

Section 82 Restricted Residential District - RR

82.1 Purpose

To provide for single detached dwellings with a minimum lot width of 14m, and uses that are compatible with residential uses, to protect the character of low-density residential neighbourhoods.

82.2 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 (except where prohibited under an approved Area Redevelopment Plan) • Single Detached Dwelling • Solar Collector <p>(Bylaw C-1260-68 - March 20, 2017)</p>
82.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Backyard Suite (except where prohibited under an approved Area Redevelopment Plan) • Group Home 	<ul style="list-style-type: none"> • Home Business • Religious Assembly • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture <p>(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)</p>
82.3.1 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 <p>(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)</p>	

82.4 Site Standards

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

a) Lot Area:	465m ²
b) Lot Width:	14m
c) Front Yard Setback:	6.1m
d) Rear Yard Setback:	7.6m
e) Side Yard Setbacks:	
i) 1.2m where the building is one storey in height, or	
ii) 1.5m where the building is more than one storey; and	
iii) 3.0m on the other side unless an attached carport or a garage is provided in which case the 3.0m side yard may be reduced to 1.2m for a building one storey high and 1.5m for a building that is more than one storey.	
f) Building Height (Maximum):	2 storeys and at no more than 8.5m to the eaves
g) Site Coverage (Maximum):	40% all buildings and structures
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)

82.5 Additional Requirements

- a. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;
- b. Religious Assemblies shall be subject to the Site Standards and requirements pursuant to Section 96.4 and 96.5.
- c. 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
- iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

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

82.6 Area Redevelopment Plan

All properties that are within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay area 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.

82.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Non-Residential Development	20% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)