

## **SECTION 8 – RURAL ZONES**

### **8.01 RH (RURAL HILLSIDE) ZONE**

#### (1) DESCRIPTION

The RH (RURAL HILLSIDE) ZONE consists of land with development constraints imposed by topography, poor road access and a general lack of services. Such parcels are presently suitable for certain forms of agriculture and a very low density of residential development.

#### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) GENERAL AGRICULTURE
- (b) CONDITIONAL AGRICULTURE (subject to Special Regulation)
- (c) ONE-FAMILY RESIDENTIAL
  - (i) single family detached dwelling
  - (ii) manufactured home
- (d) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
  - (i) secondary suite
  - (ii) manufactured home
  - (iii) park model trailer
  - (iv) *coach house* (AB#4343)
  - (v) *garden suite* (AB#4343)
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

#### (3) LOT SIZE

- (a) 8ha
- (b) 1ha where created by “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of land or better utilization of buildings.

**8.01 RH (RURAL HILLSIDE) ZONE (continued)**

- (4) LOT DIMENSIONS
- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.
- (5) DENSITY (maximum)
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*
- (6) LOT COVERAGE (maximum)
- (a) RURAL ANCILLARY 230m<sup>2</sup> (AB#4343)
- (b) Animal enclosures 100m<sup>2</sup>
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- |  | FLL  | RLL  | ISLL | ESLL |
|--|------|------|------|------|
| (a) RESIDENTIAL                              | 7.5  | 7.5  | 3.0  | 7.5  |
| (b) RURAL ANCILLARY                          | 7.5  | 3.0  | 3.0  | 7.5  |
| (c) animal enclosures                        |      |      |      |      |
| (i) not exceeding 10m <sup>2</sup> in area   | 7.5  | 3.0  | 3.0  | 7.5  |
| (ii) not exceeding 100m <sup>2</sup> in area | 7.5  | 7.5  | 7.5  | 7.5  |
| (iii) exceeding 100m <sup>2</sup> in area    | 15.0 | 15.0 | 15.0 | 15.0 |
| (d) manure storage facility                  | 30.0 | 30.0 | 30.0 | 30.0 |
| (e) other AGRICULTURAL                       | 7.5  | 7.5  | 3.0  | 7.5  |
| (f) roadside stands                          | 3.0  | 7.5  | 3.0  | 3.0  |
- (9) SITING
- (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.
- (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10.0m
- (b) RURAL ANCILLARY 6.0m
- (c) AGRICULTURAL 15.0m
- (11) OFF-STREET PARKING N/A
- (12) OFF-STREET LOADING N/A

**8.01 RH (RURAL HILLSIDE) ZONE (continued)**

- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
  - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
  - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS N/A

## 8.02 RH-A (RURAL HILLSIDE - ACCESSORY) ZONE

### (1) DESCRIPTION

The RH-A (RURAL HILLSIDE - ACCESSORY) ZONE consists of land with development constraints imposed by topography, poor road access and a general lack of services. Such parcels are presently suitable for certain forms of agriculture and a very low density of residential development to a maximum of two residences.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) GENERAL AGRICULTURE
- (b) CONDITIONAL AGRICULTURE (subject to Special Regulation)
- (c) ONE-FAMILY RESIDENTIAL
  - (i) single family detached dwelling
  - (ii) manufactured home
- (d) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
  - (i) secondary suite
  - (ii) manufactured home
  - (iii) *coach house* (AB#4343)
  - (iv) *garden suite* (AB#4343)
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

### (3) LOT SIZE

- (a) 8ha
- (b) 1ha where created by “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of land or better utilization of buildings.

### (4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

## 8.02 RH-A (RURAL HILLSIDE - ACCESSORY) ZONE (continued)

- (5) DENSITY (maximum)
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*
- (6) LOT COVERAGE
- (a) RURAL ANCILLARY 230m<sup>2</sup> (AB#4343)
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- |  | FLL  | RLL  | ISLL | ESLL |
|--|------|------|------|------|
| (a) RESIDENTIAL                              | 7.5  | 7.5  | 3.0  | 7.5  |
| (b) RURAL ANCILLARY                          | 7.5  | 3.0  | 3.0  | 7.5  |
| (c) animal enclosures                        |      |      |      |      |
| (i) not exceeding 10m <sup>2</sup> in area   | 7.5  | 3.0  | 3.0  | 7.5  |
| (ii) not exceeding 100m <sup>2</sup> in area | 7.5  | 7.5  | 7.5  | 7.5  |
| (iii) exceeding 100m <sup>2</sup> in area    | 15.0 | 15.0 | 15.0 | 15.0 |
| (d) manure storage facility                  | 30.0 | 30.0 | 30.0 | 30.0 |
| (e) other AGRICULTURAL                       | 7.5  | 7.5  | 3.0  | 7.5  |
| (f) roadside stands                          | 3.0  | 7.5  | 3.0  | 3.0  |
- (9) SITING
- (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.
- (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10.0m
- (b) RURAL ANCILLARY 6.0m
- (c) AGRICULTURAL 15.0m
- (11) OFF-STREET PARKING N/A
- (12) OFF-STREET LOADING N/A
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

**8.02 RH-A (RURAL HILLSIDE - ACCESSORY) ZONE (continued)**

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

N/A

### 8.03 R (RURAL) ZONE

(1) DESCRIPTION

The R (RURAL) ZONE consists of land which, because of topographic and servicing constraints is best suited for a low density of RESIDENTIAL USE and certain forms of agriculture.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

