

## 5.21 RC – Comprehensively Planned Residential District

### <sup>12</sup>5.21.1 RC Purpose

The purpose of this District is to accommodate a range and an appropriate distribution of dwelling forms that provides for more efficient utilization of land in new neighbourhoods, while encouraging diversity of built form within a low-density residential setting. A range of housing types consist of low density housing including multi-attached housing under certain conditions.

### 5.21.2 RC Permitted and Discretionary Uses

(a) RC Permitted	(b) RC Discretionary
<ul style="list-style-type: none"> <li>- Duplex Dwelling</li> <li>- Home Office</li> <li>- Identification Sign</li> <li>- Multi-Attached Dwelling</li> <li>- Secondary Suite Dwelling</li> <li>- Semi-Detached Dwelling</li> <li>- Single Detached Dwelling</li> <li>- <sup>3</sup>Accessory development to any use listed in subsection 5.21.2(a)</li> </ul>	<ul style="list-style-type: none"> <li>- Bed and Breakfast</li> <li>- Community Garden</li> <li>- Day Care Facility (limited)</li> <li>- Group Home (limited)</li> <li>- Home Business</li> <li>- Show Home</li> <li>- Temporary Sales Centre</li> <li>- <sup>4</sup>Accessory development to any use listed in subsection 5.21.2(b)</li> </ul>

### 5.21.3 RC Site Subdivision Regulations for Single Detached Dwellings and Duplex Dwellings

	Interior Site	Corner Site
Site Area	309.4m <sup>2</sup> (3,330.4ft <sup>2</sup> )minimum	342.4m <sup>2</sup> (3,685.6ft <sup>2</sup> )minimum
Site Width	9.1m (29.9ft) minimum	10.6m (34.8ft) minimum
Site Depth	34.0m (111.5ft) minimum	

<sup>1</sup> C19-14

<sup>2</sup> C19-15

<sup>3</sup> C19-15

<sup>4</sup> C19-15

#### 5.21.4 RC Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
<b>a) Site Area</b>	238.0m <sup>2</sup> (2,561.8ft <sup>2</sup> ) minimum	271.0m <sup>2</sup> (2,917.0ft <sup>2</sup> ) minimum
<b>b) Site Width</b>	7.3m (24.0ft) minimum	9.1m (29.9ft) minimum
<b>c) Site Depth</b>	34.0m (111.5ft) minimum	

#### 5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site	
<b>a) Front Yard Setback</b>	Front Yard*	3.0m (9.8ft) minimum with a lane
		<sup>1</sup> 4.5m (14.7ft) maximum with a lane
		*Where a semi-detached dwelling has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m (23.0ft)
	Flanking Yard	6.0m (19.7ft) minimum without a lane
		7.0m (23.0ft) maximum without a lane
<b>b) Rear Yard Setback</b>	8.0m (26.2ft) minimum	3.0m (9.8ft) minimum on a corner site
		4.5m (14.8ft) maximum on a corner site
<b>c) Side Yard Setback</b>	<sup>2</sup> 1.5m (4.9ft) minimum	

<sup>1</sup> C19-14

<sup>2</sup> C19-14

### 5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site
<b>a) Principal Building Height</b>	<p>For single detached and duplex dwellings: Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum</p> <p>For semi-detached dwellings: Three storeys not to exceed 11.0m (39.4ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.</p>
<b>b) Site Coverage</b>	<p>45% maximum for principal building over one storey, excluding decks</p> <p>50% maximum for principal building of one storey, excluding decks</p> <p>52% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey</p>
<b>c) Density</b>	<p>For single detached dwellings: maximum of one dwelling unit per site, plus one secondary dwelling unit where permitted</p> <p>For semi-detached dwellings: maximum of one dwelling unit per site</p> <p>For duplex dwellings: maximum of two dwelling units per site</p>

### 5.21.6 RC Site Subdivision Regulations for Multi-Attached Dwellings

	Interior Site	Corner Site
<b>a) Site Area</b>	187.0m <sup>2</sup> (2,011.9ft <sup>2</sup> ) minimum	271.0m <sup>2</sup> (2,917.0ft <sup>2</sup> ) minimum
<b>b) Site Width</b>	<sup>1</sup> 6.1m (20.0ft) minimum for an Internal unit  <sup>2</sup> 7.3m (24.0ft) minimum for an End unit	8.5m (27.9ft) minimum
<b>c) Site Depth</b>	34.0m (111.5ft) minimum	

### 5.21.7 RC Site Development Regulations for Multi-Attached Dwellings

	Interior or Corner Site	
<b>a) Front Yard Setback</b>	Front Yard**	3.0m (9.8ft) minimum with a lane  4.5m (14.8ft) maximum with a lane  **Where a multi-attached dwelling has front vehicular access to one or more dwelling units and rear vehicular access via a lane to other units, the front yard setback for units with lane access may be increased to a maximum of 9.0m (29.5ft)
		6.0m (19.7ft) minimum without a lane  7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site  4.5m (14.8ft) maximum on a corner site

<sup>1</sup> C19-15

<sup>2</sup> C19-15

<b>b) Rear Yard Setback</b>	8.0m (26.2ft) minimum
	6.0m ( 19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site
<b>c) Side Yard Setback</b>	<sup>1</sup> 1.5m (4.9ft) minimum
<b>d) Principal Building Height</b>	Three storeys not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.
<b>e) Site Coverage</b>	45% maximum for principal building
	52% maximum for all buildings and structures
<b>f) Density</b>	Maximum of one dwelling unit per site

#### **5.21.9 Additional Development Regulations for RC**

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs; and
- (b) No vehicular access to the street shall be permitted from the front yard when a rear lane is provided.

#### **5.21.10 Additional Subdivision and Development Regulations for Multi-Attached Dwellings**

- (a) Groupings of Multi-Attached Developments shall be integrated with lower density dwelling forms to maintain a low-density residential character;
- (b) Multi-Attached Dwellings shall not exceed four (4) units per building; and
- (c) There shall be no more than three (3) Multi-Attached Buildings in succession. For the purposes of this subsection, buildings of Multi-Attached Dwellings shall be considered to be in succession if side property lines are separated by a lane.
- (d) Subsections 5.21.9 (b) and (c) shall not apply if sites on which Multi-Attached Dwellings are proposed abuts a site designated as commercial, medium density, high density, or institutional land use districts.

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<sup>1</sup> C19-14

**<sup>12</sup>5.21.11 Side Yard Setback Exceptions**

- (a) Notwithstanding the above site development regulations, where a dwelling constructed prior to the adoption of this Bylaw (as amended) has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw; and
- (b) Notwithstanding the above site development regulations, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw (as amended), it may be constructed with a 1.2m (3.9ft) side yard.

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<sup>1</sup> C19-14

<sup>2</sup> C19-15