

SECTION 500 – MULTIPLE FAMILY RESIDENTIAL ZONES

501 MULTIPLE FAMILY RESIDENTIAL ZONE RM-1

Uses Permitted

- #3010
15/04/91
- 501.1 In the RM-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3 I)
 - 3) *group children's day care*
 - 4) *townhouses*

Density

- #3088
06/02/92
- 501.2 The maximum net density permitted shall be no more than 1 *dwelling unit* per 335 m² of *lot area* (30 units per hectare).
- 501.3
- 1) A private landscaped *amenity area* contained entirely within the *lot* boundaries shall be provided for *use* by the occupants as follows:
 - a) 46 m² for each 3 bedroom unit;
 - b) 28 m² for each 2 bedroom unit;
 - c) 19 m² for each 1 bedroom unit; and
 - d) 9 m² for each bachelor unit.
 - 2) In addition to the requirements of Section 501.3 1), a non- adult oriented development shall provide suitable children's play equipment and play areas based on a ratio of 18.5 m² for each *dwelling unit*.

Lot Coverage

- 501.4 *Buildings and structures* shall not cover more than 30% of the *lot area*.

Siting of Buildings and Structures

- 501.5
- 1) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no principal *building* or *structure* shall be sited less than 7.5 metres from any *lot line*.
 - 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than 7.5 metres from a front or flanking *lot line* and no closer than 1.5 metres from a rear or interior *side lot line*.

Height of Buildings and Structures

- #3782
27/07/98
#3010
15/04/91
- 501.6 Except as provided for in Section 104.5:
- 1) The *height* of principal *buildings and structures* including a clubhouse or recreation *building* shall not exceed 9 metres nor 2 1/2 *storeys*.
 - 2) The *height* of *accessory buildings and structures* shall not exceed 3.75 metres.

Parking and Loading

- 501.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

501.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

501.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

502 **MULTIPLE FAMILY RESIDENTIAL ZONE RM-2**

Uses Permitted

- #3010
15/04/91 502.1 In the RM-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3 I)
 - 3) *apartments*
 - 4) *group children's day care*
 - 5) *townhouses*

Density

- #3088
06/02/92 502.2 The maximum net density permitted shall not exceed one *dwelling unit* per 225 m² of *lot area* (44 units per hectare).

Amenity Areas

- 502.3 1) A private landscaped *amenity area* contained entirely within the lot boundaries shall be provided for use by the occupants as follows:
- a) 46 m² for each 3 bedroom unit;
 - b) 28 m² for each 2 bedroom unit;
 - c) 19 m² for each 1 bedroom unit; and
 - d) 9 m² for each bachelor unit.
- 2) In addition to the requirements of Section 502.3 1), a non-adult oriented development shall provide suitable children's play equipment and play areas based on a ratio of 18.5 m² for each *dwelling unit*.

Lot Coverage

- 502.4 *Buildings and structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- 502.5 1) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no principal *building* or *structure* shall be sited less than 7.5 metres from any *lot line*.
- 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than 7.5 metres from a front or flanking *lot line* and no closer than 1.5 metres from a rear or interior side *lot line*.

Height of Buildings and Structures

- #3782
27/07/98
#3010
15/04/91 502.6 Except as provided for in Section 104.5:
- 1) The *height* of principal *buildings and structures* including a clubhouse or recreation *building* shall not exceed 9 metres nor 2 1/2 *storeys*.
 - 2) The *height* of *accessory buildings and structures* shall not exceed 3.75 metres.

Parking and Loading

- 502.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

502.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

502.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

503 **MULTIPLE FAMILY RESIDENTIAL ZONE RM-3**

Uses Permitted

- #3010
15/04/91 503.1 In the RM-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3 I)
 - 3) *apartments*
 - 4) *group children's day care.*
 - 5) *townhouses*

Density

- #3088
06/02/92 503.2 The maximum net density permitted shall not exceed one *dwelling unit* per 135 m² of *lot area* (74 units per hectare).

Amenity Areas

- 503.3 1) A private landscaped *amenity area* contained entirely within the *lot* boundaries shall be provided for *use* by the occupants as follows:
- a) 46 m² for each 3 bedroom unit;
 - b) 28 m² for each 2 bedroom unit;
 - c) 19 m² for each 1 bedroom unit; and
 - d) 9 m² for each bachelor unit.
- 2) In addition to the requirements of Section 503.3 1), a non-adult oriented development shall provide suitable children's play equipment and play areas based on a ratio of 18.5 m² for each *dwelling unit*.
- 3) In addition to the requirements of Section 503.3 1), an adult oriented development shall provide an indoor recreation space of not less than 37.5 m² for *buildings* having not more than 10 *dwelling units* and an additional 2.25 m² for each *dwelling unit* in excess of 10.

