

City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991	POLICY 5448
	Amended By Council: February 20, 2012	
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6	

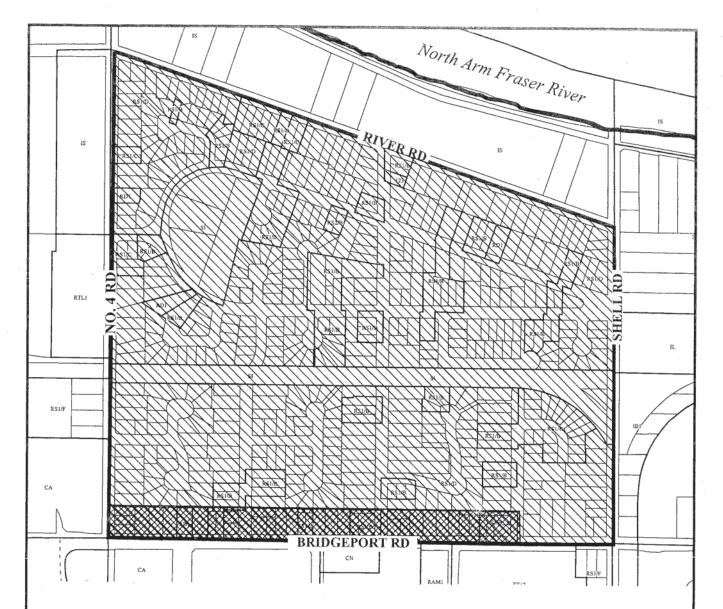
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Rezoning and subdivision permitted as per RS1/B except:

- 1. River Drive: RS1/C unless there is a lane or internal road access, then RS1/B.
- 2. Shell Road: RS1/D unless there is a lane or internal road access, then RS1/B.
- 3. No. 4 Road: RS1/C unless there is a lane or internal road access then RS1/B.
- 4. Bridgeport Road: RS1/D unless there is a lane or internal road access then RS1/B.



Rezoning and subdivision permitted as per RS1/B unless there is a lane access then RC2 or RCH.



Policy 5448 Section 23, 5-6

Adopted Date: 09/16/91

Amended Date: 02/20/12