

Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018)

(1) Application

This section applies to the district designated as Residential Lane (RXL) on the Land Use District Map, Schedule A, of this Bylaw.

(2) Purpose

The purpose of the Residential Lane (RXL) Land Use District is to provide an area for a low density residential mix of single family, two family, and multiple family townhouse dwellings, and other development compatible with supporting diverse streetscapes in new comprehensively planned neighbourhoods. Vehicular access shall only be provided from a rear lane. -Some single-detached houses may be developed with a zero lot-line to allow for increased density.

(3) Permitted Land Uses

The following are permitted uses:

- (a) dwelling, duplex;
- (b) dwelling, garage suite;
- (c) dwelling, secondary suite;
- (d) dwelling, semi-detached;
- (e) dwelling, single-detached house;
- (f) group home;
- (g) park;
- (h) street-oriented townhousing; and
- (i) accessory developments to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools.

(4) Discretionary Land Uses

The following are discretionary uses:

- (a) bed and breakfast;
- (b) home occupation;
- (c) public utility building;
- (d) raffle home;
- (e) residential sales centre;
- (f) show home;
- (g) supportive housing; and

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- (h) accessory developments to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools.

(5) Floor Area

- (a) The minimum gross floor area per principal dwelling unit is 75 sq. m.
- (b) The area comprising the gross floor area must be enclosed, but does not require interior finishing-

(6) Lot Width

- (a) The minimum lot width for a dwelling, single-detached house is:
 - (i) 8.6 m on an interior lot; and
 - (ii) 10.4 m on a corner lot.
- (b) Notwithstanding clause (a), the minimum lot width for a dwelling, single-detached house developed with a zero lot-line is:
 - (i) 7.7 m on an interior lot; and
 - (ii) 9.2 m on a corner lot.
- (c) The minimum lot width for a dwelling, duplex is:
 - (i) 13 m on an interior lot; and
 - (ii) 15 m on a corner lot.
- (ed) The minimum lot width for dwelling, semi-detached is:
 - (i) 7.4 m per dwelling unit on an interior lot; and
 - (ii) 9.1 m per dwelling unit on a corner lot.
- (ee) Notwithstanding clauses (a), (b), and (ed), refer to Section 8.21 for additional regulations on lots less than 12.2 m in width.
- (ef) For the minimum lot width for street-oriented townhousing, refer to Section 8.29.

(7) Lot Frontage

The minimum lot frontage is 25 m for townhousing when developed on a single titled parcel.

(8) Lot Area

- (a) The maximum lot area is 1,000 sq. m. for single-detached, semi-detached, and duplex dwellings; and
- (b) The minimum lot area is 0.075 ha for townhousing, when developed as multiple dwelling units on a single titled parcel.

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(9) Lot Coverage

- (a) The maximum lot coverage for a single-detached house is 40% for the principal building and garage, and 42% including accessory buildings.
- (b) Notwithstanding clause (a), the maximum lot coverage for a single-detached house developed with a zero lot-line is 45% for the principal building and garage, and 47% including accessory buildings.
- (c) The maximum lot coverage for a duplex or semi-detached dwelling is 47%.
- (ed) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29.

(10) Building Height

The maximum building height is:

- (a) 11.5 m for a walkout lot or a structure with a drive-under garage; and
- (b) 11 m in all other cases.

(11) Front Yard Setback

- (a) The minimum front yard building setback is 4.5 m.
- (b) The minimum setback to an architectural projection is 3.9 m.
- (c) Notwithstanding clause (a), for the purpose of providing a variation to improve the overall amenity of an area, the Development Officer may require that front yard setbacks be varied by an amount between 0.5 m and 1.5 m for 1 in 6 new dwellings proposed for construction on continuously adjoining sites.

(12) Side Yard Setback

In this subsection

- (a) a side yard building setback shall be provided on each side or portion of a side of a principal building, or on one side of a single-detached house developed with a zero lot-line, as follows:

Lot Width	<u>Sideyard Building Sideyard Setback</u>	Walkout Basement Sideyard Setback	<u>Zero Lot-Line Sideyard Setback</u>
<10 m	1.25 m	1.25 m	<u>1.5 m</u>
10 m - ≤12.5 m	1.25 m	1.25 m	<u>1.5 m</u>
>12.5 m	1.8 m	1.8 m	<u>2.05 m</u>

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- (b) notwithstanding clause (a),
 - (i) on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of 3 m;
 - (ii) semi-detached dwellings and townhousing units, and decks associated with semi-detached dwellings and townhousing units, may develop to a 0 m setback along the property line, common;
 - (iii) the minimum sideyard setback for a townhouse dwelling, end unit; adjoining a single-detached dwelling property line is 1.8 m;
- (c) the minimum setback to an architectural projection is 1.2 m, on the interior side of the lot, and
- (d) notwithstanding clause (c),
 - (i) on a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway; and
 - (ii) there shall be no architectural projections into the side yard for a single-detached house developed with a zero lot-line.

