

SECTION 9 – RESIDENTIAL ZONES

9.01 R1-A (ONE FAMILY RESIDENTIAL) ZONE

(1) *DESCRIPTION*

The R1-A (ONE FAMILY RESIDENTIAL) ZONE consists of land surrounding the developed urban centers which, owing to variable levels of servicing, is best suited to ONE FAMILY RESIDENTIAL USE.

(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 (subject to Special Regulation)*

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

(b) *ACCESSORY DWELLING UNIT (subject to Use Regulations)*

- (i) secondary suite*
- (ii) coach house*
- (iii) garden suite (subject to Special Regulation)*

(c) *BOARDING*

(d) *URBAN ANCILLARY USES*

(e) *ACCESSORY HOME OCCUPATION*

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

(3) *LOT SIZE (minimum)*

- (a) 1 ha*
- (b) 0.2 ha with community water as per Sanitary Sewer System Regulation Bylaw, in force from time to time*
- (c) 500m² with community water and sanitary sewer*

(4) *LOT DIMENSIONS (minimum)*

	<i>WIDTH</i>	<i>DEPTH</i>
<i>(a) ONE FAMILY RESIDENTIAL (with community water and sanitary sewer)</i>	<i>15m</i>	<i>30m</i>
<i>(b) ONE FAMILY RESIDENTIAL (with community water)</i>	<i>20m</i>	<i>30m</i>

(5) *DENSITY (maximum)*

- (a) Shall not exceed one (1) structure for ONE FAMILY RESIDENTIAL Use per lot.*

9.01 R1-A (ONE FAMILY RESIDENTIAL) ZONE (continued)

(6) LOT COVERAGE (maximum)					
(a)	Total all buildings and structures (where lot is served by a septic tank system)				25%
(b)	Total of all buildings and structures used for a detached URBAN ANCILLARY USE or detached ACCESSORY DWELLING UNIT on a lot with an area less than 1000m ²				60m ²
(c)	Total of all buildings and structures used for a detached URBAN ANCILLARY USE or detached ACCESSORY DWELLING UNIT on a lot with an area 1000m ² or more				75m ²
(d)	Notwithstanding the above, one structure for URBAN ANCILLARY USE, not exceeding 10m ² in floor area may be sited on a lot				
(7) FLOOR AREA RATIO (maximum)					
(8) SETBACKS (minimum distance to)					
		<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
(a)	ONE FAMILY RESIDENTIAL (with community water and sanitary sewer)	6.0	7.5	1.2	4.5
(b)	ONE FAMILY RESIDENTIAL (with community water)	6.0	10.5	1.2	4.5
(c)	Detached ACCESSORY DWELLING UNIT *only 1.0m is required when lot line is located adjacent to a rear lane	6.0	3.0*	3.0*	4.5
(d)	URBAN ANCILLARY USES	6.0	1.0	1.0	4.5
(e)	Where, owing to topography or ground conditions, the septic disposal field must be located within a front or side setback, the rear setback specified in (8) (b) above may be reduced to that required in (8) (a).				
(9) SITING					
N/A					
(10) BUILDING HEIGHT (maximum)					
(a)	ONE FAMILY RESIDENTIAL				10m
(b)	ACCESSORY DWELLING UNIT				6.5m
(c)	URBAN ANCILLARY USES				
(i)	on a lot less than 1000m ² in area				4m
(ii)	on a lot 1000m ² or greater in area				6m

9.01 R1-A (ONE FAMILY RESIDENTIAL) ZONE (continued)

(11) OFF-STREET PARKING

(a) The following minimum number of spaces shall be provided:

- (i) 2 spaces per ONE FAMILY RESIDENTIAL Use*
- (ii) 1 space per ACCESSORY DWELLING UNIT*

(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

(a) Any structure occupied by a RESIDENTIAL use shall not have an overall dimension of less than 6m, excluding additions and projections.

(b) Only one ACCESSORY DWELLING UNIT may be sited on a lot.

(c) URBAN ANCILLARY USES permitted shall be the total of those uses for the lot; not for an individual dwelling unit.

(d) At least 2 surface, non-enclosed off-street parking spaces shall be provided, (one for the principal residence/one for the accessory residence).

(e) GARDEN SUITES shall have a maximum floor area of 90m².

(AB#4530)

9.02 R1-B (ONE AND TWO FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R1-B (ONE and TWO FAMILY RESIDENTIAL) ZONE consists of land surrounding the developed urban centers which, owing to the availability of full services, including community water and sanitary sewer, is best suited to a mixture of ONE and TWO FAMILY RESIDENTIAL USES in both fee simple and strata ownership.

(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 (subject to Special Regulation)

- (i) duplex

(c) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite

(d) BOARDING

(e) URBAN ANCILLARY USES

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

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

(3) LOT SIZE (minimum)

- (a) 500m² ONE FAMILY RESIDENTIAL
- (b) 675m² TWO FAMILY RESIDENTIAL

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) ONE FAMILY RESIDENTIAL 15m 30m
- (b) TWO-FAMILY RESIDENTIAL 20m 30m

(5) DENSITY (maximum)

- (a) Shall not exceed one (1) structure for ONE FAMILY RESIDENTIAL Use or (1) structure for TWO FAMILY RESIDENTIAL Use per lot.

(6) LOT COVERAGE (maximum)

- (a) URBAN ANCILLARY USE 60m²

9.02 R1-B (ONE AND TWO FAMILY RESIDENTIAL) ZONE (continued)

(7)	FLOOR AREA RATIO (maximum)	60%			
(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	ONE or TWO FAMILY RESIDENTIAL	6.0	7.5	1.2	4.5
(b)	ONE or TWO FAMILY RESIDENTIAL (in a bare land strata development)	6.0	6.0	1.2	4.5
(c)	URBAN ANCILLARY	6.0	1.0	1.0	4.5
(9)	SITING	N/A			
(10)	BUILDING HEIGHT (maximum)				
(a)	RESIDENTIAL USE	10m			
(b)	URBAN ANCILLARY USES				
	(i) on a lot less than 1000m ² in area	4m			
	(ii) on a lot 1000m ² or greater in area	6m			
(11)	OFF-STREET PARKING				
(a)	The following minimum number of spaces shall be provided:				
	(i) 2 spaces per dwelling unit				
(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				
(a)	A ONE or TWO-FAMILY RESIDENTIAL USE shall not be allowed unless the property is connected to both community water and sanitary sewer. (AB#4015)				

