

435 – Multi-Unit Residential Flex Zone (RMF)

RMF

Intent: To accommodate Townhouse developments at higher densities, up to 60 units per hectare, and to allow for Secondary Suites within Townhouses

435.1 Permitted Uses

Permitted Uses Table for RMF Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation - Level 1
.4	Secondary Suite

435.2 Site Specific Permitted Uses

n/a

435.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for RMF Zone	
Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 60
.2 Maximum Setbacks (front Lot Line)	a. Principal Building – 6.0 m
.3 Minimum Setbacks (front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.4 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
.5 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.6 Lot coverage (maximum)	a. 40%

435.4 Landscaping and Off-Street Parking

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

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435.5 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.

- .2 A Secondary Suite shall:
 - a. be limited to one such Use per Townhouse unit;
 - b. have a minimum Floor Area of 30 m² and a maximum Floor Area of 90 m²; and
 - c. not be permitted where there is a Boarding Use within the Townhouse unit.