
13. RM13 Zone (Residential Multiple Thirteen) (Bylaw No. 649) (Bylaw No. 1264)(Bylaw No. 2250)**Intent**

- (1) The intent of this zone is to provide for medium density employee residential use and associated employee services and auxiliary uses.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1264)
- (a) apartment provided no dwelling unit in the apartment is occupied except as employee housing;
 - (b) park and playground;
 - (c) employee services; and
 - (d) auxiliary buildings and auxiliary uses.

Density

- (3) The maximum permitted floor space ratio is .90 per parcel. (Bylaw No. 1264)
- (4) In the buildings labelled "BLDG 1" through "BLDG 7" on the plan shown in subsection (12) in this RM13 zone, or in any replacement buildings that may be constructed generally in the locations of those buildings, the combined total floor area for employee services use shall not exceed 300 square metres. (Bylaw No. 1264)

Height

- (5) The maximum permitted height of a building is 13.7 metres, except that the maximum permitted height of the building labelled "BLDG 8" on the plan shown in subsection (12) in this RM13 zone is 14.6 metres.

Site Area

- (6) (a) The minimum permitted parcel area is 2.5 hectares. (Bylaw No. 775) (Bylaw No. 1264)
- (b) The following subdivisions need not comply with paragraph (a) if the subdivisions are deposited concurrently in the Land Title Office:
- (i) a single subdivision of common property in Strata Plan LMS2986 creating a single parcel with an area of 924.6 m²; and
 - (ii) amendment of Strata Plan LMS2986 creating from that single parcel an additional strata lot in that strata plan.

Site Coverage

- (7) The maximum permitted site coverage is 21 percent. (Bylaw No. 1264)

Setbacks

- (8) The minimum permitted setback from all parcel boundaries is 7.6 metres. (Bylaw No. 1264)

Off-Street Parking and Loading

- (9) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that if the building labelled “BLDG 8” on the plan shown as subsection (12) of this RM13 zone contains no dwelling units other than employee housing units or dwelling units described in subsection (11)(a), the number of off-street parking spaces required for the building is 14. (Bylaw No. 1264)

Other Regulations

- (10) A minimum of 100 square meters of the ground floor area in the building labelled “BLDG 8” on the plan shown as subsection (12) of this RM13 zone must be used or available for: employee services, and uses auxiliary to employee services uses, such as food services and social and recreational activities.
- (11) The following uses and no others are also permitted on or in the ground floor of the building labelled “BLDG 8” on the plan shown as subsection (12) of this RM13 zone:
- (a) up to two dwelling units, used only as temporary accommodation of employees for respite purposes and not as employee housing, having a combined total floor area of no more than 70 square metres; and,
 - (b) up to four employee housing units, having a combined total floor area of no more than 160 square metres.
- (12) Key plan for RM13 zone is as follows

KEY PLAN - RM13 ZONE

