



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

### **III. RF3 - Small Scale Infill Development 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 **Small Scale Infill Development (RF3)** 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 RF3 zone.

	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>								
140.4.1	<b>Development Regulations</b> the minimum Site Width shall be 7.5 m											
140.4.2	The minimum Site Depth shall be 30.0 m											
140.4.3	The minimum Site Area for Single Detached Housing shall be 225.0 m <sup>2</sup>											
140.4.7	<p><b>Maximum Site Coverage</b> Maximum Site Coverage shall be as follows:</p> <table border="1" data-bbox="295 1016 1005 1207"> <thead> <tr> <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>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	28%	14%	42%	42%			
Principal Dwelling	Accessory Building	Principal building with attached Garage	Total Site Coverage									
28%	14%	42%	42%									
140.4.8	<b>Notwithstanding subsection 140.4(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.											
140.4.11	<b>Side Setbacks</b> Side Setbacks shall be established on the following basis:											
140.4.11.a	Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;											



	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>
140.4.11.b	on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 3.1 m;			
140.4.11.c	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 2.0 m. However, if a building facing the flanking Side Lot Line has an attached Garage that 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; and			
140.4.11.d	on a Corner Site where the building faces the flanking Side Lot Line, Multi-unit Housing shall provide a minimum interior Side Setback of 3.0 m.			
140.4.15	<b>Maximum Number of Dwellings</b> The maximum number of Dwellings per Site shall be as follows:			
140.4.15.a	where Single Detached Housing is developed in this Zone, a maximum of one Single Detached principal Dwelling per Site;			
140.4.17	All Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway. For Corner Lots, the entrance feature must face at least one public roadway.			
140.4.18	Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway.			



	<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliant?</i>
140.4.20	On Corner Sites the Façades of a principal building adjacent to the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			



## b) Secondary Suite

**Note:** Only complete this section if you are applying for a single-detached dwelling with a secondary suite within a RF3 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 RF3 zone.

	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>								
140.4.1	<b>Development Regulations</b> the minimum Site Width shall be 7.5 m											
140.4.2	The minimum Site Depth shall be 30.0 m											
140.4.4	The minimum Site Area for Duplex Housing, Semi-detached Housing, and Multi-unit Housing shall be 150 m <sup>2</sup> per principal Dwelling.											
140.4.7	<p><b>Maximum Site Coverage</b> Maximum Site Coverage shall be as follows:</p> <table border="1" data-bbox="293 1052 1036 1245"> <thead> <tr> <th>Principal Dwelling</th> <th>Accessory Building</th> <th>Principal Dwelling with attached Garage</th> <th>Total Site Coverage</th> </tr> </thead> <tbody> <tr> <td>28%</td> <td>14%</td> <td>42%</td> <td>42%</td> </tr> </tbody> </table>	Principal Dwelling	Accessory Building	Principal Dwelling with attached Garage	Total Site Coverage	28%	14%	42%	42%			
Principal Dwelling	Accessory Building	Principal Dwelling with attached Garage	Total Site Coverage									
28%	14%	42%	42%									
140.4.8	<b>Notwithstanding subsection 140.4(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.											
140.4.11	<b>Side Setbacks</b> Side Setbacks shall be established on the following basis:											
140.4.11.a	Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;											



	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>
140.4.11.b	on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 3.1 m;			
140.4.11.c	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 2.0 m. However, if a building facing the flanking Side Lot Line has an attached Garage that 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; and			
140.4.11.d	on a Corner Site where the building faces the flanking Side Lot Line, Multi-unit Housing shall provide a minimum interior Side Setback of 3.0 m.			
140.4.15	<b>Maximum Number of Dwellings</b> The maximum number of Dwellings per Site shall be as follows:			
140.4.15.b	where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed.			
140.4.16	Each principal Dwelling within Semi-detached Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.			
140.4.17	All Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway. For Corner Lots, the entrance feature must face at least one public roadway.			



	<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliant?</b>
140.4.18	Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway.			
140.4.20	On Corner Sites the Façades of a principal building adjacent to the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.			