

5. RS3 Zone (Residential Single Family Three) (Bylaw No. 742)**Intent**

- (1) The intent of this zone is to provide for detached residential dwellings (Bylaw 2323)

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) detached single family residential dwellings;
 - (b) an auxiliary residential dwelling unit not exceeding a gross floor area of 90 square metres; and (Bylaw No. 1621)
 - (c) park.

Density

- (3) The maximum permitted floor space ratio is 0.35. (Bylaw No. 1621)
- (4) Notwithstanding paragraph (3) in this section, the maximum permitted gross floor area for each strata lot within Strata Plan VR2482 is shown in the following table: (Bylaw No. 2323)

Strata Lot – Strata Plan VR2482	Maximum Gross Floor Area (square metres)
1	237
2	228
3	248
4	262
5	398
6	419
7	375
8	378
9	309
10	341
11	419
12	558
13	604
14	604
15	930
16	604
17	265
18	294
19	373
20	465
21	372

22	372
23	420
24	385
25	372
26	444
27	318
28	331
29	374
30	601
31	571
32	857
33	930

- (5) Notwithstanding any other regulations contained in this section, an additional 56 square metres of gross floor area may be added to a dwelling unit or an auxiliary building for employee use and rental, provided that the floor space ratio on a parcel does not exceed .35. This bonus density is subject to the owner entering into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit, in the form of Schedule "T". (Bylaw No. 1621)(Bylaw No. 2463)
- (6) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres.
(Bylaw No. 1621)(Bylaw 2102)

Height

- (7) The maximum permitted height of a building is 10.6 metres.

Site Coverage

- (8) The maximum permitted site coverage is 35 percent.

Setbacks

- (9) The minimum permitted front setback is 7.6 metres.
- (10) The minimum permitted side setback is 3 metres.
- (11) The minimum permitted rear setback is 7.6 metres.
- (12) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use. (Bylaw No. 1621)

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- (13) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for an auxiliary residential dwelling unit located within an auxiliary building for garage or carport use. (Bylaw No. 1621)
- (14) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)
- (15) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621)
(Bylaw No. 1656)

Off-Street Parking and Loading

- (16) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 2323)