

275.1 Uses Permitted

Uses Permitted:

- (a) Single Family Dwelling
- (b) Boarding
- (c) Home Occupation
- (d) Accessory Buildings and Structures

275.2 Boarding

Boarding:

There shall be not more than two boarders in a dwelling unit.

275.3 Buildings and Structures for Single Family Dwelling

Buildings for Single Family Dwelling:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m² (21528 ft²) 15.0 m (49.2 ft) from a front lot line.
 - (ii) 10.5 m (34.5 ft) from a rear lot line.
 - (iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
 - (iv) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
- (ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.
- (iii) Notwithstanding the above, lots less than 446 m² (4800 ft²) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 9081 2010

(c) Shall not exceed a Floor Space Ratio (R) of 0.45 or a Gross Floor Area (R) of 900 m² (9687 ft²), whichever is the lesser provided, however, that not more than 70 % of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R).

275.4 Accessory Buildings and Structures

Accessory Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m² (21528 ft²) 15.0 m (49.2 ft) from a front lot line.
 - (ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
 - (iii) 3.5 m (11.5 ft) an exterior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).
- (c) Together shall not exceed a lot coverage of 5%.
- (d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

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275.5 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
 - width 30 m (98.4 ft)
 - area 2020 m² (21744 ft²)
- (b) Panhandle Lot
 - width 35 m (114.8 ft)
 - area 2020 m² (21744 ft²)

B. 9301 2014

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275.6 General

General:

The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.