

Section 15 – Urban Multiple Residential (UMR)

15.1 Preamble

Within a Urban Multiple Residential Zone (UMR), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than a permitted use in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

15.2 14.2.1. Permitted Principal Uses

- a) A multiple dwelling;
- b) A public park; and/or
- c) A senior citizen multiple dwelling.

15.2.2. Permitted Accessory Uses

- a) A type “A” home occupation in accordance with the provisions of Section 5.33;
- b) An accessory building to the above principal uses; and/or
- c) Shipping containers, only when incorporated into a design where a building permit has been issued.

15.3 Zone Regulations

15.3.1. For the property

- a) Lot Area (whichever is greater): 8,000 square metres (1.98 acres) for entire lot or 1400 square metres (0.35 acres) per dwelling unit on the lot minimum;
- b) Lot Frontage: 60 metres (196.9 feet) minimum;
- c) Lot Coverage (all buildings): 30% maximum; and
- d) Off-street parking shall be provided in accordance with Section 5.35.

15.3.2. For Principal Building

- a) Front Setback: 10 metres (32.8 feet) minimum;
- b) Rear Setback: 10 metres (32.8 feet) minimum;
- c) Interior Side Setback:
 - i. To a wall of a building containing windows to habitable rooms: 8 metres (26.2 feet) minimum; or
 - ii. To a wall of a building containing no windows to habitable rooms: 3 metres (9.8 feet) minimum.
- d) Exterior Side Setback: 10 metres (32.8 feet) minimum;
- e) Gross Floor Area of Dwelling:
 - i. Multiple dwelling: 42 square metres (452.1 square feet) plus 13 square metres (139.9 square feet) for each additional bedroom above one minimum;
- f) Number of dwelling units in one principal building: 3 maximum; and

g) Building Height: 11 metres (36.1 feet) maximum.

15.3.3. For Accessory Buildings

a) Rear Setback: 2.5 metres (8.2 feet) minimum;

b) Interior Side Setback: 2.5 metres (8.2 feet) minimum;

c) Exterior Side Setback: 10 metres (32.8 feet) minimum;

d) Lot Coverage: 5% maximum; and

e) Building Height: 4.5 metres (14.8 feet) maximum.

15.4 General Provisions

All special provisions of Section 5 “General Provisions” shall apply, where applicable, to any land, lot building, structure or use within the Urban Multiple Residential Zone (UMR).

15.5 Special Urban Multiple Residential Zones (UMR)

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

15.5.1 Special Urban Multiple Residential-1 (UMR-1) By-law 2006-23

The lands subject to this By-law amendment are described as follows:

- Part Lot 34, Concession 8
- Plan 30, Blk M, Lots 7 & 8, being Part 1 on RP 39R-2135
- 7150 Mill St., Bewdley

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UMR-1 the following special provisions shall apply:

That Section 15.5.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

15.5.1.1 Zone Regulations

a) Residential: multiple residential uses shall be limited to 5 dwelling units;

b) Non-residential: a retail store.