9.03 R1-C (ONE FAMILY RESIDENTIAL - ACCESSORY) ZONE (continued)

- | | | | | | | |
|------|--|------------------|------------|-------------|-------------|------|
| (c) | <i>Total of all buildings or structures used for a detached URBAN ANCILLARY USE or detached ACCESSORY DWELLING UNIT on a lot with an area less than 1000m²</i> | 60m ² | | | | |
| (d) | <i>Total of all buildings or structures used for a detached URBAN ANCILLARY USE or detached ACCESSORY DWELLING UNIT on a lot with an area 1000m² or greater</i> | 75m ² | | | | |
| (e) | <i>Notwithstanding the above, one structure for URBAN ANCILLARY USE, not exceeding 10m² in floor area may be sited on a lot</i> | | | | | |
| (7) | <i>FLOOR AREA RATIO (maximum)</i> | | | | | N/A |
| (8) | <i>SETBACKS (minimum distance to)</i> | <i>FLL</i> | <i>RLL</i> | <i>ISLL</i> | <i>ESLL</i> | |
| (a) | <i>ONE FAMILY RESIDENTIAL</i> | 6.0 | 7.5 | 1.2 | 4.5 | |
| (b) | <i>Detached ACCESSORY DWELLING UNIT or structure for URBAN ANCILLARY USE (exceeding 10m² in area)</i> | 6.0 | 1.2 | 1.2 | 4.5 | |
| (c) | <i>URBAN ANCILLARY USE (not exceeding 10m² in area)</i> | 6.0 | 1.0 | 1.0 | 4.5 | |
| (9) | <i>SITING</i> | | | | | |
| (a) | <i>A detached ACCESSORY DWELLING UNIT shall require independent access either by location on a corner, by lane access, or on a lot wide enough such that the rear yard is accessible by driveway with a width of not less than 3.5m.</i> | | | | | |
| (b) | <i>A structure for URBAN ANCILLARY USE or a detached ACCESSORY DWELLING UNIT shall be sited no closer than 2.4m to a ONE FAMILY RESIDENTIAL USE.</i> | | | | | |
| (10) | <i>BUILDING HEIGHT (maximum)</i> | | | | | |
| (a) | <i>ONE FAMILY RESIDENTIAL</i> | | | | | 10m |
| (b) | <i>ACCESSORY DWELLING UNIT (detached)</i> | | | | | 7.5m |
| (c) | <i>URBAN ANCILLARY USE</i> | | | | | 6m |
| (d) | <i>URBAN ANCILLARY USE (not exceeding 10m² in area)</i> | | | | | 3m |

9.03 R1-C (ONE FAMILY RESIDENTIAL - ACCESSORY) ZONE (continued)

(11) *OFF-STREET PARKING*

(a) *The following minimum number of spaces shall be provided:*

- (i) *2 spaces per One Family Residential Use*
- (ii) *1 space per Accessory Dwelling Unit*

(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*

(a) *Only one ADU may be sited on a lot.*

(b) *As a condition of issuance of a Building Permit for an ADU, the property owner shall enter into a restrictive covenant agreement assuring the City of Chilliwack that the owner shall remain resident in either the ONE FAMILY RESIDENTIAL unit or the ADU. As a condition of occupancy of the ADU, the requirement of owner residency shall be verified annually by declaration.*

(c) *URBAN ANCILLARY USES permitted shall be the total of those uses for the lot; not for an individual dwelling unit.*

(d) *At least 2 surface, non-enclosed off street parking spaces shall be provided, (one for the principal residence/one for the accessory residence). (AB#4015)*

9.04 R2 (URBAN RESIDENTIAL TRANSITION) ZONE

(1) DESCRIPTION

The R2 (URBAN RESIDENTIAL TRANSITION) ZONE consists of land in the older urban residential area of the former City of Chilliwack, which, owing to its character and location adjacent to commercial areas and the availability of full services, including both community water and sanitary sewer, is suitable for the conversion of existing structures to higher density uses.

(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

(b) TWO FAMILY RESIDENTIAL (subject to Special Regulation)

- (i) duplex

(c) MULTI-FAMILY RESIDENTIAL (subject to Special Regulation)

- (i) apartment block
- (ii) boarding house

(d) URBAN ANCILLARY USE

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

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

(3) LOT SIZE (minimum)

- (a) 500m² ONE FAMILY RESIDENTIAL
- (b) 630m² TWO FAMILY RESIDENTIAL (by conversion)
- (c) 700m² a MULTI-FAMILY RESIDENTIAL (by conversion)

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) ONE-FAMILY RESIDENTIAL 15m 30m
- (b) TWO-FAMILY RESIDENTIAL 15m 30m
- (c) MULTI-FAMILY RESIDENTIAL 20m 30m

(5) DENSITY (maximum)

- (a) multi-family residential 40 du/ha or
80 sleeping units/ha

9.04 R2 (URBAN RESIDENTIAL TRANSITION) ZONE (continued)

- (6) LOT COVERAGE (maximum)
- (a) Total all buildings and structures 40%
 - (b) URBAN ANCILLARY USE 60m²
- (7) FLOOR AREA RATIO (maximum) 60%
- (8) SETBACKS (minimum distance to)
- | | FLL | RLL | ISLL | ESLL |
|---------------------|-----|-----|------|------|
| (a) RESIDENTIAL | 6.0 | 7.5 | 1.2 | 4.5 |
| (b) URBAN ANCILLARY | 6.0 | 1.0 | 1.0 | 4.5 |
- (9) SITING N/A
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10m
 - (b) URBAN ANCILLARY USES
 - (i) on a lot less than 1000m² in area 4m
 - (ii) on a lot 1000m² or greater in area 6m
- (11) OFF-STREET PARKING
- (a) For multi-family residential use, shall be developed in accordance with the requirements of Section 5.13 of this Bylaw
 - (b) The following minimum number of spaces shall be provided:
 - (i) 1.5 spaces per dwelling unit or apartment unit
 - (ii) 1 space per sleeping unit
- (12) OFF-STREET LOADING N/A
- (13) AMENITY AREA
- (a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW.
 - (b) A private amenity area of 5m² shall be provided for and contiguous to each duplex or apartment dwelling unit.
- (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.

9.04 R2 (URBAN RESIDENTIAL TRANSITION) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) A TWO FAMILY RESIDENTIAL USE shall only be allowed through conversion of a structure existing at the time of adoption of this BYLAW provided the following physical requirements can be met:
 - (i) the lot size on which the structure is located has a minimum size of 630m²;
 - (ii) the structure has a minimum floor area of 150m²;
 - (iii) existing services are adequate for a two family residential use.
- (b) A MULTI-FAMILY RESIDENTIAL USE shall only be allowed through conversion of a structure existing at the time of adoption of this BYLAW provided the following physical requirements can be met:
 - (i) the lot size on which the structure is located has a minimum size of 700m²;
 - (ii) the structure has a minimum floor area of 150m² and shall contain 75m² for each apartment unit and 25m² for each sleeping unit created;
 - (iii) existing services are adequate for the proposed use.
- (c) Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.
(AB#4015)

9.05 R2-A (SENIORS CONVERSION HOUSING) ZONE

(1) DESCRIPTION

The R2-A (SENIORS CONVERSION HOUSING) ZONE consists of land in an established residential area, which, owing to its character and location and the availability of services, is suited to conversion to provide accommodation for senior citizens.

(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) MULTI-FAMILY RESIDENTIAL (subject to Special Regulation)

(i) boarding house

(c) URBAN ANCILLARY USE

(d) ACCESSORY HOME OCCUPATION

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

(3) LOT SIZE (minimum)

(a) ONE FAMILY RESIDENTIAL

(i) with community water and sanitary sewer 500m²

(ii) with community water 900m²

(b) MULTI-FAMILY RESIDENTIAL

(i) with community water and sanitary sewer 675m²

(ii) with community water 1000m²

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

(a) ONE FAMILY RESIDENTIAL 15m 30m

(b) TWO FAMILY RESIDENTIAL 20m 30m

(c) MULTI-FAMILY RESIDENTIAL 20m 30m

(5) DENSITY (maximum)