- (a) RESTRICTED AGRICULTURE (subject to Special Regulation)
- (b) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (c) ONE-FAMILY RESIDENTIAL
  - (i) single family detached dwelling
  - (ii) manufactured home
- (d) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
  - (i) secondary suite
  - (ii) manufactured home
  - (iii) park model trailer
  - (iv) *coach house* (AB#4343)
  - (v) *garden suite* (AB#4343)
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)*  
(AB#3950)

(3) LOT SIZE

- (a) 4ha
- (b) 1ha where created by “boundary adjustment”

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

### 8.03 R (RURAL) ZONE (continued)

- (5) DENSITY (maximum)
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*
- (6) LOT COVERAGE (maximum)
- (a) RURAL ANCILLARY 230m<sup>2</sup> (AB#4343)
- (b) Animal enclosures 100m<sup>2</sup>
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- |  | FLL  | RLL  | ISLL | ESLL |
|--|------|------|------|------|
| (a) RESIDENTIAL                            | 7.5  | 7.5  | 3.0  | 7.5  |
| (b) RURAL ANCILLARY                        | 7.5  | 3.0  | 3.0  | 7.5  |
| (c) animal enclosures                      |      |      |      |      |
| (i) not exceeding 10m <sup>2</sup> in area | 7.5  | 3.0  | 3.0  | 7.5  |
| (ii) exceeding 10m <sup>2</sup> in area    | 7.5  | 7.5  | 7.5  | 7.5  |
| (d) manure storage facility                | 15.0 | 15.0 | 15.0 | 15.0 |
| (e) other agricultural buildings           | 7.5  | 7.5  | 3.0  | 7.5  |
| (f) roadside stands                        | 3.0  | 7.5  | 3.0  | 3.0  |
- (9) SITING
- (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.
- (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10.0m
- (b) RURAL ANCILLARY 6.0m
- (c) AGRICULTURAL 15.0m
- (11) OFF-STREET PARKING N/A
- (12) OFF-STREET LOADING N/A
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.



**8.03 R (RURAL) ZONE** (continued)

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) RESTRICTED AGRICULTURE – animal enclosures shall not exceed a combined total floor area of 100m<sup>2</sup>.

## 8.04 R-A (RURAL - ACCESSORY) ZONE

### (1) DESCRIPTION

The R-A (RURAL - ACCESSORY) ZONE consists of land which, because of topographic and servicing constraints is best suited for a low density of RESIDENTIAL USE and certain forms of agriculture.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

- (a) RESTRICTED AGRICULTURE (subject to Special Regulation)
- (b) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (c) ONE-FAMILY RESIDENTIAL
  - (i) single family detached dwelling
  - (ii) manufactured home
- (d) ACCESSORY DWELLING (subject to Use Regulations)
  - (i) secondary suite
  - (ii) manufactured home
  - (iii) *coach house* (AB#4343)
  - (iv) *garden suite* (AB#4343)
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

### (3) LOT SIZE

- (a) 4ha
- (b) 1ha where created by “boundary adjustment”.

### (4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

### (5) DENSITY (maximum)

- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*

#### 8.04 R-A (RURAL - ACCESSORY) ZONE (continued)

- |      |   |                   |           |      |      |
|------|---|-------------------|-----------|------|------|
| (6)  | LOT COVERAGE (maximum)  |                   |           |      |      |
|      | (a) RURAL ANCILLARY   | 230m <sup>2</sup> | (AB#4343) |      |      |
|      | (b) Animal enclosures   | 100m <sup>2</sup> |           |      |      |
| (7)  | FLOOR AREA RATIO (maximum)  | N/A               |           |      |      |
| (8)  | SETBACKS (minimum distance to)  | FLL               | RLL       | ISLL | ESLL |
|      | (a) RESIDENTIAL   | 7.5               | 7.5       | 3.0  | 7.5  |
|      | (b) RURAL ANCILLARY   | 7.5               | 3.0       | 3.0  | 7.5  |
|      | (c) animal enclosures   |                   |           |      |      |
|      | (i) not exceeding 10m <sup>2</sup> in area  | 7.5               | 3.0       | 3.0  | 7.5  |
|      | (ii) exceeding 10m <sup>2</sup> in area   | 7.5               | 7.5       | 7.5  | 7.5  |
|      | (d) manure storage facility   | 15.0              | 15.0      | 15.0 | 15.0 |
|      | (e) other agricultural buildings  | 7.5               | 7.5       | 3.0  | 7.5  |
|      | (f) roadside stands   | 3.0               | 7.5       | 3.0  | 3.0  |
| (9)  | SITING  |                   |           |      |      |
|      | (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.                        |                   |           |      |      |
|      | (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.                                   |                   |           |      |      |
| (10) | BUILDING HEIGHT (maximum)   |                   |           |      |      |
|      | (a) RESIDENTIAL   | 10.0m             |           |      |      |
|      | (b) RURAL ANCILLARY   | 6.0m              |           |      |      |
|      | (c) AGRICULTURAL  | 15.0m             |           |      |      |
| (11) | OFF-STREET PARKING  | N/A               |           |      |      |
| (12) | OFF-STREET LOADING  | N/A               |           |      |      |
| (13) | AMENITY AREA (minimum)  | N/A               |           |      |      |
| (14) | FENCING, SCREENING & LANDSCAPING  |                   |           |      |      |
|      | (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. |                   |           |      |      |

**8.04 R-A (RURAL - ACCESSORY) ZONE (continued)**

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) RESTRICTED AGRICULTURE - animal enclosures shall not exceed a combined total floor area of 100m<sup>2</sup>.

