

PART 10 – RESIDENTIAL ZONES

10.1. WESTBANK CENTRE COMPACT RESIDENTIAL ZONE (RC1)

.1 Purpose

To accommodate low to medium density residential uses on parcels of land in Westbank Centre that are 325 m² and larger in area.

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling
- (c) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings, and structures
- (b) Care facility, minor
- (c) Carriage house
- (d) Home based business, major
- (e) Secondary suite

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3498.3 ft ²)
(b)	Minimum parcel frontage	9.0 m (29.5 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Townhouse	1.2 FAR
ii.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage	40%
(e)	Maximum building height:	
i.	Single detached dwelling, duplex and townhouse	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft) except it is 4.5 m (14.8 ft) for townhouses