

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) Two (2) Accessory Dwelling Units, or one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Subsection 6.43
- (k) Short-Term Rental, Owner Occupied

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

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

14.2

	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

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 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%

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

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:

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|-----|--|--|
| (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;
- (h) 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 m² Single detached dwellings
 - 200m² 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 m²
- 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 centered 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 centered 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 (I) 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 (l) any parking area abutting a street line or lot line shall have a minimum setback of 2.0 metres.

RM1-465(H) (24-12) West of Spears Road, East of Alliston Avenue (Alliston Woods)

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:
- i) Minimum front yard – 6 metres
 - ii) 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.
 - xi) 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.
 - xii) 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.
 - xiii) 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) ii) Minimum Lot Area- 300 sq.m

iii) iii) Minimum Interior Side Yard- 1.2 m

iv) 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 - 75m² 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 - 110m² 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 - 149m² 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:

- a) Minimum lot frontage – 18 m
- b) Minimum lot area for entire Block 2, Plan 59M430 – 24,000 sq. m
- c) Minimum landscaped area for entire Block 2, Plan 59M430 – 37%
- d) Maximum lot coverage for entire Block 2, Plan 59M-430– 34%

- e) Minimum setback from to northerly lot line from Blocks 3, 4, 5 & 6 (Front) – 6.5m
- f) Minimum setback to easterly lot line from Block 6 (Side) – 2m
- g) Minimum setback from easterly lot line from Block 7 (Side) – 5m
- h) Minimum setback from southerly block limit (Rear) – 6.5m
- i) Minimum setback to westerly block limit from Block 1 and 2 (Side) – 7m
- j) Minimum setback from clubhouse to easterly lot line – 1.5m
- k) Maximum building height for dwellings – 10.5m
- l) Maximum building height for club house – 3 storeys and 12m
- m) Minimum setback from a private street (pavement face)/or sidewalk (whichever is closer) to the face of an attached garage – 6m
- n) 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
- o) Minimum setback from a parking area to adjacent Residential Zones – 2m
- p) Minimum setback from a parking area to an Open Space Zone – 0.9m
- q) Minimum setback from a parking area to a Public Zone – 1m
- r) 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
- s) 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:

- a) Planting strips – 0.9m except 1.5m abutting a Residential Zone south of the clubhouse

Notwithstanding the requirements of Section 6.20 the following shall apply:

- a) Parking for clubhouse – 7 spaces plus one space per dwelling unit above the clubhouse

Notwithstanding the requirements of Section 6.40 the following shall apply:

- a) Permitted encroachments for uncovered platforms from 0.0m to 0.5m above grade:
 - i. Minimum Front setback from a private street – 1m
 - ii. Minimum Side Yard Setback from a private street pavement face – 1.25m

- b) Permitted encroachments for platforms between 0.5m and 1.5m (uncovered) or 0.0m to 1.5m above grade (covered):
 - i. Minimum Front setback from a private street – 1m
 - ii. Minimum Side Yard Setback from a private street pavement face – 1.25m
- c) Permitted encroachments for platforms above 1.5m above grade (uncovered or covered):
 - i. Minimum Front setback from a private street – 1.75m
 - ii. Minimum Side Yard Setback from a private street pavement face – 1.75m
- d) Permitted encroachments for platforms no more than 2m above grade (uncovered or covered):
 - i. Minimum Rear setback from lot lines – 3m
 - ii. Minimum setback from southerly lot line (clubhouse) –4.5m

RM1-662 (96-2021) 397 Garrison Road

These lands are zoned “Residential Multiple 1 (RM1-662) 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 (RM1-662) (H) Zone” subject to the following special regulations:

- a) Minimum lot frontage 20.1 m
- b) Minimum Side Yard 1.2 m (1 southeasterly unit)
- 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)

RM1-677 (144-2021) All lands bounded by Queen’s Circle, Shannon Road South, Ulster Lane and Providence Lane, all lands bounded by Queens Circle, Ulster Lane, Loomis Crescent and Belfast Road North, All Lands bounded by Queens Circle, Shannon Road North, Loomis Crescent and Munster Lane, All lands bounded by Queens Circle, Munster Lane, Belfast Road South and Windsor Lane, 122, 125 & 124 Belfast Road North, 0-16196, 318, 323 & 324 Derby Road, 15 & 17 Loomis Crescent and 56 Shannon Road North.

