

200 - SINGLE FAMILY DWELLING ZONES

201 – RS1 Single Family Dwelling Zone 1

AMENDING
BYLAW

SECTION

REGULATION

201.01 Permitted Uses

- #4772
- (a) accessory buildings and uses
 - (b) child care
 - (c) community care
 - (d) detached secondary suite
 - (e) golf courses excluding commercial driving ranges and miniature golf courses
- #4866
- (f) home based business
 - (g) keeping of chickens
 - (h) lodgers
 - (i) secondary suites
 - (j) single family dwellings

201.02 Conditions of Use

The keeping of not more than 2 lodgers within a single family dwelling

201.03 Site Area

8,094 square metres minimum

201.04 Site Width and Depth

Width 61 metres minimum
Depth shall not exceed 4 times the site width

201.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is between 664 square metres and 895 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

201.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 square metres and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

201.07 Front Yard

10.7 metres minimum

201.08 Rear Yard

10.7 metres minimum

201.09 Side Yard

10.7 metres minimum on each side of the building

201.10 Building Height

7.62 metres maximum

201.11 Number of Storeys

2 plus basement maximum

201.12 Off-Street Parking

At least one parking space must be provided

202 - RS2 Single Family Dwelling Zone 2

AMENDING
BYLAW

SECTION	REGULATION
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202.01	Permitted Uses
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#4772

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

#4866

202.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling

202.03	Site Area
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1,858 square metres minimum

#4679

202.04	Site Width and Depth
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Width 24.4 metres minimum; except 30.4 metres for a flanking lot
Depth shall be a minimum of 39.6 metres and shall not exceed 3 ½ times the site width

202.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

202.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is 474 to 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

202.07 Front Yard

9.1 metres minimum

202.08 Rear Yard

9.1 metres minimum

- #4712 **202.09 Side Yard and Combined Side Yard**
- #4712 (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width:
 (a) minimum side yard:
 (i) 1.52 metres
 (b) minimum combined side yard:
 (i) 4.9 metres if site width is less than 24.3 metres;
 or
 (ii) 20% of site width, but need not exceed 12.1 metres
- #4712 (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):
 (a) minimum side yard:
 (i) 1.52 metres if site width is less than 15.2 metres;
 or
 (ii) 10% of site width, to a maximum of 3 metres
 (b) minimum combined side yard:
 (i) 4.9 metres if site width is less than 19.5 metres; or
 (ii) 25% of site width, but need not exceed 18.2 metres
- #4712 (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
- #4712 (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- #4712 (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

202.10 Building Height

7.62 metres maximum

202.11 Number of Storeys

2 plus basement

202.12 Highest Building Face Envelope

6.7 metres in height

202.13 Off-Street Parking

At least one parking space must be provided

203 - RS3 Single Family Dwelling Zone 3

AMENDING
BYLAW

SECTION	REGULATION
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203.01	Permitted Uses
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#4772

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

#4866

203.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

203.03	Site Area
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1,115 square metres minimum

203.04	Site Width and Depth
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Width 24.4 metres minimum; except 29 metres minimum for a flanking lot

Depth shall not exceed 4 times the site width

203.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is between 664 square metres and 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

203.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

203.07 Front Yard

9.1 metres minimum

203.08 Rear Yard

9.1 metres minimum

203.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 1.52 metres if site width is less than 15.2 metres; or
 - (ii) 10% of site width, to a maximum of 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

203.10 Building Height

7.62 metres maximum

203.11 Number of Storeys

2 plus basement maximum

203.12 Highest Building Face Envelope

6.7 metres in height

203.13 Off-Street Parking

At least one parking space shall be provided

204 - RS4 - Single Family Dwelling Zone 4

AMENDING
 BYLAW

SECTION REGULATION

204.01 Permitted Uses

#4772	(a) accessory buildings and uses (b) child care (c) community care (d) detached secondary suite (e) golf courses excluding commercial driving ranges and miniature golf courses
#4866	(f) home based business (g) keeping of chickens (h) lodgers (i) secondary suites (j) single family dwellings

204.02 Conditions of Use

The keeping of not more than 2 lodgers within a single family dwelling.

