
SECTION 17: RESIDENTIAL CONDOMINIUM (RC-1) DISTRICT

1. **PURPOSE**

The purpose of this district is to provide for serviced residential condominiums units that may include manufactured housing units.

2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Single Detached Dwelling
- (b) Attached Garage
- (c) Accessory buildings less than 92 square metres

Discretionary Uses

- (a) Accessory Structure or Use
- (b) Accessory buildings 92 square metres or greater
- (c) Manufactured Home
- (d) Modular Home
- (e) Park
- (f) Public use
- (g) Semi-detached Dwelling Units
- (h) Sign
- (i) Utilities
- (j) Detached Garage

3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3 and the Special Land Use Provisions for Country Residential Districts contained in Section 5, the following regulations shall apply to every development in this district.

Minimum Condominium Lot Area:	0.2 ha
Minimum Condominium Block Width:	30 metres
Minimum Front and Exterior Side Yard:	7.0 metres
Minimum Rear Yard:	7.0 metres
Maximum Building Height:	10.5 metres
Minimum Interior Side Yard:	3.0 metres
Minimum Separation Between Buildings:	3.0 metres
Minimum Common Landscaped Area:	5%
Maximum Gross Density:	30 units/ha

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	Single Detached	Semi-Detached
Minimum Unit Area (Land)	425 m ²	300 m ²
Minimum Unit Width (Land):	10 metres	9 metres
Minimum Landscaped Area/Unit:	30%	30%
Minimum Depth for Internal Yards:		
(a) Side Yards:	1.2 metres	1.2 metres
(b) Front and Rear Yards:	7 metres	7 metres

4. SPECIAL REQUIREMENT: ACCESSORY BUILDINGS ON LAND UNITS

No accessory building or structure shall be erected in any yard of a land unit other than the interior side yard or rear yard and shall be no closer to any lot line than 1.0 metres (3.3 feet). The maximum floor area for each accessory building on a land unit shall be 35 m². Larger accessory buildings are allowed only on common property within the condominium block.

5. SPECIAL REQUIREMENT: LAND UNITS

The front yard for condominium land units may be measured from the edge of asphalt of a private condominium road.