

SECTION 400 - RESIDENTIAL ZONES

#5019
28/10/13

401 RESIDENTIAL ZONE R-1A

Uses Permitted

401.1 In the R-1A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings*
- 2) *accessory home occupations* subject to Section 104.3
- 3) *residential uses* subject to Section 401.2.
- 4) *accessory detached garage*

Residential Uses

401.2 No more than one *single family dwelling* is permitted on any one *lot*.

Definitions

#5019
28/10/13

401.3 For the purposes of Section 401 the following definitions shall apply:

- 1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line*.
- 2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the *rear* or *side lot line*.
- 3) an *accessory detached garage* means a *building* or *structure* (*accessory* to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 401.7.

Lot Coverage

#3585
24/06/96
#4567
07/05/07

- 401.4
- 1) Except as provided for in subsections 401.4 2) and 401.4 3) *buildings* and *structures* shall not cover more than 25% of the *lot area*.
 - 2) *Lot coverage* may be increased to 35% where the *gross floor area* of a *single family dwelling* is less than 280 m² (including all attached and detached garages and carports, and including *basements* where the surface of the first floor is more than .8 metres above the average grade at any *building* elevation facing a *street*).
 - 3) *Lot coverage* may be increased to 35% where the *gross floor area* of a *single family dwelling* is less than 280 m² or greater (including all attached and detached garages and carports, but excluding *basements* where permitted), provided that:
 - a) the maximum *height* of the dwelling does not exceed two *storeys* plus an in-ground *basement* where permitted; and
 - b) the primary *cooking facility*, living room and dining areas are located on the first *storey*, and except for a single *storey building*, the majority of the bedrooms are located on the second *storey*; and
 - c) the *gross floor area* of the second *storey* does not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages and carports); and
 - d) the facade of the second *storey* is set back a minimum of 1.2 metres from both the front and at least one side wall of the first *storey*; and

- e) the surface of the first floor is not more than .8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the lot is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages and carports) facing a *street* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.

#4859 401.5 **Siting of Buildings and Structures**

30/05/11
#5019
28/10/13

Except as provided for in Sections 104.4, 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded Lot (Attached Garage)**

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	6.0m ⁽³⁾	6.0m	1.2m ⁽³⁾	3.0m ⁽³⁾
<i>Accessory Building or Structure</i>	N/A ⁽²⁾	1.5m ⁽⁹⁾⁽¹⁰⁾	1.5m ⁽³⁾⁽⁹⁾	4.5m ⁽³⁾

2) **Rear Loaded Lot (Attached Garage)**

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	2.5m ⁽³⁾⁽⁷⁾⁽⁸⁾	6.0m ⁽¹⁾	Interior-1.2m Lane-1.5m ⁽¹⁾⁽³⁾⁽⁷⁾	2.5m ⁽³⁾⁽⁷⁾⁽⁸⁾
<i>Accessory Building or Structure</i>	N/A ⁽²⁾	1.5m ⁽⁹⁾	1.5m ⁽³⁾⁽⁹⁾	4.5m ⁽³⁾

3) **Rear Loaded Lot (Detached Garage)**

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	2.5m ⁽³⁾⁽⁷⁾⁽⁸⁾	13.0m ⁽⁴⁾ (average)	Interior-1.2m Lane-1.5m ⁽³⁾⁽⁷⁾	2.5m ⁽³⁾⁽⁷⁾⁽⁸⁾
<i>Accessory Detached Garage</i>	N/A ⁽²⁾	0.6m ⁽⁴⁾	Interior-0.9m Lane-1.5m ⁽³⁾⁽⁴⁾⁽⁵⁾⁽⁶⁾	4.5m ⁽³⁾
<i>Accessory Building or Structure</i>	N/A ⁽²⁾	1.5m ⁽⁹⁾	1.5m ⁽³⁾⁽⁹⁾	4.5m ⁽³⁾

⁽¹⁾ For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.

⁽²⁾ *Accessory buildings* and *structures*, and *accessory* detached garages are not permitted within the front yard.

- (3) Notwithstanding Sections 104.4 4) and 111.6 2), on *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
 - a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (4) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1 m² landing and associated stairs, uncovered porches, patios and decks have a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).
- (5) On abutting *lots*, the minimum interior *side lot line* setback for an *accessory* detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.
- (6) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.45m from the interior *side lot line*.
- (7) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of the first *storey*. For the purpose of measuring this setback, structural supports of the first *storey*, covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* façade.
- (8) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.
- (9) A minimum *rear lot line* and *side lot line* setback of 0.6m is permitted for an *accessory building* or *structure* with a *gross floor area* less than 6.0 m².
- (10) Notwithstanding Section 401.5 footnote 9, where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*.

Height of Buildings and Structures

- | | |
|--|---|
| #3088
06/01/92
#3782
27/07/98
#4339
01/11/04
#4567
07/05/07 | 401.6 Except as provided for in Section 104.5 <ol style="list-style-type: none"> 1) The <i>height</i> of principal <i>buildings</i> and <i>structures</i> shall not exceed 9 metres. 2) The <i>height</i> of <i>accessory buildings</i> and <i>structures</i> shall not exceed 3.75 m or one <i>storey</i>, whichever is lesser. 3) Hoop, arch or similar type <i>buildings</i> having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type <i>building</i> covered or partially covered by tarpaulin or other fabric like material, shall be a maximum of 2.0 metres. |
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Parking and Loading

#5019
28/10/13

401.7 Parking and loading shall be provided in accordance with Section 107 except as follows:

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>
Front Loaded <i>Lot</i> (attached garage)	2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. ^{(2) (3) (4)}
Rear Loaded <i>Lot</i> (attached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. ^{(1) (2) (3) (4)}
Rear Loaded <i>Lot</i> (detached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. ^{(1) (2) (3) (4)}

- (1) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot line* abutting a *street* and/or a *lane*.
- (2) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
- (3) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
- (4) The required outdoor space may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

Subdivision Requirements

#5019
28/10/13

401.8 All *lots* created by *subdivision* shall comply with the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following.

	<i>Front Loaded Lot</i>	<i>Rear Loaded Lot</i>
Minimum <i>Lot Area</i>	371.6 m ²	371.6 m ²
Minimum <i>Lot Frontage</i>	12 m	12 m
Minimum <i>Lot Depth</i>	25 m	28 m

Landscaping, Screening and Fencing

401.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

402 **RESIDENTIAL ZONES R-1B, R-1C, R-1D and R-1E**

Uses Permitted

- #5109 402.1 In the R-1B, R-1C, R-1D and R-1E Zones only the following *uses* are permitted and all other *uses* are prohibited:
14/09/15
- 1) *accessory buildings*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential uses* subject to Section 402.2.
 - 4) *hobby beekeeping* in R-1D and R-1E zones, subject to Section 104.18

Residential Uses

- 402.2 No more than one *single family dwelling* is permitted on any one *lot*.

