



## **PART B: Zone Specific Application Review Template**

### **I. RF1 - Single Detached Residential Zone**

This form includes regulations which apply to Expedited Infill development permits for single-detached dwellings, with or without secondary suites, and semi-detached dwellings located within a **Single-detached Residential (RF1)** zone.

Complete this form (Part B) and the Mature Neighbourhood Overlay and General Regulations form (Part A). **Only complete the section(s) of this form that correspond with the dwelling type that you are applying for:**

- a) **Single Detached Dwelling ..... Page 2**
- b) **Secondary Suite ..... Page 5**
- c) **Semi-detached Dwelling ..... Page 6**

Combine both Part A and Part B in **one PDF document** and submit it via eServices with your Development Permit. This is a recommended document for the Expedited Infill Review Process.

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## a) Single Detached Dwelling

**Note:** Only complete this section if you are applying for a single-detached dwelling within a RF1 zone.

	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>															
110.4.1	<b>Development Regulations</b>																		
110.4.1.a	the minimum Site area shall be 250.8 m <sup>2</sup> ;																		
110.4.1.b	the minimum Site Width shall be 7.5 m																		
110.4.1.c	the minimum Site depth shall be 30.0 m																		
140.4.6	<b>Maximum Site Coverage</b> Maximum Site Coverage shall be as follows:																		
	<table border="1"> <thead> <tr> <th></th> <th>Principal Dwelling</th> <th>Accessory Building</th> <th>Principal building with attached Garage</th> <th>Total Site Coverage</th> </tr> </thead> <tbody> <tr> <td>110.4.6.a Site area 300 m<sup>2</sup> or greater</td> <td>28%</td> <td>12%</td> <td>40%</td> <td>40%</td> </tr> <tr> <td>110.4.6.b Site area less than 300 m<sup>2</sup></td> <td>28%</td> <td>14%</td> <td>42%</td> <td>42%</td> </tr> </tbody> </table>		Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage	110.4.6.a Site area 300 m <sup>2</sup> or greater	28%	12%	40%	40%	110.4.6.b Site area less than 300 m <sup>2</sup>	28%	14%	42%	42%			
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140.4.7	<b>Notwithstanding subsection 110.4(7)</b> , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.																		



	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>
110.4.10	<b>Side Setbacks</b> Side Setbacks shall be established on the following basis:			
110.4.10.a	Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;			
110.4.10.b	where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;			
110.4.10.c	on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m;			
110.4.10.d	on a Corner Site where the building faces the flanking Side Lot Line the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and			
110.4.13	On Corner Sites the façades of a principal building abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			
110.4.14	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			



	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
110.4.15	A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.			



## b) Secondary Suite

**Note:** Only complete this section if you are applying for a single-detached dwelling with a secondary suite within a RF1 zone.

	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>
86	<b>Secondary Suite</b> A Secondary Suite shall comply with the following regulations:			
86.1	The maximum Floor Area of the Secondary Suite, excluding the area covered by stairways, shall be less than the Floor Area of the principal Dwelling.			
86.2	A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane.			
86.3	Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.			
86.4	A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.			
86.5	A maximum of one Household shall occupy a Secondary Suite.			



### c) Semi-detached Dwelling

**Note:** Only complete this section if you are applying for a semi-detached dwelling within a RF1 zone.

	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>																	
110.4.3	<b>Development Regulations</b>																				
110.4.3.a	the minimum Site area shall be 488.4m <sup>2</sup> ;																				
110.4.3.b.	on a non-Corner Site, the minimum Site Width shall be 14.8 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be 12.0 m;																				
110.4.3.c.	on a Corner Site, the minimum Site Width shall be 14.8 m; and																				
110.4.3.d	the minimum Site depth shall be 30.0 m.																				
110.4.6	<b>Maximum Site Coverage</b> Maximum Site Coverage shall be as follows:																				
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	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>
110.4.7	<b>Notwithstanding subsection 110.4(7)</b> , the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.			
110.4.10	<b>Side Setbacks</b> Side setbacks shall be established on the following basis:			
110.4.10.a	Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;			
110.4.10.b	where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;			
110.4.10.c	on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m;			
110.4.10.d	on a Corner Site where the building faces the flanking Side Lot Line the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and			
110.4.10.e	on a Corner Site where Semi-detached Housing faces the flanking Side Lot Line and the Site Area is less than 600 m <sup>2</sup> , Side Setbacks shall be a minimum of 1.2 m for the interior Side Setback, and a minimum of 2.5 m for the flanking Side Setback. However, if an attached Garage faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m.			



	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>
110.4.12	Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.			
110.4.13	On Corner Sites the façades of a principal building abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			
110.4.14	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.			
110.4.15	A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.			