

PART 1.144 – R1-B-M ZONE, SINGLE FAMILY DWELLING (MCCLURE STREET) DISTRICT

1.144.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Single family dwelling with no more than one of the following accessory uses:
 - i. Garden suite subject to the regulations in Schedule “M”; or
 - ii. Roomers and/ or Boarders up to a maximum of 4; or
 - iii. Up to two basement level dwelling units each of which must have individual and direct access to the grade
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory buildings subject to the regulations in Schedule “F”
- d. Private garage

1.144.2 Lot Area, Lot Width

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|-------------------------------|--------------------------------|
| a. <u>Lot area</u> (minimum) | 670m ² |
| b. <u>Lot</u> width (minimum) | 18.2m average <u>lot</u> width |

1.144.3 Floor Area of the Principal Building

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|--|-------------------|
| a. Floor <u>area</u> (maximum) | 401m ² |
| b. Floor area of a dwelling unit permitted under 1.144.1.a.iii (maximum) | 90m ² |

1.144.4 Height, Storeys

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| a. Residential <u>building</u> (maximum) | 8.98m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Not Permitted |

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1.144.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 7.5m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • steps less than 1.7m in <u>height</u> | 2.5m |
| b. <u>Rear yard setback</u> (minimum) | 11.2m |
| c. <u>Side yard setback</u> – from east interior <u>lot line</u> (minimum) | 1.8m |
| d. <u>Side yard setback</u> – from west interior <u>lot line</u> (minimum) | 2.6m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.144.6 Site Coverage

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| a. <u>Site coverage</u> (maximum) | 33% |
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1.144.7 Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Vehicle parking spaces on a lot (minimum) | 1 |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

1.144.8 Outdoor Features

- The setbacks set out in section 1.144.5 apply to outdoor features as though they are buildings
- Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

Bylaw 19-041 adopted April 11, 2019