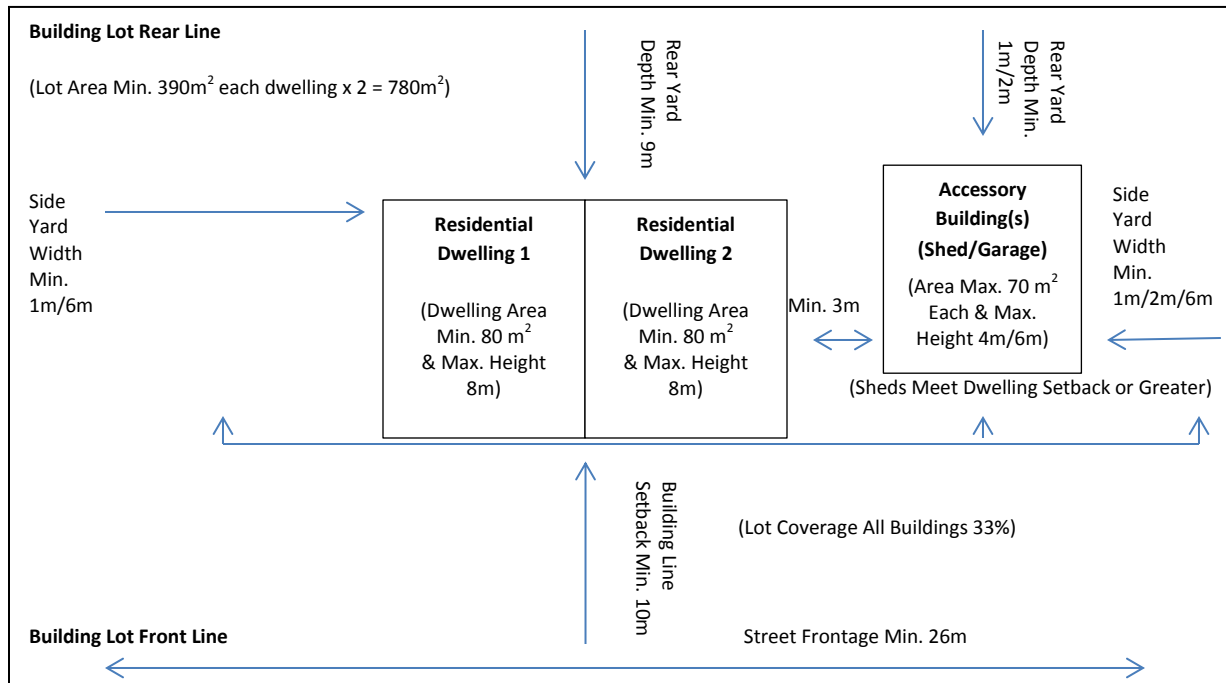


Permit Application Guide – Double Residential Dwelling & Accessory Buildings



Development Regulation Requirements – Double Residential Dwelling & Accessory Buildings:

Site Grading/Elevation: Adequacy required of grading, drainage, landscaping, and avoiding potential of development to cause erosion onto and pollution of adjacent development and lands and bodies of water receiving drainage from the site, along with other similar matters.

Principal Building (Double Dwelling)

Lot Area (Minimum): $390\text{m}^2 \times 2 = 780\text{m}^2$

Floor Area (Minimum): 80m^2 each

Lot Frontage on Roadway (Minimum): 26m

Building Line Setback (Minimum): 10m

Building Line Setback (Maximum): 30m

Side Yard Width (Minimum): 1m

Side Yard Width Flanking Road (Minimum): 6m

Rear Yard Depth (Minimum): 9m

Lot Coverage All Buildings (Maximum): 33%

Height (Maximum): 8m

(See Access Ramps, Decks, Stairs & Fence Guide)

Accessory Building (Shed or Unattached Garage)

Floor Area (Maximum): 70m^2 each

Building Line Setback (Minimum): 10m

Side Yard Width (Minimum): 1m ($\leq 4\text{m}$ height)

Side Yard Width (Minimum): 2m ($> 4\text{m}$ height)

Side Yard Width Flanking Road (Minimum): 6m

Rear Yard Depth (Minimum): 1m ($\leq 4\text{m}$ height)

Rear Yard Depth (Minimum): 2m ($> 4\text{m}$ height)

Separation Distance From Principal Building(s): 3m

Lot Coverage All Buildings (Maximum): 33%

Height (Maximum): 4m(6m if approved)