

Comparison Table – Residential Single Family Two (RS2) Zone

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
Permitted Uses (Principal): <ul style="list-style-type: none"> single detached dwelling; 	Permitted Uses (Principal): <ul style="list-style-type: none"> duplex dwelling; single detached dwelling; mobile home;
Permitted Uses (Accessory): <ul style="list-style-type: none"> accessory buildings and structures; bed and breakfast operations; home occupation; secondary suite. 	Permitted Uses (Accessory): <ul style="list-style-type: none"> accessory building or structure; accessory dwelling; bed and breakfast operation; home occupation; secondary suite.
Minimum Parcel Size for Subdivision: 500 m ² , subject to servicing.	Minimum Parcel Size for Subdivision: 225 m ² , for strata duplex and subject to servicing; or 500 m ² , subject to servicing.
Minimum Lot Width for Subdivision: 14.0 metres	Minimum Lot Width for Subdivision: Not less than 25% of the parcel depth
Maximum Density: <ul style="list-style-type: none"> one (1) principal dwelling unit; and one (1) secondary suite. 	Maximum Density: <ul style="list-style-type: none"> one (1) principal dwelling unit; and one (1) secondary suite or one (1) accessory dwelling.
Minimum Setbacks: Front: 7.5 m (principal & accessory) Rear: 7.5 m (principal) / 1.0 m (accessory) Interior: 1.5 m (principal) / 1.0 m (accessory) Exterior: 4.5 m (principal & accessory)	Minimum Setbacks: Front: 6.0 m (principal & accessory) Rear: 6.0 m (principal) / 1.0 m (accessory) Interior: 1.2 m (principal & accessory) Exterior: 3.0 m (principal & accessory)
Maximum Building Height: 10.0 metres (principal) 4.5 metres (accessory)	Maximum Building Height: 11.0 metres (principal) 8.0 metres (accessory dwelling) 4.5 metres (accessory)
Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: <ul style="list-style-type: none"> 50% for parcels less than 500 m² in area; 40% for parcels between 500 m² and 1,000 m² in area; and 35% for parcels greater than 1,000 m² in area.

NOTE: it is being proposed to consolidate the Residential Single Family Two (RS2) Zone in Zoning Bylaw No. 2498, 2012, into the Low Density Residential One (RS1) in Zoning Bylaw No. 3065.