

## 9.13 RCH – High Density Country Residential

### 9.13.1. Purpose

To encourage a country residential lifestyle through the development of single detached dwellings within the High Density Area of the Country Residential Area Concept Plan.

### 9.13.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Bed and breakfast, up to two (2) sleeping units*</li> <li>• Dwelling, single</li> <li>• Group home, minor</li> <li>• Home business, minor*</li> <li>• Secondary suite*</li> </ul>	<ul style="list-style-type: none"> <li>• Garden suite*</li> <li>• Home business, intermediate*</li> <li>• Residential sales centre*</li> </ul>

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 9.13.3. Fundamental Use Criteria

- It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the RCH Zoning District shall be one hundred twenty nine (129) parcels per quarter section (*Bylaw 23-2015 - May 26, 2015*).
- The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 68 m<sup>2</sup>, whichever is less.
- A garden suite shall be limited to a one (1) storey building.
- Lots shall be serviced by a municipal piped water and sewer system.

### 9.13.4. Subdivision Regulations

- The minimum lot area is shall be 0.125 ha.
- The maximum lot area shall be ~~0.2 ha~~ 0.4 ha.
- The minimum lot width shall be 25.0 m.
- The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal cul-de-sac shall be 20.0 m.
- Despite Section 9.13.4.b), if the lot is subject to a lot area transition policy of an adopted Area Structure Plan, then the maximum lot area may be increased in accordance with the adopted Area Structure Plan.

### 9.13.5. Development Regulations – Principal Building

- The maximum height shall be 10.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 7.0 m;
- The minimum setback from a side lot line shall be 4.0 m;
- The minimum setback from a lot line with a flanking internal subdivision road shall be 7.0 m.
- The minimum setback from a rear lot line shall be 10.0 m.

### 9.13.6. Development Regulations – Accessory Buildings and Structures

- a) The maximum height shall be 6.7 m.
- b) An accessory building or accessory structure shall not be located in a front yard.
- c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- d) The minimum setback from a side lot line shall be 3.0 m.
- e) The minimum setback from a side lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 3.0 m.
- g) The maximum ground floor area for one accessory building shall be 68 m<sup>2</sup>.
- h) The maximum combined ground floor area for all accessory buildings shall be 94 m<sup>2</sup>.
- i) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

**9.13.7. Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

**9.13.8. Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.