Lot Coverage

- #3585 402.3 1) Except as provided for in subsections 402.3 2) and 402.3 3) *buildings* and
24/06/96 *structures* constructed after the date of adoption of this bylaw shall not cover
#4567 more than 25% of the *lot area*.
07/05/07
- 2) *Lot Coverage* may be increased to 35% where the *gross floor area* of a *single family dwelling* is less than 280 m² (including all attached and detached garages and carports, and including *basements* where the surface of the first floor is more than .8 metres above the average grade at any *building* elevation facing a *street*).
 - 3) *Lot Coverage* may be increased to 35% where the *gross floor area* of a *single family dwelling* is 280 m² or greater (including all attached and detached garages and carports, but excluding *basements* where permitted), provided that:
 - a) the maximum *height* of the dwelling does not exceed two *storeys* plus an in-ground *basement* where permitted; and
 - b) the primary *cooking facility*, living room and dining areas are located on the first *storey*, and except for a single *storey building*, the majority of the bedrooms are located on the second *storey*; and
 - c) the *gross floor area* of the second *storey* does not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages and carports); and
 - d) the facade of the second *storey* is set back a minimum of 1.2 metres from both the front and at least one side wall of the first *storey*; and
 - e) the surface of the first floor is not more than .8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the lot is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages and carports) facing a *street* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.

- #4859 402.4 **Siting of Buildings and Structures**
30/05/11

- 1) Except as provided for in Sections 104.4, 105.1 2), no principal *building* or *structure* shall be sited less than:
 - a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.

- 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* equal to or greater than 6 m² shall be sited less than:
 - a) 7.5 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line* except that where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 3) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* less than 6 m² shall be sited less than:
 - a) 7.5 metres from a *front lot line*;
 - b) 0.6 metres from a *rear lot line* except that where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 0.6 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

- #3088 402.5 Except as provided for in Section 104.5
 06/01/92
 #3782
 27/07/98
 #4339
 01/11/04
 #4567
 07/05/07
- 1) The *height* of principal *buildings* and *structures* shall not exceed 9 metres.
 - 2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 m or one *storey*, whichever is lesser.
 - 3) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, shall be a maximum of 2.0 metres.

Parking and Loading

- 402.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 402.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 402.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

RESIDENTIAL COMPACT LOT ZONE R-CL

Uses Permitted

- 403.1 In the R-CL Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential uses* subject to Section 403.2.

Residential Uses

- 403.2 No more than one *single family dwelling* is permitted on any one *lot*.

Lot Coverage

- 403.3 In the R-CL Zone the maximum gross *lot* density shall not:
- 1) exceed 24.7 units per hectare (10 units per acre); except
 - a) in the Southwest Gordon, Routley and Yorkson Neighbourhood Plan areas of Willoughby where the maximum gross density shall be in accordance with the Willoughby Community Plan.

403.4 Maximum Lot Coverage

Buildings and structures shall not:

- 1) For *lot areas* less than 372 m²:
 - a) cover more than 55% of the *lot area*; nor
 - b) exceed a maximum *building* footprint of 150 m² for all *buildings* and *structures* combined, of which 34 m² shall be reserved for a garage; nor
 - c) locate a primary *cooking facility*, living room or dining area in the dwelling in a location other than the first *storey*, and except for a single *storey building*, the majority of the bedrooms are to be located on the second *storey*;
 - d) the *gross floor area* of the second *storey* shall not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages). Unless indicated otherwise in a Development Permit or approved exterior design control agreement, the 20% reduced floor area of the second *storey* shall be accomplished by an offset of the second *storey* level from the wall at the main floor level from either the front or the side walls at the main floor level or a combination thereof; and
 - e) covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage*.
- 2) For *lot areas* equal to or greater than 372 m²:
 - b) cover more than 40% of the *lot area* provided; nor
 - c) locate a primary *cooking facility*, living room or dining area in the dwelling in a location other than the first *storey*, and except for a single *storey building*, the majority of the bedrooms are to be located on the second *storey*;
 - d) the *gross floor area* of the second *storey* shall not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages). Unless indicated otherwise in a Development Permit or approved exterior design control agreement, the 20% reduced floor area of the second *storey* shall be accomplished by an offset of the second *storey* level from the wall at the main floor level from either the front or the side walls at the main floor level or a combination thereof; and
 - e) covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage*.

Maximum Height of Buildings and Structures

#4339
01/11/04
#4567
07/05/07

- 403.5 Except as provided for in Section 104.5
- 1) The *height* of principal *buildings* and *structures* shall not exceed 9 metres or 2½ *storeys*, whichever is the lesser; and.
 - 2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 m or 1½ *storeys*, whichever is the lesser.
 - 3) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric material, are not permitted.

Subdivision Requirements

- 403.6 For the purposes of Section 403 the following definitions apply:
- 1) front loaded compact *lots* means a *lot* to which vehicular access for parking purposes is provided from a *street* abutting the front yard of the *lot*.
 - 2) rear loaded compact *lots* means a *lot* to which vehicular access for parking purposes is provided from a *lane* abutting the rear yard of the *lot*.
- 403.7 All fee simple and bareland strata *lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

	Front loaded compact <i>lots</i>	Rear loaded compact <i>lots</i>
a) Minimum <i>lot area</i>	220 m ²	220 m ²
b) Maximum <i>lot area</i> of <i>lots</i> not fronting on a radius of a <i>street</i> or cul-de-sac bulb	464.5 m ² ; except that 5% of the <i>lots</i> not fronting a radius of a <i>street</i> or cul-de-sac bulb may exceed this requirement	464.5 m ² ; except that 5% of the <i>lots</i> not fronting a radius of a <i>street</i> or cul-de-sac bulb may exceed this requirement
c) Minimum <i>lot frontage</i>	11 metres	8.2 metres
d) Minimum <i>corner lot frontage</i>	13.5 metres	12.5 metres
e) Minimum <i>lot depth</i>	18 metres	22 metres
f) Panhandle <i>lots</i>	not permitted	not permitted

- 1) The minimum *lot frontage* for compact *lots* located on the radius of a *street* or cul-de-sac may be reduced as follows:
 - a) The minimum *lot frontage* shall not be less than 6.0 metres, as measured at the *lot* boundary immediately adjacent to a *street*, provided that for front loaded lots a minimum 6.0 metre by 6.0 metre parking pad is provided between the front of the garage door and back of sidewalk.
 - b) Minimum principal *building* yard and setback requirements are met; and
 - c) Minimum off-*street* parking requirements are met.
- 2) The minimum *building* envelope for a front loaded compact lot shall be a 75m² principal *building* footprint; plus an additional 34m² reserved for a garage. An additional 34m² for a parking pad is to be reserved in accordance with Section 403.9 1) h) and i).
- 3) The minimum *building* envelope for a rear loaded compact lot shall be a 75m² principal *building* footprint; plus an additional 34m² reserved for a garage. An additional 18m² portion of the *lot* is to be reserved for a parking pad.

