



PART B: Zone Specific Application Review Template

IV. RF4 - Semi-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 **Semi-detached Residential (RF4)** 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 6**
- c) **Semi-detached Dwelling Page 7**

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.



a) Single Detached Dwelling

Note: Only complete this section if you are applying for a single-detached dwelling within a RF4 zone.

	Regulation	Required	Proposed	Compliant?															
150.4.1	Development Regulations																		
150.4.1.a	the minimum Site area shall be 250.8 m ² ;																		
150.4.1.b	the minimum Site Width shall be 7.5 m, where a Lane exists;																		
150.4.1.c	the minimum Site Width shall be 12.0 m, where no Lane exists; and																		
150.4.1.d	the minimum Site depth shall be 30.0 m.																		
150.4.5	Maximum Site Coverage 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>150.4.5.a</td> <td>Site area 300m² or greater</td> <td>28%</td> <td>12%</td> <td>40%</td> </tr> <tr> <td>150.4.5.b</td> <td>Site area less than 300m²</td> <td>28%</td> <td>14%</td> <td>42%</td> </tr> </tbody> </table>		Principal Dwelling	Accessory Building	Principal Building with Attached Garage	Total Site Coverage	150.4.5.a	Site area 300m ² or greater	28%	12%	40%	150.4.5.b	Site area less than 300m ²	28%	14%	42%			
	Principal Dwelling	Accessory Building	Principal Building with Attached Garage	Total Site Coverage															
150.4.5.a	Site area 300m ² or greater	28%	12%	40%															
150.4.5.b	Site area less than 300m ²	28%	14%	42%															
150.4.6	Notwithstanding subsection 150.4(5) , 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.																		



	Regulation	Required	Proposed	Compliant?
150.4.9	Side Setbacks Side setbacks shall be established on the following basis:			
150.4.9.a	Side Setbacks shall be a minimum of 1.2 m on each side;			
150.4.9.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 the Dwelling;			
150.4.9.c	on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the Side Lot Line flanking the public roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 4.5 m; and			
150.4.9.d	on a Corner Site where the building faces the flanking Side Lot Line and the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum flanking Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard.			
150.4.10	On-Site parking shall be located in accordance with Section 50 of this Bylaw. On-Site parking shall be provided by means of one of the following options:			
150.4.10.a	on-Site parking may be provided within a Garage or Garden Suite. A mutual Garage may be constructed on the common property line to the satisfaction of the Development Officer;			
150.4.10.b	on-Site parking may be provided by means of a Garage pad. A Garage pad shall not be constructed over a common property line; or			



	Regulation	Required	Proposed	Compliant?
150.4.10.c	on-Site parking may be provided by means of a Parking Area, the dimensions of which shall conform to the off-street parking space requirements of subsection 54.2(4) of this Bylaw. The Parking Area shall include an underground electrical power connection with outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Parking Area.			
150.4.10.d	A hard surface Walkway is required between the Garage, Garage pad, or Parking Area and an entry to the Dwelling.			
150.4.11	General Site Landscaping shall be developed in accordance with the following:			
150.4.11.a	one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each principal Dwelling, except where the Front Setback is 4.5 m or less, and a landscaped boulevard is provided in accordance with subsection 150.4(6)(b)(i) of this Bylaw, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;			
150.4.11.b	all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required in subsection 150.4(10)(a) of this Bylaw; and			
150.4.11.c	all required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw.			
150.4.13	The maximum number of Dwellings per Site shall be as follows:			
150.4.13.a	where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Site.			
150.4.16	On Corner Sites the façades of a principal building abutting 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.			



	Regulation	Required	Proposed	Compliant?
150.4.17	Except for Garden Suites and Secondary Suites, each Dwelling that has direct access at 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.			



b) Secondary Suite

Note: Only complete this section if you are applying for a single-detached dwelling with a secondary suite within a RF4 zone.

	Regulation	Required	Proposed	Compliant?
86	Secondary Suite 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 RF4 zone.

	Regulation	Required	Proposed	Compliant?															
150.4.2	Development Regulations																		
150.4.2.a	the minimum Site area shall be 442.2 m ² ;																		
150.4.2.b	the minimum Site Width shall be 13.4 m, where a Lane exists;																		
150.4.2.c	the minimum Site Width shall be 15.0 m, where no Lane exists; and																		
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150.4.13.a	where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Site.			
150.4.15	Each 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.			



	Regulation	Required	Proposed	Compliant?
150.4.16	On Corner Sites the façades of a principal building abutting 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.			
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