

Section 81 Small Lot Residential District - RS

81.1 Purpose

To provide for single detached dwellings with a minimum lot width of 10.4m in subdivisions with a lane and 11m in subdivisions without a lane, duplex and semi-detached dwellings, and uses that are compatible with residential uses, developed in accordance with an approved Outline Plan.

81.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Duplex • Park • Residential Support Home - Type 1 	<ul style="list-style-type: none"> • Secondary Suite • Semi-Detached Dwelling • Single Detached Dwelling • Solar Collector (Bylaw C-1260-68 - March 20, 2017)
81.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Backyard Suite • Group Home • Home Business 	<ul style="list-style-type: none"> • Residential Sales Centre • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture (Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-176-July 29, 2024, and Bylaw C-1260-187 – November 18, 2024)
81.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Public Utility (Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020) 	

81.4 Site Standards:

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

a. Single Detached Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	300m ²	
b) Lot Width:	10.4m	11.0m
c) Front Yard Setback:	4.6m; may be reduced to 3.0m pursuant to Section 81.5	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m (both Side Yards)	No Garage/Carport provided 1.2m one Side Yard and 3.0m on other side yard. With Garage/Carport provided 1.2m (both side yards)
f) Site Coverage (Maximum):	45% All buildings and structures	
g) Building Height (Maximum):	2 storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

i) Lot width required for 3-Car Garage (Minimum):	13.4m
j) Driveway width in conjunction with 3-Car Garage (Maximum):	70% of lot width, not to exceed 10m

(Bylaw C-1260-37 - August 10, 2015)

b. Duplex Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	465m ²	465m ²
b) Lot Width:	15.2m	18.2m
c) Front Yard Setback:	4.6m, may be reduced to 3.0m pursuant to Section 81.5	7.6m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.5m on both sides	3.1m on both sides
f) Site Coverage (Max): (All Buildings and Uses)	45%	
g) Building Height (Maximum):	2 Storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

(Bylaw C-1260-37 - August 10, 2015)

c. Semi-Detached Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	233m ² /unit	
b) Lot Width:	7.6m/unit	9.2m/unit
c) Front Yard Setback:	4.6m, may be reduced to 3.0m pursuant to Section 81.5	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	None on common lot line and, 1.2m on the other side	No attached Garage/Carport provided, 3.0m on one side and 0.0m on the common lot line With attached Garage/Carport provided, 1.2m on one side and 0.0m on the common lot line
f) Site Coverage (Max): (All Buildings and Uses)	45%	
g) Building Height (Maximum):	2 Storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, or 6m/unit, whichever is greater	

(Bylaw C-1260-37 - August 10, 2015)

81.5 Additional Requirements

- a. Pursuant to the policies and design provisions of an Area Structure Plan or Outline Plan, and where rear lane access to a site is provided:
 - i) The required front yard setback may be reduced to 3.0m from the front lot line when a landscaped boulevard strip between the curb and the sidewalk is provided;
 - ii) No decks, verandas, porches, steps or similar structures shall be constructed within the required 3.0m front yard setback; and,
 - iii) No driveways or parking areas shall be permitted within the front yard;
- b. Notwithstanding Section 81.5a, where rear lane access to a site is provided and the site is serviced from the front public road, a minimum front yard setback of 4.6m is required from the property line to the foundation of the principal building. In addition, a minimum setback of 3.0m is required from the property line to a porch, veranda or deck;
- c. Notwithstanding Section 81.4c, the lot width for a semi-detached dwelling unit with a front attached garage may be reduced to 7.6m as long as the combined width of the driveways of the two (2) adjoining semi-detached units does not exceed 7.6m. A restrictive covenant restricting the width of the driveway is to be registered on the certificate of title of the affected lots;
- d. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;
- e. No more than 25% of the net developable area may be districted Small Lot Residential (RS) as shown in any individual Outline Plan. (Note: As per the Municipal Development Plan, Bylaw C-1237, Policy 6.7, Council has introduced a temporary relaxation to the 25% limit on use of this land use district.)

(Bylaw C-1260-105 - June 4, 2019)

- f. Low density residential driveways shall meet the following requirements:
 - i) All hard surfacing shall be setback a minimum of 0.5m from any property line, except for the driveway connection to the approved boulevard crossing;

(Bylaw C-1260-79 - February 25, 2019)

- ii) The side property line setback is not required from the common lot line of a semi-detached dwelling; and
- iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

(Bylaw C-1260-37 - August 10, 2015)