

204. RM2.2 TOWNHOUSE

204.1 Permitted Uses:

In the RM2.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Townhouse dwellings
- (4) Two-family dwellings

204.2 Conditions of Use:

The number of two-family dwelling units on a parcel shall not exceed 25% of all the dwelling units on the parcel.

204.3 Density:

Density shall not exceed 22 units per hectare.

204.4 Parcel Area:

Parcel area shall not be less than 1,850 square metres.

204.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

204.6 Parcel Depth:

n/a

204.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 70%.

204.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) Number of storeys shall not exceed 2.

204.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 10.0 metres.
- (2) Rear
Rear setback shall not be less than 10.0 metres.
- (3) Side - interior
Interior side setback shall not be less than 5.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 5.5 metres.

204.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and
- (5) be excluded from required rear setbacks provided that no accessory building is located closer than 5.5 metres to a rear lot line.

204.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM2.2 zoned parcels from abutting Residential zoned parcels

204.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

204.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.