

350 – Urban Residential Zone (RS3)

(B/L 3670-2025)

RS3

Intent: To accommodate Single Detached Dwellings on medium urban-sized Lots

350.1 Permitted Uses

| Permitted Uses Table for RS3 Zone | |
|-----------------------------------|--|
| Principal Uses | |
| .1 | Residential Care |
| .2 | Single Detached Dwelling |
| .3 | Supported Housing (3249-2022) |
| .4 | Boarding House (3249-2022) |
| Accessory Uses | |
| .5 | Short-Term Rental Accommodations (B/L 3670-2025) |
| .6 | Boarding |
| .7 | Home Occupation – Level 2 |
| .8 | Secondary Suite |

350.2 Site Specific Permitted Uses and Densities

- .1 Short-Term Rental Accommodation with a maximum of eight sleeping units for a maximum of twenty guests shall be a permitted Use on the following Lot, provided it is developed in conjunction with a Single Detached Dwelling: (B/L 3670-2025)
 - a. PID: 027-534-901
Legal Description:
Lot 3 Section 15 Township 13 NWD Plan BCP36423

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| Editorial Note |
| Known civically as: 2379 Chardonnay Lane |

(B/L 3159-2021)
- .2 Notwithstanding section 350.1, an Accessory Residential Use and a pre-School licensed under the applicable enactments for a maximum of 25 children in attendance at any time and no other Uses shall be permitted on the following Lot:
 - a. PID: 025-408-135
Legal Description:
Lot 3 Section 17 Township 13 NWD Plan LMP53371

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| Editorial Note |
| Known civically as: 3459 Goldfinch St |

(B/L 3159-2021)
- .3 A maximum Density of 0.55 Floor Space Ratio shall be permitted on the following Lot:
 - a. PID: 018-855-717
Legal Description:
Lot A Section 24 Township 13 NWD Plan LMP17942

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| Editorial Note |
| Known civically as: 3183 Curlew Dr |

(B/L 3159-2021)

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- .4 An Accessory Child Care Centre licensed under the applicable enactments, for a maximum of 40 children in attendance at any time shall be permitted on the following Lot:

- a. PID: 025-408-135

Legal Description:

Lot 3 Section 25 Township 13 New Westminster District Plan LMP53371. (B/L 2311-2014, 3159-2021)

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| Editorial Note |
| Known civically as: 3459 Goldfinch St |

- .5 [N/A]

- .6 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot:

- a. PID: 017-508-479

Legal Description:

Lot 55 District Lot 204 Group 2 New Westminster District Plan LMP1893

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| Editorial Note |
| Known civically as: 34511 Thoreau Ave |

(B/L 3159-2021)

350.3 Development Regulations

| Development Regulations Table for RS3 Zone | |
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| 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 – 6.0 m b. Accessory Building or Structure – 1.0 m |
| .4 Minimum Setbacks (Interior Side Lot Line) | a. Principal Building – 1.5 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. 40% |

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350.4 Subdivision Regulations

| Subdivision Regulations Table for RS3 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 |

350.5 Landscaping and Off-Street Parking

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

350.6 Conditions of Use

.1 [*Repealed*. B/L 3299-2022]