

RESIDENTIAL BEAVER CREEK TWO (RBC2)

Zone

7.17 Residential Beaver Creek Two (RBC2)

Permitted Uses

7.17.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Beaver Creek Two (RBC2) zone for any purpose other than one or more of the following permitted uses:

7.17.1.1 Primary Uses:

- a. SINGLE DETACHED BUILDING
- b. SEMI-DETACHED BUILDING
- c. FREEHOLD SEMI-DETACHED BUILDING
- d. FREEHOLD TOWNHOUSE BUILDING

7.17.1.2 Complementary Uses:

- a.) CLASS A GROUP HOME (see section 3.G.2 and Table 6A)

7.17.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use:

- a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)

7.17.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a SINGLE DETACHED BUILDING, FREEHOLD SEMI-DETACHED BUILDING, or FREEHOLD TOWNHOUSE BUILDING:

- a) SECOND RESIDENTIAL UNIT (see section 3.S.1)

Performance Standards

7.17.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek Two (RBC2) Zone:

		SINGLE DETACHED	SEMI-DETACHED	FREEHOLD SEMI-DETACHED
LOT AREA (min)	Interior Lot	255 square metres	400 450 square	200 204 square
	Corner Lot	330 square metres	504 square metres	252 square metres
LOT FRONTAGE (min)	Interior Lot	8.5 metres	15 14.0 metres	6.8 metres
	Corner Lot	11.0 metres	16.8 metres	8.4 metres
Average LOT DEPTH (min)		30.0 29.00 metres		
FRONT YARD Setback (min)		6.0 metres		
FLANKAGE YARD Setback (min)		3.0 metres		
SIDE YARD Setback (min)		1.2 metres (see 7.17.3)		
REAR YARD Setback (min)		7.5 6.5 metres		
BUILDING HEIGHT (max)		10.0 metres and 3 STOREYS		
LOT COVERAGE (max)		55%		
LANDSCAPED OPEN SPACE (min)		30%		
PARKING SPACES (min)		1 per DWELLING UNIT		

- 7.17.3 Notwithstanding anything to the contrary, for a FREEHOLD SEMI-DETACHED DWELLING, the minimum Side Yard Setback on one side of the LOT shall be 0.0 metres.
- 7.17.4 Notwithstanding anything to the contrary, where a minimum STREET LINE setback of seven metres (~~7.06.0~~ m) is provided to a PRIVATE GARAGE, the minimum FRONT YARD setback to the habitable portion of the main STRUCTURE shall be five metres (5.0 m).
- 7.17.5 Notwithstanding anything to the contrary, a PRIVATE GARAGE shall not be located any closer to the FRONT LOT LINE than the HABITABLE FLOOR SPACE of the dwelling.
- 7.17.6 Notwithstanding anything to the contrary, a one (1) STOREY unenclosed PORCH may encroach into the FRONT YARD and/or FLANAGE YARD by a maximum of ~~zero-point-six metres (0.6 m)~~one-point-five metres (1.5 metres)
- 7.17.7 Notwithstanding anything to the contrary, the maximum width of a PRIVATE GARAGE attached to the main BUILDING shall not exceed fifty eight percent (58%) of the FRONT BUILDING FACADE LENGTH.
- 7.17.8 For the purposes of Section 7.17.7, the width of a PRIVATE GARAGE shall be determined by the width of the PRIVATE GARAGE opening (garage door(s)).
- 7.17.9 A DRIVEWAY may extend 0.3 metres beyond either side of the PRIVATE GARAGE opening (garage door(s)), provided no portion of the DRIVEWAY is located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY.
- 7.17.10 Where a LOT LINE abuts a RESERVE, the LOT LINE shall be considered a STREET LINE for the purposes of applying setbacks and building entrance regulations.
- 7.17.11 For the purposes of this BY-LAW, more than one main BUILDING may be permitted on a LOT subject to the other provisions of this zone.
- 7.17.12 The regulations of the Residential Beaver Creek 3 Zone (RBC3) Zone shall apply to a FREEHOLD TOWNHOUSE BUILDING.