

RESIDENTIAL MULTI-UNIT: R-MU

SECTION 1 PURPOSE

The purpose of this land use district is to provide for a high quality residential environment with an appropriate range of housing types that include a variety of densities of multi-unit dwellings, with the potential for single detached dwellings where appropriate.



SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory building Accessory structure Accessory use Dwelling: up to 4 units 2-unit 3-unit 4-unit Home occupation 1 ‡Structural alterations to an approved use	Alternative energy, private Dwelling: Modular home A/B Moved-in Ready-to-move home A/B Single detached Home occupation 2 Moved-in building Shipping container: temporary	Dwelling: more than 4 units Apartment building or Condominium building Townhouse Group care facility (≤ 5 residents) Home occupation 3 Parks and playgrounds Secondary suites Senior citizen housing
Notes	*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.	
	†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.	
	‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u> . See Section 4.9 of Administration.	

SECTION 3 MINIMUM LOT SIZE

Dwelling Type	Lot Size	Lot Depth	Lot Width
Single detached	404.7 m ² (4356 ft ²)	30.2 m (99 ft)	13.4 m (44 ft)
2-unit to 4 unit	607 m ² (6534 ft ²)	30.2 m (99 ft)	20.1 m (66 ft)
Townhouse	Interior unit	184.2 m ² (1980 ft ²)	30.2 m (99 ft)
	End unit	323.1 m ² (3465 ft ²)	10.7 m (35 ft)
Apartment/Condominium	To the discretion of the Development Authority.		
All other uses	To the discretion of the Development Authority.		
Notes	Multi-unit lot size minimums are pre-development except for single detached, apartments, condominiums and townhouses.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that are not made up of a dwelling or dwelling units and do not take place within a dwelling unit shall be determined by the Development Authority;
- (2) notwithstanding the setbacks provided in Section 4.3 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (3) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.3 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 BUILD WITHIN AREA

- (1) Build within area is applied to front setback requirements and provides a minimum and maximum setback for the frontage of the principal building, as illustrated in Figure 4.2.1; and

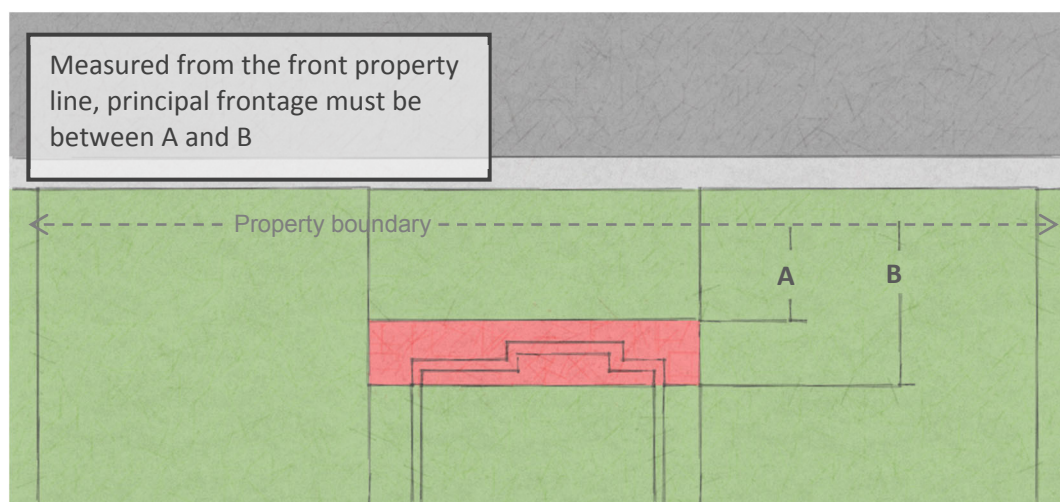


Figure 4.2.1: an example of a build within area.

- (2) unless otherwise stated, all other setback requirements of this section are minimums.

