
35. RS-E2 Zone (Residential Single Estate Two) (Bylaw No. 1535)**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 Buildings and Uses

- (2) The following buildings and uses are permitted on each parcel and all other buildings and uses are prohibited:
- (a) one auxiliary building for parking use;
 - (b) one other auxiliary building;
 - (c) one auxiliary residential dwelling unit that is contained within the principal residential building or in an auxiliary building that is also used for parking use;
 - (d) one detached dwelling; and
 - (e) park and playground.

Parcel Area, Dimensions and Shape

- (3) The minimum permitted area of all parcels created by any form of subdivision and the shape and dimensions of such parcels shall be as shown on the Key Plan provided for this Zone, provided that the approving officer may allow the area of a parcel to vary by a maximum of 5% and the shape and dimensions of such a parcel to vary accordingly.
- (4) Despite subsection (3), any of the permitted parcels shown on the Key Plan may be included within a larger parcel provided that the boundaries of the larger parcel are consistent with the parcel boundaries shown in the Key Plan.
- (5) Despite subsection (3), the land shown as lots 18, 35, 36, 37 and 38 on the Key Plan may be subdivided as one parcel.

Maximum Permitted Floor Areas

- (6) Subject to subsection (7), the maximum permitted gross floor area of a detached dwelling (including any auxiliary residential dwelling unit) is 465 square metres and the minimum permitted gross floor area is 250 square metres.
- (7) The maximum permitted gross floor area of a detached dwelling on a parcel may be increased to an amount between 465 square metres and 697 square metres, provided that a covenant under Section 219 of the Land Title Act has been registered in favour of the Resort Municipality (in priority to any financial charges) against title to another undeveloped parcel or parcels in the RS-E2 Zone, reducing the maximum permitted gross floor area of a detached dwelling on the latter parcel or parcels by an amount

equivalent to the difference between 465 square metres and the gross floor area of the proposed detached dwelling.

- (8) The minimum permitted gross floor area of an auxiliary residential dwelling unit is 40 square metres and the maximum permitted gross floor area is 75 square metres, provided that:
- (a) the maximum permitted gross floor area shall be increased to 112 square metres for any auxiliary residential dwelling unit which is restricted to employee housing use by a covenant in the form of Schedule "T"; and (Bylaw No. 2463)
 - (b) the gross floor area of an auxiliary residential dwelling unit shall not exceed 35% of the total gross floor area of a detached dwelling in which it is located, in any case.
- (9) A covenant that is registered pursuant to subsection (7) or (8) shall be registered before issuance of a building permit for the parcel, or before issuance of a development permit when a development permit is required.
- (10) The maximum permitted floor area of an auxiliary building used for parking is 50 square metres, plus the area of any auxiliary residential dwelling unit.
- (11) The maximum permitted gross floor area of any other auxiliary building is 35 square metres.
- (12) The maximum permitted floor area for parking use contained within a principal building is 80 square metres and if there is no auxiliary residential dwelling unit associated with a parcel, the maximum amount of parking use that may be associated with that parcel is 80 square metres. (Bylaw No. 1608)

Height

- (13) The maximum permitted height of a detached dwelling is 8 metres.
- (14) The maximum permitted height of an auxiliary building is 5 metres.
- (15) Despite subsection (14), the maximum permitted height of an auxiliary building used for both parking and an auxiliary residential dwelling unit is 7 metres.

Site Coverage

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

Frontage

- (17) The minimum permitted highway frontage of a parcel created by subdivision is 24 metres.

Setbacks

- (18) The minimum permitted setback from the front parcel line is 7.6 metres.
- (19) The minimum permitted setback from any side parcel line is 3 metres for a detached dwelling unit with a gross floor area of 325 square metres or less, 6 metres for a detached dwelling with a gross floor area of more than 325 square metres, and 3 metres for an auxiliary building.
- (20) The minimum permitted setback from the rear parcel line is 7.6 metres.
- (21) No detached dwelling located within a bare land strata plan shall be less than:
 - (a) 7.6 metres from the boundaries of that plan;
 - (b) 7.6 metres from an internal access road; and
 - (c) 6 metres from any other detached dwelling.

Off-street Parking and Loading

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

Other Regulations for Auxiliary Residential Dwelling Units

- (23) An auxiliary residential dwelling unit shall contain at least one bedroom, one living room and only one kitchen.
- (24) An auxiliary residential dwelling unit shall not be used for tourist accommodation at any time.

Key Plan

