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**6. RT3 Zone (Two Family Residential Three) (Bylaw No. 963)****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:
- (a) auxiliary buildings and auxiliary uses;
  - (b) auxiliary residential dwelling unit provided it is contained within a detached dwelling;
  - (c) detached dwelling;
  - (d) duplex dwelling; and
  - (e) park and playground.

**Density**

- (3) The maximum permitted gross floor area of a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (4) The maximum permitted gross floor area of a duplex dwelling is 375 square metres or a floor space ratio of 0.45, whichever figure is lower.
- (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 325 square metres.
- (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 0.45 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 375 square metres.
- (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.
- (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.

**Height**

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

**Site Dimensions**

- (10) The minimum permitted parcel area is 695 square metres.
- (11) The minimum permitted usable site area is 465 square metres.
- (12) The minimum permitted frontage is 18 metres.

**Site Coverage**

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

**Setbacks**

- (14) The minimum permitted front setback is 7.6 metres.
- (15) The minimum permitted side setback is 3 metres.
- (16) The minimum permitted rear setback is 7.6 metres.
- (17) Notwithstanding subsections (14) to (16), no detached or duplex dwelling shall be situated in a bare land strata plan where it is less than:
- (a) 7.6 metres from the boundaries of that plan;
  - (b) 7.6 metres from an internal access road; and
  - (c) 6 metres from another detached or duplex dwelling.

**Off-Street Parking and Loading**

- (18) 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**

- (19) The minimum permitted gross floor area for a detached and duplex dwelling unit is 46.5 square metres.
- (20) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (21) The maximum permitted number of bedrooms in a duplex dwelling is 8.
- (22) The placing of more than one principal building on a parcel is prohibited.

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- (23) 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.
  - (24) 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.
  - (25) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms.
  - (26) An auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.