

502. RESIDENTIAL DUPLEX DWELLING (R.2)**Permitted Uses**

- (1) Subject to the provisions of Division Three of this bylaw; and in consideration of land use policies in the “*Silver Star Official Community Plan*”; the following uses and no others shall be permitted in the Residential Duplex Dwelling zone:
 - (a) Single Dwellings.
 - (b) Duplex Dwellings.
 - (c) Accessory Residential Buildings.
 - (d) Home Occupation Use.
 - (e) Short-Term Rental Accommodation Use.
 - (f) ***Retaining Wall Structures.*** **(Bylaw 2421/09)**

Buildings per Parcel

- (2) Only one single dwelling or one duplex dwelling shall be permitted on each parcel.
- (3) Only one accessory residential building shall be permitted on each parcel.
- (4) Notwithstanding the provisions of Section 502(2) of this bylaw, suites shall be permitted in each half of the duplex dwelling situated on the parcels listed below and shall be conforming to this bylaw.
 - (a) Lot 19, Plan 42012, District Lot 1355, O.D.Y.D.; 290 Monashee Road.
 - (b) Lot 80, Plan 42012, District Lot 1355, O.D.Y.D.; 183 and 185 Monashee Road (KAS1703).
 - (c) Lot 109, Plan 44119, Block ‘O’, District Lot 1355, O.D.Y.D.; 305 Monashee Road (KAS1144).

Parcel Area

- (5) Parcels that are proposed to be subdivided within this zone shall have a minimum parcel area of not less than:
 - (a) 560.0 m² for single dwellings; or
 - (b) 700.0 m² for duplex dwellings.
- (6) Notwithstanding the minimum parcel areas outlined above in Section 502(5) of this bylaw, the minimum parcel area for parcels for a duplex dwelling located in District Lot 5264, ODYD (“*The Ridge*”) shall be 1,110.0 m².

- (7) A duplex that is proposed to be subdivided along a party wall shall have a minimum parcel area of 1,120.0 m² and each half of the duplex dwelling shall have a minimum parcel area of 560.0 m².
- (8) The access strip or panhandle for a panhandle parcel shall not be calculated as part of the minimum parcel area.

Frontage

- (9) Parcels proposed to be subdivided within this zone for single dwellings shall have a parcel frontage on a highway of not less than the greater of one-tenth of the perimeter or 15.0 m for interior parcels and 18.0 m for corner parcels; except
the frontage may be reduced for parcels located on a cul-de-sac or on a curved road as provided in Section 317 of this bylaw.
- (10) Parcels proposed to be subdivided within this zone for duplex dwellings shall have a parcel frontage on a highway of not less than the greater of one-tenth of the perimeter or 22.0 m for interior parcels and 25.0 m for corner parcels; except
the frontage may be reduced for parcels located on a cul-de-sac or on a curved road as provided in Section 318 of this bylaw.
- (11) Pursuant to Section 944 of the “*Local Government Act*”, a parcel fronting a highway should have a minimum frontage of not less than 10% of the perimeter of the parcel on the highway.

Parcel Coverage

- (12) In no case shall parcel coverage be greater than 35% and this coverage may be reduced to accommodate driveways, outside parking and landscaping requirements as outlined in this bylaw.

Building Height

- (13) The height of dwellings shall not exceed 12.0 m.
- (14) The height of garages and free standing carports shall not exceed 5.0 m above the building entrance. All other accessory residential buildings shall not exceed 5.0 m.
- (15) One basement storey may be situated below the first storey.

Building Setbacks

- (16) Building setbacks shall be provided with sufficient depth whereby all snow shed from the roof will be retained on the subject parcel.
- (17) A greater setback required by a Development Permit pursuant to the provisions of Section J of the “*Silver Star Official Community Plan*” will take precedence over the setbacks outlined below in Sections 502(18) and 502(19) of this bylaw.
- (18) Except where a greater distance is required pursuant to Sections 315, 502(16) and 502(17) of this bylaw, no dwellings shall be located within:
- (a) 5.0 m of the rear property line;
 - (b) 3.0 m of a side property line;
 - (c) 5.0 m of an exterior side property line; and
 - (d) 5.0 m of the front property line.
- (19) Except where a greater distance is required pursuant to Sections 315, 502(16) and 502(17) of this bylaw, no accessory buildings shall be located within 3.0 m of any property line or other buildings.

Other Requirements

- (20) Storage yards are not permitted in the Residential Duplex Dwelling zone except construction materials as regards a valid Building Permit issued for the subject parcel which has not expired or been revoked.
- (21) Off-street parking shall be provided and maintained in accordance with Division Eight of this bylaw.
- (22) Signage shall comply with Division Nine of this bylaw.
- (23) Pursuant to Section 909 of the “*Local Government Act*”, landscaping shall be provided and maintained in accordance with Division Ten of this bylaw to enhance the natural environment; and
- where a Development Permit has been issued for the character of landscaping as outlined in Section J.3 of the “*Silver Star Official Community Plan*”, landscaping shall be maintained in accordance with Division Ten of this bylaw.
- (24) ***Retaining wall structures not exceeding 1.2 m in height are permitted to be constructed at any location within the boundaries of each property, provided that such structures must be separated from each other by a minimum of 1.5 distance measured horizontally from the face of each retaining wall structure. (Bylaw 2421/09)***