

10.0 Urban Residential Zones

10.1 RSD1 Residential Medium Lot Zone

RSD1

10.1.1 Purpose

To provide a zone to accommodate the *Development of Single Detached Housing* on standard urban *Lots* having *Full Urban Services*. Lands must be designated as Low Density Residential under the *District's* Official Community Plan.

10.1.2 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*.

10.1.3 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*;
- (d) *Child Care Centre, Minor*;
- (e) *Group Home, Minor*;
- (f) *Home Occupation - Type 1 or 2*; and
- (g) *Secondary Suite*.

10.1.4 Subdivision Regulations

- (a) Minimum *Lot Area* 460m²
- (b) Minimum *Lot Width* 12.0m
- (c) Minimum *Lot Depth* 30.0m
- (d) Notwithstanding Section 10.1.4(c), the *Lot Depth* may be reduced to 20.0m for the purposes of subdividing *Corner Lots*.

10.1.5 Development Regulations

- (a) Maximum *Lot Coverage* 40 percent
- (b) Maximum *Floor Area Ratio* 0.45

10.1.6 Siting Regulations

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

- (a) Principal *Buildings* and *Structures*:
- | | | |
|-------|---|--|
| (i) | Minimum <i>Front Setback</i> | 6.0m |
| (ii) | Minimum <i>Rear Setback</i> | 7.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 4.5m |
| (v) | Maximum <i>Height</i> | The lesser of 9.5m or 2 <i>Storeys</i> |
| (vi) | Notwithstanding Section 10.1.6(a)(iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without an attached garage or <i>Carport</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. | |
- (b) *Accessory Buildings* and *Structures*
- | | | |
|-------|---|---|
| (i) | Minimum <i>Front Setback</i> | 6.0m |
| (ii) | Minimum <i>Rear Setback</i> | 1.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 4.5m |
| (v) | Maximum <i>Height</i> | The lesser of 4.5m or 1 <i>Storey (see vii)</i> |
| (vi) | Notwithstanding Section 10.1.6(b)(iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without an attached garage or <i>Carport</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. | |
| (vii) | Notwithstanding Section 10.1.6(b)(v), the maximum <i>Height</i> for an <i>Accessory Building</i> where a <i>Carriage House</i> is located over a garage is the lesser of 7.5m or 2 <i>Storeys</i> . | |

10.1.7 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.](#)

Bylaw 2014-018 added the following Section RSD1(i) -(September 8th, 2014):

10.2 RSD1(i) Residential Single Detached Intensive Zone

RSD1(i)

10.2.1 Purpose

To provide a zone to accommodate the re-development of Single Detached Housing on small urban lots, close to the town centre, having Full Urban Services. This zone is intended to create infill opportunities. Lands must be designed as LDR(i) – Low Density Residential Intensification under the District’s Official Community Plan.

10.2.2 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.

10.2.3 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 Houses;
- (d) Child Care Centre, minor;
- (e) Home Occupation – type 1 or 2; and
- (f) Secondary Suites.

10.2.4 Subdivision Regulations

- (a) Minimum Lot Area 360m²
- (b) Minimum Lot Width 12.0m
- (c) Minimum Lot Depth 20.0m
- (d) Pursuant to Section 904 of the Local Government Act, and notwithstanding Sections 10.1.4 a) through d) of this Bylaw, if the owner of the land proposed to be subdivided pays to the District prior to the time of subdivision approval \$5,000 per additional Lot to be deposited in a reserve fund for parks, cultural