Siting of Buildings and Structures

Front Loaded Compact Lots

- 403.8 1) Except as provided for in Sections 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:
- a) 6 metres from a *front lot line*, except as follows:
 - i) the front face of a garage or principal *building* may be sited between 2.5 metres and 6 metres from the *front lot line*, provided that 6 metres horizontal distance is provided for parking between the front face of the garage or principal *building* and the back of sidewalk; and
 - ii) the front face of the principal *building*, excluding a garage but including porches, verandahs or stairs, may be sited between 6 metres and 2.5 metres from the *front lot line*;
 - b) 4.5 metres from a *rear lot line*;
 - c) 1.2 metres from a *side lot line*;
 - d) 1.2 metres where a *side lot line* abuts a flanking limited or local *street*, except that the front face of the garage or principal *building* may be sited between 2.5 metres and 6 metres from the *side lot line* to provide a minimum 6 metre horizontal distance for parking between the front face of the garage or principal *building* and the back of sidewalk (subject to Section 403.8 3)); and
 - e) 2.4 metres where a *side lot line* abuts a flanking arterial or collector *street* (subject to Section 403.8 3));
- 2) *Accessory buildings* and *structures* shall not be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 0.6 metres from a *rear lot line*;
 - c) 0.6 metres from a *side lot line*;
 - d) 1.2 metres where the *side lot line* abuts a flanking limited local or local *street* (subject to Section 403.8 3)); and
 - e) 2.4 metres where the *side lot line* abuts a flanking arterial or collector *street* (subject to Section 403.8 3));
- 3) Notwithstanding 403.8 1) and 2), on a *corner lot*, no part of any *building structure* or fence greater than 1 metre in *height*, where *height* is measured at the intersection of the centre lines of the *streets* and / or *lanes*, shall project into the triangular area created by a line joining two points:
- a) 6 metres from the projected *lot lines* abutting a limited local or local *street* and / or *lane* intersections; or
 - b) 7.5 metres from the projected *lot lines* abutting arterial and / or collector *street* intersections.

Rear Loaded Compact Lots

- 4) Except as provided for in Sections 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:
- a) 2.5 metres from a *front lot line*, where a *lot* fronts a limited local or local *street* or a greenway or public park;
 - b) 5 metres from a *front lot line*, where a *lot* fronts an arterial or collector *street*;
 - c) 7.5 metres from a *rear lot line*;
 - d) 1.2 metres from a *side lot line*;
 - e) 1.2 metres where the *side lot line* abuts a flanking limited local or local *street* (Subject to Section 403.8 6)); and
 - f) 2.4 metres where a *side lot line* abuts a flanking arterial or collector *street* (Subject to Section 403.8 6));
- 5) *Accessory buildings* and *structures* shall not be sited less than:

- a) 7.5 metres from a *front lot line*;
 - b) 0.6 metres from a *rear lot line*;
 - c) 0 metres from a *side lot line*;
 - d) 1.2 metres where the *side lot line* abuts a flanking limited local or local *street* (subject to Section 403.8 6)); and
 - e) 3 metres where the *side lot line* abuts a flanking arterial or collector *street* (subject to Section 403.8 6));
- 6) Notwithstanding 403.8 4) and 5), on a *corner lot*, no part of any *building structure* or fence greater than 1 metre in *height*, where *height* is measured at the intersection of the centre lines of the *streets* and / or *lanes*, shall project into the triangular area created by a line joining two points:
- a) 6 metres from the projected *lot lines* abutting a limited local or local *street* and / or *lane* intersections; or
 - b) 7.5 metres from the projected *lot lines* abutting arterial and / or collector *street* intersections.

Parking and Loading

#4859
30/05/11

403.9 Parking and loading shall be provided in accordance with Section 107 except as follows:

- 1) Front Loaded Compact *Lots* shall provide parking as follows:
 - a) a minimum of four (4) parking spaces shall be provided per *lot*;
 - b) a minimum of two (2) of the four (4) parking spaces shall be located in a fully enclosed garage accommodating side by side parking;
 - c) notwithstanding any other provision of this Bylaw the minimum clear interior width of a garage shall be 5.5 metres;
 - d) no carports are permitted;
 - e) no *tandem parking* within a garage is permitted;
 - f) two (2) of the four (4) parking spaces shall be provided in a driveway located:
 - i) in that portion of the front yard in front of the garage; or
 - ii) in front of a garage located in a sideyard of a flanking limited local or local *street* in accordance with all other provisions of this Section;
 - g) road rights-of-way may be utilized to accommodate parking spaces in front of a garage provided that parked *vehicles* do not encroach or interfere with sidewalks;
 - h) the minimum distance between the back of sidewalk to the front of the garage door shall be 6 metres;
 - i) the minimum width of a driveway, except on the bulb of a cul-de-sac shall be 6 metres. On lots that front a bulb of a cul-de-sac the width of the driveway shall be 6 metres on that portion of the driveway required to satisfy parking requirements; and
 - j) driveway locations shall be co-ordinated to maximize on-*street* parking and *street* tree siting in accordance with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.
- 2) Rear Loaded Compact *Lots* shall provide parking as follows:
 - a) a minimum of three (3) parking spaces shall be provided per *lot*;
 - b) a minimum of two (2) of the three (3) required parking spaces shall be provided within a fully enclosed garage;
 - c) the fully enclosed garage may be constructed as a freestanding *accessory building* or attached to the principal *building* and shall provide for a minimum clear interior width of 5.5 metres;

- d) the remaining required parking spaces shall be located in a fully enclosed garage or on a parking pad. The parking pad for each required parking space shall be a minimum of 18 m² in size in addition to the minimum 34 m² required for a garage and shall be accessed from the rear *lane*;
- e) no *tandem parking* within a garage is permitted;
- f) carports are only permitted when provided in addition to the two (2) parking spaces to be provided within a fully enclosed garage;
- g) all parking spaces shall be located in the rear yard with access from a *lane*; and
- h) no parking spaces shall directly access a *highway* other than a *lane*.

Landscaping, Screening and Fencing

403.10 Landscaping areas, landscaping screens and fencing shall comply with the provisions of a Development Permit or approved Exterior Design Control Agreement.

Exterior Design Control

403.11 Compact *lot* developments shall be implemented by an Exterior Design Control Agreement securing high quality, consistent, and compatible *building* design and site development standards. An Exterior Design Control Agreement, to be implemented at the time of *subdivision*, shall be secured as a condition of rezoning, and, where the lands are located in a mandatory development permit area, as a condition of a Development Permit.

