

PART 1.149 – R1-B-GS6 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE (PRIOR STREET) DISTRICT

1.149.1 Permitted Uses in this Zone

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

- a. Single family dwelling subject to regulations in this part, with no more than one of the following accessory uses:
 - Secondary suite; or
 - Garden suite subject to the regulations in this part
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

1.149.2 Lot Area

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|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 545m ² |
| b. <u>Lot width</u> (minimum) | 21m |

1.149.3 Floor Area of the Principle Building, Density

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|---|-------------------|
| a. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 190m ² |
| b. <u>Floor Space Ratio</u> (maximum) | 0.35:1 |

1.149.4 Height, Storeys

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| a. Principal <u>building height</u> (maximum) | 7.50m |
| b. <u>Storeys</u> (maximum) | 2 |

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1.149.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 6.10m |
| Except for the following maximum projections into the setback: | |
| Steps less than 1.7m in <u>height</u> | 2.50m |
| • porch | 1.60m |
| b. <u>Rear yard setback</u> (minimum) | 16.00m |
| c. <u>Side yard setback</u> (South) (minimum) | 2.40m |
| d. <u>Side yard setback</u> (North) (minimum) | 1.50m, or
2.40m for any portion of a dwelling used for habitable space which has a window |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.149.6 Site Coverage

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| a. <u>Site Coverage</u> (maximum) | 40% |
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1.149.7 Vehicle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
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1.149.8 Outdoor Features

- a. The setbacks set out in section 1.149.5 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

1.149.9 Location of Garden Suite

- a. Garden suite must be sited in the rear yard
- b. No more than one garden suite is permitted per lot

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1.149.10 Garden Suite Floor Area

- c. Floor area, for all floor levels combined (maximum) 60m²

1.149.11 Garden Suite Height, Storeys

- a. Garden Suite building height (maximum) 3.50m
b. Storeys (maximum) 1
c. Roof deck Not permitted

1.149.12 Garden Suite Setbacks, Separation Space

- a. Building setback from south lot line (minimum) 5.20m
b. Building setback from north lot line (minimum) 4.40m
c. Building setback from east lot line (minimum) 1.50m
d. Building setback from west lot line (minimum) 1.00m
e. Separation space from principal dwelling (minimum) 2.40m

Bylaw 20-086 adopted December 9, 2021