

RA-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain and encourage the semi-rural, equestrian and limited agricultural nature of the area, and to permit single detached houses and, in specific circumstances, infill single detached houses.

Without limitation, applicable Council policies and guidelines for consideration include the [Southlands RA-1 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RA-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
9,100 m ²	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Nursery, Field Crop or Fruit Farm	Outright	
Greenhouse	Conditional	
Stable	Conditional	2.2.1 , 2.2.2
Cultural and Recreational Uses		
Golf Course or Driving Range	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Riding Ring	Conditional	2.2.3
Dwelling Uses		
Dwelling Unit, in combination with a Single Detached House	Conditional	2.2.4
Infill Single Detached House	Conditional	2.2.5
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.6
Single Detached House	Conditional	2.2.7
Institutional Uses		
Community Care Facility – Class A	Outright	2.2.8
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Public Authority Use, essential in this district	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.9
Public Bike Share	Conditional	
Retail Store, in combination with Greenhouse, Nursery, Field Crop or Fruit Farm, or Stable	Conditional	2.2.10 , 2.2.11
Service Uses		
Bed and Breakfast Accommodation	Conditional	

Use	Approval	Use-Specific Regulations
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.12
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material so as to alter the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 An additional principal building may be permitted in combination with a stable.
- 2.2.2 The stabling of horses is limited to a maximum of 1 horse for every 232 m² of site area, excluding the site area of dwelling uses and yard areas within 6.4 m of dwelling uses, community care facilities or group residences, open swimming pools and tennis courts, parking spaces, manoeuvring aisles and driveways accessory to dwelling uses.
- 2.2.3 The Director of Planning may permit a use similar to a riding ring.
- 2.2.4 A dwelling unit in combination with a single detached house may be permitted if:
- (a) it is for a person whose occupation is a full-time caretaker on the subject site;
 - (b) the site area is at least 2,020 m²;
 - (c) the size of the single detached house or site, or the nature of uses on the site, warrants the need for a caretaker's unit;
 - (d) there is only 1 caretaker's dwelling unit on a site;
 - (e) on sites with a site area:
 - (i) between 2,020 m² and 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 70 m², and

- (ii) that exceeds 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 140 m²; and
- (f) a covenant is registered ensuring that the dwelling unit will be occupied and maintained as a caretaker's quarters for a person whose occupation is a full-time caretaker on the subject site.

2.2.5 An infill single detached house may be permitted:

- (a) if it is for a person whose occupation is a full-time caretaker on the subject site, and:
 - (i) the site area is at least 2,020 m²,
 - (ii) the size of the single detached house or site, or the nature of uses on the site, warrants the need for a caretaker's unit,
 - (iii) there is only 1 caretaker's dwelling unit on a site,
 - (iv) on sites with a site area:
 - (A) between 2,020 m² and 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 70 m², and
 - (B) that exceeds 4,045 m², the floor area of the caretaker's dwelling unit does not exceed 140 m²,
 - (v) a covenant is registered ensuring that the dwelling unit will be occupied and maintained as a caretaker's quarters for a person whose occupation is a full-time caretaker on the subject site,
 - (vi) on sites less than 9,100 m², the caretaker's unit is within 6.1 m of the single detached house; or
- (b) if:
 - (i) the site area is at least 9,100 m²,
 - (ii) the maximum number of dwelling units on a site, including a dwelling unit for a caretaker, does not exceed 2,
 - (iii) the floor area of the infill single detached house does not exceed 186 m², and
 - (iv) boarding facilities for at least 10 horses are maintained on the site and these facilities include the provision of 1 stall for each horse and storage areas for feed, tack, bedding and manure.

2.2.6 Single detached house is permitted as an outright approval use if the floor area does not exceed 280 m².

2.2.7 Single detached house may be permitted as a conditional approval use if the floor area exceeds 280 m².

2.2.8 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

- 2.2.9 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.10 Retail store in combination with a greenhouse or nursery, field crop or fruit farm may be permitted if:
- (a) it is limited to the display and sale of plants, fertilizers, insecticides, herbicides, seeds, soils and small garden tools; and
 - (b) the floor area, including covered outdoor storage areas and ancillary office areas, does not exceed 186 m².
- 2.2.11 Retail store in combination with a stable may be permitted if:
- (a) it is limited to a tack shop serving the day-to-day equestrian needs of the local community;
 - (b) the retail floor area does not exceed 93 m²;
 - (c) there are no outdoor displays or display windows; and
 - (d) it does not include the sale of feed or bedding products.
- 2.2.12 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height; and
 - (b) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m².

