

# 14. RESIDENTIAL COTTAGE COMMUNITY DISTRICT – R-CC

## 14.1 Purpose

- 14.1.1 To provide for the development of small cottage style residential communities as part of site specific, comprehensively planned projects. Developments in this District shall be oriented around shared open space, incorporate appropriate design features, and ensure compatibility with existing neighbourhoods and surrounding land uses.
- 14.1.2 This District applies only to lands legally described as Plan 9121573, Blo9ck 5, Lots 5-6.
- 14.1.3 The Development Authority shall not accept applications to re-designate other lands to this district unless the Land Use Bylaw is separately amended by Council, by Bylaw.

## 14.2 Fundamental Use Provisions

- 14.2.1 Unless otherwise specified in this section, all development is subject to the applicable provisions of Part 9 – General Land Use Regulations and Part 10 – Specific Land Use Regulations of this Bylaw.

## 14.3 Permitted Uses

- 14.3.1 Dwelling, Cottage
- 14.3.2 Public Utility
- 14.3.3 Home occupations, minor
- 14.3.4 Buildings and uses accessory to permitted uses

## 14.4 Regulations relating Cottage Dwellings

|         |                                              |                                                |
|---------|----------------------------------------------|------------------------------------------------|
| 14.4.1  | Minimum Lot Area                             | At the Discretion of the Development Authority |
| 14.4.2  | Minimum Front Yard and Flanking Yard Setback | 1.2 m (3.9 feet)                               |
| 14.4.3  | Minimum Rear Yard Setback                    | 1.5 m (4.9 feet)                               |
| 14.4.4  | Minimum Side Yard Setback                    | 1.2 m (3.9 feet)                               |
| 14.4.5  | Building Separation                          | 1.2 m (3.9 feet)                               |
| 14.4.6  | Maximum Building Height                      | 7.5m (24.6 feet) – 1.5 Stories maximum         |
| 14.4.7  | Minimum Floor Area, Per Unit                 | 37.16 sq m (400 sq feet)                       |
| 14.4.8  | Maximum Floor Area, Per Unit                 | 75 sq m (807 sq feet)                          |
| 14.4.9  | Density                                      | 70 Units/Net Hectare Maximum                   |
| 14.4.10 | Minimum On Site Parking                      | 1 Space Per Unit                               |