

RA-1 District Schedule

1 Intent

The intent of this Schedule is to maintain and encourage the semi-rural, equestrian and limited agricultural nature of this District, to permit one-family dwellings and in specific circumstances to permit infill one-family dwellings.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

- 2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) not applicable;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m².
 - Accessory Uses customarily ancillary to any of the uses listed in this section.
- 2.2.AG [Agricultural]
- Nursery, Field Crop or Fruit Farm.
- 2.2.DW [Dwelling]
- One-Family Dwelling, provided the floor area does not exceed 280 m².
- 2.2.I [Institutional]
- Community Care Facility – Class A, subject to the regulations, variations, and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first 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.

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.
- 3.2.AG [Agricultural]
- Greenhouse.
 - Stable which, notwithstanding section 10.5, may involve an additional principal building on a site.
- 3.2.C [Cultural and Recreational]
- Golf Course or Driving Range.
 - Marina.
 - Park or Playground.
 - Riding Ring or similar use.
- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.
- 3.2.DW [Dwelling]
- Dwelling Unit for a Caretaker in conjunction with a One-Family Dwelling.
 - Infill One-Family Dwelling.
 - One-Family Dwelling, the floor area of which exceeds 280 m².
 - Seniors Supportive or Assisted Housing.
- 3.2.I [Institutional]
- Public Authority Use essential in this District.
 - Community Care Facility – Class B.
 - Group Residence.
- 3.2.P [Parking]
- Parking Area ancillary to a principal use on an adjacent site.
- 3.2.R [Retail]
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
 - Public Bike Share.
 - Retail Store, in conjunction with a Greenhouse, Nursery, Field Crop or Fruit Farm, or Stable.
- 3.2.S [Service]
- Bed and Breakfast Accommodation.
 - Short Term Rental Accommodation.
- 3.2.U [Utility and Communication]
- Public Utility.

3.3 Conditions of Use

- 3.3.1 The stabling of horses shall be limited to a maximum of one horse for every 232 m² of site area, excluding the site area of those items listed in section 4.8.2 of this Schedule.
- 3.3.2 A dwelling unit for a caretaker in conjunction with a one-family dwelling or an infill one-family dwelling for a caretaker may be permitted provided that:
- the site area is 2 020 m² or greater;
 - the size of the one-family dwelling or site, or the nature of the uses on the site warrants the need for a caretaker's unit;
 - there is only one caretaker's unit per site;
 - on sites between 2 020 m² and 4 045 m², the floor area of the caretaker's unit shall not exceed 70 m² and on sites greater than 4 045 m², the floor area of the caretaker's unit shall not exceed 140 m²;
 - 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;
 - on sites less than 9 100 m², the caretaker's unit is attached to or within 6.1 m of the one-family dwelling.
- 3.3.3 An infill one-family dwelling may be permitted provided that:
- the site area is 9 100 m² or greater;
 - the maximum number of dwelling units per site including dwelling unit for a caretaker, shall not exceed two;
 - the floor area of the infill one-family dwelling unit shall not exceed 186 m²;
 - boarding facilities for at least ten horses are maintained on the site and these facilities shall include the provision of one stall for each horse and storage areas for feed, tack, bedding, and manure.
- 3.3.4 Retail store, in conjunction with a greenhouse, nursery, field crop or fruit farm may be permitted provided that:
- it is limited to the display and sale of plants, fertilizers, insecticides, herbicides, seeds, soils and small garden hand tools; and
 - the floor area, including covered outdoor storage areas and ancillary office areas, shall not exceed 186 m².
- 3.3.5 Retail store, in conjunction with a stable may be permitted provided that:
- it is limited to a tack shop serving the day-to-day equestrian needs of the local community;
 - the retail floor area shall not exceed 93 m²;
 - there are no outdoor displays or display windows; and
 - it does not include the sale of feed or bedding products.

4 Regulations

For the purposes of sections 4.7, 4.8 and 4.16, dwelling use and a community care facility or group residence shall include accessory buildings customarily ancillary to these uses including but not limited to garages, covered swimming pools and covered tennis courts.

All uses approved under sections 2 and 3 of the District Schedule shall be subject to the following regulations:

4.1 Site Area

- 4.1.1 The minimum site area shall be 9 100 m².
- 4.1.2 The Director of Planning may permit a reduction in the minimum site area requirements of section 4.1.1 with respect to any developments if the lot was on record in the Land Title Office for Vancouver prior to October 4, 1955.

4.2 Frontage -- Not Applicable.

4.3 Height

- 4.3.1 A building shall not:
- (a) at any point protrude above an envelope located in compliance with the side yard regulation and formed by planes vertically extending 6.4 m in height and then extending inward and upward at an angle of 45 degrees from the horizontal to the line where the planes intersect;
 - (b) exceed 9.2 m in height; and
 - (c) have more than 2½ storeys.
- 4.3.2 The Director of Planning may permit an increase in the maximum height of a building with respect to any development provided that:
- (a) the Director of Planning first considers all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant; and
 - (b) in no case shall the height be increased to more than 10.7 m.

4.4 Front Yard

- 4.4.1 A front yard with a minimum depth of 7.3 m shall be provided.
- 4.4.2 Entries, porches and verandahs complying with the conditions of subsection 4.7.3(c) are permitted to project a maximum of 1.8 m into the required front yard, provided that such a projection is limited to 30% of the width of the building.

4.5 Side Yards

- 4.5.1 A side yard with a minimum width of 4.5 m shall be provided.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 4.5 m shall be provided.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio and floor area shall not exceed the maximums specified as follows:
- (a) the greater of 0.1 or 334 m², but in no case to exceed 836 m², for dwelling use and a community care facility or group residence;
 - (b) 0.12 for riding rings;
 - (c) 0.12 for all other uses.
- 4.7.2 The following shall be included in the computation of floor space ratio and floor area:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;

- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.7.3 The following shall be excluded in the computation of floor space ratio and floor area:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (c) entries, porches and verandahs, and covered porches above the first storey, provided that:
 - (i) they face a street or a rear property line and 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 being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided, 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;
- (d) 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 subsection 4.7.3(c), to which there is no access from the interior of the building;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; and
- (f) floor located at or below finished grade with a ceiling height of less than 1.2 m.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall not exceed the maximums specified as follows:

- (a) the greater of 8 percent of the site area or 242 m² for dwelling use and a community care facility or group residence;
- (b) 12 percent of the site area for riding rings;
- (c) 12 percent of the site area for all other uses.

4.8.2 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 shall be:

- (a) 30% of the site area for sites greater than 9 070 m²;
- (b) 40 percent of the site area for sites between 4 045 m² and 9 070 m²;
- (c) 50 percent of the site area for sites less than 4 045 m².

4.9 to 4.15 (Reserved)

4.16 Building Width and Depth

4.16.1 The total width of all buildings used for dwelling use or community care facility or group residence shall not exceed the lesser of 30.5 m or 75 percent of the width of the site, as viewed from and projected upon the front property line.

- 4.16.2 The total depth of all buildings used for dwelling use or a community care facility or group residence shall not exceed the lesser of 36.6 m or 65 percent of the depth of the site, as viewed from and projected upon the side property lines.

5 Relaxation of Regulations

- 5.1 The Director of Planning may relax the yard provisions of sections 4.4, 4.5 and 4.6 of 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 first considers all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant.