

10.5. SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
 (b) Bed and breakfast
 (c) Care facility, minor
 (d) Carriage House
 (e) Home based business, major
 (f) Secondary suite
 (g) Short term accommodation

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling/caretakers residence

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Single detached dwelling	1 per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
i.	Single detached dwelling	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		
(g)	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	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations – Reserved

no case shall the driveway providing access to the required spaces exceed a slope of 12%.

.5 Surface Materials

- (a) Parking and loading areas shall have a durable, dust-free surface of concrete, asphalt, grasscrete, permeable or porous pavers or similar solid material, and shall be so graded and drained as to properly dispose of all surface water into the storm sewer system, if available, or alternatively to approved landscaped areas or an approved on-site drainage system.
- (b) Despite Section 4.3.5(a), any requirement for hard surfacing such as concrete or asphalt does not apply, provided that the surface is treated to prevent the carrying of dirt and dust off-site, to:
 - i. Park and open space uses;
 - ii. The Agricultural Zone (A1); and
 - iii. Parking and loading areas located to the rear of the principal building in an Industrial Zone.
- (c) Pedestrian connections through parking and loading areas shall be clearly delineated with pavement markings and signs.

.6 Waste and Recycling

- (a) Any waste, recycling bin, or waste storage and collection areas located within or adjacent to any parking or loading area shall:
 - i. Be clearly delineated and distinguished from the parking and loading spaces;
 - ii. Be located such that collection vehicles can gain access without undue interference with the use of parking and loading spaces for their intended purpose; and
 - iii. Be fenced or effectively screened by means of landscaping.

.7 Additional Width Required for Parking Spaces Adjacent to Structures

- (a) Any parking space that abuts a fence, wall or other structure greater than 0.3 m in height shall increase the width of the parking space by 0.3 m to enable the convenient opening of vehicle doors.

4.4 STANDARD PARKING SPACES

.1 Number of Spaces

- (a) The number of required parking spaces is specified in Table 4.1.

- (b) Where seating accommodation is the basis for a unit of measurement in Table 4.1, each 0.5 m (1.6 ft) of length of benches, pews and similar types of seating shall be deemed to be one seat.

Table 4.1 – Required parking spaces

USE	NUMBER OF REQUIRED PARKING SPACES
RESIDENTIAL AND RESIDENTIAL-RELATED	
Single detached dwelling, modular home, mobile home	2.0 per dwelling unit
Duplex	2.0 per dwelling unit
Secondary suite	1.0 per one bedroom dwelling 2.0 per two or more bedroom dwelling
Carriage house	1.0 per one bedroom dwelling 2.0 per two or more bedroom dwelling or 91 m ² (979.5 ft ²) of gross floor area or greater.
Townhouse	2.0 per dwelling unit
Apartment	
Bachelor or one bedroom	1.0 per dwelling unit
Two + bedroom	1.5 per dwelling unit
Congregate housing	0.5 per bedroom plus 0.5 spaces per non-resident on-duty employee or 3.0 spaces (whichever is greater)
Group home	0.75 per guest room
Bed and breakfast / Agri-tourism accommodation	1.0 per guest room
Short Term Accommodation	1 per one or two bedrooms; 2 per three or four bedrooms
Home based business	1.0 per employee that does not reside on the premises where the home based business is taking place and 1.0 per client (except a care facility, minor which shall have 1.0 per employee that does not reside on the premises where the home based business is taking place)
Live/work unit	1.0 per dwelling unit + applicable commercial parking (e.g. retail or office)
Caretaker unit	1.0 per unit
RESIDENTIAL – SPECIFIC REQUIREMENTS FOR WESTBANK CENTRE PLAN AREA ONLY (as defined in the 2011 Westbank Centre Revitalization Plan)	
Apartment or Townhouse	
Bachelor	1.0 per dwelling unit
One bedroom	1.0 per dwelling unit
Two bedroom	1.25 per dwelling unit
Three + bedrooms	1.5 per dwelling unit
AGRICULTURE	
Agriculture, general / intensive	1.5 per 100 m ² (1,076.4 ft ²) GFA for any commercial packaging or processing buildings
Agricultural market / produce stand	2.0 per 100 m ² (1,076.4 ft ²) GFA
Agricultural worker dwelling	1.0 per unit
COMMERCIAL AND INDUSTRIAL	
All uses in a Commercial Zone other than those specifically listed in this table	3.0 per 100 m ² (1,076.4 ft ²) GFA

All uses in an Industrial Zone, other than those specifically listed in this table	1.5 per 100 m ² (1,076.4 ft ²) GFA
Auctioneering establishment	5.0 per 100 m ² (1,076.4 ft ²)
Bank / financial services	2.5 per 100 m ² (1,076.4 ft ²) GFA
Boat launch	10 (developed in accordance with Section 4.8.2)
Building / garden supply	2.0 per 100 m ² (1,076.4 ft ²) GFA
Butcher, bakery, specialty grocery	4.0 per 100 m ² (1,076.4 ft ²) GFA
Bulk fuel depot	0.5 per 100 m ² (1,076.4 ft ²) GFA
Broadcasting studio	2.5 per 100 m ² (1,076.4 ft ²) GFA
Care facility	Minor – as per home based business requirement Major – 1.6 per 100 m ² (1,076.4 ft ²) GFA
Cannabis Production Facility	0.6 per 100 m ² (1,076.4 ft ²) GFA
Contractor services	2.0 per 100 m ² (1,076.4 ft ²) GFA
Entertainment facility, indoor	1.0 per 5 seats
Equipment repair or equipment rental	2.0 plus 1 per 100 m ² (1,076.4 ft ²) GFA
Food bank	2.0 per 100 m ² (1,076.4 ft ²) GFA
Funeral establishment	3.0 per 100 m ² (1,076.4 ft ²) GFA
Gasoline service station, vehicle washing facility	2.5 per 100 m ² (1,076.4 ft ²) GFA
Greenhouse or plant nursery (commercial)	6.0 per 100 m ² (1,076.4 ft ²) GFA
Grocery store	5.0 per 100 m ² (1,076.4 ft ²) GFA
Health / fitness facility	3.0 per 100 m ² (1,076.4 ft ²) GFA
Heavy industry, concrete plants and asphalt plants	1.0 per 100 m ² (1,076.4 ft ²) GFA
Hotel / motel / resort	1.0 per guest room
Industrial park	1.0 per 100 m ² (1,076.4 ft ²) GFA
Marina	1.0 per 2 boat slips
Motor vehicle sales, rental service and repair shops	1.7 per 100 m ² (1,076.4 ft ²) GFA
Office, general, postal or courier service, high technology business	2.5 per 100 m ² (1,076.4 ft ²) GFA
Office, medical / dental	4.0 per 100 m ² (1,076.4 ft ²) GFA
Outdoor storage	1.0 per 100 m ² (1,076.4 ft ²) GFA
Personal services establishment	As per retail requirement
Printing or publishing	1.5 per 100 m ² (1,076.4 ft ²) GFA
Restaurant/Coffee shop/ Neighbourhood Pub/Cabaret/Bar/Lounge	1.0 per 4 seats (including patio seating)
Retail, unless otherwise specifically listed in this table	- Units less than or equal to 1000 m ² (10,763.9 ft ²) GFA: 2.0 per 100 m ² (1,076.4 ft ²) - Units greater than 1000 m ² (10,763.9 ft ²) GFA: 3.0 per 100 m ² (1,076.4 ft ²)
Salvage yard	1.5 per 100 m ² (1,076.4 ft ²) GFA, minimum of 5
Veterinary clinic	3.0 per 100 m ² (1,076.4 ft ²) GFA
Alcohol Production Facility	-Units less than or equal to 100 m ² (1,076.4 ft ²) GFA tasting area: 2.0 per 100 m ² (1,076.4 ft ²) GFA -Units greater than 100 m ² (1,076.4 ft ²) GFA tasting area: 4.0 per 100 m ² (1,076.4 ft ²) GFA -Food and Beverage Service Lounge: 1.0 per 4 seats (including patio seating)
Tourist cabin or campsite	1.0 per unit

