
45. RM45 Zone (Residential Multiple Forty-Five) (Bylaw No. 1435)**Intent**

- (1) The intent of this zone is to provide for the development of medium-density, slope-responsive employee residential buildings.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) detached dwelling, provided no dwelling is occupied except as employee housing;
 - (b) duplex dwelling, provided no dwelling is occupied except as employee housing;
 - (c) townhouse, provided no dwelling is occupied except as employee housing;
 - (d) park and playground; and
 - (e) auxiliary uses.

Density

- (3) The maximum permitted floor space ratio is 0.32.

Height

- (4) The maximum permitted height of a principal use building is 10.7 metres.

Site Dimensions

- (5) The minimum permitted area of any parcel created by subdivision is 9,000 square metres.
- (6) The minimum required frontage is 7.0 metres.

Site Coverage

- (7) The maximum permitted site coverage is 25 percent.

Setbacks

- (8) No building shall be located within 6.0 metres of any parcel boundary.
- (9) The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

- (10) 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

- (11) The minimum permitted gross floor area of a dwelling unit is 55 square metres.
- (12) The maximum permitted number of bedrooms in a dwelling unit is 4.
- (13) An auxiliary residential dwelling unit is prohibited.
- (14) The width of paved surface of a private road shall be no greater than 6.0 metres.