

Section 15 – Urban Multiple Residential (UMR)

15.1 Preamble

Within an 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 Permitted Uses

15.2.1 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 5.21](#);
- 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 5.31](#).

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

Part Lot 34, Concession 8

Plan 30, Blk M, Lots 7 and 8, being Part 1 on RP 39R-2135

7150 Mill St., Bewdley

15.5.1.1 Zone Regulations

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

b) Non-residential: a retail store.

All other provisions of By-law 2001-58, as amended, shall apply.

15.5.2 Special Urban Multiple Residential 2 (UMR-2) By-law 2023-22

4765 County Road 45, Baltimore

Part Lot 8, Con 2

Part of lot 56 on Plan 23

Including Part 2 on RP 39R-716

Zone Regulations

Notwithstanding any other permitted use of zone provision to the contrary, the lands zoned URM-2 the following special provisions shall apply:

a) Residential: 1 multiple residential use building

- b) Lot area: 2069.9 square metres (0.51 acres) minimum (existing lot of record)
- c) Lot frontage: 21.87 metres (71.75 feet) minimum (on Community Center Road)
- d) Front setback minimum: As per site plan illustration dated February 14, 2023, on Schedule "B", attached hereto and formatting part of this by-law. Existing building encroaches on road allowance.
- e) Rear setback: 7.01 metres (22.99 feet) minimum
- f) Interior side setback: 6.09 metres (19.98 feet) minimum
- g) Exterior side setback: 4.8 metres (15.74 feet) minimum
- h) Gross floor area: 42 square metres (452.08 square feet) per unit minimum
- i) Number of units: 8 units, 1 bedroom each maximum
- j) Privacy fencing: 1.5 metres (4.92 feet) minimum, high chain-link fence with PVC slats maintained in good order to provide visual screening.