

CURRENT C4 ZONE	PROPOSED RM1 ZONE
Principal Uses: eating and drinking establishments; indoor recreation; multi-dwelling units; offices; outdoor market; personal service establishment; retail stores, general; tourist accommodation;	Principal Uses: apartment building; community care facility; townhouse;
Accessory Uses: accessory dwelling; bed and breakfast operation; home occupations; and accessory buildings and structures.	Accessory Uses: home occupation; and accessory buildings/structures.
Minimum Parcel Size: 500 m ² , subject to servicing requirements	Minimum Parcel Size: 1,000 m ² , subject to servicing requirements
Minimum Parcel Width: Not less than 25% of the parcel depth	Minimum Parcel Width: 30.0 metres
Multi-Unit Dwelling Regulations: multi-dwelling units shall be located above the first floor or at the rear of a building containing a principal commercial use.	Maximum Density: 60 dwellings per hectare
Minimum Floor Area: Not applicable	Minimum Floor Area: 40.0 m ² for dwelling units
Minimum Setbacks: <u>Principal buildings:</u> Front: 3.0 metres Rear: 0.0 metres Interior side: 0.0 metres Exterior side: 3.0 metres <u>Accessory buildings:</u> Front: 3.0 metres Rear: 0.0 metres Interior side: 1.5 metres Exterior side: 3.0 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 3.0 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.0 metres Interior side: 1.0 metres Exterior side: 4.5 metres
Maximum Height: 12.0 metres (principal) 4.5 metres (accessory)	Maximum Height: 12.0 metres (principal) 4.5 metres (accessory)
Maximum Parcel Coverage: 80%	Maximum Parcel Coverage: 50%
Amenity Space Requirements: Not applicable	Amenity Space Requirements: The following amenity space shall be provided for each dwelling unit: i) studio suite: 7.5 m ² ii) one (1) bedroom: 15.0 m ² iii) two (2) or more bedrooms: 25.0 m ² not less than 25% of required amenity space is to be located at grade; and 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 requirement.