## 8.05 RR (RURAL RESIDENTIAL) ZONE

### (1) DESCRIPTION

The RR (RURAL RESIDENTIAL) ZONES consist of land which, due to topographic constraints, and variable levels of municipal servicing is best suited for one-family residential and hobby farm type development.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

#### (a) ONE FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home

#### (b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite
- (ii) manufactured home
- (iii) park model trailer
- (iv) *coach house* (AB#4343)
- (v) *garden suite* (AB#4343)

#### (c) RESTRICTED AGRICULTURE (subject to Special Regulation)

#### (d) BOARDING

#### (e) RURAL ANCILLARY USES

#### (f) INCIDENTAL AGRICULTURAL SALES

#### (g) ACCESSORY HOME OCCUPATION

#### (h) COTTAGE INDUSTRY (subject to Use Regulation)

#### (i) CONDITIONAL AGRICULTURE (subject to Use and Special Regulation)

#### (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

### (3) LOT SIZE (minimum)

- (a) 1.0ha with individual or common well water supply.
- (b) 0.4ha where such property was zoned RR prior to July 9, 2001, and is served by community water or is created by “boundary adjustment”.
- (c) 2000 m<sup>2</sup> where created by “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of land or better utilization of buildings, and any resultant parcel smaller than 0.4ha is served by community water.

**8.05 RR (RURAL RESIDENTIAL) ZONE (continued)**

- (4) LOT DIMENSIONS
- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.
- (5) DENSITY (maximum)
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*
- (6) LOT COVERAGE (maximum)
- (a) RURAL ANCILLARY 230m<sup>2</sup> (AB#4343)
- (b) Animal enclosures 100m<sup>2</sup>
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- |  | FLL  | RLL | ISLL | ESLL |
|--|------|-----|------|------|
| (a) RESIDENTIAL                            | 7.5  | 7.5 | 3.0  | 7.5  |
| (b) RURAL ANCILLARY                        | 7.5  | 3.0 | 3.0  | 7.5  |
| (c) animal enclosures                      |      |     |      |      |
| (i) not exceeding 10m <sup>2</sup> in area | 7.5  | 3.0 | 3.0  | 7.5  |
| (ii) exceeding 10m <sup>2</sup> in area    | 7.5  | 7.5 | 7.5  | 7.5  |
| (d) manure storage facility;               | 15.0 | 7.5 | 7.5  | 7.5  |
| (e) other AGRICULTURAL                     | 7.5  | 7.5 | 3.0  | 6.0  |
| (f) roadside stands                        | 3.0  | 7.5 | 3.0  | 3.0  |
- (9) SITING
- (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department
- (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10.0m
- (b) RURAL ANCILLARY 6.0m
- (c) AGRICULTURAL USE 10.0m
- (11) OFF-STREET PARKING (minimum) N/A
- (12) OFF-STREET LOADING (minimum) N/A

**8.05 RR (RURAL RESIDENTIAL) ZONE (continued)**

- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
  - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
  - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
  - (a) CONDITIONAL AGRICULTURE USES be limited to the following:
    - (i) boarding stable
    - (ii) hobby kennel
  - (b) RESTRICTED AGRICULTURE - animal enclosures shall not exceed a combined total floor area of 100m<sup>2</sup>.

## 8.06 RR-A (RURAL RESIDENTIAL - ACCESSORY) ZONE

### (1) DESCRIPTION

The RR-A (RURAL RESIDENTIAL - ACCESSORY) ZONES consist of land which, due to topographic constraints, and variable levels of municipal servicing is best suited for one-family residential and hobby farm type development.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

#### (a) ONE FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home

#### (b) ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite
- (ii) manufactured home
- (iii) *coach house* (AB#4343)
- (iv) *garden suite* (AB#4317)

#### (c) RESTRICTED AGRICULTURE (subject to Special Regulation)

#### (d) BOARDING

#### (e) RURAL ANCILLARY USES

#### (f) INCIDENTAL AGRICULTURAL SALES

#### (g) ACCESSORY HOME OCCUPATION

#### (h) COTTAGE INDUSTRY (subject to Use Regulation)

#### (i) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)* (AB#3950)

### (3) LOT SIZE (minimum)

- (a) 1.0ha with individual or common well water supply.
- (b) 0.4ha where such property was zoned RR prior to July 9, 2001, and is served by community water or is created by “boundary adjustment”.

### (4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

### (5) DENSITY (maximum)

- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*



**8.06 RR-A (RURAL RESIDENTIAL - ACCESSORY) ZONE** (continued)

- (6) LOT COVERAGE (maximum)
- (a) RURAL ANCILLARY  $230m^2$  (AB#4343)
  - (b) total all buildings and structures 40%
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- |                                   | FLL  | RLL | ISLL | ESLL |
|-----------------------------------|------|-----|------|------|
| (a) RESIDENTIAL                   | 7.5  | 7.5 | 3.0  | 7.5  |
| (b) RURAL ANCILLARY               | 7.5  | 3.0 | 3.0  | 7.5  |
| (c) animal enclosures             |      |     |      |      |
| (i) not exceeding $10m^2$ in area | 7.5  | 3.0 | 3.0  | 7.5  |
| (ii) exceeding $10m^2$ in area    | 7.5  | 7.5 | 7.5  | 7.5  |
| (d) manure storage                | 15.0 | 7.5 | 7.5  | 7.5  |
| (e) other AGRICULTURAL            | 7.5  | 7.5 | 3.0  | 6.0  |
| (f) roadside stands               | 3.0  | 7.5 | 3.0  | 3.0  |
- (9) SITING
- (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department
  - (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10.0m
  - (b) RURAL ANCILLARY 6.0m
  - (c) AGRICULTURAL USE 10.0m
- (11) OFF-STREET PARKING (minimum) N/A
- (12) OFF-STREET LOADING (minimum) N/A
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

**8.06 RR-A (RURAL RESIDENTIAL - ACCESSORY) ZONE (continued)**

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) RESTRICTED AGRICULTURE - animal enclosures shall not exceed a combined total floor area of 100m<sup>2</sup>.

