

1102.2

Residential Public Facilities (RPF)

Residential Public Facilities (RPF) is a zone for Comprehensive Development Area 2 (CDA-2), as shown on Appendix 1. RPF is a zone created to permit residential use, recreation facilities and assembly uses.

1. Principal Use

- i) **On any lot:**
 - a) Multi-residential
 - b) Assembly use
 - c) Institutional use
 - d) Golf course
 - e) Real Estate sales centre
 - f) Recreation facilities;
 - g) Residential (single detached dwelling)
 - h) Tourist accommodation
 - i) Congregate care
 - j) Assisted living

2. Accessory Uses

- i) **On any lot:**
 - a) Carriage house
 - b) Bed and Breakfast
 - c) Secondary suite
 - d) Home occupation

3. Condition of Use

- i) Any fairgrounds associated with Assembly use shall be subject to the following conditions:
 - a) Any camping associated with fairground use must be in conjunction with an event sponsored by a non-profit cause, organization or society taking place on the lot on which the use is carried out.

4. Permitted Density

- i) **Single Detached Residential**
 - a) Maximum of twenty (20) residential units per 1.0 ha.
 - b) One carriage house or secondary suite to a maximum floor area of 90 square metres is permitted per single detached dwelling lot as per Section 315, except that the siting for a carriage house shall be in accordance with Section 5(i) of this part.

- ii) **Multi Residential**
 - a) Maximum of sixty (60) residential units per 1.0 ha.
- iii) **Non Residential**
 - Real Estate Sales Centre**
 - a) The total combined floor area of all Real Estate Sales Centres within the RPF zone shall not exceed 464.5 square metres.

5. Siting and Height of Buildings and Structures:

The setbacks required for buildings and structures within the RPF zone shall be as set out in the tables below:

- i) Single Detached Residential Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	2-storey maximum (11.0m)	4.5m	4.5m	1.5m	4.5 m
Carriage House	2-storey maximum (8.0 m)	4.5m	1.5m	1.5m	4.5m
Accessory	4.5m	4.5m	1.5m	1.5m	4.5m

- ii) Multi-Residential Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	3-storey maximum (13.7m)	4.5m	3.0m	3.0m	4.5m
Accessory	4.5m	4.5m	1.5m	3.0m	4.5m

6. Lot Coverage

- i) The maximum lot coverage for all buildings and structures shall not exceed the following:
 - a) The maximum lot coverage for all single detached dwellings and structures is 40 per cent, 35 per cent if single detached dwellings and structures are greater than 278.7square metres.
 - b) The maximum lot coverage for all multi-residential dwellings and structures is 60 per cent.
 - c) The maximum lot coverage for all non-residential buildings is 70 per cent.

7. Subdivision Requirements

- i) The minimum lot area for a single detached dwelling shall be 400 square metres subject to connection to a community water system and a community sewer system.

End • RPF