

Section 13 – Urban Residential Zones

13.1 RU1 – Large Lot Housing

RU1s – Large Lot Housing with Secondary Suite

RU1h – Large Lot Housing (Hillside Area)

RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite

13.1.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on larger serviced urban **lots**.

13.1.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **single dwelling housing**

13.1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **bed and breakfast homes**
- (b) **care centres, minor**
- (c) **group homes, minor**
- (d) **home based businesses, major**
- (e) **home based businesses, minor**
- (f) **[deleted]**
- (g) **secondary suite (RU1s only)**

13.1.4 Buildings and Structures Permitted

- (a) one **single detached house** (which may contain a **secondary suite** in the RU1s and RU1hs zones);
- (b) permitted **accessory buildings** and **structures** (which may contain a **secondary suite** in the RU1s and RU1hs zones).

13.1.5 Subdivision Regulations

- (a) The minimum **lot width** is 16.5 m, except it can be 15.0 m where there is access to a rear **lane**. It is 17.0 m for a **corner lot** or where it would create **lots** less than 50% of the width of an **abutting RU1 lot**.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 550 m².

13.1.6 Development Regulations

- (a) The maximum **site coverage** is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) The maximum **height** is the lesser of 9.5m or 2 ½ **storeys**, except it is 4.5m for **accessory buildings** and **accessory structures**. For the RU1h zone the maximum **height** is 2 ½ storeys and the maximum **height** of any vertical wall element facing a front, **flanking street** or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.
- (c) In RU1 and RU1s zones, the minimum **front yard** is 4.5m. except it is 6.0m from a garage or **carport** having vehicular entry from the front. In RU1h zones the minimum **front yard** is 3.0m except it is 6.0m measured from the back of curb or a sidewalk whichever is closest, to a garage or **carport** having vehicular entry from the front. In a **hillside area**, where access is required through, and is limited to, a **lane**, the yard abutting the **lane** may be considered the **front yard**. **Walkout basements** are not exempt from the **height** regulations of Section 6.6 in this situation.
- (d) The minimum **side yard** is 2.0 metres for a 1 or 1 ½ **storey** portion of a **building** and 2.3 metres for a 2 or 2 ½ **storey** portion of a **building**, except that it is 4.5 metres (other than in RU1h zones) from a **flanking street** or when required by subparagraph 13.1.6 (e). From a **flanking street** the setback to a garage or carport which is accessed from that street is 6.0m. Where there is no lane abutting the site, one side yard must be at least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling. In RU1h zones the minimum setback from a flanking street for a garage or carport with vehicular entry from the front shall be the lesser of 3.0 metres to property line or 6.0 metres measured from the back of curb or a sidewalk.
- (e) The minimum **rear yard** is 7.5 m, except it is 1.5 m for accessory **buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.
- (f) For RU1h zones, the maximum **height** of any vertical wall element facing a front, flanking street or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.
- (g) For RU1h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the height of any support structure or **retaining wall**. Height will be measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.

13.1.7 Other Regulations

- (a) There shall be no more than one single detached house per **lot**.
- (b) An "s" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a secondary **dwelling** unit is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. An "s" zoning classification on a property shall be established by rezoning the subject property to the "s" version of the parent **zone**.
- (c) A secondary suite, in accordance with Section 9.5, may only be located within a single detached **dwelling** or an accessory **building** that is no closer than 4.5 m to the principal **building**.
- (d) Where the **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**, except for developments in **hillside areas** where the topography would require the slope of such access to exceed 15%.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (f) An "h" notation shown on Schedule "A" as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Street Standards contained in the Subdivision, and Development Services Bylaw.
- (g) For RU1h zones adjacent to a provincial highway, the minimum building setback shall be 4.5m.
- (h) [deleted]

13.2 RU2 – Medium Lot Housing
RU2s – Medium Lot Housing with Secondary Suite
RU2h - Medium Lot Housing (Hillside Area)
RU2hs- Medium Lot Housing (Hillside Area) with Secondary Suite

13.2.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on medium sized serviced urban **lots**.

13.2.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **single dwelling housing**

13.2.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **bed and breakfast homes**
- (b) **care centres, minor**
- (c) **group homes, minor**
- (d) **home based businesses, major**
- (e) **home based businesses, minor**
- (f) **[deleted]**
- (g) **secondary suite (RU2s and RU2hs only)**

13.2.4 Buildings and Structures Permitted

- (a) one **single detached house** (which may contain a **secondary suite** in the RU2s or RU2hs zones);
- (b) one permitted **accessory building** (which may contain a **secondary suite** in the RU2s or RU2hs zones);
- (c) other permitted **accessory structures** not including buildings.”;

13.2.5 Subdivision Regulations

- (a) The minimum **lot width** is 13.0 m, except that it can be 12.0 m when there is access to a rear **lane**. It is 15.0 m for a **corner lot**.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 400 m².

13.2.6 Development Regulations

- (a) The maximum **site coverage** is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) The maximum **height** is the lesser of 9.5 m or 2½ **storeys**, except it is 4.5 m for accessory **buildings** and accessory **structures**. For the RU2h and RU2hs zones the maximum **height** of any vertical wall element facing a front, **flanking street** or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.
- (c) in RU2 and RU2s zones, the minimum front yard is 4.5 metres except that it is 6.0 metres from a garage or carport having vehicular entry from the front. In RU2h and RU2hs zones, the minimum front yard is 3.0 metres, except it is 6.0 metres measured from the back of the curb or sidewalk, whichever is closest, to a garage or carport having vehicular entry at the front. In a **hillside area**, where access is required through, and is limited to, a **lane**, the yard abutting the **lane** may be considered the **front yard**. **Walkout basements** are not exempt from the **height** regulations of Section 6.6 in this situation.
- (d) The minimum **side yard** is 1.5 m for a 1 or 1½ **storey** portion of a **building** and 1.8 m for a 2 or 2 ½ **storey** portion of a **building**, except it is 4.5 m from a **flanking street**, unless there is vehicular access to a garage or carport where it shall be 6.0m. In RU2h and RU2hs zones the minimum setback from a flanking street for a garage or carport with vehicular entry from the front shall be the lesser of 3.0 metres to property line or 6.0 metres measured from the back of curb or a sidewalk. In RU2, RU2s and RU2h zones where there is no lane abutting the site, one side yard must be a least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling.
- (e) The minimum **rear yard** is 6.0 m for a 1 or 1½ **storey** portion of a **building** and 7.5 m for a 2 or 2½ **storey** portion of a **building**, except it is 1.5 m for accessory **buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.
- (f) For RU2h and RU2hs zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the **height** of any support structure or **retaining wall**.

