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**17. RT7 Zone (Two Family Residential Seven) (Bylaw No. 1233)****Intent**

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

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary uses;
  - (b) detached dwelling;
  - (c) duplex dwelling;
  - (d) park and playground; and
  - (e) auxiliary residential dwelling unit provided it is contained within the principal residential building, and provided it is not occupied except as employee housing.

**Density**

- (3) The maximum permitted gross floor area of a detached dwelling is 240 square metres or a floor space ratio of 0.40, whichever figure is lower.
- (4) The maximum permitted gross floor area of a duplex dwelling is 335 square metres or a floor space ratio of 0.45, whichever figure is lower. (Bylaw No. 1258)
- (5) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres.

**Height**

- (6) The maximum permitted height of a building is 8.2 metres. (Bylaw No. 1258)

**Parcel Area**

- (7) The minimum permitted parcel area for a detached dwelling is 400 square metres.
- (8) The minimum permitted parcel area for a duplex dwelling is 500 square metres.
- (9) The maximum permitted parcel area for a detached dwelling is 695 square metres.
- (10) The maximum permitted parcel area for a duplex dwelling is 836 square metres.
- (11) The minimum permitted frontage for a detached dwelling is 14 metres.
- (12) The minimum permitted frontage for a duplex dwelling is 18 metres.

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**Site Coverage**

- (13) The maximum permitted site coverage is 40 percent.

**Setbacks**

- (14) The minimum permitted front setback is 6.0 metres.
- (15) The minimum permitted side setback is 2.5 metres where the frontage is less than 15.5 metres.
- (16) The minimum permitted side setback is 3.0 metres where the frontage is equal to or greater than 15.5 metres.
- (17) The minimum permitted rear setback is 6.0 metres.
- (18) An auxiliary or attached building for garage or carport use may be set back a minimum of 3.0 metres from the front parcel line, a minimum of 2.0 metres from the rear parcel line, and a minimum of 1.5 metres from the side parcel lines. (Bylaw No. 1258)
- (19) Notwithstanding section 7 of Part 5, no projections are allowed into the 1.5 metre side setback area of an auxiliary or attached building for garage or carport use. (Bylaw No. 1258)

**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.

**Other Regulations**

- (21) The minimum permitted gross floor area of a detached or duplex dwelling is 46.5 square metres.
- (22) The maximum permitted number of bedrooms in a detached dwelling is 4 and in a duplex dwelling is 8.
- (23) The placing of more than one principal building on a parcel is prohibited.
- (24) An auxiliary residential dwelling unit shall contain a floor area no less than 32.5 square metres.
- (25) In no case shall the floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.
- (26) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.
- (27) An auxiliary residential dwelling unit shall not be used for tourist accommodation.
- (28) An auxiliary building is prohibited.