

<b>Regulations</b>	<b>Requirements</b>
Floor Area	Lot frontage in m x 6.0 m, but not less than 72 m <sup>2</sup>
Site Coverage Maximum	45% (includes garage & accessory buildings)
Building Height Maximum	2 ½ storeys with a maximum height of 12.0 m measured from the average of the lot grade
<sup>1</sup> Front Yard Minimum	<ul style="list-style-type: none"> <li>▪ 3.8 m for the live portion of a dwelling unit, and</li> <li>▪ 6.0 m for the front attached garage of the dwelling unit</li> </ul>
<sup>2</sup> Front Yard Maximum	The live portion of a Detached Dwelling Unit cannot be further from the Street than the front attached Garage
Front Porch encroachment Maximum into Front Yard	1.8 m
Side Yard Minimum	<sup>3</sup> 1.25 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth	<p>Maximum: 27.0 m Minimum: 24.0 m</p> <p><sup>4</sup>A lot depth maximum variation may be considered in the following situations:</p> <ul style="list-style-type: none"> <li>• When lot configuration is impacted by natural features;</li> <li>• When lot configuration is impacted by road design; and</li> <li>• When a lot transitions into another land use district.</li> </ul>
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	<sup>5</sup> 324 m <sup>2</sup>
Lot Frontage Minimum	<sup>6</sup> 12.0m
<sup>7</sup> Garage	<ul style="list-style-type: none"> <li>• The width of the front attached garage cannot be greater than 60% of the entire front face exposure</li> </ul>

<sup>1</sup> 3357/D-2015

<sup>2</sup> 3357/O-2018

<sup>3</sup> 3357/R-2018

<sup>4</sup> 3357/D-2015

<sup>5</sup> 3357/V-2017

<sup>6</sup> 3357/R-2018

<sup>7</sup> 3357/R-2018

	<p>of the dwelling unit (live and garage portion combined).</p> <ul style="list-style-type: none"><li>• Notwithstanding the proportion noted above, the width of the front attached garage may be expanded up to 67% of the entire front face exposure of the dwelling unit (live and garage portion combined) provided the dwelling includes developed floor space over a minimum 40% of the front attached garage floor area</li><li>• Garage doors shall face the street and contain window panels</li><li>• The width of the front driveway shall not exceed the front face width of the garage portion of the dwelling unit</li></ul>
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(b) <sup>1</sup>DELETED

(c) The R1WS District is subject to any applicable residential regulations listed within section 4.7

(d) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1WS, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority