

10.4 RSD3 Residential Estate Lot Zone

RSD3

10.4.1 Purpose

To provide a zone to accommodate the *Development of Single Detached Dwellings* employing conventional subdivision designs on lands having *Full Urban Services* specifically in areas having topographical constraints. Lands must be designated as Low Density Residential under the *District's* Official Community Plan.

10.4.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Manufactured Housing - Type 1*; and
- (b) *Single Detached Housing*.

10.4.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*;
- (b) *Bed & Breakfast Home*;
- (c) *Carriage House* (where connected to *Full Urban Services*);
- (d) *Child Care Centre, Minor*;
- (e) *Group Home, Minor*;
- (f) *Home Occupation - Type 1 or 2*; and
- (g) *Secondary Suite*.

10.4.4 Subdivision Regulations

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|-----|--------------------------|---------------------|
| (a) | Minimum <i>Lot Area</i> | 1,000m ² |
| (b) | Minimum <i>Lot Width</i> | 20.0m ² |
| (c) | Minimum <i>Lot Depth</i> | 35.0m |

10.4.5 Development Regulations

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|-----|---------------------------------|------------|
| (a) | Maximum <i>Lot Coverage</i> | 30 percent |
| (b) | Maximum <i>Floor Area Ratio</i> | 0.35 |

10.4.6 Siting Regulations – *Principal Uses*

Bylaw 2012-017 amended the following section (a)(iii) and (b)(iii) and (v) - (July 23rd, 2012):

- (a) *Principal Buildings and Structures:*
- (i) Minimum *Front Setback* 7.0m
 - (ii) Minimum *Rear Setback* 7.5m
 - (iii) Minimum *Side Setback (Interior)* 1.5m (see vi)
 - (iv) Minimum *Side Setback (Exterior)* 4.5m
 - (v) Maximum *Height* The lesser of 9.5m or 2 *Storeys*
 - (vi) Notwithstanding Section 10.3.6(a)(iii), a *Lot* having no direct vehicular access to the *Rear Yard* shall maintain one *Side Yard Setback* of at least 3.0m.
- (b) *Accessory Buildings and Structures:*
- (i) Minimum *Front Setback* 7.0m
 - (ii) Minimum *Rear Setback* 1.5m
 - (iii) Minimum *Side Setback (Interior)* 1.5m (see vi)
 - (iv) Minimum *Side Setback (Exterior)* 4.5m
 - (v) Maximum *Height* The lesser of 4.5m of 1 *Storey* (see vii)
 - (vi) Notwithstanding Section 10.3.6(b)(iii), a *Lot* having no direct vehicular access to the *Rear Yard* shall maintain one *Side Yard Setback* of at least 3.0m.
 - (vii) Notwithstanding Section 10.3.6(b)(v), the maximum *Height* for an *Accessory Building* where a *Carriage House* is located over a garage is the lesser of 7.5m or 2 *Storeys*.

10.4.7 Other Regulations

- (a) Only one (1) principal *Dwelling* will be permitted per *Lot*.

Bylaw 2012-028 replaced the following definition (b) - (January 14th, 2013):

- (b) *Accessory Buildings or Structures* will be limited to a maximum of 75m² or 25% of the allowable *Lot* coverage, whichever is greater.
- (c) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and

Section 7: Specific Use Regulations.