

210.1 Uses Permitted

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

210.2 Boarding

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

210.3 Lot Coverage

The maximum coverage of all buildings and structures shall be 40% of the lot area.

210.4 Buildings and Structures for Single Family Dwelling

- (a) Shall be sited not less than:
 - (i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
 - (ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
 - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) Shall not exceed a height of 7.5 m (24.6 ft), except for those buildings and structures having or incorporating flat roofs and 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. In no case shall portions of a building or structure located within a 5.0 m (16.4 ft) distance from any point along a vertical plane described by the outermost wall having the lowest elevation exceed a height of 7.5 m (24.6 ft) measured from the average natural grade of the outermost wall. The outermost wall does not include exterior projections including balconies, canopies, sun decks, or other similar features.

- (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area of 310 m² (3337 ft²), whichever is the lesser provided, however, that not more than 80% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area.

210.5 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%.

210.6 Minimum Lot Size

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

- (a) Standard Lot
 - width 16 m (52.5 ft)
 - area 560 m² (6028 ft²)
- (b) Panhandle Lot
 - width 20 m (65.6 ft)
 - area excluding access strip 835 m² (8988 ft²)

210.7 General

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