

PART 1.109 - R1-33 ZONE, PEMBERTON CONVERSION DISTRICT**Uses**

- 1 The following uses are the only uses permitted in this Zone:
- (a) single family dwellings;
 - (b) secondary suites in single family dwellings;
 - (c) multiple dwellings.

Regulations Table

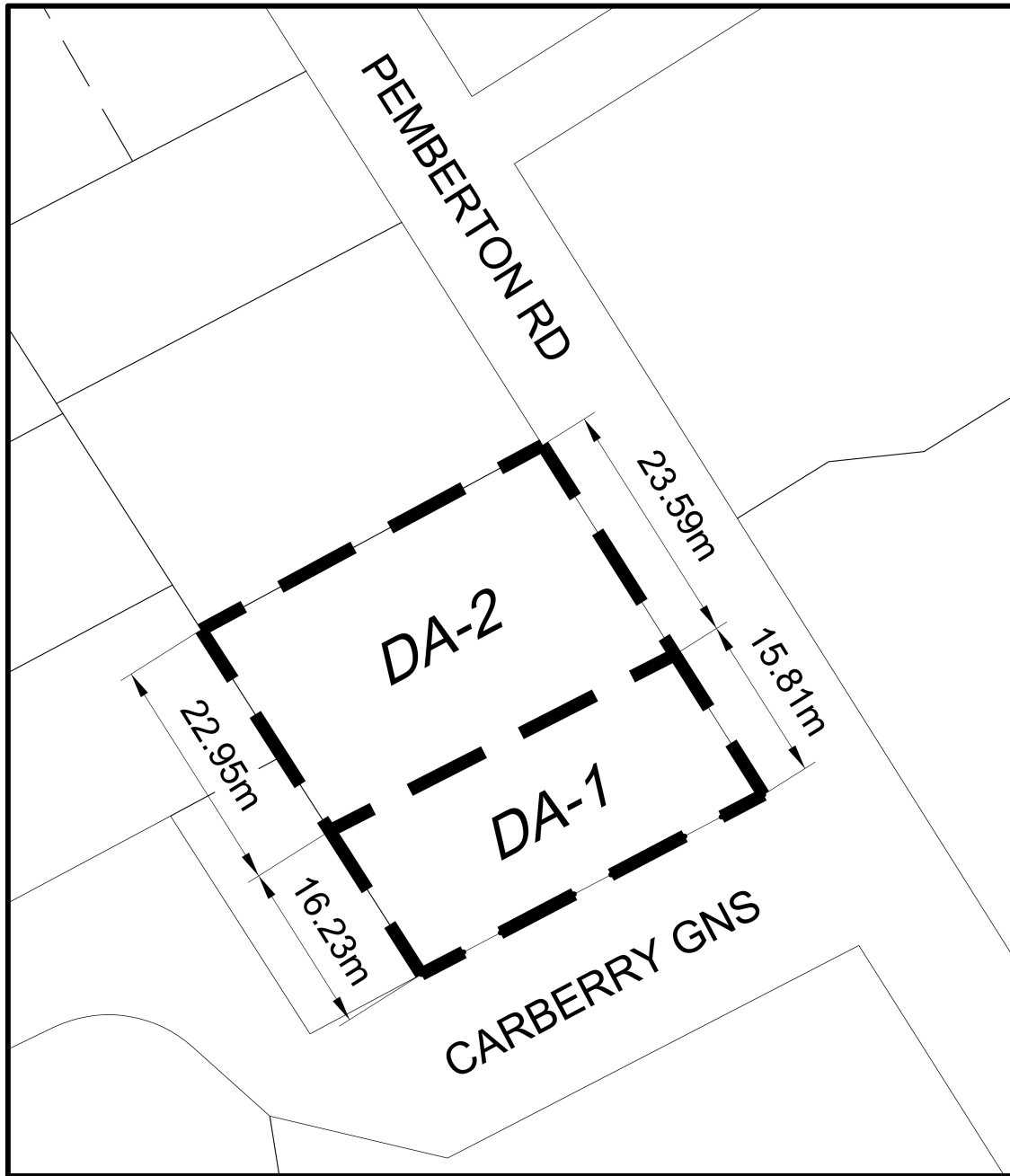
- 2 The following table applies only to a building constructed before the year 1931, which contains multiple dwellings, including a building so constructed which has been relocated to the land in this zone:.

<i>Category of regulation</i>	<i>Requirements</i>	
	*Development Area 1	*Development Area 2
<u>Lot Area</u> (min)	543 m ²	791 m ²
<u>Lot Width</u> (min)	15.8 m	23.5 m
Number of <u>dwelling units</u> (max)	6	5
<u>Total Floor Area</u> (max)	370 m ²	593 m ²
<u>Height</u> (max)	9.1 m	8.9 m
<u>Site Coverage</u> (max)	33%	29%
<u>Open Site Space</u> (min)	54%	38%
<u>Open Site Space Rear Yard</u> (min)	37%	29%
<u>Storeys</u> (max)	3	2+basement
<u>Setbacks</u> (min)		
Boundary of Lot		
Pemberton Road (east)	7.2	6.3
Rear (west)	6.4	9.7
Side (north)	1.8	3.5
Side (south)	2.9	3.7
<u>Rear Landscape Strip</u> (min)	0.6 m rear N/A side	0.6 m rear 3.7 m side
<u>Parking</u> (min)	4	4
<u>Bicycle Storage</u> (min)	Nil	11+ 6 space bicycle rack

* See Development Areas 1 and 2 marked on the attached map

General regulations

- 3 Except as provided in this Part, the regulations applicable in the R1-A Zone, Rockland Single Family Dwelling District apply in this Zone.



Appendix A
Development Areas
Pemberton Conversion District