These lands are zoned "Residential Multiple 1 (RM1-677) 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 (RM1-677) Zone", subject to the following special provisions:

a) That notwithstanding the Permitted Uses of Subsection 14.2 and the requirements of Subsection 14.4, single detached dwellings are prohibited except:

- i. On existing lots with up to, and no greater than 12 m of frontage, and shall be no less and no greater than 2 storeys or 9m in height
- ii. Max. Driveway width - 4m
- iii. Min. Front yard without attached garage – 6m
- iv. Min. Int. Side yard - 1.2m and min. Ext. Side yard 2m
- v. Max. Coverage - 40%
- vi. Max density up to 55u/ha

b) That notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.5, semi-detached dwellings shall be subject to the following supplemental or modified regulations:

- i. Min. Frontage-on lots with no less than 12m and no greater than 18m of frontage max. Driveway width - 4m
- ii. Max. Height – 9m
- iii. Min. Lot area – 210 sq.m. Per dwelling
- iv. Min. Unit width 4.6 m without attached garage and 6 m with attached garage
- v. Max. Driveway width for each semi dwelling - 3m
- vi. Min. Front yard without attached garage – 6m
- vii. Min. Front yard with attached garage - 6m to garage and 3m to dwelling main wall
- viii. Min. Rear yard - 6m
- ix. Min. Int. Side yard - 1.2m and min. Ext. Side yard 2m
- x. Max density up to 55u/ha

c) That notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.6, duplex dwellings shall be subject to the following supplemental or modified regulations:

- i. Min. Frontage - on lots with no less than 12m and no greater than 18m of frontage max. Driveway width - 4m
- ii. Max. Height – 9m
- iii. Min. Lot area – 210 sq.m. Per dwelling
- iv. Max. Driveway width for each duplex dwelling - 3m
- v. Min. Front yard – 6m
- vi. Min. Rear yard - 6m
- vii. Min. Int. Side yard - 1.2m and min. Ext. Side yard 2m
- viii. Max density up to 55u/ha

d) That notwithstanding the permitted uses of Subsection 14.2 and the requirements of Subsection 14.7, triplexes and fourplexes shall be subject to the following supplemental or modified regulations:

- i. Min. Lot frontage-18 m and 20 m for corner lots;
- ii. Min. Lot area - 550 sq.m.
- iii. Max. Driveway width - 50% of the frontage and/or ext. Side yard
- iv. Min. Height - 2 storeys or 9m
- v. Max. Height 3 storeys or 12m
- vi. Min. Rear yard – 6m
- vii. Min. Int. Side yard – 1.2 m for 2 storeys, 1.5 m for 3 story and min ext. Side yard 2 m
- viii. Max density up to 55u/ha

e) That notwithstanding the permitted uses of Subsection 14.2 and requirements of Section 14.3, townhouses shall be subject to the following supplemental or modified regulations:

- i. Min. Frontage - 8 m for corner lots;
- ii. Min. Lot area-180 sq.m., 220 sq.m for interior end units and 240 sq.m. For corner lots.
- iii. Max. Driveway width - 50% frontage of individual units to a max. Of 6m
- iv. Min. Height - 2 storeys or 9m and maximum height 3 storeys or 12m
- v. Max. Coverage - 60%
- vi. Min. Int. Side yard-1.2m for 2storeys, 1.5m for 3 storey and min. Ext. Side yard 2m
- vii. Max. Density – 75un/ha.max density up to 55u/ha

f) That notwithstanding the permitted uses of Subsection 14.2, apartments are permitted use and shall be subject to Section 15.3 and 15.4 except for the following supplemental or modified regulations:

- i. Min. Lot frontage - 20m and 22m for corner lots or through lots
- ii. Min. Lot area per dwelling unit–not applicable
- iii. Min. Lot area - 900 sq.m.
- iv. Max. Coverage-40% (same)
- v. Min. Front yard-4.5m
- vi. Min. Int. Side yard-4.5m
- vii. Min. Ext. Side yard – 4.5 m
- viii. Min. Rear yard-12m
- ix. Min. Height-2 storeys or 9m and maximum height 3 storeys or 12m
- x. Max. Density-75 un/ha.
- xi. Min. Planting strip-1.5m adjacent to street allowance

- xii. Parking prohibited in front yard; and further
- xiii. No driving lane shall be closer than 0.5 metres to any lot line abutting any residential zone
- xiv. No parking area shall be closer than 1.5 metres to any rear or side lot line

RM1-678 (144-2021) Northeast Corner of Elmwood Avenue and Rebstock Road-4042 Rebstock Road and 116 Elmwood Avenue (Planning Mill Site)

These lands are zoned “Residential Multiple 1(RM1-678) 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 (RM1-678) Zone” subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street, stacked and block townhouse dwellings
 - iii. apartments
- b) Minimum site density for all combined unit types shall be 50 un/ha.
- c) Maximum site density for all combined unit types shall be 75 un/ha.
- d) Applications shall be subject to approval of urban design guidelines.
- e) Regulations for semi-detached as per Section 13.4 except that:
 - i. min. lot frontage - 9m, 10.5m for corner lot
 - ii. min. lot area - 280 sq.m. and 320 sq.m. for corner unit
 - iii. max. building height - 2 storeys or 9m
 - iv. max. driveway width - 50% of lot frontage
- f) Regulations for townhouses as per Section 14.3 except that:
 - i. min. lot frontage-7.5m, 9m for interior end and 10m for corner
 - ii. min. lot area for corner lot – 180 sq m. 220 sq m for interior end units and 240 sq. m for corner lots.
 - iii. max. building height - 2 storeys or 9m
 - iv. max. driveway width - 50% of lot frontage
 - v. max. density–75 un/ha
- g) Regulations for apartments as per Section 15.3 except that:
 - i. min. lot area per dwelling unit – not applicable

