

6.40 Residential Duplex Zone: R-D

Key Information

6.40.1 This Zone allows Development of Duplexes and compatible non-Residential uses.

6.40.2 Permitted Uses	
6.40.2.1	Accessory Building
6.40.2.2	Duplex
6.40.2.3	Home Occupation Minor
6.40.2.4	House
6.40.2.5	House Suite
6.40.2.6	Show Home
6.40.3 Discretionary Uses	
6.40.3.1	Backyard Suite
6.40.3.2	Day Care Facility
6.40.3.3	Home Occupation Major
6.40.3.4	Public Assembly
6.40.3.5	Supportive Living Accommodation
6.40.3.6	Temporary Care Facility

Regulations

6.40.4 Minimum Dimensions		
Uses	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

6.40.5 Minimum Setbacks			
Uses	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.25m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.25m Exterior Side Setback with entrance: 2.4m
All other uses	Buildings with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

6.40.6 Despite any other section in this Bylaw, the Live Portion of the Dwelling Unit of a House with a Backyard Suite that fronts a P-1 Zone must be Setback a minimum of 2.0m and a maximum of 3.0m.

6.40.7 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard that is at least 3.0m.

6.40.8 Building Height, Site Coverage, and Landscaping	
Category	Regulations
Building Height	Maximum: 3 storeys with an overall maximum height of 15.0m measured from Grade
Site Coverage	Maximum: 45%, unless the Site contains a Backyard Suite, then 60%
Landscaped Area	Minimum: 30% of Site Area, and including 20% of the Front Yard for a House or Duplex

6.40.9 Front attached Garages on Sites less than 27.0m deep must meet the following regulations:

- 6.40.9.1 the front attached Garage must not be closer to the Street than the Live Portion of the Dwelling Unit;
- 6.40.9.2 the Garage cannot be wider than 67% of the entire front façade of the Live Portion of the Dwelling Unit and Garage combined;
- 6.40.9.3 the width of the front Driveway must not be wider than the front Façade of the Garage.