75.   RM74 Zone (Residential Multiple Seventy-Four) (Bylaw No. 2291)

Intent

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

Permitted Uses

(2)   The following uses are permitted and all other uses are prohibited:

(a)   auxiliary buildings and auxiliary uses;

(b)   park and playground;

(c)   townhouses; and

(d)   townhouses for employee housing.

Maximum Density

(3)   The maximum number of townhouse dwelling units is 20, provided that the first 14 townhouse dwelling units must be for employee housing only.

(4)   The maximum permitted gross floor area is 3080 square metres or a floor space ratio of 0.35, whichever figure is lower.

(5)   The minimum required gross floor area for townhouses for employee housing is 1785 square metres.

(6)   The maximum permitted floor area for auxiliary parking use is shown in the accompanying table:

Use	Maximum floor area for auxiliary parking use
Townhouses	54 square metres per dwelling unit
Townhouses for employee housing	26 square metres per dwelling unit

Height

(7)   The maximum permitted height of a building is 10.7 metres.

Site Coverage

(8)   The maximum permitted site coverage is 20 per cent.

Parcel Dimensions

(9)   The minimum parcel area is 8800 square metres.

(10)   The minimum parcel frontage is 29 metres.

Setbacks

(11)   The minimum permitted setback between a building and a parcel boundary abutting Highway 99 is 20.0 metres.

(12)   The minimum permitted setback between a building and all other parcel boundaries is 7.6 metres.

Off-Street Parking and Loading

(13)   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

(14)   The minimum permitted separation between principal buildings is 5 metres.

(15)   The minimum permitted gross floor area of a dwelling unit is 55 square metres.

(16)   Auxiliary residential dwelling units are prohibited.