

54. RM53 Zone (Residential Multiple Fifty-Three) (Bylaw No. 1732)**Intent**

- (1) The intent of this zone is to provide for medium-density comprehensive residential development 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) tourist accommodation; and
 - (c) townhouse.

Density

- (3) The maximum permitted gross floor area for the RM53 zone is 5390.8 square metres.
- (4) The maximum permitted gross floor area for each strata lot is as follows, and for the purpose of measuring the gross floor area of a strata lot
- (a) the area of a floor of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of the wall; and
 - (b) a strata lot shall be deemed to include any area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the *Strata Property Act*, and any area of common property otherwise designated for such exclusive use whether by lease, easement or otherwise.

Strata Lots	Maximum Gross Floor Area (m²) per unit
2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22, 25, and 26	188.6
3, 4, 7, 8, 11, 12, 16, 19, 20, 23, 24, and 27	201.2
1 and 15	262.3
Total	5,390.8

Height

- (5) The maximum permitted height of a townhouse is 14m and of an auxiliary building or structure 5m.

Setbacks

- (6) The minimum setback from a public highway is 7.0 metres.
- (7) The minimum permitted setback from all other parcel boundaries is 3 metres.

Off-Street Parking and Loading

- (8) 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

- (9) The maximum number of dwelling units in the RM53 zone shall be 27.