- ii. min. lot area - 0.31 ha.
- iii. max. height - 3 storeys or 12m
- iv. max. density – 75un/ha”

RM1-679 (144-2021) 271 Ridgeway Road (former Fire Station No. 6)

These lands are zoned “Residential Multiple 1 (RM1-679) 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 (RM1-679) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. street and stacked townhouse dwellings
 - ii. apartments
 - iii. institutional
- b) Minimum site density for all combined unit types shall be 50un/ha.
- c) Maximum site density for all combined unit types shall be 100un/ha.
- d) The provisions of Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” shall apply to any apartments located on the lands except that:
 - i. max. building height - 3 storeys or 12m
 - ii. min. lot area per dwelling unit – not applicable
 - iii. max. density – 50 un/ha
- e) The provisions of Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2 for these lands.
- f) In addition to residential use, the site and existing building may be considered for General Commercial(C2)use as defined in the implementing by-law Section 20.”

RM1-680 (144-2021) 145 Derby (former Crystal Beach Public School Site)

These lands are zoned “Residential Multiple 1(RM1-680)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(RM1-680)Zone”,subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street and stacked townhouse dwellings
 - iii. apartments

- iv. institutional - as per paragraph (f)
 - v. Storm Water Management facilities
- b) An Apartment shall be required for this site and shall be subject to Section 15.3 “Regulations for Apartment Dwellings and Assisted Living House” except that:
- i. the maximum building height of any apartment shall not exceed 4 storeys
 - ii. minimum number of required apartment units shall be 32
 - iii. min. lot area per dwelling unit – not applicable
- c) Minimum site density for all combined unit types shall be 50 un/ha.
- d) Maximum site density for all combined unit types shall be 75 un/h
- e) Applications shall be subject to approval of urban design guidelines.
- f) The provisions of Section 31.3 “Regulations” shall apply to the any institutional use permitted in Section 31.2, as part of ground floor use of an apartment building.”

RM1-681 (144-2021) 3990,4000,4008, 4012 and 4020 Rebstock Road (Lands immediately west of former Crystal Beach Public School (CBPS)Site)

These lands are zoned “Residential Multiple 1 (RM1-681) 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 (RM1-681) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street, block or stacked townhouse dwellings
- b) Regulations for semi-detached as per Section 13.4 except that
 - i. max. building height – 3 storeys or 12m
- c) Regulations for townhouses as per Section 14.3 except that:
 - i. max. building height – 3 storeys or 12m
- d) Minimum site density for all combined unit types shall be 50 un/ha.
- e) Maximum site density for all combined unit types shall be 75 un/ha.
- f) Applications shall be subject to approval of urban design guidelines.”

RM1-682 (144-2021) 122 Ridgeway Road (Crystal Beach Motel)

These lands are zoned “Residential Multiple 1 (RM1-682) 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 (RM1-682) Zone”, subject to the following special provisions:

- a) Notwithstanding the Medium Residential policies of this plan, these lands are permitted to continue operating with existing use (hotel/motel uses).
- b) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street, stacked and block townhouse dwellings
 - iii. apartments
- c) Minimum site density for all combined unit types shall be 50un/ha.
- d) Maximum site density for all combined unit types shall be 100un/ha.
- e) Applications shall be subject to approval of urban design guidelines.
- f) Regulations for semi-detached as per Section 13.4 except that:
 - i. min. lot frontage - 9m, 10.5m for corner lot
 - ii. min. lot area - 280 sq.m. and 320 sq.m. for corner unit
 - iii. max. building height – 2 storeys or 9m
 - iv. max. driveway width-50% of lot frontage
- g) Regulations for townhouses as per Section 14.3 except that:
 - i. min. lot frontage - 7.5m, 9m for interior end and 10m for corner
 - ii. min. lot area for corner lot – 180 sq. m., 220 sq. m for interior end units and 240 sq. m. for corner lots.
 - iii. max. building height - 3storeys or 12m
 - iv. max. driveway width - 50% of lot frontage
 - v. max. density – 50 un/ha
- h) Regulations for apartment as per Section 15.3 except that:
 - i. min. lot area - 0.6487 ha.
 - ii. min. lot area per dwelling unit – not applicable
 - iii. setback from Ridgeway Road –min. 9m and max. 12m
 - iv. setback from north and east property limit – min.18m
 - v. max. height - 4 storeys or 16m
 - vi. max. density – 100un/ha”

