

**Permitting 4 Units per Site
M1 District**

Minimum Development Standards	CURRENT			PROPOSED AMENDMENTS
	One-Unit Dwelling	Semi-Detached Dwelling	Two-Unit Dwelling	Multiple-Unit Dwellings Containing Up to 4 Units
Site Width:	7.5 m	7.5 m	15 m	15 m
Site Depth:	30 m	30 m	30 m	30 m
Site Area:	225 m ²	225 m ²	450 m ²	450 m ²
Front Yard:	6 m	6 m	6 m	6 m
Side Yard:	0.75 m	0.75 m	0.75 m	0.75 m
Rear Yard:	6 m	6 m	6 m	6 m (4.5 m on corner sites)
Height (max):	7.5 m	7.5 m	7.5 m	8.5 m *

* Within the Corridor Growth Area and on corner sites within the Transit Development Area:

- the maximum building height is 10 metres.

* **NOTE: This approach has been updated as of March 12, 2024.**

M1 Zoning District

-  Corridor Growth Area
-  Transit Development Area
-  Established Neighbourhoods Boundary
-  Neighbourhood Area
-  M1

