

1. General Purpose

The purpose of this Zone is to provide for a Single Detached house, Secondary Suite, and Garage Suite to be constructed on the same lot, allowing for more efficient utilization of land through gentle Density increases.

2. Area of Application

This Provision shall apply to portions of N.W. 1/4 SEC. 14, TWP. 51, RGE. 25, containing approximately 1.84 ha more or less, as shown on Schedule "A" of the Bylaw adopting this Provision, Chappelle Gardens

3. Uses

- a. Limited Group Homes
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Secondary Suites
- f. Single Detached Housing
- g. Garage Suite
- h. Urban Gardens
- i. Fascia On-premises Signs

4. Development Regulations

- a. A maximum of three Dwellings per Lot shall be allowed in this Zone, with a maximum of one Single Detached dwelling, one Secondary Suite, and one Garage Suite per Lot.
- b. The minimum Site Area per lot shall be 247 m².
- c. The minimum Site Width shall be 7.6 m.
 - i. For Single Detached Housing, the Site Width on pie lots shall be measured 9.0 m into the Site from the Front Lot Line.
- d. The minimum Site Depth shall be 30.0 m.
- e. The maximum Height shall not exceed 10.0 m.
- f. The maximum total Site Coverage shall not exceed 55%, inclusive of the attached Garage and any other Accessory Buildings.
- g. The minimum Front Setback shall be 4.5 m, except that:
 - i. The minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the lot and vehicular access if from a Lane.
- h. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site it shall be 4.5 m.
- i. A Zero Lot Line Development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of 1.5 m, except that:

- A. The minimum Side Setback Abutting a Lane shall be 1.2 m;
 - B. The minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m
 - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. No roof leader discharge shall be directed to the maintenance easement and
 - iv. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titled for the adjacent lots, a 1.5 m private maintenance easement that provides for:
 - A. A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on a n adjacent parcel;
 - B. A 0.60 m foot encroachment easement; and
 - C. Permission to access the easement area for maintenance of the properties.
- j. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. A 1.5 m private maintenance easement identical to that registered for the principal building is provided;
 - ii. All roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Land; and
 - iii. No roof leader discharge shall be directed to the maintenance easement.
- k. On-Site parking shall be provided in accordance with the following regulations:
 - i. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access from a Lane, the following regulations shall apply:
 - A. A Garage shall be provided;
 - B. The minimum distance from the Rear Lot Line to a Garage shall be 5.5 m; and
 - C. A Hardsurfaced Walkway between the Garage and an entry to the Dwelling shall be provided.
- l. Dwellings in Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.
- m. General Site Landscaping shall be in accordance with the following:
 - i. All required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw; and
 - ii. Notwithstanding 155.4 (29)(2), where primary vehicular access is from a Land, General Site Landscaping shall be developed in accordance with the following:
 - A. One deciduous tree, one coniferous tree, and four shrubs shall be required for each principal dwelling
- n. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

- o. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.