

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.

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 • Garage Suite • Group Home • Home Business 	<ul style="list-style-type: none"> • Religious Assembly • 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)
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	

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)