

# 360 - Duplex Residential Zone (RS4)

# RS4

**Intent:** To accommodate Single Detached Dwellings or Duplexes (strata and fee simple) on urban Lots

## 360.1 Permitted Uses

Permitted Uses Table for RS4 Zone	
<b>Principal Uses</b>	
.1	Duplex
.2	Residential Care
.3	Single Detached Dwelling
.4	[Repealed.] (B/L 3249-2022)
<b>Accessory Uses</b>	
.5	Boarding
.6	Home Occupation – Level 1 (in Duplex dwelling units)
.7	Home Occupation – Level 2 (in Single Detached Dwellings)
.8	Secondary Suite – Single Detached Dwellings only
.9	Short-Term Rental Accommodations (B/L 3670-2025)

## 360.2 Site Specific Permitted Uses (B/L 2712-2018; B/L 3159-2021)

- .1 A Density (maximum) of 0.55 Floor Space Ratio shall be permitted on the following Lot:

- a. PID: 031-065-431

Legal Description:

Lot B Section 17 Township 16 Plan EPP89074 NWD

Editorial Note

Known civically as: 32319 Dolphin Crescent

## 360.3 Development Regulations

Development Regulations Table for RS4 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.50
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 8.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 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

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.8 Lot Coverage (maximum)	a. 40%
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## 360.4 Subdivision Regulations

Subdivision Regulations Table for RS4 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Single Detached Dwelling – 464 m <sup>2</sup> b. Duplex – 557 m <sup>2</sup> c. Duplex (constructed on Interior Side Lot Line) – 278 m <sup>2</sup>
.2 Lot Width (minimum)	a. Single Detached Dwelling (interior Lot) – 15.0 m b. Single Detached Dwelling (Corner Lot) – 16.5 m c. Duplex – 18.0 m d. Duplex (constructed on Interior Side Lot Line) – 9.0 m
.3 Lot Depth (minimum)	a. Interior Lot – 25.0 m b. Corner Lot – 25.0 m c. Interior Through Lot – not permitted d. Corner Through Lot – not permitted e. Panhandle Lot – not permitted

## 360.5 Landscaping and Off-Street Parking

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

## 360.6 Conditions of Use

- .1 [Repealed.] (B/L 3249-2022)
- .2 A Supported Housing Use shall only be permitted within a Single Detached Dwelling. (B/L 3249-2022)
- .3 Minimum Interior Side Lot Line Setback requirements do not apply to Principal or Accessory Buildings in relation to an Interior Side Lot Line that separates the Dwelling Units in a Duplex.