

DIVISION SEVEN - RESIDENTIAL ZONES

706 Residential Seasonal Single Family Zone (R.6)

Permitted Uses of Land, Buildings, and Structures

Subject to the provisions of Divisions Three and Four of this bylaw, the following uses and no others shall be permitted in the *Residential Seasonal Single Family Zone (R.6)*:

- a. Accessory residential buildings including domestic garages, free standing carports, residential storage buildings, greenhouses, gazebos, etc
- b. Public parks and playgrounds
- c. Seasonal single family dwellings

Buildings Per Lot

The number of buildings allowed per lot shall be not more than:

- a. one (1) seasonal single family dwelling; and
 one (1) domestic garage or free standing carport and one (1) other accessory residential building; or two (2) accessory residential buildings other than garages or carports.

Floor Area

- a. The floor area for a seasonal single family dwelling shall be not less than 30 square metres (322.9 square feet).
- b. The gross floor area for accessory residential buildings shall be not greater than ~~55 square metres (592.03 square feet)~~ **66 square metres (710.44 square feet)** having a horizontal dimension of not more than ~~7.5 metres (24.61 feet)~~ **9 metres (29.53 feet)** for domestic garages and free standing carports; and be not larger than 15 square metres (161.5 square feet) for all other accessory residential buildings and structures. **(Bylaw 1972/04)**

Height of Buildings and Structures

- a. The height of residential dwellings shall not exceed the lesser of 9 metres (29.53 feet) or two (2) storeys except where the average natural slope of the lot exceeds five percent (5%), in which case the height of residential dwellings on the downhill side of a road shall not exceed a height of 5 metres (16.40 feet) above the centre line of the road immediately adjacent to the center of the front of the residence and residential dwellings located on

the uphill side of the road shall not exceed a height of 5 metres (16.40 feet) above the mid point of the rear properly lie on which the residence is located. In no case shall the height of residential dwellings exceed a height of 11 metres (36.09 feet) on lots ~~that~~ exceed five percent (5%) average natural slope; and

- 706 4. b. The height of garages and free **standing** carports shall not exceed 5 metres (16.40 feet) above the driveway at the entrance to the garage or carport. All other accessory buildings shall be constructed with a maximum height of 5 metres (16.40 feet).

Lot Area

Lots that are proposed to be subdivided within this **zone** shall have an area of not less than 560 square metres (6028 square feet) where the lot is **serviced** by community sewer and community water and not less than 1 hectare (2.471 acres) where the lot is serviced with an on-site septic tank effluent disposal system.

There shall be no minimum lot area required for lots created for public parks and playgrounds.

Where a lot is a panhandle lot, that access strip or panhandle shall not be calculated as part of the **minimum** lot area

6. Lot Coverage

Lot coverage shall be not greater than **thirty** five percent (35%) of the lot area for all buildings and structures.

7. Lot Frontage

Where serviced with community water and community sewer systems, lots that are proposed to be subdivided within this zone shall have a lot **frontage** of not less than:

- a. for interior lots, the greater of one-tenth of ~~the~~ **perimeter** of the proposed lot or 18 metres (59.06 feet); and
- b. for corner lots, the greater of one-tenth of the perimeter of the proposed lot or 21 metres (68.90 feet); and
- c. for lots located at the turnabout area of cul-de-sacs, not less than 9 metres (29.53 feet) provided that the average lot frontage throughout a depth of 30 metres (98.42 feet) measured along a perpendicular **line** commencing at the centre of the property on the **frontage** street complies with the required minimum lot frontages cited in 7.a. and 7.b. above; and

- 706 7. d. for lots located on the outside curve of a road having a radius of not more than 120 metres (393.70 feet), the lot **frontages** cited in 7.a. and 7.b. above may be reduced by not more than 3 metres (9.842 feet) provided that the average lot frontage throughout a depth of 30 metres (98.42 feet) measured along a perpendicular line on the centre of the property on the frontage street complies with the required **minimum** lot **frontages** cited in 7.a. and 7.b. above.

Where serviced with on-site septic tank effluent disposal **systems**, lots **that** are proposed to be subdivided within this zone shall have a lot frontage of not less than one-tenth of the perimeter of the lot.

There shall be no minimum lot frontage required for lots created for public parks and playgrounds.

8. Off-Street Parking

Two (2) off-street parking spaces shall be provided and maintained in accordance with the provisions of Schedule B of this bylaw.

Setbacks

a. Exterior Side Yard

Where applicable, exterior side yards **free** of all buildings and structures shall be provided with a depth of not less than 5 metres (16.40 feet) except where a greater setback is required pursuant to the provisions of Section 406 of this bylaw.

b. Front Yard

Except where a greater setback is required pursuant to the provisions of Section 406 of this bylaw, a **front** yard **free** of **all buildings** and structures shall be provided with a depth of not less than:

- i. 7.5 metres (24.61 feet) except ~~that~~;
- ii. garages or carports may be setback not less than 4.5 metres (14.76 feet) from the front lot line on lots exceeding *twenty* percent (20%) average natural slope.

c. Rear Yard

A rear yard free of buildings and structures shall be provided with a depth of not less than:

- 706 9. c. 1. 7.5 metres (24.61 feet) for single family dwellings; and
- ii. 2 metres (6.562 feet) for accessory residential buildings and structures.

d. Side Yards

Side yards free of all buildings and structures shall be provided with a width of not less than 2 metres (6.562 feet).

e. Water Bodies

Flood Construction Levels and Floodplain Setbacks of buildings and structures must conform with the provisions of Schedule H of this bylaw.

10. Other Requirements

a. Unenclosed parking and storage

No person at any time shall park or store any commercial vehicle, truck, bus, self-propelled **camper**, travel trailer, tow truck (or parts of any of the above) or any equipment or **building** material per dwelling unit in a residential zone, except:

- one (1) **truck** or commercial vehicle not exceeding 6,350 kg G.V.W. (14,000 pounds G.V.W.) rated capacity; and/or
- ii. one (1) self-propelled **camper** or travel trailer provided that the overall length does not exceed 10 metres (32.81 feet); and/or
- iii. trucks or equipment required for construction, repair, servicing, or maintenance of the premises when parking during normal working hours; and/or
- iv. one (1) boat or vessel not exceeding a length of 10 metres (32.81 feet); and/or

building materials when the owner, lessee, or occupier of the premises is in possession of a valid building permit, provided that the materials stored are in connection with the construction or development of the building situated on the same property as which the material is stored pursuant to the building permit.