(a) MULTI-FAMILY RESIDENTIAL

(i) 80 sleeping units/ha to a maximum occupancy of 10 persons plus staff of 2

9.05 R2-A (SENIORS CONVERSION HOUSING) ZONE (continued)

- (6) LOT COVERAGE (maximum)
- (a) TOTAL ALL BUILDINGS AND STRUCTURES:
- (i) with community water and sanitary sewer 40%
 - (ii) with community water 25%
 - (iii) URBAN ANCILLARY USE 60m²
- (7) FLOOR AREA RATIO (maximum)
- (a) with community water and sanitary sewer 50%
- (b) with community water 25%
- (8) SETBACKS (Minimum distance to)
- | | FLL | RLL | ISLL | ESLL |
|---------------------|-----|-----|------|------|
| (a) RESIDENTIAL | 6.0 | 7.5 | 1.2 | 4.5 |
| (b) URBAN ANCILLARY | 6.0 | 1.0 | 1.0 | 4.5 |
- (9) SITING N/A
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10m
- (b) URBAN ANCILLARY
- (i) on lot less than 1000m² in area 4m
 - (ii) on lot greater than 1000m² in area 6m
- (11) OFF-STREET PARKING
- (a) For multi-family residential use, shall be developed in accordance with the requirements of section 5.13 of this Bylaw.
- (b) The following minimum number of spaces shall be provided:
- (i) 1.5 spaces per dwelling unit
 - (ii) 0.5 spaces per sleeping unit
- (12) OFF STREET LOADING N/A
- (13) AMENITY AREA
- (a) Shall be developed in accordance with the requirements of Section 5.02 of this bylaw.
- (b) An indoor amenity area equivalent to 10 per cent of the gross floor area of the structure shall be provided. Such amenity area shall be exclusive of kitchen and dining areas.
- (c) An outdoor amenity area shall be provided consisting of the following:
- (i) a curvilinear closed loop walkway system interconnecting activity areas with benches at activity areas and viewpoints;

9.05 R2-A (SENIORS CONVERSION HOUSING) ZONE (continued)

- (ii)* a minimum 30m² area available for vegetable garden;
- (iii)* areas adjacent to walkways, available for flower garden and other horticultural endeavors;
- (iv)* a minimum 60m² area suitable for outdoor recreation; and
- (v)* areas for bird feeders and bird watching.

(14) FENCING SCREENING & LANDSCAPING

- (a)* Fencing, screening and landscaping shall be developed 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 Multi-Family Residential Use shall be restricted to a boarding house for senior citizens and shall be allowed only through conversion of a structure existing at the time of adoption of this bylaw provided the following physical requirements can be met:
 - (i)* the structure has a minimum floor area of 300m² and shall contain 100m² plus 25m² per sleeping unit to be created;
 - (ii)* accommodation shall be within the single family dwelling and shall consist of sleeping units only;
 - (iii)* where a lot is not served by community sanitary sewer, Ministry of Health approval shall be required for the occupancy of the boarding house.

9.06 R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE consists of land, either directly adjacent to public open space or adjacent to visual open space with public open space nearby and proximity to an elementary school, which, owing to the availability of full services, including community water and sanitary sewer and storm sewer is best suited to single family detached dwellings on small lots.

(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 (as limited by Special Regulation)
 - (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 USE*
- (f) SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE (minimum)

- (a) 360m² ONE FAMILY RESIDENTIAL*

(4) LOT DIMENSIONS (minimum)

	<i>WIDTH</i>	<i>DEPTH</i>
<i>(a) ONE FAMILY RESIDENTIAL (interior)</i>	<i>12.0m</i>	<i>25m</i>
<i>(b) ONE FAMILY RESIDENTIAL (corner)</i>	<i>13.5m</i>	<i>25m</i>

(5) DENSITY (maximum)

- (a) Shall not exceed one (1) structure for ONE FAMILY RESIDENTIAL Use.*

(6) LOT COVERAGE (maximum)

- (a) Total all Buildings and Structures 50%*
- (b) URBAN ANCILLARY USE 45m²*

(7) FLOOR AREA RATIO (maximum) 75%

9.06 R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE (continued)

(8)	<i>SETBACKS (minimum distance to)</i>	<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
(a)	<i>RESIDENTIAL (fee simple)</i>	4.5	6.0	1.2	3.0
(b)	<i>RESIDENTIAL (strata)</i>	6.0	6.0	1.2	3.0
(c)	<i>URBAN ANCILLARY</i>	6.0	1.0	1.0	3.0
(9)	<i>SITING</i>	N/A			
(10)	<i>BUILDING HEIGHT (maximum)</i>				
(a)	<i>RESIDENTIAL</i>	10m			
(b)	<i>URBAN ANCILLARY</i>	4m			
(11)	<i>OFF-STREET PARKING (minimum)</i>				
(a)	<i>Shall provide the following minimum number of spaces:</i>				
(i)	<i>2 spaces per dwelling unit</i>				
(12)	<i>OFF-STREET LOADING (minimum)</i>	N/A			
(13)	<i>AMENITY AREA (minimum)</i>	N/A			
(14)	<i>FENCING, SCREENING & LANDSCAPING</i>				
(a)	<i>Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this Bylaw.</i>				
(15)	<i>SIGNS</i>				
(a)	<i>Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.</i>				
(16)	<i>SPECIAL REGULATIONS</i>				
(a)	<i>Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m, excluding additions and projections.</i>				

(AB #3393)

9.07 R4 (LOW DENSITY MULTI-FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R4 (LOW DENSITY MULTI-FAMILY RESIDENTIAL) ZONE consists of land within the area designated as LOW DENSITY RESIDENTIAL in the CITY OFFICIAL COMMUNITY PLAN which, owing to the availability of full services, including community water, sanitary sewer and storm sewer, and its location immediately adjacent to one and two family residential zone and in close proximity to an elementary school and public open space, is best suited to scattered Townhouse 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) ONE OR TWO FAMILY RESIDENTIAL USE (subject to Special Regulation) (AB #3897)
- (b) TWO FAMILY RESIDENTIAL
 - (i) Duplex (AB #3897)
- (c) MULTI-FAMILY RESIDENTIAL
 - (i) Townhouse
- (d) URBAN ANCILLARY USES (subject to Special Regulation)
- (e) ACCESSORY HOME OCCUPATION (AB#4015)
- (f) SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)

(3) LOT SIZE (minimum)

- (a) 875m² MULTI-FAMILY RESIDENTIAL

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) MULTI-FAMILY RESIDENTIAL 25m 30m

(5) DENSITY (maximum)

- (a) 40 du per ha

(6) LOT COVERAGE (maximum)

- (a) Total all BUILDINGS and STRUCTURES 50%
- (b) URBAN ANCILLARY USE 30m² per du.

(7) FLOOR AREA RATIO (maximum)

- (a) RESIDENTIAL USE 75%

9.07 R4 (LOW DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- | (8) SETBACKS (minimum distance to) | FLL | RLL | ISLL | ESLL |
|---|-----|-----|------|------|
| (a) RESIDENTIAL (AB #3897) | 6.0 | 6.0 | 3.0 | 4.5 |
| (b) URBAN ANCILLARY | 6.0 | 1.0 | 1.0 | 4.5 |
| (c) Notwithstanding (a) above, where a structure for residential use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m. (AB #3897) | | | | |
- (9) SITING
- (a) Where more than one structure for residential use is sited on a lot or within a "strata" development, each storey of said structure shall be separated from the corresponding storey of the adjacent structure by a distance not less than the setback applicable to the orientation of the structure multiplied by a factor determined by the relative storey as follows:
- | | |
|------------------------------|------|
| (i) 1 st storey | 1.5 |
| (ii) 2 nd storey | 1.75 |
| (iii) 3 rd storey | 2.0 |
- (10) BUILDING HEIGHT (maximum)
- | | |
|--------------------------|-----|
| (a) RESIDENTIAL | 10m |
| (b) URBAN ANCILLARY USES | 4m |
- (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 |
| (ii) 1 space per five (5) dwelling units (accessible to the public and designated as "visitor parking"), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property |
- (12) OFF-STREET LOADING (minimum) N/A
- (13) AMENITY AREA (minimum)
- (a) All Amenity Areas shall be developed in accordance with Section 5.02 of this BYLAW;
- (b) A private amenity area not less than 15m² in area shall be provided for and contiguous to each townhouse unit;
- (c) A common amenity area of not less than 200m² and minimum dimension of not less than 6m shall be provided for all multi-family uses with more than 10 units.

