

5.5 R-4 STOCKING CREEK CORRIDOR RESIDENTIAL 4 ZONE

The purpose of the R-4 zone is to allow medium density residential development in the vicinity of the Saltair commercial core, when a significant land dedication has been made to the community.

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-4 zone:

1. Permitted Uses

The following uses and no others are permitted in the R-4 Zone:

- (a) Single detached dwelling;

The following accessory uses are permitted in the R-4 Zone:

- (b) Bed and Breakfast accommodation;
- (c) Buildings and Structures accessory to a principal permitted use;
- (d) Residential daycare centre;
- (e) Home-based business;
- (f) Horticulture;
- (g) Attached suite.

2. ~~Density, Density Bonus and Amenity Provision~~

- ~~(a) The number of residential parcels that may be created by subdivision in the R-4 Zone shall not exceed two, including any remainder parcel;~~
- ~~(b) Despite Section 5.5.2(a), the number of parcels that may be created by subdivision in the R-4 zone may be increased up to 7 if the condition in Section 5.5.2(c) is met;~~
- ~~(c) In order to develop more than two residential lots, 1.77 hectares of land in a location acceptable to the Regional District and generally identified as P-1 on Schedule A of Bylaw 3583, shall be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, and the costs of transfer including the Regional District's actual, reasonable legal costs paid by the subdivider;~~
- ~~(d) Not more than one single detached dwelling plus one attached suite or detached suite is permitted;~~
- ~~(e) Density averaging is permitted, provided that the average density in any subdivision, including public plan dedication, does not exceed one parcel per 0.4 hectares of gross land area, provided the condition in Section 5.5.2(e) is met;~~
- ~~(f) The smallest parcel size that can be achieved through density averaging is 1200 square metres;~~
- ~~(g) The minimum parcel size in the R-4 Zone is:~~
 - ~~• 1 hectare if not connected to a community water~~
 - ~~• 0.4 hectares if connected to a community water system.~~

3. Setbacks

The following minimum setbacks apply in the R-4 Zone:

Type of Parcel Line	Residential and Accessory Use Buildings and Structures
Front, Excluding Garage Entrance	4.5 metres
Front or Side Exterior Garage Entrance	6 metres
Side Interior	3 metres from one side property line; 1 metre from the opposite

	side property line
Side Exterior	4.5 metres
Rear	4.5 metres

4. Height

The height of all principal buildings and structures in the R-4 Zone shall not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 5 metres, except in accordance with Section 3.8 of this Bylaw.

5. Parcel Coverage

The parcel coverage in the R-4 Zone shall not exceed 15 percent for all buildings and structures.

6. Landscaping

Where a parcel adjoins a commercially zoned lot, a minimum landscaped buffer of 3 metres is required.

7. Parking

Off-street parking in the R-4 Zone shall be provided in accordance with Section 3.13 of this Bylaw.