#4228 403(A) RESIDENTIAL COMPACT LOT ZONE R-CL(A)
23/08/04
Deleted by
#4547
09/07/07

RESIDENTIAL COMPACT LOT ZONE R-CL(A)

Uses Permitted

- 404.1 In the R-CL(A) Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and structures*
 - 2) *accessory detached garage*
 - 3) *accessory home occupations* subject to Section 104.3
 - 4) *residential single family uses*

Maximum Density

- 404.2 1) Notwithstanding sub-section 404.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
- 2) No more than one *single family dwelling* is permitted on any one *lot*.

Definitions

- 404.3 For the purposes of Section 404 the following definitions shall apply:
- 1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line*.
 - 2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the rear or *side lot line*.
 - 3) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 404.8.

Lot Coverage

- 404.4 1) *Buildings* and *structures* shall not cover more than 50% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards and *accessory buildings* less than 9.3m² (100ft²) shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

- 404.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded Lot (Attached Garage)**

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior and Abutting a Lane)</i>	<i>Minimum Side lot line Setback (Abutting a Street)</i>
<i>Principal building</i>	2.5m ⁽¹⁾⁽⁴⁾⁽⁸⁾⁽⁹⁾	6.0m ⁽¹⁰⁾	Interior-1.2m Lane-1.5m ⁽⁴⁾⁽⁸⁾	2.5m ⁽⁴⁾⁽⁸⁾⁽⁹⁾
<i>Accessory Building or Structure</i>	N/A ⁽³⁾	0.6m	0.6m ⁽⁴⁾	2.5m ⁽⁴⁾

2) Rear Loaded Lot (Attached Garage)

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	2.5m ^{(4) (8) (9)}	6.0m ⁽²⁾	Interior-1.2m Lane-1.5m ^{(2) (4) (8)}	2.5m ^{(4) (8) (9)}
<i>Accessory Building or Structure</i>	N/A ⁽³⁾	0.6m ⁽⁴⁾	0.6m ⁽⁴⁾	2.5m ⁽⁴⁾

3) Rear Loaded Lot (Detached Garage)

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	2.5m ^{(4) (8) (9)}	13.0m ^{(4) (5)} (average)	Interior-1.2m Lane-1.5m ^{(4) (8)}	2.5m ^{(4) (8) (9)}
<i>Accessory Detached Garage</i>	N/A ⁽³⁾	0.6m ^{(4) (5)}	Interior-0.6m Lane-1.5m ^{(4) (5) (6) (7)}	2.5m ⁽⁴⁾
<i>Accessory Building or Structure</i>	N/A ⁽³⁾	0.6m	0.6m ⁽⁴⁾	2.5m ⁽⁴⁾

- (1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line
- (2) For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.
- (3) *Accessory buildings and structures*, and accessory detached garages are not permitted within the front yard.
- (4) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
- c) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - d) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (5) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m² landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).
- (6) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.
- (7) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.
- (8) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.

- (9) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.
- #5109 14/09/15 (10) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

Building and Structure Provisions

- #4567 07/05/07 #5109 14/09/15 404.6
- 1) Entrance stairs to the *basement* are permitted from the rear elevation only.
 - 2) The kitchen, living room and dining areas shall be located on the first *storey*.
 - 3) The accessory detached garage shall be constructed in conjunction with the *principal building*.
 - 4) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.
 - 5) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.

Height of Buildings and Structures

- 404.7 Except as provided in Section 104.5
- 1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
 - 2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
 - 3) The *height* of *accessory buildings* and *structures* (including accessory detached garages) shall not exceed 3.75 metres in *height*.

Parking

404.8 Parking shall be provided in accordance with Section 107 except as follows:

<i>Buildings and Structures</i>	<i>Parking Requirement</i>
Front Loaded <i>Lot</i> (attached garage)	2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. (1) (3) (4) (5)
Rear Loaded <i>Lot</i> (attached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)
Rear Loaded <i>Lot</i> (detached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)

(1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.

- (2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
- (3) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
- (4) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
- (5) The required outdoor parking space may extend into a municipal road dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

Subdivision Requirements

404.9 All *residential lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

	Front Loaded Lot	Rear Loaded Lot
Minimum Lot Area ^{(1) (2)}	275m ²	266m ² ⁽⁴⁾
Minimum Corner Lot Area ⁽²⁾	355 m ²	352m ² ⁽⁵⁾
Minimum Lot Frontage ^{(1) (3) (6)}	11.0m	9.5m ⁽⁴⁾
Minimum Corner lot Frontage	14.2m	12.6m ⁽⁵⁾
Minimum Lot Depth	25.0m ⁽⁷⁾	28.0m ⁽⁷⁾
Panhandle Lot	not permitted	not permitted

⁽¹⁾ Excluding *corner lots*.

⁽²⁾ Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 404.2 shall apply.

⁽³⁾ Except for *lots* having *frontage* on the bulb portion of a permanent urban *residential street* or cul-de-sac in which case the *frontage* may be reduced to 8.0 metres.

⁽⁴⁾ Where Section 404.5⁽⁶⁾ applies, the Approving Officer may allow a minimum *lot area* of 249m² and a minimum *frontage* of 8.9 metres.

⁽⁵⁾ Where Section 404.5⁽⁶⁾ applies, the Approving Officer may allow a minimum *lot area* of 336m² and minimum *frontage* of 12.0 metres.

⁽⁶⁾ The maximum *frontage* of a front loaded *lot*, other than a *corner lot*, shall not be greater than 12.59 metres.

⁽⁷⁾ On a *corner lot* the Approving Officer may allow a reduction in minimum *lot depth* when all other Bylaw requirements are met.

Landscaping, Screening and Fencing

- 404.10
- 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
 - 2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

#4547 405
 09/07/07
 #4859
 30/05/11

RESIDENTIAL COMPACT LOT ZONE R-CL(B)

Uses Permitted

- 405.1 In the R-CL(B) Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and structures*
 - 2) *accessory detached garage*
 - 3) *accessory home occupations* subject to Section 104.3
 - 4) *residential single family uses*

Maximum Density

- 405.2 1) Notwithstanding sub-section 405.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
- 2) No more than one *single family dwelling* is permitted on any one *lot*.

Definitions

- 405.3 For the purposes of Section 405 the following definitions shall apply:
- 1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line*.
 - 2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the rear or *side lot line*.
 - 3) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 405.8.