RM1-683 (144-2021) 14 Ridgeway Road (Lands north of St. George Catholic Church)

These lands are zoned “Residential Multiple 1(RM1-683) 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(RM1-683) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. Street, stacked and block townhouse dwellings
 - ii. Apartments
- b) Minimum site density for all combined unit types shall be 50 un/ha.
- c) Maximum site density for all combined unit types shall be 100 un/ha.
- d) Applications shall be subject to approval of urban design guidelines.
- e) Regulations for townhouses as per Section 14.3 except that:
 - i. max. building height – 3 storeys or 12m
 - ii. max. driveway width - 50% of lot frontage
- f) Regulations for apartment as per Section 15.3 except that:
 - i. min. lot area - 0.9814 ha.
 - ii. min. lot area per dwelling unit – not applicable
 - iii. setback from Ridgeway Road – min. 9m and max. 18m
 - iv. max. height - 4 storeys or 16m
 - v. max. density – 100 un/ha”

RM1-684 (144-2021) 0-15850 Rebstock Road (east of Crystal Ridge Park)

These lands are zoned “Residential Multiple 1 (RM1-684) 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 (RM1-684) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street, stacked and block townhouse dwellings
 - iii. apartments (required)
- b) Minimum site density for all combined unit types shall be 25 un/ha.
- c) Maximum site density for all combined unit types shall be 50 un/ha.

- d) Applications shall be subject to approval of urban design guidelines.
- e) Regulations for semi-detached as per Section 13.4 except that:
 - i. min. unit width - 8m
 - ii. min. front yard from private road - 6m
 - iii. min. rear yard 6m to property line,
 - iv. min. rear yard separation between buildings – 12 m back-to-back or 7.5 m back to sidewall
 - v. min. side yard separation between buildings - 3m
 - vi. max. building height - 2 storeys or 9m
 - vii. max. driveway width - 50% of unit width
- f) Regulations for townhouses as per Section 14.3 except that:
 - i. min. unit width - 7.5m
 - ii. min. front yard from private road - 6m
 - iii. min. rear yard - 6m to property line,
 - iv. min. rear yard separation between buildings – 12 m back-to-back or 7.5 m back to sidewall
 - v. min. side yard separation between buildings – 3m or 4.5m from property line
 - vi. max. building height - 3storeys or 12m
 - vii. max. driveway width - 3m
- g) Regulations for required apartments as per Section 15.3 except that:
 - i. Min. Lot area per dwelling unit–not applicable
 - ii. The maximum building height of any apartment shall not exceed 3 storeys or 12m
 - iii. Setback from north property line – min. 4.5m
 - iv. Setback from west property line – min. 6m
 - v. Setback from south property line – min. 30m
 - vi. Setback from east property line – min. 50m”

RM1-685 (144-2021) Lands on east side of Ridge Road South, north of Shore Breeze Condominiums - 272, 278, 282 Ridge Road South & 0 Brunswick Avenue

These lands are zoned “Residential Multiple 1 (RM1-685) 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 (RM1-685) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. duplex dwellings

- iii. street, stacked and block townhouse dwellings
 - iv. apartments
- b) Minimum site density for all combined unit types shall be 25 un/ha.
- c) Maximum site density for all combined unit types shall be 35 un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
- i. Min. Unit width - 8m
 - ii. Min. Front yard from private road - 6m
 - iii. Min. Rear yard - 6m to property line,
 - iv. Min. Rear yard separation between buildings – 12m back-to-back or 7.5 m back to sidewall
 - v. Min. Side yard separation between buildings – 3m
 - vi. Max. Building height - 2 storeys or 9m
 - vii. Max. Driveway width - 50% of unit width
- e) Regulations for duplex dwellings as per Section 13.5 except that:
- i. max. building height - 2 storeys or 9m
- f) Regulations for townhouses as per Section 14.3 except that:
- i. Min unit width - 7.5m
 - ii. Min. Front yard from private road - 6m
 - iii. Min. Rear yard - 6m to property line,
 - iv. Min. Rear yard separation between buildings – 12m back-to-back or 7.5m back to sidewall
 - v. Min. Side yard separation between buildings – 3m or 4.5m from property line
 - vi. Max. Building height - 2 storeys or 9m
 - vii. Max. Driveway width – 3m
- g) Regulations for apartment as per Section 15.3 except that:
- i. Min. Lot area - 0.5400 ha.
 - ii. Min. Lot area per dwelling unit – not applicable
 - iii. Max. Height - 3 storey or 12m
- h) Notwithstanding permitted uses in paragraph a) herein, if development proceeds on a public through road, detached dwellings shall be permitted subject to Regulations of Section 12.3 except that:
- i. Min. Lot area - 300 sq.m and 350 sq.m. For corner lot
 - ii. Max. Building height - 2 storeys or 9m”

