

10.1 RU1 Residential Urban Infill Zone

RU1

10.1.1 Purpose

To provide a zone to accommodate the Development of *Single Detached Housing, Multi-Unit Housing, and Duplex Housing* on compact, narrow urban Lots having *Full Urban Services*, preferably with access to a rear lane. Lands must be designated as Low Density Residential under the District's Official Community Plan.

10.1.2 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;*
- (b) *Single Detached Housing;*
- (c) *Multi-Unit Housing; and*
- (d) *Duplex Housing*

10.1.3 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) *Carriage House*, subject to [Section 7.4](#);
- (c) *Child Care Centre, Minor*, subject to [Section 7.7](#);
- (d) *Group Home, Minor*, subject to [Section 7.8](#);
- (e) *Home Occupation - Type 1 or 2*, subject to [Section 7.6](#);
- (f) *Secondary Suite*, subject to [Section 7.3](#);
- (g) *Short-Term Rental*, subject to [Section 7.2](#).

10.1.4 Subdivision Regulations

- (a) Minimum *Lot Area* 260 m²
- (b) Minimum *Lot Width*
 - (i) With lane access 7.5 m
 - (ii) Without lane access 11.0 m
- (c) Minimum *Lot Depth*
 - (i) With lane access 30.0 m

(ii) Without lane access 20.0 m

(d) Notwithstanding Section 10.1.4(c), the *Lot Depth* may be reduced to 20.0 m for the purposes of subdividing *Corner Lots*.

10.1.5 Development Regulations

- (a) Maximum *Lot Coverage* 50 percent
- (b) Maximum Residential Density 4 *Dwellings*
- (c) Maximum *Single Detached Housing Floor Area* 200 m²

10.1.6 Siting Regulations

(a) Principal *Buildings* and *Structures*:

- (i) Minimum *Front Setback* 3.0 m
- (ii) Minimum *Rear Setback* 3.0 m
- (iii) Minimum *Side Setback (Interior)* 1.2 m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 3.0 m
- (v) Maximum *Height* The lesser of 11.0m or 3 *Storeys*
- (vi) Notwithstanding Section 10.1.6(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
- (vii) Notwithstanding Section 10.1.6 (a) (i), (iv) and (ii), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

(b) Accessory *Buildings* and *Structures*

- (i) Minimum *Front Setback* 3.0m
- (ii) Minimum *Rear Setback* 1.5m (see vii)
- (iii) Minimum *Side Setback (Interior)* 1.5m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 3.0m (see vii)
- (v) Maximum *Height* The lesser of 7.5m or 2 *Storeys*

- (vi) Notwithstanding Section 10.1.6(b) (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.
- (vii) Notwithstanding Section 10.1.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

10.1.7 Other Regulations

- (a) 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](#).

10.2 RU2 Residential Urban Zone

RU2

10.2.1 Purpose

To provide a zone to accommodate the Development of *Single Detached Housing, Multi-Unit Housing, and Duplex Housing* on urban Lots having *Full Urban Services*. Lands must be designated as Low Density Residential under the District's Official Community Plan.

10.2.2 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;*
- (b) *Single Detached Housing;*
- (c) *Multi-Unit Housing; and*
- (d) *Duplex Housing*

10.2.3 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) *Carriage House, subject to [Section 7.4](#);*
- (c) *Child Care Centre, Minor, subject to [Section 7.7](#);*
- (d) *Group Home, Minor, subject to [Section 7.8](#);*
- (e) *Home Occupation - Type 1 or 2, subject to [Section 7.6](#);*
- (f) *Secondary Suite, subject to [Section 7.3](#);*
- (g) *Short-Term Rental, subject to [Section 7.2](#).*

10.2.4 Subdivision Regulations

- (a) Minimum *Lot Area* 460 m²
- (b) Minimum *Lot Width* 12.0 m
- (c) Minimum *Lot Depth* 30.0 m
- (d) Notwithstanding Section 10.2.4(c), the *Lot Depth* may be reduced to 20.0 m for the purposes of subdividing *Corner Lots*.

- (e) Pursuant to Section 10.2.4 (a) and (b), where a *Lot* is to be subdivided for the purpose of creating individual ownership of side-by-side *Duplex Dwelling* units, the new *Lots* so created shall contain not less than one half (1/2) the minimum required *Lot Area* and minimum required *Lot Width* for *Duplex Housing*.

