

**210.1 Uses Permitted**

Uses Permitted:

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

**210.2 Boarding**

Boarding:

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

**210.3 Lot Coverage**

Lot Coverage:

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

**210.4 Buildings and Structures for Single Family Dwelling**

Buildings and Structures for Single Family Dwelling:

- (a) Shall be sited not less than:
  - (i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
  - (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 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 m<sup>2</sup> (4800 ft<sup>2</sup>) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

- (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m<sup>2</sup> (3337 ft<sup>2</sup>), whichever is the lesser provided, however, that not more than 80% 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 m<sup>2</sup> (538 ft<sup>2</sup>) shall be included in the Gross Floor Area (R).

**210.5 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 16 m (52.5 ft)
  - area 560 m<sup>2</sup> (6028 ft<sup>2</sup>)
- (b) Panhandle Lot
  - width 20 m (65.6 ft)
  - area excluding access strip 835 m<sup>2</sup> (8988 ft<sup>2</sup>)

**210.6 General**

General:

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