

Section 6.4.80.4

(580.55, 75)

RESIDENTIAL 14**R14**

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use	
-one single family dwelling unit	n/a
- two single family dwelling units	2500m ²
- secondary suite	n/a
- garden suite	n/a
c) Bed and Breakfast	n/a

Maximum Number and Size of Buildings and Structures

Accessory buildings	-	combined floor area of 75 m ²
Garden Suite	-	
Combined total of all dwelling units per parcel		2
Height		
- Principal building		
- Interior heated space		7.3 m
- Ridge of gable, hip or gambrel sloped roof		9.0 m
- Mansard roof		
- deck line		8.0 m
- top of roof		9.0 m
- Flat roof		8.0 m
- Garden Suite		4.5 m
- Accessory building		4.5 m
Parcel coverage		42%

Minimum Setback Requirements

Front lot line		
- Principal Building		
- Vehicle access from abutting front highway		8.0 m
- No vehicle access from abutting front highway		5.5 m
- Garage and Carport		8.0 m
Rear lot line		
- Principal building		
-Part not more than 4.5m in height		3.0 m
-Part more than 4.5m in height		6.0 m
- Accessory building		
-Floor area more than 10 m ² or over 3 m in height and		
- Rear lot line abuts lane		2.5 m
- Rear lot does not abut lane		1.5 m
-Floor area no more than 10 m ² and over 3 m in height		0 m
Exterior side lot line		4.5 m
Interior side lot line		
-Principal building		1.5 m
-Accessory buildings		
-Floor area more than 10 m ² or over 3 m in height		1.5 m
-Floor area no more than 10 m ² and no more than 3m in height		0m
Interior side lot line adjacent to a lane		3.0 m

Provided

that the aggregate total of the minimum distances from each interior side lot line to the principal building shall not be less than 4.5 meters.

Except:

where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.