

### 10.3. SINGLE DWELLING RESIDENTIAL – SMALL LOT A ZONE (R-1-A)

The purpose of the Single Dwelling Residential Small Lot A Zone is to accommodate residential development on small parcels in residential areas.

#### 1. Principal Uses

*Bylaw 2186*

- a) *Single Unit Dwelling.*
- b) *Two Unit Dwelling.*

#### 2. Accessory Uses

*Bylaw 2169*

- a) *Secondary Suite*, subject to Part 6, Section 6.4.
- b) *Coach House Dwelling*, subject to Part 6, Section 6.5.
- c) *Home Based Business*, subject to Part 6, Section 6.8.
- d) *Urban Agriculture.*
- e) *Backyard Poultry*, subject to Part 6, Section 6.12

#### 3. Sizing and Dimension of Parcels

*Bylaw 2187*

- a) No *Parcel* shall be created which has a *Parcel Area* less than 300 square metres.
- b) No *Parcel* shall be created which has a *Frontage* less than 10 metres.

#### 4. Size and Density of the Use of Land, Buildings and Structures

~~*Bylaw 1904*~~

~~*Bylaw 2099*~~

*Bylaw 2186*

- a) No *Principal Building* shall have a *Finished Floor Area* that is greater than 230.0 square metres.
- b) The maximum number of Dwelling Units permitted per Parcel is as shown in the Table below:

PARCEL AREA	MAXIMUM DWELLING UNITS PERMITTED
Greater than 4,050.0 square metres	Two units
Less than 280.0 square metres	Three units
Between 280.0 square metres and ≤4,050.0 square metres	Four units

- c) No *Principal Buildings* or *Structures* shall exceed a *Parcel Coverage* of:
  - i. 33.0 percent where only one dwelling is located on a parcel; and
  - ii. 50.0 percent where more than one dwelling unit is located on a parcel.

#### 5. Siting, Sizing and Dimension of Uses, Buildings and Structures

- a) No *Principal Building* or *Structure* shall exceed a *Height* of 11.0 metres.
- b) No *Accessory Building* or *Structure* shall exceed a *Height* of 3.5 metres.

- c) No *Principal Building or Structure* shall be located closer to the *Parcel Line* than the minimum *Setback* show in the Table below:

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	4.0 metres
<i>Interior or Exterior Side Parcel Line</i>	1.2 metres
<i>Rear Parcel Line</i>	1.5 metres

- d) No *Accessory Building or Structure* shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK ≤ 10.0 M <sup>2</sup>
<i>Front Parcel Line</i>	4.0 metres
<i>Interior or Exterior Side Parcel Line</i>	1.0 metres
<i>Rear Parcel Line</i>	1.0 metres

- e) Buildings containing *dwelling units* on the same *parcel* shall be separated by a minimum horizontal distance of:

- i. 2.4 meters, where each building is *sprinklered*; and
- ii. 4.8 meters, where any part of a building is not *sprinklered*

