

200 - SINGLE FAMILY DWELLING ZONES

201 – RS1 Single Family Dwelling Zone 1

AMENDING
BYLAW

SECTION

REGULATION

201.01 Permitted Uses

#4772

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses

#4866

- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) single family dwellings
- (j) secondary suites

201.02 Conditions of Use

The keeping of not more than 2 lodgers within a single family dwelling

201.03 Site Area

8,094 square metres minimum

201.04 Site Width and Depth

Width 61 metres minimum
Depth shall not exceed 4 times the site width

#5192	201.05 Site Coverage
	(1) 30% of site area maximum, if site area is greater than 885 square metres; or (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or (3) 40% of site area maximum, if site area is less than 664 square metres
#5192	201.06 Floor Area Ratio
	(1) 0.35 of site area maximum, if site area is greater than 677 square metres; or (2) 237 square metres maximum, if site area is between 474 square metres and 677 square metres; or (3) 0.5 of site area maximum, if site area is less than 474 square metres
	201.07 Front Yard
	10.7 metres minimum
	201.08 Rear Yard
	10.7 metres minimum
	201.09 Side Yard
	10.7 metres minimum on each side of the building
	201.10 Building Height
	7.62 metres maximum
	201.11 Number of Storeys
	2 plus basement maximum

202 - RS2 Single Family Dwelling Zone 2

AMENDING
BYLAW

SECTION	REGULATION
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202.01	Permitted Uses
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- | | |
|-------|---|
| #4772 | (a) accessory buildings and uses
(b) child care
(c) community care
(d) detached secondary suite |
| #4866 | (e) golf courses excluding commercial driving ranges and miniature golf courses
(f) home based business
(g) keeping of chickens
(h) lodgers
(i) secondary suites
(j) single family dwellings |

202.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling

202.03	Site Area
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#5122	1,625 square metres minimum
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202.04	Site Width and Depth
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Width	18.3 metres minimum; except 22.8 metres for a flanking lot
Depth	shall be a minimum of 29.7 metres and shall not exceed 4 ½ times the site width

#5192	202.05 Site Coverage
	(1) 30% of site area maximum, if site area is greater than 885 square metres; or (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or (3) 40% of site area maximum, if site area is less than 664 square metres
#5122 #5192	202.06 Floor Area Ratio
#5192	(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres to a floor area maximum of 975.5 square metres; or (2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or (3) 0.50 of site area maximum, if site area is less than 408.8 square metres
	202.07 Front Yard
	9.1 metres minimum
	202.08 Rear Yard
	9.1 metres minimum

#4712	202.09	Side Yard and Combined Side Yard
#4712		(1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width: (a) minimum side yard: (i) 1.52 metres (b) minimum combined side yard: (i) 4.9 metres if site width is less than 24.3 metres; or (ii) 20% of site width, but need not exceed 12.1 metres
#4712		(2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width): (a) minimum side yard: (i) 1.52 metres if site width is less than 15.2 metres; or (ii) 10% of site width, to a maximum of 3 metres (b) minimum combined side yard: (i) 4.9 metres if site width is less than 19.5 metres; or (ii) 25% of site width, but need not exceed 18.2 metres
#4712		(3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
#4712		(4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
#4712		(5) A building on a corner flanking site shall maintain the front yard requirements of both streets

202.10	Building Height
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7.62 metres maximum

202.11	Number of Storeys
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2 plus basement

202.12 Highest Building Face Envelope

6.7 metres in height

203 - RS3 Single Family Dwelling Zone 3

AMENDING
BYLAW

SECTION	REGULATION
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203.01	Permitted Uses
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#4772

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

#4866

203.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

#5122

203.03	Site Area
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975 square metres minimum

#5122

203.04	Site Width and Depth
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Width 18.3 metres minimum; except 21.7 metres minimum for a flanking lot

Depth shall not exceed 5 times the site width

203.05 Site Coverage

#5192

(1) 30% of site area maximum, if site area is greater than 885 square metres; or

#5192

(2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or

(3) 40% of site area maximum, if site area is less than 664 square metres

203.06 Floor Area Ratio

#5122

#5192

(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 585.4 square metres; or

#5192

(2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or

(3) 0.50 of site area maximum, if site area is less than 408.8 square metres

203.07 Front Yard

9.1 metres minimum

203.08 Rear Yard

9.1 metres minimum

203.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 1.52 metres if site width is less than 15.2 metres; or
 - (ii) 10% of site width, to a maximum of 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

