
55. RM55 Zone (Residential Multiple Fifty-Five) (Bylaw No. 1880)**Intent**

- (1) The intent of this zone is to provide for the development of a mix of low and medium density detached, duplex and townhouse residential dwellings.

Permitted Uses

- (2) The following uses are permitted, and all others prohibited:
- (a) auxiliary buildings for the following uses: (Bylaw No. 1953)
 - (i) amenity activities, and
 - (ii) storage of garbage and recycling
 - (b) auxiliary uses including auxiliary residential units in detached dwellings;
 - (c) park and playground;
 - (d) residential use in a detached dwelling;
 - (e) residential use in a duplex dwelling;
 - (f) residential use in a townhouse building.

Density

- (3) No more than a combined total of 48 dwelling units (not including auxiliary residential units) located within detached and duplex dwellings are permitted in the RM55 Zone.
- (4) No more than 41 dwelling units located within townhouses are permitted in the RM55 Zone.
- (5) The maximum permitted gross floor area of a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (6) The maximum permitted gross floor area of a duplex dwelling is 465 square metres or a floor space ratio of 0.4, whichever figure is lower.
- (7) The maximum permitted gross floor area of dwelling unit located within a townhouse building is 200 square metres.
- (8) The maximum permitted floor area for auxiliary parking use contained in a detached dwelling or auxiliary building associated with a detached dwelling is 70 square metres. (Bylaw No. 1953)

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- (9) The maximum permitted floor area for auxiliary parking use contained in a duplex dwelling or auxiliary building associated with a duplex dwelling is 70 square metres. (Bylaw No. 1953)
- (10) The maximum permitted floor area for parking use within a townhouse dwelling is 35 square metres. (Bylaw No. 1953)

Height

- (11) The maximum permitted height of a detached or duplex dwelling is 7.6 metres.
- (12) The maximum permitted height of a townhouse building is 10.7 metres.
- (13) Notwithstanding subsection 14 (2) of Part 5, the maximum permitted height of an accessory building for garage or carport use is 5 metres.

Site Dimensions

- (14) The minimum permitted parcel area for a detached or duplex dwelling is 695 square metres.
- (15) The minimum permitted parcel area for a townhouse building is 1200 square metres.
- (16) The minimum permitted frontage of any parcel is 18 metres.

Site Coverage

- (17) The maximum permitted site coverage for detached and duplex dwellings is 35 percent.

Setback

- (18) The minimum permitted building setbacks from parcel boundaries are as follows:

Type of building	Front	Rear	Side
Detached or duplex dwelling	7.6 metres	6 metres	3 metres
Townhouse	7.6 metres	7.6 metres	7.6 metres

Off-Street Parking and Loading

- (19) 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

- (20) No Owner may subdivide any parcel in the RM55 zone unless, concurrently with the subdivision, the Owner grants to the Municipality a covenant under section 219 of the Land Title Act restricting the use of the Land and the construction of buildings and

structures on the Land such that the density of development permitted by this Bylaw is allocated among the individual parcels to be created by the subdivision.