



Secondary Suites are not permitted in this zone

Please be advised that this handout is a Zoning Bylaw summary only. Please refer to the Zoning bylaw for complete information.

lots greater than 213m² but less than 371m² In area
 Building Permit Number : _____

PROPERTY INFORMATION

Address : _____
 Lot Depth : _____ Min. Basement El : _____
 Lot Width : _____ Prop. Basement El : _____
 Lot Area : _____
 Lot # : _____ Plan: _____

COVENANTS REGISTERED ON TITLE:

Comprehensive Design :	Y / N
Geotechnical :	Y / N
Fish & Wildlife:	Y / N
DP30 Area :	Y / N
Water Management :	Y / N
Flood Plain :	Y / N
Stat. Right-of-Way :	Y / N

SETBACKS

		Minimum	Proposed	Complies*
Principal Structure for lots with a rear lane	Front	3.0 metres	m	
	Rear	11.0 metres	m	
	Left Side	1.2 metres	m	
	Right Side	1.2 metres	m	
	Flanking Street	2.0 metres	m	
Principal Structure for lots without a rear lane	Front	3.0 metres	m	
	Front of attached garage	5.5 metres	m	
	Rear	6.0 metres	m	
	Left Side	1.2 metres	m	
	Right Side	1.2 metres	m	
Detached Garage / Carport / Accessory structures	Flanking Street Side	2.0 metres	m	
	Front Pro. Line	11.0 metres	m	
	Lane/Rear Pro. Line	0.45 metres	m	
	Interior Side Pro. Line	0.45 metres	m	
	Other side Pro. Line	2.0 metres	m	
BP file # _____	Separation between principal residence use	4.5 metres	m	

Min. setback to projections (bay windows, hutches, nooks, etc) from abutting interior side lot line	0.90m (3' - 0")	m
Maximum Roof projection into interior side yard	0.61m (2' - 0")	m
Maximum Roof projection into interior side yard	0.30m (11.75') for detached accessory buildings	m
Maximum Roof projection into front, rear or exterior side yard setbacks	1.25m (4' - 1")	m
Vehicular access for lots backing on a Municipal lane will be restricted to the lane		Y / N

Dwelling's Corner Grade Elevations			FRONT DDP AVERAGE CALCULATION (FDDP Average) please see reverse	
(metric)	Left	Right	((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side))/ 2 = _____ m	
Front finished gr.	a)	c)		
Rear finished gr.	b)	d)		
			REAR DDP AVERAGE CALCULATION (RDDP Average) please see reverse	
Front Existing gr.	e)	g)	((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side))/ 2 = _____ m	
Rear Existing gr.	f)	h)		

Average finished grades around dwelling = (a) + b) + c) + d)) / 4 = _____ m
 Basement Floor Elevation= _____ - Average of Finished grades around the dwelling _____ = _____ m
 if more than 300mm (below the averaged finished grades), then the lower level is a basement. storey basement
 maximum of 2 storeys is permitted for this dwelling. Is this proposal a 2 storey dwelling? Y / N

FRONT SLOPE CALCULATION (for negative gradient lots only as measured from Ave Curb Elevation to the Front Datum Determination Ave.)			
Average curb elevation (k) = _____ m	Horizontal length from Ave. Curb EL to the FDDP Average (L) = _____ m		
Front DDP Average (i) = _____ m	Slope Calculation = ((k - i) / L) x 100 = _____ %		

Qualifying for a height bonus (for dwelling only)? Y / N 10% or greater = 0.5m (1'-7.5") 15% or greater = 1.0m (3'-3.5")

BUILDING HEIGHT	Roof pitch	Maximum height permitted	Bonus	Proposed	Complies
Principal Building		9.75 metres		m	m
Detached Parking/Accessory structure		4.9 metres		m	m

HIGHEST BUILDING FACE		Maximum	Proposed	Complies
complies with sloping 7 m Highest Building Face line (from existing grades)		7.0m	m	
complies with sloping 7 m Highest Building Face line (from finished grades)		7.0m	m	
40% exemption rule applied?	Y / N	40%	%	

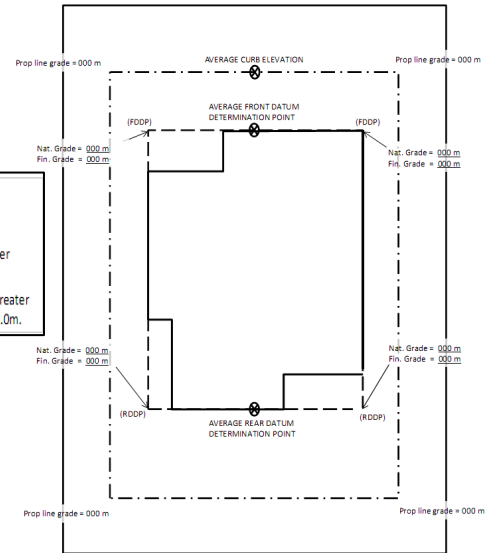
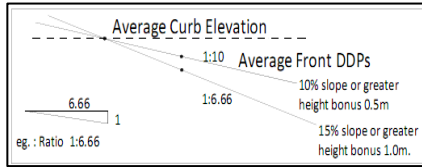
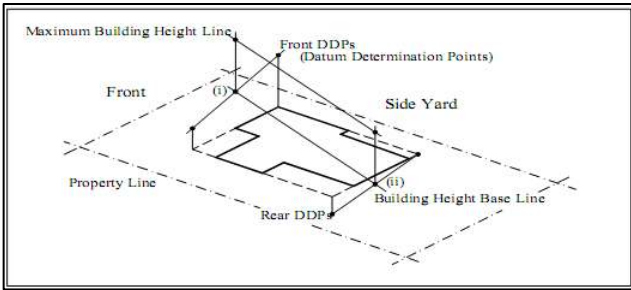
RETAINING WALLS	walls over 1.0 metre in height require P.Eng design	Proposed	Complies
RETAINING WALLS: maximum 1.20 m (4' - 0") height		m	

