

230.1 Uses Permitted

Uses Permitted:

- (a) Single Family Dwelling
- (b) Small-Scale Multi-Unit Housing
- (c) Boarding
- (d) Home Occupation
- (e) Accessory Buildings and Structures
- (f) Accessory Produce Sales

← B. 10013 2024

← B. 10038 2024

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.

230.2 Boarding

Boarding:

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

230.3 Lot Coverage

Lot Coverage:

The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

→ B. 10013 2024

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule “G” of this Bylaw.

← B. 10013 2024

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule “G”.

230.5 Houseplex Buildings

→ B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule “G”.

230.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

- (a) Shall be sited not less than:

- (i) 7.5 m (24.6 ft) from a front lot line and a rear lot line.
- (ii) 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).
- (iii) 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

→ B. 10013 2024

230.6 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 20 m (65.6 ft)
 - area 780 m² (8396 ft²)
- (b) Panhandle Lot
 - width 24 m (78.7 ft)
 - area excluding access strip 1020 m² (10980 ft²)

230.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

230.8 General

General:

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