

## 15.22 Single Detached (ZS22) – No. 1 Road [Bylaw 9012, Sep 8/14]

### 15.22.1 Purpose

The **zone** provides for **single detached housing** which fronts an **arterial road** and where provisions have been made for access to a **lane**. A range of compatible **secondary uses** are also permitted.

### 15.22.2 Permitted Uses

- **housing, single detached**

### 15.22.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

### 15.22.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.40 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5m<sup>2</sup>.
3. Notwithstanding Section 15.22.4.2, the reference to “0.40” is increased to a higher **density** of “0.60” if:
  - a) the building contains a secondary suite; or
  - b) the **owner**, at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS22 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.22.4.3, the reference to “0.40” in 15.22.4.2 is increased to a higher **density** of “0.60” if:
  - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
  - b)
    - i) 100% of the **lots** contain **secondary suites**; or [Bylaw 9641, Jan 16/17]
    - ii) at least 50% of the **lots** contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS22 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or [Bylaw 9641, Jan 16/17]
    - iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS22 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw. [Bylaw 9641, Jan 16/17]
5. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
  - a) up to 10% of the **floor area** total calculated for the **lot** in question, provided the **floor area**:
    - i) is used exclusively for covered areas of the **principal building**, which are always open on two or more sides;

- ii) is never enclosed; and
  - iii) is not located more than 0.6 m above the lowest horizontal floor.
- b) 45.0 m<sup>2</sup> which may be used for **accessory buildings** and on-site parking, which cannot be used for **habitable space**.

### 15.22.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. Not less than 20% of the **lot area** must be **landscaping** with live plant material.

### 15.22.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 1.2 m.
5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
6. A detached **accessory building** of more than 10.0 m<sup>2</sup> in area that is used exclusively for on-site parking, may be located within the **rear yard** but no closer than:
  - a) 3.0 m to a lot line abutting a public road; or
  - b) 1.2 m to any other **lot line**.
7. A detached **accessory building** of more than 10.0 m<sup>2</sup> in area that is used exclusively for on-site parking, may be linked to the **principal building** by an enclosed area, provided that:
  - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
    - i) 50% of the width of the **principal building**; or
    - ii) 3.6 m; and
  - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
8. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
9. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.22.6.7, may be located within the **building separation space**.

### 15.22.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. [Bylaw 9488, Mar 21/16]
2. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **interior side yard setback** or the **exterior side yard setback**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** is:
  - a) calculated from the **finished site grade**; and
  - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the **maximum building height** of 9.0 m.
6. The maximum **height** for **accessory structures** is 5.0 m. [Bylaw 9488, Mar 21/16]

### 15.22.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m <sup>2</sup>

### 15.22.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw, except that:
  - a) a **fence**, when located within 6.0 m of a **front lot line abutting a public road** shall not exceed 1.2 m in height; and
  - b) a **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in height.
2. A private outdoor space with a minimum area of 20.0 m<sup>2</sup> and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections, and on-site parking, except for **cantilevered roofs** and **balconies**, which may project into the private outdoor space for a distance of not more than 0.6 m.

### 15.22.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

### 15.22.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.