

SCHEDULE H - PANHANDLE LOT REGULATIONS

1. Site Area, Lot Width – Excluding the Panhandle Driveway

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|------------------------|--|
| a. R1-A Zone (minimum) | 850m ² in <u>site area</u> with a <u>lot</u> width of 24m |
| b. R1-B Zone (minimum) | 600m ² in <u>site area</u> with a <u>lot</u> width of 18m |
| c. R1-G Zone (minimum) | 600m ² in <u>site area</u> with a <u>lot</u> width of 18m |
| d. R-2 Zone (minimum) | 700m ² in <u>site area</u> with a <u>lot</u> width of 18m |

2. Floor Area

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|---|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (maximum) | 280m ² |
|---|-------------------|

3. Height, Storeys, Roof Decks

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| a. Residential <u>building</u> (maximum) | 5.0m in <u>height</u> and 1 <u>storey</u> |
| b. <u>Roof deck</u> | Not permitted |

4. Setbacks

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| a. <u>Building setback</u> for walls with windows to <u>habitable rooms</u> (minimum) | 7.5m |
| b. <u>Building setback</u> (minimum) | 4.0m |
| c. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

5. Site Coverage, Parking

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|-----------------------------------|--|
| a. <u>Site Coverage</u> (maximum) | 25% |
| b. <u>Parking</u> | Subject to the regulations in Schedule “C” |

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6. Accessory Building Regulations

- a. Accessory building height (maximum) 3.0m in height
- b. Accessory building height when accessory building is not a garage or car shelter (maximum) 2.4m in height
- c. Roof deck Not permitted
- d. Accessory building setback (minimum) 4.0m
- e. Separation space between an accessory building and a principal building (minimum) 2.4m
- f. Eave projections into setbacks (maximum) 0.75m
- g. Floor area (maximum) 37.5m²
- h. An accessory building intended for the use of parking or storage of a vehicle is subject to the regulations in Schedule "C"