
51. RM51 Zone (Residential Multiple Fifty-One) (Bylaw No. 1650)**Intent**

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

Permitted Uses

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

Density

- (3) The maximum permitted gross floor area is 3,050 square metres.
- (4) Notwithstanding any other provision of this Bylaw, the maximum permitted gross floor area may be increased for common auxiliary uses by an amount up to 20 square metres per residential building.

Height

- (5) The maximum permitted height of a principal use building is 17 metres.

Site Dimensions

- (6) The minimum required parcel area is 4,000 square metres.
- (7) The minimum required frontage is 7 metres.

Site Coverage

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

Setbacks

- (9) No building or structure shall be located within 6 metres of any parcel boundary, except at the north side for which the minimum permitted setback is 3 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.
- (11) Notwithstanding any other provision of this Bylaw, the number of parking spaces required is 75 percent of the amount indicated in Table 6A of Part 6.

52. CD1 Zone (Comprehensive Development One) (Bylaw No. 1727)**Intent**

- (1) The intent of this zone is to permit the development of locally oriented commercial uses as well as a limited number of market detached dwelling and apartment townhouse uses, with an option for additional occupancy-restricted housing in various forms.

Permitted Uses

- (2) The following uses are permitted only at the locations specified in Schedule M and all other uses are prohibited:
- (a) Auxiliary buildings and auxiliary uses;
 - (b) Auxiliary residential dwelling units in detached dwellings;
 - (c) Detached dwellings;
 - (d) Townhouses;
 - (e) Duplex dwellings;
 - (f) Apartment;
 - (g) Local service commercial, provided that no retail sale of goods is permitted in the zone unless there is, in operation in the zone, a retail grocery store with a floor area of at least 700 square metres, and further provided that not more than 120 square metres of floor area in the CD1 Zone may be used for retail sales of packaged liquor;
 - (h) Local personal service provided that no personal service is permitted in the zone unless there is, in operation in the zone, a retail grocery store with a floor area of at least 700 square metres;
 - (i) Restaurant (Bylaw No. 2014);
 - (j) Neighbourhood public house;
 - (k) Service station, limited to establishments whose operators provide for sale, or have made their best commercial efforts to provide for sale, alternative automotive fuels including but not limited to hydrogen, methanol, and bio-diesel fuels (Bylaw No. 1981);
 - (l) Office, limited to 100 square metres of floor area in the CD1 Zone which must be in use or available for use as a health practitioner's office;
 - (m) Park and playground;
 - (n) Child care facility; and