RM1-686 (114-2021) Multiple Parcels East of South CoastVillage between Graeber and Ryan Avenues (3771, 0-15281, 3765, 3757 & 3767 Graeber Avenue, 0-15290 Erie Road East and 3748 & 3758 Ryan Avenue

These lands are zoned “Residential Multiple 1 (RM1-686) 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 (RM1-686) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings on a new public road
 - ii. street townhouse dwellings on a new public road
- b) Notwithstanding the list of Permitted Uses in paragraph a) herein, single detached dwellings may only be permitted if demonstrating minimum density requirements are being achieved on assembled lands of not less than 0.5 ha, and that any detached dwelling be subject to Section 12B.2 and 12B.3.
- c) Minimum site density for all combined unit types shall be 25 un/ha.
- d) Maximum site density for all combined unit types shall be 50 un/ha.
- e) Regulations for semi-detached as per Section 13.4 except that:
 - i. min. lot frontage - 9m, 10.5m for corner lot
 - ii. min. lot area - 245 sq.m., 280 sq.m for corner lot
 - iii. max. lot coverage - 50%
 - iv. min. front yard - 6m to garage and 4.5m to other parts of the dwelling
 - v. min. rear yard - 6m
 - vi. min. side yard - 1.5m
 - vii. min. ext. side yard - 3m
 - viii. max. building height - 2 storeys or 9m
 - ix. max. driveway width - 50% of unit width
- f) Regulations for street townhouses as per Section 14.3 except that:
 - i. min. unit frontage – 7.5m
 - ii. min. lot area – 210 sq.m.
 - iii. max. lot coverage - 50%
 - iv. min. front yard – 6m to garage and 4.5m to other parts of the dwelling
 - v. min. rear yard - 6m
 - vi. min. side yard – 1.5m
 - vii. min. ext. side yard – 3m
 - viii. max. building height - 2 storeys or 9m
 - ix. max. driveway width - 50% of unit width
 - x. max. density – 50 un/ha.”

“RM1-687 (144-2021) Lands West of the intersection of Ryan Avenue and Graeber Avenue (3723, 3731, 0-15284 & 3747 Graeber Avenue, 0-15289 Erie Road East and 3740 Ryan Avenue)

These lands are zoned “Residential Multiple 1 (RM1-687) 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 (RM1-687) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. street townhouse dwellings
 - ii. block townhouse dwellings
 - iii. stacked townhouse dwellings
- b) Minimum site density shall be 25 un/ha.
- c) Maximum site density shall be 50 un/ha.
- d) Regulations for street townhouses as per Section 14.3 except that:
 - i. min. unit frontage – 7.5m
 - ii. min. lot area – 210 sq.m.
 - iii. max. lot coverage - 65%
 - iv. min. front yard – 6m to garage and 4.5m to other parts of the dwelling
 - v. min. rear yard - 6m
 - vi. min. int. side yard – 1.5m
 - vii. min. ext. side yard – 3.0m
 - viii. max. building height - 2storeys or 9m
 - ix. max. driveway width - 50% of unit width
 - x. max. Density – 50 un/ha
- e) Regulations for block townhouses as per Section 14.3 except that:
 - i. min. unit frontage – 6m
 - ii. min. front yard – 4.5m to communal driveway or parking area
 - iii. min. rear yard - 6m to property line,
 - iv. min. rear yard separation between buildings – 12m back-to-back or 7.5 back to sidewall
 - v. min. side yard separation between buildings – 3m
 - vi. min. ext. side yard – 3.0m
 - vii. max. building height - 2 storeys or 9m
- f) Regulations for stacked townhouses same as paragraph e) herein”

RM1-690 (144-2021) Vacant Lands Southeast Corner of Michener Rd. and Elmwood Ave.(0-17032 Elmwood Avenue)

These lands are zoned “Residential Multiple 1 (RM1-690) 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 (RM1-690) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street townhouse dwellings
 - iii. block townhouse dwellings
 - iv. Stacked townhouses

- b) Minimum site density for all combined unit types shall be 25 un/ha.

- c) Maximum site density for all combined unit types shall be 50 un/ha.

- d) Regulations for semi-detached as per Section 13.4 except that:
 - i. max. height – 2 storeys (9m)

- e) Regulations for street townhouses as per Section 14.3 except that:
 - i. min. lot frontage – 7.5m
 - ii. min. lot frontage corner lot – 9.5m
 - iii. min. lot area – 210 sq.m.
 - iv. max. lot coverage - 50%
 - v. min. front yard – 4.5m and 6m to garage
 - vi. min. rear yard - 6m
 - vii. min. int. side yard – 1.5m
 - viii. min. ext. side yard – 3m
 - ix. max. building height 2 storeys or 9m
 - x. max. driveway width - 50% of unit width
 - xi. max. density 50 un/ha

