
RT1: Two-Unit Residential

RT1

10.6.1 Purpose

The purpose of this zone is to provide for housing, primarily in buildings with two dwellings.

10.6.2 Principal Uses

- community care facility, minor
- housing, single detached
- housing, two-unit

10.6.3

Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- secondary suite only in single detached housing

10.6.4 Subdivision Regulations

1. The minimum site width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing.
2. The minimum site area is 650 m², except it is 500 m² for single detached housing and 325 m² for a single unit of attached side-by-side two-unit housing.
3. The maximum lot area is 0.4 ha.

10.6.5 Regulations for Principal Development

1. The maximum residential density is one dwelling per 325 m², or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house.
2. The maximum number of dwellings in one building is 2.
3. The maximum number of principal buildings on one lot is 1.
4. The maximum site coverage is 40%.
5. The maximum height is 10.0 m.
6. The maximum number of storeys is 2.5.
7. The minimum front yard is 4.5 m.
8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing) and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, the minimum interior side yard shall be 4.5 m and the minimum exterior side yard shall be 6 m on one side of the site.
9. The minimum rear yard is 6.0 m.

10.6.6 Regulations for Accessory Development

1. The total combined gross floor area of accessory buildings on a site shall not exceed the greater of 50% of the ground floor area of the principal building on the site or 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or

carport, the minimum interior side yard shall be 4.5 m and the minimum exterior side yard shall be 6 m on one side of the site.

5. The minimum rear yard is 1.2 m.

10.6.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.