203.10 Building Height

7.62 metres maximum

203.11 Number of Storeys

2 plus basement maximum

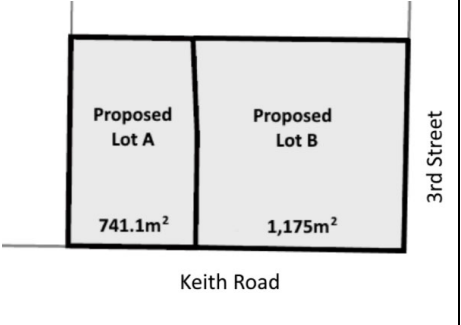
203.12 Highest Building Face Envelope

6.7 metres in height

#5081
#5425

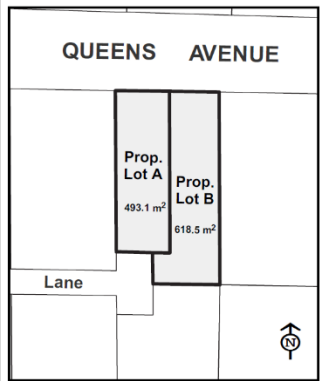
203.13 Alternative Site Area, Width, and/or Depth

- (1) Notwithstanding sections 203.03, 203.04, and 203.05 for the Land legally known as LOT 1 SOUTH EAST ¼ OF DISTRICT LOT 1043 PLAN 8777 at 325 Keith Road as shown in the map below, for the purposes of an infill subdivision, the following shall apply:

Lots created by subdivision of 325 Keith Road	Minimum site area (square metres)	Maximum floor area ratio	
Lot A fronting Keith Road	741.1 m²	0.184	
Lot B fronting 3rd Street	1,175 m²	0.35	

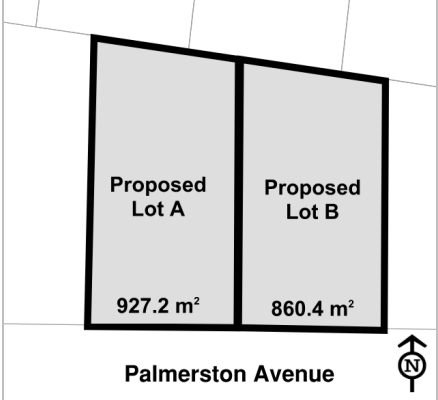
#5379

- (2) Notwithstanding Sections 203.03 for the Land legally known as Lot 1, Block 2, District Lot 815, Plan 9983 (PID: 009-541-381) at 2550 Queens Avenue as shown in the map below, for the purposes of infill subdivision the following shall apply:

Lots created by subdivision of 2550 Queens Avenue	Minimum Site Area (square metres)	
Lot A	493.1 m²	
Lot B	618.5 m²	

#5425

- (3) Notwithstanding sections 203.03 for the Land legally known as Lot 3 Block 16 District Lot 783 Plan 9780 at 2237 Palmerston Avenue as shown in the map below, for the purposes of subdivision infill the following shall apply:

Lots created by subdivision of 2237 Palmerston Avenue	Minimum Site Area (square metres)	
Lot A fronting Palmerston Avenue	927.2 m ²	
Lot B fronting Palmerston Avenue	860.4 m ²	

204 - RS4 - Single Family Dwelling Zone 4

AMENDING
BYLAW

SECTION	REGULATION
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204.01	Permitted Uses
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- | | |
|-------|---|
| #4772 | (a) accessory buildings and uses
(b) child care
(c) community care
(d) detached secondary suite
(e) golf courses excluding commercial driving ranges and miniature golf courses |
| #4866 | (f) home based business
(g) keeping of chickens
(h) lodgers
(i) secondary suites
(j) single family dwellings |

204.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

#5122	204.03	Site Area
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731 square metres minimum

