

9.15 HR1 : Hillside Residential Single and Two Family

9.15.1 Purpose

To provide a **zone** for the **development** of single and two family housing in hillside residential areas.

9.15.2 Primary Uses

- duplex housing
- semi-detached housing
- single detached housing

9.15.3 Secondary Uses

- **accessory dwellings** (*Bylaw 5978*)
- **bed and breakfast homes** (in single detached housing or semi-detached housing or duplex housing only) (*Bylaw 5498*)
- **boarding rooms**
- **care centres, minor**
- **group home, minor**
- **home based businesses, minor**
- **secondary suites** (*Bylaw 5440*)(*Bylaw 5969*)

9.15.4 Subdivision Regulations

Lot Type	Minimum Lot Area		Minimum Lot Width	
	interior	corner	interior	corner
Duplex Housing	800m ²	840m ²	15.0m	16.5m
Semi-Detached Housing	800m ²	840m ²	19.0m	20.5m
Single Detached Housing	400m ²	440m ²	15.0m	16.5m

- Minimum **lot area** is 10,000m² if not serviced by **community sewer system**.
- Maximum **density** is 25.0 units per gross hectare (10 units/gross acre). For the purposes of calculating developable area, **lot** yield and **density**, predevelopment **lot** areas exceeding 30% slope shall be excluded.

9.15.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot Area		Minimum Lot Width	
	interior	corner	interior	corner
Semi-Detached Housing	400m ²	420m ²	9.5m	11.0m

- Minimum **lot area** is 10,000m² if not serviced by **community sewer system**.
- Maximum **density** is 25.0 units per gross hectare (10 units/gross acre). For the purposes of calculating developable area, **lot** yield, and **density** predevelopment **lot** areas exceeding a 30% slope shall be excluded.

9.15.6 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and all other **impermeable surfaces** shall not exceed 45%. That portion of the **lot** with a slope exceeding 30% shall be excluded from site coverage calculations.

- Maximum **height** is 10.0m, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.0m, and it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry, or it is 0.6m to the side of the garage and 4.0m to the front building façade for side-entry garage and driveway layouts.
- **Semi-detached housing** shall have a minimum **side yard** is 2.5m, or 0.0m for the shared interior **party wall**, except it is 4.0m from a **flanking street** and 6.0m from the back of curb or sidewalk to the garage where driveway access is from the **flanking street**.
- **Single detached housing** and **duplex housing developments** shall have a minimum **side yard** of 1.5m, however the combined width of both **side yards** must be a minimum of 5.0m (ie. one **side yard** of 1.5m, then the other **side yard** shall be a minimum of 3.5m for a total combined minimum **side yard** of 5.0m)
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m.
- Maximum one **dwelling** unit located on a **lot**, except for **duplex** and **semi-detached housing** types where a maximum of two **dwelling** units per **lot** shall be permitted.

9.15.7 Other Regulations

- A minimum area of 20.0m² of usable private **open space** shall be provided per **dwelling**. Usable private **open space** must have a slope angle of 12% or less and must be accessible from the **dwelling** it is being provided for.
- Areas of a **lot** greater than 30m² and exceeding 30% slope shall be protected as undisturbed **private open space**, and shall be free from **buildings, structures or development**.
- Any areas disturbed “undisturbed private open space” as a function of approved **lot development** that are greater than 30m² and exceeding 30% slope shall be rehabilitated with area appropriate native vegetation and once rehabilitation is complete shall be protected as undisturbed **private open space** and shall be free from **buildings, structures or development**. (Bylaw 5978)
- Buildings are to be natural earth tone colours, no reflective exterior building materials and mirror or reflective treated glass are permitted.
- All **development** on areas that have a slope of 12% or greater for 10% or more of the lot shall be subject to the Hillside Guidelines.
- Prior to any site disturbance or **lot development** the following must be mapped and integrated into **development** plans: identified natural features, sensitive habitat, landforms, and water features that have setbacks, protected areas, covenant areas, or areas that require permits or approvals from the Ministry of Environment, Fisheries and Oceans Canada, Integrated Land Management Bureau or other senior government agencies. For additional information and requirements please refer to charges that may appear on the **lot** title, associated permits and the Environmental Management Area Strategy.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule “B” shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule “B”. (Bylaw 5440)