

260 – GROUND-ORIENTED DWELLING ZONES (Bylaw #5155)

261 – RG-1A Ground-oriented Dwelling Zone 1A

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

261.01	Permitted Uses
---------------	-----------------------

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

261.02	Conditions of Use
---------------	--------------------------

- (1) No building shall include more than one principal dwelling regardless of use;
- (2) Notwithstanding any other provision of Section 261, a site with a principal use of a single family dwelling shall be regulated in accordance with Section 204 of this bylaw

261.03	Site Width
---------------	-------------------

No site shall have a site width greater than 40 meters

261.04	Site Area
---------------	------------------

- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

261.05 Site Coverage

40% of site area maximum

261.06 Floor Area Ratio

- (1) 0.40 maximum floor area ratio;
- (2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an amenity unit is provided in accordance with Section 120.30(1)

261.07 Dwelling Size

No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot registered prior to January 31, 2022 that comprises the whole or part of the site

261.08 Front Yard

4.57 metres minimum; except 1.52 metres minimum for a front yard adjoining Raleigh Street

261.09 Rear Yard

- (1) 4.57 metres minimum;
- (2) Notwithstanding (1) above, for a rear yard adjoining Raleigh Street or an opened or unopened lane:
 - (a) 1.52 metres minimum; and
 - (b) 0.91 metres for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

261.10 Side Yard

- (1) 1.52 metres minimum;
- (2) Notwithstanding (1) above, for a side yard adjoining Raleigh Street or an opened or unopened lane, 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

261.11 Yard Exception

Notwithstanding other provisions in Section 261 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:

- (1) a lot registered:
 - (a) prior to January 31, 2022; or
 - (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 261.08, 261.09 or 261.10 of this bylaw; or
- (2) An open or un-opened public street right-of-way including a lane

261.12 Building Separation

1.2 metres minimum

261.13 Building Height

7.62 metres maximum

261.14 Number of Storeys

2 plus basement maximum

261.15 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist

262 – RG-1B Ground-oriented Dwelling Zone 1B

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

262.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwelling

262.02	Conditions of Use
---------------	--------------------------

- (1) No building shall include more than one principal dwelling regardless of use;
- (2) Notwithstanding any other provision of Section 262, a site with a principal use of:
 - (a) single family dwelling shall be regulated in accordance with Section 204 of this bylaw; or
 - (b) duplex dwellings shall be regulated in accordance with Section 252 of this bylaw

262.03	Site Width
---------------	-------------------

No site shall have a site width greater than 40 metres

262.04	Site Area
---------------	------------------

- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

262.05 Site Coverage

40% of site area maximum

262.06 Floor Area Ratio

- (1) 0.50 maximum floor area ratio;
- (2) Notwithstanding (1) above, 0.60 maximum floor area ratio, provided that an amenity unit is provided in accordance with Section 120.30(2)

262.07 Dwelling Size

No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot registered prior to January 31, 2022 that comprises the whole or part of the site

262.08 Front Yard

0.30 metres minimum

262.09 Rear Yard

4.57 metres minimum

262.10 Side Yard

1.52 metres minimum

262.11 Yard Exception

Notwithstanding other provisions in Section 262 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:

- (1) a lot registered:
 - (a) prior to January 31, 2022; or
 - (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 262.08, 262.09 or 262.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

262.12 Building Separation

1.2 metres minimum; except that no minimum separation is required for buildings within 22.9 metres of the front site line

262.13 Building Height

7.62 metres maximum

262.14 Number of Storeys

2 plus basement maximum

262.15 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist

263 – RG-2 Ground-oriented Dwelling Zone 2

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

263.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwelling

263.02	Conditions of Use
---------------	--------------------------

Notwithstanding any other provision of Section 263, a site with a principal use of:

- (1) single family dwelling shall be regulated in accordance with Section 204 of this bylaw; or
- (2) duplex dwellings shall be regulated in accordance with Section 252 of this bylaw

263.03	Site Width
---------------	-------------------

No site shall have a site width greater than 40 metres

263.04	Site Area
---------------	------------------

- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

263.05 Site Coverage

55% of site area maximum

263.06 Floor Area Ratio

- (1) 0.50 maximum floor area ratio;
- (2) Notwithstanding (1) above, 0.80 maximum floor area ratio, provided that:
 - (a) an amenity unit is provided in accordance with Section 120.30(2); and
 - (b) dedication of all portions of the site within 3.05 metres of the rear site line, or to the satisfaction of the Director of Engineering, for the purposes of an open or unopened lane unless:
 - (i) an open, public lane of no more than 6.1 metres width, sufficient to provide access to the site exists on January 31, 2022; or
 - (ii) this portion of the site has been previously dedicated in accordance with this bylaw

263.07 Dwelling Size

No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot registered prior to January 31, 2022 that comprises the whole or part of the site

263.08 Front Yard

4.57 metres minimum

263.09 Rear Yard

- (1) 4.57 metres minimum
- (2) Notwithstanding (1) above, for a rear yard adjoining an opened or unopened lane:
 - (a) 1.52 metres minimum; and

- (b) 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

263.10 Side Yard

- (1) 1.52 metres minimum
- (2) notwithstanding (1) above, for a side yard adjoining an opened or unopened lane, 0.91 metres for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

263.11 Yard exception

Notwithstanding other provisions in Section 263 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:

- (1) a lot registered:
 - (a) prior to January 31, 2022; or
 - (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 263.09, 263.10 or 263.11 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

263.12 Building Height

7.62 metres maximum

263.13 Number of Storeys

2 plus basement maximum

263.14 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist

264 – RG-3 Ground-oriented Dwelling Zone 3

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

264.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwelling

264.02	Conditions of Use
---------------	--------------------------

Notwithstanding any other provision of Section 264, a site with a principal use of:

- (1) single family dwelling shall be regulated in accordance with Section 204 of this bylaw; or
- (2) duplex dwellings shall be regulated in accordance with Section 252 of this bylaw

264.03	Site Width
---------------	-------------------

No site shall have a site width greater than 40 metres

#5192

264.04	Site Area
---------------	------------------

- (1) Includes the area of any public street or lane dedicated after January 31, 2022; and
- (2) Any inclusions or exclusions in accordance with Section 120.23

264.05 Site Coverage

55% of site area maximum

264.06 Floor Area Ratio

- (1) 0.50 maximum floor area ratio;
- (2) Notwithstanding (1) above, 1.00 maximum floor area, provided that an amenity unit is provided in accordance with Section 120.30(2)

264.07 Dwelling Size

No principal dwelling, inclusive of any accessory secondary suite, shall exceed 0.30 maximum floor area ratio applied to the largest lot existing prior to January 31, 2022 that comprises the whole or part of the site

264.08 Front Yard

4.57 metres minimum

264.09 Rear Yard

- (1) 4.57 metres minimum;
- (2) Notwithstanding (1) above, for a rear yard adjoining an opened or unopened lane:
 - (a) 1.52 metres minimum; and
 - (b) 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

264.10 Side Yard

- (1) 1.52 metres minimum;

- (2) Notwithstanding (1) above, for a side yard adjoining an opened or unopened lane, 0.91 metres minimum for areas of buildings and/or structures used for the storage of vehicles and no higher than 3.05 metres above the grade measured at the adjoining site line

264.11 Yard exception

Notwithstanding other provisions in Section 264 of this bylaw, no minimum yard is required adjoining a site line created on or after January 31, 2022, provided that the site line is not shared with:

- (1) a lot registered:
 - (a) prior to January 31, 2022; or
 - (b) on or after January 31, 2022 with a yard adjoining the site line in accordance with Sections 264.08, 264.09 or 264.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

264.12 Building Height

10.67 metres maximum

264.13 Number of Storeys

3 plus basement maximum

264.14 Vehicle Access

Access for parking and garage purposes shall be from the:

- (1) public, open lane where one exists; or
- (2) street by means of a single driveway no more than 4.5 metres width for each site where a public, open lane does not exist