

8.5 North Shore Single Detached Residential (RS3)

8.5.1 Intent

To accommodate single detached dwellings on compact urban lots on the North Shore.

8.5.2 Permitted Use

RS3 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	<div><div>i. One of the following:<ul style="list-style-type: none">• Bed and Breakfast• Boarding• Child Care• Community Care• Home Occupation – Type B• Secondary Suite</div><div>ii. Detached Accessory Dwelling Unit (see section 5.5)</div><div>iii. Home Occupation – Type A</div><div>iv. Supportive Recovery (see section 5.2.9)</div></div>

8.5.3 Development Regulations

RS3 Zone	
a. Density (maximum)	i. Floor Area Ratio – 0.6
b. Height (maximum)	<div><div>i. Principal Building – the lesser of 8.0m or 3 Storeys</div><div>ii. Accessory Building or Structure – 4.0m</div></div>
c. Lot Coverage (maximum)	<div><div>i. All Buildings and Structures – 45% total</div><div>ii. Accessory Building or Structure (including Detached Dwelling Units) – 65m²</div></div>
d. Front Lot Line Setbacks (minimum)	<div><div>i. Principal Building – 6.0m</div><div>ii. Accessory Building or Structure – rear of the principal Building Setback</div></div>
e. Side Lot Line Setbacks (minimum)	<div><div>i. All Buildings and Structures (interior) – 1.2m</div><div>ii. All Buildings and Structures (exterior) – 2.5m</div></div>
f. Rear Lot Line Setbacks (minimum)	<div><div>i. Principal Building – 7.0m</div><div>ii. Accessory Building or Structure – 1.5m</div><div>iii. Detached Accessory Dwelling Unit – 1.5m</div></div>

8.5.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

8.5.5 Parking

- Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- The required Off-Street Parking for exclusive use of the Detached Accessory Dwelling Unit shall be located in the Rear Yard of the principal Dwelling Unit.
- The maximum non-permeable area surfaced for driveway and Off-Street Parking in a Front Yard shall not exceed 50% of the area of the Front Yard.

8.5.6 Conditions of Use

- (a) Notwithstanding any other provision of this Bylaw, waterfront RS3 Lots on Alderside Road shall:
 - (i) have a maximum permitted Floor Area Ratio and maximum permitted Lot Coverage based on the survey plan of the property registered with the Land Title Office, as of July 1, 1994;
 - (ii) where the portion of Alderside Road has a dedicated 6.0m width, have a Front Lot Line Setback for the principal Building of 3.0m and for Accessory Buildings or Structures of 1.5m;
 - (iii) have a Building Setback from the High Water Mark of 3.0m;
 - (iv) allow an Accessory Building or Structure to be placed in the Front Yard; and
 - (v) allow no further siting exceptions.
- (b) Lots identified in Schedule B shall be permitted to have the site-specific development regulations set out therein.