204.03 Site Area

#4701	836 square metres minimum except:
#4805	(1) deleted
#4805	(2) deleted

204.04 Minimum Site Width and Depth

#4701	Width 22.9 metres minimum width except:
#4701	(1) 26.8 metres minimum width for a corner flanking lot.
#4805	(2) deleted
#4701	Depth shall not exceed 4 times the site width.

204.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

204.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

204.07 Front Yard

9.1 metres minimum

204.08 Rear Yard

9.1 metres minimum

204.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 4.5 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.5 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 4.57 metres if site width is less than 18.2 metres; or
 - (ii) 25% of site width, but no less than 4.57 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

204.10 Building Height

7.62 metres maximum

204.11 Number of Storeys

2 plus basement maximum

204.12 Highest Building Face Envelope

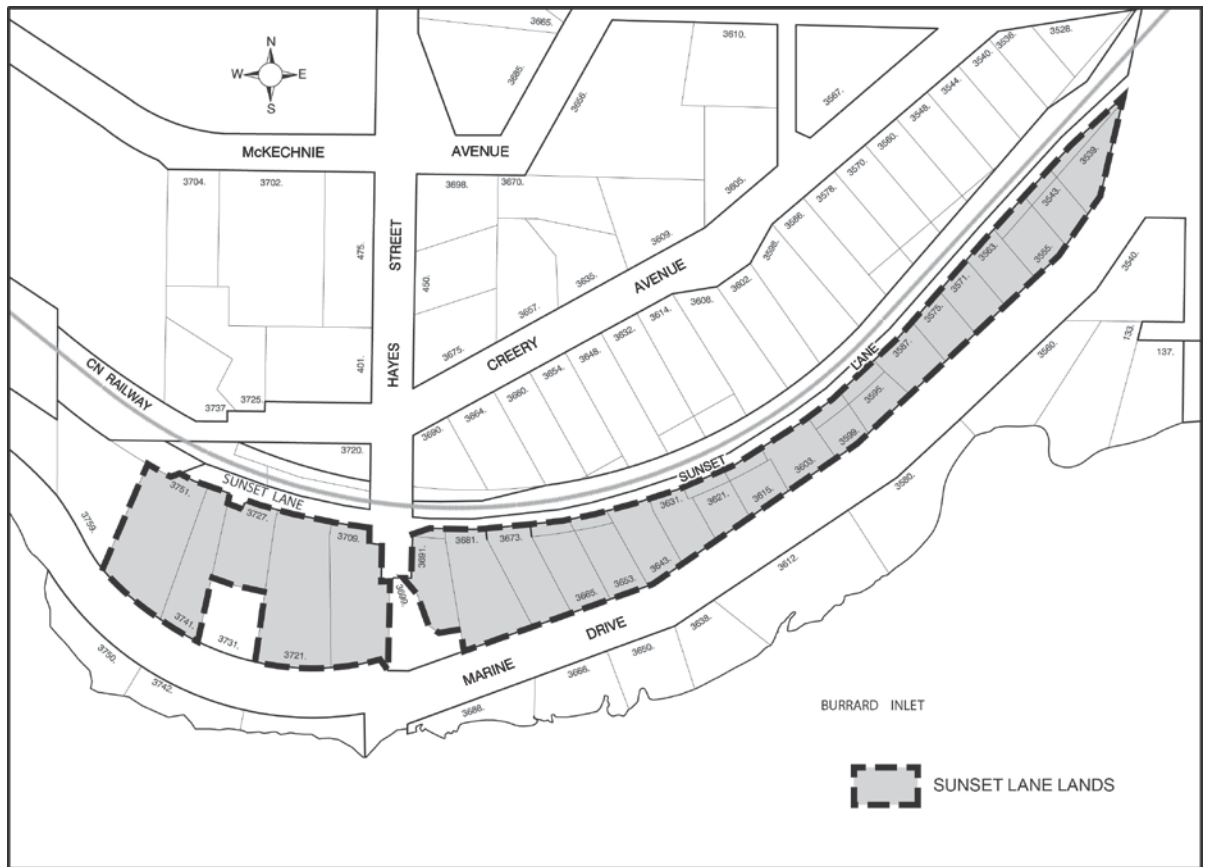
6.7 metres in height

204.13 Off-Street Parking

At least one parking space shall be provided

#4805

204.14 Map of Sunset Lane Lands



#4809

204.15

Alternative site area, width, and/or depth

- (1) For the Lands legally known as Amended Lots 19 and 21 (Explanatory Plan 6596) Block 49 District Lot 430 Plan 2103, and any subsequent subdivision or reconfiguration of the Lands, the following shall apply:
 - (a) Site Area: 600 square metres minimum
 - (b) Site Width: 15 metres minimum

205 - RS5 Single Family Dwelling Zone 5

AMENDING
BYLAW

SECTION	REGULATION
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205.01	Permitted Uses
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|-------|----------------------------------|
| #4772 | (a) accessory buildings and uses |
| | (b) animal shelter |
| | (c) child care |
| | (d) community care |
| #4866 | (e) detached secondary suite |
| | (f) home based business |
| | (g) keeping of chickens |
| | (h) lodgers |
| | (i) pet care establishment |
| | (j) secondary suites |
| | (k) single family dwellings |
| | (l) veterinary medical clinic |

205.02	Conditions of Use
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- (1) The keeping of not more than 2 lodgers within a single family dwelling.
- (2) The overnight boarding of animals is restricted to the BC SPCA location at 1020 Marine Drive, within Ambleside Park (District Lot 237, unsubdivided portion, north of PGE shown on Explanatory Plan 4012)
- (3) Child care on the property known as 2478 Haywood (East 1/2 of Lot 3 except the south 10', District Lot 555, Plan 2261) is not subject to Section 120.28

