

Amending Bylaws	10.3	RS3: Single Residential		RS3
	10.3.1	<p>Purpose The purpose of this zone is to foster an urban lifestyle on properties larger than 400 m², primarily with lanes, for innovative, cluster housing, and compact housing. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.</p>		
	10.3.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, single detached 	Bylaw 8896	10.3.3
				<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • secondary dwellings • secondary suite
	10.3.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 12.0 m. 2. The minimum lot area is 400 m². 3. The maximum lot area is 845 m². 		
	10.3.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 45%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal buildings on the site is 3.0 m. 		
Bylaw 8896 Bylaw 9041	10.3.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m². 2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 		
Bylaw 8256				
Bylaw 8896 Bylaw 9041				
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Bylaw 8896 Bylaw 8896 Bylaw 9041	10.3.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		