

10.3 RM1 – Bareland Strata Housing

PURPOSE

The purpose is to provide a **zone** for residential single-family bareland strata developments on urban services.

10.3.1 PERMITTED USES

The *permitted uses* in this **zone** are:

- .1 *accessory use, building or structure*
- .2 *duplex suite* (subject to accessory suites regulation 8.3)
- .3 *minor home occupation* (subject to specific use regulation 7.3)
- .4 *one or more duplexes*
- .5 *one or more single-family dwellings*
- .6 *secondary suite* (subject to accessory suites regulation 8.1)
- .7 *short term rental* (subject to specific use regulation 7.6)
- .8 *townhouse*

10.3.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

Subdivision Regulations:

- .1 Minimum *parent parcel* width: 40 m
- .2 Minimum *parent parcel* area: 6000 m²

Development Regulations:

- .3 Maximum *parent parcel density*: 40 *dwellings*/ha
- .4 *Parent parcel* requirements:
 - .a Minimum *front yard*: 4.5 m
 - .b Minimum *side yard*:
 - .i *interior side yard*: 4.5 m
 - .ii *exterior side yard*: 4.5 m
 - .c Minimum *rear yard*: 4.5 m
- .5 Maximum *strata lot coverage*:
 - .a single *storey building*: 50%
 - .b two (2) *storey building*: 40%
- .6 Maximum *height*:
 - .a *principal building*: 8.5 m
 - .b *accessory building or structure*: 5.0 m

10.3.3 SITE SPECIFIC PROVISIONS

- .1 In the case of Lot 2, District Lots 2710 and 3821S, Similkameen Division Yale District, Plan 26850, located at 1760 Carmi Avenue, *townhouses* are not permitted.
- .2 In the case of Lot A District Lot 2710 Similkameen Division Yale District Plan EPP108577, located at 2990 Partridge Drive (formerly known as 2990, 2995 and 3000 Partridge Drive), duplexes and townhouses shall not be permitted, and the maximum building height for principal buildings shall be 10.5m.
- .3 In the case of Lot B District Lot 2710 Similkameen Division Yale District Plan 43260 Except Plans KAP72732 and EP74771 and Lot A District Lot 2710 Similkameen Division Yale District Plan KAP70035, located at 850 Wiltse Boulevard and 160 Crow Place, townhouses and duplexes shall not be permitted, and the maximum building height for principal buildings shall be 10.5m.