

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.

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

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%