Lot coverage

- 405.4 1) *Buildings* and *structures* shall not cover more than 50% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards and *accessory buildings* less than 9.3m² (100ft²) shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

#4859
 30/05/11
 #5109
 14/09/15

- 405.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded Lot (Attached Garage)**

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior and Abutting a Lane)</i>	<i>Minimum Side lot line Setback (Abutting a Street)</i>
<i>Principal building</i>	2.5m ^{(1) (4) (8) (9)}	6.0m ⁽¹⁰⁾	Interior-1.2m Lane-1.5m ^{(4) (8)}	2.5m ^{(4) (8) (9)}
<i>Accessory Building or Structure</i>	N/A ⁽³⁾	0.6m	0.6m ⁽⁴⁾	2.5m ⁽⁴⁾

2) **Rear Loaded Lot (Attached Garage)**

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	2.5m ^{(4) (8) (9)}	6.0m ⁽²⁾	Interior-1.2m Lane-1.5m ^{(2) (4) (8)}	2.5m ^{(4) (8) (9)}
<i>Accessory Building or Structure</i>	N/A ⁽³⁾	0.6m ⁽⁴⁾	0.6m ⁽⁴⁾	2.5m ⁽⁴⁾

3) **Rear Loaded Lot (Detached Garage)**

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	2.5m ^{(4) (8) (9)}	13.0m ^{(4) (5)} (average)	Interior-1.2m Lane-1.5m ^{(4) (8)}	2.5m ^{(4) (8) (9)}
<i>Accessory Detached Garage</i>	N/A ⁽³⁾	0.6m ^{(4) (5)}	Interior-0.6m Lane-1.5m ^{(4) (5) (6) (7)}	2.5m ⁽⁴⁾
<i>Accessory Building or Structure</i>	N/A ⁽³⁾	0.6m	0.6m ⁽⁴⁾	2.5m ⁽⁴⁾

- ⁽¹⁾ For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line and set back a minimum of 1.0 metre from the remaining portion of the same *building* elevation. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways shall be considered the remaining portion of the same *building* elevation.
- ⁽²⁾ For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.
- ⁽³⁾ *Accessory buildings and structures*, and accessory detached garages are not permitted within the front yard.
- ⁽⁴⁾ Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
- a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- ⁽⁵⁾ The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m² landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).
- ⁽⁶⁾ On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.
- ⁽⁷⁾ The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.

- (8) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.
- (9) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.
- #5109 14/09/15 (10) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

Building and Structure Provisions

- #4567 07/05/07 #5109 14/09/15 405.6
- 1) Entrance stairs to the *basement* are permitted from the rear elevation only.
 - 2) The kitchen, living room and dining areas shall be located on the first *storey*.
 - 3) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.
 - 4) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.

Height of Buildings and Structures

- 405.7 Except as provided in Section 104.5
- 1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
 - 2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
 - 3) The *height* of *accessory buildings* and *structures* (including accessory detached garages) shall not exceed 3.75 metres in *height*.

Parking

405.8 Parking shall be provided in accordance with Section 107 except as follows:

<i>Buildings and Structures</i>	<i>Parking Requirement</i>
Front Loaded <i>Lot</i> (attached garage)	2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. (1) (3) (4) (5)
Rear Loaded <i>Lot</i> (attached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)
Rear Loaded <i>Lot</i> (detached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)

- (1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.
- (2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
- (3) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
- (4) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
- (5) The required outdoor space may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

Subdivision Requirements

405.9 All *residential lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

	Front Loaded Lot	Rear Loaded Lot
Minimum Lot Area ⁽¹⁾⁽²⁾	315m ²	266m ² ⁽⁴⁾
Minimum Corner Lot Area ⁽²⁾	355 m ²	352m ² ⁽⁵⁾
Minimum Lot Frontage ⁽¹⁾⁽³⁾	12.6m	9.5m ⁽⁴⁾
Minimum Corner lot Frontage	14.2m	12.6m ⁽⁵⁾
Minimum Lot Depth	25.0m ⁽⁶⁾	28.0m ⁽⁶⁾
Panhandle Lot	not permitted	not permitted

- (1) Excluding *corner lots*.
- (2) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 405.2 shall apply.
- (3) Except for *lots* having *frontage* on the bulb portion of a permanent urban *residential street* or cul-de-sac in which case the *frontage* may be reduced to 8.0 metres.
- (4) Where Section 405.5⁽⁶⁾ applies, the Approving Officer may allow a minimum *lot area* of 249m² and a minimum *frontage* of 8.9 metres.
- (5) Where Section 405.5⁽⁶⁾ applies, the Approving Officer may allow a minimum *lot area* of 336m² and minimum *frontage* of 12.0 metres.
- (6) On a *corner lot* the Approving Officer may allow a reduction in minimum *lot depth* when all other Bylaw requirements are met.

Landscaping, Screening and Fencing

- 405.10
- 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
 - 2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

RESIDENTIAL COMPACT LOT ZONE R-CL(CH)

Uses Permitted

- 406.1 In the R-CL(CH) Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential uses* subject to Section 406.2

Maximum Density

- 406.2
- 1) Notwithstanding sub-section 406.9, the maximum density of a development shall be in accordance with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
 - 2) No more than one *single family dwelling* and one *coach house* are permitted on any one rear loaded *lot*.

Definitions

- 406.3 For the purposes of Section 406 the following definitions apply:
- 1) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 406.8.
 - 2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided from a *lane* abutting the rear or side yard of the *lot*.

Lot coverage

- 406.4 *Buildings* and *structures* shall not cover more than 50% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front yard and *accessory buildings* less than 9.3m² (100ft²) shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

- 406.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Rear Loaded Lot (Attached Garage)**

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback (Interior and Abutting a Lane)</i>	<i>Minimum Side lot line Setback (Abutting a Street)</i>
<i>Principal building</i> ⁽⁶⁾	2.5m ^{(3) (7) (8)}	6.0m ⁽¹⁾	Interior-1.2m Lane-1.5m ⁽³⁾ ⁽⁷⁾	2.5m ^{(1) (3) (7) (8)}
<i>Accessory Building or Structure</i>	N/A ⁽²⁾	0.6m ⁽³⁾	0.6m ⁽³⁾	2.5m ⁽³⁾

2) **Rear Loaded Lot (Detached Garage)**

Buildings and Structures	Minimum Front lot line Setback	Minimum Rear lot line Setback	Minimum Side lot line Setback (Interior and Abutting a Lane)	Minimum Side lot line Setback (Abutting a Street)
<i>Principal building</i>	2.5m ^{(3) (7) (8)}	13.4m ^{(3) (4)} (average)	Interior-1.2m <i>Lane</i> -1.5m ^{(3) (7)}	2.5m ^{(3) (7) (8)}
Accessory Detached Garage ⁽⁵⁾	N/A ⁽²⁾	1.0m	Interior-1.2m <i>Lane</i> -1.5m ^{(3) (4)}	2.5m ⁽³⁾
<i>Accessory Building or Structure</i> (Excluding detached garages)	N/A ⁽²⁾	0.6m ⁽³⁾	0.6m ⁽³⁾	2.5m ⁽³⁾

- ⁽¹⁾ The attached garage shall be sited a minimum of 7.0 metres from the property line.
- ⁽²⁾ *Accessory buildings and structures*, including garages are not permitted within the front yard.
- ⁽³⁾ Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
 - a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- ⁽⁴⁾ The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1.2m² landing and associated stairs; uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade; and as provided for in Section 104.4).
- ⁽⁵⁾ On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage and *coach house* may be reduced to zero provided that the 2 *structures* abutting one another are simultaneously designed, *building* permits issued, constructed by the same builder utilizing a party wall agreement, and are sprinklered in accordance with the Township's Building Bylaw as amended.
- ⁽⁶⁾ Where a *coach house* is incorporated above an attached garage, the principal *dwelling unit* and the *coach house* shall be sprinklered in accordance with the Township's Building Bylaw as amended.
- ⁽⁷⁾ The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire first *storey* of the front and flanking elevations. For the purpose of measuring this setback, first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards may be included.
- ⁽⁸⁾ Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

Buildings and Structures Provisions

#4567
07/05/07

- 406.6
- 1) Entrance stairs to the *basement* are permitted from the rear elevation only.
 - 2) The kitchen, living room and dining areas of the *principal building* shall be located on the first *storey* only.
 - 3) The stairs providing access to the *coach house* shall be fully enclosed within the garage and *coach house*.

