

**6.0 RESIDENTIAL**

**6.1 R-1 SINGLE DETACHED RESIDENTIAL**

**1. INTENT**



The intent of this **Zone** is to allow One Family residential **Dwellings**. Emphasis is placed on encouraging the neighbourly development of a variety of housing forms that preserve the surrounding residential character, streetscape, landscaped and permeable surfaces.

**2. PERMITTED USES**

The following uses and no others shall be permitted in the R-1 **Zone**:

- a) **One Family Detached Dwelling**
- b) **Secondary Suite Dwelling**
- c) **Home Occupation**
- d) **Accessory Buildings and Uses**
- e) **Detached Secondary Suite Dwelling**

**3. CONDITIONS OF USE**

- a) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
- b) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);
- c) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

**4. PARCEL SIZE**

On a **Parcel** located in an area **Zoned** R-1, no plan of subdivision shall be approved which contravenes the regulations set out below.

| Min Parcel Area    | Max Parcel Area      | Min Parcel Frontage |
|--------------------|----------------------|---------------------|
| 550 m <sup>2</sup> | 1,250 m <sup>2</sup> | 18 m                |

**5. FLOOR AREA RATIO**

For One **Family Detached Dwellings** the floor area ratio shall not exceed a factor of 0.5.

**6. SETBACKS**

The minimum **Setbacks** from **Parcel** lines for all uses in an area **Zoned** R1 are as follows:

| Front | Rear  | Interior | Exterior |
|-------|-------|----------|----------|
| 4.0 m | 2.0 m | 1.8 m    | 3.0 m    |

**7. COVERAGE**

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 35%                          | 40%                         |

**8. HEIGHT**

- a) The maximum **Height** for **Principal Buildings** is 10.0 m
- b) The maximum **Height** is 4.5 m for all other **Accessory Buildings**.

## 6.2 R-1I DETACHED INFILL RESIDENTIAL

### 1. INTENT



The intent of this **Zone** is to allow One Family and Two Family residential **Dwellings**, **Multiple Conversion Dwellings**, **Accessory Secondary Suites** and **Detached Secondary Suite Dwellings**. Emphasis is placed on encouraging the neighbourly development of a variety of housing forms that preserve the surrounding residential character, streetscape, landscaped and permeable surfaces.

### 2. PERMITTED USES

The following uses and no others shall be permitted in the R-1 Infill **Zone**:

- a) **One Family Detached Dwelling**
- b) **Two Family Detached Dwelling**
- c) **Multiple Conversion Dwelling**
- d) **Secondary Suite**
- e) **Detached Secondary Suite Dwelling**
- f) **Home Occupation**
- g) **Accessory Buildings** and Uses

### 3. CONDITIONS OF USE

- a) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
- b) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);
- c) A **Multiple Conversion Dwelling** shall be permitted subject to:
  - (i) no additions (except for egress only) shall be permitted;
  - (ii) the number of **Dwelling** units is limited to three;
  - (iii) a minimum area of 30 square meters of private **Open Space** shall be provided per **Dwelling** unit;
- d) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- e) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

**4. PARCEL SIZE**

On a **Parcel** located in an area **Zoned** R-1 Infill, no plan of subdivision shall be approved which contravenes the regulations set out below.

For One **Family Detached Dwelling** and **Multiple Conversion Dwelling**:

| Min Parcel Area    | Max Parcel Area    | Parcel Frontage (<550 square meters) | Parcel Frontage (>550 square meters) | Min Building Width |
|--------------------|--------------------|--------------------------------------|--------------------------------------|--------------------|
| 275 m <sup>2</sup> | 840 m <sup>2</sup> | 9 m                                  | 18 m                                 | 4.5 m              |

For Two **Family Detached Dwelling** Use:

| Min Parcel Area    | Max Parcel Area    | Min Parcel Frontage | Min Building Width |
|--------------------|--------------------|---------------------|--------------------|
| 550 m <sup>2</sup> | 840 m <sup>2</sup> | 18 m                | 4.5 m              |

**5. FLOOR AREA RATIO**

- a) For One **Family Detached Dwellings** and **Multiple Conversion Dwellings**, with a **Parcel Area** less than 550 square meters, the floor area ratio shall not exceed a factor of 0.6.
- b) For One **Family Detached Dwellings** and **Multiple Conversion Dwellings**, with a **Parcel Area** equal to or greater than 550 square meters, not to exceed the maximum **Parcel Area**, the floor area ratio shall not exceed a factor of 0.5.
- c) For Two **Family Detached Dwellings** the floor area ratio shall not exceed a factor of 0.6.

