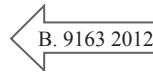


610.1 Uses Permitted

Uses Permitted:

- (a) Apartment
- (b) Attached Housing
- (c) Home Occupation Office and Daycare for preschool children
- (d) Accessory Buildings and Structures



- (b) 12.0 m (39.4 ft) from the center of all windows in a habitable room other than a living room.
- (c) 6.0 m (19.7 ft) from the center of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

610.2 Lot Coverage

Lot Coverage:

The maximum coverage of all buildings and structures shall be 35% of the lot area.

610.3 Density

Density:

The maximum density shall be one dwelling unit per 275 m² (2960 ft²) of lot area.

610.4 Open Space Areas

Open Space Areas:

Open Space areas shall be provided as follows:

- (a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:
 - (i) outside the required building setback area;
 - (ii) outside the required parking area.
- (b) The 5% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

610.5 Building Separation

Building Separation:

Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

- (a) 15.0 m (49.2 ft) from the center of all windows in a living room.

610.6 Building and Structures for Attached Housing and Apartments

Building and Structures for Attached Housing and Apartments:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
 - (ii) 7.5 m (24.6 ft) from an interior side lot line.
 - (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.
- (b) Shall not exceed a height of 7.5 m (24.6 ft) for an attached housing use and a height of 9.0 m (29.5 ft) for an apartment use.

610.7 Accessory Buildings and Structures

Accessory Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
 - (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

- (b) Shall not exceed a height of 3.75 m (12.3 ft).

- (c) Together shall not exceed a lot coverage of 10%.

610.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

- (a) The parking area shall occupy not more than 30% of the surface of the lot area.

- (b) No portion of any parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.
- (c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.
- d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

610.9 Minimum Lot Size

Minimum Lot Size:

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

- a) Standard
 - width 30 m (98.4 ft)
 - area 900 m² (9688 ft²)
- b) Panhandle Lot
 - not permitted

605.10 General

General:

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