

**SECTION 14 - MULTIPLE-FAMILY DWELLING SECOND DENSITY DISTRICT RM2**

The following provisions shall apply in all MULTIPLE-FAMILY DWELLING SECOND DENSITY DISTRICTS RM2:-

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:-

**14.1 USES PERMITTED****14.1.1 Residential:**

Single-detached dwelling  
Semi-detached dwelling  
Duplex dwelling  
Double duplex dwelling  
Converted Dwelling

**14.1.2 Other Uses:**

A boarding or lodging house; a public or private hospital; a children's home; a religious institution; a fraternal organization; a private club; a children's shelter; a community centre; a day nursery; a nursery school; a private school or a boys' home, girls' home, orphanage or infants' home; provided that any building used for any purpose mentioned in this paragraph is or was originally constructed for such purpose

**14.2 SINGLE-DETACHED DWELLING****14.2.1 Lot Frontage:**

Minimum - 15.0 metres

**14.2.2 Lot Area:**

Minimum - 555 square metres

**14.2.3 Yard Requirements:**

Front yard - minimum 6.0 metres  
Rear yard - minimum 7.5 metres  
Side yard - 1 storey - minimum 1.5 metres  
                  1 ½ storey - minimum 2.1 metres  
                  2 storey - minimum 2.7 metres

**14.2.4 Ground Floor Area:**

Minimum - 60 square metres

**14.2.5 Total Floor Area:**

Minimum - 69 square metres

**14.2.6 Lot Coverage:**

Maximum - 35 percent

**14.3 SEMI-DETACHED OR DUPLEX DWELLING**

**14.3.1 Lot Frontage:**

Minimum - 18.0 metres

**14.3.2 Lot Area:**

Minimum - 613 square metres

**14.3.3 Yard Requirements:**

**SEMI-DETACHED DWELLING**  
Front yard - minimum 6.0 metres  
Rear yard - minimum 7.5 metres  
Side yard - minimum 3.0 metres

**DUPLEX DWELLING**  
minimum - 6.0 metres  
minimum - 7.5 metres  
minimum one side 1.8 metres  
minimum other side 3.0 metres

**14.3.4 Total Floor Area per Dwelling Unit:**

Minimum - 65 square metres

**14.3.5 Lot Coverage:**

Maximum - 40 percent

**14.4 DOUBLE DUPLEX DWELLING**

**14.4.1 Lot Frontage:**

Minimum - 18.0 metres

**14.4.2 Lot Area:**

Minimum - 665 square metres

**14.4.3 Yard Requirements:**

Front yard - minimum 6.0 metres  
Rear yard - minimum 7.5 metres  
Side yard - minimum 3.0 metres

**14.4.4 Total Floor Area per Dwelling Unit:**

Minimum - 65 square metres

**14.4.5 Lot Coverage:**

Maximum - 40 percent

**14.5 BOARDING OR LODGING HOUSES**

**14.5.1 Lot Frontage:**

Minimum - 16.7 metres

**14.5.2 Lot Area:**

Minimum - 613 square metres

**14.5.3 Yard Requirements:**

Front yard - minimum 6.0 metres  
Rear yard - minimum 7.5 metres  
Side yard - 1 storey - minimum 1.5 metres  
1 ½ storey - minimum 2.1 metres  
2 storey - minimum 2.7 metres

**14.5.4 Ground Floor Area:**

Minimum - 69 square metres

**14.5.5 Total Floor Area:**

Minimum - 69 square metres

**14.5.6 Lot Coverage:**

Maximum - 35 percent

**14.6 CONVERTED DWELLING**

The provisions for a Converted Dwelling shall conform to Section 6.5 of this By-law.

**14.7 OTHER USES (Not including a Boarding or Lodging House)**

**14.7.1 Lot Frontage:**

Minimum - 16.7 metres

**14.7.2 Lot Area:**

Minimum - 613 square metres

**14.7.3 Yard Requirements:**

Front yard - minimum 6.0 metres  
Rear yard and side yard - minimum equal to 75 percent of the height of the building or structure, but not less than 4.5 metres

**14.7.4 Ground Floor Area:**

Minimum - 69 square metres

**14.7.5 Total Floor Area:**

Minimum - 69 square metres

**14.7.6 Lot Coverage:**

Maximum - 30 percent