

---

**15. RM15 Zone (Residential Multiple Fifteen) (Bylaw No. 750)****Intent**

- (1) The intent of this zone is to provide for low density, slope-responsive residential use adjacent to major recreation and commercial facilities.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) single family dwelling or townhouse;
  - (c) indoor and outdoor recreation; and
  - (d) park and playground.

**Density**

- (3) The site may be developed for either townhouse use or single family dwelling use. If developed as townhouse, the maximum permitted gross floor area shall not exceed 8,190 square metres on the site and in no case shall the number of dwellings exceed forty-nine (49) townhouses on the site. If developed as single family dwellings, the maximum permitted gross floor area shall not exceed 3,900 square metres on the site and in no case shall the number of dwellings exceed twelve (12) single family dwellings on the site.

**Height**

- (4) The maximum permitted height of a townhouse is 10.7 metres.
- (5) The maximum permitted height of a single family dwelling is 9.0 metres.

**Parcel Size**

- (6) The minimum permitted parcel area is 3.30 hectares.

**Site Coverage**

- (7) The maximum permitted site coverage is 15 percent.
- (8) The minimum permitted setback is 15 metres from all parcel boundaries.

**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.

---

**Other Regulations**

- (10) The minimum permitted gross floor area of any townhouse or single family dwelling is 130 square metres.
- (11) The minimum permitted horizontal separation between buildings is 6 metres.
- (12) One auxiliary residential dwelling unit is permitted within each detached single family dwelling up to a maximum of 80 square metres provided it contains no more than two bedrooms, one bathroom, one kitchen, and one living room.
- (13) Auxiliary residential dwelling units are prohibited if the site is developed for townhouse use.
- (14) A minimum of 75 percent of all required parking shall be enclosed or located below grade in an underground parking structure.
- (15) Any reference to “site” in this RM15 zone refers to those lands crosshatched on Schedule “A” of Zoning Amendment Bylaw No. 750, 1989 as amended.