**6. SETBACKS**

The minimum **Setbacks** from **Parcel** lines for all uses in an area **Zoned** R1 Infill are as follows:

| Front | Rear  | Interior | Exterior |
|-------|-------|----------|----------|
| 4.0 m | 2.0 m | 1.8 m    | 3.0 m    |

The minimum **Setback** from the Interior Side **Parcel** Line for a **Parcel** with an area less than 550 square meters may be reduced to 1.2 m under the following conditions:

- a) The roof of the **Building** is designed to retain all snow on the roof.
- b) All rain water and snow melt is managed through on-site run-off detention best management practices and not discharged directly to storm drains or adjacent parcels.

## 7. COVERAGE

For One **Family Detached Dwellings** and **Multiple Conversion Dwellings** with a **Parcel Area** less than 550 square meters:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 50%                         |

For One **Family Detached Dwellings** and **Multiple Conversion Dwellings** with a **Parcel Area** equal to or greater than 550 square meters:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 35%                          | 40%                         |

For Two **Family Detached Dwellings**:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 50%                         |

## 8. HEIGHT

- a) The maximum **Height** for **Principal Buildings** is 8.5 m with a **Parcel Area** less than 550 square metres.
- b) The maximum **Height** for **Principal Buildings** is 10.0 m with a **Parcel Area** equal to or greater than 550 square metres.
- c) The maximum **Height** is 4.5 m for all other **Accessory Buildings**.

### 6.3 R-1B/B SINGLE DETACHED BED BREAKFAST

#### 1. INTENT

The intent of this **Zone** is to accommodate a **Bed and Breakfast Accommodation** use within a one **Family Detached Dwelling** use. Emphasis is placed on maintaining the character of the surrounding residential neighbourhood.

#### 2. PERMITTED USES

The following uses and no others shall be permitted in the R-1 B/B **Zone**:

- a) **One Family Detached Dwelling**
- b) **Bed and Breakfast Accommodation**
- c) **Detached Secondary Suite Dwelling**
- d) **Home Occupation**
- e) **Accessory Buildings** and Uses

#### 3. CONDITIONS OF USE

- a) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);
- b) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- c) A **Bed and Breakfast Accommodation** shall be permitted subject to the provisions of section 4.1.2 (e)
- d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

#### 4. PARCEL SIZE

On a **Parcel** located in an area **Zoned** R-1B/B, no plan of subdivision shall be approved which contravenes the regulations set out below:

| Min Parcel Area    | Max Parcel Area      | Min Parcel Frontage | Min Building Width |
|--------------------|----------------------|---------------------|--------------------|
| 550 m <sup>2</sup> | 1,250 m <sup>2</sup> | 18 m                | 4.5 m              |

#### 5. FLOOR AREA RATIO

For One **Family Detached Dwellings** the floor area ratio shall not exceed a factor of 0.5.

**6. SETBACKS**

The minimum **Setbacks** from **Parcel** lines are as follows:

| Front | Rear  | Interior | Exterior |
|-------|-------|----------|----------|
| 4.0 m | 2.0 m | 1.8 m    | 3.0 m    |

**7. PARCEL COVERAGE**

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 35%                          | 40%                         |

**8. HEIGHT**

- a) The maximum **Height** for **Principal Buildings** is 10.0 m
- b) The maximum **Height** is 4.5 m for all other **Accessory Buildings**.

## 6.4 R-1R DETACHED RESIDENTIAL RURAL

### 1. INTENT

The intent of this **Zone** is to allow for **One Family** and **Two Family Detached Dwellings**, **Agricultural Uses** and other related uses, on large rural **Parcels**. Emphasis is placed on the preservation of the existing natural setting.