BUILDING COVERAGE	Maximum %	Proposed %	Maximum area (in metric)	Proposed area (in metric)
All buildings & Structures	50%	%	m ²	m ²
Detached Parking /accessory structures	15%	%	lesser of 279m ² or 15% m ²	m ²

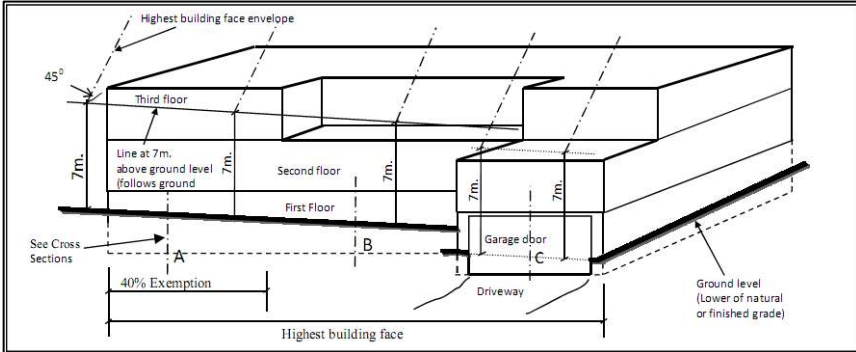
Planchecker : _____ Date : _____

BUILDING HEIGHT BASE LINE - means:

- I. averaging the two front Datum Determination Points on the lot; and
- II. averaging the two rear Datum Determination Points on the lot; and
- III. longitudinally extending a line joining (i) and (ii); illustrated by way of the following diagram;

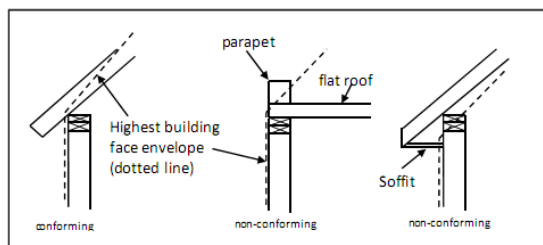
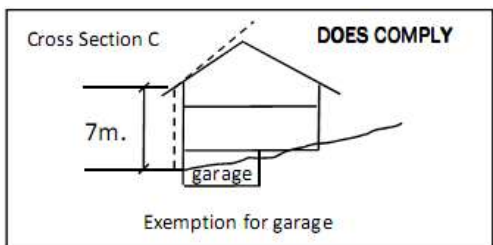
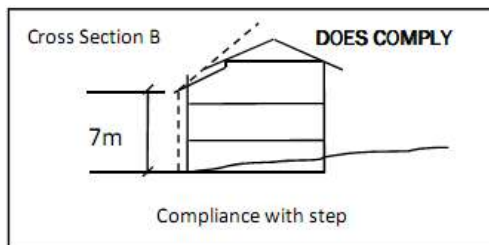
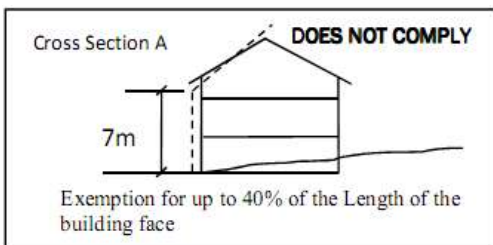


DATUM DETERMINATION POINTS - means the two points on a lot created where the front most and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.



LOCALIZED DEPRESSION - means:

- I. an existing depression in Natural Grade not exceeding 3 metres (9.8ft.) in width, or the lesser of 3 metres or 20% of the wall length along any building wall that it intersects;
- II. a depression below Finished Grade created for the purposes of providing vehicles or pedestrian entrance to a building subject to the following conditions:
 - A. only one vehicle entrance and one pedestrian entrance are permitted as Localized Depressions on a single family residential building.
 - B. on any side of the building in a single family residential zone, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:
 - * 6.0m (20 ft.) width for vehicle access.
 - * 2.44m (8 ft.) wide 3.0 m² in area for a pedestrian access.
 - * 7.3m (24 ft.) wide for a combined vehicle and pedestrian access
- III. any combination of vehicle or pedestrian entrances and existing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.



Highest Building Face Exemptions:

- I. 40% of the length of the building face can be exempt from this regulation. Different parts of the building face can be exempt, provided that the sum of their lengths does not exceed 40% of the total length of the elevation.
- II. 100% of the length of the rear building face for those lots whose entire rear lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the rear building elevation.
- III. 100% of the length of the interior side building face for those lots whose entire interior side lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the interior side building elevation.
- IV. Roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt.
- V. Any portion of the roof structure above the top plate is exempt from this calculation.