9.07 R4 (LOW DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (d) A storage locker developed in accordance with Section 5.02(5) shall be provided for each Multi-Family dwelling unit.

(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) *A ONE FAMILY RESIDENTIAL USE shall only be permitted on lots that are either smaller than the minimum lot size of the zone or less in dimension than the minimum required for a MULTI-FAMILY USE. A TWO FAMILY RESIDENTIAL USE shall only be permitted in conjunction with a MULTI-FAMILY USE or on lots either smaller than the minimum lot size of the zone or less in dimension than the minimum required for a MULTI-FAMILY USE. (AB #3850) (AB#3897)*

Where a ONE FAMILY RESIDENTIAL USE is permitted, the development and uses shall conform to the R3 (SMALL LOT ONE FAMILY RESIDENTIAL) Zone. Where a TWO FAMILY RESIDENTIAL USE is permitted, not in conjunction with a MULTI-FAMILY USE, the development and uses shall conform to the R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE. (AB #3850) (AB#3897)

- (b) 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 licensed motor vehicles in association with the RESIDENTIAL USE;

- (c) 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. (AB#4015)

- (d) Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.

9.08 R4A – (TOWNHOUSE MULTI-FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R4-A (TOWNHOUSE MULTI-FAMILY RESIDENTIAL) ZONE consists of land within the area designated as LOW DENSITY RESIDENTIAL in the CITY OFFICIAL COMMUNITY PLAN which, owing to the availability of full services, including community water, sanitary sewer and storm sewer, and its location immediately adjacent to one and two family residential zone, is best suited to scattered townhouse development, consisting primarily of one-storey structures.

(2) PERMITTED USES

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

- (a) *ONE FAMILY RESIDENTIAL* (subject to Special Regulation) (AB#3897)
- (b) *TWO FAMILY RESIDENTIAL* (AB#3897)
 - (i) *Duplex* (AB#3897)
- (c) MULTI-FAMILY RESIDENTIAL
 - (i) Townhouse
- (d) URBAN ANCILLARY USES (subject to Special Regulation)
- (e) *ACCESSORY HOME OCCUPATION* (AB#4015)
- (f) *SUPPORTIVE RECOVERY HOME USE* (subject to Use Regulations) (AB#3950)

(3) LOT SIZE (minimum)

- (a) 700m² MULTI-FAMILY RESIDENTIAL

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) MULTI-FAMILY RESIDENTIAL 25.0m 30m

(5) DENSITY (maximum)

- (a) 50 du per ha

(6) LOT COVERAGE (maximum)

- (a) Total all BUILDINGS and STRUCTURES 50%
- (b) URBAN ANCILLARY USE 30m² per du

(7) FLOOR AREA RATIO (maximum)

- (a) RESIDENTIAL USE 85%

9.08 R4-A (TOWNHOUSE MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- | (8) SETBACKS (minimum distance to) | FLL | RLL | ISLL | ESLL |
|--|-----|-----|------|------|
| (a) RESIDENTIAL (AB#3897) | 6.0 | 6.0 | 3.0 | 4.5 |
| (b) URBAN ANCILLARY | 6.0 | 1.0 | 1.0 | 4.5 |
| (c) Notwithstanding (a) above, where a structure for <i>residential</i> use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m (AB#3897) | | | | |
- (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 separated by a distance of not less than the setback applicable to the orientation of the structure multiplied by a factor of 1.5.
- (10) BUILDING HEIGHT (maximum)
- | | |
|--------------------------|------|
| (a) RESIDENTIAL | 7.5m |
| (b) URBAN ANCILLARY USES | 4.0m |
- (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
 - (ii) 1 space per five (5) dwelling units (accessible to the public and designated as "visitor parking"), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property
- (12) OFF-STREET LOADING (minimum) N/A
- (13) AMENITY AREA (minimum)
- (a) All Amenity Areas shall be developed in accordance with Section 5.02 of this BYLAW;
- (b) A private amenity area not less than 15m² in area shall be provided for and contiguous to each townhouse unit;
- (c) A common amenity area of not less than 200m² 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 5.02(5) shall be provided for each Multi-Family dwelling unit.

9.08 R4-A (TOWNHOUSE MULTI-FAMILY 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) 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 licensed motor vehicles in association with the RESIDENTIAL USE; (AB#4015)

- (d) *A ONE FAMILY RESIDENTIAL USE shall only be permitted on lots that are either smaller than the minimum lot size of the zone or less in dimension than the minimum required for a MULTI-FAMILY USE. A TWO FAMILY RESIDENTIAL USE shall only be permitted in conjunction with a MULTI-FAMILY USE or on lots either smaller than the minimum lot size of the zone or less in dimension than the minimum required for a MULTI-FAMILY USE. (AB #3850) (AB#3897)*

Where a ONE FAMILY RESIDENTIAL USE is permitted, not in conjunction with a MULTI-FAMILY USE, the development and uses shall conform to the R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE. Where a TWO FAMILY RESIDENTIAL USE is permitted not in conjunction with a MULTI-FAMILY USE, the development and uses shall conform to the R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE. (AB #3850) (AB#3897)

9.09 R5 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

(5)	DENSITY (maximum)					
	(a)	<i>apartment MULTI-FAMILY 225 du per ha (AB #3221) (AB#4658)</i>				
	(b)	CONGREGATE LIVING HOUSING	225 du per ha			
(6)	LOT COVERAGE (maximum)					
	(a)	RESIDENTIAL USE	50%			
	(b)	URBAN ANCILLARY USE maximum 30m ² per du or 15%, whichever is less				
	(c)	CONGREGATE LIVING HOUSING	60%			
(7)	FLOOR AREA RATIO (maximum)		N/A			
(8)	SETBACKS (minimum distance to)		FLL	RLL	ISLL	ESLL
	(a)	MULTI-FAMILY RESIDENTIAL (4 or fewer dwelling units)	6.0	6.0	3.0	6.0
	(b)	MULTI-FAMILY RESIDENTIAL (5 or more dwelling units)	6.0	6.0	6.0	6.0
	(c)	CONGREGATE LIVING HOUSING	6.0	6.0	6.0	6.0
	(d)	URBAN ANCILLARY USES (in association with a one/ two-family residential use)	6.0	1.0	1.0	4.5
	(e)	parking structure not exceeding 3m above grade (in association with a multi-family residential)	6.0	0.0	0.0	4.5
	(f)	Notwithstanding (a) above, where a structure for multi-family use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m.				
	(g)	Notwithstanding (b) above, the required setback to an ISLL for a one or two storey structure shall be 4.5m				
	(h)	Notwithstanding (b) above, the required setback to an ISLL shall increase by 0.75m per storey beyond the third storey to a maximum of 9m.				

