

72. RM71 Zone (Residential Multiple Seventy-One) (Bylaw No. 2309)**Intent**

- (1) The intent of this zone is to permit the development of townhouse dwellings and an apartment building. The apartment building may also be used for tourist accommodation.

Permitted Uses

- (2) The following uses are permitted in the RM71 Zone, and all other uses are prohibited:
- (a) townhouses, but only in the locations marked Strata Lot 1 through Strata Lot 36, on the key plan for the RM71 Zone;
 - (b) an apartment building, but only in the location marked Strata Lot 37, on the key plan for the RM71 Zone; and
 - (c) auxiliary buildings and auxiliary uses.
- (3) Notwithstanding any other provisions of this Bylaw, apartment dwelling units within Strata Lot 37 in the RM71 Zone may be used for temporary accommodation when not occupied for residential use.

Density

- (4) The maximum number of townhouse dwelling units is 36.
- (5) The maximum total permitted gross floor area for townhouse dwelling units is 3,678 square metres.
- (6) The maximum total permitted gross floor area for an apartment building is 2,999 square metres.
- (7) Despite subsections (5) and (6), if the actual gross floor area of the buildings in the RM71 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 21, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsections (5) and (6), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.
- (8) Despite subsections (5) and (6), if the actual gross floor area of the buildings in the RM71 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 21, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsections (5) and (6), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

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- (9) For the purposes of subsections (7) and (8), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

- (10) The maximum permitted height of a townhouse is 10.7 metres.
- (11) The maximum permitted height of an apartment is 13.7 metres or 4 storeys, whichever is less.
- (12) The maximum permitted height of an auxiliary building is set out in Part 5 of this Bylaw.

Setbacks and Siting

- (13) The minimum permitted setbacks are 0 metres to the boundary of the strata lot.
- (14) The minimum setback for an auxiliary building is 7.6 metres from the front parcel line.

Off-Street Parking and Loading

- (15) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, but despite any regulation in this Bylaw to the contrary, parking spaces required in respect of the use of a parcel within a strata plan may be located on common property within the same strata plan.

Other Regulations

- (16) Land in the RM71 Zone may not be subdivided.
- (17) The apartment and townhouses may be located only in the general locations shown on the key plan that forms part of this RM71 Zone.
- (18) The key plan for the RM71 Zone is as follows:

