

6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop*, on a single parcel of land within the urban containment boundary, in a variety of building forms.

6.3.1 Permitted Principal Uses:

- 1) Only one (1) *principal use* is permitted on a parcel of land:
 - a) a *one-unit residential use*; or,
 - b) *house-plex*

6.3.2 Permitted Accessory Uses:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
 - a) an accessory child care centre in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) a *short term rental* in accordance with the provisions of Section 5.8.
 - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory uses* is permitted:
 - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3

6.3.3 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone are as follows:

Lot width	9.0m (29.531ft)
Lot depth	27.4m (89.9ft)
Lot area	280.00m ² (918.64ft ²)

6.3.4 Lot Coverage:

- 1) The maximum lot coverage is 50%.

6.3.5 Permitted Density:

- 1) The maximum permitted number of *dwelling units* on a parcel of land *based on* minimum *lot area* and location of a *prescribed bus stop*:

a)	Outside 400m radius from a <i>prescribed bus stop</i>	
i)	Lots upto 280m ²	Upto 3 dwelling units
ii)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 281m ²	Upto 4 dwelling units
ii)	Lots at least 281m ² or greater	Upto 6 dwelling units

6.3.6 Floor Area:

- 1) maximum residential gross floor area shall not exceed 1.05 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
- 2) maximum residential gross floor area shall not exceed 1.15 times the *lot area* for above 2 *dwelling units* to a maximum of 4 *dwelling units* on a parcel of land.
- 3) maximum residential gross floor area shall not exceed 1.25 times the *lot area* for above 4 *dwelling units* to a maximum of 6 *dwelling units* on a parcel of land.

6.3.7 Landscape Requirements:

- 1) The maximum *impermeable surface* area on the parcel of land is 80%;
- 2) The minimum *permeable surface* area on the parcel of land is 20%, of which 50% at minimum will contain *live plant material*;
- 3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.3.8 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an *angle of containment* of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *accessory dwelling unit* shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft)

6.3.9 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures Accessory Dwelling Unit
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not Permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	1.8m (5.91ft)	1.8m (5.91ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m (24.61ft) as per 3) below	1.8m (5.91ft) & 1.5m (4.92ft)	1.8m (5.91ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.52ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *accessory dwelling units* or *ancillary buildings and structures* shall be 1.8m (5.91ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line* of the *lot*.

6.3.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.3.8 and 6.3.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings* or *structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same *lot*.
- 4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
- 5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.3.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.