

PART 1.42 - RS-1 ZONE, SINGLE FAMILY INFILL DWELLING DISTRICT

Permitted Uses	1	The following uses are permitted: <ul style="list-style-type: none"> (a) <u>single family dwellings</u>; (b) <u>home occupations</u>; (c) <u>accessory buildings</u>; (d) not more than 2 <u>garage sales</u> in any year
Site Area and Lot Width	2	The minimum <u>area</u> of any <u>lot</u> must be 160 m ² with a minimum average width of 6.7 m.
Floor Space Ratio	3	The maximum <u>floor space ratio</u> must be 0.5 to 1, subject to section 4.
	4	Where the site <u>area</u> is 190 m ² or less, the <u>total floor area</u> must not exceed 95 m ²
Site Coverage	5	The <u>site coverage</u> must not exceed 40%.
Height of Buildings	6	The <u>height</u> of any <u>single family dwelling</u> must not exceed 7.5 m, nor 2 <u>storeys</u> .
	7	For the purpose of the preceding section, the first <u>storey</u> includes any basement <u>floor area</u> that is less than 1.2 m below <u>grade</u> .
Accessory Buildings	8	Any <u>accessory buildings</u> must: <ul style="list-style-type: none"> (a) be located in the <u>rear yard</u>; (b) be located so that a passage is provided of at least 2.4 m between the <u>accessory building</u> and the principal <u>building</u>; (c) not exceed 3 m in <u>height</u>; (d) not occupy more than 30% of the <u>rear yard</u>; and (e) for any corner <u>lot</u>, not be sited nearer to the flanking <u>street</u> than the greater of <ul style="list-style-type: none"> (i) 2.4 m; or (ii) the minimum <u>front setback</u> required for the main <u>building</u> on the adjoining <u>lot</u> on the flanking <u>street</u>.
Setbacks	9	The minimum <u>setback</u> from the <u>front and rear lot lines</u> must be 6.0 m.
Minimum Rear Yard Area	10	A <u>rear yard</u> of not less than 20% of the <u>area</u> of the <u>lot</u> must be provided.

1.42

Side Yard Interior Site	11	On a <u>lot</u> other than a <u>corner lot</u> , a <u>side yard</u> of at least 1.5 m must be provided on each side of the principal <u>building</u> .
Side Yard Corner Lot	12	On a <u>corner lot</u> , a flanking <u>street setback</u> must be provided of not less than 2.4 m.
Front Yard Projections	13	Unenclosed entry porches and steps less than 1.7 m in <u>height</u> from finished <u>grade</u> may project 2.5 m into the <u>front yard</u> .
Permitted Yard Projections	14	For the purposes of sections 8 through 11, bay windows or cantilevers may project up to 0.6 m into a <u>setback</u> but may not exceed 40% of the horizontal length of the <u>building</u> facade and no projection may exceed 3.0 m in length.
Windows	15	(1) A primary window for a living room, dining room, family or recreation room or bedroom must be sited at least 2.4 m from any <u>lot line</u> . (2) Any other window must be sited at least 1.2 m from any <u>lot line</u> .
Access to Parking	16	Driveway access of not less than 2.4 m in width must be provided for parking in a <u>side yard</u> or <u>rear yard</u> .
Outdoor Features	17	The <u>setbacks</u> set out in sections 9, 11, 12 and 13 apply to <u>outdoor features</u> attached to the main <u>building</u> as though they are <u>buildings</u> .

Amending Bylaw 16-004 adopted January 28, 2016