13.2.7 Other Regulations

- (a) There shall be no more than one single detached house per **lot**.
- (b) Where the **development** has access to a rear lane, vehicular access to the **development** is only permitted from the rear **lane**, except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.

- (c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (d) An "s" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a **secondary suite** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. An "s" zoning classification on a property shall be established by rezoning the subject property to the "s" version of parent **zone**.
- (e) A secondary suite, in accordance with Section 9.5, may only be located within a single detached **dwelling** or an accessory **building** that is no closer than 4.5 m to the principal **building**.
- (f) An "h" notation shown on Schedule "A" as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.
- (g) In the RU2h and RU2hs zones adjacent to a provincial highway, the minimum **building** setback shall be 4.5m.
- (h) [deleted]

13.3 Section 13.3 RU3 – Small Lot Housing/ RU3s – Small Lot Housing with Secondary Suite/ RU3h – Small Lot Housing (Hillside Area)/ RU3hs – Small Lot Housing (Hillside Area) with Secondary Suite

13.3.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on smaller serviced urban **lots**.

13.3.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **single dwelling housing**

13.3.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **care centres, minor**
- (b) **bed and breakfast**
- (c) **group homes, minor**
- (d) **home based businesses, minor**
- (e) **secondary suite (RU3hs only)**

13.3.4 Buildings and Structures Permitted

- (a) one **single detached house** (which may contain a secondary suite in the RU3hs zone)

13.3.5 Subdivision Regulations

- (a) The minimum lot width is 8.5 m, except it is 10.0 m for a **corner lot**.
- (b) The minimum lot depth is 30.0 m.
- (c) The minimum **lot area** is 290 m².

13.3.6 Development Regulations

- (a) The maximum **site coverage** is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) The maximum **height** is the lesser of 9.5 m or 2 ½ **storeys**, except it is 4.5 m for **accessory buildings or structures**. For the RU3hs zone the maximum **height** of any vertical wall element facing a **yard, front, side or rear** (including walkout basements) is the lesser of 6.5 m or 2 **storeys**, above which the **building** must be stepped back at least 1.2 m.
- (c) The minimum **front yard** is 3.5 m.

- (d) The minimum **side yard** is 1.2 m for a 1, 1½, or 2 **storey** portion of a **building** and 1.5 m for a 2½ **storey** portion of a building, except it is 2.5 m from a **flanking street** or when required by Section 13.3.5(g).
- (e) For any allowable projection into the 1.2 meter side yard setback, no unprotected opening(s) are permitted in the projection and the projection must be constructed with a minimum 45 minute fire resistance rating.
- (f) The maximum projection is limited to 0.6 meters including the roof of the projection.
- (g) Notwithstanding Section 13.3.5(e), one **side yard**, not flanking a **street**, may be reduced to 0.0 m provided there is a 2.4 m clear easement registered against the **abutting lot** (except for permitted overhanging eaves and **accessory buildings** located at least 4.5 m from the rear of the principal **building**). There shall be no windows or doors on the side of the **dwelling** without the **side yard**.
- (h) The minimum **rear yard** is 6.0 m for a 1 or 1½ **storey** portion of a **building** and 7.5 m for a 2 or 2½ **storey** portion of a **building**, but it is 1.5 m for **accessory buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m provided that one **side yard** shall have a minimum width of 4.5m.
- (i) For the RU3hs zone, all **decks**, supporting posts or columns shall not exceed the lesser of 4.5 m or 1 **storey** in **height**, such measurements to include the **height** of any support **structure** or **retaining wall**.

13.3.7 Other Regulations

- (a) There shall be no more than one single detached house per **lot**.
- (b) Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.
- (c) One garage or **carport**, or the location for one, shall be provided on the **lot**.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (e) An “h” notation shown on Schedule “A” as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, Development and Servicing Bylaw.

- (f) An “s” notation shown on Schedule “A” as part of the identified zone classification indicates that a **secondary use** in the form of a **secondary suite** is permitted on the property so designated, subject to meeting the conditions of **use** of the **zone**. An “s” zoning classification on a property shall be established by rezoning the subject property to the “s” version of the parent **zone**.
- (g) A secondary suite, in accordance with Section 9.5, may only be located within a single detached **dwelling** or an accessory **building** that is no closer than 4.5 m to the principal **building**.
- (h) In the RU3hs zone adjacent to a provincial highway, the minimum **building** setback shall be 4.5 m.
- (i) [deleted]
- (j) A bed and breakfast home is only permitted when vehicular access and parking are via a rear lane.

13.4 RU4 – Low Density Cluster Housing RU4h – Low Density Cluster Housing (Hillside Area)

13.4.1 Purpose

The purpose is to provide a **zone** for comprehensively planned clusters of single detached and **semi-detached housing**, in a strata format with **urban services**, in order to preserve topography, natural features, **open space**, or environmentally sensitive features.

