

SECTION 6.13 RURAL RESIDENTIAL 13 (RR13) ZONE

6.13.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no other shall be permitted in the Rural Residential 13 (RR13) Zone:
- (a) *Residential*
 - (b) *Home-based business*
 - (c) *Common meeting building*
 - (d) *Recreation vehicle parking structures*
 - (e) *Accessory buildings and structures*

6.13.2 Residential Density

- (1) There shall be no more than one (1) *dwelling unit* on each *lot*. For the purposes of this zone, *residential lot* excludes common property in a Bare Land Strata Plan.

6.13.3 Non Residential Density

- (1) There shall be no more than one *common meeting building* and three *recreation vehicle parking structures* located on Bare Land Strata common property.

6.13.4 Siting and Dimensions of Buildings, Structures and Uses

6.13.4.1 Principal Buildings within Residential Lots

- (1) For the purposes of this section, *lot* excludes any area of common property designated within a Strata Subdivision plan pursuant to the *Strata Property Act*.
- (2) The total *floor area* of a *principal building* on a *lot* shall not exceed 270 square metres.
- (3) The *height* of a *principal building* shall not exceed 9 metres.
- (4) The minimum setbacks for *principal buildings* from *lot lines* shall be as follows:
- | | | | | |
|----------|----------|----------|----------|---------------|
| FRONT | SIDE 1 | SIDE 2 | REAR | FLANKING ROAD |
| 5 metres | 0 metres | 0 metres | 0 metres | 5 metres |
- (5) For the purposes of section 6.13.4.1(4) of this Bylaw, "flanking road" includes a road adjacent to a *through lot*.
- (6) Despite section 3.8(7)(b) of this Bylaw, a required parking space shall only be permitted within the *principal building* and behind the face of the *building* nearest to and facing the *front lot line* of the *lot*.

6.13.4.2 Common Meeting Building and Recreation Vehicle Parking Structures

- (1) No *common meeting building* or *recreation vehicle parking structure* shall be permitted on *residential lots*.

- (2) The *floor area* shall not exceed 250 square metres for a *common meeting building*, and the combined *floor area* of all *recreation vehicle parking structures* shall not exceed 420 square metres.
- (3) The *height* shall not exceed 9 metres for a *common meeting building*, and 5 metres for a *recreation vehicle parking structure*.
- (4) No *common meeting building* or *recreation vehicle parking structure* shall be located nearer to a *lot line* than 4 metres.
- (5) Despite section 6.13.4.2 (4), no *common meeting building* or *recreation vehicle parking structure* shall be located nearer to a road than 5 metres.

6.13.4.3 Accessory Buildings and Structures

- (1) For the purposes of this section, common property refers to common property designated within a strata subdivision plan pursuant to the *Strata Property Act*.
- (2) *Accessory buildings* and *structures* on a *residential lot* shall only be permitted within the rear yard.
- (3) *Accessory buildings* and *structures* on a *residential lot* shall not occupy more than 30% of the rear yard area.
- (4) The *height* shall not exceed 4 metres for any *accessory building* or *structure* located on a *residential lot*.
- (5) The *floor area* shall not exceed 50 square metres for any *accessory building* or *structure* located on common property. The combined total *floor area* shall not exceed 100 square metres for all *accessory buildings* and *structures* located within common property.
- (6) The maximum *height* of *accessory buildings* or *structures* on common property shall not exceed 4 metres
- (7) The minimum setback for an *accessory building* or *structure* on common property from *residential lot lines* shall be 4 metres.
- (8) The minimum setback for an *accessory building* or *structure* on common property from roads shall be 5 metres.

6.13.5 Subdivision Density and Lot Area Requirements

- (1) No *lot* created shall be smaller than 2.5 hectares.
- (2) Despite section 6.13.5 (1), if the amenities described in section 6.13.6 of this Bylaw are provided, and if the District of Highlands and the Owner have entered into a Development Agreement, a subdivision plan may be approved to create a maximum of 57 *residential lots* (excluding common strata property), with no *lot* having less than 150 square metres (1614 sq. ft.) in area, except in the case of a *corner lot*, which must not be less than 190 square metres (2044 sq. ft.) in area.

6.13.6 **Amenities**

- (1) Land with an area of not less than 9 hectares in the RR 13 *Zone* may be subdivided into the maximum number of *residential lots* and the prescribed *lot* area specified in section 6.13.5 (2) of this Bylaw, if the amenities described in section 6.13.6 (2) are provided and the Development Agreement referred to in Section 6.13.5 (2) has been entered into:
- (2) The payment of \$7,800.00 for each additional *lot* created, to a maximum of \$436,800.00 (CND), the first half of which payment received to be placed in the Park Reserve Fund, the next \$50,000 of which payment received to be placed in the Fire Department Equipment Replacement Reserve Fund, and the balance of payment received to be placed in the Capital Works and Equipment Reserve Fund.