
48. RM 49 Zone (Residential Multiple Forty-Nine) (Bylaw No. 1699)**Intent**

- (1) The intent of this zone is to provide for medium density residential use for employee housing.

Permitted Uses

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

Density

- (3) The maximum permitted gross floor area for this zone is 446 square metres.
- (4) The maximum permitted gross floor area of a dwelling unit is 150 square metres.
- (5) The minimum permitted gross floor area of a dwelling unit is 55 square metres.
- (6) Notwithstanding the definition of “gross floor area” in this Bylaw, in subsection (3), the first 15 square metres of bicycle storage space shall not be counted toward gross floor area.

Height

- (7) The maximum permitted height of a building is 7.6 metres.

Parcel Area

- (8) The minimum permitted parcel area is 2,900 square metres.
- (9) The minimum permitted frontage is 20 metres.

Site Coverage

- (10) The maximum permitted site coverage is 20 percent.

Setbacks

- (11) The minimum permitted front setback is 5.0 metres.
- (12) The minimum permitted side setback is 7.6 metres.

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- (13) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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