13.4.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **single dwelling housing**
- (c) **two dwelling housing**

13.4.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **care centres, minor**
- (b) **group homes, minor**
- (c) **home based businesses, minor**

13.4.4 Buildings and Permitted Structures

- (a) one **single detached house**
- (b) **semi-detached housing**
- (c) permitted **accessory buildings** and **structures**

13.4.5 Subdivision Regulations

- (a) The minimum **site** width is 40.0 m.
- (b) The minimum **site** depth is 30.0 m.
- (c) The minimum **site** area is 6000 m².

13.4.6 Development Regulations

- (a) The maximum **density** is 15 **dwellings/ha**.
- (b) The maximum **site coverage** is 35%, provided that the maximum **site coverage** of **buildings**, driveways, and parking areas is 45%.
- (c) The maximum **height** is the lesser of 9.5 m or 2½ **storeys**, except it is 4.5 m for accessory **buildings** and for accessory **structures**.
- (d) The minimum **site front yard** is 4.5 m. In RU4h zones the minimum **front yard** is 3.0m except it is 6.0m measured from the back of curb or a sidewalk whichever is closest, to a garage or **carport** having vehicular entry from the front.

- (e) The minimum **side yard** is 3.0 metres, except that it is 4.5 metres from a **flanking street**. In RU4h zones the minimum setback from a flanking street shall be 3.0 m, except that it is 6.0 m measured from the back of curb or a sidewalk, whichever is closest to a garage or **carport** having vehicular entry from the front.
- (f) The minimum **site rear yard** is 6.0 m. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m.
- (g) For RU4h zones, the maximum **height** of any vertical wall element facing a front, flanking or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.
- (h) For RU4h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the height of any support structure or **retaining wall**.

13.4.7 Other Regulations

- (a) There shall be no more than one accessory **building** or **structure** per **dwelling**.
- (b) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (c) An “h” notation shown on Schedule “A” as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Street Standards contained in the Subdivision, and Development Services Bylaw.

13.5 RU5 – Bareland Strata Housing

13.5.1 Purpose

The purpose is to provide a **zone** for bareland strata **use** on serviced urban **lots**.

13.5.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **single dwelling housing**

13.5.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **care centres, minor**
- (b) **group homes, minor**
- (c) **home-based businesses, major**
- (d) **home based businesses, minor**

13.5.4 Buildings and Permitted Structures

- a) one **single detached house**
- b) **semi-detached housing**
- c) permitted **accessory buildings** and **structures**

13.5.5 Subdivision Regulations

- (a) The minimum **site** width is 40.0 m.
- (b) The minimum **site** area is 1.0 ha.
- (c) The minimum **lot width** for a **bareland strata lot** is 12.0 m.
- (d) The minimum **lot depth** for a **bareland strata lot** is 25.0 m.
- (e) The minimum area for a **bareland strata lot** is 325 m².

13.5.6 Development Regulations

- (a) The maximum **height** is the lesser of 9.5 m or 2½ **storeys**, except it is 4.5 m for accessory **buildings** and for accessory **structures**.
- (b) Bareland **strata lot coverage** by principal and accessory **buildings** shall not exceed 50%.
- (c) The minimum **site front yard** is 4.5 m.
- (d) The minimum **site** flanking **side yard** is 3.0 m.
- (e) The minimum **site rear yard** is 6.0 m. Where the **site width** exceeds the **site depth**, the minimum **rear yard** is 4.5 m.
- (f) The sum of both **side yards** on a **bareland strata lot**, where there is no **semi-detached housing**, shall be 3.0 metres except where a **bareland strata lot** abuts an internal roadway, the setback shall be a minimum of 3.0 metres from the **flanking** roadway and the sum of both **side yards** shall not be less than 4.5 metres. A garage or **carport** shall be no less than 6.0

metres from a curb or sidewalk. Where there is **semi-detached housing**, no more than one **dwelling unit** is permitted per bareland strata lot. A 0.0 metre side yard is permitted on either side of the property line over which the building sits in order to accommodate this housing type, when the other side yard on each bareland strata lot is a minimum of 3.0 metres

- (g) The minimum bareland strata **rear yard** for an internal **lot** is 4.5 m for a one **storey building** and 6.0 m for **development** above the **first storey**, but may be reduced to 3.0 m where the **rear yard** abuts common property **used** for recreational or **open space** purposes, or public **open space**.

13.5.7 Other Regulations

- (a) There shall be not more than one **minor care centre** permitted per **strata lot**.
- (b) One principal residential **building** shall be permitted per **bareland strata lot**.
- (c) There shall be no more than one accessory **building** per principal residential **dwelling** per **lot** with a minimum **rear yard** of 1.5 metres.
- (d) Other than required **yard** areas, a minimum of 10% of the **site** shall be **open space**.
- (e) An accessory **building** continuing recreational amenities for the **use** of all residents shall conform to the setback requirements for the principal **buildings**.
- (f) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

13.6 RU6 – Two Dwelling Housing

RU6b – Two Dwelling Housing with Boarding or Lodging House

RU6h – Two Dwelling Housing (Hillside Area)

13.6.1 Purpose

The purpose is to provide a **zone** for development of a maximum of two **dwelling** units per lot.

13.6.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **single dwelling housing**
- (c) **two dwelling housing**

13.6.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **bed and breakfast homes**
- (b) **boarding or lodging houses** (RU6b only)
- (c) **care centres, minor**
- (d) **group homes, minor**
- (e) **home based businesses, major**
- (f) **home based businesses, minor**
- (g) **secondary suite**

13.6.4 Buildings and Structures Permitted

- (a) one **single detached house** (which may contain a **secondary suite**)
- (b) **duplex housing***
- (c) **semi-detached housing***
- (d) two **single detached houses***
- (e) permitted **accessory buildings** and **structures** (which may contain a **secondary suite**)

NOTE: **Buildings** or **structures** indicated by an (*) are only permitted on lots that meet duplex lot size requirements.

13.6.5 Subdivision Regulations

- (a) The minimum **lot width** is 13.0 m for **single detached housing**, except it is 15.0 m for a **corner lot**.
- (b) The minimum **lot width** is 18.0 m for a **site** with semi-detached or **duplex housing**, except that it is 20.0 m for a **corner lot**.
- (c) The minimum **lot depth** is 30.0 m.

- (d) The minimum **lot area** is 400 m² for **single detached housing**, but 440 m² for a **corner lot**. It is 700 m² for a **site**, but 800 m² for a corner **site**, with semi-detached or **duplex housing**.

13.6.6 Development Regulations

- (a) The maximum **site coverage** is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) The maximum **height** is the lesser of 9.5 m or 2 ½ **storeys**, except it is 4.5 m for **accessory buildings** and **accessory structures**.
- (c) The minimum **site front yard** is 4.5 m, except it is 6.0 m from a garage or carport. In RU6h zones the minimum **front yard** is 3.0m except it is 6.0m measured from the back of curb or a sidewalk whichever is closest, to a garage or **carport** having vehicular entry from the front.
- (d) The minimum **site side yard** is 2.0 m for a 1 or 1½ **storey** portion of a **building** and 2.3 m for a 2 **storey** portion of a **building**, except it is 4.5 m from a **flanking street** or unless there is a garage accessed from the **flanking street**, it is 6.0m. In RU6, RU6h and RU2b zones where there is no lane abutting the site, one side yard must be a least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling. In RU6h zones the minimum setback from a flanking street shall be 3.0m, except that it is 6.0m measured from the back of curb or a sidewalk, whichever is closest to a garage or **carport** having vehicular entry from the front.
- (e) The minimum **site rear yard** is 6.0 m for a 1 or 1½ **storey** portion of a **building** and 7.5 m for a 2 or 2½ **storey** portion of a **building**, except it is 1.5 m for accessory **buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.
- (f) Semi-detached and **duplex housing** shall provide a minimum area of 30 m² of **private open space** per **dwelling** and **group homes, minor and boarding or lodging houses** shall provide a minimum area of 7.5 m² of **private open space** per bedroom in addition to the principal **dwelling**. This may be in required **side** or **rear yards** provided the minimum dimension of the space is 4.5 m.
- (g) A **site** may be developed with a maximum of two **single detached housing** units where all the requirements for **duplex housing** have been met. The two **single detached housing** units must be separated by a minimum distance of 4.5 metres.
- (h) For RU6h zones, the maximum **height** of any vertical wall element facing a front, flanking or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.

- (i) For RU6h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the height of any support structure or **retaining wall**.

13.6.7 Other Regulations

- (a) A "b" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a **Boarding or Lodging House** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A "b" zoning classification on a property shall be established by rezoning the property to the "b" version of the parent zone.
- (b) **Group homes, minor and boarding or lodging houses** for 8 to 10 residents shall meet the minimum subdivision regulations for semi-detached and **duplex housing**. **Group homes, minor and boarding or lodging houses** for less than 8 residents shall meet the minimum subdivision regulations for single detached housing.
- (c) A secondary suite, in accordance with Section 9.5, may only be located within a **single detached dwelling** or an **accessory building** that is no closer than 4.5m to the principal **building**.
- (d) All semi-detached and **duplex housing** shall be designed so there is driveway access for each **dwelling**.
- (e) Bed and breakfast homes and **minor group homes** are only permitted in **single detached housing**.
- (f) Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.
- (g) Boarding or lodging **houses** are only permitted in **single detached housing** and are limited to a maximum of 10 residents.
- (h) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development, yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (i) An "h" notation shown on Schedule "A" as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Street Standards contained in the Subdivision, and Development Services Bylaw.

13.7 RM1 – Four Dwelling Housing

13.7.1 Purpose

The purpose is to provide a **zone** for the **development** of a maximum of four **dwelling** units in the form of **single detached, semi-detached, duplex, three-plex** or **four-plex housing** on **urban services**.

13.7.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **single dwelling housing**
- (b) **two dwelling housing**
- (c) **three dwelling housing**
- (d) **four dwelling housing**

13.7.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **care centres, minor**
- (c) **home based businesses, minor**

13.7.4 Buildings and Structures Permitted

- (a) **duplex housing**
- (b) **four-plex housing**
- (c) **three-plex housing**
- (d) **semi-detached housing**
- (e) **single detached housing**
- (f) permitted **accessory buildings** and **structures**

13.7.5 Subdivision Regulations

- (a) The minimum **site** width is 20.0 m, except it is 22.0 m for a **corner lot**.
- (b) The minimum **site** depth is 30.0 m.
- (c) The minimum **site** area is 700 m², except it is 800 m² for a **corner lot**.

13.7.6 Development Regulations

- (a) The maximum **site coverage** is 40%, except the maximum **site coverage** of **buildings**, driveways, and parking areas is 50%.
- (b) The maximum **floor area ratio** is 0.6.
- (c) The maximum **height** is the lesser of 9.5 m or 2½ **storeys**, except it is 4.5 m for accessory **buildings** and **structures**.
- (d) The minimum **site front yard** is 4.5 m, except it is 6.0 m for a garage or **carport**.

- (e) The minimum **site side yard** is 2.0 m for a 1 or 1½ **storey** portion of a **building** or an accessory **building** or **structure** and 2.5 m for a 2 or 2½ **storey** portion of a **building**, except it is 4.5 m from a **flanking street** unless there is a garage accessed from the **flanking street**, it is 6.0 m. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **site side yard** shall be at least 3.0 m.
- (f) The minimum **site rear yard** is 6.0 m for a 1 or 1½ **storey** portion of a **building** and 7.5 m for a 2 or 2½ **storey** portion of a **building**, except it is 1.5 m for accessory **buildings**.

13.7.7 Other Regulations

- (a) A minimum area of 25 m² of **private open space** shall be provided per **dwelling**.
- (b) Where **lane** access is provided, vehicular access will not be permitted from the fronting **street**.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

13.8 RM2 – Low Density Row Housing RM2h – Low Density Row Housing (Hillside Area)

13.8.1 Purpose

The purpose is to provide a **zone** for low **density row housing** on **urban services** on infill **sites**.

13.8.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **single dwelling housing**
- (b) **two dwelling housing**
- (c) **multiple dwelling housing**

13.8.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (a) **care centres, intermediate**
- (b) **home based businesses, minor**

13.8.4 Buildings and Structures Permitted

- (a) **duplex housing**
- (b) **row housing**
- (c) **semi-detached housing**
- (d) **single detached housing**
- (e) permitted **accessory buildings** and **stru**

13.8.5 Subdivision Regulations

- (a) The minimum **site** width is 30.0 m.
- (b) The minimum **site** depth is 30.0 m.
- (c) The minimum **site** area is 1000 m².

13.8.6 Development Regulations

- (a) The maximum **floor area ratio** is 0.5, except it is 0.55 with a housing agreement pursuant to the provisions of Section 6.9. Where screened **parking spaces** are provided totally under habitable or common amenity areas, the **floor area ratio** may be increased by 0.08 multiplied by the ratio of such **parking spaces** to the total required up to a maximum of 0.08.
- (b) The maximum **site coverage** is 45%, provided that the maximum **site coverage** of **buildings**, driveways, and parking areas is 50%.
- (c) The maximum **height** is the lessor of 9.5m or 2 ½ **storeys**, except it is 4.5m for accessory **buildings** and **structures**. For RM2h zones the maximum **height** of any vertical wall element facing a front, side or rear yard (including walkout basements) is the lessor of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.

- (d) The minimum **site front yard** is 4.5m. except it is 6.0m for a garage or **carport**. In RM2h zones, the minimum **site front yard** is 3.0m except it is 6.0m measured from the back of curb or a sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front.
- (e) The minimum **site side yard** is 4.0m for a 1 or 1½ **storey** portion of a **building** or accessory **building** or **structure** and 4.5m for a 2 or 2 ½ **storey** portion of a **building** except it is 4.5 from a **flanking street** unless there is a garage it shall be 6.0m. In RM2h zones, the minimum **site side yard** shall be 3.0m except it is 6.0m measured from the back of curb or sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **site side yard** shall be at least 3.0m.
- (f) The minimum **site rear yard** is 6.0 m for a 1 or 1½ **storey** portion of a **building** and 7.5 m for a 2 or 2½ **storey** portion of a **building**, except it is 1.5 m for accessory **buildings**.
- (g) No principal **building** shall be closer than 3.0 m to another principal **building**.
- (h) For RM2h zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the **height** of any support structure or **retaining wall**.

13.8.7 Other Regulations

- (a) No more than 6 **dwellings** may be located in a **building**.
- (b) A minimum area of 25 m² of **private open space** shall be provided per **dwelling**.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (d) An “h” notation shown on Schedule “A” as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.
- (e) In the RM2h zones adjacent to a provincial highway, the minimum building setback shall be 4.5m.

13.9 RM3 – Low Density Multiple Housing

13.9.1 Purpose

The purpose is to provide a **zone** for low **density multiple housing** on **urban services**.

13.9.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **multiple dwelling housing**
- (b) **congregate housing**
- (c) **group home, major**
- (d) **boarding or lodging houses**
- (e) **supportive housing**

13.9.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **care centres, major**
- (c) **home based businesses, minor**
- (d) **community recreation services**

13.9.4 Buildings and Structures Permitted

- (a) **apartment housing**
- (b) **row housing**
- (c) **semi-detached housing**
- (d) **stacked row housing**
- (e) permitted **accessory buildings** and **structures**

13.9.5 Subdivision Regulations

- (a) The minimum **lot width** is 30.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 900 m².

13.9.6 Development Regulations

- (a) The maximum **floor area ratio** is 0.5, except it is 0.55 with a housing agreement pursuant to the provisions of Section 6.9. Where **parking spaces** are provided totally beneath habitable space of a principal **building** or beneath useable common amenity areas providing that in all cases, the **parking spaces** are screened from view, an amount may be added to the **floor area ratio** equal to 0.2 multiplied by the ratio of such **parking spaces** to the total required **parking spaces**, but in no case shall this amount exceed 0.2.

- (b) The maximum **building site coverage** is 40%, provided that the maximum **site coverage** of **buildings**, driveways, and parking areas is 50%.
- (c) The maximum **height** is the lesser of 9.5 m or 2½ **storeys**, except it is 4.5 m for accessory **buildings** and **structures**.
- (d) The minimum **site front yard** is 4.5 m, except it is 6.0 m for a garage or **carport**.
- (e) The minimum **site side yard** is 4.0 m for a 1 or 1½ **storey** portion of a **building** or an accessory **building** or **structure** and 4.5 m for a 2 or 2½ **storey** portion of a **building**, except it is 4.5 m from a **flanking street** unless there is a garage accessed from the **flanking street**, it is 6.0 m. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **site side yard** shall be at least 3.0 m. **Side yards** are not required on a **lot line** that has a **party wall**.
- (f) The minimum **site rear yard** is 7.5 m, 4.5 m for common recreation **buildings**, and 1.5 m for other accessory **buildings**.
- (g) No principal **building** shall be closer than 3.0 m to another principal **building**.

