

PART 1.112 – R1-G6 ZONE, CHADWICK PLACE SINGLE FAMILY DWELLING DISTRICT

1.112.1 Permitted Uses in this Zone

- a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite; or
Roomers and/or Boarders up to a maximum of 4
- b. The uses created as a result of a house conversion, subject to the regulations in Schedule “G”
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”
- e. Private garage
- f. Garage sales limited to no more than two in any year

1.112.2 Lot Area, Lot Width

- a. Site area (minimum) 460 m²
- b. Lot width (minimum average) 15 m
- c. Panhandle lot for lots subdivided after July 10, 2009 Subject to the regulations in Schedule “H”

1.112.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.5 to 1
- b. Floor area, for the first and second storeys combined (maximum) 240 m²
- c. Floor area, of all floor levels combined (maximum) 327 m²
- d. Private garage, floor area of all floor levels combined (maximum) 37 m²

1.112.4 Height, Storeys, Roof Decks

- a. Residential building (maximum) 7.6 m in height and 2 storeys
- b. Roof deck Not Permitted

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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1.112.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : | 7.5 m |
| o <u>steps</u> less than 1.7m in <u>height</u> (maximum) | 2.5 m |
| o <u>porch</u> (maximum) | 1.6 m |
| o <u>deck</u> (maximum) | 0.7 m |
| b. <u>Rear yard setback</u> (minimum) | 9.1 m or 30% of <u>lot depth</u> whichever is greater |
| c. <u>Rear yard setback</u> – waterfront <u>lot</u> (minimum) | 36.5 m from the <u>front lot line</u> |
| d. <u>Rear yard setback</u> – waterfront <u>corner lot</u> (minimum) | 12 m from the rear <u>boundary</u> of the <u>lot</u> |
| e. <u>Side yard setbacks</u> from interior <u>lot</u> lines (minimum) | 1.5 m or 15% of the <u>lot width</u> whichever is greater |
| f. Combined <u>side yard setbacks</u> (minimum) | 5.4 m |
| g. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5 m or 15% of the <u>lot width</u> whichever is greater |
| h. Eave projections into <u>setbacks</u> (maximum) | 0.75 m |

1.112.6 Site Coverage, Open Site Space, Parking

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| a. <u>Site coverage</u> (maximum) | 30% |
| b. <u>Open site space</u> (minimum) | 50% of the <u>area</u> of the <u>lot</u> and 50% of <u>front yard</u> |
| c. Parking | Subject to the regulations in Schedule “C”, except that for a <u>single family dwelling</u> , an off-street parking space may be located in the <u>front yard</u> in accordance with section 1.112.7 |

1.112.7 Design Requirements for Single Family Front Yard Parking

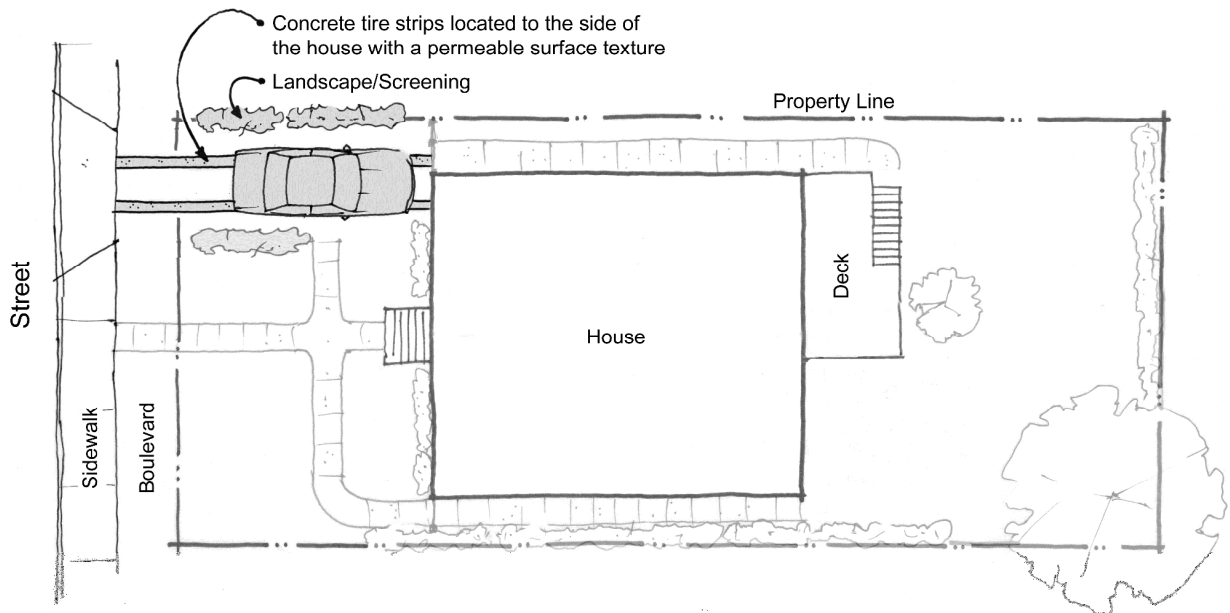
Where front yard rather than side or rear yard parking is provided for single family dwelling, the following guidelines apply:

- The parking pad must be located to the side of the house or lot and not directly in front of the house entryway or the middle of the lot.

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- b. There must be a permeable surface for the driveway / parking pad such as grass-crete or tire strips rather than the standard broom finished concrete or asphalt to soften the green appearance of the driveway and reduce surface runoff.
- c. There must be landscaping and screening to soften the visual impact, which by way of example only may consist of a low hedge or shrub bed located between the neighbouring property and the parking pad, or a vine covered trellis that defines the boundary between the pad and the side yard access to the rear. The intent is to make the pad an integral part of the landscaping and not an afterthought poured on the front yard. The house itself may be shaped to provide partial screening of the parking pad (such as an “L” shape).

Illustration of Design for Single Family Front Yard Parking



1.112.8 Outdoor Features

- a. The setbacks set out in section 1.112.5 apply to outdoor features as though they are buildings
- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower”

(Amended Bylaw 16-004 adopted January 28, 2016)
(Amended Bylaw 14-041 adopted July 10, 2014)
(Bylaw 11-050 adopted Oct 13, 2011)
(Amended Bylaw 17-050 adopted June 8, 2017)

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw