

2259 Edgelow St RS-6 Zoning



Legend

- ZONING
- MUNICIPAL BOUNDARY
- STREETS**
 - Highway
 - Major
 - Collector
 - Residential
 - Private
 - Park
 - FireAccess
 - Ramp or Turnlane
 - Undeveloped
- PROPERTY
- WATERCOURSE MAJOR
- STORM WATERCOURSE ENCLOSED
- WATERBODIES**
 - LAKE
 - POND
 - RESERVOIR
 - PARKS

Scale: 1:1,264



Map center: 48° 28' 21.2" N, 123° 18' 40.9" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

210.1 Uses Permitted

- (a) Single Family Dwelling
- (b) Boarding
- (c) Home Occupation
- (d) Accessory Buildings and Structures

210.2 Boarding

There shall be not more than two boarders in a dwelling unit.

210.3 Lot Coverage

The maximum coverage of all buildings and structures shall be 40% of the lot area.

210.4 Buildings and Structures for Single Family Dwelling

- (a) Shall be sited not less than:
 - (i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
 - (ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
 - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) Shall not exceed a height of 7.5 m (24.6 ft), except for those buildings and structures having or incorporating flat roofs and roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade. In no case shall portions of a building or structure located within a 5.0 m (16.4 ft) distance from any point along a vertical plane described by the outermost wall having the lowest elevation exceed a height of 7.5 m (24.6 ft) measured from the average natural grade of the outermost wall. The outermost wall does not include exterior projections including balconies, canopies, sundecks, or other similar features.

- (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area of 310 m² (3337 ft²), whichever is the lesser provided, however, that not more than 80% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area.

210.5 Accessory Buildings and Structures

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front lot line.
 - (ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
 - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).
- (c) Together shall not exceed a lot coverage of 10%.

210.6 Minimum Lot Size

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
 - width 16 m (52.5 ft)
 - area 560 m² (6028 ft²)
- (b) Panhandle Lot
 - width 20 m (65.6 ft)
 - area excluding access strip 835 m² (8988 ft²)

210.7 General

The relevant provisions of Section 5, 6 and 7 of this bylaw shall apply.