13.9.7 Other Regulations

- (a) No more than one **major care centre** is permitted per **site**.
- (b) An accessory **building** containing recreational amenities for the **use** of all residents shall conform to the setback requirements for principal **buildings**.
- (c) A minimum area of 7.5 m² of **private open space** shall be provided per **bachelor dwelling**, **congregate housing bedroom** or **group home bedroom**, 15.0 m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 25.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

13.10 RM4 – Transitional Low Density Housing

13.10.1 Purpose

The purpose is to provide a **zone** primarily for low rise low **density apartment housing** with **urban services** as a transition between low and medium **density development**.

13.10.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **multiple dwelling housing**
- (b) **boarding or lodging houses**
- (c) **congregate housing**
- (d) **group home, major**
- (e) **religious assemblies** (where in existence prior to July 1st, 1998);
- (f) **supportive housing**

13.10.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **care centres, major**
- (c) **home based businesses, minor**
- (d) **community recreation services**

13.10.4 Buildings and Structures Permitted

- (a) **apartment housing**
- (b) **row housing**
- (c) **stacked row housing**
- (d) permitted **accessory buildings** and **structures**

13.10.5 Subdivision Regulations

- (a) The minimum **lot width** is 30.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 900 m².

13.10.6 Development Regulations

- (a) The maximum **floor area ratio** is 0.65, except it is 0.75 with a housing agreement pursuant to the provisions of Section 6.9. Where **parking spaces** are provided totally beneath habitable space of a principal **building** or beneath useable common amenity areas providing that in all cases, the **parking spaces** are screened from view, an amount may be added to the **floor area ratio** equal to 0.2 multiplied by the ratio of such **parking spaces** to the total required **parking spaces**, but in no case shall this amount exceed 0.20.

- (b) The maximum **site coverage** is 50%, provided that the maximum **site coverage of buildings**, driveways, and parking areas is 60%.
- (c) The maximum **height** is the lesser of 13.0 m or 3 **storeys**, except it is 4.5 m for accessory **buildings** and **structures**.
- (d) The minimum **site front yard** is 6.0 m, except it is 4.5 m for any portion 2 **storeys** or less.
- (e) The minimum **site side yard** is 2.3 m for a **building** not over two **storeys** or an accessory **building** or **structure** and 4.5 m for any part of a **building** over 2 **storeys**, except it is 4.5 m from a **flanking street**.
- (f) The minimum **site rear yard** is 7.5 m for a **building** not over two **storeys** or an accessory **building** or **structure** and 9.0 m for any part of a **building** over 2 **storeys**, except it is 1.5 m for accessory **buildings**.
- (g) No principal **building** shall be closer than 3.0 m to another principal **building**.

13.10.7 Other Regulations

- (a) A minimum area of 7.5 m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom** or **group home bedroom**, 15.0 m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 25.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (b) No continuous **building frontage** shall exceed 40.0 m for a 3 **storey building**, nor 65.0 m for a 2 **storey building**. If the **frontage** is interrupted by an open courtyard equivalent in depth and width to the **building height**, the maximum continuous 3 **storey building frontage** may be 80.0 m provided that no **building** section exceeds 40.0 m.
- (c) Religious assemblies must conform to the requirements of the P2 **zone**.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development, yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

13.11 RM5 – Medium Density Multiple Housing

13.11.1 Purpose

The purpose is to provide a **zone** primarily for medium **density** apartments.

13.11.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **multiple dwelling housing**
- (b) **congregate housing**
- (c) **group home, major**
- (d) **boarding and lodging houses**
- (e) **supportive housing**

13.11.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **care centres, major**
- (c) **home based businesses, minor**
- (d) **community recreation services**

13.11.4 Buildings and Structures Permitted

- (a) **apartment housing**
- (b) **stacked row housing**
- (c) permitted **accessory buildings** and **structures**

13.11.5 Subdivision Regulations

- (a) The minimum **lot width** is 30.0 m.
- (b) The minimum **lot depth** is 35.0 m.
- (c) The minimum **lot area** is 1400 m².

13.11.6 Development Regulations

- (a) The maximum **floor area ratio** is 1.1, except it is 1.2 with a housing agreement pursuant to the provisions of Section 6.9. Where **parking spaces** are provided totally beneath habitable space of a principal **building** or beneath **useable** common amenity areas providing that in all cases, the **parking spaces** are screened from view, an amount may be added to the **floor area ratio** equal to 0.2 multiplied by the ratio of such **parking spaces** to the total required **parking spaces**, but in no case shall this amount exceed 0.2.
- (b) The maximum **site coverage** is 40%, provided that the maximum **site coverage** of **buildings**, driveways, and parking areas is 60%.

- (c) The maximum **height** is the lesser of 16.5 m or 4 **storeys**, except it is 4.5 m for accessory **buildings** and **structures**.
- (d) The minimum **site front yard** is 6.0 m.
- (e) The minimum **site side yard** is 4.5m for a portion of a **building** not over 2½ **storeys**, and 7.5m for portions of a **building** in excess of 2½ **storeys**, and 7.5 m from a **flanking street**.
- (f) The minimum **site rear yard** is 9.0 m, except it is 7.5 m where there is a rear **lane**. It is 6.0 m for accessory **buildings**.

13.11.7 Other Regulations

- (a) A minimum area of 7.5 m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 15.0 m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 25.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (b) No continuous **building frontage** shall exceed 40.0 m for a 3 or 4 **storey building**, nor 65.0 m for a 2 **storey building**. If the **frontage** is interrupted by an open courtyard equivalent in depth and width to the **building height**, the maximum continuous 3 **storey building frontage** may be 80.0 m provided that no **building** section exceeds 40.0 m. The **building** must be designed so the portion **adjacent** to neighbouring **development** is no more than ½ **storey** higher.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development, yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

13.12 RM6 – High Rise Apartment Housing

13.12.1 Purpose

The purpose is to provide a **zone** for high **density** high rise apartments.

