

250.1 Uses Permitted

Uses Permitted:

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

B. 9081 2010

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 667 m² (7179 ft²), whichever is the lesser provided, however, that not more than 75% 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).

250.2 Boarding

Boarding:

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

250.5 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.
 - (ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
 - (iii) 3.5 m (11.5 ft) from 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 10%.

250.3 Lot Coverage

Lot Coverage:

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

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250.4 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.
 - (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. 9189 2012

(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.

250.6 Minimum Lot Size

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

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- (a) Standard Lot
 - width 22 m (72.2 ft)
 - area 930 m² (10010 ft²)
- (b) Panhandle Lot
 - width 25 m (82.0 ft)
 - area excluding access strip 1300 m² (13994 ft²)

B. 9301 2014

250.7 General

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

B. 9301 2014