

# 350 – Urban Residential Zone (RS3)

# RS3

**Intent:** To accommodate single detached dwellings on medium urban-sized lots

## 350.1 Permitted Uses

Permitted Uses Table for RS3 Zone
<b>Principal Uses</b> <ul style="list-style-type: none"><li>.1 Residential Care</li><li>.2 Single Detached Dwelling</li><li>.3 Supportive Recovery</li></ul>
<b>Accessory Uses</b> <ul style="list-style-type: none"><li>.4 Bed and Breakfast</li><li>.5 Boarding</li><li>.6 Home Occupation - Level 2</li><li>.7 Secondary Suite</li></ul>

## 350.2 Site Specific Permitted Uses and Densities

- .1 Bed and Breakfast with a maximum of eight sleeping units for a maximum of twenty guests shall be a permitted Use on the following Lot, provided it is developed in conjunction with a Single Detached Dwelling:
  - a. PID: 027-534-901  
Lot 3 Section 15 Township 13 NWD Plan BCP36423
- .2 Notwithstanding section 350.1 and section 150, housing for a maximum of seven seniors in a maximum eight bedroom facility registered under the Community Care Facility Act (which housing shall include meals, housekeeping, 24 hour staff support and a minimum of three off-street Parking Spaces) and no other Uses shall be permitted on the following Lot:
  - a. PID: 004-608-593  
Lot 432 Section 17 Township 16 NWD Plan 46243
- .3 Notwithstanding section 350.1, an Accessory Residential Use and a pre-School licensed under the applicable enactments for a maximum of 25 children in attendance at any time and no other Uses shall be permitted on the following Lot:
  - a. PID: 025-408-135  
Lot 3 Section 17 Township 13 NWD Plan LMP53371
- .4 A maximum Density of 0.55 Floor Space Ratio shall be permitted on the following Lot:
  - a. PID: 018-855-717  
Lot A Section 24 Township 13 NWD Plan LMP17942
- .5 An Accessory *Child Care Centre* licensed under the applicable enactments, for a maximum of 40 children in attendance at any time shall be permitted on the following Lot:

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- a. PID: 025-408-135  
 Lot 3 Section 25 Township 13 New Westminster District Plan  
 LMP53371. (B/L 2311-2014)

## 350.3 Development Regulations

Development Regulations Table for RS3 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.50
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.5 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 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 40%

## 350.4 Subdivision Regulations

Subdivision Regulations Table for RS3 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 540 m <sup>2</sup> b. Corner Lot – 610 m <sup>2</sup> c. Interior Through Lot – 540 m <sup>2</sup> d. Corner Through Lot – 610 m <sup>2</sup> e. Panhandle Lot – 750 m <sup>2</sup>
.2 Lot Width (minimum)	a. Interior Lot – 15.0 m b. Corner Lot – 18.0 m c. Interior Through Lot – 15.0 m d. Corner Through Lot – 18.0 m e. Panhandle Lot – 18.0 m
.3 Lot Depth (minimum)	a. Interior Lot – 25.0 m b. Corner Lot – 25.0 m c. Interior Through Lot – 30.0 m d. Corner Through Lot – 30.0 m e. Panhandle Lot – 30.0 m

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## 350.5 Landscaping and Off-Street Parking

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

## 350.6 Conditions of Use

- .1 A Secondary Suite shall:
  - a. be limited to one such Use per Lot and to a maximum Floor area of 90 m<sup>2</sup> or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less;
  - b. not be operated where there is a Residential Care Use, Supportive Recovery Use, or Boarding Use on the Lot; and
  - c. not be permitted for the property described as Lots 5 and 6 Section 15 Township 13 NWD Plan 48743, known municipally as 2355 Ross Road and 29500 Block Simpson Road, and generally located at the south west corner of Ross Road and Simpson Road.