- f) Regulations for block townhouses as per Section 14.3 except that:
 - i. min. unit frontage – 7.5m
 - ii. min. front yard – 6m to private road or parking area
 - iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to side wall
 - iv. min. side yard separation between buildings – 3m
 - v. min. ext. side yard – 6.0m
 - vi. max. building height - 2 storeys or 9m
 - vii. max. density 50 un/ha

- g) Regulations for stacked townhouses same as paragraph f)”

RM1-691 (144-2021) 3901, 3899 and 3889 Rebstock Road (west of south-west corner of Rebstock and Ridgeway Road)

These lands are zoned “Residential Multiple 1 (RM1-691) 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 (RM1-691) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street townhouse dwellings
 - iii. block and stacked townhouse dwellings
- b) Minimum site density for all combined unit types shall be 50un/ha.
- c) Maximum site density for all combined unit types shall be 75un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
 - i. max. height – 2storeys (9m)
- e) Regulations for street townhouses as per Section 14.3 except that:
 - i. min. lot frontage – 7.5m
 - ii. min. lot frontage corner lot – 9.5m
 - iii. min. lot area – 210 sq.m.
 - iv. max. lot coverage - 50%
 - v. min. front yard – 4.5m and 6m to garage
 - vi. min. rear yard - 6m
 - vii. min.int. side yard – 1.5m
 - viii. min. ext. side yard – 3m
 - ix. max. building height 3 storeys or 12m
 - x. max. driveway width - 50% of unit width
 - xi. max. density 50 un/ha
- f) Regulations for block and stacked townhouses as per Section 14.3 except that:
 - i. min. unit frontage – 7.5m
 - ii. min. front yard – 6m to private road or parking area
 - iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
 - iv. min. side yard separation between buildings – 3m
 - v. min. ext. side yard – 6.0m
 - vi. max. building height - 3storeys or 12m
 - vii. max. density 50 un/ha”

RM1-692 (144-2021) 3949 Farr Avenue, 4015 Farr Avenue, 3980 Michener Road, 15 and 19 Derby Road (Muni. Add. 3954 Michener Road) - Lands bound by Farr Avenue, Derby and Michener Roads.

These lands are zoned “Residential Multiple 1 (RM1-692) 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 (RM1-692) Zone”, subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:
 - i. semi-detached dwellings
 - ii. street townhouse dwellings
 - iii. block and stacked townhouse dwellings
- b) Minimum site density for all combined unit types shall be 50un/ha.
- c) Maximum site density for all combined unit types shall be 100un/ha.
- d) Regulations for semi-detached as per Section 13.4 except that:
 - i. max. height – 2 storeys (9m)
- e) Regulations for street townhouses as per Section 14.3 except that:
 - i. min. lot frontage – 7.5m
 - ii. min. lot frontage corner lot – 9.5m
 - iii. min. lot area – 210 sq.m.
 - iv. max. lot coverage - 50%
 - v. min. front yard – 4.5m and 6m to garage
 - vi. min. rear yard - 6m
 - vii. min. int. side yard – 1.5m
 - viii. min. ext. side yard – 3m
 - ix. max. building height 3 storeys or 12m
 - x. max. driveway width - 50% of unit width
 - xi. max. density 100un/ha
- f) Regulations for block and stacked townhouses as per Section 14.3 except that:
 - i. min. unit frontage – 7.5m
 - ii. min. front yard – 6m to private road or parking area
 - iii. min. rear yard - 6m to property line, 12m back-to-back or 7.5m back to sidewall
 - iv. min. side yard separation between buildings – 3m
 - v. min. ext. side yard – 6.0m
 - vi. max. building height - 3storeys or 12m
 - vii. max. density 100un/ha”

RM1-751 (128-2022) 131 Gilmore Road (Part 1)

These lands are zoned “Residential Multiple 1 (RM1-751) 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 (RM1-751) Zone” subject to the following special provisions:

- a) That notwithstanding the list of Permitted Uses in Section 14.2, the subject property shall only be used as a fourplex dwelling.
- b) The provisions of Subsection 14.7 “Zone Regulations for Triplexes and Fourplexes” shall apply to the fourplex dwelling except for the following provisions:
 - iv. Minimum lot frontage – 19.80 m
 - v. Minimum lot area – 605.00 sq. m
 - vi. Maximum lot coverage – 41%
 - vii. Minimum front yard – 0.00 m
 - viii. Minimum side yard – 1.00 m northern side yard, 4.00 m southern side yard
 - ix. Minimum rear yard – 8.00 m

RM1-760 (12-2023) 0-10268 Louisa Street, Peace Bridge Village Phase 4 Subdivision (Part 2)

These lands are zoned “Residential Multiple 1 (RM1-760) 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 (RM1-760) Zone” subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 12.3, the following provisions shall apply:
 - b. Minimum lot area – 170.00 sq. m for a street townhouse lot
265.00 sq. m for a street townhouse corner lot
 - c. Maximum lot coverage for an exterior street townhouse – 50%
 - d. Maximum density – 50.63 units/ha
 - e. Planting strip width – 3.00 m where it abuts a street, except for points of ingress/egress”

