

RESIDENTIAL BEAVER CREEK THREE (RBC3)

Zone

7.18 Residential Beaver Creek Three (RBC3)

Permitted Uses

7.18.1 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 Three (RBC3) zone for any purpose other than one or more of the following permitted uses:

7.18.1.1 Primary Uses:

- a. FREEHOLD TOWNHOUSE BUILDING
- b. TOWNHOUSE BUILDING
- c. STACKED TOWNHOUSE BUILDING
- d. TRIPLEX BUILDING
- ~~d.e.~~ MULTI-UNIT RESIDENTIAL BUILDING

7.18.1.2 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use:
a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)

7.18.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a FREEHOLD TOWNHOUSE BUILDING:
a) SECOND RESIDENTIAL UNIT (see section 3.S.1)

Performance Standards

7.18.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek Three (RBC3) Zone:

Table 1: Regulations — RESIDENTIAL BEAVER CREEK THREE (RBC3)					
		TOWNHOUSE	STACKED TOWNHOUSE	FREEHOLD TOWNHOUSE	TRIPLEX
LOT AREA (min)	Interior Lot	(none)	(none)	165 square metres	450 square metres
	Corner Lot			285 square metres	540 square metres
LOT FRONTAGE (min)	Interior Lot	(none)	(none)	5.5 metres	15 metres
	Corner Lot			9.5 metres	18 metres
FRONT YARD Setback (min)		6.0 metres			
FLANKAGE YARD Setback (min)		3.0 metres			
SIDE YARD Setback (min)		7.5 metres from an INTERIOR LOT	1.81.5 metres	1.81.5 metres	1.81.5 metres
REAR YARD Setback (min)			7.56.5 metres		
BUILDING HEIGHT (max)		10 metres and 3 STOREYS	10 metres and 3 STOREYS	10 metres and 3 STOREYS	10 metres and 3 STOREYS
Density (max)		150 BEDROOMS	150 BEDROOMS	(none)	(none)

	per hectare	per hectare		
LOT COVERAGE (max)	55 60%	55 60%	55 60% (see 7.18.3)	55 60%
LANDSCAPED OPEN SPACE (min)	30%			
PARKING SPACES (min)	1 per DWELLING UNIT			
VISITOR PARKING SPACES (min)	0.33 per DWELLING UNIT	0.10 per DWELLING UNIT	(none)	1
Number of main BUILDINGS per LOT (max)	More than one (1) permitted	More than one (1) permitted	1	1

7.18.3 Notwithstanding anything to the contrary, where a minimum STREET LINE setback of seven metres (6.0 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).

7.18.~~43~~ Notwithstanding anything to the contrary, an interior FREEHOLD TOWNHOUSE BUILDING that has a DWELLING UNIT on both sides shall be permitted an additional six percent (6%) LOT COVERAGE for ACCESSORY STRUCTURES.

7.18.~~54~~ Notwithstanding anything to the contrary, for a FREEHOLD TOWNHOUSE, the maximum width of a PRIVATE GARAGE attached to the main BUILDING shall not exceed sixty percent (60%) of the FRONT BUILDING FACADE LENGTH.

7.18.~~65~~ For the purposes of Section 7.18.4, the width of a PRIVATE GARAGE shall be determined by the width of the PRIVATE GARAGE opening (garage door(s)).

7.18.~~76~~ 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.

7.18.~~87~~ Notwithstanding anything to the contrary, for a TOWNHOUSE or FREEHOLD TOWNHOUSE, 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)

7.18.9 The regulations of the Residential Beaver Creek 4 Zone (RBC4) Zone shall apply to a MULTI-UNIT RESIDENTIAL BUILDING