## 8.07 HR (HILLSIDE RESIDENTIAL) ZONE

### (1) DESCRIPTION

The HR (HILLSIDE RESIDENTIAL) ZONE consist of land which, because of terrain configuration, is best suited for one-family residential with a variety of lot sizes, each having siting requirements specified by restrictive covenant at time of subdivision. All lots are serviced by community water.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

#### (a) ONE FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home

#### (b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite

#### (c) BOARDING

#### (d) RURAL ANCILLARY USES

#### (e) ACCESSORY HOME OCCUPATION

#### (f) COTTAGE INDUSTRY (subject to Use Regulation)

#### (g) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)* (AB#3950)

### (3) LOT SIZE (minimum)

- (a) 0.4ha where such property was zoned HR prior to July 9, 2001, and is served by community water and where the overall density of development does not exceed 1 du per 0.8ha land area within the development parcel.

### (4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

### (5) DENSITY (maximum)

- (a) 1 du per 0.8ha land area within the development parcel.

### (6) LOT COVERAGE (maximum)

- (a) RURAL ANCILLARY 230m<sup>2</sup> (AB#4343)
- (b) total all buildings and structures 40%

**8.07 HR (HILLSIDE RESIDENTIAL) ZONE (continued)**

- |      |   |     |     |      |      |  |
|------|---|-----|-----|------|------|--|
| (7)  | FLOOR AREA RATIO (maximum)  | N/A |     |      |      |  |
| (8)  | SETBACKS (minimum distance to)  | FLL | RLL | ISLL | ESLL |  |
| (a)  | RESIDENTIAL   | 7.5 | 7.5 | 3.0  | 7.5  |  |
| (b)  | RURAL ANCILLARY   | 7.5 | 3.0 | 3.0  | 7.5  |  |
| (9)  | SITING  |     |     |      |      |  |
| (a)  | The siting of all buildings and structures, retaining walls, driveways and septic fields shall be as specified by restrictive covenant at time of subdivision.  |     |     |      |      |  |
| (10) | BUILDING HEIGHT (maximum)   |     |     |      |      |  |
| (a)  | RESIDENTIAL   | 10m |     |      |      |  |
| (b)  | RURAL ANCILLARY   | 6m  |     |      |      |  |
| (11) | OFF-STREET PARKING (minimum)  | N/A |     |      |      |  |
| (12) | OFF-STREET LOADING (minimum)  | N/A |     |      |      |  |
| (13) | AMENITY AREA (minimum)  | N/A |     |      |      |  |
| (14) | FENCING, SCREENING & LANDSCAPING  |     |     |      |      |  |
| (a)  | Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.   |     |     |      |      |  |
| (15) | SIGNS   |     |     |      |      |  |
| (a)  | Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.  |     |     |      |      |  |
| (16) | SPECIAL REGULATIONS   |     |     |      |      |  |
| (a)  | Subdivision shall not be approved without an independent geotechnical report prepared by a professional engineer, indicating that the lots to be created are suitable for development and delineating locations suitable for buildings and structures, septic tank disposal fields, retaining walls and driveways and indicating areas to be left in a natural state. |     |     |      |      |  |
| (b)  | All development shall be within areas so designated by restrictive covenant.  |     |     |      |      |  |

## 8.08 SR (SUBURBAN RESIDENTIAL) ZONE

### (1) DESCRIPTION

The SR (SUBURBAN RESIDENTIAL) ZONES consists of residential areas in the hillside-upland area or on the fringe of the valley floor where: the average slope gradient is less than 30%; no geological hazard exists; community water systems, adequate paved roads and storm drainage systems can be provided and maintained at a reasonable cost; and community services such as elementary schools and fire halls are available within 5 km.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

#### (a) ONE-FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home, multi-section

#### (b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite

#### (c) BOARDING

#### (d) URBAN ANCILLARY USES

#### (e) ACCESSORY HOME OCCUPATION

#### (f) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)* (AB#3950)

### (3) LOT SIZE (minimum)

- (a) 1 ha
- (b) 2000m<sup>2</sup> where such property was zoned SR prior to July 9, 2001, and is served by community water
- (c) 650m<sup>2</sup> with community water and sanitary sewer

### (4) LOT DIMENSIONS (minimum)

	WIDTH	DEPTH
--	-------	-------

- |   |       |       |
|---|-------|-------|
| (a) with community water                    | 25.0m | 50.0m |
| (b) with community water/and sanitary sewer | 17.5m | 30.0m |

