

410 – Low Density Townhouse Zone (RM30)

RM30

Intent: To accommodate Townhouse developments at lower Densities, up to 30 units per hectare

410.1 Permitted Uses

Permitted Uses Table for RM30 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

410.2 Site Specific Permitted Uses and Densities

(B/L 2407-2015, B/L 3159-2021)

- .1 Notwithstanding Section 410.3.1, a maximum Density of 26.5 Dwelling Units per hectare shall be permitted on the following Lots:
- a. PID: n/a
Legal Description:
Section 18 Township 19 Plan EPS03624

Editorial Note
Known civically as: Unit 0 – 36099 Waterleaf Place

410.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RM30 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 30
.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 – 4.5 m, except 1.0 m from a rear or interior Lot Line
.4 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

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410.4 Landscaping and Off-Street Parking

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

410.5 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.