

7.4 DEVELOPMENT STANDARDS

Requirements	R-1 Residential District	R-2***	R-3***
a) Residential Uses, single detached dwelling:	(the village standard for existing sites in R-1 district and new residential sites)	Residential District Existing, with and without back lane. No new R-2's in a double block without back lane	Residential District Existing; no new ones
Site area, minimum	650 m² (7,000 ft²)	^C 450 m ² (4,843 ft ²)	^A 430 m ² (4,628.63 ft ²) ^B 160 m ² (1,722 ft ²) at Sandy Point
Site frontage/width, minimum	18 m (60 ft)	15 m (49.21 ft)	9.2 m (30 m)
Front yard, minimum			
- principal building	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
- see ^B Section 7.1.4.2 hs – Hillside Protection Area	^B Section 7.1.4.2	^B Section 7.1.4.2	--
- accessory building	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Side yard, minimum			
- principal building	1.5 m (5 ft)	1.5 m (5 ft)	1.5 m (5 ft)
- accessory building	1.5 m (5 ft)	1.5 m (5 ft)	1.5 m (5 ft)
Side yard abutting a street, minimum			
- principal building	3 m (10 ft)	3 m (10 ft)	-
- accessory building			-
Rear yard, minimum			
- principal building	6 m (20 ft)	1.5 m (5 ft)	6 m (20 ft)
- accessory building	1.5 m (5 ft)	1.5 m (5 ft)	1.5 m (5 ft)
Principal building floor area (footprint), minimum and maximum	Minimum: 40 m² (430 ft²) Maximum allowable floor area is derived from maximum site coverage less accessory buildings and structures and parking surface		
Accessory buildings, maximum of two (2) detached. <i>One may be a discretionary 'granny-suite, not greater than 28 m² (300 ft²)</i>	Total floor area of all accessory buildings shall be less than permitted floor area of Principal Building area built, and not more than 10% of site area.		
Maximum of site coverage (maximum of all buildings combined)			
• Hillside protection area (overlay zone), site area with 15% or steeper slope	30% of site area in hillside protection area		
• Site area with 14% or less slope	40%		
Building height, maximum	Council shall have the option of reducing the maximum building height where the height of a proposed building would have a negative impact on the natural vistas of the lake, valley landscape, or on the neighbouring property owner's views. Council shall have the deciding authority if there is any dispute on property owner's views.		
- principal building height	7.5 m (25 ft), nor shall be more than two (2) stories in height		
- accessory building	6 m (20 ft), provided that the height shall not exceed the height of principal building		
b) Recreational and Public Facilities:			
No minimum	No minimum	No minimum	No minimum
c) Institutional and Public Facilities:			
Front yard, minimum	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Side yard, minimum	1.5 m (5 ft) or one half the building height whichever is greater	1.5 m (5 ft) or one half the building height which ever is greater	1.5 m (5 ft) or one half the building height which ever is greater

For residential sites legally created prior to passing the zoning bylaw (October 23, 1981) the following regulations (minimum standards) shall apply:	R-1
Site area, minimum	450 m ² (4,843.92 ft ²)
Site frontage, minimum	15 m (50 ft)
Front yard, minimum	6 m (20 ft)
Side yard, minimum	1.5 m (5 ft)
Floor area, minimum	40 m ² (430 ft ²)

*** The Official Community Plan and this Zoning Bylaw prohibit additional R-2 zoning district without back lane and additional R-3 zoning district.

^A 430 m² (4,628.63 ft²) for Lots 1 and 2 Block 2, Plan No. AC.4042 Lots A, B, and C, Block 2, Plan No.69-PA-08369. January 19, 1989 #22 in Section SE 27-42-26-W2M.

^A160 m² (1,722 ft²) for lots 1 to 9 inclusive in Block 1(13) and Lots 1 to 10 in Block 2(14?), at Sandy Point. November 27, 1989 #25 in Section 25-42-26-W2M.

^B Front yard minimum in Hillside Protection Area: the minimum front yard requirement for dwellings (principal building) shall comply with Section 7.1.4.2.6

^C R- 2 Residential Lots 4 to 14 inclusive in Block 9, and Lots 1 to 14 inclusive in Blk. 10 on Plan of Subdivision by J. Russ George, SLS, (September 15, 1982). #14

NOTE: Undersized lots still in force prior to the passing of this bylaw, having less than the minimum frontage, yard setbacks, or less than the minimum site area required for R -1 zoning district by the zoning bylaw, may be used for a purpose permitted in the zone in which the site is located provided that all other applicable provisions of the Official Community Plan and Zoning Bylaw are complied with.

Commercial District (C) Standards

1. Site and Yard Areas, Minimum
 - site width, minimum - 15 m (49.2 ft)
 - site area, minimum -service stations - 929 m² (10,000 ft²)
 - all other uses - 464 m² (5000 ft²)
 - front yard, minimum -service station - 7.5 m (25 ft)
 - all other uses — no requirements
 - d) side yard, minimum - no requirement unless the site abuts a residential district and streets in which case a side yard of at least 1.5 m (5 ft) shall be provided,
 - e) minimum rear yard
 - 1.5 m (5 ft) where a lane is present
 - 6 m (20 ft) where the rear yard of the site abuts a residential district,
 - f) any dwelling accessory to a principle commercial use shall conform to the site and yard area regulations for residential uses as specified in the R—Residential District.
2. Landscaping
Where a site abuts a residential district and streets, the side and rear yards shall be landscaped to the satisfaction of Council.
 3. Storage of Goods in Yards
Vehicles, machinery and commodities shall not be stored or collected in any yard unless within an enclosed building or screened to the satisfaction of Council.
 4. Accessory buildings
Where a front yard has been provided no accessory building shall be located in that front yard.
 5. Service Stations
Fuel pumps and other accessory equipment shall be located at least 6 meters (20 feet) from any Street or site line.
 6. Signs and Billboards
 - a) No more than two (2) signs are permitted on the premises.
 - b) No sign shall have a facial area in excess of 3.4 square meters (36 square feet). Each sign may be double faced.
 - c) The maximum height of any sign shall be 6 meters (20 feet) above the ground surface
 - d) No sign shall be located in any manner that may, in the opinion of Council, jeopardize the safety of others or create a visual obstruction.