

340 – Urban Estate Residential Zone (RS1) (B/L 3249-2022, 3670-2025)

RS1

Intent: To accommodate single detached Dwellings on large urban Lots

340.1 Permitted Uses

Permitted Uses Table for RS1 Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	Supported Housing (B/L 3249-2022)
.4	Boarding House (B/L 3249-2022)
Accessory Uses	
.5	Short-Term Rental Accommodation (B/L 3670-2025)
.6	Boarding
.7	Home Occupation Use – Level 2
.8	Secondary Suite

340.2 Site Specific Permitted Uses

n/a

340.3 Development Regulations

Development Regulations Table for RS1 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.50
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 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. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 33%

340.4 Subdivision Regulations

Subdivision Regulations Table for RS1 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,620 m ²
.2 Lot Width (minimum)	a. 30.0 m
.3 Lot Depth (minimum)	n/a

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340.5 Landscaping and Off-Street

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

340.6 Conditions of Use

.1 [Repealed; (B/L 3249-2022)]