205.03	Site Area
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558 square metres minimum

205.04 Site Width and Depth

Width 15.2 metres minimum; except 20.7 metres minimum
for a flanking lot

Depth shall not exceed 4 times the site width

205.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

205.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 square metres and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

205.07 Front Yard

7.6 metres minimum

205.08 Rear Yard

9.1 metres minimum

205.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 3 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

205.10 Building Height

7.62 metres maximum

205.11 Number of Storeys

2 plus basement maximum

205.12 Highest Building Face Envelope

6.72 metres in height

205.13 Off-Street Parking

- (a) At least one parking space shall be provided
- (b) Where an open and usable public lane exists, access to the site for parking and garage purposes shall be from the lane, except in the case of a garage and parking area in the rear half of a corner lot

206 - RS6 Single Family Dwelling Zone 6

AMENDING
BYLAW

SECTION	REGULATION
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206.01	Permitted Uses
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#4866

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) home based business
- (e) keeping of chickens
- (f) single family dwellings

206.02	Site Area
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- (1) The minimum required site area for any single family dwelling within this zone shall in each instance be the area of the site of record existing as of April 13, 1977
- (2) The requirements of Section 206.02(1) shall not prevent the adjustment of a site line between two lots existing as of April 13, 1977

206.03	Site Coverage
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Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

206.04 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

206.05 Front Yard

- (1) 9 metres minimum
- (2) Lots in this zone which abut the foreshore but which do not abut any street shall be deemed to front on the foreshore and shall provide the front yard from the site line nearest to or abutting the foreshore
- (3) Lots in this zone which abut the foreshore as well as a street situated generally opposite from the foreshore shall be deemed to be through lots and shall maintain the required front yard setback from both the street and from the line nearest to or abutting the foreshore