Warehouse / commercial storage	0.5 per 100 m ² (1,076.4 ft ²) GFA
Wholesale sales	2.5 per 100 m ² (1,075.4) GFA
INSTITUTIONAL	
All uses in the Institutional and Assembly Zone (P2) other than those specifically listed in this table	2.5 per 100 m ² (1,076.4 ft ²) GFA
Community and assembly hall	2.0 per 100 m ² (1,076.4 ft ²) GFA
Extended medical treatment facility	1.6 per 100 m ² (1,076.4 ft ²) GFA or 2.0 per patient room, whichever is greater
Fire, police and ambulance service	2.5 per 100 m ² (1,076.4 ft ²) GFA
School, elementary or middle	2.0 per classroom
School, secondary	5.0 per classroom
Temporary shelter service	1.0 per 5 beds, minimum of 3
College, university and commercial school	10.0 per classroom
RECREATION AND CULTURE	
All uses in the Park and Open Space Zone (P1) other than those specifically listed in this table (except for park and playground uses)	2.5 per 100 m ² (1,076.4 ft ²) GFA
Bowling alley	2.0 per alley
Curling rink	4.0 per curling sheet
Golf course	4.0 per hole
Golf driving range	1.0 per tee
Library, museum, art gallery, archives	2.0 per 100 m ² (1,076.4 ft ²) GFA
Racquet clubs	3.0 per court
Recreation services, indoor	3.0 per 100 m ² (1,076.4 ft ²) GFA
Recreation services, outdoor	2.5 per 100 m ² (1,076.4 ft ²) GFA or 6 per ha, whichever is greater

.2 Dimensions

- (a) All parking spaces shall be developed to the minimum dimensions specified in Table 4.2.

Table 4.2 – Parking space dimensions (Column headers are graphically depicted in Figure 4.1 - via letters A-G)

Angle (A)	Width (B)	Length (C)	Offset (D)	Depth (E)	One Way Access (F)	Two Way Access (G)
90°	2.75 m (9.0 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	6.0 m (19.7 ft)	7.0 m (23.0 ft)	7.0 m (23.0 ft)
60°	2.75 m (9.0 ft)	6.0 m (19.7 ft)	1.6 m (5.2 ft)	6.6 m (21.7 ft)	5.5 m (18.0 ft)	7.0 m (23.0 ft)
45°	2.75m (9.0 ft)	6.0 m (19.7 ft)	2.75 m (9.0 ft)	6.2 m (20.3 ft)	3.6 m (11.8 ft)	7.0 m (23.0 ft)
Parallel	2.5 m (8.2 ft)	7.0 m (23.0 ft)	0.0 m (0.0 ft)	2.5 m (8.2 ft)	3.5 m (11.5 ft)	7.0 m (23.0 ft)

- .5 A secondary suite shall not be permitted without connection to a community sewer system unless:
- (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .6 A secondary suite shall not be subdivided under the *Strata Property Act* from the principal single detached dwelling.
- .7 A secondary suite shall only be rented for rental periods of one month or greater, unless it is authorized as a short term accommodation as specified in Section 3.21.
- .8 A secondary suite is not permitted on a parcel that contains a bed and breakfast.
- .9 A secondary suite is not permitted on a parcel that contains a carriage house.

3.19 CARRIAGE HOUSES

- .1 The minimum parcel area required to accommodate a carriage house on a parcel with a single detached dwelling is specified in Table 3.8.

Table 3.8 Minimum parcel area

Zone	Minimum Parcel Area
RC1 & RC2	650 m ² (6,996.5 ft ²)
R1	1100 m ² (11,840.3 ft ²)
R1L, RU1, RU2, RU3, RU4, RU5 & A1	2,500 m ² (26,909.7 ft ²)

- .2 The maximum gross floor area of a carriage house is specified in Table 3.9.

