

**207. RM3.2 APARTMENT/TOWNHOUSE – HIGH DENSITY**

**207.1 Permitted Uses:**

In the RM3.2 zone, the following uses, are permitted and all other uses are prohibited:

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

**207.2 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.

**207.3 Density:**

Density shall not exceed 65 units per hectare; however, if over 75% of the required parking is provided as underground parking, density shall not exceed 91 units per hectare.

**207.4 Parcel Area:**

Parcel area shall not be less than 900 square metres.

**207.5 Parcel Frontage:**

Parcel frontage shall not be less than 30.0 metres.

**207.6 Parcel Depth:**

n/a

**207.7 Parcel Coverage:**

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

**207.8 Height and Storeys:**

Height shall not exceed 10.0 metres.

**207.9 Required Setbacks:**

- (1) Front  
Front setback shall not be less than 12.0 metres.
- (2) Rear  
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior  
Interior side setback shall not be less than 3.5 metres.
- (4) Side - exterior  
Exterior side setback shall not be less than 3.5 metres.

**207.10 Accessory Buildings**

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 20%;
- (3) have a parcel coverage, excluding garages and carports, not exceeding 10%;
- (4) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (5) not be located within a front yard; and
- (6) be excluded from required rear setbacks provided that no accessory building is located closer than 3.5 metres to a rear lot line.

**207.11 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) RM3.2 zoned parcels from abutting Residential zoned parcels

**207.12 Off-Street Parking and Loading**

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

**207.13 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.