

INTENT:

The intent of this zone is to accommodate estate one unit residential *structures* on *lots* of 0.6 Ha (1.483 acres) or more.

1. Permitted Uses

The following uses and no others shall be permitted in the RS-4 Zone:

EXTRACT ONLY
Please refer to
complete Zoning Bylaw

- (a) *A one unit residential use*
- (b) *An accessory home occupation use*
- (c) *An accessory boarding use*
- (d) *A nursery school use*
- (e) *A home day care use*
- (f) *A group home use*
- (g) *An accessory registered secondary suite use*⁴³
- (h) *An accessory bed and breakfast use*⁴⁴

2. Regulations for Permitted Uses of Land, Buildings and Structures

- (a) *A one unit residential use* shall not be permitted on a *lot* of less than 0.6 Ha (1.483 acres) except where such *lot* was existing at the effective date of this Bylaw.
- (b) *An accessory home occupation use* shall comply with the provisions of Section 404.
- (c) *An accessory boarding use* shall comply with the provisions of Section 405.
- (d) *A nursery school use* shall comply with all Provincial regulations as set out in the Community Care Facilities Act as well as any and all Federal regulations.
- (e) *A home day care use* shall comply with all Provincial regulations as set out in the Community Care Facilities Act as well as any and all Federal regulations.
- (f) *A group home use* shall comply with all Provincial regulations as set out in the Community Care Facilities Act as well as any and all Federal regulations.

The said use shall:

- (i) at no time exceed a maximum of 6 residents plus staff; and
- (ii) be located not closer than 300 metres (984.25 feet) from any other *group home* facility.
- (g) *Accessory off-street parking* shall be provided in conformity with the provisions of Section 402.
- (h) *An accessory registered secondary suite use* shall comply with the provisions of Section 406.⁴⁵

⁴³ Bylaw Amendment, 2004, No. 1733

⁴⁴ Bylaw Amendment, 2008, No. 1845

⁴⁵ Bylaw Amendment, 2004, No. 1733

(i) An accessory bed and breakfast use shall comply with the provisions of Section 407.⁴⁶

(j) Minimum "lot width", and "lot area" in the RS-4 zone is as follows⁴⁷:

- (i) minimum "lot width" = 30.0 metres (98.4 feet)
- (iii) minimum "lot area" = 0.6 hectare (1.5 acres).

3. Regulations for the Size, Shape and Siting of Buildings and Structures

(a) Subject to the provisions of Section 403, principal buildings for a one unit residential use:

- (i) together with an *accessory building* shall not exceed a *lot coverage* of 45%;
- (ii) shall not exceed a *height* of 7.7 metres (25.26 feet);
- (iii) shall be sited not less than:
 - (1) 7.5 metres (24.61 feet) from front and *rear lot lines*;
 - (2) 1.5 metres (4.92 feet) from an *interior side lot line*;
 - (3) 3.8 metres (12.47) from an *exterior side lot line* where the *rear lot line* of the *lot* abuts or faces the *rear lot line* of an adjacent *lot*;
 - (4) 7.5 metres (24.61 feet) from an *exterior side lot line* where the *rear lot line* of the *lot* abuts the *interior side lot line* of an adjacent *lot*.

(b) Subject to the provisions of Section 403, accessory buildings and structures:

- (i) shall not exceed the *height* of 4 metres (13.12 feet);
- (ii) shall be sited to the rear of the rear face of the *principal building* on the *lot*;
- (iii) shall be sited not less than:
 - (1) 7.5 metres (24.61 feet) from an *exterior side lot line*;
 - (2) 1.5 metres (4.92 feet) from an *interior side lot line*;
 - (3) 2.4 metres (7.87 feet) from a *rear lot line* abutting a *lane*;
 - (4) 1.5 metres (4.92 feet) from a *rear lot line* not abutting a *lane*;
 - (5) 3 metres (9.84 feet) from a *principal building* on the *lot*.

⁴⁶ Bylaw Amendment, 2008, No. 1845

⁴⁷ Bylaw Amendment, 2009, No. 1901