

Comparison Table – Current RM3 Zone vs. Proposed RD2 Zone

NOTE: the following table represents a summary of the zoning regulations contained within the Residential Multiple Unit Three (RM3) Zone and not all of the regulations contained within this zone may be shown (e.g. setbacks). Please refer to the [Electoral Area “1” Zoning Bylaw No. 2457, 2008](#), for a full listing of the current RMU zoning regulations.

EXISTING RM3 ZONE	PROPOSED RD2 ZONE																				
Principal Uses: duplexes; multi-unit residential; single family dwellings; special needs housing; vacation rental;	Principal Uses: duplex; single detached dwelling; vacation rental;																				
Accessory Uses: amenity area; bed and breakfast; care centre minor; home occupation; accessory buildings/structures.	Accessory Uses: bed and breakfast; home occupation; secondary suite; accessory buildings/structures.																				
Minimum Parcel Size: 1,000 m ²	Minimum Parcel Size: 600 m ² ; 300 m ² for strata subdivision of a duplex.																				
Minimum Parcel Width: 30.0 metres	Minimum Parcel Width: Not less than 25% of parcel depth																				
Density: one (1) single detached dwelling per parcel; one (1) duplex per parcel; or 55 dwelling units per ha (Multi-Unit Residential)	Density: 2 units in a duplex; or one (1) secondary suite in a single detached dwelling																				
Minimum Setbacks: (single family & duplex) <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><u>Principal buildings:</u></td> <td style="width: 50%;"><u>Accessory buildings:</u></td> </tr> <tr> <td>Front: 6.0 m</td> <td>Front: 6.0 m</td> </tr> <tr> <td>Rear: 3.0 m</td> <td>Rear: 1.0 m</td> </tr> <tr> <td>Interior side: 3.0 m</td> <td>Interior side: 1.5 m</td> </tr> <tr> <td>Exterior side: 5.0 m</td> <td>Exterior side: 5.0 m</td> </tr> </table>	<u>Principal buildings:</u>	<u>Accessory buildings:</u>	Front: 6.0 m	Front: 6.0 m	Rear: 3.0 m	Rear: 1.0 m	Interior side: 3.0 m	Interior side: 1.5 m	Exterior side: 5.0 m	Exterior side: 5.0 m	Minimum Setbacks: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><u>Principal buildings:</u></td> <td style="width: 50%;"><u>Accessory buildings:</u></td> </tr> <tr> <td>Front: 7.5 m</td> <td>Front: 7.5 m</td> </tr> <tr> <td>Rear: 7.5 m</td> <td>Rear: 3.0 m</td> </tr> <tr> <td>Interior side: 3.0 m</td> <td>Interior side: 3.0 m</td> </tr> <tr> <td>Exterior side: 4.5 m</td> <td>Exterior side: 4.5 m</td> </tr> </table>	<u>Principal buildings:</u>	<u>Accessory buildings:</u>	Front: 7.5 m	Front: 7.5 m	Rear: 7.5 m	Rear: 3.0 m	Interior side: 3.0 m	Interior side: 3.0 m	Exterior side: 4.5 m	Exterior side: 4.5 m
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Maximum Height: 12.0 m (Multi-unit Residential); 10.0 m (Single Family and duplex); 5.5 m (Accessory Buildings and Structures).	Maximum Height: 10.0 metres (principal) 5.5 metres (accessory)																				
Maximum Parcel Coverage: 50%	Maximum Parcel Coverage: 45%																				
Minimum Building Width:	Minimum Building Width:																				

Comparison Table – Current RM3 Zone vs. Proposed RD2 Zone

EXISTING RM3 ZONE	PROPOSED RD2 ZONE
Principal Dwelling Unit: 5.0 metres, as originally designed and constructed	Principal Dwelling Unit: 5.0 metres, as originally designed and constructed
Not applicable	<p>Conditions of Use:</p> <p>a) For parcels containing four (4) or more vehicle parking spaces, the following regulations shall apply:</p> <ul style="list-style-type: none"> i) an additional area equal to 25% of the required parking area shall be provided for snow storage on-site; ii) areas required for snow storage shall not be counted towards vehicle parking requirements; iii) snow storage area shall be located away from public roads and other areas so that motorist and pedestrian sight lines are not impacted.

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