwellings, 0.6 metres for accessory structures.
  - vi) Minimum Exterior side yard setback -1.5 metres.
  - vii) Minimum floor area for dwelling – 0 sq. metres.
  - viii) Minimum rear yard setback-5.2 metres.
  - ix) Maximum Building Height- 2.5 storeys, 10.5 metres.
  - x) Unenclosed porches, decks, steps and risers with maximum height of 1.0 m:
    - a) Unenclosed porches may project a maximum of 2.0 m into the required front yard
    - b) Unenclosed porches must be setback a minimum of 1.0 m from the exterior side lot line
    - c) Steps/risers must be setback a minimum of 1.0 m from any lot line



- d) Uncovered porches and decks with a maximum area of 20 sq m may project 3.5 m into the required rear yard.
- xi) Minimum Setback from Daylighting Triangle – 1.5 metres.

**RM1-548 (35-2016) – 0 Black Creek Road – South End, West Side (adjacent to QEW off-ramp)**

These lands are zoned “Residential Multiple 1 (RM1-548) 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 (RM1-548) Zone” subject to the following provision:

- a) Notwithstanding Section 14.3, the following regulations shall apply:

Maximum Density	50 units/ha.
Minimum Density	17 units/ha.

**RM1-554(H) (554-2016) Village Creek Phase 3**

These lands are zoned “Residential Multiple 1 Holding RM1-554(H) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential Multiple 1 (RM) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 Holding RM1-554(H) Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- a) Notwithstanding the Zone Regulations for Dwellings in Section 14.3, townhouse dwellings shall be subject to the following provisions:
  - i. Maximum exterior street townhouse lot coverage – 50%
  - ii. Minimum side yard – 1.5 metres for an end unit and 0 metres for a common wall

**RM1-560 (82-2016) Black Creek Signature**

These lands are zoned “Residential Multiple 1 RM1-560 Zone”, and all of the provisions of By-law No. 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 RM1-560 Zone” and shall be subject to the following provisions:

- a) Notwithstanding the zone Regulations for townhouse dwellings in Section 14.3, townhouse dwellings shall be subject to the following provisions:
  - i) Minimum lot area – 180 sq. m and 270 sq.m for corner lot
  - ii) Maximum Lot Coverage- 55% for block and exterior street townhouses

- b) Notwithstanding the zone Regulations for semi-detached dwellings in Section 14.5, semi-detached dwellings shall be subject to the following provisions:
- i) Minimum Lot Frontage- 9.0 m
  - ii) Minimum Lot Area- 300 sq.m
  - iii) Minimum Interior Side Yard- 1.2 m
  - iv) Maximum Height -2.5 storeys and 10.5m

**RM1-568 (125-2016) Royal Ridge Subdivision**

These lands are zoned “Residential Multiple 1 (RM1-568) Zone”, and all of the provisions of By-law No. 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 (RM1-568) Zone”, on the attached Appendix “1” and shall be subject to the following provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix “1” may only be used for the following:
  - Semi-detached dwellings
  - townhouse dwellings
- b) The provisions of “Section 13.4 Regulations for Semi-Detached Dwellings” shall apply to the any semi-detached dwelling located on the lands shown on Appendix “1”.
- c) Notwithstanding the zone Regulations for Dwellings in Section 14.3, townhouse dwellings shall be subject to the following provisions:
  - i) Maximum lot coverage for exterior street townhouse – 60%
  - ii) Maximum lot coverage for interior street townhouse – 70%
  - iii) Minimum planting strip – 0 m
  - iv) Front yard setback of dwelling to daylighting triangle – 1.7 m
- f) Notwithstanding the Regulations in Section 6.40 Covered or Uncovered Porches, Balconies, Steps and Patios, semi-detached and townhouse dwellings shall be subject to the following provisions:
  - i) Front yard setback to covered porch less than 0.5 m above grade – 2.5 m
  - ii) Front yard setback from daylighting triangle to covered porch less than 0.5 m above grade – 0.5 m
  - iii) Rear yard setback to covered porch between 0.5 m and 1.5 m above grade – 3.0 m

**RM1-595 (2-2018) – 61 Queen St.**

These lands are zoned “Residential Multiple 1 (RM1-595) 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 (RM1-595) Zone” subject to the following provisions:

Notwithstanding Subsection 14.2, the follow use may also be permitted:

- Take-out Restaurant use up to 17% (300 sq.ft.) of ground floor fronting Queen Street only; and

In addition to Subsection 5.295, the use as a Take-out Restaurant shall be limited in to offering edible / consumable items to those which do not require commercial kitchen fixtures and apparatus for preparation. Such items may include coffee, tea and other items such as ice cream, muffins, cookies, etc; prepared off-site for resale on the premises.

**RM1-596 (2-2018) – 70 Princess St.**

These lands are zoned “Residential Multiple 1 (RM1-596) 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 (RM1-596) Zone” subject to the following provisions:

Notwithstanding Subsection 14.2, the follow use may also be permitted:

- Office Commercial use up to 25% of main floor only

**RM1-597 (2-2018) – 213 Niagara Boulevard**

These lands are zoned “Residential Multiple 1 (RM1-597) 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 (RM1-597) Zone” subject to the following provisions:

Notwithstanding Subsection 14.3 the following shall apply:

- |                     |                    |
|---------------------|--------------------|
| a) Minimum Lot Area | 130 sq.m. per unit |
| b) Maximum Height   | 2 storeys          |

Notwithstanding Subsection 6.20 the following shall apply:

- |                     |  |
|---------------------|--|
| c) Resident Parking | 1 space per unit (permitted in front yard) |
|---------------------|--|