- 4) The *coach house* shall only be located on the second *storey* of the garage and shall not project horizontally beyond the first *storey* of the garage (including the stairwell leading to the *coach house*) except as provided in Section 104.4.
- 5) The *coach house* may only be constructed in conjunction with the *single family dwelling* or subsequent to the construction of the *single family dwelling*.
- 6) The accessory detached garage shall be constructed in conjunction with the *principal building*.
- 7) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.

Height of Buildings and Structures

- 406.7 Except as provided in Section 104.5
- 1) The *height of principal buildings and structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
 - 2) The surface of the first floor shall not be more than 0.8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
 - 3) The *height of accessory buildings and structures* (including detached garages without a *coach house*) shall not exceed 3.75 metres in *height*.
 - 4) The *height* of a detached garage containing a *coach house* shall not exceed 9.0 metres or 2 *storeys*, whichever is the lesser.

Parking

- 406.8 Parking shall be provided in accordance with Section 107 except as follows:
- 1) Two side by side spaces within a fully enclosed garage plus 1 parking space ⁽¹⁾
_{(2) (3) (4)}.
 - 2) *Lots* that include a *coach house* shall provide one additional parking space (5.8 metres deep and 2.9 metres wide) ^{(1) (2) (3) (4)}.
 - ⁽¹⁾ No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
 - ⁽²⁾ Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
 - ⁽³⁾ The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
 - ⁽⁴⁾ The required outdoor parking space may extend into a municipal *lane* dedication, but not extend beyond the *lane*.

Subdivision Requirements

- 406.9 1) All single *family* compact *lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

	Rear Loaded Lot
Minimum Lot Area⁽¹⁾	390m ²
Minimum Corner Lot Area⁽¹⁾	465m ²
Minimum Lot Frontage	13.0m
Minimum Corner lot Frontage	15.5m
Minimum Lot Depth	30.0m
Panhandle Lot	not permitted

- ⁽¹⁾ Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 406.2 shall apply.

Landscaping, Screening and Fencing

- 406.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
- 2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

Transitional

- 406.11 The provisions of Section 406 shall only apply to *lots* created after the date of adoption of this Bylaw.

RESIDENTIAL COMPACT LOT ZONE R-CL(RH)

Uses Permitted

- 407.1 In the R-CL(RH) Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory detached garage*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *rowhouse*

Maximum Density

407.2 Notwithstanding sub-section 407.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.

407.3 **Definitions**

For the purposes of Section 407 the following definitions shall apply:

- 1) Internal *dwelling unit* means a *dwelling unit* attached to two other *dwelling units* on opposite sides within the same *rowhouse building*.
- 2) Internal *lot* means a *lot* abutting two other *lots* on opposite sides.
- 3) End *dwelling unit* means a *dwelling unit* attached to only one other *dwelling unit* and not located on a *corner lot*.
- 4) End *lot* means a *lot* intended to contain an end *dwelling unit*.
- 5) Corner *dwelling unit* means a *dwelling unit* located on a *corner lot*.
- 6) An accessory detached garage means a *building* or *structure* (accessory to a *rowhouse*) used to store a minimum of one motor *vehicle* provided in accordance with sub-section 407.8.

Lot coverage

- 407.4 1) *Buildings* and *structures* shall not cover more than 55% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

407.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback</i>	<i>Minimum Side lot line Setback (Abutting a Street, or Lane)</i>
Internal <i>Dwelling Unit</i>	2.5m ^{(1) (6)}	13.0m ⁽³⁾ (average)	0.0m	N/A
End <i>Dwelling Unit</i>	2.5m ^{(1) (6)}	13.0m ⁽³⁾ (average)	0.0m ⁽⁵⁾	N/A
Corner <i>Dwelling Unit</i>	2.5m ^{(1) (2) (3) (6)}	13.0m ^{(2) (3)} (average)	0.0m	<i>Street</i> -2.5m <i>Lane</i> -1.2m ^{(2) (3)} ⁽⁶⁾
Accessory Detached Garage	N/A ⁽¹⁾	0.6m ^{(2) (3)}	0.0m ⁽⁴⁾	<i>Street</i> -2.5m <i>Lane</i> -1.5m ^{(2) (3)}

- (1) Accessory detached garages are not permitted within the front yard.
- (2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
 - a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (3) An accessory detached garage is not permitted within 6.0 metres of the *principal building* (except for a 1m² landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).
- (4) The side yard setback of an accessory detached garage shall be increased to a minimum of 2.9 metres on the opposite side of the *lot*.
- (5) The side yard setback of an end *dwelling unit* shall be increased to a minimum of 1.2 metres on the opposite side of the *lot*.
- (6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

Buildings and Structures Provisions

- #4567
07/05/07
- 407.6
- 1) External entrance stairs to the *basement* are permitted from the rear elevation only.
 - 2) The kitchen, living room and dining areas shall be located on the first *storey*.
 - 3) *Accessory buildings* and *structures* are not permitted.
 - 4) Each *rowhouse* shall be simultaneously designed, *building* permits issued and constructed by the same builder utilizing a party wall agreement.
 - 5) The accessory detached garage shall be constructed in conjunction with the *principal building*.
 - 6) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.

Height of Buildings and Structures

- 407.7
- Except as provided in Section 104.5
- 1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
 - 2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
 - 3) The *height* of an accessory detached garage shall not exceed 3.75 metres in *height*.

Parking

- 407.8 Parking shall be provided in accordance with Section 107 except as follows:
- 1) A minimum of two parking spaces shall be provided (one being located within a fully enclosed garage) and accessed from a *lane* plus one space per five units designated as a visitor parking space. ^{(1) (2) (3) (4)}
 - (1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
 - (2) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
 - (3) The required parking spaces within the garage shall have a minimum interior depth of 6.1 metres and minimum interior width of 2.9 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
 - (4) The visitor parking requirement may be satisfied by the provision of off-site spaces in locations, other than on-*street* parallel parking, acceptable to the General Manager of Engineering.

