

10.4 RMD Residential Medium Density Zone

RMD

10.4.1 Purpose

To provide a zone to accommodate the *Development of Apartments, Townhousing, and Duplex Housing* in close proximity to existing or proposed low *Density Developments* on lands having *Full Urban Services*. This zone also accommodates *Cluster Housing* developments of *Single Detached Housing* in either building or bare land strata formats. Lands must be designated as Medium Density Residential under the *District's* Official Community Plan.

10.4.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Apartment Housing*²²⁶
- (b) *Cluster Housing*
- (c) *Duplex Housing*;
- (d) *Multi-Unit Housing*; ²²⁷and
- (e) *Townhouse Housing*

10.4.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*;
- (b) *Child Care Centre, Minor*, subject to [Section 7.7](#);
- (c) *Home Occupation - Type 1*, subject to [Section 7.6](#);
- (d) *Short-Term Rental*, subject to [Section 7.2](#).²²⁸
- (e) *Secondary Suite*, subject to [Section 7.3](#).²²⁹;
- (f)

10.4.4 Subdivision Regulations

- | | | |
|-----|--------------------------|---------------------|
| (a) | Minimum <i>Lot Area</i> | 1,100m ² |
| (b) | Minimum <i>Lot Width</i> | 30.0m |
| (c) | Minimum <i>Lot Depth</i> | 30.0m |

²²⁶ Amendment Bylaw No. 2020-025 (December 14, 2020)

²²⁷ Amendment Bylaw No. 2024-011 (June 11, 2024)

²²⁸ Amendment Bylaw No. 2024-011 (June 11, 2024)

²²⁹ Amendment Bylaw No. 2024-011 (June 11, 2024)

10.4.5 Development Regulations

- | | | |
|-----|---------------------------------|--------------------|
| (a) | Maximum <i>Lot Coverage</i> | 40 percent |
| (b) | Maximum <i>Floor Area Ratio</i> | 1.6 ²³¹ |
| (c) | deleted ²³⁰ | |

10.4.6 Development Regulations (Bare land Strata Lots only)²³²

- | | | |
|-----|---------------------------------|------------|
| (a) | Maximum <i>Lot Coverage</i> | 40 percent |
| (b) | Maximum <i>Floor Area Ratio</i> | 0.6 |

10.4.7 Siting Regulations

- | | | |
|-------|--|--|
| (a) | Principal <i>Buildings and Structures</i> | |
| (i) | Minimum <i>Front Setback</i> | 6.0m |
| (ii) | Minimum <i>Rear Setback</i> | 7.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 4.0m |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 6.0m |
| (v) | Maximum <i>Height</i> | The lesser of 15 m or 4
<i>Storeys</i> ²³³ |
| (vi) | Notwithstanding Section 10.8.6(a)(ii), the minimum <i>Rear Setback</i> shall be 6.0 m when the <i>Front Property Line</i> Abuts the high water mark of a lake ²³⁴ . | |
| (b) | <i>Accessory Buildings and Structures:</i> | |
| (i) | Minimum <i>Front Setback</i> | 6.0m |
| (ii) | Minimum <i>Rear Setback</i> | 1.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 6.0m |
| (v) | Maximum <i>Height</i> | The lesser of
7.5m or 2 <i>Storey</i> ²³⁵ |
| (vi) | Notwithstanding Section 10.8.6(b)(ii), the minimum <i>Rear Setback</i> shall be 6.0 m when the <i>Front Property Line</i> Abuts the high water | |

²³⁰ Amendment Bylaw No. 2024-011 (June 11, 2024)

²³¹ Amendment Bylaw No. 2024-011 (June 11, 2024)

²³² Amendment Bylaw No. 2024-011 (June 11, 2024)

²³³ Amendment Bylaw No. 2024-011 (June 11, 2024)

²³⁴ Amendment Bylaw No. 2022-009 (April 15, 2022)

²³⁵ Amendment Bylaw No. 2024-011 (June 11, 2024)

mark of a lake²³⁶.

10.4.8 Siting Regulations (Bare land Strata Lots only)²³⁷

(a) Principal *Buildings and Structures*

- | | | |
|-------|--|--|
| (i) | Minimum <i>Front Setback</i> | 6.0m |
| (ii) | Minimum <i>Rear Setback</i> | 6.0m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 4.5m |
| (v) | Maximum <i>Height</i> | The lesser of 9.5 m or 2
<i>Storeys</i> |
| (vi) | Notwithstanding Section 10.4.8. (a)(iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without a garage or <i>Carport</i> shall maintain one <i>Side Setback</i> of at least 3.0m. | |
| (vii) | Notwithstanding Section 10.4.8 (a) (iv), where a garage door is facing a private strata road the minimum <i>Setback</i> shall be 6.0 m. | |

(b) *Accessory Buildings and Structures:*

- | | | |
|-------|--|--|
| (i) | Minimum <i>Front Setback</i> | 6.0m |
| (ii) | Minimum <i>Rear Setback</i> | 1.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 4.5m |
| (v) | Maximum <i>Height</i> | The lesser of
4.5m or 1 <i>Storey</i> |
| (vi) | Notwithstanding Section 10.7.7 (b) (ii) and (iv), where a garage door is facing a <i>Street</i> the minimum <i>Setback</i> shall be 6.0 m. In the case of garage door facing a rear lane, the <i>Setback</i> required shall be 1.5 m or greater than 6.0 m | |
| (vii) | Notwithstanding Section 10.8.6(b)(ii), the minimum <i>Rear Setback</i> shall be 6.0 m when the <i>Front Property Line</i> Abuts the high water mark of a lake. | |

10.4.9 Other Regulations

- (a) No parking, loading or garbage collection facilities shall be permitted in any required yard

²³⁶ Amendment Bylaw No. 2022-009 (April 15, 2022)

²³⁷ Amendment Bylaw No. 2024-011 (June 11, 2024)

- Abutting a public Highway.*
- (b) A minimum area of 30.0m² of on-site *Amenity Space* shall be provided per *Dwelling*.
 - (c) Bare land Strata Developments²³⁸:
 - (i) No greater than two (2) principal *Dwellings* may be permitted per *Lot* provided that both principal *Dwellings* must be located in one (1) residential *Building*.
 - (ii) A minimum of 15 percent of the Bare land Development Site shall be retained as ***Amenity Space***.
 - (iii) Only one (1) *Accessory Building or Structure* will be allowed per strata Lot site with a maximum *Gross Floor Area* of 45.0m².
 - (d) **deleted**²³⁹
 - (e) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).

²³⁸ Amendment Bylaw No. 2024-011 (June 11, 2024)

²³⁹ Amendment Bylaw No. 2024-011 (June 11, 2024)