
39. RS-9 Zone (Single Family Residential Nine) (Bylaw No. 1699)**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.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is contained within the principal residential building or garage building (whether separate or attached); and further provided the principal residential building and the garage building (if the auxiliary residential dwelling unit is within the garage) is serviced by a community sewer system;
 - (c) boat storage facility; (Bylaw No. 1656)
 - (d) detached dwelling; and
 - (e) park and playground.

Density

- (3) The maximum permitted gross floor area for each parcel shall be as described beside that parcel number in the column "Max GFA" of Table 1, attached to this zone.
(Bylaw No. 1656)
- (4) The maximum permitted gross floor area of a boat storage facility is 114 square metres.
(Bylaw No. 1656)
- (5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 1656)

Height

- (6) The maximum permitted height of a building is 7.6 metres, except on Strata Lot 2 as shown on Table 1, which is limited to 5.0 metres.
- (7) Notwithstanding subsection (6), the maximum permitted height of a garage is 5 metres.

Site Coverage

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

Setbacks

- (9) The minimum permitted front, side and rear setbacks on each parcel shall be as described beside that parcel number in the column “Front/Side/Rear” of Table 1.
- (10) Notwithstanding subsection (9), even though an auxiliary residential dwelling unit may be contained within a garage building, the setback requirements of subsections 14 (1) and (2) of Part 5 continue to apply.
- (11) Notwithstanding subsection (9) and paragraph 7 (1) (b) of Part 5, an open balcony, porch, canopy or sunshade may be set back 4 metres from a front parcel boundary.

Off-Street Parking and Loading

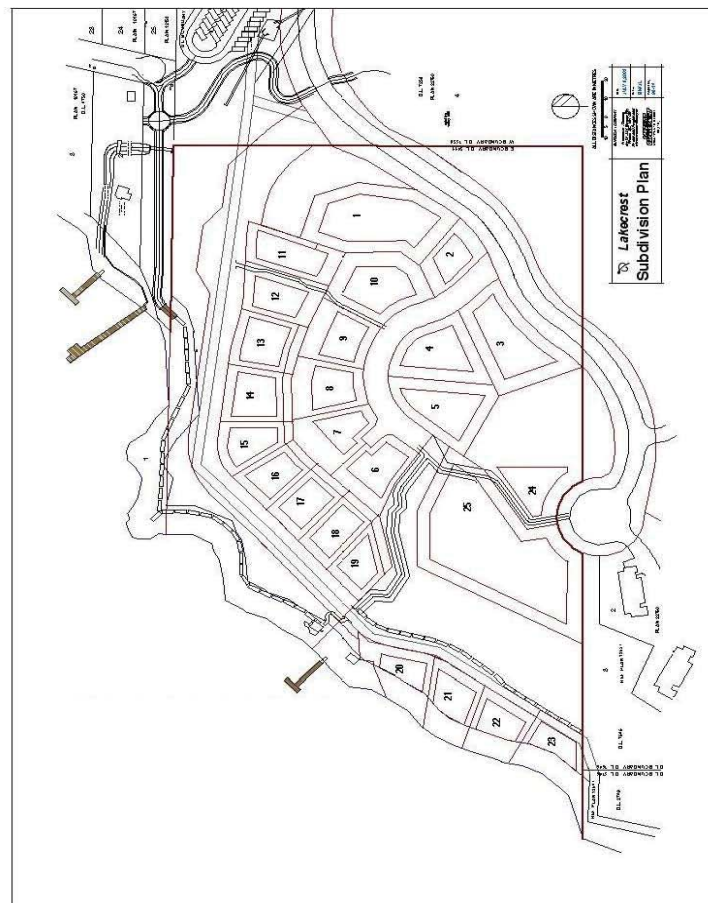
- (12) Subject to subsection (13), off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.
- (13) Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, 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

- (14) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (15) The maximum permitted number of bedrooms in a detached dwelling is 4, not counting the bedrooms in the auxiliary residential dwelling unit.
- (16) The placing of more than one principal building on a parcel is prohibited and the placing of more than one auxiliary residential dwelling unit per parcel is prohibited
- (17) 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.
- (18) In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.
- (19) 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.
- (20) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests.

TABLE 1 – RS9 DENSITY ALLOCATION and PARCEL SETBACKS (Bylaw No. 1871)

Schedule A to bylaw 1871

**TABLE 1 - RS 9 Zone Density Allocation and Parcel Setbacks**

LOT STATISTICS				
LOT #	Max GFA (sq. m)	Setbacks (m)		
		Front	Side	Rear
1	604	6.0	7.6	6.0
2	11.5	7.6	3.0	7.6
3	465	5.0	6.0	7.6
4	418	5.0	6.0	6.0
5	465	5.0	6.0	6.0
6	325	5.0	3.0	7.6
7	323	5.0	3.0	12.6
8	322	5.0	3.0	9.6
9	320	5.0	3.0	9.6
10	465	5.0	6.0 West 7.6 East	7.6
11	325	5.0	3.0	7.6
12	325	5.0	3.0 West 6.0 East	7.6
13	325	5.0	3.0	7.6
14	325	5.0	3.0	7.6
15	260	5.0	3.0	7.6
16	260	5.0	3.0	7.6
17	260	5.0	3.0	7.6
18	260	5.0	3.0	7.6
19	260	5.0	3.0	7.6
20	325	5.0	3.0	12
21	349	5.0	3.0	12
22	325	5.0	3.0	12
23	405	5.0	3.0	12