9.09 R5 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

(9) SITING

- (a) Where more than one structure for residential use is sited on a lot or within a “strata” development, each storey of said structure shall be separated from the corresponding storey of the adjacent structure by a distance not less than the setback applicable to the orientation of the structure multiplied by a factor determined by the relative storey as follows:

(i)	1 st storey	1.5
(ii)	2 nd storey	1.75
(iii)	3 rd storey	2.0

(10) BUILDING HEIGHT (maximum)

- (a) *MULTI-FAMILY RESIDENTIAL (other) (AB #3221)* 17.5m (AB#4658)
- (b) CONGREGATE LIVING HOUSING (AB#4658) 17.5m
- (c) URBAN ANCILLARY USES or OFF-STREET PARKING
- | | | |
|------|--|----|
| (i) | on a lot less than 1000m ² in area | 4m |
| (ii) | on a lot 1000m ² or greater in area | 6m |

(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 minimum number of spaces:
- | | |
|-------|--|
| (i) | 1.5 spaces per apartment dwelling unit (AB #3221) |
| (ii) | 0.75 spaces per CONGREGATE LIVING HOUSING |
| (iii) | 1 space per five (5) dwelling units (accessible to the public and designated as “visitor parking”), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property |

(12) OFF-STREET LOADING (minimum)

- (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 spaces:
- | | |
|-----|-----------------------------------|
| (i) | CONGREGATE LIVING HOUSING 1 space |
|-----|-----------------------------------|

(13) AMENITY AREA (minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW:
- (b) A private amenity area not less than 15m² in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each ground oriented dwelling unit.

9.09 R5 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (c) A common amenity area not less than 200m² and a minimum dimension of not less than 6m shall be provided for all multi-family uses with more than 10 units.
- (d) A private amenity area of not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.
- (e) A storage locker developed in accordance with Section 5.02(5) shall be provided for each Multi-Family dwelling unit.
- (f) For CONGREGATE LIVING HOUSING development, at least 20 percent of the total residential building space shall be devoted to Common Facility Use and indoor common amenity area.

(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) URBAN ANCILLARY USES shall be limited to:
 - (i) gardening and recreational activities;
 - (ii) household storage and maintenance;
 - (iii) the keeping of household pets not exceeding 3 in number;
 - (iv) the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE;
- (c) Any structure occupied by RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections. (AB#4015)
- (d) Common Facility Use in a CONGREGATE LIVING HOUSING development shall include communal dining rooms, communal kitchens, common recreation or leisure areas, communal workshops, indoor swimming pools, jacuzzis and similar facilities.
- (e) The qualification of a residential development as a CONGREGATE LIVING HOUSING use shall be conditional on the applicant entering a housing agreement with the City of Chilliwack under Section 905.2 of the *Local Government Act*, in force from time to time, which specifies the classes of persons to be accommodated at the proposed development.

9.09 R5 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (f) *A ONE or TWO FAMILY RESIDENTIAL USE shall only be permitted on lots that are either smaller than the minimum lot size of the zone or less in dimension than the minimum required for a MULTI-FAMILY USE.*

Where a ONE FAMILY RESIDENTIAL USE is permitted, the development and uses shall conform to the R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE. Where a TWO FAMILY RESIDENTIAL USE is permitted, the development and uses shall conform to the R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE.(AB #3850)

9.10 R6 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R6 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE consists of land which, owing to its location immediately adjacent to an established commercial area and availability of full services, including community water, sanitary sewer and storm sewer is best suited for high-density multi-family 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) ONE or TWO FAMILY RESIDENTIAL (subject to Special Regulation)
- (b) MULTI-FAMILY RESIDENTIAL
 - (i) *apartment block (subject to Section 5.15 (Adaptable Housing) (AB #3221) (AB #3807)*
 - (ii) boarding house
- (c) URBAN ANCILLARY USES (subject to Special Regulation)
- (d) ACCESSORY OFF-STREET PARKING
- (e) *ACCESSORY HOME OCCUPATION USE (AB#4015)*
- (f) CONGREGATE LIVING HOUSING
- (g) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE (minimum)

- (a) 600m² MULTI-FAMILY RESIDENTIAL (4 or fewer du)
- (b) 1000m² MULTI-FAMILY RESIDENTIAL (5 or more du)
- (c) 1000m² CONGREGATE LIVING HOUSING

(4) LOT DIMENSIONS (minimum)	WIDTH	DEPTH
(a) TWO FAMILY RESIDENTIAL or MULTI-FAMILY RESIDENTIAL (4 or fewer du)	20m	30m
(b) MULTI-FAMILY RESIDENTIAL (5 or more du)	30m	30m
(c) CONGREGATE LIVING HOUSING	30m	30m

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

(5)	DENSITY (maximum)				
(a)	MULTI-FAMILY RESIDENTIAL (apartment) (AB #3221) (AB#4658)	250 du per ha			
(b)	CONGREGATE LIVING HOUSING (AB#4658)	250 du per ha			
(6)	LOT COVERAGE (maximum)				
(a)	RESIDENTIAL USE	50%			
(b)	URBAN ANCILLARY USES or covered OFF STREET PARKING	15%			
(c)	CONGREGATE LIVING HOUSING	60%			
(7)	FLOOR AREA RATIO (maximum)				
(a)	ONE or TWO FAMILY RESIDENTIAL	75%			
(b)	MULTI-FAMILY RESIDENTIAL	N/A			
(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	MULTI-FAMILY RESIDENTIAL (4 or fewer dwelling units)	6.0	6.0	3.0	6.0
(b)	MULTI-FAMILY RESIDENTIAL (5 or more dwelling units)	6.0	6.0	6.0	6.0
(c)	CONGREGATE LIVING HOUSING	6.0	6.0	6.0	6.0
(d)	URBAN ANCILLARY USE (in association with a one or two-family residential use)	6.0	1.0	1.0	4.5
(e)	parking structure not exceeding 3m above grade (in association with a multi-family residential)	6.0	0.0	0.0	4.5
(f)	Notwithstanding (a) above, where a structure for multi-family use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m.				
(g)	Notwithstanding (b) and (c) above, the required setback to an ISLL shall increase by 0.75m per storey beyond the third storey level to a maximum of 9m.				

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

(9) SITING

- (a) Where more than one structure for residential use is sited on a lot or within a "strata" development, each storey of said structure shall be separated from the corresponding storey of the adjacent structure by a distance not less than the setback applicable to the orientation of the structure multiplied by a factor determined by the relative storey as follows:

(i)	1 st storey	1.5
(ii)	2 nd storey	1.75
(iii)	3 rd storey	2.0

(10) BUILDING HEIGHT (maximum)

- | | | |
|-----|---|---------------|
| (a) | <i>apartment MULTI-FAMILY RESIDENTIAL</i> | 25m(AB #3221) |
| (b) | CONGREGATE LIVING HOUSING | 25m |
| (c) | covered PARKING | 6m |

(11) OFF-STREET PARKING (minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
- (b) Shall provide at least the following minimum number of spaces:
- | | |
|-------|--|
| (i) | 1.5 spaces per apartment dwelling unit (AB #3221) |
| (ii) | 0.75 spaces per CONGREGATE LIVING HOUSING unit |
| (iii) | 1 space per five (5) dwelling units (accessible to the public and designated as "visitor parking"), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property |

(12) OFF-STREET LOADING (minimum)

- (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 spaces:
- | | |
|-----|-----------------------------------|
| (i) | CONGREGATE LIVING HOUSING 1 space |
|-----|-----------------------------------|

(13) AMENITY AREA(minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW.
- (b) A private amenity area not less than 15m² in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each ground oriented dwelling unit;
- (c) A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit;

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (d) A common amenity area of not less than 200m² and a minimum dimension of not less than 6m shall be provided for all multi-family uses with more than 10 units.
- (e) A storage locker developed in accordance with Section 5.02(5) shall be provided for each Multi-Family dwelling unit.
- (f) For CONGREGATE LIVING HOUSING development, at least 20 percent of the total residential building space shall be devoted to Common Facility Use and indoor common amenity area.

