
3. RT1 Zone (Two Family Residential One)**Intent**

- (1) The intent of this zone is to provide a low density area for detached and duplex residential dwellings.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 409)
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is contained within a detached dwelling; (Bylaw No. 464)
 - (c) detached dwelling; (Bylaw No. 464)
 - (d) duplex dwelling; and (Bylaw No. 464)
 - (e) park and playground. (Bylaw No. 464)

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. (Bylaw No. 409) (Bylaw No. 905)
- (4) The maximum permitted gross floor area of a duplex dwelling is 511 square metres or a floor space ratio of 0.45, whichever figure is lower. (Bylaw No. 380) (Bylaw No. 409) (Bylaw No. 905)
- (5) 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. (Bylaw No. 409)

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- (6) Notwithstanding subsection (4), the maximum permitted gross floor area of a duplex 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 0.40 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 duplex dwelling shall not exceed 511 square metres. (Bylaw No. 409)
(Bylaw No. 905)
- (7) The maximum permitted floor area for auxiliary parking use of a detached dwelling contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 464)
(Bylaw No. 905)
- (8) The maximum permitted floor area for auxiliary parking use of a duplex dwelling contained in a principal or auxiliary building or structure is 50 square metres for each dwelling unit. (Bylaw No. 464) (Bylaw No. 905)

Height

- (9) The maximum permitted height of a building is 7.6 metres. (Bylaw No. 409)

Site Dimensions

- (10) The minimum required parcel area, usable site area, and frontage are as follows:
(Bylaw No. 953)

| Type of dwelling | Gross floor area | Minimum parcel area | Minimum usable site area | Minimum frontage |
|-------------------------|--------------------------------|----------------------------|---------------------------------|-------------------------|
| Detached Dwelling | 325 square metres or less | 695 square metres | 465 square metres | 18 metres |
| Detached Dwelling | greater than 325 square metres | 928.6 square metres | 581 square metres | 24 metres |
| Duplex Dwelling | 375 square metres or less | 836 square metres | 744 square metres | 18 metres |
| Duplex Dwelling | greater than 375 square metres | 836 square metres | 836 square metres | 24 metres |

- (11) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres. Where a detached dwelling is sited on a parcel having a frontage of 24 metres or more, the maximum permitted gross floor area of the detached dwelling is 465 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)
- (12) Where a duplex dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 375 square metres. Where the duplex dwelling is sited on a parcel having a frontage 24 metres or more, the maximum permitted gross floor area of the duplex dwelling is 511 square metres, subject to compliance with the other requirements of this Bylaw regarding permitted gross floor area. (Bylaw No. 953)

Site Coverage

- (13) The maximum permitted site coverage is 35 percent. (Bylaw No. 409)

Setbacks

- (14) The minimum permitted front setback is 7.6 metres. (Bylaw No. 409)
- (15) The minimum permitted side setback is as follows: (Bylaw No. 409) (Bylaw No. 905)

| TYPE OF DWELLING | GROSS FLOOR AREA OF DWELLING | MINIMUM SIDE SETBACK |
|-------------------------|-------------------------------------|-----------------------------|
| Detached Dwelling | 325 square metres or less | 3 metres |
| Duplex Dwelling | 375 square metres or less | 3 metres |
| Detached Dwelling | greater than 325 square metres | 6 metres |
| Duplex Dwelling | greater than 375 square metres | 6 metres |

- (16) The minimum permitted rear setback is 7.6 metres. (Bylaw No. 409)
- (17) Notwithstanding subsections (14) to (16), no detached or duplex dwelling located within a bare land strata plan shall be less than: (Bylaw No. 409) (Bylaw No. 905)
- (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 dwelling calculated as the sum of the following distances for each dwelling:

| TYPE OF DWELLING | GROSS FLOOR AREA OF DWELLING | DISTANCE |
|-------------------------|-------------------------------------|-----------------|
| Detached Dwelling | 325 square metres or less | 3 metres |
| Duplex Dwelling | 375 square metres or less | 3 metres |
| Detached Dwelling | greater than 325 square metres | 6 metres |
| Duplex Dwelling | greater than 375 square metres | 6 metres |

- (18) No addition shall be made to a detached dwelling in existence on June 28, 1993 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. (Bylaw No. 953)
- (19) No addition shall be made to a duplex dwelling in existence on June 28, 1993 which increases the gross floor area of that dwelling beyond 375 square metres, unless the entire dwelling including the addition is sited at least six metres from the nearest side parcel line. (Bylaw No. 953)

Off-Street Parking and Loading

- (20) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 409)

Other Regulations

- (21) The minimum permitted gross floor area for a detached and duplex dwelling unit is 46.5 square metres. (Bylaw No. 409)
- (22) The maximum permitted number of bedrooms in a detached dwelling is 4. (Bylaw No. 409)
- (23) The maximum permitted number of bedrooms in a duplex dwelling is 8. (Bylaw No. 409)
- (24) The placing of more than one principal building on a parcel is prohibited. (Bylaw No. 409) (Bylaw No. 597)
- (25) 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. (Bylaw No. 916)
- (26) 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. (Bylaw No. 597)
- (27) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms. (Bylaw No. 597) (Bylaw No. 916)
- (28) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 814)