#5122	204.04	Minimum Site Width and Depth
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Width 17.1 metres minimum; except 20.1 metres for a flanking lot

Depth shall not exceed 5 times the site width

	204.05	Site Coverage
#5192		(1) 30% of site area maximum, if site area is greater than 885 square metres; or (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or (3) 40% of site area maximum, if site area is less than 664 square metres
#5122	204.06	Floor Area Ratio
#5192		(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 438.9 square metres; or (2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or (3) 0.50 of site area maximum, if site area is less than 408.8 square metres
	204.07	Front Yard
		9.1 metres minimum
	204.08	Rear Yard
		9.1 metres minimum

204.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 4.5 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.5 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 4.57 metres if site width is less than 18.2 metres; or
 - (ii) 25% of site width, but no less than 4.57 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

204.10 Building Height

7.62 metres maximum

204.11 Number of Storeys

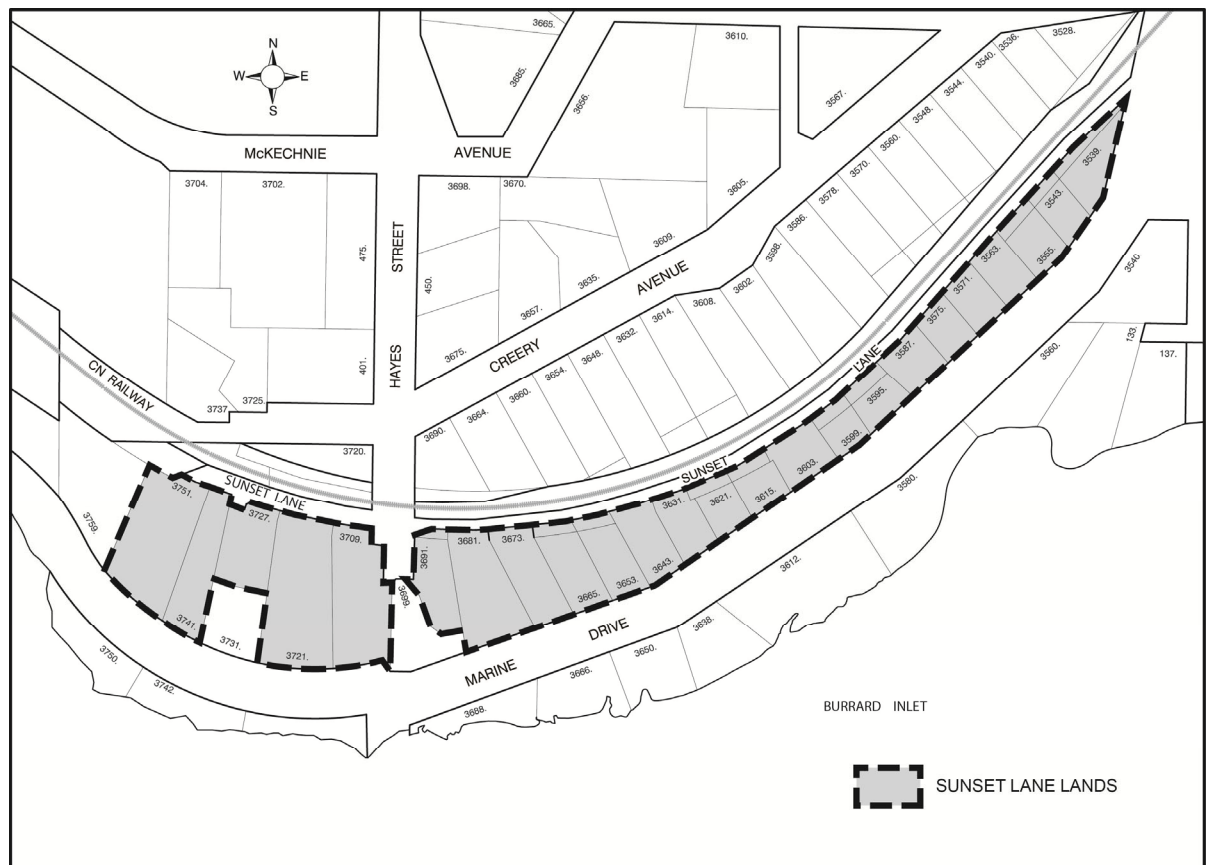
2 plus basement maximum

204.12 Highest Building Face Envelope

6.7 metres in height

#4805
#5055

204.13 Map of Sunset Lane Lands



#4809

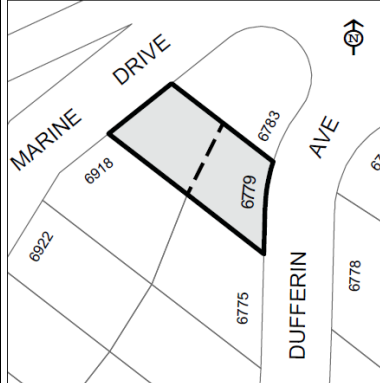
204.15

Alternative site area, width, and/or depth

- (1) For the Lands legally known as Amended Lots 19 and 21 (Explanatory Plan 6596) Block 49 District Lot 430 Plan 2103, and any subsequent subdivision or reconfiguration of the Lands, the following shall apply:
- (a) Site Area: 600 square metres minimum
 - (b) Site Width: 15 metres minimum

#5106

- (2) Notwithstanding section 204.03 for the Land legally known as Lot 2 Block 23 District Lot 430 Plan 9925 at 6779 Dufferin Avenue as shown in the map below, for the purposes of subdivision infill the following shall apply:

Lots created by subdivision of 6779 Dufferin Avenue	Minimum Site Area (square metres)	
Lot A fronting Marine Drive	508.9 m2	
Lot B fronting Dufferin Avenue	530.6 m2	

205 - RS5 Single Family Dwelling Zone 5

AMENDING
BYLAW

SECTION	REGULATION
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205.01	Permitted Uses
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#4772

#4866

- (a) accessory buildings and uses
- (b) animal shelter
- (c) child care
- (d) community care
- (e) detached secondary suite
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) pet care establishment
- (j) secondary suites
- (k) single family dwellings
- (l) veterinary medical clinic

205.02	Conditions of Use
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- (1) The keeping of not more than 2 lodgers within a single family dwelling.