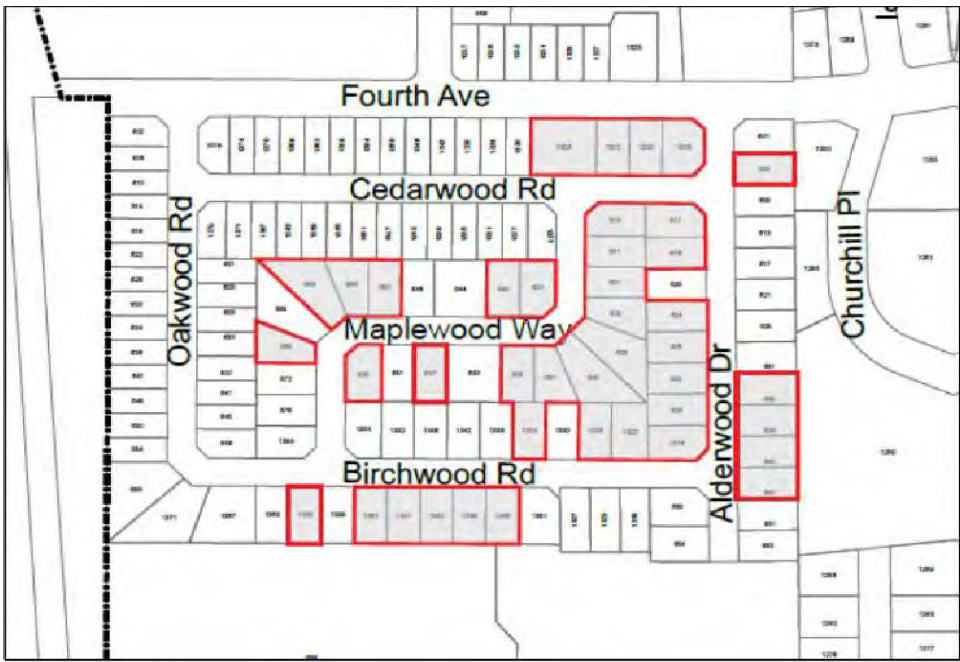
## 6. Parking and Loading

- a) Off-street parking and off-street loading shall be provided in accordance with Part 8: Parking and Loading Regulations.

## 7. Other Regulations

- a) A *Dwelling Unit* having a minimum horizontal *Building* dimension less than 6.5 metres shall be permitted on those locations identified in Figure 10.3.1: Plan of Parcels Where a Mobile Home is Permitted.

**FIGURE 10.3.1: PLAN OF PARCELS WHERE A MOBILE HOME IS PERMITTED**



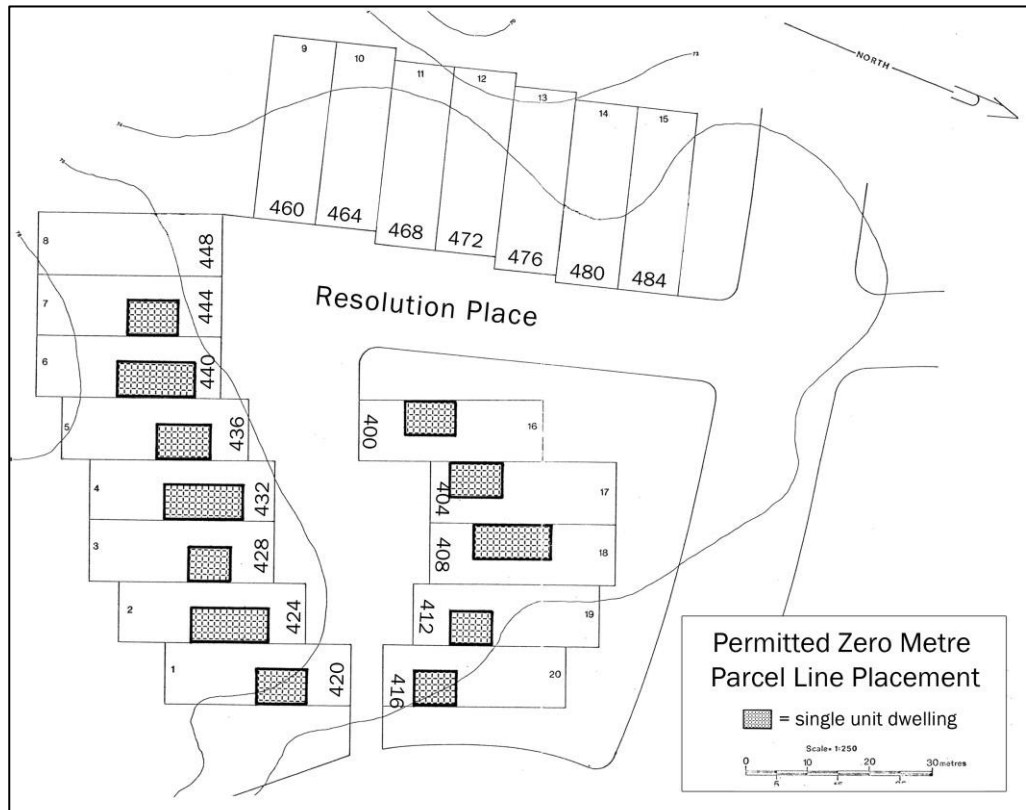
b) For the *Parcels* shown in Figure 10.3.2, below, no *Principal Building or Structure* shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

