
44. RS-E6 Zone (Residential Single Estate 6) (Bylaw No. 1753) (Bylaw No. 1958)**Intent**

- (1) The intent of this zone is to provide for the development of low density detached residential dwellings, with an opportunity for an owner to increase density by meeting conditions related to the provision of certain amenities.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) One auxiliary building for parking use per parcel;
 - (b) One other auxiliary building per parcel;
 - (c) One detached dwelling per parcel;
 - (d) Nature conservation park.

Parcel Area and Dimensions

- (3) The minimum permitted parcel is 1.0 hectares

Maximum Permitted Floor Area

- (4) The maximum permitted gross floor area on a parcel is 465 square metres.
- (5) The maximum permitted gross floor area of a detached dwelling on a parcel is 465 square metres.
- (6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 75 square metres.
- (7) The maximum permitted gross floor area of any other auxiliary building is 75 square metres.

Height

- (8) The maximum permitted height of a detached dwelling is 8 metres.
- (9) The maximum permitted height of an auxiliary building is 7 metres.

Site Coverage

- (10) The maximum permitted site coverage is 15 percent.

Setbacks

- (11) The minimum permitted front setback is 7.5 metres.

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- (12) The minimum permitted side setback is 7.5 metres
 - (13) The minimum permitted rear setback is 7.5 metres
 - (14) Notwithstanding the rest of subsection 45.6, the minimum permitted setback from Highway 99 is 20 metres.

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

Increased Density

- (16) The minimum parcel area under subsection (3) shall be reduced to 0.65 hectares if the conditions under subsection (17) are satisfied.
- (17) The owner of the lands that are the subject of this zone (other than any lands that have been dedicated as park or highway) may meet either of the following conditions in order for the minimum permitted parcel area under subsection (16) to apply:
 - (a) The owner shall make an amenity contribution payment of \$400,000.00 to the Municipality, to be held by the Municipality in a reserve fund and used to provide transportation infrastructure within the Municipality; or
 - (b) The owner shall make 50% of the amenity contribution payment required under paragraph (a) to the Municipality and the owner shall grant to the Municipality, and cause to be registered in the land title office against title to all of the lands that are the subject of this zone (other than dedicated park and highway) in priority to all financial liens, charges and encumbrances (including any leases, options to purchase and rights of first refusal), a covenant in favour of the Municipality under section 219 of the *Land Title Act*, in a form satisfactory to the Municipality, prohibiting the separate sale or other transfer of any of the lands until the owner has made the remaining 50% of the amenity contribution payment required under paragraph (a) to the Municipality.