13.12.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **multiple dwelling housing**
- (b) **congregate housing**
- (c) **group home, major**
- (d) **supportive housing**

13.12.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **care centres, major**
- (c) **community recreation services**
- (d) **home based businesses, minor**
- (e) **hotel/motel** accommodation within a multiple residential unit
- (f) **participant recreation services, indoor**
- (g) **personal service establishments**
- (h) **retail stores, convenience**

13.12.4 Buildings and Structures Permitted

- (a) **apartment housing**
- (b) **stacked row housing**
- (c) permitted **accessory buildings** and **structures**

13.12.5 Subdivision Regulations

- (a) The minimum **lot width** is 30.0 m.
- (b) The minimum **lot depth** is 35.0 m.
- (c) The minimum **lot area** is 1700 m².

13.12.6 Development Regulations

- (a) The maximum **floor area ratio** is 1.5, except that it may be increased by 0.1 for each additional 10% increment of **open space** above 50% of **open space** or 0.1 with a housing agreement pursuant to the provisions of Section 6.9. Where **parking spaces** are provided totally beneath habitable space of a principal **building** or beneath **useable** common amenity areas providing that in all cases, the **parking spaces** are screened from view, an amount may be added to the **floor area ratio** equal to 0.2 multiplied by the ratio of such **parking spaces** to the total required **parking spaces**, but in no case shall this amount exceed 0.2. In no case shall the **floor area ratio** exceed 2.0.

- (b) The maximum **site coverage** for principal **buildings**, accessory **structures**, and parking areas and driveways is 50%.
- (c) The maximum **height** is the lesser of 55.0 m or 16.0 **storeys**, except that it shall be 4.5 m for accessory **buildings** and **structures**.
- (d) The minimum **site front yard** is 6.0 m.
- (e) The minimum **site side yard** is 4.5 m, except it is 6.0 m from a **flanking street**.
- (f) The minimum **site rear yard** is 9.0 m, except it is 6.0 m for accessory **buildings**.

13.12.7 Other Regulations

- (a) Individual convenience retail services, and **personal service establishments** are limited to a maximum floor area of 235.0 m² and only permitted when developed as an integral component of a principal **building**. These **uses** will not be permitted above the **first storey**.
- (b) Indoor participant recreation services are only permitted when developed as an integral component of a principal **building**.
- (c) A minimum area of 7.0 m² of **private open space** shall be provided per **bachelor dwelling**, **congregate housing bedroom** or **group home bedroom**, 12.0 m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 18.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

13.13 RM7 – Mobile Home Park

13.13.1 Purpose

The purpose is to provide a **zone** for **mobile homes** on individual **mobile homes** spaces in a **mobile home park** setting.

13.13.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **mobile home park**

13.13.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **care centres, minor**
- (c) **group homes, minor**
- (d) **home based businesses, minor**
- (e) **offices**

13.13.4 Buildings and Structures Permitted

- (a) **mobile homes**
- (b) **modular homes**
- (c) permitted **accessory buildings** and **structures**

13.13.5 Subdivision Regulations

- (a) The minimum **site** width is 50.0 m.
- (b) The minimum **site** depth is 50.0 m.
- (c) The minimum **site** area is 2.0 ha.

13.13.6 Development Regulations

- (a) The maximum **density** is 20 **dwellings/ha**.
- (b) The maximum **height** is the lessor of 7.6 m or 1 **storey**.
- (c) The minimum **site front yard** is 6.0 m.
- (d) The minimum **site side yard** is 4.5 m.
- (e) The minimum **site rear yard** is 6.0 m.

13.13.7 Other Regulations

- (a) Each **mobile home** shall be provided with an individual **mobile home space**, with internal road access, of not less than 325.0 m², with a minimum width of 12.0 m and a minimum depth of 25.0 m.
- (b) No **mobile home** shall be located closer than 3.0 m to the back curb of an internal roadway or parking area, no closer than 6.0 m to another **mobile home** unless permitted by fire protection regulations, but in no case closer than 1.5 m to the edge of the **mobile home space**.

- (c) **Offices** are limited to one office for the management and operation of the **mobile home park**.
- (d) Minor care centres are restricted to one per **mobile home park site**.
- (e) A minimum of 5% of the **site** area shall be **private open space**.
- (f) One accessory **building**, compatible in finishing materials, is permitted to a maximum area of 10.0 m² and a maximum **height** of 2.5 m.
- (g) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, the specific **use** regulations of Section 9, and the **Mobile Home Parks** Bylaw No. 5453-83.

