

SECTION 11 RESIDENTIAL MULTIPLE FIRST DENSITY (RM1) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Residential Multiple First Density (RM1) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any RM1 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RM1 uses, namely:

- (a) an accessory use;
- (b) a home occupation;
- (c) a public use;
- (d) a quadruplex dwelling;
- (e) a townhouse dwelling;
- (f) a triplex dwelling;
- (g) any use permitted in an R3 Zone.

(3) ZONE REQUIREMENTS

No person shall within any RM1 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

Any use permitted in the RM1 Zone that is also permitted in the R3 zone is subject to the Zone Requirements of Section 10 as it relates to the specific use. A townhouse dwelling shall be subject to the following zone requirements.

(a)	LOT AREA (MINIMUM)	780 m ²
(b)	LOT FRONTAGE (MINIMUM)	25.0 m
	In infilling situation, the frontage requirement may be reduced to 10.0 metres (32.8 ft.) provided no buildings are located in any part of the lot less than 25.0 metres in width.	
(c)	FRONT YARD DEPTH (MINIMUM)	6.0 m
(d)	INTERIOR SIDE YARD WIDTH (MINIMUM)	3.0 m
(e)	EXTERIOR SIDE YARD WIDTH (MINIMUM)	6.0 m
(f)	REAR YARD DEPTH (MINIMUM)	6.0 m
(g)	LOT COVERAGE (MAXIMUM)	40%
(h)	LANDSCAPED OPEN SPACE (MINIMUM)	30%
(i)	HEIGHT (MAXIMUM)	8.5 m

- (j) PRIVACY ZONE (MINIMUM) 6.0 m

A privacy zone shall be provided adjoining each exterior wall of every dwelling unit that contains habitable room windows.

- (k) ZERO LOT LINE

Should a townhouse dwelling with frontage on a public street and with individual unit vehicle access subsequently obtain a consent or be subdivided into individual lots, the lot area, lot frontage and side yard provisions of this By-Law shall be interpreted as applying to the Zone and not the individually created lot.

- (l) Accessory Uses, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 hereof.

(4) SPECIAL PROVISIONS

- (a) RM1-1 (MAPLEHURST - TOWNHOUSING)

Notwithstanding any provision of the RM1 Zone to the contrary, within any area designated RM1-1 on Schedule "A" hereto, the following zone regulations shall apply:

- (i) Uses Permitted

In addition to those uses set out in Subsection 11(2), stacked townhouse dwellings shall be permitted.

- (ii) Zone Requirements

The lands affected, being 199 Talbot Street and 213 Talbot Street, are recognized as one development parcel for the purpose of implementing the following regulations of the RM1-1 Zone.

- 1. Lot Area (Minimum) 4000 m²
- 2. Lot Frontage (Minimum) 25 m
- 3. Front Yard Depth (Minimum) 4.0 m
- 4. Interior Side Yard Width (Minimum) 2.4 m
- 5. Rear Yard Depth (Minimum) 7.5 m
- 6. Lot Coverage (Maximum) 30%
- 7. Landscaped Open Space (Minimum) 30%
- 8. Height (Maximum) 10 m
- 9. Privacy Yards (Minimum) 1.5 m
- 10. Accessory Uses, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 hereof, except that notwithstanding Article 3(17)(e), the minimum rectangular dimensions of any parking space shall be 2.75 metres (9 ft.) by 5.5 metres (19 ft.).

11. Notwithstanding the definition of "lot" in Section 2(182), the following provision shall apply to lands designated RM1-1 on Schedule "A" hereto. Nothing in this By-Law shall prevent the conveyance of any parcel or tract of land for which a consent is granted pursuant to Section 53 of the *Planning Act*, R.S.O. 1990, or created by the lifting of Part Lot Control pursuant to Section 50(5) of the *Planning Act*, R.S.O. 1990, even if the resulting parcel does not conform to the regulations of this By-Law, provided:
- a. the parcel of land received site plan approval under Section 41 of the *Planning Act*, R.S.O. 1990, prior to the consent being granted or Part Lot Control being lifted and the agreement has been registered on title; and
 - b. no development or redevelopment of the site shall occur except in conformity with the Site Plan Agreement.