
31. RS7 Zone (Single Family Residential Seven) (Bylaw No. 1435)**Intent**

- (1) The intent of this zone is to provide for the development of low-density detached residential dwellings and for auxiliary residential dwelling units for employee use.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) detached dwelling;
 - (b) auxiliary residential dwelling unit, provided it is contained within the principal residential building or within an auxiliary building which includes parking use, and further provided it is not occupied except as employee housing;
 - (c) park and playground; and
 - (d) auxiliary uses.

Density

- (3) The maximum permitted gross floor area of a detached dwelling is 279 square metres or a floor space ratio of 0.35, whichever figure yields the lower floor area.
- (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 lesser of 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 279 square metres.
- (5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 55 square metres.
- (6) Notwithstanding any other provision of this Bylaw, the maximum permitted floor area for an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 130 square metres.

Height

- (7) The maximum permitted height of a building is 7.6 metres.
- (8) Notwithstanding subsection 14 (2) of Part 5, the maximum permitted height of a garage is 5 metres.

Site Dimensions

- (9) The minimum permitted area of any parcel created by subdivision is 596 square metres.

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- (10) The minimum required useable site area is 400 square metres.
 - (11) The minimum required frontage is 7.0 metres.

Site Coverage

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

Setbacks

- (13) The minimum permitted front setback is 7.6 metres.
- (14) The minimum permitted side setback is 3.0 metres.
- (15) The minimum permitted rear setback is 6.0 metres.
- (16) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for floor area located directly above the garage or carport use.
- (17) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for floor area of an auxiliary residential dwelling unit located directly above the garage or carport use.

Off-Street Parking and Loading

- (18) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.
- (19) Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, one space may be provided as a tandem parking space, and where four or more off-street parking spaces are required for a dwelling unit, a maximum of two spaces may be provided as tandem parking spaces.

Other Regulations

- (20) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (21) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (22) The placing of more than one principal use building on a parcel is prohibited.
- (23) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- (24) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.
- (25) The maximum permitted number of bedrooms in an auxiliary residential dwelling unit is 2, and an auxiliary residential dwelling unit shall contain no more than one kitchen.

(26) The width of paved surface of a private road shall be no greater than 7.0 metres.