

430 – High Density Townhouse Zone (RM60)

RM60

Intent: To accommodate Townhouse developments at higher densities, up to 60 units per hectare

430.1 Permitted Uses

Permitted Uses Table for RM60 Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

430.2 Site Specific Permitted Uses (B/L 3178-2021)

1. .[N/A]
2. The permitted density of townhouse construction shall be between: 0.5 and 1.5 FSR (Floor Space Ratio), and limited to a maximum 68 dwelling units, on the following Lot:
 - a. PID: 029-456-746

Known civically as: 3343 Townline Road

430.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RM60 Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 60
.2 Minimum Setbacks (front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 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 1.8 m from an interior Lot Line shared with an RS Lot where the dwelling unit fronts a Street
.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%

430.4 Landscaping and Off-Street Parking

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

430.5 Conditions of Use

Last modified March 6, 2023

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Zoning Bylaw No. 2400-2014

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- .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.