

330 – Suburban Residential Zone (SR)

(B/L 3246-2022, 3670-2025)

SR

Intent: To accommodate Single Detached Dwellings on suburban Lots

330.1 Permitted Uses (B/L 3670-2025)

Permitted Uses Table for SR Zone
Principal Uses .1 Residential Care .2 Single Detached Dwelling .3 Supported Housing (B/L 3249-2022)
Accessory Uses .4 Accessory Produce Sales .5 Short-Term Rental Accommodation .6 Boarding .7 Coach House .8 Home Occupation – Level 3, on a Lot outside the Agricultural Land Reserve (B/L 3246-2022) .9 Home Occupation – Level 4, on a Lot within the Agricultural Land Reserve (B/L 3246-2022) .10 Secondary Suite

330.2 Site Specific Permitted Uses

- .1 Community Service, limited to an activity and education centre for a maximum of 15 persons with developmental disabilities, shall be a permitted Use on the following Lot:
 - a. PID: 008-267-286
Legal Description:
Lot 7 District Lot 48 Group 2 NWD Plan 14869 and Parcel “One” (Explanatory Plan 12483) of Parcel “A” (Reference Plan 1692) District Lot 42 Group 2 NWD

Editorial Note
Known civically as: 2837 Babich St (B/L 3159-2021)

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330.3 Development Regulations

Development Regulations Table for SR Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Coach House – 6.0 m c. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Coach House – 1.8 m c. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Coach House – 4.5 m c. Accessory Building or Structure – 4.5 m d. Garage with driveway access across Exterior Side Lot Line – 6.0m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m b. Between Principal Building and Coach House – 6.0 m c. Between Coach House and other Accessory Building or Structure – 1.5 m d. Between two Accessory Buildings or Structures – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less
.8 Lot Coverage (maximum)	a. 20% (B/L 2551-2016)

330.4 Subdivision Regulations

Subdivision Regulations Table for SR Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 0.4 ha
.2 Lot Width (minimum)	a. 25% of Lot Depth
.3 Lot Depth (minimum)	n/a

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330.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-Street parking.

330.6 Conditions of Use

- .1 A Coach House shall only be permitted on a Lot that is greater than 0.4 hectares in area. (B/L 3246-2022)
- .2 A Coach House or Secondary Suite shall:
 - a. be limited to one such Use per Lot and to a maximum Floor Area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is accessory, whichever is less; and
 - b. not be operated where there is a Residential Care, Supported Housing or Boarding Use on the Lot. (B/L 3249-2022, 3246-2022)

Editorial Note

The ALC Act limits the size of a single detached dwelling in the ALR, subject to some exceptions. See Zoning Bylaw section 140 for regulations applicable to ALR house size and accessory buildings.