

6.50 Residential Medium-Density Zone: R-M

Key Information

- 6.50.1 This Zone allows for a mix of housing types and suitable non-Residential uses, creating density that is compatible with Adjacent low-density or high-density Zones.

<p>6.50.2 Permitted Uses</p> <p>6.50.2.1 Accessory Building</p> <p>6.50.2.2 Apartment</p> <p>6.50.2.3 Duplex</p> <p>6.50.2.4 Home Occupation Minor</p> <p>6.50.2.5 Show Home</p> <p>6.50.2.6 Townhouse</p>
<p>6.50.3 Discretionary Uses</p> <p>6.50.3.1 Backyard Suite</p> <p>6.50.3.2 Day Care Facility</p> <p>6.50.3.3 Home Occupation Major</p> <p>6.50.3.4 House</p> <p>6.50.3.5 House Suite</p> <p>6.50.3.6 Public Assembly</p> <p>6.50.3.7 Supportive Living Accommodation</p> <p>6.50.3.8 Temporary Care Facility</p>

Regulations

6.50.4 Minimum Dimensions		
Use	Site Area	Frontage
House	324.0m ²	12.0m

Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit
Townhouse	125.0m ² per Dwelling Unit	15.0m; or 6.1m per Dwelling Unit if all Dwelling Units are developed at Grade
Apartment	-	18.0m
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

6.50.5 Minimum Setbacks			
Use	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m

Townhouse	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m
Apartment	4.5m	7.5m	3.0m
All other Uses	Building with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

6.50.6 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard that is at least 3.0m to allow access.

6.50.7 Building Height, Site Coverage, and Landscaping			
Use	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
House	3 storeys with an overall maximum height of 15.0m measured from Grade	45%, unless the Site contains a Backyard Suite, then 60%	30% of Site Area, and including 20% of the Front Yard
Duplex	3 storeys with an overall maximum height of 15.0m measured from Grade	45%	30% of Site Area, and including 20% of the Front Yard

Townhouse	3 storeys with an overall maximum height of 15.0m measured from Grade	45%	30% of Site Area, and including 20% of the Front Yard
Apartment	3 storeys	45%	30%
All other Uses	3 storeys	45%	30%