### (5) DENSITY (maximum)

- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*

**8.08 SR (SUBURBAN RESIDENTIAL) ZONE (continued)**

(6)	LOT COVERAGE (maximum)				
(a)	URBAN ANCILLARY USES	60m <sup>2</sup>			
(7)	FLOOR AREA RATIO (maximum)	N/A			
(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	ONE FAMILY RESIDENTIAL (with community water)	7.5	12.0	2.0	6.0
(b)	ONE FAMILY RESIDENTIAL (with community water and sanitary sewer)	7.5	8.5	2.0	6.0
(c)	URBAN ANCILLARY	7.5	1.0	1.0	6.0
(9)	SITING	N/A			
(10)	BUILDING HEIGHT (maximum)				
(a)	RESIDENTIAL	10m			
(b)	URBAN ANCILLARY				
	(i) on a lot less than 1000m <sup>2</sup> in area	4m			
	(ii) on a lot 1000m <sup>2</sup> or greater in area	6m			
(11)	OFF-STREET PARKING	N/A			
(12)	OFF-STREET LOADING	N/A			
(13)	AMENITY AREA (minimum)	N/A			
(14)	FENCING, SCREENING & LANDSCAPING				
(a)	Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.				
(15)	SIGNS				
(a)	shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.				
(16)	SPECIAL REGULATIONS	N/A			

## 8.09 SCR (SUBURBAN CLUSTERED RESIDENTIAL) ZONE

### (1) DESCRIPTION

The SCR (SUBURBAN CLUSTERED RESIDENTIAL) ZONE consists of residential areas in the hillside-upland area or on the fringe of the valley floor where: the average slope gradient is less than 30%; no geological hazard exists; full community services are available, including community water and sanitary sewer. Adequate paved roads and storm drainage systems can be provided and maintained at a reasonable cost; and community services such as elementary schools and fire halls are available within 5 km.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

#### (a) ONE FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home, multi-section

#### (b) TWO-FAMILY RESIDENTIAL

- (i) duplex

#### (c) MULTI-FAMILY RESIDENTIAL

- (i) townhouse

#### (d) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite

#### (e) URBAN ANCILLARY USES (subject to Special Regulation)

#### (f) *ACCESSORY HOME OCCUPATION (AB#4015)*

#### (g) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

### (3) LOT SIZE (minimum)

#### (a) 650m<sup>2</sup> for One Family Residential Use

#### (b) 1 ha for all other uses

(c) Notwithstanding the above, where bare land strata lots are created within a strata development, the number of strata lots shall be determined on the basis of density as applied to the overall strata development, while the strata lot size shall be equivalent to the "siting area" as defined in (9) below.

(4) LOT DIMENSIONS (minimum)	WIDTH	DEPTH
	17.5m	30.0m

**8.09 SCR (SUBURBAN CLUSTERED RESIDENTIAL) ZONE (continued)**

- (5) DENSITY (maximum) 12 du per ha
- (6) LOT COVERAGE (maximum)
- (a) URBAN ANCILLARY USES  $60\text{m}^2$  per du
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- |                                | FLL | RLL | ISLL | ESLL |
|--------------------------------|-----|-----|------|------|
| (a) ONE/TWO FAMILY RESIDENTIAL | 6.0 | 7.5 | 2.0  | 4.5  |
| (b) MULTI-FAMILY RESIDENTIAL   | 6.0 | 6.0 | 3.0  | 4.5  |
| (c) URBAN ANCILLARY            | 6.0 | 1.0 | 1.0  | 4.5  |
- (9) SITING
- (a) Where more than one structure for Residential Use is sited on a lot or within a Strata Development, said structures shall be sited so as to provide a "siting area" with respect to each structure, equivalent to the building footprint plus the setbacks applicable to the structure as if it were sited on a fee simple lot, exclusive of roads and other common area.
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10.0m
- (b) URBAN ANCILLARY 6.0m
- (11) OFF-STREET PARKING N/A
- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
- (b) Shall provide at least the following number of parking spaces:
- (i) 2 parking spaces per dwelling unit
- (12) OFF-STREET LOADING (minimum) N/A
- (13) AMENITY AREA (minimum)
- (a) All Amenity Areas shall be developed in accordance with Section 5.1 of this BYLAW;
- (b) A private amenity area not less than  $15\text{m}^2$  in area shall be provided for and contiguous to each townhouse unit;
- (c) A common amenity area of not less than  $200\text{m}^2$  and minimum dimension of not less than 6m shall be provided for all multi-family uses with more than 10 units.
- (d) A storage locker developed in accordance with Section 5.2(5) shall be provided for each Multi-Family dwelling unit.



**8.09 SCR (SUBURBAN CLUSTERED RESIDENTIAL) ZONE** (continued)

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) SIGNS

- (a) shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) Notwithstanding (3) & (4) above, where bare land strata lots are created within a strata development, the number of strata lots shall be determined on the basis of the overall strata development, while the strata lot size and dimensions shall be equivalent to the "siting area" as defined in (9) above.
- (b) Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.
- (c) Except in association with a ONE or TWO FAMILY RESIDENTIAL USE, URBAN ANCILLARY USES shall be limited to:
  - (i) gardening and recreational activities;
  - (ii) household storage and maintenance;
  - (iii) the keeping of pets not exceeding 3 in number;
  - (iv) the off-street parking of licenced motor vehicles in association with the RESIDENTIAL USE. (AB#4015)

## 8.10 RNC (RURAL NEIGHBOURHOOD COMMERCIAL) ZONE

### (1) DESCRIPTION

The RNC (RURAL NEIGHBOURHOOD COMMERCIAL) ZONE consists of land, which, because of its location at the intersection of rural collector roads, is best suited for convenience commercial uses serving local residents.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION:

- (a) CONVENIENCE COMMERCIAL
- (b) COMMERCIAL AGRICULTURE (subject to Special Regulation)
- (c) ACCESSORY DWELLING UNIT
  - (i) Single family detached dwelling
  - (ii) Manufactured home
- (d) RURAL ANCILLARY USES
- (e) ACCESSORY OFF-STREET PARKING
- (f) ACCESSORY OFF-STREET LOADING
- (g) *ACCESSORY HOME OCCUPATION (AB#4015)*

