

<b>Bylaw 8603</b>	<b>10.4</b>	<b>RS4: Urban Residential</b>		<b>RS4</b>
	<b>10.4.1</b>	<p><b>Purpose</b>                  The purpose of this zone is to accommodate single detached housing on lots with lane access. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.</p>		
	<b>10.4.2</b>	<p><b>Principal Uses</b></p> <ul style="list-style-type: none"> <li>• community care facility, minor</li> <li>• housing, single detached</li> </ul>	<b>Bylaw 8896</b>	<p><b>10.4.3</b></p> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• home business 1</li> <li>• home business 2</li> <li>• secondary suite</li> <li>• secondary dwelling</li> </ul>
	<b>10.4.4</b>	<p><b>Subdivision Regulations</b></p> <ol style="list-style-type: none"> <li>1. The minimum lot width is 7.5 m.</li> <li>2. The maximum lot width is 12.0 m.</li> <li>3. The minimum lot area is 225 m<sup>2</sup>.</li> <li>4. The maximum lot area is 600 m<sup>2</sup>.</li> </ol>		
	<b>10.4.5</b>	<p><b>Building Site Coverage</b></p> <ol style="list-style-type: none"> <li>1. For lot widths less than 9.0 m with lane access, the maximum site coverage is 50%.</li> <li>2. For lot widths less than 9.0 m without lane access, the maximum site coverage is 45%.</li> <li>3. For lot widths 9.0 m to 12.0 m, the maximum site coverage is 45%.</li> <li>4. For lot widths greater than 12.0 m, the maximum site coverage is 40%.</li> </ol>		
<b>Bylaw 8256</b>	<b>10.4.6</b>	<p><b>Principal Development Regulations</b></p> <ol style="list-style-type: none"> <li>1. The maximum residential density is one principal dwelling.</li> <li>2. For lot widths less than 9.0 m:                         <ol style="list-style-type: none"> <li>a) The maximum height is 9.0 m; and</li> <li>b) The maximum number of storeys is 2.0.</li> </ol> </li> <li>3. For lot widths 9.0 m to 12.0 m:                         <ol style="list-style-type: none"> <li>a) The maximum height is 10.0 m; and</li> <li>b) The maximum number of storeys is 2.5.</li> </ol> </li> <li>4. For lot widths greater than 12.0 m:                         <ol style="list-style-type: none"> <li>a) The maximum height is 10.0 m; and</li> <li>b) The maximum number of storeys is 2.5.</li> </ol> </li> <li>5. The minimum front yard is 4.5 m.</li> <li>6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.</li> <li>7. The minimum rear yard is 6.0 m.</li> <li>8. The minimum setback between principal building and secondary dwelling is 3.0 m.</li> </ol>		
<b>Bylaw 8896</b> <b>Bylaw 9041</b>				
<b>Bylaw 8256</b>	<b>10.4.7</b>	<p><b>Accessory Development</b></p> <ol style="list-style-type: none"> <li>1. For lot widths less than 9.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 60.0 m<sup>2</sup>.</li> <li>2. For lot widths 9.0 m to 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m<sup>2</sup>.</li> <li>3. For lot widths greater than 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m<sup>2</sup>.</li> <li>4. The maximum height is 5.0 m, except it is 7.0 m for carriage housing.</li> </ol>		
<b>Bylaw 8896</b>				

Bylaw 9041

Bylaw 8896  
Bylaw 9041

Bylaw 8896  
Bylaw 9041  
Bylaw 8896  
Bylaw 9041

5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m (, except it is 1.5 m for carriage and cottage housing.
7. The minimum exterior side yard is 3.0 m.
8. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.

#### **10.4.8 Other Regulations**

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.