**RM1-617 (31-2018) 145 Derby**

These lands are zoned “Residential Multiple 1 (RM1-617) Zone”, and all of the provisions of By-law No. 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) Zone RM1-617 Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix “1” may only be used for the following:
  - Single detached dwellings
  - Semi-detached dwellings
  - Street and block townhouse dwellings

- apartments
  - any institutional purpose permitted by “Section 31.2 Permitted Uses” in the “Institutional I Zone”
  - Stormwater Management facilities
- b) The provisions of Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” shall apply to any apartments located on the lands shown on Appendix “1” except that:
- i) the maximum building height of any apartment shall not exceed 4 stories.
  - ii) minimum lot area - 75m<sup>2</sup> per unit.
- c) The provisions of Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2 on the lands shown on Appendix “1”

**RM1-618 (33-2018) 3770 Hazel Street**

These lands are zoned “Residential Multiple 1 (RM1-618) Zone”, and all of the provisions of By-law No. 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) Zone RM1-618 Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix “1” may only be used for the following:
- Single detached dwellings
  - Semi-detached dwellings
  - Street and block townhouse dwellings
  - apartments
  - any institutional purpose permitted by “Section 31.2 Permitted Uses” in the “Institutional I Zone”
  - a public park
  - stormwater management facilities
- b) The provisions of Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” shall apply to any apartments located on the lands shown on Appendix “1” except that:
- i) the maximum building height of any apartment shall not exceed 4 stories.
  - ii) minimum lot area - 110m<sup>2</sup> per unit.

- c) The provisions of “Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2 on the lands shown on Appendix “1”.
- d) The provisions of Section 33.3 “Regulations” shall apply to the public park on the lands shown on Appendix “1

**RM1-646 (14-2020) 745 Crescent Road**

These lands are zoned “Residential Multiple 1 (RM1-664) Zone”, and all of the provisions of By-law No. 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 Zone (RM1-646 Zone)” shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands may also be used as an apartment dwelling.
- b) The provisions of Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” shall apply to any apartment dwelling located on the lands except that:
  - i) the maximum building height of any apartment dwelling shall not exceed 3 storeys.
  - ii) minimum lot area - 149m<sup>2</sup> per unit.

**RM1-647 (36-2020) Peace Bridge Village Phase 2 Subdivision (Part 1, Part 2 & Part 6)**

These lands are zoned “Residential Multiple 1 (RM1-647) Zone”, and all of the provisions of By-law No. 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 (RM1-647) Zone”, subject to the following provisions:

- a) Minimum lot area for exterior street townhouse dwellings – 250.00 sq.m
- b) Maximum lot coverage for street townhouse corner lots – 50%

**RM1-649(H) (38-2020) South Coast Village Phase 3 Condominium**

These lands are zoned “Residential Multiple 1 Holding RM1-649(H) Zone” and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned “Residential Multiple 1 (RM1) Zone” shown on the attached Schedule “A”, subject to the following provisions:

- a) In addition to the list of Permitted Uses in Section 14.2, the lands shown on Appendix 1 shall also permit the following uses:
  - i. Stacked Townhouse Dwellings.
  - ii. Recreational Amenities, including, but not limited to, multi-use courts, swimming pools, and a clubhouse. A clubhouse may include 4 dwelling units above the ground floor.
- b) A short-term rental use shall not be permitted.
- c) Location of clubhouse dwelling units – Permitted above the ground floor

Notwithstanding the requirements of Section 14.3 the following shall apply:

- d) Minimum lot frontage – 18 m
- e) Minimum lot area for entire Block 2, Plan 59M430 – 24,000 sq. m
- f) Minimum landscaped area for entire Block 2, Plan 59M430 – 37%
- g) Maximum lot coverage for entire Block 2, Plan 59M-430– 34%
- h) Minimum setback from to northerly lot line from Blocks 3, 4, 5 & 6 (Front) – 6.5m
- i) Minimum setback to easterly lot line from Block 6 (Side) – 2m
- j) Minimum setback from easterly lot line from Block 7 (Side) – 5m
- k) Minimum setback from southerly block limit (Rear) – 6.5m
- l) Minimum setback to westerly block limit from Block 1 and 2 (Side) – 7m
- m) Minimum setback from clubhouse to easterly lot line – 1.5m
- n) Maximum building height for dwellings – 10.5m
- o) Maximum building height for club house – 3 storeys and 12m
- p) Minimum setback from a private street (pavement face)/or sidewalk (whichever is closer) to the face of an attached garage – 6m
- q) Minimum setback from a private street pavement face to other parts of the dwelling, save and except for any projections, including, but not limited to, balconies, porches, and verandas – 3m
- r) Minimum setback from a parking area to adjacent Residential Zones – 2m
- s) Minimum setback from a parking area to an Open Space Zone – 0.9m
- t) Minimum setback from a parking area to a Public Zone – 1m
- u) Minimum distance between buildings on same lot/block– 2.5m between end walls, 12.7m between rear walls, and 7.0m between garages and rear walls
- v) v) Privacy area – 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 3.4m except that no privacy area is required for upper floor units

Notwithstanding the requirements of Section 14.3 and Section 6.21 the following shall apply:



**SECTION 14 – RM1 ZONE**  
**TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90**  
**OFFICE CONSOLIDATION**

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**14.32**

- |    |                         |   |
|----|-------------------------|---|
| c) | Maximum Building Height | 2 storeys 7.5 m (along east property line) 8.5 m (along north, south and west property lines) |
| d) | Minimum Landscaped Area | 40% Including Privacy Areas   |
| e) | Privacy Area            | Minimum depth of 3.5 m (4 units on the north side of the driveway)                            |