

Part 6 Residential Zones

6.10 Residential Low-Density Zone: R-L

Key Information

6.10.1 This Zone allows Development of low-density housing and compatible Non-Residential Uses.

6.10.2 Permitted Uses	
6.10.2.1	Accessory Building
6.10.2.2	Backyard Suite in Timberlands North neighbourhood
6.10.2.3	Home Occupation Minor
6.10.2.4	House
6.10.2.5	House Suite
6.10.2.6	Show Home
6.10.3 Discretionary Uses	
6.10.3.1	Backyard Suite outside Timberlands North neighbourhood
6.10.3.2	Day Care Facility
6.10.3.3	Duplex
6.10.3.4	Home Occupation Major
6.10.3.5	Public Assembly
6.10.3.6	Supportive Living Accommodation
6.10.3.7	Temporary Care Facility

Regulations

6.10.4 Minimum Dimensions		
Use	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit

Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

6.10.5 Minimum Setbacks			
Use	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m
All other Uses	Building with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

6.10.6 Despite any other section in this Bylaw, the Live Portion of the Dwelling Unit of a House with a Backyard Suite that fronts a P-1 Zone must be Setback a minimum of 2.0m and a maximum of 3.0m.

6.10.7 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard that is at least 3.0m.

6.10.8 Building Height, Site Coverage, and Landscaping	
Category	Regulations
Building Height	Maximum: 3 storeys with an overall maximum height of 15.0m measured from Grade
Site Coverage	Maximum: 45%, unless the Site contains a Backyard Suite, then 60%
Landscaped Area	Minimum: 30% of Site Area, and including 20% of the Front Yard for a House or Duplex

6.10.9 Front attached Garages on Sites less than 27.0m deep must meet the following regulations:

- 6.10.9.1 the front attached Garage must not be closer to the Street than the Live Portion of the Dwelling Unit;
- 6.10.9.2 the Garage cannot be wider than 67% of the entire front face of the Live Portion of the Dwelling Unit and Garage combined;
- 6.10.9.3 the width of the front Driveway must not be wider than the front Façade of the Garage.