- (2) The overnight boarding of animals is restricted to the BC SPCA location at 1020 Marine Drive, within Ambleside Park (District Lot 237, unsubdivided portion, north of PGE shown on Explanatory Plan 4012)
- (3) Child care on the property known as 2478 Haywood (East 1/2 of Lot 3 except the south 10', District Lot 555, Plan 2261) is not subject to Section 120.28

#5122

205.03	Site Area
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488 square metres minimum

#5122

205.04 Site Width and Depth

Width 13.3 metres minimum; except 18.1 metres minimum
for a flanking lot

#5192

Depth shall not exceed 4 ½ times the site width

205.05 Site Coverage

#5192

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

#5122

205.06 Floor Area Ratio

#5192

- (1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 293 square metres; or
- (2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or
- (3) 0.50 of site area maximum, if site area is less than 408.8 square metres

205.07 Front Yard

7.6 metres minimum

205.08 Rear Yard

9.1 metres minimum

205.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 3 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

205.10 Building Height

7.62 metres maximum

205.11 Number of Storeys

2 plus basement maximum

205.12 Highest Building Face Envelope

6.72 metres in height

#5055

205.13 Lane Access

Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot.

206 - RS6 Single Family Dwelling Zone 6

AMENDING
BYLAW

SECTION	REGULATION
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206.01	Permitted Uses
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#4866

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) home based business
- (e) keeping of chickens
- (f) single family dwellings

206.02	Site Area
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- (1) The minimum required site area for any single family dwelling within this zone shall in each instance be the area of the site of record existing as of April 13, 1977
- (2) The requirements of Section 206.02(1) shall not prevent the adjustment of a site line between two lots existing as of April 13, 1977

206.03	Site Coverage
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#5192

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

#5192

206.04 Floor Area Ratio

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

206.05 Front Yard

- (1) 9 metres minimum
- (2) Lots in this zone which abut the foreshore but which do not abut any street shall be deemed to front on the foreshore and shall provide the front yard from the site line nearest to or abutting the foreshore
- (3) Lots in this zone which abut the foreshore as well as a street situated generally opposite from the foreshore shall be deemed to be through lots and shall maintain the required front yard setback from both the street and from the line nearest to or abutting the foreshore