### (3) LOT SIZE (minimum)

- (a) 1 ha for all uses

### (4) LOT DIMENSIONS (minimum)                      WIDTH                      DEPTH

- (a) For all USES    30m    30m

### (5) DENSITY (maximum)                                      N/A

### (6) LOT COVERAGE (maximum)

- (a) Rural Ancillary    100m<sup>2</sup>
- (b) All buildings and structures    20%

### (7) FLOOR AREA RATIO (maximum)                                      0.4

### (8) SETBACKS (minimum distance to)                      FLL      RLL      ISLL      ESLL

- (a) Convenience Commercial                                      7.5      7.5      7.5      7.5
- (b) Commercial Agriculture                                      7.5      7.5      7.5      7.5
- (c) Accessory Dwelling Unit                                      7.5      7.5      3.0      7.5
- (d) Rural Ancillary Use                                      7.5      3.0      3.0      7.5

## 8.10 RNC (RURAL NEIGHBOURHOOD COMMERCIAL) ZONE (continued)

- (9) SITING
- (a) An Accessory Dwelling Unit and Convenience Commercial or Commercial Agriculture Use shall be separated by a minimum of 7.5m.
- (10) BUILDING HEIGHT (maximum)
- |                             |       |
|-----------------------------|-------|
| (a) Convenience Commercial  | 10.0m |
| (b) Commercial Agriculture  | 10.0m |
| (c) Accessory Dwelling Unit | 10.0m |
| (d) Rural Ancillary         | 6.0m  |
- (11) OFF-STREET PARKING
- (a) Shall provide at least the following minimum number of spaces:
- 1 space per 20m<sup>2</sup> Convenience Commercial
  - 1 space per 10m<sup>2</sup> Commercial Agriculture
  - 1 bicycle parking space (type “B” parking device) per 30m<sup>2</sup> commercial
- (12) OFF-STREET LOADING
- (a) Shall provide 1 space
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING SCREENING AND LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
- (a) A Commercial Agriculture Use shall be limited to a maximum floor area of 200m<sup>2</sup> and shall be limited to the following uses:
- Sale of farm equipment
  - Sale of fertilizers and agricultural chemicals
  - Sale of livestock feed
- (b) The CONVENIENCE COMMERCIAL use category includes:
- Grocery / general store not exceeding 200m<sup>2</sup>
  - Restaurant not exceeding 100m<sup>2</sup>

## **8.11 EV (ECOVILLAGE) ZONE**

### *(1) DESCRIPTION*

*The EV (ECOVILLAGE) ZONE consists of land, having a legal description of Lot A District Lot 83 Group 2 New Westminster District Plan BCP8754 (commonly described as 42312 Yarrow Central Road) and Lot 1 District Lot 83 Group 2 New Westminster District Plan LMP52654 (commonly described as 42300 Yarrow Central Road), where a residential development employing sustainable technology has been considered and approved by Council. (AB#3907)*

### *(2) PERMITTED USES*

*The following USES shall be the only USES permitted in this zone unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.*

- (a) RESTRICTED AGRICULTURE*
- (b) INCIDENTAL AGRICULTURAL SALES*
- (c) ONE FAMILY RESIDENTIAL*
  - (i) single family detached dwelling*
- (d) TWO FAMILY RESIDENTIAL*
  - (i) duplex*
- (e) MULTI-FAMILY RESIDENTIAL*
  - (i) townhouse*
- (f) RURAL ANCILLARY USES (subject to Special Regulation)*
- (g) COTTAGE INDUSTRY (subject to Special Regulation)*
- (h) CONVENIENCE COMMERCIAL*
- (i) BOARDING*
- (j) OUTDOOR RECREATION*
  - (i) GUEST RANCH (subject to Special Regulation)*
- (k) PUBLIC OR PRIVATE ASSEMBLY (subject to Special Regulation )*
- (l) OFF STREET PARKING*
- (m) SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

### *(3) LOT SIZE (minimum)*

- (a) Parcel 1 0.72 ha  
Developed in compliance with the plan in Section 5 of this Zone*
- (b) Parcel 2 7.5 ha (AB#3907)*

## 8.11 EV (ECOVILLAGE) ZONE (continued)

(4) *LOT DIMENSIONS*

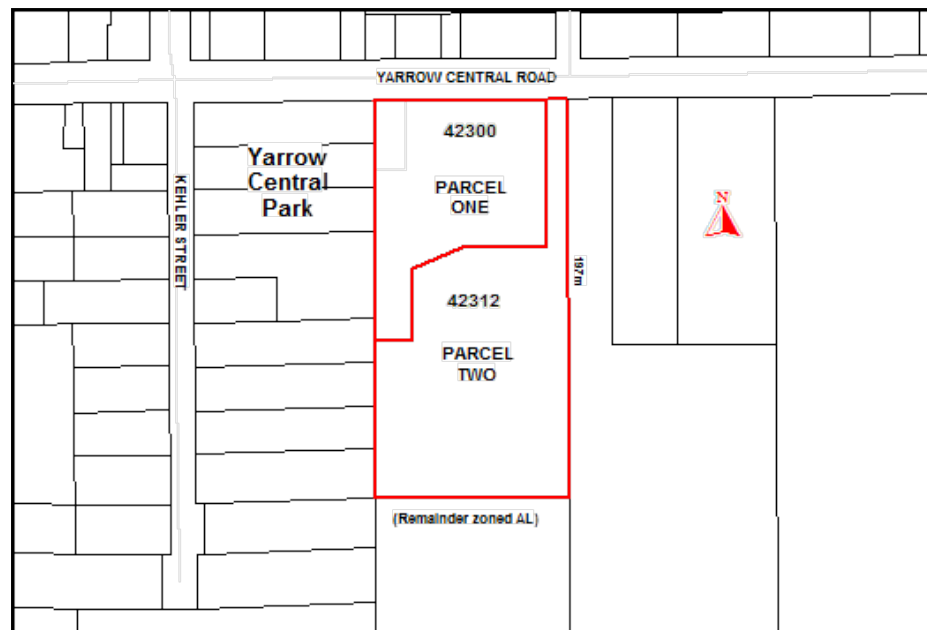
Where a parcel being created by subdivision fronts on a road or highway the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater, unless exempted by the Approving Officer.

