

## Comparison Table – Current RM3 Zone vs. Proposed RM2 Zone

**NOTE:** the following table represents a summary of the zoning regulations contained within the Residential Multiple Unit Three (RM3) Zone and not all of the regulations contained within this zone may be shown (e.g. setbacks). Please refer to the [Electoral Area “1” Zoning Bylaw No. 2457, 2008](#), for a full listing of the current RMU zoning regulations.

EXISTING RM3 ZONE	PROPOSED RM2 ZONE																				
<b>Principal Uses:</b> duplexes; multi-unit residential; single family dwellings; special needs housing; vacation rental;	<b>Principal Uses:</b> apartment building; townhouse; vacation rental;																				
<b>Accessory Uses:</b> amenity area; bed and breakfast; care centre minor; home occupation; accessory buildings/structures.	<b>Accessory Uses:</b> home occupation; accessory buildings/structures.																				
<b>Minimum Parcel Size:</b> 1,000 m <sup>2</sup>	<b>Minimum Parcel Size:</b> 1,000 m <sup>2</sup>																				
<b>Minimum Parcel Width:</b> 30.0 metres	<b>Minimum Parcel Width:</b> 30.0 metres																				
<b>Density:</b> one (1) single detached dwelling per parcel; one (1) duplex per parcel; or 55 dwelling units per ha (Multi-Unit Residential)	<b>Density:</b> 60 dwelling units per hectare																				
<b>Minimum Floor Area:</b> Not applicable	<b>Minimum Floor Area:</b> 40.0 m <sup>2</sup> for dwelling units																				
<b>Minimum Setbacks:</b> (single family & duplex) <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Principal buildings:</th> <th style="text-align: left; border-bottom: 1px solid black;">Accessory buildings:</th> </tr> </thead> <tbody> <tr> <td>Front: 6.0 m</td> <td>Front: 6.0 m</td> </tr> <tr> <td>Rear: 3.0 m</td> <td>Rear: 1.0 m</td> </tr> <tr> <td>Interior side: 3.0 m</td> <td>Interior side: 1.5 m</td> </tr> <tr> <td>Exterior side: 5.0 m</td> <td>Exterior side: 5.0 m</td> </tr> </tbody> </table>	Principal buildings:	Accessory buildings:	Front: 6.0 m	Front: 6.0 m	Rear: 3.0 m	Rear: 1.0 m	Interior side: 3.0 m	Interior side: 1.5 m	Exterior side: 5.0 m	Exterior side: 5.0 m	<b>Minimum Setbacks:</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Principal buildings:</th> <th style="text-align: left; border-bottom: 1px solid black;">Accessory buildings:</th> </tr> </thead> <tbody> <tr> <td>Front: 6.0 m</td> <td>Front: 6.0 m</td> </tr> <tr> <td>Rear: 3.0 m</td> <td>Rear: 3.0 m</td> </tr> <tr> <td>Interior side: 3.0 m</td> <td>Interior side: 3.0 m</td> </tr> <tr> <td>Exterior side: 5.0 m</td> <td>Exterior side: 5.0 m</td> </tr> </tbody> </table>	Principal buildings:	Accessory buildings:	Front: 6.0 m	Front: 6.0 m	Rear: 3.0 m	Rear: 3.0 m	Interior side: 3.0 m	Interior side: 3.0 m	Exterior side: 5.0 m	Exterior side: 5.0 m
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<b>Maximum Height:</b> 12.0 m (Multi-unit Residential); 10.0 m (Single Family and duplex); 5.5 m (Accessory Buildings and Structures).	<b>Maximum Height:</b> 15.0 metres (principal) 5.0 metres (accessory)																				
<b>Maximum Parcel Coverage:</b> 50%	<b>Maximum Parcel Coverage:</b> 50%																				

## Comparison Table – Current RM3 Zone vs. Proposed RM2 Zone

EXISTING RM3 ZONE	PROPOSED RM2 ZONE
<p><b>Amenity Space Requirements:</b>                      7.0 m<sup>2</sup> per unit (bachelor units);                      12.0m<sup>2</sup> per unit (one bedroom units);                      18.0 m<sup>2</sup> per unit (two or more bedroom units).</p>	<p><b>Amenity Space Requirements:</b></p> <p>a) The following amenity space shall be provided for each dwelling unit:</p> <p style="margin-left: 20px;">i) studio suite: 7.5 m<sup>2</sup></p> <p style="margin-left: 20px;">ii) one (1) bedroom: 15.0 m<sup>2</sup></p> <p style="margin-left: 20px;">iii) two (2) or more bedrooms: 25.0 m<sup>2</sup></p> <p>b) not less than 25% of required amenity space is to be located at grade;</p> <p>c) for the purpose of calculating the amenity space requirement, any indoor amenity space provided shall be counted as double its actual floor area and credited towards this reqmnt.</p>
<p>Not applicable</p>	<p><b>Conditions of Use:</b></p> <p>a) For parcels containing four (4) or more vehicle parking spaces, the following regulations shall apply:</p> <p style="margin-left: 20px;">i) an additional area equal to 25% of the required parking area shall be provided for snow storage on-site;</p> <p style="margin-left: 20px;">ii) areas required for snow storage shall not be counted towards vehicle parking requirements;</p> <p style="margin-left: 20px;">iii) snow storage area shall be located away from public roads and other areas so that motorist and pedestrian sight lines are not impacted.</p>

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