(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) URBAN ANCILLARY USES shall be limited to:
 - (i) gardening and recreational activities;
 - (ii) household storage and maintenance;
 - (iii) the keeping of household pets not exceeding 3 in number;
 - (iv) the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE;
- (c) Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.
- (d) Common Facility Use in a CONGREGATE LIVING HOUSING development shall include communal dining rooms, communal kitchens, common recreation or leisure areas, communal workshops, indoor swimming pools, jacuzzis and similar facilities. (AB#4015)
- (e) The qualification of a residential development as a CONGREGATE LIVING HOUSING use shall be conditional on the applicant's entering a housing agreement with the District under Section 905(2) of the *Local Government Act*, which specifies the group(s) of residents to be accommodated at the proposed development.

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (f) *A ONE or TWO FAMILY RESIDENTIAL USE shall only be permitted on lots that are either smaller than the minimum lot size of the zone or less in dimension than the minimum required for a MULTI-FAMILY USE.*

Where a ONE FAMILY RESIDENTIAL USE is permitted, the development and uses shall conform to the R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE. Where a TWO FAMILY RESIDENTIAL USE is permitted, the development and uses shall conform to the R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE. (AB #3850)

9.11 R7 (RESIDENTIAL – SPECIAL SERVICE) ZONE (continued)

(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	MULTI-FAMILY & COMMERCIAL USE	1.5	3.0	3.0	1.5
(b)	covered parking	1.5	0.0	0.0	1.5
(c)	URBAN ANCILLARY USE	1.5	1.0	1.0	1.5
(9)	SITING				
(a)	when located in a building with Commercial Use, all Multi-Family Use shall be above the first storey				
(10)	BUILDING HEIGHT (maximum)				
(a)	all buildings and structures	15m			
(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 spaces:				
(i)	1.5 spaces per dwelling unit				
(ii)	1 space per 30m ² gross floor area office or retail				
(12)	OFF-STREET LOADING	N/A			
(13)	AMENITY AREA (minimum)				
(a)	Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW.				
(b)	A Private Amenity Area of at least 5m ² per dwelling unit shall be provided for and contiguous to each dwelling unit.				
(c)	A storage locker developed in accordance with Section 5.02(5) shall be provided for each Multi-Family dwelling unit.				
(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 constructed in accordance with the City Sign Bylaw, in force from time to time.				

9.11 R7 (RESIDENTIAL – SPECIAL SERVICE) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) URBAN ANCILLARY USES shall be limited to:
 - (i) gardening and recreational activities;
 - (ii) household storage and maintenance;
 - (iii) the keeping of household pets not exceeding 3 in number;
 - (iv) the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE;
- (b) COMMERCIAL USES shall be located on the ground floor only and shall be limited to 30% of the total floor area of the principal structure.
- (c) GENERAL COMMERCIAL USES shall be limited to:
 - (i) book store
 - (ii) gift and souvenir store
 - (iii) personal services
 - (iv) business services
 - (v) medical clinic
 - (vi) offices and financial institutions
 - (vii) drug store
 - (viii) florist (AB#4015)

9.12 RMH (MOBILE HOME PARK) ZONE

(1) DESCRIPTION

The RMH (MOBILE HOME PARK) ZONE consists of land which is outside the present developed urban areas but where full services, including community water and sanitary sewer are available thus being suitable for Mobile Home Park development.

(2) PERMITTED USE

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION. In addition, uses within a Mobile Home Park are subject to the MOBILE HOME PARK BYLAW, current edition.

(a) MOBILE HOME PARK

(b) ONE FAMILY RESIDENTIAL (subject to Special Regulation

(i) single family detached dwelling

(ii) manufactured home

(c) URBAN ANCILLARY USES (subject to Special Regulation)

(d) ACCESSORY HOME OCCUPATION (AB#4015)

(e) BOARDING (subject to Special Regulation)

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

(3) LOT SIZE (minimum)

(a) 2ha for all uses

(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) N/A

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

(6) LOT COVERAGE (maximum)

(see Mobile Home Parks Bylaw, in force from time to time)

(7) FLOOR AREA RATIO (maximum)

(see Mobile Home Parks Bylaw, in force from time to time)

(8) SETBACKS (minimum distance to)

(see Mobile Home Parks Bylaw, in force from time to time)

(9) SITING

(see Mobile Home Parks Bylaw, in force from time to time)

9.12 RMH (MOBILE HOME PARK) ZONE (continued)

- (10) BUILDING HEIGHT N/A
- (11) OFF-STREET PARKING (minimum)
(see Mobile Home Parks Bylaw, in force from time to time)
- (12) OFF-STREET LOADING (minimum) N/A
- (13) AMENITY AREA (minimum)
(see Mobile Home Parks Bylaw, in force from time to time)
- (14) LANDSCAPING & SCREENING (minimum)
(see Mobile Home Parks Bylaw, in force from time to time)
- (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) MOBILE HOME PARKS shall be developed in accordance with the City Mobile Home Parks Bylaw, in force from time to time
 - (b) A ONE FAMILY RESIDENTIAL USE shall be sited in accordance with the R1-A RESIDENTIAL ZONE.
 - (c) Except in association with a ONE FAMILY RESIDENTIAL USE, URBAN ANCILLARY USES shall be limited to:
 - (i) gardening and recreational activities;
 - (ii) household storage and maintenance;
 - (iii) the keeping of household pets not exceeding 3 in number;
 - (iv) the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE;
 - (d) BOARDING shall only be allowed in association with the ONE FAMILY RESIDENTIAL USE. (AB#4014)

9.13 RC – (RESIDENTIAL/COMMERCIAL CONVERSION) ZONE (continued)

- (6) LOT COVERAGE (maximum)
- (a) Total all buildings and structures 50%
 - (b) URBAN ANCILLARY USE 60m²
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- | | FLL | RLL | ISLL | ESLL |
|--|-----|-----|------|------|
| (a) ONE or TWO FAMILY RESIDENTIAL | 6.0 | 7.5 | 1.2 | 4.5 |
| (b) URBAN ANCILLARY USE | 6.0 | 1.0 | 1.0 | 4.5 |
| (c) MULTI-FAMILY RESIDENTIAL or GENERAL COMMERCIAL | 6.0 | 6.0 | 1.5 | 4.5 |
- (9) SITING N/A
- (10) BUILDING HEIGHT (maximum)
- (a) URBAN ANCILLARY USE 6m
 - (b) All other Buildings and Structures 10m
- (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 spaces:
 - (i) 1 space per dwelling unit
 - (ii) 1 space per sleeping unit
 - (iii) 1 space per 30m² gross floor area office use
 - (iv) 1 space per 10m² restaurant dining area
- (12) OFF-STREET LOADING N/A
- (13) AMENITY AREA (minimum)
- (a) Shall be provided and developed in accordance with Section 5.02 of this BYLAW;
 - (b) A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

9.13 RC – (RESIDENTIAL/COMMERCIAL CONVERSION) 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) After the date of adoption of this BYLAW any new construction on properties within this ZONE shall consist of a structure for ONE FAMILY RESIDENTIAL USE or TWO FAMILY RESIDENTIAL USE or structures for URBAN ANCILLARY USE.
- (b) A MULTI-FAMILY RESIDENTIAL USE or GENERAL COMMERCIAL USE shall only be allowed through conversion of a structure existing at the date of adoption of this BYLAW and additions not exceeding 25% of floor area existing at the date of adoption of this BYLAW provided the following requirements can be met:
- (i) the lot is of the minimum size required for the use
 - (ii) services are adequate for the proposed use
 - (iii) the proposed conversion conforms to all other BYLAWS applicable in the CITY.
- (c) A GENERAL COMMERCIAL USE shall be limited to:
- (i) the office of a doctor, dentist or like professional;
 - (ii) a restaurant with a seating area not exceeding 60m²
 - (iii) sale of:
 - antiques
 - jewelry
 - shoes and clothing
 - books and stationery
 - gifts and souvenirs
 - art, craft and hobby items
 - music, tapes records and musical instruments
 - (iv) personal services;
 - (v) business services;
- (d) Where the parking area for the COMMERCIAL USE abuts a RESIDENTIAL ZONE, screening of 1.8m in height shall be provided along that portion of the common boundary.
- (e) 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 household pets not exceeding 3 in number;
 - (iv) the off-street parking of licensed motor vehicles in association with a RESIDENTIAL USE.

9.13 RC – (RESIDENTIAL/COMMERCIAL CONVERSION) ZONE (continued)

- (f) Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.
(AB#4015)

9.14 R8 – (TOWN CENTRE HIGH-RISE MULTI-FAMILY RESIDENTIAL) ZONE (continued)

(8) SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a) MULTI-FAMILY RESIDENTIAL USE	6.0	6.0	6.0	6.0
(b) OFF STREET PARKING structure				
(i) not exceeding 0.3m above grade	0.0	0.0	0.0	0.0
(ii) exceeding 0.3m above grade	6.0	6.0	6.0	6.0
(9) SITING	N/A			
(10) BUILDING HEIGHT (maximum)				
(a) MULTI-FAMILY RESIDENTIAL	50m			
(11) OFF-STREET PARKING (minimum)				
(a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW				
(b) At least 80% of required parking shall be located under the structure for Multi-Family Residential Use or in a parking structure, not exceeding 0.3m above grade				
(c) Shall provide at least the following number of spaces:				
(i) 1.25 spaces per dwelling unit				
(ii) 1 space per five (5) dwelling units (accessible to the public and designated as “visitor parking”), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property				
(12) OFF-STREET LOADING (minimum)				
(a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;				
(b) Shall provide at least the following number of spaces:				
(i) 1 space per structure for MULTI-FAMILY RESIDENTIAL USE				
(13) AMENITY AREA (minimum)				
(a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW;				
(b) A private amenity area not less than 5m ² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit;				
(c) A common amenity area of not less than 200m ² and a minimum dimension of not less than 6m shall be provided for all multi-family uses with more than 10 units;				

9.14 R8 – (TOWN CENTRE HIGH-RISE MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (d) A storage locker developed in accordance with Section 5.02(5) shall be provided for each multi-family dwelling unit.

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this Bylaw;
- (b) The roof of any structure for OFF-STREET PARKING USE, not exceeding 0.3m above grade, shall be utilized as landscape area and shall meet 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

- (b) URBAN ANCILLARY USES shall be limited to:
 - (i) gardening and recreational activities
 - (ii) household storage and maintenance
the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE (AB#4015)

9.15 R1-D (INFILL SMALL LOT ONE FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R1-D (INFILL SMALL LOT ONE FAMILY RESIDENTIAL) ZONE consists of lands within fully serviced predominantly one family residential areas where limited infill development of single family detached dwellings is a suitable means of increasing density.

(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 (subject to Special Regulation)
 - (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) 300m² ONE FAMILY RESIDENTIAL (interior lot)
- (b) 360m² ONE FAMILY RESIDENTIAL (corner lot)

(4) LOT DIMENSIONS (minimum)

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

- | | | |
|---|-----|-----|
| (a) ONE FAMILY RESIDENTIAL (interior lot) | 10m | 30m |
| (b) ONE FAMILY RESIDENTIAL (corner lot) | 12m | 30m |

(5) DENSITY (maximum)

- (a) Shall not exceed one (1) structure for ONE FAMILY RESIDENTIAL Use per lot.

(6) LOT COVERAGE (maximum)

- | | |
|-------------------------|------------------|
| (a) URBAN ANCILLARY USE | 30m ² |
|-------------------------|------------------|

(7) FLOOR AREA RATIO (maximum)

	n/a
--	-----

9.15 R1-D (INFILL SMALL LOT ONE FAMILY RESIDENTIAL) ZONE (continued)

- | (8) | <i>SETBACKS (minimum distance to)</i> | <i>FLL</i> | <i>RLL</i> | <i>ISLL</i> | <i>ESLL</i> |
|------|---|------------|------------|-------------|-------------|
| (a) | <i>ONE FAMILY RESIDENTIAL</i> | 6.0 | 7.5 | 1.2 | 3.0 |
| (b) | <i>URBAN ANCILLARY USES</i> | 6.0 | 1.0 | 1.0 | 3.0 |
| (9) | <i>SITING</i> | | | n/a | |
| (10) | <i>BUILDING HEIGHT (maximum)</i> | | | | |
| (a) | <i>ONE FAMILY RESIDENTIAL</i> | | | 10m | |
| (b) | <i>URBAN ANCILLARY USES</i> | | | 4m | |
| (11) | <i>OFF-STREET PARKING</i> | | | | |
| (a) | <i>The following minimum number of spaces shall be provided:</i> | | | | |
| (i) | 2 spaces per dwelling unit | | | | |
| (12) | <i>OFF-STREET LOADING</i> | | | N/A | |
| (13) | <i>AMENITY AREA (minimum)</i> | | | N/A | |
| (14) | <i>FENCING, SCREENING & LANDSCAPING</i> | | | | |
| (a) | <i>Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this Bylaw.</i> | | | | |
| (15) | <i>SIGNS</i> | | | | |
| (a) | <i>Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.</i> | | | | |
| (16) | <i>SPECIAL REGULATIONS</i> | | | | |
| (a) | <i>Any structure occupied by a RESIDENTIAL use shall not have an overall dimension of less than 6m, excluding additions and projections</i> | | | | |

(AB #2856)

9.16 R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE

(1) *DESCRIPTION*

The R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE consists of land, either directly adjacent to public open space or adjacent to visual open space with public open space nearby and proximity to an elementary school, which, owing to the availability of full services, including community water and sanitary sewer and storm sewer is best suited to duplex dwellings on small lots.

(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) *TWO FAMILY RESIDENTIAL*

(i) duplex

(b) *BOARDING*

(c) *URBAN ANCILLARY USES*

(d) *ACCESSORY HOME OCCUPATION USE*

(3) *LOT SIZE (minimum)*

(a) *630m² TWO FAMILY RESIDENTIAL*

(4) *LOT DIMENSIONS (minimum)*

(a) *TWO FAMILY RESIDENTIAL*

WIDTH

DEPTH

20.0m

25m

(5) *DENSITY (maximum)*

(a) *Shall not exceed one (1) structure for TWO FAMILY RESIDENTIAL Use per lot.*

(6) *LOT COVERAGE (maximum)*

(a) *Total all Buildings and Structures*

50%

(b) *URBAN ANCILLARY USE*

30m² per du

(7) *FLOOR AREA RATIO (maximum)*

75%

(8) *SETBACKS (minimum distance to)*

FLL

RLL

ISLL

ESLL

(a) *RESIDENTIAL (fee simple)*

4.5

6.0

1.2

3.0

(b) *RESIDENTIAL (strata)*

6.0

6.0

1.2

3.0

(c) *URBAN ANCILLARY*

6.0

1.0

1.0

3.0

(9) *SITING*

N/A

9.16 R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE (continued)

(10) *BUILDING HEIGHT (maximum)*

- (a) *RESIDENTIAL* 10m
- (b) *URBAN ANCILLARY* 4m

(11) *OFF-STREET PARKING (minimum)*

- (a) *Shall provide the following minimum number of spaces:*
 - (i) *2 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) *Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m, excluding additions and projections.*

