



40.3 SMALL-SCALE MULTI-FAMILY HOUSING ZONE (MEDIUM LOT) [RSM-2]
[Amendment Bylaw, 2024, No. 3142]

The intent of this Zone is to accommodate three to four-unit Small-Scale Multi-Family Housing on individual Parcels of land.

(1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Small-Scale Multi-Family Housing
- (b) Home Occupation
- (c) Boarding, subject to the requirements of Section 30.3 of this bylaw
- (d) Urban Hens: subject to the requirements of Section 30.4 of this bylaw

(2) **Density**

The maximum number of Dwelling Units per Parcel is four (4).

(3) **Number of Principal Buildings**

Notwithstanding Section 12 of this Bylaw, the maximum number of Principal Buildings per Parcel is two (2).

(4) **Unit Size**

The minimum Floor Area for each Dwelling Unit shall not be less than 25.0 square metres.

(5) **Building Height**

- (a) No Principal Building shall exceed a Height of 11.0 metres or three (3) storeys.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.

(6) **Lot Coverage**

All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than:

- (a) 40% of the Area of a Parcel that is equal to or greater than 1,215.0 square metres in size, or
- (b) 50% of the Area of a Parcel that is less than 1,215.0 square metres in size.

(7) **Siting Requirements**

(a) **Principal Buildings**

- (i) Front Setback: No Principal Building shall be located within 4.0 metres of a Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.2 metres of a Side Lot Line. In the case where Rear Yard parking is accessed from the Front Yard, no Principal Building shall be located within 3.0 metres of the Side Lot Line within the portion of the Side Yard used to access the Rear Yard.
- (iii) Combined Side Setback: The two Principal Building Side Setbacks shall not together measure less than 3.0 metres.

- (iv) Rear Setback: No Principal Building shall be located within 4.5 metres of a Rear Lot Line.
- (v) Building Separation: No Principal Building shall be located within 2.5 metres of any other Building.

(b) **Accessory Buildings**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building nearest to the Front Lot Line.
- (ii) Side Setback: No Accessory Building shall be located within 1.2 metres of a Side Lot Line. In the case where Rear Yard parking is accessed from the Front Yard, no Principal Building shall be located within 3.0 metres of the Side Lot Line within the portion of the Side Yard used to access the Rear Yard.
- (iii) Rear Setback: No Accessory Building shall be located within 1.2 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of any other Building.

(8) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building nearest to the Front Lot Line and 2.0 metres behind the front face of the Principal Building nearest to the Front Lot Line.

(9) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended or replaced).