

370 – Residential Zone (RS5)

RS5

Intent: To accommodate Single Detached Dwellings on standard Lots without lane access

370.1 Permitted Uses

Permitted Uses Table for RS5 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.3	[Repealed.]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	
.4	Boarding
.5	Home Occupation - Level 2
.6	Secondary Suite

370.2 Site Specific Permitted Uses (B/L 2683-2017, 2693-2017, 2644-2016, 2787-2017, 2924-2019, 3014-2020, 3159-2021, 3027-2020)

- .1 A maximum Density of 0.55 Floor Space Ratio, shall be permitted on the following Lot:
 - a. PID: 030-821-878
Legal Description:
Lot B Section 19 Township 16 Plan EPP86413 NWD

Editorial Note
Known civically as: 3016 Princess St
 - b. PID: 030-821-860
Legal Description:
Lot A Section 19 Township 16 Plan EPP86413 NWD

Editorial Note
Known civically as: 3010 Princess St
- .2 A maximum Density of 0.50 Floor Space Ratio, shall be permitted on the following Lot:
 - a. PID: 005-671-019
Lot 333 Section 14 Township 16 Plan New Westminster District
Plan 58759
- .3 A maximum Density of 0.50 Floor Space Ratio, shall be permitted on the following Lots:
 - a. PID: 029-440-131
Lot 3 Section 20 Township 13 New Westminster District
Plan EPP31904
 - b. PID: 029-440-106
Lot 2 Section 20 Township 13 New Westminster District
Plan EPP 31904

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370.3 Development Regulations

Development Regulations Table for RS5 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65
.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 – 5.0 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 – 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. 45%

370.4 Subdivision Regulations

Subdivision Regulations Table for RS5 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 420 m ² b. Corner Lot – 480 m ² c. Interior Through Lot – not permitted d. Corner Through Lot – not permitted e. Panhandle Lot – not permitted
.2 Lot Width (minimum)	a. 13.0 m
.3 Lot Depth (minimum)	a. 22.5 m

370.5 Landscaping and Off-Street Parking

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

370.6 Conditions of Use

.1 [Repealed.]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