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**48. RS11 Zone (Residential Single Family Eleven) (Bylaw No. 1937)****Intent**

- (1) The intent of this zone is to provide low density detached residential dwelling development.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) Auxiliary buildings and uses
  - (b) Auxiliary residential dwelling units
  - (c) Detached dwellings
  - (d) Parks and playgrounds

**Density**

- (3) The maximum permitted gross floor area of all buildings on a parcel is 279 square metres.
- (4) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (5) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.
- (6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building is 55 square metres per parcel.

**Height**

- (7) The maximum permitted height of a principal use building is 8.0 metres.
- (8) The maximum permitted height of an auxiliary building is 5.0 metres.

**Parcel and Site Area**

- (9) The minimum permitted parcel area is shown in the accompanying table:

<b>Parcel Number</b> (as shown in the Key Plan that forms a part of this zone).	<b>Minimum Permitted Parcel Area</b>
<b>1</b>	553 square metres
<b>2</b>	658 square metres
<b>3</b>	637 square metres
<b>4</b>	592 square metres
<b>5</b>	549 square metres
<b>6</b>	539 square metres
<b>7</b>	599 square metres
<b>8</b>	676 square metres
<b>9</b>	661 square metres

**Setbacks and Siting**

- (10) Minimum building setbacks are shown in the following table:

<b>Parcel Number</b> (as shown in the Key Plan that forms a part of this zone).	<b>North Setback</b>	<b>South Setback</b>	<b>Side Setback</b>
<b>1</b>	4.0 m	3.0 m	3.0 m
<b>2, 3, 4, 5, 6, 7, 8, 9</b>	10.0 m	3.0 m	3.0 m

**Off-Street Parking and Loading**

- (11) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to detached

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dwellings, the owner must provide at least 2 parking spaces for a principal dwelling unit plus one parking space for an auxiliary residential dwelling unit. Tandem parking is permitted in any configuration.

**Other Regulations**

- (12) The maximum permitted number of occupants per bedroom is two.
- (13) An auxiliary residential dwelling unit shall be located within the principal residential building on a parcel.

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**Key Plan**