RM1-761 (H) (9-2023) 315 & 0-350 Garrison Road (Parts 1 and 2)

These lands are zoned “Residential Multiple 1 Holding (RM1-761(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 (RM1-761(H)) Zone” subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 14.3, the following shall apply:
 - i) Minimum Lot Frontage – 20.22 m
 - ii) The overall residential density shall be a minimum of 25 units per gross hectare and a maximum of 50 units per gross hectare

RM1-763 (16-2023) 0-17482 and 0-17484 Black Creek Road (Parts 2, 3 & 4)

These lands are zoned “Residential Multiple 1 (RM1-763) 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 (RM1-763) Zone” subject to the following special provisions:

- a) Notwithstanding the list of “Permitted Uses” in Subsection 14.2, the lands may also be used for a stormwater management pond and open space uses
- b) The overall density for this zone shall be a minimum of 17 units per hectare and a maximum of 50 units per hectare
- c) Notwithstanding the Zone Regulations in Subsection 13.4, semi-detached dwellings shall be subject to the following special provision:
 - i) Minimum Interior Side Yard – 1.5 m, except where no private garage or carport is provided a side yard of not less than 3.0m on one side of such semi-detached dwelling is required
- d) Notwithstanding the Zone Regulations in Subsection 12.3, single detached dwellings shall be subject to the following special provision:
 - i) The maximum lot coverage regulation is deleted.
- e) Notwithstanding the Zone Regulations in Subsection 14.3, street townhouse dwellings shall be subject to the following special provisions:
 - i) The maximum lot coverage regulation is deleted
 - ii) Minimum Lot Area – 180 m² for a street townhouse lot and 215 m² for a street townhouse corner lot”

RM1-765 (H) (29-2023) 92 Adelaide Street

These lands are zoned “Residential Multiple 1 (RM1-765) 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 (RM1-765) Zone” subject to the following special provision:

- a) That the planting strip shall have a minimum width of 3.82m where it abuts a street, except for points of ingress/egress”

RM1-779 (91-2023) 0-10747 Kraft Road, Crescent Acres (Part 1)

These lands are zoned “Residential Multiple 1 (RM1-779) 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 (RM1-779) Zone” subject to the following special provision:

- a) Notwithstanding the list of “Permitted Uses” in Subsection 14.2, the lands may also be used for a stormwater management facility.
- b) Notwithstanding the requirements of Subsection 14.3, street townhouse dwellings shall be subject to the following special provisions:
- i. Minimum Lot Area - 180.00 sq m for an interior lot and 215.00 sq m for a corner lot.
 - ii. Minimum Interior Side Yard - 1.20 m.
 - iii. The Maximum Lot Coverage requirement is deleted.
 - iv. The Planting Strip requirement where it abuts a street is deleted.
- c) Notwithstanding the requirements of Subsection 12.3, single detached dwellings shall be subject to the following special provisions:
- i. The Maximum Lot Coverage requirement is deleted.
- d) Notwithstanding the requirements of Subsection 13.4, semi-detached dwellings shall be subject to the following special provisions:
- i. Minimum Lot Frontage - 8.00 m for an interior lot.
 - ii. Minimum Interior Side Yard - 1.20 m.”

RM1-783 (116-2023) 272 Ridge Road South Plan of Vacant Land Condominium

These lands are zoned “Residential Multiple 1 (RM1-783) 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 (RM1-783) Zone” subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 14.3 and Subsection 6.20 (D) (i), the subject property shall be subject to the following special provisions:
- i. Minimum Lot Frontage - 28.00 m
 - ii. Minimum Landscaped Area - 46%
 - iii. Planting Strips - Minimum width of 1.27 m adjacent to a Residential Zone
 - iv. Minimum width of an ingress/egress driveway - 6.00 m for two-way traffic.”

RM1-784 (105-2023) 613 Helena Street Plan of Subdivision

These lands are zoned “Residential Multiple 1 (RM1-784) 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 (RM1-784) Zone” subject to the following special provisions:

- a) Notwithstanding the list of “Permitted Uses” in Subsection 14.2, the lands may also be used for a stormwater management facility and for open space/park purposes.
- b) Notwithstanding the requirements of Subsection 14.3, street townhouse dwellings shall be subject to the following special provisions:
 - i. Minimum Lot Area - 155.00 sq m for a street townhouse lot
 - ii. Maximum Density - 49.42 units/ha
 - iii. The Planting Strip requirement where it abuts a street is deleted.”

