

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