

## 6.15. RC - COMPREHENSIVELY PLANNED RESIDENTIAL DISTRICT

### 6.15.1. RC Purpose

The purpose of this District is to accommodate a range and an appropriate distribution of dwelling forms that provides for more efficient utilization of land in new neighbourhoods, while encouraging diversity of built form within a low-density residential setting. A range of housing types consist of low density housing including multi-attached housing under certain conditions.

### 6.15.2. RC Permitted and Discretionary Uses

#### (a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.15.2 (b) and (c) shall ensure:

#### i. None

(b) RC Permitted	(c) RC Discretionary
<ul style="list-style-type: none"> <li>- Duplex</li> <li>- Home Office</li> <li>- Multi-Attached Housing</li> <li>- Secondary Suite</li> <li>- Semi-Detached Housing</li> <li>- Single Detached Housing</li> </ul> <p>Accessory development to any use listed in subsection 6.15.2(b)</p>	<ul style="list-style-type: none"> <li>- Bed and Breakfast</li> <li>- Group Home (Limited)</li> <li>- Home Business</li> <li>- Show Home</li> <li>- Temporary Sales Centre</li> </ul> <p>Accessory development to any use listed in subsection 6.15.2(c)</p>

### 6.15.3. RC Site Subdivision Regulations for Single Detached Housing and Duplexes

	Interior Site	Corner Site
(a) Site Width	9.1m minimum	10.6m minimum
(b) Site Depth	34.0m minimum	

#### 6.15.4. RC Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum	9.1m minimum
(b) Site Depth	34.0m minimum	

#### 6.15.5. RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane 4.5m maximum with a lane Where the use of semi-detached housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m
		6.0m minimum without a lane 7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.2m minimum for Single Detached Housing & Duplex 1.5m minimum for Semi-Detached Housing	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	45% maximum for principal building	
	52% maximum for all buildings and structures	

#### 6.15.6. RC Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
(a) Site Width	6.1m minimum for an internal unit	8.5m minimum
	7.3m minimum for an end unit	
(b) Site Depth	34.0m minimum	

#### 6.15.7. RC Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane
		4.5m maximum with a lane
		Where the use of semi-detached housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m
	Flanking Yard	3.0m minimum on a corner site
		4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum	
	6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.5m minimum	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	45% maximum for principal building	
	52% maximum for all buildings and structures	
(f) Density	Maximum of one dwelling unit per site	

#### **6.15.8. Additional Development Regulations for RC**

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.

#### **6.15.9. Additional Subdivision and Development Regulations for Multi-Attached Housing**

- (a) Groupings of Multi-Attached Developments shall be integrated with lower density dwelling forms to maintain a low-density residential character;
- (b) Multi-Attached Housing shall not exceed four (4) units per building; and
- (c) There shall be no more than three (3) Multi-Attached Buildings in succession. For the purposes of this subsection, buildings of Multi-Attached Housing shall be considered to be in succession if side property lines are separated by a lane.