206.06 Rear Yard

9 metres minimum

206.07 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without a basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres.
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 4.9 metres or more than 18.2 metres
- (3) A building on a corner flanking site shall maintain the front yard requirements of both streets

206.08 Building Height

8 metres maximum

206.09 Number of Storeys

2 plus basement maximum

206.10 Highest Building Face Envelope

6.7 metres in height maximum

207 - RS7 Single Family Dwelling Zone 7

AMENDING
BYLAW

SECTION	REGULATION
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207.01	Permitted Uses
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#4772

#4866

- (a) accessory buildings and uses
- (b) child care
- (c) cluster housing
- (d) community care
- (e) detached secondary suite
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

207.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

#5122

207.03	Site Area
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812 square metres minimum

#5122

207.04	Site Width and Depth
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Width	15.9 metres minimum, except 18.2 metres for a flanking lot
Depth	shall not exceed 4 times the site width

	207.05	Site Coverage
#5192		(1) 30% of site area maximum, if site area is greater than 885 square metres; or
#5192		(2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
		(3) 40% of site area maximum, if site area is less than 664 square metres
#5122	207.06	Floor Area Ratio
		(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 487.7 square metres; or
#5192		(2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or
		(3) 0.50 of site area maximum, if site area is less than 408.8 square metres
	207.07	Front Yard
		9.1 metres minimum
	207.08	Rear Yard
		9.1 metres minimum

207.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres.
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

#4679

207.10 Building Height

7.62 metres maximum

207.11 Number of Storeys

2 plus basement maximum

207.12 Highest Building Face Envelope

6.7 metres in height

208 - RS8 Single Family Dwelling Zone 8

AMENDING
BYLAW

SECTION	REGULATION
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208.01	Permitted Uses
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- | | |
|-------|----------------------------------|
| #4772 | (a) accessory buildings and uses |
| | (b) child care |
| | (c) cluster housing |
| | (d) community care |
| #4866 | (e) detached secondary suite |
| | (f) home based business |
| | (g) keeping of chickens |
| | (h) lodgers |
| #5122 | (i) secondary suites |
| | (j) single family dwellings |

208.02	Conditions of Use
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- | | |
|-------|---|
| #5122 | (a) The keeping of not more than 2 lodgers within a single family dwelling. |
|-------|---|

208.03	Site Area
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812 square metres minimum

208.04	Site Width and Depth
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Width	15.9 metres minimum; except 18.2 metres minimum for a flanking lot
Depth	shall not exceed 4 times the site width

#5192

208.05 Site Coverage

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

#5122

208.06 Floor Area Ratio

#5192

- (1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 487.7 square metres; or
- (2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or
- (3) 0.50 of site area maximum, if site area is less than 408.8 square metres

208.07 Front Yard

9.1 metres minimum

208.08 Rear Yard

9.1 metres minimum

208.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres

- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 6.7 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

208.10 Building Height

7.62 metres maximum

208.11 Highest Building Face Envelope

6.7 metres in height

208.12 Number of Storeys

2 plus basement maximum

209 - RS9 Single Family Dwelling Zone 9

AMENDING
BYLAW

SECTION	REGULATION
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209.01	Permitted Uses
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- | | |
|-------|----------------------------------|
| #4772 | (a) accessory buildings and uses |
| | (b) child care |
| | (c) community care |
| | (d) detached secondary suite |
| | (e) home based business |
| #4866 | (f) keeping of chickens |
| | (g) lodgers |
| | (h) secondary suites |
| | (i) Single family dwellings |

209.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

#5122	209.03	Site Area
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325 square metres minimum

#5122	209.04	Site Width and Depth
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- | | | |
|-------|-------|---|
| | Width | 8.7 metres minimum; except 14.1 metres for a flanking lot |
| #5192 | Depth | shall not exceed 4 ½ times the site width |

	209.05	Site Coverage
#5192		(1) 30% of site area maximum, if site area is greater than 885 square metres; or
#5192		(2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
		(3) 40% of site area maximum, if site area is less than 664 square metres
#5122	209.06	Floor Area Ratio
		(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 195 square metres; or
#5192		(2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or
		(3) 0.50 of site area maximum, if site area is less than 408.8 square metres
	209.07	Front Yard
		7.6 metres minimum
	209.08	Rear Yard
		9.1 metres minimum

209.09 Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 3 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

209.10 Building Height

7.62 metres maximum

209.11 Number of Storeys

2 plus basement maximum

#5055

209.12 Lane Access

Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot.

