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**73. RM72 Zone (Residential Multiple Seventy-Two) (Bylaw No. 2347)****Intent**

- (1) The intent of this zone is to provide for the development of medium density townhouse dwellings.

**Permitted Uses**

- (2) The following uses are permitted in Area A as shown on the key plan attached to this RM72 Zone and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses; and
  - (b) townhouse.
- (3) The following uses are permitted in Area B as shown on the key plan attached to this RM72 Zone and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) auxiliary residential dwelling unit;
  - (c) child care facility;
  - (d) convenience retail;
  - (e) personal service; and
  - (f) restaurant.

**Density**

- (4) The maximum permitted number of dwelling units within Area A is 144.
- (5) A maximum of one auxiliary residential dwelling unit, with a maximum gross floor area of 75 square metres, is permitted in Area B.
- (6) The maximum permitted gross floor area within Area A as shown on the key plan attached to this RM72 Zone is 20,035 square metres.
- (7) The maximum permitted gross floor area within Area B as shown on the key plan attached to this RM72 Zone is 315 square metres.
- (8) Despite subsections (6) or (7), if the actual gross floor area of the buildings in the RM72 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to January 11, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsections (6) or (7), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.

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- (9) Despite subsections (6) or (7), if the actual gross floor area of the buildings in the RM72 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to January 11, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsections (6) or (7), such actual gross floor area shall be deemed to the maximum permitted gross floor area for the zone.
- (10) For the purposes of subsections (8) and (9), 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**

- (11) The maximum permitted height of a principal building within Area A is 10.7 metres.
- (12) The maximum permitted height of a principal building within Area B is 7.6 metres.

#### **Site Area**

- (13) The minimum required parcel area is 4.8 hectares.

#### **Site Coverage**

- (14) The maximum permitted site coverage is 35 percent.

#### **Setbacks**

- (15) The minimum permitted front setback, including for auxiliary buildings, is 7.6 metres.
- (16) The minimum permitted side setback is 7.6 metres.
- (17) The minimum permitted rear setback is 7.6 metres.
- (18) The minimum permitted separation between principal buildings is 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) The minimum permitted gross floor area for a dwelling unit is 32.5 square metres.
- (21) An auxiliary residential dwelling unit in Area B must be contained within a building that contains commercial uses.
- (22) The key plan for the RM72 Zone is as follows:

