

1.1 RSD1(i) Residential Single Detached Intensive Zone **RSD1(i)**

1.1.1 Purpose

To provide a zone to accommodate the re-development of Single Detached Housing on small urban Lots, close to the town centre, having Full Urban Services. This zone is intended to create infill opportunities. Lands must be designated as LDR(i) - Low Density Residential Intensification under the District's Official Community Plan.

1.1.2 Principal Uses

The following Uses and no other Uses shall be the permitted Principal Uses in this zone subject to all applicable regulations of this Bylaw.

- (a) Manufactured Housing - type 1; and
- (b) Single Detached Housing.

1.1.3 Accessory Uses

The following Uses and no other Uses shall be the permitted Accessory Uses in this zone subject to all applicable regulations of this Bylaw.

- (a) Accessory Buildings and Structures;
- (b) Bed & Breakfast home;
- (c) Carriage Houses;
- (d) Child Care Centre, minor;
- (e) Home Occupation - type 1 or 2; and
- (f) Secondary Suites.

1.1.4 Subdivision Regulations

- (a) Minimum Lot Area 360m²
- (b) Minimum Lot Width 12.0m
- (c) Minimum Lot Depth 20.0m
- (d) Pursuant to Section 904 of the Local Government Act, and notwithstanding Sections 10.1.4 a) through d) of this Bylaw, if the owner of the land proposed to be subdivided pays to the District prior to the time of subdivision approval \$5,000 per additional Lot to be deposited in a reserve fund for parks, cultural and recreational assets, and the necessary fire department equipment

to service higher elevation Buildings, the following subdivision regulations shall apply:

- (i) Minimum Lot Area 275m²
- (ii) Minimum Lot Width 9.0m

1.1.5 Development Regulations

- (a) Maximum Lot Coverage 30 percent
- (b) Maximum Floor Area Ratio 0.5

1.1.6 Siting Regulations

(a) Principal Buildings and Structures

- (i) Minimum Front Setback 6.0m
- (ii) Minimum Rear Setback 6.0m
- (iii) Minimum Side Setback (Interior) 1.5m
- (iv) Minimum Side Setback (Exterior) 3.5m
- (v) Maximum Height The lesser of 9.5m or 2 Storeys
- (vi) Notwithstanding Section 101.1.6(a)(iii), a Lot having no direct vehicular access to the Rear Yard without an attached garage or Carport shall maintain one Side Yard setback of at least 3.0m.

(b) Accessory Buildings and Structures

- (i) Minimum Front Setback 6.0m
- (ii) Minimum Rear Setback 1.5m
- (iii) Minimum Side Setback (Interior) 1.5m
- (iv) Minimum Side Setback (Exterior) 4.5m
- (v) Maximum Height The lesser of 4.5m or 1 Storey
- (vi) Notwithstanding Section 10.1.6(b)(v), the maximum Height for an Accessory Building where a Carriage House is located over a garage is the lesser of 7.5m or 2 Storeys.

1.1.7 Other Regulations

- (a) Only one (1) Principal Dwelling will be permitted per Lot.
- (b) Only two (2) Accessory Buildings or Structures shall be permitted per Lot with a maximum combined Gross Floor Area of 75.0m².
- (c) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).