

SECTION 15 -- URBAN HOUSING ZONES

15.1. RU1 – Small-Scale Multiple Housing

Deleted and replaced by Bylaw 1238, 2024

15.1.1. Purpose

The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses, on medium-sized serviced urban lots.

15.1.2. Principal Uses

- (a) group homes, minor
- (b) single dwelling housing
added by Bylaw 1238, 2024
- (c) small-scale multiple housing

15.1.3. Secondary Uses

- (a) bed and breakfast homes
- (b) care centres, minor
- (c) home occupations
- (d) secondary suite
- (e) utility services, minor impact
- (f) short term vacation rental
added by Bylaw 1238, 2024
- (g) accessory suite

Added by Bylaw 1053

15.1.4. Buildings and Structures Permitted

- (a) one single detached house
- (b) accessory buildings or structures
added by Bylaw 1238, 2024
- (c) small-scale multiple housing

15.1.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 500 m².
- (b) WIDTH
The minimum lot width is 15.0 m.
- (c) DEPTH
The minimum lot depth is 30.0 m.

deleted and replaced by Bylaw 1238, 2024

15.1.6. Development Regulations

- (a) SITE COVERAGE
 - (i) Single Dwelling Housing and Group Home, Minor: The maximum site

coverage is 40% and together with driveways and parking areas, shall not exceed 50%.

- (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.

(b) HEIGHT

- (i) Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys
- (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
- (iii) Accessory buildings and structures: The maximum height is 5.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.

(c) FRONT YARD

- (i) Single Dwelling Housing and Group Home, Minor: The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
- (ii) Small-Scale Multiple Housing: The minimum front yard is 4 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.

(d) SIDE YARD

- (i) Single Dwelling Housing and Group Home, Minor: The minimum side yard is 2.0m, except that it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street, or when required by subparagraph 15.1.6 (e).
- (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.

(e) REAR YARD

- (i) Single Dwelling Housing and Group Home, Minor: The minimum rear yard is 6.0 m except 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. This does not apply if the garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.
- (ii) Small-Scale Multiple Housing: The minimum rear yard is 3 m.
- (iii) Accessory Buildings and Structures: The minimum rear yard is 1.5m, except it is 3 m for an accessory building containing an accessory suite.

(f) SETBACK BETWEEN PRINCIPAL BUILDINGS

Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.

15.1.7. Other Regulations

(a) SECONDARY SUITE AND ACCESSORY SUITES

- (ii) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
 - (iii) Only one secondary suite or one accessory suite is permitted per parcel.
 - (iv) Notwithstanding Section 15.1.7 (a)(ii), a maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.
- (b) REAR LANE
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 areas where the topography would require the slope of such access to exceed 15%.
- (c) HOUSING AGREEMENTS
Where a housing agreement has been entered into pursuant to Section 7.10, smaller lot dimensions may be permitted.
- (d) ADDITIONAL REGULATIONS
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.
- (e) SMALL-SCALE MULTIPLE HOUSING
Notwithstanding 15.1.2(c), small-scale multiple housing is only permitted on lots:
 - (i) Located within the urban containment boundary;
 - (ii) Connected to municipal sewer and water services; and
 - (iii) 4,050m² or smaller in lot size.
- (f) PRIVATE OPEN SPACE
Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.

Where a housing agreement has been entered into pursuant to Section 7.10, smaller lot dimensions may be permitted.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.