
60. RM59 Zone (Residential Multiple Fifty-Nine) (Bylaw No. 1937)**Intent**

- (1) The intent of this zone is to provide low and medium density residential development for either employee or market housing. (Bylaw No. 1977)

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) Apartments
 - (b) Apartments for employee housing
 - (c) Auxiliary buildings and uses
 - (d) Auxiliary residential dwelling units (Bylaw No. 1977)
 - (e) Detached dwellings (Bylaw No. 1977)
 - (f) Duplexes
 - (g) Duplexes for employee housing
 - (h) Parks and playgrounds
 - (i) Townhouses
 - (j) Townhouses for employee housing

Density

- (3) The maximum gross floor area for all buildings in the RM59 Zone is 1400 square metres and the maximum floor space ratio is 0.6. (Bylaw No. 1977)
- (4) The maximum gross floor area for a detached dwelling is 325 square metres. (Bylaw No. 1977)
- (5) The maximum gross floor area for a duplex dwelling is 233 square metres per dwelling unit. (Bylaw No. 1977)
- (6) The maximum gross floor area for a townhouse building is 175 square metres per dwelling unit. (Bylaw No. 1977)

- (7) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit
Detached Dwellings (Bylaw No. 1977)	50 square metres per dwelling unit

Height

- (8) The maximum permitted height of a principal use building is shown in the accompanying table.

Use	Maximum Building Height
Apartments	18.0 m
Townhouses	10.7 m
Duplexes	8.2 m
Detached dwellings (Bylaw No. 1977)	7.6 m

Parcel and Site Area

- (9) The minimum area of a parcel on which buildings may be constructed for each of the uses set out in the accompanying table shall be as set out in the table: (Bylaw No. 1977)

Use	Minimum Area (square metres)
Apartment	2910
Townhouse	2910
Duplex	800
Detached dwelling	450

Setbacks and Siting

- (10) The minimum setback of buildings for the uses set out in the accompanying table in respect of the front, rear and side parcel lines shall be as set out in the table, except that

if a duplex is constructed with a party wall at a side parcel line, no setback from that parcel line is required. (Bylaw No. 1977)

Use	Front Parcel Line	Rear Parcel Line	Side Parcel Line
Apartment	6.0 m	6.0 m	6.0 m
Townhouse	5.5 m	6.0 m	4.0 m
Duplex	5.5 m	6.0 m	3.0 m
Detached dwelling	5.5 m	6.0 m	3.0 m

Off-Street Parking and Loading

- (11) The minimum number of off-street parking spaces required for the uses set out in the accompanying table shall be the number specified in the table in respect of that use. (Bylaw No. 1977)

Use	Number of off-street parking spaces
Apartment	75% of Part 6 requirements
Townhouse	75% of Part 6 requirements
Duplex	2 per dwelling unit
Detached dwelling	2 per dwelling unit
Auxiliary residential dwelling unit	1 per dwelling unit

Other Regulations

- (12) The maximum occupancy is two persons per bedroom. (Bylaw No. 1977)
- (13) The minimum parcel frontage for a dwelling unit with an auxiliary residential dwelling unit is 18.0m. (Bylaw No. 1977)
- (14) The maximum permitted gross floor area for an auxiliary residential dwelling unit is 56 square metres. (Bylaw No. 1977)