

5.3 DEVELOPMENT STANDARDS FOR BUILDINGS IN THE DISTRICT

Requirements	Single Detached Dwellings in the RESIDENTIAL DISTRICT	Accessory buildings in the RESIDENTIAL DISTRICT	Buildings on lots 101, 102, 103 – COMMUNITY SERVICE DISTRICT
Site area, minimum	6000 sq ft (557.34 sq m)		6000 sq ft (557.34 m ²)
Site frontage minimum for rectangular site	50 ft (15.24 m)	--	50 ft (15.24 m)
Site frontage minimum for non-rectangular site [ft] (m)	36 ft (11 m)	--	36 ft (11 m)
Mean width for non-rectangular site	50 ft (15.24 m)	--	50 ft (15.24 m)
Front yard, minimum	20 ft (6.10 m)	20 ft (6.10 m) Bylaw 07-10	20 ft (6.10 m)
Mean depth	120 ft (36.57 m)		120 ft (36.57 m)
Rear yard, minimum	30 ft (9.14 m)	5 ft (1.5 m)	15 ft (4.57 m)
Side yard, minimum [ft] (m)	5 ft (1.5 m)	5 ft (1.5 m)	5 ft (1.5 m)
Side yard abutting a street, minimum [ft] (m)	10 ft (3.05 m)	10 ft (3.05 m)	10 ft (3.05 m)
Principal Building floor area, Minimum [ft ²] (m ²)	700 sq ft ² (65 m ²)	--	Site coverage - 50%
Accessory buildings [ft] (m ²) maximum of 2 (two) detached (See 1 below)	--	Total floor area shall be less than permitted floor area of Principal Building area built, and not more than 10% of site area (See 2 below)	
Maximum of site coverage, maximum of all buildings combined	35% (See 3 below)		
Building height, maximum: No building shall exceed 28 ft (8.53 metres), nor shall be more than two (2) stories in height	28 ft (8.53 m) Building heights shall not have a negative impact on the neighbouring property owners' views	28 ft (8.53 m) Bylaw 03-11 Building heights shall not have a negative impact on the neighbouring property owners' vistas of Green Space	<u>On Crown land:</u> Lot area - no minimum Lot frontage - no minimum Front yard - no minimum Side yard - no minimum Rear yard - no minimum
(1) Conditional Use Permit shall be required for the second accessory building. (2) Example of 10% of 6,000 ft ² (50 ft x 120 ft) = 600 ft ² (20 ft x 30 ft); 10% of 7800 ft ² (65ft x 120 ft) = 780 ft ² (26 ft x 30 ft). (3) Example of 35% of 6000 ft ² (557.34 m ²) = 2,100 ft ² (195 m ²) or 45.8 ft. x 45.8 ft of site coverage			* No minimum requirement for playgrounds, sports, and public works.