### 2. PERMITTED USES

The following uses and no others shall be permitted in the R-1R **Zone**:

- a) **One Family Detached Dwelling**
- b) **Two Family Detached Dwelling**
- c) **Secondary Suite**
- d) **Detached Secondary Suite Dwelling**
- e) **Bed and Breakfast Accommodation**
- f) **Agricultural Use**
- g) **Agriculture stand**
- h) **Kennel**
- i) **Home Occupation**
- j) **Accessory Buildings** and Uses

### 3. CONDITIONS OF USE

- a) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
- b) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);
- c) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- d) A **Bed and Breakfast Accommodation** shall be permitted subject to the provisions of section 4.1.2 (e)
- e) **Off Street Parking** and loading requirements are subject to the provisions of Section 11;

#### 4. PARCEL SIZE

On a **Parcel** located in an area **Zoned** R-1R, no plan of subdivision shall be approved which contravenes the regulations set out below:

| Min Parcel Area | Min Building Width |
|-----------------|--------------------|
| 2 ha            | 4.5 m              |

#### 5. SETBACKS

The minimum **Setbacks** from **Parcel** lines are as follows:

| Front | Rear  | Interior | Exterior |
|-------|-------|----------|----------|
| 4.0 m | 2.0 m | 1.8 m    | 3.0 m    |

#### 6. PARCEL COVERAGE

For One **Family Detached**, **Two-Family Detached**, and **Bed and Breakfast Accommodation** Uses:

| Max Building Parcel Coverage | Max Building Parcel Coverage – DWELLINGS ONLY |
|------------------------------|---|
| 15%                          | 200 m <sup>2</sup>                            |

#### 7. HEIGHT

- a) The maximum **Height** for **Principal Buildings** is 10.0 m
- b) Notwithstanding Section 4.1.2 (f), the maximum **Height** for **Accessory Buildings** is 8.0 m.

## 6.5 R-2 TWO FAMILY DETACHED RESIDENTIAL

### 1. INTENT



The intent of this **Zone** is to allow Two Family Residential **Dwellings**. Emphasis is placed on encouraging the neighbourly development of a variety of housing forms that preserve the surrounding residential character, streetscape, landscaped and permeable surfaces.

### 2. PERMITTED USES

The following uses and no others shall be permitted in the R-2 **Zone**:

- a) **Two Family Detached Dwelling**
- b) **One Family Detached Dwelling**
- c) **Secondary Suite**
- d) **Detached Secondary Suite Dwelling**
- e) **Home Occupation**
- f) **Accessory Buildings** and Uses

### 3. CONDITIONS OF USE

- a) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);
- b) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
- c) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

### 4. PARCEL SIZE

| Min Parcel Area    | Min Parcel Frontage | Min Building Width |
|--------------------|---------------------|--------------------|
| 550 m <sup>2</sup> | 18 m                | 4.5 m              |

### 5. FLOOR AREA RATIO

The floor area ratio shall not exceed a factor of:

- a) 0.6 for **Two Family Detached Dwellings** and
- b) 0.5 for **One Family Detached Dwellings**.

### 6. SETBACKS

The minimum **Setbacks** from **Parcel** lines for all uses in an area **Zoned** R2 are as follows:

| Front | Rear  | Interior | Exterior |
|-------|-------|----------|----------|
| 4.0 m | 2.0 m | 1.8 m    | 3.0 m    |

**7. COVERAGE**

For One **Family Detached Dwellings**:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 35%                          | 40%                         |

For Two **Family Detached Dwellings**:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 50%                         |

**8. HEIGHT**

- a) The maximum **Height** for **Principal Buildings** is 10.0 m
- b) The maximum **Height** is 4.5 m for all other **Accessory Buildings**.

## 6.6 R-2S TWO FAMILY DETACHED RESIDENTIAL SMALL LOT

### 1. INTENT



The intent of this **Zone** is to allow Two Family Residential **Dwellings on** small lots. Emphasis is placed on encouraging the neighbourly development of a variety of housing forms that preserve the surrounding residential character, streetscape, landscaped and permeable surfaces.

### 2. PERMITTED USES

The following uses and no others shall be permitted in the R-2S **Zone**:

- a) Two **Family Detached Dwelling**
- b) **Home Occupation**
- c) **Accessory Buildings** and Uses

### 3. CONDITIONS OF USE

- a) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- b) **Off Street Parking** and loading requirements are subject to the provisions of Section 11 with the additional requirement that a maximum of 2 parking stalls are accessed from each driveway.

### 4. PARCEL SIZE

| Min Parcel Area    | Max Parcel Area    |
|--------------------|--------------------|
| 275 m <sup>2</sup> | 550 m <sup>2</sup> |

### 5. SETBACKS

The minimum **Setbacks** from **Parcel** lines for all uses in an area **Zoned** R2S are as follows:

| Front | Rear  | Interior | Exterior |
|-------|-------|----------|----------|
| 4.0 m | 2.0 m | 1.8 m    | 3.0 m    |

The minimum setback from the interior side parcel line is reduced to 1.2 m under the following conditions:

- a) The roof of the building is designed to retain all snow on the roof; AND
- b) A rain gutter attached to the building is designed to divert all rain water away from the neighbouring properties and into an on-site drainage pit to reduce the flow of stormwater from the site.

**6. COVERAGE**

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 45%                         |

**7. HEIGHT**

- a) The maximum **Height** for **Principal Buildings** is 10.0 m
- b) The maximum **Height** is 4.5 m for all other **Accessory Buildings**.

## 6.7 R-3 RESIDENTIAL MULTIPLE FAMILY

### 1. INTENT



The intent of this **Zone** is to allow the development or infill of multiple family developments.

### 2. PERMITTED USES

The following uses and no others shall be permitted in the R-3 **Zone**:

- a) **Multiple Family Dwellings**
- b) **Home Occupation**
- c) **Accessory Buildings** and Uses

### 3. CONDITIONS OF USE

- a) An **Home Occupation** shall be provided subject to the provisions of section 4.1.2 (d)
- b) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

### 4. PARCEL SIZE

On a **Parcel** located in an area **Zoned** R-3, no plan of subdivision shall be approved which contravenes the regulations set out below:

| Min Parcel Area    | Min Parcel Frontage |
|--------------------|---------------------|
| 950 m <sup>2</sup> | 18 m                |

### 5. FLOOR AREA RATIO

For **Multiple Family Dwellings** the floor area ratio shall not exceed a factor of 1.0.

### 6. SETBACKS

The minimum **Setbacks** from **Parcel** lines are as follows:

| Front | Rear  | Interior Side | Exterior |
|-------|-------|---------------|----------|
| 4.0 m | 4.0 m | 2 m           | 3.0 m    |

### 7. PARCEL COVERAGE

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 50%                          | 60%                         |

## 8. HEIGHT

- a) The maximum **Height** is 13.0 m for a **Multiple Family Dwelling**
- b) The maximum **Height** is 4.5 m for **Accessory Buildings**.

## 6.8 R-MH RESIDENTIAL MOBILE HOME PARK

- 1. INTENT** The intent of this **Zone** is to allow the development of mobile homes in the mobile home park.
- 2. PERMITTED USES** The following uses and no others shall be permitted in the R-MH **Zone**:
- a) **Mobile Home Park**;
  - b) **Home Occupation**;
  - c) **Accessory Buildings** and uses
- 3. CONDITIONS OF USE**
- a) An **Home Occupation** shall be provided subject to the provisions of section 4.1.2 (d)
  - b) Off Street Parking and loading requirements are subject to the provisions of Section 11.
- 4. PARCEL SIZE** On a **Parcel** located in an area **Zoned** R-MH, no plan of subdivision approved which contravenes the regulations set out below:
- | Min Parcel Area | Min Parcel Frontage |
|-----------------|---------------------|
| 2 ha            | 10 m                |
- 5. SETBACKS** The minimum **Setback** from **Parcel** lines are as follows:
- a) 8.0 m of any **Parcel** line abutting a **Highway**
  - b) 4.0 m of all other **Parcel** lines
  - c) 3.0 m of any **Mobile Home Park Space** lot line abutting an internal road right-of- way or common **Parking** area
  - d) 2.0 m of all other **Mobile Home Park Space** lot lines
- 6. HEIGHT**
- a) The maximum **Building Height** is 4.0 m.

## 6.9 R-4 RESIDENTIAL MIXED DENSITY

- 1. INTENT** The intent of this **Zone** is to allow mixed housing types within a common neighbourhood.
- 2. PERMITTED USES** The following uses only shall be permitted in the R-4 Residential –Mixed Density **Zone**:
- a) **One Family Detached Dwelling**;
  - b) **Two Family Detached Dwelling**;
  - c) **Multiple Family Dwelling**;
  - d) **Home Occupation**;
  - e) **Secondary Suite**; and
  - f) **Accessory Buildings** and Uses.
- 3. CONDITIONS OF USE**
- a) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
  - b) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
  - c) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.
- 4. PARCEL SIZE** On a **Parcel** located in an area **Zoned** R-4, no plan of subdivision shall be approved which contravenes the regulations set out below.

For **One Family Detached Dwelling**:

| Min Parcel Area    | Max Parcel Area    | Min Building Width |
|--------------------|--------------------|--------------------|
| 275 m <sup>2</sup> | 750 m <sup>2</sup> | 4.5 m              |

For **Two Family Detached Dwelling** Use:

| Min Parcel Area    | Max Parcel Area      | Min Building Width |
|--------------------|----------------------|--------------------|
| 550 m <sup>2</sup> | 1,250 m <sup>2</sup> | 4.5 m              |

For **Multiple Family Dwelling** Use:

| Min Parcel Area    | Max Parcel Area      |
|--------------------|----------------------|
| 750 m <sup>2</sup> | 2,400 m <sup>2</sup> |

## 5. COVERAGE

For **One Family Detached Dwellings** with a **Parcel Area** less than 550 square meters:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 50%                         |

For **One Family Detached Dwellings** with a **Parcel Area** equal to or greater than 550 square meters:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 35%                          | 40%                         |

For **Two Family Detached Dwellings**:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 50%                         |

For **Multiple Family Dwellings**:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 50%                          | 60%                         |

## 6. FLOOR AREA RATIO

- a) For **One Family Detached Dwellings**, with a **Parcel Area** less than 550 square meters, the floor area ratio shall not exceed a factor of 0.6.
- b) For **One Family Detached Dwellings**, with a **Parcel Area** equal to or greater than 550 square meters, not to exceed the maximum **Parcel Area**, the floor area ratio shall not exceed a factor of 0.5.
- c) For **Two Family Detached Dwellings** the floor area ratio shall not exceed a factor of 0.6.
- d) For **Multiple Family Dwellings** the floor area ratio shall not exceed a factor of 1.0.

## 7. HEIGHT

- a) The maximum **Height** for **Principal Buildings** is 10.0 m
- b) The maximum **Height** is 13.0 m for a **Multiple Family Dwelling**.

c) The maximum **Height** is 4.5 m for **Accessory Buildings**.

## 8. SETBACKS

The minimum **Setbacks** from **Parcel** lines are as follows:

| Front | Rear  | Interior Side | Exterior Side |
|-------|-------|---------------|---------------|
| 4.0 m | 2.0 m | 1.8 m         | 3.0 m         |

The minimum **Setbacks** from **Parcel** lines for **Multiple Family Dwellings** are as follows:

| Front | Rear  | Interior Side | Exterior Side |
|-------|-------|---------------|---------------|
| 4.0 m | 3.0 m | 4.0 m         | 3.0 m         |

## 9. DENSITY

The maximum number of equivalent units permitted in the R4 Zone is 70.

## 6.10 R-5 RESIDENTIAL RESORT MIXED DENSITY

### 1. INTENT

The intent of this **Zone** is to allow mixed housing types within a common neighbourhood featuring short term tourist accommodation.

### 2. PERMITTED USES

The following uses only shall be permitted in the R-5 Residential – Resort Mixed Density **Zone**:

- a) **Bed and Breakfast Accommodation**;
- b) **Recreation Facilities**;
- c) **Two Family Detached Dwelling**;
- d) **One Family Detached Dwelling**;
- e) **Multiple Family Dwelling**;
- f) **Tourist Accommodation**;
- g) **Home Occupation**;
- h) **Secondary Suite**; and
- i) **Accessory Buildings** and Uses.

### 3. CONDITIONS OF USE

- a) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
- b) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- c) A **Bed and Breakfast Accommodation** shall be permitted subject to the provisions of section 4.1.2 (e)
- d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

**4. PARCEL SIZE**

On a **Parcel** located in an area **Zoned** R-5, no plan of subdivision shall be approved which contravenes the regulations set out below.

For **One Family Detached Dwelling**:

| Min Parcel Area    | Max Parcel Area    | Min Building Width |
|--------------------|--------------------|--------------------|
| 275 m <sup>2</sup> | 750 m <sup>2</sup> | 4.5 m              |

For **Two Family Detached Dwelling Use**:

| Min Parcel Area    | Max Parcel Area      | Min Building Width |
|--------------------|----------------------|--------------------|
| 400 m <sup>2</sup> | 1,250 m <sup>2</sup> | 4.5 m              |

For **Multiple Family Dwelling Use**:

| Min Parcel Area    | Max Parcel Area      |
|--------------------|----------------------|
| 750 m <sup>2</sup> | 2,400 m <sup>2</sup> |

**5. COVERAGE**

For **One Family Detached Dwellings** with a **Parcel Area** less than 550 square meters:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 50%                         |

For **One Family Detached Dwellings** with a **Parcel Area** equal to or greater than 550 square meters:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 35%                          | 40%                         |

For **Two Family Detached Dwellings**:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 40%                          | 50%                         |

For **Multiple Family Dwellings**:

| Max Building Parcel Coverage | Max Surface Parcel Coverage |
|------------------------------|-----------------------------|
| 50%                          | 60%                         |

**6. FLOOR AREA RATIO**

- a) For **One Family Detached Dwellings**, with a **Parcel Area** less than 550 square meters, the floor area ratio shall not exceed a factor of 0.6.
- b) For **One Family Detached Dwellings**, with a **Parcel Area** equal to or greater than 550 square meters, not to exceed the maximum **Parcel Area**, the floor area ratio shall not exceed a factor of 0.5.
- c) For **Two Family Detached Dwellings** the floor area ratio shall not exceed a factor of 0.6.
- d) For **Multiple Family Dwellings** the floor area ratio shall not exceed a factor of 1.0.

**7. HEIGHT**

- a) The maximum **Height** for **Principal Buildings** is 10.0 m;
- b) The maximum **Height** is 13.0 m for a **Multiple Family Dwelling**.
- c) The maximum **Height** is 4.5 m for **Accessory Buildings**.

**8. SETBACKS**

The minimum **Setbacks** from **Parcel** lines are as follows:

| Front | Rear  | Interior Side | Exterior Side |
|-------|-------|---------------|---------------|
| 4.0 m | 2.0 m | 1.8 m         | 3.0 m         |

