

## 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"> <li>• Accessory Building or Structure</li> <li>• Accessory Use</li> <li>• Duplex</li> <li>• Park</li> <li>• Residential Support Home - Type 1</li> </ul>	<ul style="list-style-type: none"> <li>• Secondary Suite</li> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> <li>• Solar Collector</li> </ul> <p><b>(Bylaw C-1260-68 - March 20, 2017)</b></p>
81.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Child Care Facility</li> <li>• Garage Suite</li> <li>• Home Business</li> </ul>	<ul style="list-style-type: none"> <li>• Residential Sales Centre</li> <li>• Residential Support Home - Type 2</li> <li>• Small Wind Energy Systems</li> </ul> <p><b>(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)</b></p>
81.3.1 Discretionary Uses-Infrastructure and Protective Services Committee <i>(Bylaw C-1260-84-December 4/17)</i>	
<ul style="list-style-type: none"> <li>• Group Home</li> </ul>	<ul style="list-style-type: none"> <li>• Public Utility</li> </ul> <p><b>(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)</b></p>

### 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 <sup>2</sup>	
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
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**(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 <sup>2</sup>	465m <sup>2</sup>
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 <sup>2</sup> /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.
- 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)**