*Bylaw 2107*

*Bylaw 2186*

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	2.0 metres
<i>Interior or Exterior Side Parcel Line</i>	0.6 metres to one <i>Parcel Line</i> and 1.2 metres to the other <i>Parcel Line</i>
<i>Interior or Exterior Side Parcel Line</i> for 400 to 444 Resolution Place (Lots 1 to 7, District Lot 146, Oyster District, Plan VIP31093, and Lots 16 to 20, District Lot 146, Oyster District, Plan VIP31093)	One side <i>Parcel Line Setback</i> may be reduced to zero metres for the <i>Principal Building</i> where the <i>Principal Building</i> on the adjacent <i>Parcel</i> does not also have a zero metre <i>Setback</i> , as shown in Figure 10.3.2.
<i>Rear Parcel Line</i>	1.5 metres

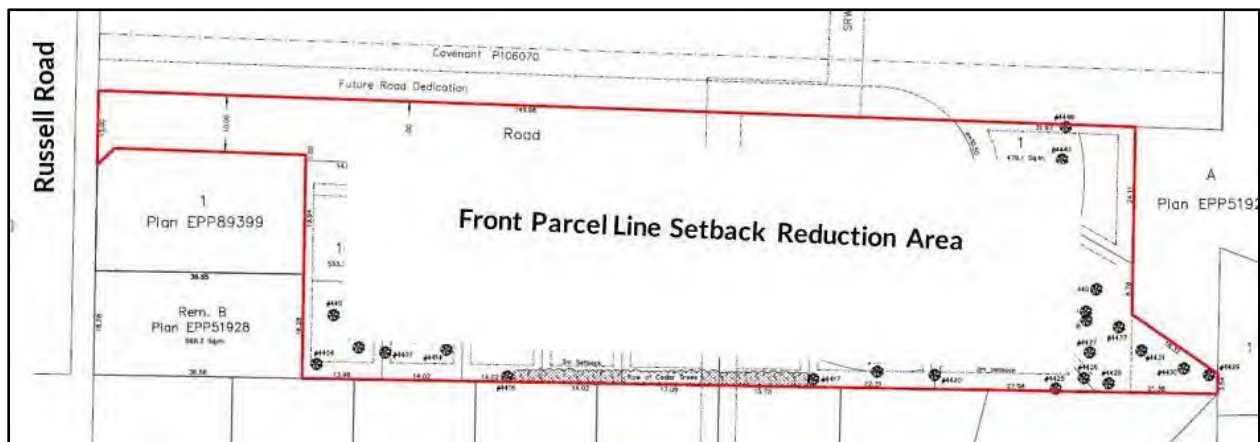
**FIGURE 10.3.2: PLAN OF REDUCED SIDE SETBACKS**



## 8. Site Specific Regulations

a) Despite section 5.c) and 5.d), the *Front Parcel Line Setback* for a *Principal Building or Structure* and an *Accessory Building or Structure* is 3.0 metres, for the area shown in Figure 10.3.3

**FIGURE 10.3.3 PLAN OF FRONT PARCEL LINE SETBACK REDUCTION AREA**



b) For Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) in the R-1-A

## PART 11: COMMERCIAL ZONES

### 11.1. LOCAL COMMERCIAL (C-1)

The purpose of the Local Commercial Zone is to accommodate small-scale neighbourhood commercial operations.

**Bylaw 2186**

#### 1. Principal Uses

- a) *Single Unit Dwelling.*
- b) *Two Unit Dwelling*
- c) *Multiple Unit Dwelling*
- d) *Townhouse Dwelling*
- e) *Convenience Store.*
- f) *Restaurant.*
- g) *Coffee Shop.*
- h) *Personal Service Establishment.*
- i) *Office.*
- j) *Artist Studio.*

#### 2. Accessory Uses

- a) *Secondary Suite*, subject to Part 6, Section 6.4.
- b) *Coach House Dwelling*, subject to subject to Part 6, Section 6.5.
- c) *Home Based Business*, subject to Part 6, Section 6.8.
- d) *Urban Agriculture.*

#### 3. Sizing and Dimension of Parcels

- a) No *Parcel* shall be created which has a *Parcel Area* less than 668 square metres.
- b) No *Parcel* shall be created which has a *Frontage* of less than 18.28 metres.