206.06 Rear Yard

9 metres minimum

206.07 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without a basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres.
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 4.9 metres or more than 18.2 metres
- (3) A building on a corner flanking site shall maintain the front yard requirements of both streets

206.08 Building Height

8 metres maximum

206.09 Number of Storeys

2 plus basement maximum

206.10 Highest Building Face Envelope

6.7 metres in height maximum

207 - RS7 Single Family Dwelling Zone 7

AMENDING
BYLAW

SECTION	REGULATION
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207.01	Permitted Uses
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#4772

#4866

- (a) accessory buildings and uses
- (b) child care
- (c) cluster housing
- (d) community care
- (e) detached secondary suite
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

207.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

207.03	Site Area
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929 square metres minimum

207.04	Site Width and Depth
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Width	21.3 metres minimum, except 24.3 metres minimum for a flanking lot
Depth	shall not exceed 3 times the site width

207.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

207.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 square metres and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

207.07 Front Yard

9.1 metres minimum

207.08 Rear Yard

9.1 metres minimum

207.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres.
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

#4679

207.10 Building Height

7.62 metres maximum

207.11 Number of Storeys

2 plus basement maximum

207.12 Highest Building Face Envelope

6.7 metres in height

207.13 Off-Street Parking

2 spaces minimum shall be provided

207.14 Zone Density

- (1) Notwithstanding any of the provisions of this zone, the overall density shall be the lesser of:
 - (a) 2.5 dwellings per 0.4 hectare, and
 - (b) the number of lots per hectare which could be created pursuant to the provisions of Sections 207.04 and 207.07 to 207.09
- (2) Subject to the provisions of this section, the density for a parcel of land may be increased to a maximum of 20 dwellings per gross hectare, provided that:
 - (a) the overall density of this zone does not exceed that provided for in Section 207.14(1)
 - (b) there is an equal and off-setting reduction in the number of dwellings or lots for which other developable land in this zone might otherwise be developed in accordance with Section 207.14(1), in which case:
 - (i) if land is to be completely divested of the right to be developed to any density, title to that land shall be conveyed to the District in fee simple free and clear of all encumbrances except statutory rights-of-way and reservations contained in the original grant from the Crown; or
 - (ii) where land has been partially divested of the right to be developed to the maximum density permitted by Section 207.14(1), a covenant pursuant to Section 219 of the *Land Title Act* shall be granted to the District to provide that the land shall only be developed or used for the number of dwellings to which entitlement for development of that land has been reduced.

208 - RS8 Single Family Dwelling Zone 8

AMENDING
BYLAW

SECTION	REGULATION
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208.01	Permitted Uses
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#4772

#4866

- (a) accessory buildings and uses
- (b) child care
- (c) cluster housing
- (d) community care
- (e) detached secondary suite
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

208.02	Conditions of Use
---------------	--------------------------

The keeping of not more than 2 lodgers within a single family dwelling.

208.03	Site Area
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929 square metres minimum

208.04	Site Width and Depth
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Width 21.3 metres minimum; except 24.3 metres minimum for a flanking lot
Depth shall not exceed 3 times the site width

208.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

208.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 and 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

208.07 Front Yard

9.1 metres minimum

208.08 Rear Yard

9.1 metres minimum

208.09 Side Yard and Combined Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 6.7 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

