

## PART 13 Multiple Residential Zones (Bylaw No. 464)

### 1. RM1 Zone (Residential Multiple One)

#### **Intent**

- (1) The intent of this zone is to provide for the development of medium density duplex and townhouse dwellings.

#### **Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) duplex dwelling;
  - (c) park and playground; and
  - (d) townhouse.

#### **Density**

- (3) The maximum permitted floor site ratio is 0.40.

#### **Height**

- (4) The maximum permitted height of a duplex dwelling is 7.6 metres.
- (5) The maximum permitted height of a townhouse building is 10.7 metres.

#### **Site Area**

- (6) The minimum parcel area and usable site area requirements per dwelling unit are as follows:

TYPE OF DWELLING	MINIMUM PARCEL AREA	MINIMUM USABLE SITE AREA
Duplex Dwelling	418 square metres	279 square metres
Townhouse	297 square metres	232 square metres

- (7) The minimum permitted parcel area is 985 square metres, the minimum frontage is 20 metres. (Bylaw No. 775)

#### **Site Coverage**

- (8) The maximum permitted site coverage is 35 percent.

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**Setbacks**

- (9) For Fee Simple and bare land strata lots:
  - (a) The minimum permitted front setback is 7.6 metres;
  - (b) The minimum permitted side setback is 3 metres; and
  - (c) The minimum permitted rear setback is 7.6 metres.
- (10) Where there are 2 or more buildings on one parcel:
  - (a) The minimum permitted separation between buildings is 6 metres;
  - (b) The minimum permitted setback between a building and a parcel line is 8 metres; and
  - (c) The minimum permitted setback between a building and an internal access road is 8 metres.

**Off-Street Parking and Loading**

- (11) Off-Street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

**Other Regulations**

- (12) The minimum permitted gross floor area for a dwelling unit is 55 square metres.
- (13) The maximum permitted number of bedrooms in a principal dwelling unit is 4.
- (14) An auxiliary residential dwelling unit is prohibited.