(13) Rear Yard Setback

- (a) The minimum rear yard principal building setback is:
 - (i) 6 m if there is an attached garage or carport located on the lot; and
 - (ii) 10 m in all other cases.
- (b) An architectural projection may encroach into the minimum rear yard setback by no more than 0.6 m.
- (c) The minimum detached garage setback from the rear property line is 1.5 m.
- (d) The design elements on the front house façade shall be duplicated on the detached garage façade facing the lane.
- (e) Notwithstanding the requirements of Section 8.15, a fence in or around a rear yard must not exceed 1 m in height for the portion between the rear property line and the 1.5 m minimum detached garage setback.

(14) Parking and Vehicular Access

- (a) Vehicular access shall only be provided from a lane or common internal roadway, and shall be hard surfaced.
- (b) If a garage is not constructed at the same time as the principal dwelling, a two-vehicle hard surfaced parking pad shall be provided on-site. The minimum width and depth of the parking pad shall include an allowance for the support of

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a future garage, including wall thickness, and be in conformance with the minimum interior width and depth clear space requirements of Section 7.2(4).

- (c) A hard surface parking pad must be set back from the rear property line by a minimum of 1.5 m, and shall include an underground electrical power connection with an outlet on a post approximately 1 m in height located within 1 m of the hard surfaced parking pad.

(15) **Dwelling Mix**

- (a) Townhousing dwellings shall not exceed 25% of total number of dwellings within the combined areas districted RX and RXL on lands governed by an Area Structure Plan.
- (b) Notwithstanding clause (a), the dwelling mix in clause (a) may apply to an existing Area Structure Plan, as long as any dwelling, single-detached house; dwelling, two family, or townhousing located on a lot less than 10 m in width is located at least 90 m away from any lot within said neighbourhood that was registered prior to the date that this Bylaw came into force.

(16) **Zero Lot-Line**

A single-detached house developed with a zero lot-line shall only be permitted where:

- (a) all roof drainage from the dwelling, garage, and accessory buildings, shall be directed away from buildings and towards a public roadway, including a lane, or to a drainage swale;
- (b) no roof leader discharge shall be directed to the maintenance easement;
- (c) the owner of a lot developed with a zero lot-line and the owner of an adjacent lot shall register, against all titles a minimum 1.5 m private maintenance easement (shown in Figure 11b) along the entire lot line utilizing the 0.0 m side yard setback that ensures:
 - (i) an unobstructed minimum 0.3 m wide drainage pathway to be free and clear of all objects;
 - (ii) a 0.3 m eave encroachment easement with the requirement that the eaves shall not be closer than 0.9 m to the eaves on the adjacent building;
 - (iii) a 0.6 m footing encroachment easement;
 - (iv) sufficient access for the owner's or tenant's maintenance of both properties;
 - (v) that the garage, parking area or driveway shall not encroach on the private maintenance easement;
 - (vi) no principal dwellings shall be placed within this area;

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- (vii) no accessory structures, including air conditioning units, shall be placed within this area;
- (viii) no trees or shrubs shall be placed within this area; and
- (ix) the easement shall be registered in perpetuity against the title of such lots.
- (d) a restrictive covenant and easement are registered that:
 - (i) requires a drainage swale constructed to Municipal Engineering Standards; and
 - (ii) provides for the protection of drainage of the site, including the right for water to flow across lots and the requirement not to inhibit the flow of water across lots.
- (e) a utility easement(s) is registered on all lots within a zero lot-line development, including the adjacent lots, to ensure adequate access for utility maintenance, when utilities cross over another titled lot; and
- (f) each lot planned for zero lot-line development must be indicated on the tentative plan of subdivision at the time of subdivision application.

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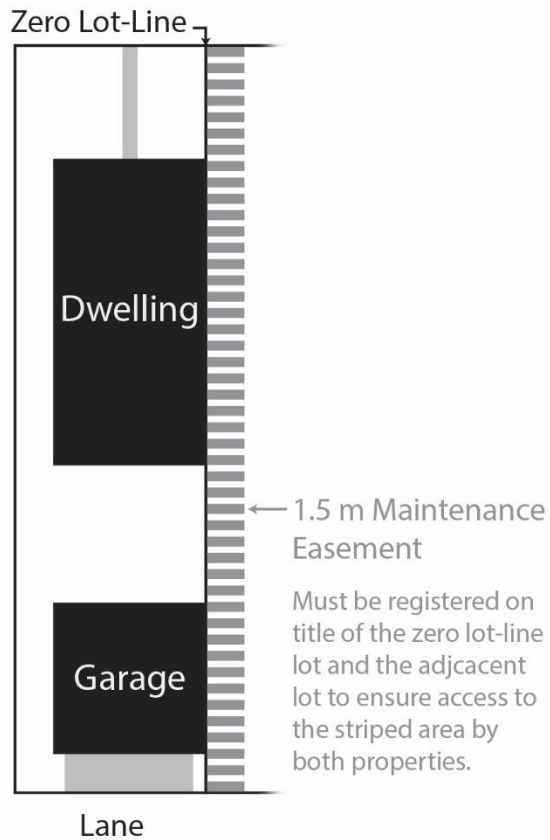


Figure 11b

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