

1.2 Residential Two Zone — Low Density, SSMUH capability

(R2)

Zone Intent:

- 1.2.1 To provide for low density *Residential* in the form of *Single-Detached Dwellings* on standard and estate lots. Properties within this zone that are serviced by the community water and sanitary sewer systems will qualify for the Small-Scale Multi-Unit Housing (SSMUH) regulations.

Permitted Uses:

- 1.2.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Cottage Court Fourplex Single Detached Dwelling Townhouse Triplex Two-Unit Dwelling (Duplex)	<i>Detached Accessory Dwelling Unit</i> <i>Home Business</i> <i>Secondary Suite</i> <i>Short-Term Rental</i>

Density:

- 1.2.3 On a property served by both community water and sanitary sewer service the following density regulations apply:

- a) Density is a combination of number of permitted *Dwelling Units* and a *Floor Area Ratio* of 1.5.

- 1.2.4 Density is limited to the following housing combinations:

- a) Single Detached Dwelling with a Secondary Suite plus two Detached Accessory Dwelling Units.
b) Two Duplexes or one Duplex with one secondary suite in each unit.
c) Triplex plus one Detached Accessory Dwelling Unit.
d) Fourplex
e) Four townhouses
f) Cottage court with four small, detached dwelling units

- 1.2.5 On a property that does not have both community water and sanitary sewer service the following density regulations apply:

Lot Size	Number of Dwellings
Parcels less than 900 m ²	<i>One Single-Detached Dwelling</i>
Parcels 900 m ² or larger	<i>One Single-Detached Dwelling</i> <i>One Detached Accessory Dwelling Unit</i>
Parcels 2,000 m ² or larger	<i>Two Single-Detached Dwellings</i> <i>One Detached Accessory Dwelling Unit</i>

Siting

1.2.6 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
<i>Dwelling</i>	3.0 m	3.0 m	1.5 m	3.0 m
<i>Accessory Structure</i>	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.2.7 The maximum *Heights* are as follows:

Structure	Maximum Height
Single Detached Dwelling	8.5 m
Detached Accessory Dwelling Unit Cottage Court Dwelling Unit	6.5 m
Two-Unit, Triplex, Fourplex, Townhouse	11 m
Accessory Structure	5.0 m

Lot Coverage:

1.2.8 The maximum *Lot Coverage* is 35%.

Subdivision:

1.2.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum <i>Lot Area</i>	600 m ² with Municipal Sewer Service
Minimum Lot Frontage and <i>Width</i>	15 m

Site Specific Uses

1.2.10 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
<p>Lot 4, D.L. 4296, Plan VAP9763 (Nickerson Road)</p> <p>Attached garages or carports must be designed to be recessed within the building. Detached garages or carports must be <i>Setback</i> a minimum of 6 m from front parcel line and 1.0 m from front of dwelling facing the street. The maximum <i>Gross Floor Area</i> of the <i>Single-Detached Dwelling</i> is 160 m². The maximum <i>Gross Floor Area</i> of the second storey for a single family dwelling is 60% of the first storey <i>Gross Floor Area</i>. The minimum <i>Lot Area</i> for subdivision is 500 m² with municipal sewer service. The minimum <i>Lot Width</i> for subdivision is 14 m.</p>
<p>Block K District Lot 4293 Plan 7331; and Block L District Lot 4293 Plan 7331; and Lot 1 Block P District Lot 4293 Plan 16343; and Lot 1, Blocks P, Q, And R District Lot 4293 Group 1 Nwd Plan 17699 Except Plans 18429, 19428, LMP31892, BCP26633 and Epp23354 (McCourt Road)</p> <p>The minimum <i>Lot Area</i> for subdivision is 500 m² with municipal sewer service.</p>
<p>Lot O, Block B, DL 1509, Plan VAP17270 (Fairway Avenue); and Lot L, Block B, DL 1509, Plan VAP17163 (Ripple Way)</p> <p>a) The minimum <i>Lot Area</i> for subdivision is 500 m² with municipal sewer service.</p>

1.3 Residential Three Zone — Small Lot - SSMUH

(R3)

Zone Intent:

1.3.1 To provide for a mix of ground-oriented residential housing types in accordance with the Provincial Small-Scale Multi-Unit Housing (SSMUH) regulations.

Permitted Uses:

1.3.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Cottage Court Fourplex Single Detached Dwelling Townhouse Triplex Two-Unit Dwelling (Duplex)	Detached Accessory Dwelling Unit <i>Home Business</i> <i>Secondary Suite</i> <i>Short-Term Rental</i>

Density:

1.3.3 Density is a combination of number of permitted *Dwelling Units* and a *Floor Area Ratio* of 1.5.

1.3.4 Density is limited to the following housing combinations:

- a) Single Detached Dwelling with a Secondary Suite plus two Detached Accessory Dwelling Units.
- b) Two Duplexes or one Duplex with one secondary suite in each unit.
- c) Triplex plus one Detached Accessory Dwelling Unit.
- d) Fourplex
- e) Four townhouses
- f) Cottage court with four small, detached dwelling units

Siting

1.3.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
<i>Dwelling</i>	3.0 m	3.0 m	1.5 m	3 m
<i>Accessory Structure</i>	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.3.6 The maximum *Heights* are as follows:

Structure	Maximum Height
<i>Single-Detached Dwelling</i>	8.5 m
Detached Accessory Dwelling Unit Cottage Court Dwelling Unit	6.5 m
Two-Unit, Triplex, Fourplex, Townhouse	11.0 m
<i>Accessory Structure</i>	5.0 m