Table 3.9 Maximum gross floor area

Zone	Maximum Gross Floor Area
RC1, RC2, R1, R1L, RU1	110 m ² (1,184 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less
RU2, RU3, RU4, RU5, A1	140 m ² (1,506.9 ft ²) or 75% of the floor area of the principal dwelling, whichever is less
Parcels within the ALR	90 m ² (968.7 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels less than 40 ha; or 140 m ² (1,506.9 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels greater than 40 ha

- .3 A carriage house requires a connection to a community water system unless:
- (a) Connection to a community water system is not available to the parcel. Should no connection be available, the applicant for building permit for the carriage house shall provide to the City:

- i. The certification of a professional engineer specializing in groundwater hydrology, registered to practice in the Province of B.C., that a sufficient on-site supply of year-round groundwater is available to serve the existing or proposed single detached dwelling and the proposed carriage house; or
 - ii. Confirmation from the Province that an existing water license(s) has the sufficient supply to serve the existing or proposed single detached dwelling and the proposed carriage house.
- .4 A carriage house requires a connection to a community sewer system unless:
 - (a) Connection to community sewer is not available to the parcel;
 - (b) The parcel has a minimum parcel area of 1 ha (2.4 ac); and
 - (c) The applicant for building permit for the carriage house provides to the City evidence that all filings with Interior Health that are required by Section 8 of the Sewerage System Regulation have been made.
- .5 Any carriage house over 1 storey in height shall provide a minimum of one parking space within the same building as the carriage house.
- .6 The entrance to the carriage house shall be a separate exterior entrance that does not require passage through any part of the building used for motor vehicle parking or accessory uses.
- .7 A carriage house shall be separated a minimum distance of 3 m (9.8 ft) from the single detached dwelling on the same parcel.
- .8 Where a carriage house is located within 25 m (82.02 ft) of a rear or interior side parcel boundary that abuts a residential or rural zone, a solid screen, consisting of either fencing or a hedge with a minimum height at maturity of 2.0 m (6.6 ft.), shall be provided and maintained along all or a portion of the boundaries that are adjacent to the carriage house and its outdoor amenity space.
- .9 A carriage house shall not include any decks or balconies over 0.6 m (2.0 ft) in height or roof top patios.
- .10 A carriage house shall not be subdivided under the *Strata Property Act* from the principal single detached dwelling.
- .11 A carriage house shall only be rented for rental periods of one month or greater, unless it is authorized as a short term accommodation as specified in Section 3.21.1
- .12 A carriage house is not permitted on a parcel that contains a secondary suite.

- .13 A carriage house is not permitted on a parcel that contains a bed and breakfast.
- .14 A carriage house is not permitted on a parcel that contains an agricultural worker dwelling.

3.20 BED AND BREAKFAST

- .1 A bed and breakfast shall only be conducted within a principal single detached dwelling.
- .2 An occupant of the single detached dwelling shall be the operator of the bed and breakfast.
- .3 No more than 4 guest rooms are permitted in a bed and breakfast and no more than 8 guests are permitted in a bed and breakfast at any one time.
- .4 Guest rooms shall only be rented for rental periods of less than 1 month.
- .5 A bed and breakfast is permitted to have no more than 1 non-internally illuminated sign to a maximum size of 3000 cm² (465 in²) that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m (4.9 ft) from any parcel boundary.
- .6 There shall be no exterior indication that a bed and breakfast is in operation on any parcel, except for permitted signage and required parking.
- .7 A bed and breakfast shall not be permitted without connection to a community sewer system unless:
 - (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .8 A bed and breakfast is not permitted on a parcel that contains a secondary suite or carriage house.
- .9 A bed and breakfast is not permitted on a parcel that contains a short term accommodation.

3.21 SHORT TERM ACCOMMODATIONS

- .1 A short term accommodation use shall only be conducted within a single detached dwelling, secondary suite or carriage house.
- .2 An occupant of the property shall be the operator of the short term accommodation. For certainty, an occupant shall be a principal resident of the property.