
37. RS-E4 Zone (Residential Single Estate Four) (Bylaw No. 1551)**Intent**

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

Permitted Uses

- (2) The following uses are permitted all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is resident restricted, contained within the principal residential building; and further provided the principal residential building is serviced by a community sewer system that is located in a sewer specified area serviced by:
 - (i) a community sewer system that is located in a sewer specified area serviced by a sewage treatment plant with a design treatment capacity greater than 500 cubic metres day; or
 - (ii) a sewage holding tank the installation and operation of which complies in all respects with Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.
 - (c) detached dwelling; and
 - (d) park and playground.

Density

- (3) The maximum permitted gross floor area of a detached dwelling is 465 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 a 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 465 square metres.
- (5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.

Height

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

Parcel Area

- (8) The minimum permitted parcel area is 7,000 square 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 as follows:

Gross Floor Area of Detached Dwelling	Minimum Side Setback
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

- (12) The minimum permitted rear setback is 7.6 metres.

- (13) Notwithstanding subsections (10) to (12), 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) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

- (14) No addition shall be made to a detached dwelling in existence on August 6, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

Off-street Parking and Loading

- (15) 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

- (16) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (17) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (18) The placing of more than one building containing a dwelling unit on a parcel or strata lot is prohibited.
- (19) 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.
- (20) 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.
- (21) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms.
- (22) An auxiliary residential dwelling unit shall be resident restricted.