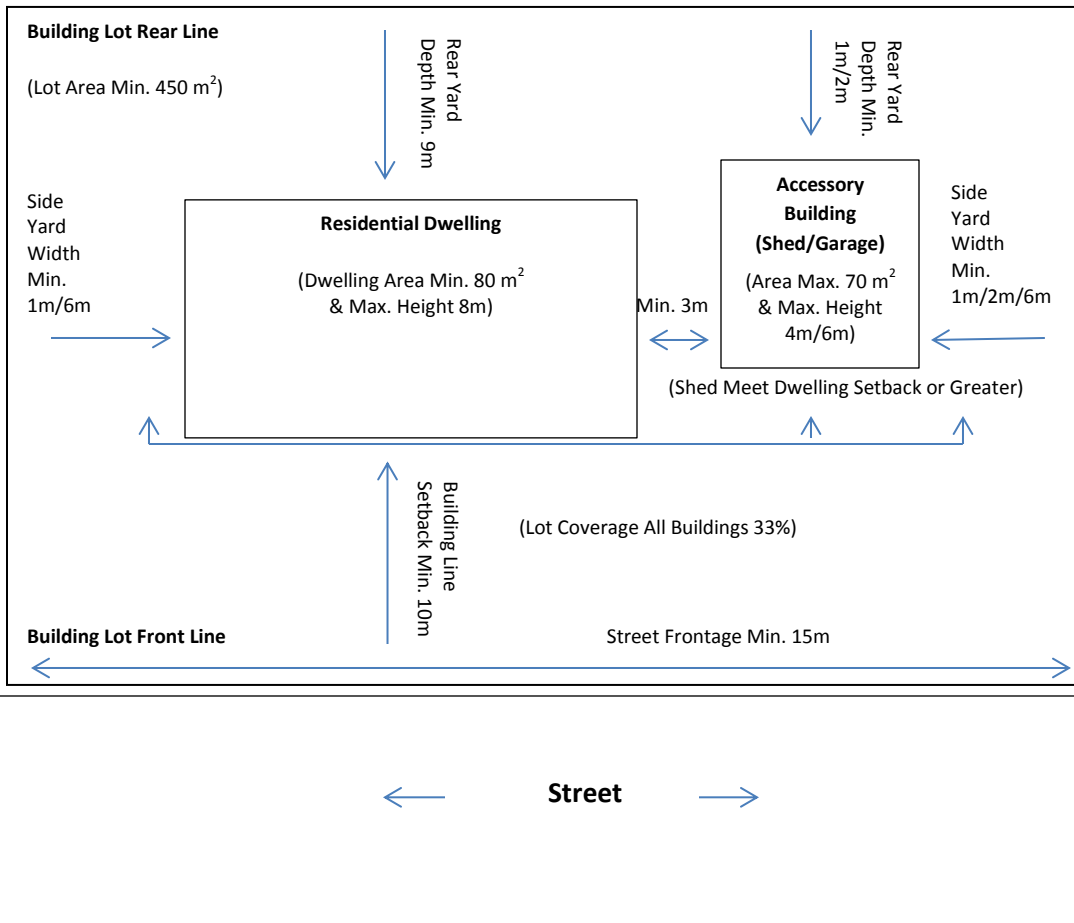


Permit Application Guide – Single Residential Dwelling & Accessory Building



Development Regulation Requirements – Single Residential Dwelling & Accessory Building:

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 (Single Dwelling)

Lot Area (Minimum): 450 m²
 Floor Area (Minimum): 80 m²
 Lot Frontage on Roadway (Minimum): 15m
 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): 70 m²
 Building Line Setback (Minimum): 10m
 Side Yard Width (Minimum): 1m (<= 4m height)
 Side Yard Width (Minimum): 2m (> 4m height)
 Side Yard Width Flanking Road (Minimum): 6m
 Rear Yard Depth (Minimum): 1m (<= 4m height)
 Rear Yard Depth (Minimum): 2m (> 4m height)
 Separation Distance From Principal Building: 3m
 Lot Coverage All Buildings (Maximum): 33%
 Height (Maximum): 4m(6m if approved)