(5) *DENSITY (maximum 37 dwelling units)*

Maximum development permitted on the parcels or defined areas within the overall Development Parcel shall be:

(a) *PARCEL ONE: (maximum 4 dwelling units) - All uses. (AB#3907)*

(b) *PARCEL TWO: (maximum 33 dwelling units) - All uses except Agricultural Sales, Convenience Commercial, Guest Ranch and Public or Private Assembly. (AB#3907)*



(6) *LOT COVERAGE (maximum)(subject to Special Regulation)*

(a) *Residential Use* 20% (AB#3907)

(b) *Animal enclosures* 100m<sup>2</sup>

(7) *FLOOR AREA RATIO (maximum)(subject to Special Regulation)*

(a) *All uses* 0.4 (AB#3907)

## 8.11 EV (ECOVILLAGE) ZONE (continued)

(8)	<i>SETBACKS (minimum distance to)</i>	<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
(a)	<i>RESIDENTIAL</i>	7.5	7.5	3.0	7.5
(b)	<i>RURAL ANCILLARY</i>	7.5	7.5	3.0	7.5 (AB#3907)
(c)	<i>animal enclosures (not exceeding 10m<sup>2</sup> in area)</i>	7.5	7.5	3.0	7.5
(d)	<i>manure storage</i>	30.0	30.0	30.0	30.0
(e)	<i>roadside stands</i>	3.0	7.5	3.0	3.0
(f)	<i>all other uses</i>	7.5	7.5	7.5	7.5
(9)	<i>SITING</i>				
(a)	<i>The siting of “roadside stands” shall be subject to approval by the City of Chilliwack Engineering Department.</i>				
(b)	<i>Dwelling units and Animal Enclosures shall be separated by a minimum separation distance of 15.0m.</i>				
(c)	<i>Where more than one structure for residential use is sited on a lot or within a “strata” development, the minimum separation between said structures shall be 3.0m.</i>				
(10)	<i>BUILDING HEIGHT (maximum)</i>				
(a)	<i>RESIDENTIAL</i>			10.0m	
(b)	<i>ANCILLARY USES</i>			6.0m	
(c)	<i>agricultural buildings</i>			N/A	
(d)	<i>roadside stands</i>			3.0m	
(e)	<i>GUEST RANCH</i>			10.0m	
(f)	<i>COMMERCIAL or ASSEMBLY (subject to Special Regulations)</i>			7.5m	
(11)	<i>OFF-STREET PARKING/ SERVICING AND ROADS</i>				
(a)	<i>Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.</i>				

## **8.11 EV (ECOVILLAGE) ZONE** (continued)

- (b) *Shall provide at least the following minimum number of spaces:*
  - (i) *0.5 spaces per dwelling unit*
  - (ii) *1 space per 10 bed spaces guest ranch*
  - (iii) *1 space per 100m<sup>2</sup> assembly*
  - (iv) *1 space per 30m<sup>2</sup> commercial*
- (c) *The development site shall be serviced in accordance with the requirements of the City and/or any other servicing agreement(s) between the City and the applicant or their successors.*

### **(12) OFF-STREET LOADING**

N/A

### **(13) AMENITY AREA/OPEN SPACE DEDICATION**

- (a) *Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW.*
- (b) *A private amenity area not less than 15m<sup>2</sup> in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each dwelling unit.*
- (c) *A common amenity area of not less than 200m<sup>2</sup> and a minimum dimension of not less than 6m shall be provided for residential developments with more than 10 units.*

### **(14) FENCING, SCREENING AND LANDSCAPING**

- (a) *Shall be developed in accordance with the requirements of Section 5.05 of this bylaw.*

### **(15) SIGNS**

- (a) *Shall be developed in accordance with the requirements of the City Signs Bylaw, in force from time to time.*

### **(16) SPECIAL REGULATIONS**

- (a) *RURAL ANCILLARY or COTTAGE INDUSTRY use shall not exceed one (100m<sup>2</sup> area) per dwelling unit.*
- (b) *GUEST RANCH use shall be restricted to accommodation for the travelling public and farm workers on a seasonal basis only, 20 bed spaces maximum.*
- (c) *PUBLIC OR PRIVATE ASSEMBLY use shall be restricted to a maximum capacity of 30 non-residents.*
- (d) *COMMERCIAL and PUBLIC OR PRIVATE ASSEMBLY height may exceed 10m if structures existing at the time of application November 14, 2005 are converted for use.*

**8.11 EV (ECOVILLAGE) ZONE** (continued)

- (e) *LOT COVERAGE – For the purpose of calculating Lot Coverage, the area of the subject property Zoned EV (Ecovillage) shall be considered the lot area.(AB#3907)*
- (f) *FLOOR AREA RATIO – For the purpose of calculating Floor Area Ratio, the area of the subject property Zoned EV (Ecovillage) shall be considered the lot area. (AB#3907)*



## 8.12 SHR (SUBURBAN HILLSIDE RESIDENTIAL) ZONE

### (1) DESCRIPTION

The SHR (SUBURBAN HILLSIDE RESIDENTIAL) ZONE consists of residential areas in the hillside-upland area or on the fringe of the valley floor where full community services are available and, owing to varying topography and slopes, a mixture of lot sizes and development standards are appropriate.

