

RT – RESIDENTIAL TWO FAMILY DISTRICT

- (1) Purpose:
 - a. This district is generally intended to accommodate densities up to two dwelling units per parcel.
- (2) Permitted Uses:
 - a. Accessory buildings;
 - b. Duplex dwelling;
 - c. One single detached dwelling per parcel; and
 - d. One unit of a duplex dwelling per parcel.
- (3) Discretionary Uses:
 - a. Bed and Breakfast facility;
 - b. Day care facility;
 - c. Family care facility;
 - d. Home occupation;
 - e. Park;
 - f. Secondary suites;
 - g. Single detached dwelling, moved in (new construction only);
 - h. Utility buildings not containing offices; and
 - i. Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general intent of this district.
- (4) Parcel Coverage:
 - a. Coverage of all buildings shall not exceed 40% of the total parcel area.
- (5) Minimum Floor Area
 - a. 1 Storey – 96 m²;
 - b. 1 ½ Storey and Split Level – lower floor 75 m² and total minimum floor area 110 m²;
 - c. Bi-level – upper floor area 90 m²;
 - d. Two Storey – lower floor 70 m² and total minimum floor area 130 m²; and
 - e. Duplex – 79 m².

(6) Minimum Parcel Dimensions

a. Width

- (i) In the case of a roadway and lane system 12.0 m for internal parcels, and 14.0 m for corner and double fronting parcels.
- (ii) In the case of a laneless system 14.5 m for internal parcels, and 16.0 m for corner and double fronting parcels.
- (iii) For irregular and pie-shaped parcels, the minimum site width shall be measured at the front yard setback.

b. Depth – the minimum parcel depth shall be no less than 35.0 m.

c. Area

- (i) In the case of a vertical duplex units a minimum site area of no less than 576 m².
- (ii) In the case of a side by side duplex units a minimum parcel area of no less than 556 m² for an internal parcel, and 700 m² for corner and double fronting parcels.
- (iii) In the case of all other developments the minimum parcel area shall be the product of the minimum parcel depth and width.

(7) Minimum Setback Regulations

a. Front Yard

- (i) The minimum front yard setback shall be 6.0 m. At the discretion of the Development Officer, the front yard setback may be varied for corner or double fronting parcels pursuant to sections 3.6(3), 3.6(4) and 6.2.

b. Side Yard

- (i) The minimum side yard setback to the principal building shall be a minimum of 1.5 m for dwellings less than two storeys, and 2.3 m for dwellings of two storeys or more;
- (ii) Notwithstanding subsection (b)(i) above, where a site has vehicular access from the front only, one side yard setback shall be a minimum of at least 3.0 m to accommodate a driveway for vehicular passage and general access, to the rear of the property, except where an attached garage or carport is provided. Where an attached garage or carport is provided then the setback regulations under subsection (6)(b)(i) shall apply.

c. Rear Yard – the minimum rear yard setback to the principal building shall be provided of not less than 7.6 m.

(8) Parking

- a. A two car parking area shall be provided on site.
- b. Day care facilities shall require one space per 34.0 m² of gross floor area plus one per staff member.
- c. Notwithstanding section 6.13, in the case where a dwelling fronts onto an arterial or collector roadway, as defined in the Municipal Development Plan, the parking area shall access from the lane where one is provided.