

395 – Residential Corner Store (RCS)

(B/L 2798-2018, 3249-2022)

RCS

Intent: To accommodate residential uses with accessory commercial Uses in primarily residential areas in the Urban 3 – Infill or Urban 4 – Detached Land Use Designations in accordance with the policy contained within the Official Community Plan

395.1 Permitted Uses

Permitted Uses Table for RCS Zone	
Principal Uses	
.1	Duplex
.2	Residential Care
.3	Single Detached Dwelling
Accessory Uses	
.4	Boarding
.5	Child Care Centre
.6	Coffee Shop
.7	Health Care Office
.8	Home Occupation – Level 1 (in Duplex dwelling units)
.9	Home Occupation – Level 2 (in Single Detached Dwellings)
.10	Non-Permanent Commercial
.11	Office
.12	Personal Service Establishment
.13	Restaurant
.14	Retail
.15	Secondary Suite – Single Detached Dwellings only
.16	Short-Term Rental Accommodations (B/L 3670-2025)

395.2 Site Specific Permitted Uses

n/a

395 – Residential Corner Store (RCS)

RCS

395.3 Development Regulations

Development Regulations Table for RCS 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
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 1.0
.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
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 7.5 m or two Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 40%

395.4 Subdivision Regulations

Subdivision Regulations Table for RCS Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 400 m ²
.2 Lot Width (minimum)	a. n/a
.3 Lot Depth (minimum)	a. n/a

395.5 Landscaping and Off-Street Parking

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

395 – Residential Corner Store (RCS)

RCS

395.6 Conditions of Use

- .1 An Accessory commercial Use shall:
 - a. be fully contained within the same Building as the Principal Use on the Lot;
 - b. be fully contained within a single parcel;
 - c. be a minimum of 400 m from the nearest Neighbourhood Centre as shown on Map 1 of the Official Community Plan;
 - d. be a minimum of 400 m from other existing Corner Stores;
 - e. be on a corner when located on a Local Road, as shown on Map 4 of the Official Community Plan; and
 - f. be limited to 400 m² total commercial floor area (200 m² when on a Local Road only).
- .2 [Repealed.] (B/L 3249-2022)
- .3 For an Accessory Child Care Centre, 1 Parking Space per 10 children in care is required. (B/L 3249-2022)