4.3 SETBACK REQUIREMENTS

Principal Building		
Mid-block	Front (build within area)	Minimum: 5 m (16.4 ft)
		Maximum: 7.5 m (24.6 ft)
	Attached garage oriented to the front of the principal building	Minimum: 6 m (19.7 ft)
		Maximum: 7.5 m (24.6 ft)
Rear	7.6 m (24.9 ft)	
Side	1.5 m (4.9 ft)	

Corner lot	Front: same as mid-block	
	Rear	5.0 m (16.4 ft)
	Side	1.5 m (4.9 ft)
	Secondary front	3.0 m (9.8 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i>	
	<i>Where a site requires vehicular access that is not available from the rear of the lot and there is no attached garage or carport, the side setback on one side shall be 3.0 metres.</i>	
	<i>The side setback provision does not limit the building of a multi-unit dwelling where each dwelling is on a separate lot.</i>	

Accessory Building(s)/Structure(s)		
Mid-block	Front	N/A (prohibited in front yards)
	Rear	0.6 m (2 ft) – without laneway
		1.5 m (5 ft) – with laneway
	Side	0.6 m (2 ft)
Corner lot	Front: same as mid-block	
	Rear	1.0 m (3.3 ft)
	Side	1.0 m (3.3 ft)
	Secondary front	N/A (prohibited in secondary front)
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>	
	<i>No accessory buildings/structures shall be located adjacent to the principal building on the same side of the yard as the one-side 3.0 metre principal building setback, if applicable.</i>	
	<i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i>	

SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 45% inclusive of all buildings and structures

- (2) Principal building: 30 – 45% depending on accessory structures
Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.
- (3) Accessory building(s): 0 – 15% depending on principal building

SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Single detached and multi-unit dwellings up to 2 units: 10.1 m (33 ft)
- (2) Multi-unit dwellings 3 units and greater: 11 m (36.1 ft)
- (3) Detached garages with approved secondary suites: 7.5 m (24.6 ft) or the height of the principal dwelling, whichever is the lesser of the two
- (4) Accessory building(s)/structure(s): 4.9 m (16 ft)

SECTION 7 MINIMUM FLOOR AREA

7.1 APPLICABILITY

- (1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages; and
- (2) should an individual dwelling unit be multiple storeys, the minimum floor area shall be required to be met for the main floor (closest to grade) of the dwelling, with the floor area of all other storeys being in addition to the minimum floor area requirements.

7.2 MINIMUM FLOOR AREAS

Dwelling Type	Minimum Floor Area
Single detached	74.3 m ² (800 ft ²)
Multi-unit (per dwelling unit) other than apartments and condominiums	65 m ² (700 ft ²)
Apartments and condominiums (per dwelling unit)	55.7 m ² (600 ft ²)
Secondary suite	30 m ² (322.9 ft ²)

SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-MU land use district include but are not limited to:
 - (a) General Standards of Development: **Schedule 3**
 Section 1: Accessory Buildings and Structures
 Section 2: Access Requirements
 Section 4: Corner Lots
 Section 5: Decks and Patios
 Section 6: Design Standards
 Section 7: Exceptions to Building Height
 Section 8: Fences, Privacy Walls and Gates

Section 10: Grading, Excavation, Stripping and Stockpiling
Section 11: Infill Development
Section 12: Interface Areas
Section 13: Landscaping
Section 15: Moved-in Buildings
Section 17: Outdoor Lighting
Section 19: Parking and Loading
Section 20: Prohibitions
Section 21: Projections into Setbacks
Section 23: Site Drainage and Stormwater Management

(b) Use-specific Standards of Development:

Schedule 4

Section 1: Alternative Energy Sources
Section 2: Bed and Breakfasts
Section 3: Childcare Facilities
Section 4: Group Care Facilities
Section 5: Home Occupations
Section 8: Lodging Houses
Section 10: Modular Homes and Ready-to-Move (RTM) Homes
Section 11: Multi-Unit Dwellings
Section 13: Secondary Suites