#### 4. Size and Density of the Use of Land, Buildings and Structures

- a) Where only one dwelling unit is constructed on a parcel, no *Single Unit Dwelling* shall have a *Finished Floor Area* that exceeds 240.0 square metres.
- b) The maximum *Gross Floor Area* for any one commercial *Use* is 100.0 square metres.
- c) The maximum number of *Dwelling Units* permitted per *Parcel* is as shown in the Table below:

PARCEL AREA	MAXIMUM DWELLING UNITS PERMITTED
Greater than 4,050.0 square metres	Two units
Less than 280.0 square metres	Three units
Between 280.0 square metres and 4,050.0 square metres	Four units

- d) No *Buildings* or *Structures* shall exceed a *Parcel Coverage* of:
- i) 40 percent where only a single-dwelling is located on a parcel; and
  - ii) 60.0 percent where more than one dwelling unit or a dwelling unit and non-residential use is located on a parcel.

## 5. Siting, Sizing and Dimension of Uses, Buildings and Structures

**Bylaw 2186**

- a) No *Principal Building* shall exceed a *Height* of 11.0 metres.
- b) No *Accessory Buildings* or *Structures* shall exceed a *Height* of 7.5 metres.
- c) No *Principal Building* or *Structure* located on a *Parcel* shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	2.0 metres
<i>Interior or Exterior Side Parcel Line</i>	1.2 metres
<i>Rear Parcel Line</i>	1.5 metres

**Bylaw 1904**

- e) Despite section 11.1.5.(c), a *Townhouse Dwelling* may be setback a minimum of 0 metres from *Interior Side Parcel Lines*.
- f) No *Accessory Building* or *Structure* with a *Finished Floor Area* (m<sup>2</sup>) as shown in the Table below, shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK ≤ 10.0 M <sup>2</sup>
<i>Front Parcel Line</i>	6.0 metres
<i>Interior or Exterior Side Parcel Line</i>	1.0 metres
<i>Rear Parcel Line</i>	1.0 metres

- g) Buildings containing *dwelling units* on the same *parcel* shall be separated by a minimum horizontal distance of:

- i) 2.4 meters, where each building is *sprinklered*; and
- ii) 4.8 meters, where any part of a building is not *sprinklered*

## **6. Landscaping and Screening**

- a) *Landscaping* and *screening* shall be provided in accordance with Part 7: Landscaping and Screening Regulations.

## **7. Parking and Loading**

- a) Off-street parking and loading shall be provided in accordance with Part 8: Parking and Loading Regulations.

## **8. Other Regulations**

- a) *Principal* commercial *Uses* shall only be permitted within the *First Storey* of a *Building*.

## **9. Site Specific Regulations**

- a) for Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660), where a parcel is located on a Lane, the minimum Parcel Area is 460 square metres and the minimum Parcel Frontage is 13.5 metres.
- b) Notwithstanding section 11.1.1, on Lot 5 Block 1399 Oyster District Plan VIP75559 (PID: 025-708-660) residential use is not permitted.
- c) For the subject *Parcel* shown in Schedule I, formed by consolidation of the three parcels legally described as Lot 2 Suburban Lot 9 Oyster District Plan 1009, Lot 3 Suburban Lot 9 Oyster District Plan 1009, and Lot 4 Suburban Lot 9 Oyster District Plan 1009 (202/204 Dogwood Drive), the following site-specific regulations shall apply:
  - i) A *Neighbourhood Pub* is permitted as a *Principal Use*.
  - ii) Despite Section 11.1(4)(a), the maximum *Gross Floor Area* for a *Neighbourhood Pub* use is 200 square metres.

**Bylaw 2107**

**Bylaw 2029**

**Bylaw 2186**



## Schedule I – Bylaw 2029