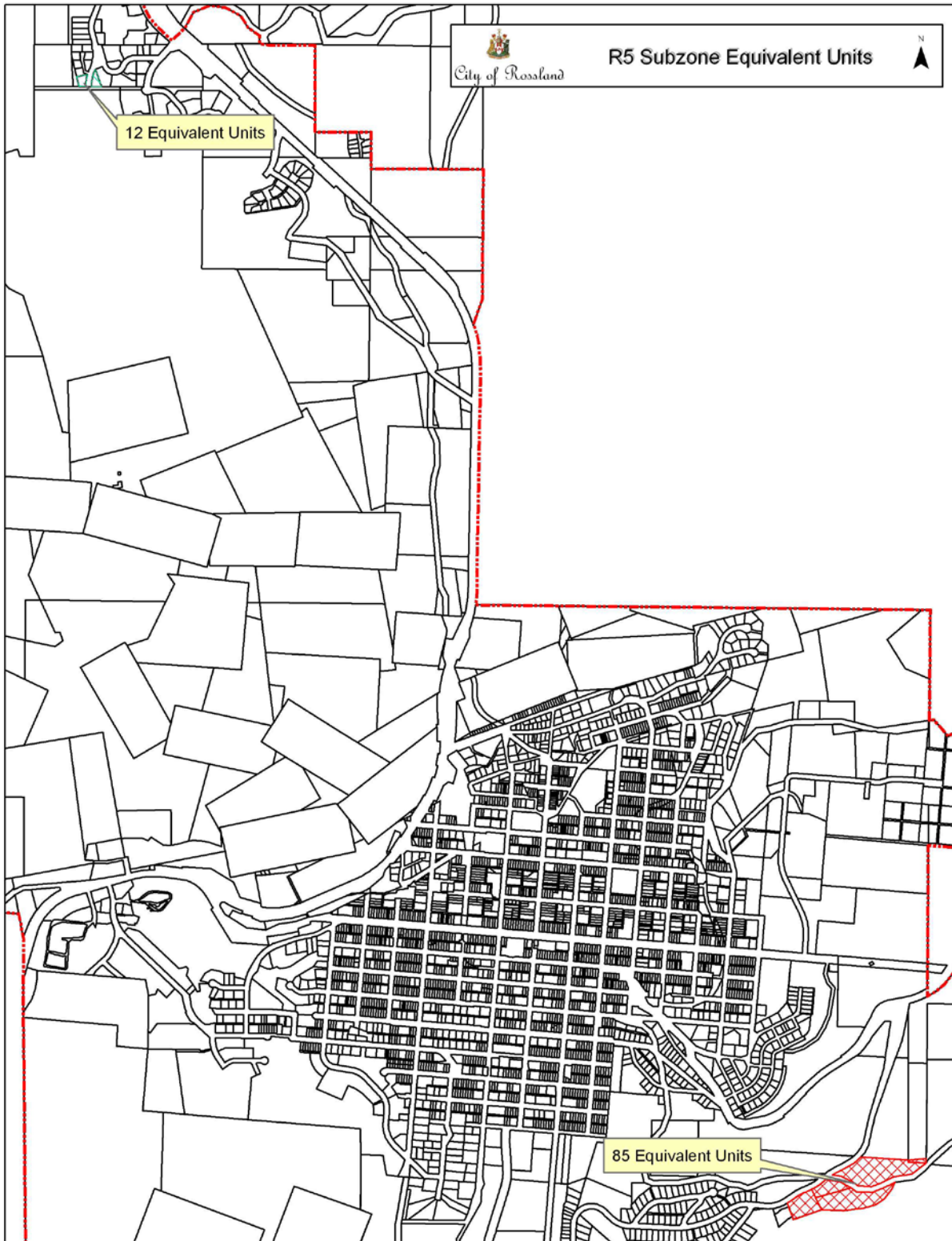
The minimum **Setbacks** from **Parcel** lines for **Multiple Family Dwellings** are as follows:

| Front | Rear  | Interior Side | Exterior Side |
|-------|-------|---------------|---------------|
| 4.0 m | 3.0 m | 4.0 m         | 3.0 m         |

**9. DENSITY**

Equivalent units permitted in the R-5 Zone are separated into specific areas as shown on **Diagram 6.8** below, the map entitled “R-5 Zone Equivalent Units”.

Diagram 6.8 – R5 Zone Equivalent Units



## 6.11 GH GUEST HOME SUB-ZONE

### 1. INTENT

Where the GH Guest Home sub-zone is appended to a zone within this Bylaw, all of the regulations for that zone except as otherwise provided herein shall apply to the development of a Guest Home within the hyphenated zone as well as the regulations for this sub-zone.

The GH Guest Home sub-zone may be appended only to the below listed **Zones**:

- a) R-1 Single Detached Residential
- b) R-1I Detached Infill Residential
- c) R-1R Rural Detached Residential

### 2. PERMITTED USES

The following uses and no others shall be permitted in the GH **Sub-Zone**:

- a) A **Guest Home** use

### 3. CONDITIONS OF USE

- a) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

### 4. PARCEL SIZE

Where **Surface Parcel** coverage is restricted by this Bylaw, such coverage may be increased by 10% to allow for parking.

### 5. SIGNAGE

**Signs** shall be permitted subject to the following conditions:

- a) One Sign advertising the Guest Home(s) shall be permitted on the Parcel on which the Guest Home(s) is/are located, provided that:
  - i) the Sign is either free standing or affixed fascia style to a Building or other Structure;
  - ii) the Sign lighting is external;
  - iii) the content of the Sign is limited to the name(s) of the Guest Home(s), a telephone number for the Guest Home Manager (Guest Home Manager has the meaning defined in the City of Rossland Business License Bylaw in force at the time), and an accompanying graphic design;
  - iv) the size of the Sign does not exceed 0.5 square meters.