Subdivision Requirements

- 407.9 All *rowhouse lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
Internal Lot ⁽¹⁾	168m ²	6.0m	28m
End Lot ⁽¹⁾	201m ²	7.6m	28m
Corner lot ⁽¹⁾	254m ²	9.1m	28m

- ⁽¹⁾ Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 407.2 shall apply.

Landscaping, Screening and Fencing

- 407.10
- 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit.
 - 2) For an end *lot*, fencing shall not extend towards the front yard measured from the corner of the rear *building* elevation.

RESIDENTIAL COMPACT LOT ZONE R-CL(MH)

Uses Permitted

- 408.1 In the R-CL(MH) Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory detached garage*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *manorhomes*

Maximum Density

- 408.2 1) Notwithstanding sub-section 408.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.

Definitions

- 408.3 For the purposes of Section 408 the following definitions shall apply:
- 1) an *accessory detached garage* means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of one motor *vehicle* provided in accordance with sub-section 408.8.

Lot coverage

- 408.4 1) *Buildings* and *structures* shall not cover more than 55% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

408.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback</i>	<i>Minimum Side lot line Setback (Abutting a Street, or Lane)</i>
<i>Manorhome</i>	2.5m ^{(1) (2) (5)}	13.0m ^{(2) (3)} (average)	1.2m	<i>Street</i> -2.5m <i>Lane</i> -1.2m ^{(2) (5)}
<i>Accessory Detached Garage)</i>	N/A ⁽¹⁾	0.6m ^{(2) (3)}	0.6m ⁽⁴⁾	<i>Street</i> -2.5m <i>Lane</i> -1.2 ^{(2) (3)}

- (1) Accessory detached garages are not permitted within the front yard.
- (2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
 - c) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
 - d) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
- (3) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m² landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).
- (4) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 metres from the interior *side lot line*.

- (5) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

Buildings and Structures Provisions

#4567
07/05/07

- 408.6
- 1) Exterior entrance stairs to the *basement* are not permitted.
 - 2) The kitchen, living room and dining areas shall be located on the first *storey*.
 - 3) *Accessory buildings* and *structures* are not permitted.
 - 4) The accessory detached garage shall be constructed in conjunction with the *principal building*.
 - 5) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.

408.7 **Height of Buildings and Structures**

Except as provided in Section 104.5

- 1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
- 2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
- 3) The *height* of an accessory detached garage shall not exceed 3.75 metres.

Parking

- 408.8 Parking shall be provided in accordance with Section 107 except as follows:
- 1) A minimum of one parking space shall be provided within a fully enclosed garage and accessed from a *lane* plus one space per four units designated as a visitor parking space. ^{(1) (2) (3) (4)}
 - (1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
 - (2) Each outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
 - (3) The required parking space within the garage shall have a minimum interior depth of 6.1 metres and minimum interior width of 2.9 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
 - (4) The visitor parking requirement may be satisfied by the provision of off-site spaces in locations, other than on-*street* parallel parking, acceptable to the General Manager of Engineering.

Subdivision Requirements

408.9 All *manorhome lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

Minimum Lot Area	Minimum Corner Lot Area	Minimum Lot Frontage	Minimum Corner lot Frontage	Minimum Lot Depth
592m ² ⁽¹⁾	656m ² ⁽¹⁾	18.5m	20.5m	32m

⁽¹⁾ Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 408.2 shall apply.

Landscaping, Screening and Fencing

408.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit.

RESIDENTIAL COMPACT LOT ZONE R-CL(SD)

Uses Permitted

- 409.1 In the R-CL(SD) Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory detached garage*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *semi-detached dwellings*

Maximum Density

- 409.2
- 1) Notwithstanding sub-section 409.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
 - 2) No more than one *dwelling unit* contained within a *semi-detached dwelling* is permitted on any one *lot*.

Definitions

- 409.3 For the purposes of Section 409 the following definitions shall apply:
- 1) Interior *lot* means a *lot* other than a *corner lot*.
 - 2) An accessory detached garage means a *building* or *structure* (accessory to a *semi-detached dwelling*) used to store a minimum of one motor *vehicle* provided in accordance with sub-section 409.8

Lot coverage

- 409.4
- 1) *Buildings* and *structures* shall not cover more than 55% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

- 409.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

<i>Buildings and Structures</i>	<i>Minimum Front lot line Setback</i>	<i>Minimum Rear lot line Setback</i>	<i>Minimum Side lot line Setback</i>	<i>Minimum Side lot line Setback (Abutting a Street, or Lane)</i>
<i>Semi-Detached Dwellings</i>	2.5m ^{(2) (6)}	13.0m ^{(2) (3)} (average)	0.0m ⁽⁵⁾	<i>Street</i> -2.5m <i>Lane</i> -1.2m ^{(2) (3)} ⁽⁶⁾
<i>Accessory Detached Garage)</i>	N/A ⁽¹⁾	0.6m ^{(2) (3)}	0.0m ⁽⁴⁾	<i>Street</i> -2.5m <i>Lane</i> -1.5 ^{(2) (3)}

⁽¹⁾ Accessory detached garages are not permitted within the front yard.

⁽²⁾ Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:

- a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
- b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.

⁽³⁾ An accessory detached garage is not permitted within 6.0 metres of the *semi-detached dwelling* (except for a 1 m² landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in

Section 104.4).

- (4) The side yard setback of an accessory detached garage shall be increased to a minimum of 2.9 metres on the opposite side of the *lot*.
- (5) The side yard setback of a *semi-detached dwelling* shall be increased to a minimum of 1.2 metres on the opposite side of the *lot*.
- (6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

Buildings and Structures Provisions

- 409.6
- 1) External entrance stairs to the *basement* are permitted from the rear elevation only.
 - 2) The kitchen, living room and dining areas shall be located on the first *storey*.
 - 3) *Accessory buildings* and *structures* are not permitted.
 - 4) Each *semi-detached dwelling* shall be simultaneously designed, *building* permits issued and constructed by the same builder utilizing a party wall agreement.
 - 5) The accessory detached garage shall be constructed in conjunction with the *semi-detached dwelling*.
 - 6) Hoop, arch or similar type *building* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.

Height of Buildings and Structures

- 409.7 Except as provided in Section 104.5
- 1) The *height* of a *semi-detached dwelling* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
 - 2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
 - 3) The *height* of an accessory detached garage shall not exceed 3.75 metres.

Parking

- 409.8 Parking shall be provided in accordance with Section 107 except as follows:
- 1) A minimum of two parking spaces shall be provided (one being located within a fully enclosed garage) and accessed from a *lane* plus one space per five units designated as a visitor parking space. ^{(1) (2) (3) (4)}
 - (1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
 - (2) Each outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
 - (3) The required parking space within the garage shall have a minimum interior depth of 6.1 metres and minimum interior width of 2.9 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
 - (4) The visitor parking requirement may be satisfied by the provision of off-site spaces in locations, other than on-*street* parallel parking, to the acceptance of the Township.

