
38. RS-E5 Zone (Single Family Estate Five) (Bylaw No. 1652)**Intent**

- (1) The intent of this zone is to provide a low-density area for detached residential dwellings and also to permit a detached auxiliary residential dwelling unit.

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 serviced by a
 - (c) community sewer;
 - (d) detached dwelling; and
 - (e) 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) The maximum permitted floor area for auxiliary parking use contained in an auxiliary building is 79 square metres.
- (5) The total floor area for all parking uses on a parcel and in any combination of principal or auxiliary buildings or structures is 135 square metres.
- (6) Notwithstanding any other provisions of this Bylaw, an additional 79 square metres of floor area may be added to an auxiliary building for auxiliary residential dwelling use, if the following condition is met:
- (a) The owner enters into an employee housing agreement with the Municipality for the auxiliary residential dwelling unit, in the form of Schedule "T". (Bylaw No. 2463)
 - (b) The maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 158 square metres and the maximum permitted footprint is 79 square metres.

Height

- (7) The maximum permitted height of a building is 7.6 metres and the maximum permitted height of an auxiliary building containing parking use is 5.5 metres.

Site Dimensions

- (8) The minimum required parcel area is 1.0 hectare.

Site Coverage

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

Setbacks

- (10) The minimum permitted setback from any property line is 7.6 metres.

Off-Street Parking and Loading

- (11) 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

- (12) 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.
- (13) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen.
- (14) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.