Section 13 – Urban Residential Zones amended as follows:**Section 13 – Urban Residential Zones Title – BL10277*****Section 13.1 RU1 – Large Lot Housing/RU1s – Large Lot Housing with Secondary Suite/RU1h – Large Lot Housing (Hillside Area) – BL8711*****Sub-Section 13.1.2 Principal Uses – BL9120****Sub-Section 13.1.3 Secondary Uses –BL8367, BL8881, BL9120, BL9953, BL10300****Sub-Section 13.1.4 Building and Structures Permitted – BL9120, BL10277****Sub-Section 13.1.6 Development Regulations – BL8367, BL8528, BL8711, BL8888, BL9120, BL9306, BL9530, BL10169****Sub-Section 13.1.7 Other Regulations – BL8711, BL8881, BL9120, BL9953, BL10036*****Section 13.2 RU2 – Large Lot Housing/RU2s – Large Lot Housing with Secondary Suite/RU2h – Large Lot Housing (Hillside Area)/RU2hs – Medium Lot Housing (Hillside Area) with Secondary Suite – BL8333, BL8792*****Sub-Section 13.2.2 Principal Uses – BL9120****Sub-Section 13.2.3 Secondary Uses –BL8333, BL8367, BL8792, BL8881, BL9120, BL9860, BL9953, BL10300****Sub-Section 13.2.4 Building and Structures Permitted – BL9120****Sub-Section 13.2.6 Development Regulations – BL8333, BL8367, BL8528, BL8792, BL8888, BL9251, BL9120, BL9251, BL9530****Sub-Section 13.2.7 Other Regulations – BL8333, BL8792, BL8881, BL9120, BL9953, BL10036*****Section 13.3 RU3 – Small Lot Housing/RU3hs – Small Lot Housing (Hillside Area) with Secondary Suite- BL9055, BL10352*****Sub-Section 13.3.2 Principal Uses – BL9120****Sub-Section 13.3.3 Secondary Uses –BL9055, BL9120, BL9953, BL10300****Sub-Section 13.3.4 Building and Structures Permitted – BL9120****Sub-Section 13.3.5 Subdivision Regulations – BL10352****Sub-Section 13.3.6 Development Regulations –BL8367, BL8528, BL9055, BL10352****Sub-Section 13.3.7 Other Regulations – BL9055, BL9120, BL9953, BL10036*****Section 13.4 – RU4 – Low Density Cluster Housing/RU4h – Low Density Cluster Housing (Hillside Area) – BL9306*****Sub-Section 13.4.2 Principal Uses – BL9120****Sub-Section 13.4.3 Secondary Uses – BL10300****Sub-Section 13.4.4 Building and Structures Permitted – BL9120****Sub-Section 13.4.6 Development Regulations –BL9120, BL9306****Sub-Section 13.4.7 Other Regulations – BL9306*****Section 13.5 – RU5 –Bareland Strata Housing*****Sub-Section 13.5.2 Principal Uses – BL9120****Sub-Section 13.5.3 Secondary Uses – BL10300****Sub-Section 13.5.4 Building and Structures Permitted – BL9120****Sub-Section 13.5.6 Development Regulations – BL8528, BL8654, BL9120****Sub-Section 13.5.7 Other Regulations – BL10590*****Section 13.6 – RU6 –Two Dwelling Housing/RU6b – Two Dwelling Housing with Boarding or Lodging House/RU6h – Two Dwelling Housing (Hillside Area) – BL8419*****Sub-Section 13.6.1 Purpose – BL8654, BL9120****Sub-Section 13.6.2 Principal Uses – BL9120****Sub-Section 13.6.3 Secondary Uses – BL8419, BL10300****Sub-Section 13.6.4 Building and Structures Permitted – BL9120****Sub-Section 13.6.6 Development Regulations – BL8367, BL8419, BL8528, BL8654, BL8888, BL9120, BL9306****Sub-Section 13.6.7 Other Regulations – BL8419, 9120, BL9306, BL9953**

Section 13 – Urban Residential Zones amended as follows: Con't***Section 13.7 – RM1 – Four Dwelling Housing – BL9120*****Sub-Section 13.7.1 Purpose – BL8654****Sub-Section 13.7.2 Principal Uses – BL8654, BL9120****Sub-Section 13.4.3 Secondary Uses – BL10300****Sub-Section 13.7.4 Buildings and Structures Permitted – BL9120****Sub-Section 13.7.6 Development Regulations – BL8367*****Section 13.8 – RM2 – Low Density Row Housing/RM2h – Low Density Row Housing (Hillside Area) – BL8746*****Sub-Section 13.8.2 Principal Uses – BL8654, BL9120****Sub-Section 13.8.3 Secondary Uses – BL8654, BL10300****Sub-Section 13.8.4 Buildings and Structures Permitted – BL9120****Sub-Section 13.8.6 Development Regulations – BL8367, BL8746****Sub-Section 13.8.7 Other Regulations – BL8746*****Section 13.9 – RM3 – Low Density Multiple Housing*****Sub-Section 13.9.2 Principal Uses – BL8528, BL9120, BL9766****Sub-Section 13.9.3 Secondary Uses – BL8654, BL9292, BL10300****Sub-Section 13.9.4 Buildings and Structures Permitted – BL9120****Sub-Section 13.9.5 Subdivision Regulations – BL8528****Sub-Section 13.9.6 Development Regulations – BL8367****Sub-Section 13.9.7 Other Regulations – BL8528*****Section 13.10 – RM4 – Low Density Multiple Housing*****Sub-Section 13.10.2 Principal Uses – BL8528, BL9120, BL9766****Sub-Section 13.10.3 Secondary Uses – BL8654, BL8528, BL9292, BL10300****Sub-Section 13.10.4 Buildings and Structures Permitted – BL9120****Sub-Section 13.10.7 Other Regulations – BL8367, BL8528*****Section 13.11 – RM5 – Medium Density Multiple Housing*****Sub-Section 13.11.2 Principal Uses – BL9120, BL9766****Sub-Section 13.11.3 Secondary Uses – BL8654, BL9292, BL10300****Sub-Section 13.11.4 Buildings and Structures Permitted – BL9120****Sub-Section 13.11.6 Development Regulations – BL8367****Sub-Section 13.11.7 Other Regulations – BL8528*****Section 13.12 – RM6 – High Rise Apartment Housing*****Sub-Section 13.12.2 Principal Uses – BL9120, BL9766****Sub-Section 13.12.3 Secondary Uses – BL8654, BL9292, BL10300****Sub-Section 13.12.4 Buildings and Structures Permitted – BL9120****Sub-Section 13.12.6 Development Regulations – BL8528****Sub-Section 13.12.7 Other Regulations – BL8528*****Section 13.13 – RM7 – Mobile Home Park*****Sub-Section 13.13.2 Principal Uses – BL9120****Sub-Section 13.12.3 Secondary Uses – BL10300****Sub-Section 13.13.4 Buildings and Structures Permitted – BL9120****Sub-Section 13.13.6 Development Regulations – BL8367****Sub-Section 13.13.7 Other Regulations – BL8367**