(AB #3393)

9.17 R3-B (CLUSTERED ONE FAMILY RESIDENTIAL) ZONE

(1) *DESCRIPTION*

The R3-B (CLUSTERED ONE FAMILY RESIDENTIAL) ZONE consists of fully serviced lands that are suited for low density single family detached residential development. It encourages innovative “clustered” designs that may emphasize a closer-than-conventional positioning of dwelling units to take advantage of the sites characteristics, while maximizing the amenity and conservation space to maintain the integrity of the environment and the quality of life for the existing and new 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) *ONE FAMILY RESIDENTIAL (subject to Special Regulation)*
 - (i) *single family detached dwelling*
- (b) *URBAN ANCILLARY USES (subject to Special Regulation)*
- (c) *OFF STREET PARKING*
- (d) *ACCESSORY HOME OCCUPATION (AB#4015)*
- (e) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) *LOT SIZE (minimum)*

- (a) *All Uses* *4000m²*

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

- (a) *All Uses* *25m* *30m*

(5) *DENSITY*

- (a) *ONE FAMILY RESIDENTIAL USE*
 - (i) *Shall not exceed a density of 25 du per ha*

(6) *LOT COVERAGE* *50%*

(7) *FLOOR AREA RATIO (maximum)* *N/A*

9.17 R3-B (CLUSTERED ONE FAMILY RESIDENTIAL) ZONE (continued)

(8)	<i>SETBACKS</i>	<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
	(a) <i>ONE FAMILY RESIDENTIAL</i>	4.5	4.5	1.2	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.*
- (b) *An exterior side lot line setback within the development, to an internal strata road, may be reduced by 50%.*

(10) *BUILDING HEIGHT*

- (a) *All Uses* 8.5m

(11) *OFF STREET PARKING (minimum)*

- (a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;*
- (b) *Shall provide at least the following minimum number of spaces:*
 - (i) *2 spaces per dwelling unit*
 - (ii) *1 space per 5 dwelling units (accessible to the public and designated as “visitor parking”)*

(12) *OFF STREET LOADING* N/A

(13) *AMENITY AREA*

- (a) *Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW;*
- (b) *A private amenity area not less than 15m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit;*
- (c) *A common amenity area of not less than 200m² and minimum dimension of not less than 6m shall be provided on the development parcel;*
- (d) *A combination of common amenity and conservation area shall be provided at a ratio of not less than 20m² per dwelling unit, inclusive of (c) above. Additional amenity and conservation areas need not be contiguous but no single area may be less than 100m² and no single dimension less than 6m;*

9.17 R3-B (CLUSTERED ONE FAMILY RESIDENTIAL) ZONE (continued)

- (e) *Conservation areas shall not be credited towards landscaping required elsewhere in this bylaw and building setbacks shall be measured exclusive of conservation areas. (AB #3737)*

(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) *Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.*
- (b) *URBAN ANCILLARY USES shall be limited to:*
 - (i) *gardening and recreational activities;*
 - (ii) *household storage and maintenance;*
 - (iii) *the keeping of household pets not exceeding 3 in number;*
 - (iv) *the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE. (AB#4015)*

9.18 R9 (SUPPORTIVE HOUSING AND HEALTH CONTACT CENTRE) ZONE

(1) DESCRIPTION

The R9 (SUPPORTIVE HOUSING AND HEALTH CONTACT CENTRE) ZONE consists of land on or near the commercial corridor, where a Health Contact Centre or Supportive Housing facility providing integrated health and social services, supportive and transitional housing, non-profit rental housing, child care and educational services and associated office space is deemed 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 REGULATION.

(a) SUPPORTIVE HOUSING

- (i) Apartment
- (ii) Sleeping Unit

(b) GENERAL COMMERCIAL (subject to Special Regulation)

(c) ACCESSORY DWELLING UNIT

(d) OFF-STREET PARKING

(e) ACCESSORY HOME OCCUPATION

(3) LOT SIZE (minimum)

- (a) 450m² all USES

(4) LOT DIMENSIONS (minimum)

- (a) all USES

WIDTH DEPTH

15m 30m

(5) DENSITY (maximum)

(a) SUPPORTIVE HOUSING

- (i) Apartment 250du/ha
- (ii) Sleeping Unit N/A

(6) LOT COVERAGE (maximum)

- (a) Total all USES

60%

(7) FLOOR AREA RATIO (maximum)

N/A

9.18 R9 (SUPPORTIVE HOUSING AND HEALTH CONTACT CENTRE) ZONE (continued)

- | | | | | | |
|-----|---------------------------------------|------------|------------|-------------|-------------|
| (8) | <i>SETBACKS (minimum distance to)</i> | <i>FLL</i> | <i>RLL</i> | <i>ISLL</i> | <i>ESLL</i> |
| | (a) <i>All USES</i> | 2.0 | 1.5 | 0.0 | 4.5 |
- (9) *SITING*
- (a) *An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use.*
 - (b) *Only one ACCESSORY DWELLING UNIT shall be sited on a lot.*
- (10) *BUILDING HEIGHT (maximum)*
- (a) *All USES* *15m (subject to Special Regulations)*
- (11) *OFF-STREET PARKING*
- (a) *Off-Street Parking shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.*
 - (b) *1 space per 5 Apartment units (accessible to the public and designated as “visitor parking”), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property.*
 - (c) *Shall provide at least the following minimum number of spaces:*
 - (i) *1 space per ACCESSORY DWELLING UNIT*
 - (ii) *1 space per 40m² office*
- (12) *OFF-STREET LOADING (minimum)* *N/A*
- (13) *AMENITY AREAS*
- (a) *Private and/or Common Amenity areas shall be developed in accordance with the requirements of Section 5.02 of this BYLAW.*
 - (b) *A Common Amenity area of not less than 150m² and a minimum dimension of not less than 6m shall be provided for all apartment uses with 5 or more units*
- (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.*

9.18 R9 (SUPPORTIVE HOUSING AND HEALTH CONTACT CENTRE) ZONE (continued)

(16) *SPECIAL REGULATIONS*

- (a) *GENERAL COMMERCIAL USES shall be limited to a medical clinic, child care facility and offices. All GENERAL COMMERCIAL USES are permitted ancillary to a SUPPORTIVE HOUSING USE.*
- (b) *The maximum Building Height may be increased to 25m for the following properties:*
 - (i) *PID: 030-119-383
Parcel A (Being a Consolidation of Lots 9 and 10, see CA5931570)
Block 20 Division E New Westminster District Plan 1737
(AB#4382)*
- (c) *The maximum density may be increased from 250 du/ha to 303 du/ha to facilitate a 46 unit BC Housing Development within the consolidated area of the following properties:*
 - (i) *PID: 012-318-051, Lot 19 Block 5 District Lot 27 Group 2 New Westminster District Plan 1840*
 - (ii) *PID: 012-318-078, Lot 20 Block 5 District Lot 27 Group 2 New Westminster District Plan 1840*
 - (iii) *PID: 012-318-108, Lot 21 Block 5 District Lot 27 Group 2 New Westminster District Plan 1840 (AB#4593)*