

355 – Urban Residential Zone (RS3-A)

RS3-A

Intent: To accommodate Single Detached Dwellings without Secondary Suites on medium urban-sized Lots

355.1 Permitted Uses

Permitted Uses Table for RS3-A Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed] (B/L 3249-2022)
.4	Boarding House (B/L 3249-2022)
Accessory Uses	
.5	Bed And Breakfast
.6	Boarding
.7	Home Occupation - Level 2

355.2 Site Specific Permitted Uses (B/L 3159-2021)

- .1 Notwithstanding Section 140 [General Regulations], a Bed and Breakfast may have a maximum of 8 sleeping units for a maximum of 20 guests on the following Lot:
 - a. PID: 027-534-901
Legal Description:
Lot A Section 15 Township 13 NWD Plan BCP36423

Editorial Note
Known civically as: 2379 Chardonnay Lane

355.3 Development Regulations

Development Regulations Table for RS3-A 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 – 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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355.4 Subdivision Regulations

Subdivision Regulations Table for RS3-A 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

355.5 Landscaping and Off-Street Parking

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

355.6 Conditions of Use

n/a