208.10 Building Height

7.62 metres maximum

208.11 Highest Building Face Envelope

6.7 metres in height

208.12 Number of Storeys

2 plus basement maximum

208.13 Off-Street Parking

2 spaces minimum shall be provided

208.14 Zone Density

- (1) Notwithstanding any of the provisions of this subdivision, the overall density in this zone shall be the lesser of:
 - (a) 1.5 dwellings per 0.4 hectare, and
 - (b) the number of lots per hectare which could be created pursuant to the provisions of Sections 208.04 and 208.07 to 208.09
- (2) Subject to the provisions of this section, the density for a parcel of land may be increased to a maximum of 20 dwellings per gross hectare, provided that:
 - (a) the overall density of this zone does not exceed that provided for in Section 208.14(1);
 - (b) there is an equal and off-setting reduction in the number of dwellings or lots for which other developable land in this zone might otherwise be developed in accordance with Section 208.13(1), in which case:
 - (i) if land is to be completely divested of the right to be developed to any density, title to that land shall be conveyed to the District in fee simple free and clear of all encumbrances except statutory rights-of-way and reservations contained in the original grant from the Crown; or
 - (ii) where land has been partially divested of the right to be developed to the maximum density permitted by Section 208.13(1), a covenant pursuant to Section 219 of the *Land Title Act* shall be granted to the District to provide that the land shall only be developed or used for the number of dwellings to which entitlement for development of that land has been reduced.

209 - RS9 Single Family Dwelling Zone 9

AMENDING
BYLAW

SECTION	REGULATION
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209.01	Permitted Uses
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#4772

#4866

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) home based business
- (f) keeping of chickens
- (g) lodgers
- (h) secondary suites
- (i) Single family dwellings

209.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

209.02	Site Area
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371.5 square metres minimum

209.03	Site Width and Depth
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Width	10 metres minimum; except 16.2 metres minimum for a flanking lot
Depth	shall not exceed 4 times the site width

209.04 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

209.05 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is between 474 and 677 square metres.; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

209.06 Front Yard

7.6 metres minimum

209.07 Rear Yard

9.1 metres minimum

209.08 Side Yard

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard:
 - (i) 1.52 metres
 - (b) minimum combined side yard:
 - (i) 20% of site width, but no less than 3 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 3 metres or more than 18.2 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

209.09 Building Height

7.62 metres maximum

209.10 Number of Storeys

2 plus basement maximum

209.11 Off-Street Parking

- (1) One minimum shall be provided
- (2) Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot

210 - RS10 Single Family Dwelling Zone 10

AMENDING
BYLAW

SECTION	REGULATION
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210.01	Permitted Uses
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#4772

#4822

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) golf courses excluding commercial driving ranges and miniature golf courses
- (f) home based business
- (g) keeping of chickens
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

210.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

210.03	Site Area
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1,115 square metres minimum

210.04	Site Width and Depth
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Width - 24.4 metres minimum; except 30.4 metres minimum for a flanking lot
Depth - shall not exceed 3 1/2 times the site width

210.05 Site Coverage

Either:

- (1) 30% of site area maximum, if site area is greater than 885 square metres; or
- (2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or
- (3) 40% of site area maximum, if site area is less than 664 square metres

210.06 Floor Area Ratio

Either:

- (1) 0.35 of site area maximum, if site area is greater than 677 square metres; or
- (2) 237 square metres maximum, if site area is 474 to 677 square metres; or
- (3) 0.5 of site area maximum, if site area is less than 474 square metres

#4712

210.07 Front Yard

9.1 metres minimum

210.08 Rear Yard

9.1 metres minimum

#4712	210.09 Side Yard and Combined Side Yard
#4712	(1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width:
#4712	(a) minimum side yard: (i) 1.52 metres (b) minimum combined side yard: (i) 4.9 metres if site width is less than 24.3 metres; or (ii) 20% of site width, but need not exceed 12.1 metres
#4712	(2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width): (a) minimum side yard: (i) 1.52 metres if site width is less than 15.2 metres; or (ii) 10% of site width, to a maximum of 3 metres (b) minimum combined side yard: (i) 4.9 metres if site width is less than 19.5 metres; or (ii) 25% of site width, but need not exceed 18.2 metres
#4712	(3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the building containing the private parking garage
#4712	(4) Where a pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
#4712	(5) A building on a corner flanking site shall maintain the front yard requirements of both streets

210.10 Building Height

7.62 metres maximum

210.11 Number of Storeys

2 plus basement maximum

210.12 Highest Building Face Envelope

6.7 metres in height

210.13 Off-Street Parking

At least one parking space must be provided

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