
15. RS5 Zone (Single Family Residential Five) (Bylaw No. 1200)**Intent**

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

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) detached dwelling provided no dwelling is occupied except as employee housing;
 - (b) auxiliary residential dwelling unit provided it is contained within the principal residential building;
 - (c) auxiliary buildings and auxiliary uses; and
 - (d) park and playground.

Density

- (3) The maximum permitted gross floor area of a detached dwelling is 170 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of the bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 170 square metres.
- (5) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

Height

- (6) The maximum permitted height of a building is 7.6 metres.

Parcel Area

- (7) The minimum permitted parcel area is 445 square metres.
- (8) The minimum permitted frontage is 7 metres.

Site Coverage

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

Setbacks

- (10) The minimum permitted front setback is 7.6 metres.
- (11) The minimum permitted side setback is 3 metres.
- (12) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

- (13) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (14) The minimum permitted floor area of a detached dwelling is 46.5 square metres.
- (15) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (16) The placing of more than one principal building on a parcel or strata lot is prohibited.
- (17) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 58 square metres and no less than 32.5 square metres.
- (18) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.
- (19) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.