

504. RESIDENTIAL SINGLE DWELLING AND SUITE (R.4)**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 Single Dwelling and Suite zone:
 - (a) Single Dwellings.
 - (b) Suites.
 - (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 with or without one suite shall be permitted on each parcel.
- (3) Only one accessory residential building shall be permitted on each parcel.

Parcel Area

- (4) Parcels that are proposed to be subdivided within this zone shall have a minimum parcel area of not less than 560.0 m².
- (5) An access strip or panhandle for a panhandle parcel shall not be calculated as part of the minimum parcel area.

Frontage

- (6) Parcels proposed to be subdivided within this zone 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.
- ~~(7) Notwithstanding frontage regulations outlined above in Section 504(6) of this bylaw, parcels proposed to be subdivided within this zone marked as “**Alpine Meadows**” on map Schedule A to this bylaw shall have a parcel frontage of~~

~~not less than the greater of one-tenth of the perimeter or 18.0 m for interior parcels and 21.0 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. (Bylaw 2057/05)~~

- (8) 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

- (9) 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

- (10) The height of dwellings shall not exceed 12.0 m.
- (11) 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.
- (12) One basement storey may be situated below the first storey.

Building Setbacks

- (13) Building setbacks shall be provided with sufficient depth whereby all snow shed from the roof will be retained on the subject parcel.
- (14) 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 0(15) and 504(16) of this bylaw.
- (15) Except where a greater distance is required pursuant to Sections 315, 504(13) and 504(14) 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.

- (16) Except where a greater distance is required pursuant to Sections 315, 504(13) and 504(14) of this bylaw, no accessory buildings shall be located within 3.0 m of any property line or other buildings.

Other Requirements

- (17) Storage yards are not permitted in the Residential Single Dwelling and Suite zone except construction materials as regards a valid Building Permit issued for the subject parcel which has not expired or been revoked.
- (18) Off-street parking shall be provided and maintained in accordance with Division Eight of this bylaw.
- (19) Signage shall comply with Division Nine of this bylaw.
- (20) 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.
- (21) ***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 1.5 m distance measured horizontally from the face of each retaining wall structure.*** (Bylaw 2421/09)