

390 – Urban Residential Hybrid Zone (RSH) (B/L 2817-2018)

RSH

Intent: To accommodate conventional single detached dwellings and fee simple mobile homes on urban lots

390.1 Permitted Uses

Permitted Uses Table for RSH Zone	
Principal Uses	
.1	Single Detached Dwelling
Accessory Uses	
.2	Home Occupation Level 2
.3	Short-Term Rental Accommodations (B/L 3670-2025)

390.2 Site Specific Permitted Uses

n/a

390.3 Development Regulations

Development Regulations Table for RSH Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5
.2 Minimum Setbacks (Front Lot Line)	a. Single Detached Dwelling – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Single Detached Dwelling – 6.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Single Detached Dwelling – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Single Detached Dwelling – 4.5 m b. Accessory Building or structure – 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Single Detached Dwelling – 7.5 m or two Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot coverage (maximum)	a. 40%

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390.4 Subdivision Regulations

Subdivision Regulations Table for RSH Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 540 m ² b. Corner Lot – 610 m ² c. Interior Through Lot – 540 m ² d. Corner Through Lot – 610 m ² e. Panhandle Lot – 750 m ²
.2 Lot Width (minimum)	a. Interior Lot – 15.0 m b. Corner Lot – 18.0 m c. Interior Through Lot – 15.0 m d. Corner Through Lot – 18.0 m e. Panhandle Lot – 18.0 m
.3 Lot Depth (minimum)	a. Interior Lot – 25.0 m b. Corner Lot – 25.0 m c. Interior Through Lot – 30.0 m d. Corner Through Lot – 30.0 m e. Panhandle Lot – 30.0 m

390.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

390.6 Conditions of Use

- .1 An approved A277 or Z240 approved manufactured or mobile home may be permitted as a Single Detached Dwelling, provided any additions or alterations are in full compliance with the Development Regulations of this zone.