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio and floor area is:

- (a) the greater of 0.10 or 334 m² to a maximum of 836 m² for dwelling uses, community care facility or group residence; and
- (b) 0.12 for all other uses.

3.1.2 Building Form and Placement

Regulations	RA-1
3.1.2.1 Minimum site area	9,100 m ²
3.1.2.2 Maximum building height	9.2 m and 3 storeys
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width	4.5 m
3.1.2.5 Minimum rear yard depth	4.5 m
3.1.2.6 Maximum site coverage for all buildings for:	
(a) dwelling uses, community care facility or group residence	the greater of 8% of the site area or 242 m ²
(b) all other uses	12% of the site area
3.1.2.7 Maximum building depth for all buildings used for dwelling uses, community care facility, or group residence	the lesser of 36.6 m or 65% of the site depth
3.1.2.8 Maximum building width for all buildings used for dwelling uses, community care facility or group residence	the lesser of 30.5 m or 75% of the site width

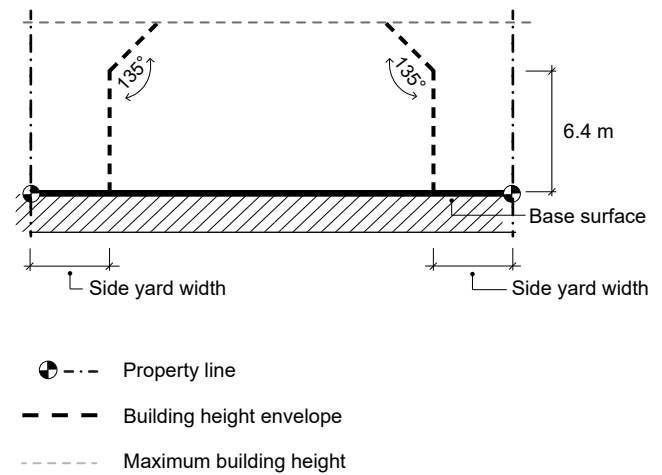
Site Area

3.1.2.9 The Director of Planning may decrease the minimum site area if the lot was on record in the Land Title Office prior to October 4, 1955.

Building Height

- 3.1.2.10 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.11 Despite the maximum building height in section 3.1.2.2 above, no portion of the building may extend above an envelope formed by a vertical line measuring 6.4 m in height at the required side yard and then extending inward and upward at an angle of 135 degrees from the vertical to the line where the planes intersect.
- 3.1.2.12 The Director of Planning may increase the permitted building height to a maximum of 10.7 m if the Director of Planning considers:
- the intent of this schedule and all applicable Council policies and guidelines; and
 - the submission of any advisory group, property owner or tenant.

Diagram: Maximum building height envelope



Site Coverage

- 3.1.2.13 Despite the maximum site coverage in section 3.1.2.6(a) above the maximum aggregate site coverage for all dwelling uses and yard areas within 6.4 m of dwelling uses, community care facilities or group residences, open swimming pools and tennis courts, parking spaces, manoeuvring aisles and driveways accessory to dwelling uses must not exceed:
- 30% of the site area for sites greater than 9,070 m²;
 - 40% of the site area for sites between 4,045 m² and 9,070 m²; and
 - 50% of the site area for sites less than 4,045 m².

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings and, for dwelling uses, community care facility and group residence, must also include garages, covered swimming pools and covered tennis courts; and
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (d) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (e) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iii) the total area of these exclusions, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) above, does not exceed 13% of the permitted floor area, and
 - (iv) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor; and
- (f) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(e\)](#) above, to which there is no access from the interior of the building.

4.2 Site Coverage: Measurement

- 4.2.1 Site coverage for dwelling uses, community care facility, or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts.

4.3 Building Depth and Width: Measurement

- 4.3.1 Building depth and width for dwelling uses, community care facility or group residence includes accessory buildings customarily ancillary to these uses, including but not limited to garages, covered swimming pools and covered tennis courts.
- 4.3.2 The maximum building depth is measured as viewed from and projected upon the side property lines.
- 4.3.3 The maximum building width is measured as viewed from and projected upon the front property line.

5 RELAXATIONS

- 5.1 The Director of Planning may relax the front yard, side yard and rear yard regulations prescribed in this schedule, where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.