

Schedule 1

**PART 1.131 – R1-S27 RESTRICTED SMALL LOT (PEMBROKE/STANLEY)
DISTRICT**

1.131.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Single family dwelling;
- b. Accessory uses to a single family dwelling;
- c. Home occupation subject to the regulations in Schedule “D”;
- d. Buildings accessory to a permitted use;

1.131.2 Lot Area

- a. Lot area (minimum) 225.03m²
- b. Lot width (minimum) 10m

1.131.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 190m²
- b. Floor space ratio (maximum) 0.6:1

1.131.4 Height, Storeys

- a. Principal building height (maximum) 7.5m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

Schedule 1

**PART 1.131 – R1-S27 RESTRICTED SMALL LOT (PEMBROKE/STANLEY)
DISTRICT**

1.131.5 Setbacks, Projections

- a. Front yard setback (minimum) 6.0m

Except for the following maximum projections into the setback:

- Steps less than 1.7m in height 2.5m
 - porch 2.5m
 - roof for porch and steps 1.6m
- b. Rear yard setback (minimum) 6.0m
- c. Side yard setback from interior lot lines (minimum) 1.5m
- d. Side yard interior for any portion of a dwelling used for habitable space and which has a window 2.4m

1.131.6 Site Coverage

- a. Site coverage (maximum) 40%

1.131.7 Accessory Buildings

- a. Location of accessory building Rear yard
- b. Rear yard site coverage (maximum) 30%
- c. Separation distance between a single family dwelling and an accessory building (minimum) 2.4m
- d. Height (maximum) 4.0m
- e. Front yard setback of detached accessory buildings 18m

1.131.8 Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule "C"

Schedule 2

**PART 2.143 – R2-54 RESTRICTED DUPLEX (PEMBROKE/STANLEY)
DISTRICT**

2.143.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Two family dwelling;
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw;
- c. Home occupation subject to the regulations in Schedule “D”;
- d. Accessory buildings subject to the regulations in Schedule “F”;

2.143.2 Lot Area

- a. Lot area (minimum) 309.98m²
- b. Lot area for each dwelling unit 154.99
- c. Lot width (minimum) 15m

2.143.3 Floor Area, Floor Space Ratio

- a. Floor area, for the first and second storeys combined (maximum) 280m²
- b. Floor area per dwelling unit (minimum) 46m²
- c. Floor area, of all floor levels combined 380m²
- d. Floor space ratio (maximum) 0.5:1

2.143.4 Height, Storeys

- a. Principal building height (maximum) 7.6m and 2 storeys if the building does not have a basement
7.6m and 1.5 storeys if the building has a basement
- b. Roof deck Not permitted

Schedule 2

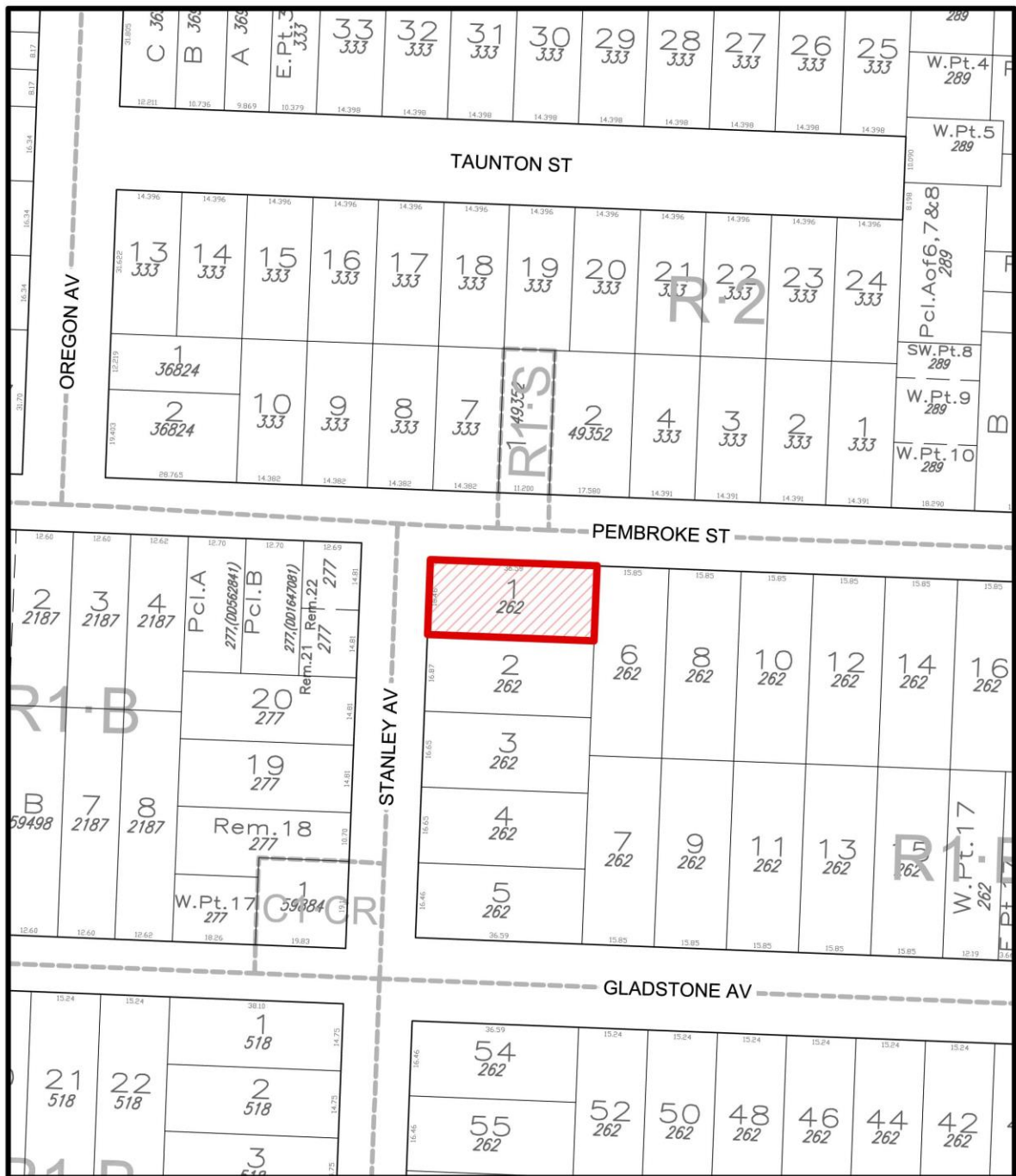
PART 2.143 – R2-54 RESTRICTED DUPLEX (PEMBROKE/STANLEY) DISTRICT

2.143.5 Setbacks, Projections

- | | |
|---|--|
| a. <u>Front yard setback</u> (minimum) | The lesser of 7.5m and the average of the actual <u>setbacks</u> of the <u>buildings</u> on the <u>lots</u> abutting the sides of the <u>lot</u> |
| Except for the following maximum projections into the setback: | |
| • steps and porch | 3.5m |
| • bay windows | 0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m |
| c. <u>Side yard setback</u> from the interior <u>lot line</u> (minimum) | 1.52m (south)
3.0m (north) |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. Eaves projections into <u>setbacks</u> (maximum) | 0.75m |

2.143.6 Site Coverage, Open Site Space, Parking

- | | |
|-------------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% of the <u>area</u> of the <u>lot</u> and 33% of the <u>rear yard</u> |
| c. Parking | Subject to the regulations in Schedule "C" |



2035 Stanley Avenue
Rezoning #00489
Bylaw #

