

9.6a R5A: Semi-Detached Residential (Bylaw #4941)

9.6.1a Purpose

The purpose is to provide a **zone** for the **development** of **semi-detached housing**. The R5Ac sub-zoning district allows for **care centre, major** as an additional use. (Bylaw 5467)

9.6.2a Primary Uses

- **care centre, major** (use is only permitted with the R5Ac sub-zoning district)
- **semi-detached housing**

9.6.3a Secondary Uses

- **boarding rooms**
- **care centre, minor**
- **home-based businesses, minor**

9.6.4.a Subdivision Regulations

- Minimum **lot width** is 20.0m, except it is 22.0m for a **corner lot**
- Minimum **lot depth** is 30.0m
- Minimum **lot area** if 700m², except it is 800m² for a **corner lot**, or 20,000m² if not serviced by a **community sewer system**

9.6.5a Party Wall Subdivision Regulations

Lot Type	Minimum Lot Area		Minimum Lot Width	
	interior	corner	interior	corner
Semi-Detached	350m²	400m²	10.0m	12.0m

9.6.6a Development Regulations

- Maximum **site coverage** is 50% and, together with driveways, parking areas and **impermeable surfaces** shall not exceed 65%.
- Maximum **floor space ratio** is 0.6.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.5m, except it is 6.0m for a garage or **carport**.
- Minimum **side yard** is 2.0m for a 1 or 1.5 **storey** portion of a **building** or a **secondary building** or **structure**, and 2.5m for a 2 or 2.5 **storey** portion of a **building**, except is 4.5m from a **flanking street** unless there is a garage accessed from the **flanking street**, it is 6.0m. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m.
- Minimum **rear yard** is 6.0m for a 1 or 1.5 **storey** portion of a **building** and 7.5m for a 2 or 2.5 **storey** portion of a **building**, except it is 1.0m for **secondary buildings**.
- Maximum **height** of any vertical wall element facing a **front, flanking** or **rear yard** (including **walkout basements**) is the lesser of 6.5m or 2.5 **storeys**, above which the **building** must be **set back** at least 1.2m.
- Maximum **density** is 30 units per gross hectare (12 units/gross acre)

- There shall be no more than two residential units per lot

9.6.7a Other Regulations

- In order for bareland strata **developments** to be consistent with the character of the surrounding neighbourhood, the strata plan shall be considered as one **site** for defining the overall use, **density** and **site coverage**.
- For strata developments, common recreation buildings, facilities and amenities may be included in the strata plan. Recreational buildings shall be treated as **secondary buildings** for the purpose of determining the **height** and **setbacks** of the **building** as specified in each **zone**.
- The above-noted **subdivision** and **development** regulations shall be applied to each strata **lot** within the strata plan.
- A minimum area of 25m² of **private open space** shall be provided per **dwelling**.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- 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)