

Section 83 General Residential District - RG

83.1 Purpose

To provide for single detached dwellings with a minimum lot width of 10.4m in subdivisions with a lane and 12.2m in subdivisions without a lane, and semi-detached dwelling as well as uses that are compatible with residential uses.

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| 83.2 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) |
| 83.3 Discretionary Uses-Development Officer | |
| <ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Backyard Suite • Group Home • Home Business • Religious Assembly | <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) |
| 83.3.1 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) | |

83.4 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: | 340m ² | 400m ² |
| b) Lot Width: | 10.4m | 12.2m |
| c) Front Yard Setback: | 6.1m | 6.1m |
| d) Rear Yard Setback: | 7.6m | |
| e) Side Yard Setbacks: | 1.2m (both Side Yards) | No attached Garage/Carport provided 1.2m one Side Yard and 3.0m on other side yards With attached 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 | |

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|---|-------------------------------------|
| 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. Semi-Detached Dwelling

| Site Standard | Rear Lane Access Provided | No Rear Lane Access Provided |
|-------------------------------|--|--|
| a) Lot Area: | 250m ² /unit | 300m ² /unit |
| b) Lot Width: | 7.6m/unit | 9.1m/unit |
| c) Front Yard Setback: | 6.1m | 6.1m |
| d) Rear Yard Setback: | 7.6m | |
| e) Side Yard Setbacks: | 1.2m on one side and 0.0m on the common lot line | 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 (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, or 6m/unit, whichever is greater | |

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

c. Duplex Dwelling

| Site Standard | Rear Lane Access Provided | No Rear Lane Access Provided |
|--|---|--|
| a) Lot Area: | 500m ² | 600m ² |
| b) Lot Width: | 15.2m | 18.2m |
| c) Front Yard Setback: | 6.1m | |
| d) Rear Yard Setback: | 7.6m | |
| e) Side Yard Setbacks: | 1.2m on both sides | No attached Garage/Carport, 1.2m on one side and 3.0m on the other side With attached Garage/Carport provided, 1.2m 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" | |

(Bylaw C-1260-40 - July 13, 2015)

83.5 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. Low density residential driveways shall meet the following requirements:
 - i) All hard surfacing shall be setback a minimum of 0.5 m from any property line, except for the driveway connection to the approved boulevard crossing;
 - 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-1260-79 - February 25, 2019)

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

83.6 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)