Lot Coverage

- 503.4 *Buildings and structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- #3010
15/04/91 503.5 1) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no principal *building* or *structure* shall be sited less than 9.0 metres from any *lot line*.
- 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than 9.0 metres from a front or flanking *lot line* and no closer than 4.5 metres from a rear or interior *side lot line*.

Height of Buildings and Structures

- #3782
27/07/98 503.6 Except as provided for in Section 104.5:
- 1) The *height* of principal *buildings and structures* including a clubhouse or recreation *building* shall not exceed 12 metres nor 3 *storeys*.
 - 2) The *height* of *accessory buildings and structures* shall not exceed 3.75 metres.

Parking and Loading

503.7

Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

503.8

All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

503.9

Landscaping areas, landscaping screens and fencing shall comply with Section 111.

MULTIPLE FAMILY RESIDENTIAL ZONE RM-3A

Uses Permitted

503A.1 In the RM-3A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) *accessory home occupations* subject to Section 104.3 I)
- 3) *apartments*
- 4) *group children's day care.*
- 5) *townhouses*

Amenity Areas

503A.2 1) A private landscaped *amenity area* contained entirely within the *lot* boundaries shall be provided for *use* by the occupants as follows:

- a) 46 m² for each 3 bedroom unit;
 - b) 28 m² for each 2 bedroom unit;
 - c) 19 m² for each 1 bedroom unit; and
 - d) 9 m² for each bachelor unit.
- 2) In addition to the requirements of Section 503A.2 1), a non-adult oriented development shall provide suitable children's play equipment and play areas based on a ratio of 18.5 m² for each *dwelling unit*.
- 3) In addition to the requirements of Section 503A.2 1), an adult oriented development shall provide an indoor recreation space of not less than 37.5 m² for *buildings* having not more than 10 *dwelling units* and an additional 2.25 m² for each *dwelling unit* in excess of 10.

Density

503A.3 The maximum net density permitted shall not exceed one *dwelling unit* per 135 m² of *lot area* (74 units per hectare).

Lot Coverage

503A.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 503A.5 1) Except as provided for in Sections 104.4, 104.15 and 105.1 2), 503A.5 2), 503A.5 3) and 503A.5 4) no principal *building* or *structure* shall be sited less than 7.5 metres from any *lot line*.
- 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), colonnades, porticos, canopies and other similar *structures* over walkways and entrances may project into the required front yard.
- 3) Where canti-levered balconies project beyond the face of a building, the minimum distance to an abutting *lot line* as required elsewhere in this Bylaw may be reduced by not more than 1.25 metres, providing that such a reduction shall apply only to the projecting feature.
- 4) Where covered open porches project beyond the face of a building, the minimum distance to an abutting *lot line* as required elsewhere in this Bylaw may be reduced by not more than 1.525 metres, providing that such a reduction shall apply only to the projecting feature.

Height of Buildings and Structures

#3782
27/07/98 503A.6 Except as provided for in Section 104.5 the *height* of principal *buildings* shall not exceed 15 metres nor 4 *storeys*.

Parking and Loading

503A.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

503A.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

503A.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

MULTIPLE FAMILY RESIDENTIAL ZONE RM-4

Uses Permitted

- 504.1 In the RM-4 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3 I)
 - 3) *apartments*
 - 4) *group children's day care*

Density

- 504.2 The maximum net density permitted shall not exceed one *dwelling unit* per 80 m² of *lot area* (124 units per hectare).

Amenity Areas

- 504.3
- 1) A private landscaped *amenity area* contained entirely within the *lot* boundaries shall be provided for *use* by the occupants as follows:
 - a) 46 m² for each 3 bedroom unit;
 - b) 28 m² for each 2 bedroom unit;
 - c) 19 m² for each 1 bedroom unit; and
 - d) 9 m² for each bachelor unit.
 - 2) In addition to the requirements of Section 504.3 1), a non-adult oriented development shall provide suitable children's play equipment and play areas based on a ratio of 18.5 m² for each *dwelling unit*.
 - 3) In addition to the requirements of Section 504.3 1), an adult oriented development shall provide an indoor recreation space of not less than 37.5 m² for *buildings* having not more than 10 *dwelling units* and an additional 2.25 m² for each *dwelling unit* in excess of 10.

Lot Coverage

- 504.4 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 504.5
- 1) Except as provided for in Sections 104.4, 104.15, 105.1 2) and 504.5 2), no principal *building* or *structure* shall be sited less than 7.5 metres from any *lot line*.
 - 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), colonnades, porticos, canopies and other similar *structures* over walkways and entrances may project into the required front yard.

Height of Buildings and Structures

- #3782 504.6 Except as provided for in Section 104.5 the *height* of principal *buildings* shall not exceed 15 metres nor 4 *storeys*.
27/07/98

Parking and Loading

- 504.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

504.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

504.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.