210 - RS10 Single Family Dwelling Zone 10

AMENDING
BYLAW

SECTION	REGULATION
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210.01	Permitted Uses
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#4772

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

#4822

210.02	Conditions of Use
---------------	--------------------------

The keeping of not more than 2 lodgers within a single family dwelling.

#5122

210.03	Site Area
---------------	------------------

975 square metres minimum

#5122

210.04	Site Width and Depth
---------------	-----------------------------

Width 18.3 metres minimum; except 22.8 metres minimum for a flanking lot

#5192

Depth shall not exceed 4 ½ times the site width

#5192	210.05 Site Coverage
	(1) 30% of site area maximum, if site area is greater than 885 square metres; or (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or (3) 40% of site area maximum, if site area is less than 664 square metres
#5122	210.06 Floor Area Ratio
#5192	(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 585.4 square metres; or (2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or (3) 0.50 of site area maximum, if site area is less than 408.8 square metres
	210.07 Front Yard
	9.1 metres minimum
	210.08 Rear Yard
	9.1 metres minimum

#4712	210.09	Side Yard and Combined Side Yard
#4712	(1)	Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
#4712	(a)	minimum side yard:
	(i)	1.52 metres
	(b)	minimum combined side yard:
	(i)	4.9 metres if site width is less than 24.3 metres; or
	(ii)	20% of site width, but need not exceed 12.1 metres
#4712	(2)	All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
	(a)	minimum side yard:
	(i)	1.52 metres if site width is less than 15.2 metres; or
	(ii)	10% of site width, to a maximum of 3 metres
	(b)	minimum combined side yard:
	(i)	4.9 metres if site width is less than 19.5 metres; or
	(ii)	25% of site width, but need not exceed 18.2 metres
#4712	(3)	Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
#4712	(4)	Where a pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
#4712	(5)	A building on a corner flanking site shall maintain the front yard requirements of both streets

210.10 Building Height

7.62 metres maximum

210.11 Number of Storeys

2 plus basement maximum

210.12 Highest Building Face Envelope

6.7 metres in height

211 – RS2-UL Single Family Dwelling Zone 2 – Upper Lands

AMENDING
BYLAW
#5122

SECTION	REGULATION
---------	------------

211.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

211.02	Conditions of Use
---------------	--------------------------

The keeping of not more than 2 lodgers within a single family dwelling.

211.03	Site Area
---------------	------------------

1,858 square metres minimum

211.04	Site Width and Depth
---------------	-----------------------------

Width - 24.4 metres minimum; except 30.4 metres minimum for a flanking lot

Depth - shall be a minimum of 39.6 metres and shall not exceed 3 ½ times the site width

#5192

211.05 Site Coverage

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

#5192

211.06 Floor Area Ratio

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is 474 to 677 square metres; or
- (3) 0.50 of site area maximum, if site area is less than 474 square metres

211.07 Front Yard

9.1 metres minimum

211.08 Rear Yard

9.1 metres minimum

211.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 4.9 metres if site width is less than 24.3 metres; or
 - (ii) 20% of site width, but need not exceed 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 1.52 metres if site width is less than 15.2 metres; or
 - (ii) 10% of site width, to a maximum of 3 metres
 - (b) minimum combined side yard:
 - (i) 4.9 metres if site width is less than 19.5 metres; or
 - (ii) 25% of site width, but need not exceed 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
- (4) Where a pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

211.10 Building Height

7.62 metres maximum

211.11 Number of Storeys

2 plus basement maximum

211.12 Highest Building Face

6.7 metres in height

212 – RS3-UL Single Family Dwelling Zone 3 – Upper Lands

AMENDING
BYLAW
#5122

SECTION	REGULATION
---------	------------

212.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

212.02	Conditions of Use
---------------	--------------------------

The keeping of not more than 2 lodgers within a single family dwelling.

