

DRAFT LAND USE AND DEVELOPMENT BYLAW (JULY 2010)

Comparison of Existing and Proposed Zoning Bylaws for Areas A - D (Major Items)

EXISTING BYLAW		DRAFT NEW BYLAW
1. Maximum Height of House (Sections 403.2, 404.2, and 405.2)		
<i>Area A</i>	25 feet	25 feet
<i>Area B</i>	25 feet	25 feet
<i>Area C</i>	25 feet	25 feet
2. Minimum Building Setbacks for House (Sections 403.3, 404.3, and 405.3)		
<i>Area A</i>	Lot Specific – See Setback Map	Lot Specific – See Setback Map
<i>Area B</i>	Lot Specific – See Setback Map	Lot Specific – See Setback Map
<i>Area C</i>	Lot Specific – See Setback Map	Lot Specific – See Setback Map
3. Maximum Lot Coverage for House (Sections 403.4, 404.4, and 405.4)		
<i>Area A</i>	25%	25% - 45% impermeable
<i>Area B</i>	25%	25% - 45% impermeable
<i>Area C</i>	35%	25% - 55% impermeable
4. Maximum Floor Space Ratio for House (Sections 403.2, 404.2, and 405.2)		
<i>Area A</i>	0.27 – Max 4200 sq. ft.	0.27 – Max 4200 sq. ft.
<i>Area B</i>	<p>For lots less than 19700 sq. ft.: 0.27 FSR and Maximum House Size 4925 sq. ft.</p> <p>For lots between 19701 – 35000 sq. ft.: 0.25 FSR and Maximum House Size of 7000 sq. ft.</p> <p>For lots greater than 35001 sq. ft.: 0.2 FSR and Maximum House Size of</p>	<p>For lots less than 19700 sq. ft.: 0.27 FSR and Maximum House Size of 4925 sq. ft.</p> <p>For lots between 19701 – 35000 sq. ft.: 0.25 FSR and Maximum 7000 sq. ft.</p> <p>For lots greater than 35001 sq. ft.: 0.2 FSR and Maximum House Size of 9000 sq. ft.</p>

	9000 sq. ft.	
Area C	0.35 – Max 2650 sq. ft.	0.35 – Max 2650 sq. ft. 2 nd Storey – not more than 80% of the first storey
5. Off Street Parking Spaces for House (Section 602.5)		
Areas A, B, and C	For lots less than 6400 sq. ft.: Minimum of 1 and a maximum of 3 For lots greater than 6400 sq. ft.: Minimum of 1 and a maximum of 1 space per 1600 sq. ft.	Minimum of 1 and a maximum of 3: Area C Minimum of 2 and a maximum of 5: Areas A & B
6. Home Based Business Regulations (Section 308)		
All Areas	Permitted subject to the following: <ul style="list-style-type: none"> • Resident only • No retailing • No exterior evidence • No outdoor storage • No odour, noise, etc. 	Permitted subject to the following <ul style="list-style-type: none"> • Entirely indoors • No outdoor storage • Retailing of products produced on site only • Not more than 15% of floor area of house up to 325 sq. ft. in house • Maximum of 250 sq. ft. in accessory building • Maximum of 325 sq. ft. in total • No exterior evidence, except for sign of 10 sq. ft. • Resident operated plus one employee • No odour, noise, etc. • 1 additional parking space for employee • No boat or car repair • Require a business license

7. Accessory Suites (Section 310)		
Areas A, B, and C	Not Permitted	Permitted subject to the following regulations: <ul style="list-style-type: none"> • Only with house • Only 1 per lot • Not more than 25% of floor area of house up to 600 sq. ft. in house • Owner shall be resident in house • Entrance separate and not face street • 1 additional off street parking space • Meet the Building Code
8. Accessory Building Regulations (Section 309)		
Areas A, B, and C	Permitted subject to the following: <ul style="list-style-type: none"> • Can not contain a dwelling unit • 5 foot setback from rear and side lot lines • 4 foot from rear lot line with a lane • Not greater than 20% of rear yard or 500 sq. ft. whichever is greater • Not occupy more than 50% of rear yard • Not be more than 300 sq. ft. in side yard • Not more than 12 feet high with flat roof and 15 feet with pitched roof 	Permitted subject to the following: <ul style="list-style-type: none"> • Can not contain a dwelling unit • Not more than two accessory buildings • 5 foot setback from a side lot line, except if less than 500 square feet can be 3.3 feet • 15 foot setback from a side lot line if a corner lot • 5 foot setback from rear lot line • 4 feet from rear lot line with a lane • Area A – 0.05 floor area ratio Area B – 0.075 floor area ratio Area C – 0.05 floor area ratio with a guarantee of 500 sq. ft. • Not more than 1500 sq. ft of total floor area • Not be more than 300 sq. ft. in a side yard • Not more than 12 feet high with flat roof and 15 feet with pitched roof

9. Fences and Walls (Section 312)		
Area A	Not higher than 1.2 meters in front yard	Not higher than 1.2 meters in front and corner side yards except for a gate of 2 meters
	Not higher than 2 meters elsewhere on lot	Not higher than 2 meters elsewhere on lot
Area B	Not higher than 1.2 meters in front yard	Not higher than 1.2 meters in front and corner side yards except for a gate of 2 meters
	Not higher than 2 meters elsewhere	Not higher than 2 meters elsewhere on lot
Area C	Not higher than 1.2 meters in front yard	Not higher than 1.2 meters in front and corner side yards
	Not higher than 2 meters elsewhere	Not higher than 2 meters elsewhere on lot
10. Development Permits (Division 500)		
Area A	Required when building extends beyond "allowable building envelope"	Required for all new houses, major additions, and variances to Bylaw
Area B	Required when building extend beyond "allowable building envelope"	Required for all new houses, major additions, and variances to Bylaw
Area C	Required when building extends beyond "allowable building envelope"	Required for variances only
Area D	Required for new construction	Required for new construction
11. Commercial Uses (Section 408.1)		
Area A	Not Permitted	Not Permitted
Area B	Not Permitted	Not Permitted
Area C	Not Permitted	Not Permitted
Area D	Outright and Conditional Uses	Outright Uses only

12. Multi Family Residential Uses (Sections 406.1 and 407.1)		
<i>Area A</i>	Not Permitted	Not Permitted
<i>Area B</i>	Not Permitted	Not Permitted
<i>Area C</i>	Not Permitted	Not Permitted
<i>Area D</i>	Permitted	Permitted
13. Off Street Parking Spaces for Multi Family (Section 602.5)		
Area D	1.6 – 1.75 spaces per unit	1.2 – 1.5 spaces per unit