
66. RM65 Zone (Residential Multiple Sixty-Five) (Bylaw No. 1937) (Bylaw 2101)**Intent**

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

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) Duplex dwellings
 - (e) Duplex dwellings for employee housing
 - (f) Parks and playgrounds
 - (g) Townhouses
 - (h) Townhouses for employee housing

Density

- (3) The maximum permitted gross floor area of all buildings on Parcel 1 shown on the Key Plan provided for this Zone is 2,400 square metres and on Parcel 2 shown on the Key Plan is 3,200 square metres. (Bylaw No. 2128) (Bylaw No. 2214)
- (4) The maximum permitted gross floor area for a dwelling unit is 175 square metres for an apartment or townhouse and 233 square metres for a duplex.
- (5) 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

Height

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

Use	Maximum Building Height
Apartments	18.0 m
Duplexes	8.2 m
Townhouses	10.7 m

Parcel and Site Area

- (7) The minimum permitted parcel area and site area for Parcel 1 shown on the Key Plan is 3,846 square metres and for Parcel 2 shown on the Key Plan is 5,134 square metres, provided that the area of either of the parcels may be up to 10 percent less than the specified area as long as the other parcel is increased accordingly.

Setbacks and Siting

- (8) No building shall be located within 6 metres of any parcel line, except that a duplex or townhouse may be constructed with a party wall or walls at a side parcel line.
- (9) No principal use building shall be located within 4 metres of any other principal use building.

Off-Street Parking and Loading

- (10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw except that, in relation to duplex dwellings, the owner must provide at least 1.5 spaces per dwelling unit, and in relation to townhouse and apartment dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Section 6.

Other Regulations

- (11) The maximum occupancy is two persons per bedroom.

Key Plan to RM 65 Zone

