

387 – Coach House Residential Zone (RCH) [B/L 3249-2022]

RCH

Intent: To accommodate Single Detached Dwellings and Coach Houses on urban Lots with municipal lane access in the Urban 3 – Infill Land Use Designation and new neighbourhoods.

387.1 Permitted Uses

Permitted Uses Table for RCH Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
Accessory Uses	
.3	Boarding
.4	Coach House
.5	Home Occupation - Level 1
.6	Short-Term Rental Accommodations (B/L 3670-2025)

387.2 Site Specific Development Regulations

n/a

387.3 Development Regulations

Development Regulations Table for RCH Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5, excluding the Floor Area of a Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 13.5 m b. Accessory Building or Structure – 1.0 m
.4 Maximum Setbacks (Rear Lot Line)	a. Accessory Building or Structure with Coach House – 1.5 m
.5 Minimum Setbacks (Interior Side Lot Line – Coach House side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 0.3 m, except 0.0 m where constructed on the Interior Side Lot Line
.6 Minimum Setbacks (Interior Side Lot Line – Parking side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 2.9 m
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m

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RCH

.8 Minimum Setbacks between Buildings	<ul style="list-style-type: none"> a. Between Principal Building and Accessory Building or Structure with Coach House – 6.0 m b. Between Principal Building and Accessory Building or Structure – 1.5 m c. Between Accessory Building or Structure and Accessory Building or Structure with Coach House – 1.5 m
.9 Height (maximum)	<ul style="list-style-type: none"> a. Principal Building - 8.5 m or three Storeys, whichever is less b. Accessory Building or Structure - 4.5 m c. Accessory Building or Structure with Coach House – 6.5 m or 2 Storeys, whichever is less
.10 Maximum vertical distance of Basement above ground	<ul style="list-style-type: none"> a. 1.4 m above average Finished Grade
.11 Lot Coverage (maximum)	<ul style="list-style-type: none"> a. 50%

387.4 Subdivision Regulations

Subdivision Regulations Table for RCH Zone	
Column I	Column II
Lot Size (minimum)	<ul style="list-style-type: none"> a. Interior Lot – 300 m² b. Corner Lot – 360 m² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Lot Width (minimum)	<ul style="list-style-type: none"> a. Interior Lot – 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Front Lot Line length (minimum)	<ul style="list-style-type: none"> a. Interior Lot - 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Rear Lot Line length (minimum)	<ul style="list-style-type: none"> e. Interior Lot - 9.0 m f. Corner Lot – 11.0 m g. Through Lot – Not permitted h. Panhandle Lot – Not permitted
Lot Depth (minimum)	<ul style="list-style-type: none"> a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

387.5 Landscaping

Last modified: July 15, 2025

Section 387-Page 2 of 4
Zoning Bylaw No. 2400-2014



387 – Coach House Residential Zone (RCH) [B/L 3249-2022]

RCH

- .1 Refer to Section 140 for requirements pertaining to landscaping.

387.6 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

387.7 Conditions of Use

- .1 A Coach House:
- a. be limited to one such Use per Lot;
 - b. be limited to a maximum floor area not greater than the total floor area of the detached garage, or 55 m², whichever is less, and for the purpose of calculation, floor area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m;
 - c. be located on the same Lot as the Principal Building;
 - d. be located on a Lot other than a Panhandle or Through Lot;
 - e. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards);
 - f. not be located between the Principal Building and the Front Lot Line;
 - g. not be operated where there is a Residential Care or Boarding Use on the Lot;
 - h. be permitted where all the vehicular access for the required off street parking for Principal and Accessory Uses is provided off the municipal lane.
- .3 In the case of a Coach House constructed on the Interior Side Lot Line – Coach House side, the Coach House shall be simultaneously designed and constructed in conjunction with a second Coach House located on the Interior Side Lot Line – Coach House side of an adjacent Lot utilizing a party wall agreement.
- .4 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
- a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
 - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
 - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the Storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
 - d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of
Gross Floor Area.

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