### (2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

#### (a) ONE FAMILY RESIDENTIAL

(i) single family detached dwelling

#### (b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

(i) secondary suite

#### (c) URBAN ANCILLARY USES

#### (d) ACCESSORY HOME OCCUPATION

#### (e) SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)

### (3) LOT SIZE (minimum – subject to Special Regulation)

(a) Minimum lot size shall increase progressively with the slope of the land where “slope” is defined herein by Special Regulation. Minimum lot size shall increase at a ratio of 30m<sup>2</sup> per 1% increase in slope as indicated in the following table:

	<u>Slope of Land</u>	<u>Minimum Lot Size</u>		<u>Slope of Land</u>	<u>Minimum Lot Size</u>
(i)	9% or less	360m <sup>2</sup>	(xii)	20%	690m <sup>2</sup>
(ii)	10%	390m <sup>2</sup>	(xiii)	21%	720m <sup>2</sup>
(iii)	11%	420m <sup>2</sup>	(xiv)	22%	750m <sup>2</sup>
(iv)	12%	450m <sup>2</sup>	(xv)	23%	780m <sup>2</sup>
(v)	13%	480m <sup>2</sup>	(xvi)	24%	810m <sup>2</sup>
(vi)	14%	510m <sup>2</sup>	(xvii)	25%	840m <sup>2</sup>
(vii)	15%	540m <sup>2</sup>	(xviii)	26%	870m <sup>2</sup>
(viii)	16%	570m <sup>2</sup>	(xix)	27%	900m <sup>2</sup>
(ix)	17%	600m <sup>2</sup>	(xx)	28%	930m <sup>2</sup>
(x)	18%	630m <sup>2</sup>	(xxi)	29%	960m <sup>2</sup>
(xi)	19%	660m <sup>2</sup>	(xxii)	30%	990m <sup>2</sup>

**8.12 SHR (SUBURBAN HILLSIDE RESIDENTIAL) ZONE (continued)**

(4) *LOT DIMENSIONS (minimum lot dimensions relate directly to the minimum lot size as determined by slope)*

	<i>WIDTH</i>	<i>DEPTH</i>
(a) <i>All lot sizes</i>	<i>12m</i>	<i>20m</i>

(5) *DENSITY (maximum)*

(a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*

(6) *LOT COVERAGE (maximum)*

(a) <i>RESIDENTIAL</i>	<i>40%</i>	
(b) <i>URBAN ANCILLARY USES (lot smaller than 650m<sup>2</sup>)</i>		<i>45m<sup>2</sup> per du</i>
(c) <i>URBAN ANCILLARY USES (lot exceeding 650m<sup>2</sup>)</i>		<i>60m<sup>2</sup> per du</i>

(7) *FLOOR AREA RATIO (maximum)* *55%*

(8) *SETBACKS (minimum distances to lot lines relate directly to the minimum lot size and dimensions)*

	<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
(a) <i>ONE FAMILY RESIDENTIAL</i>	<i>4.5*</i>	<i>6.0</i>	<i>**</i>	<i>4.5</i>
(b) <i>URBAN ANCILLARY</i>	<i>6.0</i>	<i>1.5</i>	<i>1.5</i>	<i>4.5</i>

*\* FLL setback to garage doors shall not be less than 6.0m*

*\*\*ISLL setback shall be a minimum of 10% of the lot width*

(9) *SITING*

(a) *Where more than one structure for Residential Use is sited on a lot or within a Strata Development, said structures shall be sited so as to provide a "siting area" with respect to each structure, equivalent to the building footprint plus the setbacks applicable to the structure as if it were sited on a fee simple lot, exclusive of roads and other common areas.*

(10) *BUILDING HEIGHT (maximum)*

(a) <i>RESIDENTIAL</i>	<i>8.5m</i>
(b) <i>URBAN ANCILLARY (1000m<sup>2</sup> lot size)</i>	<i>6.0m</i>
(c) <i>URBAN ANCILLARY(&lt;1000m<sup>2</sup> lot size)</i>	<i>4.0m</i>

**8.12 SHR (SUBURBAN HILLSIDE RESIDENTIAL) ZONE (continued)**

*(11) OFF-STREET PARKING*

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.*
- (b) Shall provide at least the following number of parking spaces:
  - (i) 2 parking spaces per dwelling unit**

*(12) OFF-STREET LOADING (minimum) N/A*

*(13) AMENITY AREA (minimum) N/A*

*(14) FENCING, SCREENING & LANDSCAPING*

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*

*(15) SIGNS*

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

*(16) SPECIAL REGULATIONS*

- (a) For the purpose of this zone “average slope” shall mean the average natural (pre-development) slope, calculated as the difference in elevation between the midpoint of the front lot line and the midpoint of the rear lot line divided by the distance between those points; OR the difference in elevation between the midpoints of the side lot lines divided by the distance between those points; whichever is greater.*
- (b) The maximum slope of any lot created shall not exceed 30%.*

*(AB#3573)*