RM1-787 (137-2023) 3303 Dominion Road

These lands are zoned “Residential Multiple 1 (RM1-787) 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 (RM1-787) Zone” subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 14.3, block townhouse dwellings on the subject lands shall be subject to the following special provisions:
 - i. Minimum Landscaped Area - 33.1%
 - ii. Maximum Lot Coverage - 40.2%
 - iii. Planting Strip Width – Minimum 1.30 m east side, 3.45m north side and 1.50 m south side
- b) Notwithstanding the requirements of Subsection 6.20, the subject lands shall be subject to the following special provisions:
 - i. The minimum width of an ingress and egress driveway shall be 6.10 m for two-way traffic.
 - ii. No parking area, other than a driveway, shall be located closer than 1.30m to the east lot line and 1.50 m to the south lot line.”

RM1-791(H) (161-2023) 1101 DiPietro Street

These lands are zoned “Residential Multiple 1 Holding (RM1-791(H)) 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 (RM1-791 (H)) Zone” subject to the following special provision:

- a) Notwithstanding the “Zone Regulations” in Section 14.3, street townhouse dwellings shall be subject to the following special provisions:

- i. Minimum Lot Frontage 5.8 m for interior lots
- ii. Maximum Density 40 units/ha

RM1-792(H) (16-2024) 1211, 1225, 1237 Pettit Road

These lands are zoned “Residential Multiple 1 Holding (RM1-792 (H)) 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 (RM1-792(H)) Zone” subject to the following special provisions:

- a) Notwithstanding the “Zone Regulations” in Section 14.3, street townhouse dwellings shall be subject to the following special provisions:

- i. Minimum Lot Area 161 sq m
252 sq m for corner lot
- ii. Maximum Lot Coverage 55% for exterior street townhouse lots

- b) Notwithstanding the “Zone Regulations” in Section 14.4, single-detached dwellings shall be subject to the following special provisions:

- i. Minimum Lot Frontage 14 m for corner lot
- ii. Maximum Lot Coverage 60%

- c) Notwithstanding the “Zone Regulations” in Section 14.5, semi-detached dwellings shall be subject to the following special provisions:

- i. Minimum Lot Frontage 8.2 m
9.7 m for corner lot
- ii. Minimum Lot Area 234 sq m
- iii. Maximum Lot Coverage 50% for 2-storey dwellings

RM1-793 (36-2024) 0-15850 Rebstock Road (east of Crystal Ridge Park)

These lands zoned Residential Multiple 1 (RM1-793), and all of the provisions of By-law 129-90, as amended, that relate to the lands zoned Residential Multiple 1 (RM1-793) Zone by this by-law, shall apply subject to the following special provisions:

- a) Notwithstanding the Definitions of Section 5.193 of By-law No. 129-90, as amended, for the purposes of applying this By-law, all of the lands Zoned Residential Multiple 1 (RM1-793) on Schedule 'A' shall be considered to be one whole lot.
- b) Notwithstanding the list of Permitted Uses in Section 14.2, these lands may only be used for the following:

- i. Block townhouse dwellings;
 - ii. Block Back-to-Back townhouse dwellings; and
 - iii. Uses, buildings and structures accessory to the foregoing permitted uses.
- c) Notwithstanding the Zone Regulations in Section 14.3, the following regulations shall apply:
- i. Minimum Lot Frontage 27.6 metres
 - ii. Minimum Lot Area 167 sq m per dwelling unit
 - iii. Minimum Rear Yard 6.3 m
 - iv. Maximum Building Height 2.5 storeys or 11 m, whichever is greater
 - v. Minimum Landscaped Area 25%
 - vi. Maximum Number of Dwelling Units 90
 - vii. Maximum Density 61 units per/ha
 - viii. Privacy Area for Block Townhouse Dwellings–Notwithstanding the yard requirements, every Block Townhouse Dwelling Unit shall have at least one area which serves as a privacy area adjacent to the dwelling unit, having a minimum depth of 5.0 metres
 - ix. Privacy Area for Block Back-to-Back Townhouse Dwellings – None required
 - x. Distance from building to internal driveways, and parking areas:
 - Any front or rear face of any dwelling shall be no closer than 3 m to any private street.
 - Any side of any townhouse shall be no closer than 1.5 m to an internal driveway or parking area.
 - Any garage shall be no closer than 5.4 m to any private street.
- d) Notwithstanding the Parking Area Regulations in Section 6.20 (A), (D) and (J), the following regulations shall apply to lands zoned RM1-793:
- i. 1 parking space per dwelling unit and 0.25 visitor parking spaces per dwelling unit;
 - ii. Minimum number of parking spaces – 113
 - iii. Minimum width of two-way drive aisle – 6 metres
 - iv. Parking stall length – Minimum 5.4 metres
- e) Notwithstanding the Landscaping and Planting Strip Regulations in Section 6.21 (b), the following regulations shall apply to lands zoned RM1-793:
- f) Minimum planting strip width – 2.3 metres and 1.0 metres along the north lot line.”

