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**39. RM40 Zone (Residential Multiple Forty) (Bylaw No. 1361)****Intent**

- (1) The intent of this zone is to provide for residential use adjacent to recreation and commercial facilities.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1386)
- (a) auxiliary buildings and auxiliary uses; and
  - (b) townhouse.
- (3) Notwithstanding any other provision of this Bylaw, townhouses in the RM40 Zone may be used for temporary accommodation when such dwellings are not occupied for residential use.

**Density**

- (4) The maximum permitted aggregate gross floor area of townhouse uses, together with buildings and uses auxiliary thereto on a site, shall not exceed 12,677 square metres and in no case shall the number of townhouse dwelling units on a site exceed eighty-five (85) dwelling units. (Bylaw No. 1386)

**Height**

- (5) The maximum permitted height of a townhouse is 10.7 metres.

**Site Area**

- (6) A site may be comprised of a parcel or any number of parcels adjoining one another forming a single tract for an integrated development. In either case the minimum area of a site shall not be less than 54,600 square metres.

**Site Coverage**

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

**Setbacks**

- (8) The minimum permitted setback is 7.6 metres from all exterior parcel boundaries and 0 metres from the training wall boundary, subject to Ministry of Environment regulations.

**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.

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**Other Regulations**

- (10) The maximum permitted horizontal separation between buildings is 6 metres.
- (11) A minimum of 50 percent of all required parking shall be enclosed or located below grade in an underground parking structure.