10.2.5 Development Regulations

- (a) Maximum *Lot Coverage* 40 percent
- (b) Maximum Residential Density 4 *Dwellings*

10.2.6 Siting Regulations

(a) Principal *Buildings* and *Structures*:

- (i) Minimum *Front Setback* 3.0 m
- (ii) Minimum *Rear Setback* 3.0 m (see vii)
- (iii) Minimum *Side Setback (Interior)* 1.5 m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 3.0 m (see vii)
- (v) Maximum *Height* The lesser of 11.0m or 3 *Storeys*
- (vi) Notwithstanding Section 10.2.6(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
- (vii) Notwithstanding Section 10.2.6 (a) (iv) and (ii), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

(b) Accessory *Buildings* and *Structures*

- (i) Minimum *Front Setback* 3.0m
- (ii) Minimum *Rear Setback* 1.5m
- (iii) Minimum *Side Setback (Interior)* 1.5m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 3.0m
- (v) Maximum *Height* The lesser of 7.5m or 2 *Storeys (see vii)*

- (vi) Notwithstanding Section 10.2.6(b) (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.
- (vii) Notwithstanding Section 10.2.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

10.2.7 Other Regulations

- (a) 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](#).

10.3 RU3 Residential Sub-Urban Zone

RU3

10.3.1 Purpose

To provide a zone to accommodate the Development of *Single Detached Housing*, and *Duplex Housing* on urban *Lots* having *Full Urban Services* and located either within or outside of the *Urban Containment Boundary*. Lands must be designated as Low Density Residential under the District's Official Community Plan.

10.3.2 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*;
- (b) *Single Detached Housing*; and
- (c) *Duplex Housing*

10.3.3 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) *Carriage House*, subject to [Section 7.4](#);
- (c) *Child Care Centre, Minor*, subject to [Section 7.7](#);
- (d) *Group Home, Minor*, subject to [Section 7.8](#);
- (e) *Home Occupation - Type 1 or 2*, subject to [Section 7.6](#);
- (f) *Secondary Suite*, subject to [Section 7.3](#);
- (g) *Short-Term Rental*, subject to [Section 7.2](#).

10.3.4 Subdivision Regulations

- (a) Minimum *Lot Area* 650 m²
- (b) Minimum *Lot Width* 18.0 m
- (c) Minimum *Lot Depth* 30.0 m
- (d) Notwithstanding Section 10.3.4(c), the *Lot Depth* may be reduced to 20.0 m for the purposes of subdividing *Corner Lots*.

- (d) Notwithstanding Section 10.3.4(c), the *Lot Depth* may be reduced to 20.0 m for the purposes of subdividing *Corner Lots*.
- (e) Pursuant to Section 10.3.4 (a) and (b), where a *Lot* is to be subdivided for the purpose of creating individual ownership of side-by-side *Duplex Dwelling units*, the new *Lots* so created shall contain not less than one half (1/2) the minimum required *Lot Area* and minimum required *Lot Width* for *Duplex Housing*.

10.3.5 Development Regulations

- (a) Maximum *Lot Coverage* 40 percent
- (b) Maximum *Floor Area Ratio* 0.8
- (c) Maximum Residential Density 4 *Dwelling* units within *Urban Containment Boundary*
3 *Dwelling* units outside of *Urban Containment Boundary*

10.3.6 Siting Regulations

(a) Principal *Buildings* and *Structures*:

- (i) Minimum *Front Setback* 6.0 m
- (ii) Minimum *Rear Setback* 6.0 m (see vii)
- (iii) Minimum *Side Setback (Interior)* 1.5 m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 4.5 m (see vii)
- (v) Maximum *Height* The lesser of 9.5m or 2 *Storeys*
- (vi) Notwithstanding Section 10.2.6(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
- (vii) Notwithstanding Section 10.2.6 (a) (iv) and (ii), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

(b) *Accessory Buildings* and *Structures*

- (i) Minimum *Front Setback* 6.0m
- (ii) Minimum *Rear Setback* 1.5m (see vii)
- (iii) Minimum *Side Setback (Interior)* 1.5m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 4.5m (see vii)
- (v) Maximum *Height* The lesser of 4.5m or 1 Storey
- (vi) Notwithstanding Section 10.3.6(b) (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.
- (vii) Notwithstanding Section 10.3.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.
- (viii) Notwithstanding Section 10.3.6 (b) (ii), the minimum *Rear Setback* shall be 6.0 m when the *Front Property Line Abuts* the high water mark of a lake

10.3.7 Other Regulations

- (a) Only two (2) principal *Dwellings* will be permitted per *Lot* provided that both *Dwellings* are located in one (1) residential *Building*.
- (b) *Accessory Buildings* or *Structures* will be limited to a maximum of 90m² or 25% of the allowable *Lot* coverage, whichever is greater.
- (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](#).