

380 – Compact Lot Residential Zone (RS6)

RS6

Intent: To accommodate Single Detached Dwellings on compact Lots

380.1 Permitted Uses

Permitted Uses Table for RS6 Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed.] (B/L 3249-2022)
Accessory Uses	
.4	Boarding
.5	Home Occupation – Level 1
.6	Short-Term Rental Accommodations (B/L 3670-2025)

380.2 Site Specific Permitted Uses (B/L 2763-2017, B/L 3159-2021)

- .1 Notwithstanding Section 380.3.1a, the maximum Density of 0.55 Floor Space Ratio, shall be permitted on the following Lots:

a.

PID: 031-180-191

Legal Description:

Lot 1 Section 17 Township 16 Plan EPP100807 NWD

Editorial Note

Known civically as: 2384 Beaver Street

380.3 Development Regulations (B/L 2422-2015, 3159-2021)

Development Regulations Table for RS6 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.65 b. Gross Floor Area for Lots greater than 420 m ² – 273 m ²
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – no less than the Setback of the Building Face of the Principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building with lane access – 14.0 m b. Principal Building without lane access – 4.5 m c. 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

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.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
.8 Lot Coverage (maximum)	a. 45%

380.4 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for RS6 Zone – With Rear Lane Access	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 300 m ² b. Corner Lot – 360 m ²
.2 Lot Width (minimum)	a. Interior Lot – 9.5 m b. Corner Lot – 11.5 m
.3 Lot Depth (minimum)	a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m

380.5 Subdivision Regulations (Lots without Rear Lane Access)

Subdivision Regulations Table for RS6 Zone – Without Rear Lane Access	
Column I	Column II
.1 Lot Size (minimum)	a. 300 m ²
.2 Lot Width (minimum)	a. 12.0 m
.3 Lot Depth (minimum)	a. 22.5 m

380.6 Landscaping and Off-Street Parking

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

380.7 Conditions of Use (B/L 3159-2021)

- .1 Notwithstanding Section 380.3.2.a, in the case of the Principal Building constructed on a Lot with municipal lane access, where access to the Lot is provided from the lane, the minimum Principal Building Front Lot Line Setback may be reduced to 3.0 m.