

440 – Rowhouse Residential Zone (RMR)

RMR

Intent: To enable rowhouse development for lands designated Urban 2 – Ground Oriented in the OCP.

440.1 Permitted Uses

Permitted Uses Table for RMR Zone	
Principal Uses	
.1	Rowhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

440.2 Site Specific Permitted Uses

n/a

440.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RMR Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Maximum Setbacks (front Lot Line)	a. Principal Building – 3.5 m
.3 Minimum Setbacks (front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building from the front Lot Line
.4 Minimum Setbacks (rear Lot Line)	a. Principal Building – 12.0 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (interior side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m, except 0.0 m for common interior side Lot lines between two or more Lots along which the same Rowhouse Building is located
.6 Minimum Setbacks (exterior side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.7 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot coverage (maximum)	a. 65%

440.4 Subdivision Regulations

- .1 A Rowhouse may be developed so that either:
 - a. each group of Dwelling Units in a Rowhouse is located on one Lot; or
 - b. each individual Dwelling Unit in a Rowhouse is located on its own separate Lot.
- .2 Where each group of Dwelling Units in a Rowhouse is located on one Lot, all newly created Lots for a Rowhouse shall conform to the following minimum standards:

Subdivision Regulations Table for RMR Zone	
Column I	Column II
.1 Lot size (minimum)	a. 650m ² , except 700 m ² if a corner Lot
.2 Lot Width (minimum)	a. 21.0 m, except 23.5 m if a corner Lot
.3 Lot Depth (minimum)	a. 28.0 m

- .3 Where each individual Dwelling Unit in a Rowhouse is located on its own separate Lot, all newly created Lots for a Rowhouse shall conform to the following minimum standards:

Subdivision Regulations Table for RMR Zone	
Column I	Column II
.1 Lot size (minimum)	a. End Lot – 200 m ² b. Internal Lot – 150 m ² c. Corner Lot – 250 m ²
.2 Lot Width (minimum)	a. End Lot – 7.5 m b. Internal Lot – 6.0 m c. Corner Lot – 10.0 m
.3 Lot Depth (minimum)	a. End Lot – 28.0 m b. Internal Lot – 28.0 m c. Corner Lot – 28.0 m

440.5 Landscaping and Off-Street Parking

- .1 The required off-street Parking Spaces for a Rowhouse, including parking pads, driveways and all Accessory Buildings and Structures used for parking shall be accessed from a rear lane.
- .2 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

440.6 Conditions of Use

n/a