212.03	Site Area
---------------	------------------

1,115 square metres minimum

212.04	Site Width and Depth
---------------	-----------------------------

Width - 24.4 metres minimum; except 29 metres minimum for a flanking lot

Depth - shall not exceed 4 times the site width

#5192

212.05 Site Coverage

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

#5192

212.06 Floor Area Ratio

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is 474 to 677 square metres; or
- (3) 0.50 of site area maximum, if site area is less than 474 square metres

212.07 Front Yard

9.1 metres minimum

212.08 Rear Yard

9.1 metres minimum

212.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 1.52 metres if site width is less than 15.2 metres; or
 - (ii) 10% of site width, to a maximum of 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
- (4) Where a pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

212.10 Building Height

7.62 metres maximum

212.11 Number of Storeys

2 plus basement maximum

212.12 Highest Building Face

6.7 metres in height

213 – RS8-UL Single Family Dwelling Zone 8 – Upper Lands (#5192)

AMENDING
BYLAW
#5122

SECTION	REGULATION
---------	------------

213.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) cluster housing
- (d) community care
- (e) detached secondary suite
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) Real estate presentation centre, office and park accessory uses at McGavin Field
- (j) secondary suites
- (k) single family dwellings

213.02	Conditions of Use
---------------	--------------------------

- (a) The keeping of not more than 2 lodgers within a single family dwelling.
- (b) Bistro – maximum 1 instance in this zone with a maximum gross floor area of 180 square metres

213.03	Site Area
---------------	------------------

929 square metres minimum

213.04	Site Width and Depth
---------------	-----------------------------

Width – 21.3 metres minimum; except 24.3 metres minimum for a flanking lot
Depth - shall not exceed 3 times the site width

#5192

#5192	213.05 Site Coverage
	(1) 30% of site area maximum, if site area is greater than 885 square metres; or (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or (3) 40% of site area maximum, if site area is less than 664 square metres
#5192	213.06 Floor Area Ratio
	Either: (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or (2) 237 square metres maximum, if site area is 474 to 677 square metres; or (3) 0.50 of site area maximum, if site area is less than 474 square metres
	213.07 Front Yard
	9.1 metres minimum
	213.08 Rear Yard
	9.1 metres minimum

213.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 6.7 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
- (4) Where a pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