Subdivision Requirements

409.9 All *lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and the following:

	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
Interior Lot ⁽¹⁾	201m ²	7.2m ⁽²⁾	28m
Corner Lot ⁽¹⁾	254m ²	9.1m	28m

⁽¹⁾ Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 409.2 shall apply.

⁽²⁾ A minimum *lot frontage* of 7.6 m is required where part of a visitor parking space is provided on the *lot*.

Landscaping, Screening and Fencing

- 409.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit.
- 2) For an interior *lot*, fencing shall not extend towards the front yard measured from the corner of the rear *building* elevation.

#4547 410
09/07/07

RESIDENTIAL ZONE R-2

Uses Permitted

- 410.1 In the R-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential uses* subject to Section 410.2

Residential Uses

#5109
14/09/15

- 410.2 Where a *lot* is 557.4 m² or greater no more than one single *family* or one *two family dwelling* is permitted on any one *lot*. Where a *lot* is less than 557.4 m² no more than one *single family dwelling* is permitted on any one *lot*.

Lot Coverage

- 410.3 *Buildings* and *structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- 410.4
- 1) Except as provided for in Sections 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:
 - a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than:
 - a) 7.5 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line* except that where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

#3782
27/07/98
#4339
01/11/04

- 410.5 Except as provided for in Section 104.5
- 1) The *height* of principal *buildings* and *structures* shall not exceed 9 metres.
 - 2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 m.
 - 3) Notwithstanding sub-sections 1) and 2), the maximum *height* of "Quonset" or similar type hoop or arch *buildings* having a semicircular roof curving continuously downwards to form walls shall be a maximum of 2.0 metres.

Parking and Loading

- 410.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 410.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

410.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

RESIDENTIAL MOBILE HOME PARK ZONE MH-1

Uses Permitted

- 411.1 In the MH-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* including a *convenience store* and *campground* accessory to a *mobile home* park subject to "Langley Campground Regulation Bylaw 1985" No. 2299 as amended
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *mobile home* parks subject to "Langley Mobile Home Park Regulation and Control By-law, 1975" No. 1505 as amended
 - 4) *residential uses* subject to Section 411.2.

Residential Uses

- 411.2 *Residential use* is limited to one *single family dwelling* for occupancy by the owner, manager or caretaker, and immediate *family*.

Density

- 411.3 The maximum density permitted in the *mobile home* park shall be no more than 20 units per hectare.

Lot Coverage

- 411.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- #5019 411.5 1) Siting of the permitted *single family dwelling* shall be in accordance with Section 28/10/13 401.5 of this Bylaw.
- 2) Siting of the *mobile homes* shall be in accordance with the provisions of "Langley Mobile Home Park Regulation and Control By-law, 1975" No. 1505 as amended.

Parking and Loading

- 411.6 Parking and Loading shall be provided in accordance with the provisions of "Langley Mobile Home Park Regulation and Control By-law, 1975" No. 1505 as amended.

Subdivision Requirements

- 411.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 411.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Height of Buildings and Structures

#3205
14/06/93
#3782
27/07/98

411.9 Except as provided for in Section 104.5:

- 1) The *height of buildings and structures* within the Fort Langley area as indicated on the map in Section 104.5 3) shall not exceed 9 metres nor 2 *storeys* as defined in Section 104.5 2).

RESIDENTIAL FLOAT HOME ZONE FH-1

Uses Permitted

- 412.1 In the FH-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* including a clubhouse accessory to a *Marina Class "C"*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) construction of *float homes* for on-site moorage only
 - 4) *float homes* moored at a *Marina Class "C"*
 - 5) floats, docks, piers, wharves, walkways, ramps, breakwaters and other *structures* customarily used for the moorage of *float homes*
 - 6) *Marina Class "C"*
 - 7) *residential uses* subject to Section 412.2

Residential Uses

- 412.2 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per upland *lot* to be located on the upland site for occupancy by the owner, manager or caretaker, and immediate *family*, subject to Section 105 Flood Control.

Density

- 412.3 The maximum density permitted shall be no more than a total of 40 *float homes* moored at a *Marina Class "C"*.

Amenity Areas

- 412.4 Amenity open space located on the upland site shall be provided in an amount equal to 30% of the water *lot area*.

Lot Coverage

- 412.5
- 1) Total water coverage of all FH-1 *uses* shall not exceed 45% of the water *lot area*.
 - 2) *Buildings* and *structures* located on the upland area shall not cover more than 40% of the upland *lot area*.

Siting of Buildings and Structures

- 412.6 Except as provided for in Section 105 Flood Control:
- 1) No permitted *single family dwelling* shall be sited less than 7.5 meters from a *front* or *rear lot line* and 3.0 metres from a *side lot line*.
 - 2) The minimum distance between the floats or walls of adjacent *float homes* shall be not less than 3.0 metres of open water.
 - 3) The minimum distance between the floats or walls of floathomes on opposite sides of a moorage shall be not less than 3.0 metres.
 - 4) Each *float home* shall abut open water at least 6.0 metres wide capable of being readily opened to navigable water.

Height of Buildings and Structures

#3782
27/07/98

- 412.7 Except as provided for in Section 104.5:
- 1) The *height* of a *float home* shall not exceed 8.0 metres or 2 1/2 *storeys* in *height*, whichever is less (measured from the waterline).
 - 2) The *height* of *buildings* and *structures* shall not exceed 9 metres.

Parking and Loading

- 412.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 412.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 412.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

COMPREHENSIVE RURAL ESTATE ZONE CRE-1

Uses Permitted

- #5109 413.1 In the CRE – 1 Zone only the following *uses* are permitted and all other *uses* are prohibited:
14/09/15
- 1) *accessory buildings*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential uses* subject to Section 413.2
 - 4) *hobby beekeeping* subject to Section 104.18

Residential Uses

- 413.2 No more than one *single family dwelling* is permitted on any one *lot*.

Density

- 413.3 The maximum overall density of a CRE-1 development shall not exceed 1.61 units per hectare (0.65 units per acre).

Lot Coverage

- 413.4 *Buildings* and *structures* shall not cover more than 33% of the *lot area*.

Siting of Buildings and Structures

- 413.5
- 1) Except as provided for in Section 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*
 - 2) Except as provided for in Section 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 3) Notwithstanding Section 413.5 1) and 2) no *building* or *structure* used to shelter or house animals shall be sited less than 15 metres from any property line.

Height of Buildings and Structures

- 413.6 Except as provided for in Section 104.5
- 1) The *height* of principal *buildings* and *structures* shall not exceed 9 metres or 2.5 *storeys*, whichever is lesser.
 - 2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres.

Parking and Loading

- 413.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 413.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 413.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Exterior Design Control

- 413.10 An Exterior Design Control Agreement securing high quality, consistent, and compatible *building* design and site development standards is to be secured as a condition of rezoning.