

Section 88 Restricted Small Lot Residential - RSR

88.1 Purpose

To allow for the development of narrow lot infill single detached housing on the lots on the north side of 108 Avenue between 98 Street and 99 Street.

88.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Park • Residential Support Home - Type 1 	<ul style="list-style-type: none"> • Secondary Suite • Single Detached Dwelling • Solar Collector <p>(Bylaw C-1260-68 - March 20, 2017 and Bylaw C-1260-84-December 4, 2017)</p>
88.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Group Home • Home Business 	<ul style="list-style-type: none"> • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture <p>(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 Bylaw C-1260-116-April 20, 2020 and Bylaw C-1260-176-July 29, 2024)</p>
88.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • No Discretionary Uses Listed <p>(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)</p>	

88.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Lot Area:	288.5m ²
b)	Lot Width:	9.14m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yard:	1.2m; and, 3.0m on the street side of a corner lot
f)	Building Height: (Maximum)	7.6m to peak of roof
g)	Lot Coverage: (Maximum)	40 % for all buildings and structures

88.5 Additional Requirements

- a. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;
- b. Driveway access and parking shall not be located in the front yard;
- c. All properties that are within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule H - VLA/Montrose Area Redevelopment Plan Overlay. Refer to Schedule A - Land Use District Map of this bylaw for the boundaries of the Overlay area.