



# Amendment # 2000/123

## Bylaw #64Z2001

### SCHEDULE B

#### CONTINUED

The following uses shall be Permitted within a small lot development area:

Single-detached dwellings  
Home occupation – Class 1

(b) The Discretionary Uses shall include:

Small-lot development areas (CU).

In addition, the following uses may be allowed in small lot development areas:

Home occupations – Class 2 (NP)  
Public and quasi-public buildings (NP)  
Signs

Note: CU: Certainty of land use only is afforded applications that meet the requirements of Section 11(2)(b) of Bylaw 2P80.

NP: Notice posting is mandatory for the uses in accordance with Section 10(4) of Bylaw 2P80.

#### 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

(a) Lot Width

(i) A minimum width of 8.5 metres, where a minimum average width of 8.75 metres within a plan of subdivision is maintained.

(ii) Section 22.2(3)(e)(ii) and (iii), of the R-1A Residential Narrow Lot Single-Detached District shall apply.

# Amendment # 2000/123

## Bylaw #64Z2001

### SCHEDULE B

#### CONTINUED

(b) Lot Area

A minimum of 258 square metres.

(c) Lot Coverage

A maximum of 50 percent which shall be reduced by a minimum area of 18 square metres for each required on-site parking stall, except where the required parking stall is provided within a carport or private garage.

(d) Private Outdoor Amenity Space

A private outdoor amenity space shall be provided for each dwelling unit at or below the floor level of the first storey and it shall have a minimum area of 14 square metres and a minimum dimension of three metres.

(e) Parking

A minimum of two on-site parking stalls shall be provided for each dwelling unit. Each dwelling unit shall contain a front attached double garage.

(f) Rules for Small Lot Development Areas

(i) Development design guidelines shall be provided for all dwellings and accessory buildings in a small lot development area.

(ii) Development design guidelines shall be to the satisfaction of the Development Authority and shall regulate the provision, coordination and integration of the following:

- A. streetscape;
- B. impact of adjacent sites;
- C. outdoor amenity space; and
- D. any other matters considered necessary by the Development Authority.

(iii) All dwellings and accessory buildings shall comply with the development design guidelines within the approved small lot development area.