

405 – Low Density Townhouse Zone (RM16)

RM16

Intent: To accommodate Townhouse developments at lower densities, up to 16 units per hectare

405.1 Permitted Uses

Permitted Uses Table for RM16 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

405.2 Site Specific Permitted Uses

n/a

405.3 Development Regulations

Development Regulations Table for RM16 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 16
.2 Minimum Setbacks (front Lot Line)	a. Principal Building – 6.0 m, except 3.0 m where a Dwelling Unit fronts a Street b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (all other Lot Lines)	a. Principal Building – 4.5 m, except 1.8 m from an interior Lot Line shared with an RS Lot where the Dwelling Unit fronts a Street b. Accessory Building or Structure – 4.5m, except 1.0 m from a rear or interior Lot Line
.4 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

405.4 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

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405.5 Conditions of Use

- .1 A portion of any Lot used for a Townhouse Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:
 - a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.