

---

**13. RT6 Zone (Two Family Residential Six) (Bylaw No. 1070)****Intent**

- (1) The intent of this zone is to provide a low density area for detached and duplex residential dwellings, including detached dwellings with larger floor areas.

**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 465 square metres or a floor space ratio of 0.35, whichever figure is lower, except that not more than one detached dwelling with a gross floor area of up to 929 square metres and not more than five detached dwellings with a gross floor area of up to 696 square metres each may be constructed in the RT6 Zone.
- (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.
- (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, except for one detached dwelling which shall not exceed 929 square metres, and except for five detached dwellings which shall not exceed 696 square metres each.
- (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 an provision herein the maximum gross floor area of a duplex dwelling shall not exceed 511 square metres.

- 
- (7) The maximum permitted floor area of 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, usable site area, and frontage are as follows:

<b>Type of dwelling</b>	<b>Gross floor area of dwelling</b>	<b>Minimum parcel area</b>	<b>Minimum usable site area</b>	<b>Minimum frontage</b>
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

provided that the usable site area of parcels in a particular subdivision may be less than the minimum specified so long as the average usable site area of all of the parcels in that subdivision is equal to or greater than the minimum specified.

- (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.
- (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 a 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.

### **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 as follows:

<b>TYPE OF DWELLING</b>	<b>GROSS FLOOR AREA OF DWELLING</b>	<b>MINIMUM SIDE SETBACK</b>
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.

(17) Notwithstanding subsections (14) to (16), no detached or duplex dwelling located within a bare land strata plan shall be less than:

- (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:

<b>TYPE OF DWELLING</b>	<b>GROSS FLOOR AREA OF DWELLING</b>	<b>DISTANCE</b>
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

**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 placing of more than one principal building on a parcel is prohibited.

(21) 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.

(22) 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.

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