

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 • Garage Suite • Group Home • Home Business | <ul style="list-style-type: none"> • Residential Sales Centre • Residential Support Home - Type 2 • Small Wind Energy Systems (Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020) |
| 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)