213.10 Building Height

7.62 metres maximum

213.11 Highest Building Face

6.7 metres

213.12 Number of Storeys

2 plus basement maximum

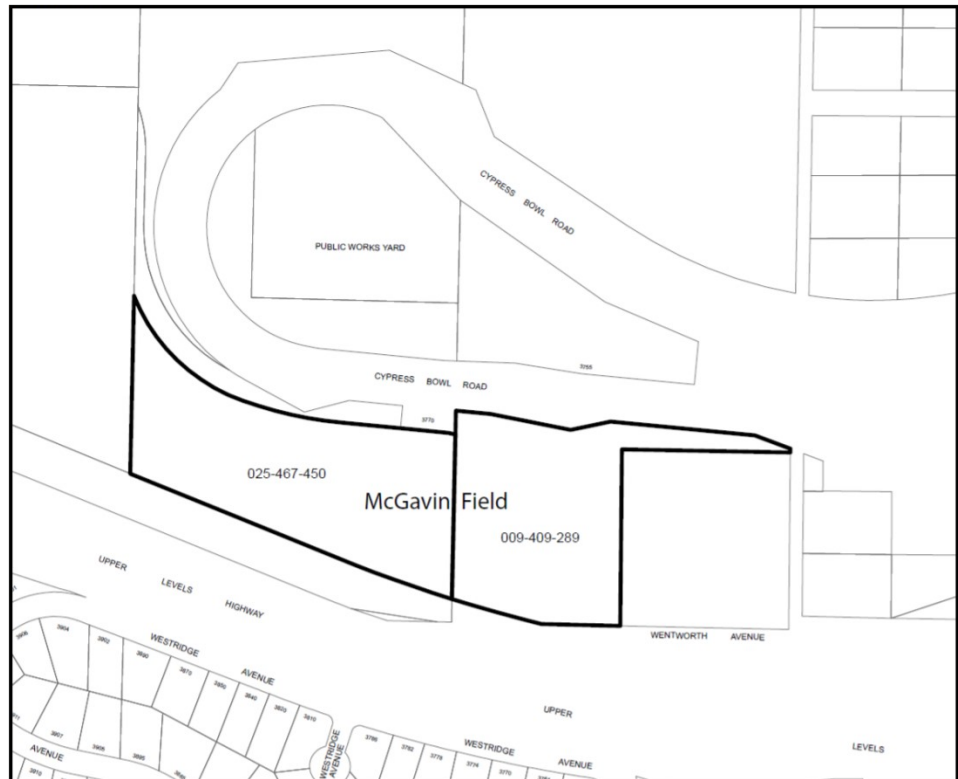
213.13 Zone Density

- #5192 (1) Notwithstanding any of the provisions of this subdivision, the overall density in this zone shall be the lesser of:
- (a) 1.5 dwellings per 0.4 hectare, and
 - (b) the number of lots per hectare which could be created pursuant to the provisions of Sections 208.03 and 208.04
- #5192 (2) Subject to the provisions of this section, the density for a parcel of land may be increased to a maximum of 20 dwellings per gross hectare, provided that:
- (a) the overall density of this zone does not exceed that provided for in Section 213.13(1);
 - (b) there is an equal and off-setting reduction in the number of dwellings or lots for which other developable land in this zone might otherwise be developed in accordance with Section 213.13(1), in which case:
 - (i) if land is to be completely divested of the right to be developed to any density, title to that land shall be conveyed to the District in fee simple free and clear of all encumbrances except statutory rights of-way and reservations contained in the original grant from the Crown; or
 - (ii) where land has been partially divested of the right to be developed to the maximum density permitted by Section 208.13(1), a covenant pursuant to Section 219 of the Land Title Act shall be granted to the District to provide that the land shall only be developed or used for the number of dwellings to which entitlement for development of that land has been reduced.

#5192

213.14 McGavin Field

McGavin Field is legally described as PID: 025-467-450, Lot 1 District Lot 888 Group 1 New Westminster District Plan BCP389 and 009-409-289, Loc C of Block 2 District Lot 888 Group 1 New Westminster District Plan 21528 and as shown on the map below.



214 - RS10-UL Single Family Dwelling Zone 10 – Upper Lands

AMENDING
BYLAW

SECTION	REGULATION
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214.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

214.02	Conditions of Use
---------------	--------------------------

The keeping of not more than 2 lodgers within a single family dwelling.

214.03	Site Area
---------------	------------------

1,115 square metres minimum

214.04	Site Width and Depth
---------------	-----------------------------

Width - 24.4 metres minimum; except 30.4 metres minimum for a flanking lot

Depth - shall not exceed 3 ½ times the site width

#5192

#5192	214.05 Site Coverage
	(1) 30% of site area maximum, if site area is greater than 885 square metres; or (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or (3) 40% of site area maximum, if site area is less than 664 square metres
#5192	214.06 Floor Area Ratio
	(1) 0.35 of site area maximum, if site area is greater than 677 square metres; or (2) 237 square metres maximum, if site area is 474 to 677 square metres; or (3) 0.50 of site area maximum, if site area is less than 474 square metres
	214.07 Front Yard
	9.1 metres minimum
	214.08 Rear Yard
	9.1 metres minimum

214.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 4.9 metres if site width is less than 24.3 metres; or
 - (ii) 20% of site width, but need not exceed 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 1.52 metres if site width is less than 15.2 metres; or
 - (ii) 10% of site width, to a maximum of 3 metres
 - (b) minimum combined side yard:
 - (i) 4.9 metres if site width is less than 19.5 metres; or
 - (ii) 25% of site width, but need not exceed 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
- (4) Where a pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

214.10 Building Height

7.62 metres maximum

214.11 Number of Storeys

2 plus basement maximum

214.12 Highest Building Face

6.7 metres in height