

---

**36. RS-E3 Zone (Residential Single Estate Three) (Bylaw No. 1597)****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 and auxiliary uses.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) two auxiliary buildings for parking use;
  - (b) one detached auxiliary residential dwelling unit;
  - (c) one auxiliary residential dwelling unit for employee housing;
  - (d) detached dwelling;
  - (e) one auxiliary building for arena use; and
  - (f) park and playground.

**Density**

- (3) The maximum permitted gross floor area for a detached dwelling is 465 square metres.
- (4) The maximum permitted floor area for an auxiliary building for parking use is 56.7 square metres.
- (5) The maximum permitted gross floor area for a detached auxiliary residential dwelling unit is 153 square metres.
- (6) The maximum permitted gross floor area for a detached auxiliary residential dwelling unit for employee housing is 111.5 square metres.
- (7) The maximum permitted gross floor area for an auxiliary building for arena use is 2000 square metres.

**Height**

- (8) The maximum permitted height of a building is 7.6 metres.
- (9) Notwithstanding subsection (8), the maximum permitted height of a garage is 5 metres.
- (10) Notwithstanding subsection (8), the maximum permitted height of an arena is 14 metres.

**Site Coverage**

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

**Setbacks**

- (12) The minimum permitted setback is 6 metres from all parcel boundaries.

**Off-street Parking and Loading**

- (13) Off-street parking and loading spaces shall be provided and maintained in accordance with regulations contained in Part 6 of this Bylaw.
- (14) Notwithstanding subsection (13), the maximum number of parking spaces required for an arena use is 8.

**Other Regulations**

- (15) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and all other uses of the auxiliary residential dwelling unit not expressly permitted in this section are prohibited.