

16.5 LOW DENSITY RESIDENTIAL WEST BENCH (RS5) ZONE

16.5.1 Permitted Uses:

Principal Uses:

- a) *single detached dwelling*;

Accessory Uses:

- b) *accessory building or structure*, subject to Section 7.1;
- c) *bed and breakfast operation*, subject to Section 7.4; and
- d) *home occupation*, subject to Section 7.7.

16.5.2 Minimum Parcel Size for Subdivision:^{xlii}

- a) 2.0 ha, unless the proposed densification is serviced by a community sewer and stormwater management system, and subject to Section 8.0.

16.5.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

16.5.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*.

16.5.5 Minimum Setbacks:

- a) *Buildings and structures*:
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 7.5 metres
 - iii) *Interior side parcel line* 1.5 metres
 - iv) *Exterior side parcel line* 4.5 metres
- b) *Accessory building or structure*:
 - i) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 1.0 metres
 - iii) *Interior side parcel line* 1.5 metres
 - iv) *Exterior side parcel line* 4.5 metres

16.5.6 Maximum Height:

- a) No *building* shall exceed a *height* of 10.0 metres;

^{xlii} Amendment Bylaw No. 2461.21, 2022 – adopted May 19, 2022.

- b) No *accessory building or structure* shall exceed a *height* of 4.5 metres.

16.5.7 Maximum Parcel Coverage:

- a) 30%

16.5.8 Minimum Building Width:

- a) *Principal Dwelling Unit*: 5.0 metres, as originally designed and constructed.

16.5.9 Low Density Residential West Bench Site Specific (RS5s) Regulations:

- a) Not applicable.