

395 – Residential Corner Store (RCS) (B/L 2798-2018)

RCS

Intent: To accommodate residential uses with accessory commercial uses in primarily residential areas in the Urban 3 – Infill or Urban 4 – Detached Land Use Designations in accordance with the policy contained within the Official Community Plan

395.1 Permitted Uses

Permitted Uses Table for RCS Zone
Principal Uses <ul style="list-style-type: none">.1 Duplex.2 Residential Care.3 Single Detached Dwelling
Accessory Uses <ul style="list-style-type: none">.4 Boarding.5 Child Care Centre.6 Coffee Shop.7 Health Care Office.8 Home Occupation – Level 1 (in Duplex dwelling units).9 Home Occupation – Level 2 (in Single Detached Dwellings).10 Non-Permanent Commercial.11 Office.12 Personal Service Establishment.13 Restaurant.14 Retail.15 Secondary Suite – Single Detached Dwellings only

395.2 Site Specific Permitted Uses

n/a

395 – Residential Corner Store (RCS)

RCS

395.3 Development Regulations

Development Regulations Table for RCS Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.50
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 6.0
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 5.0 m b. Accessory Building or Structure – 1.0
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5
.6 Minimum Setbacks between buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 7.5 m or two Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 40%

395.4 Subdivision Regulations

Subdivision Regulations Table for RCS Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 400 m ²
.2 Lot Width (minimum)	a. n/a
.3 Lot Depth (minimum)	a. n/a

395.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

395 – Residential Corner Store (RCS)

RCS

395.6 Conditions of Use

- .1 An Accessory commercial use shall:
 - a. be fully contained within the same Building as the Principal Use on the Lot;
 - b. be fully contained within a single parcel;
 - c. be a minimum of 400 m from the nearest Neighbourhood Centre as shown on Map 1 of the Official Community Plan;
 - d. be a minimum of 400 m from other existing Corner Stores;
 - e. be on a corner when located on a Local road, as shown on Map 4 of the Official Community Plan; and
 - f. be limited to 400 m² total commercial floor area (200 m² when on a Local road only).

- .2 A Secondary Suite shall:
 - a. be permitted only within a Single Detached Dwelling;
 - b. be limited to one such use per lot and to a maximum floor area of 90 m² or 40% of the net floor area of the principal dwelling to which it is accessory, whichever is less;
 - c. not be located on a lot on a cul-de-sac bulb;
 - d. not be on a lot in a bare land strata (except where road infrastructure meets City bylaw standards);
 - e. be located on a lot with a minimum frontage of 12 m;
 - f. be located on a lot with a minimum lot size of 400 m²; and
 - g. not be located on a lot with frontage along an Arterial road.