

(i) An accessory bed and breakfast use shall comply with the provisions of Section 407.³¹

(j) Minimum "lot width", "lot depth" and "lot area" in the RS-1 zone is as follows³²:

(i) minimum "lot width" = 15.0 metres (49.2 feet)

(ii) minimum "lot depth" = 27.4 metres (89.9 feet)

(iii) minimum "lot area" = 464.0 square metres (4,994.6 square feet).

3. Regulations for the Size, Shape and Siting of Buildings and Structures

(a) Subject to the provisions of Section 403, Principal buildings for one unit residential use:

(i) together with an *accessory building* shall not exceed a *lot coverage* of 45%;

(ii) shall not exceed a *height* of 7.7 metres (25.26 feet),

(iii) shall not exceed a maximum *residential gross floor area* 0.5 times the *lot area*;

(iv) shall be sited not less than:

(1) 7.5 metres (24.61 feet) from front and *rear lot lines*;

(2) 1.5 metres (4.92 feet) from an *interior side lot line*;

(3) 2.4 metres (7.874 feet) from an *interior side lot line* abutting a *lane*;

(4) 3.8 metres (12.47 feet) from an *exterior side lot line* where the *rear lot line* of the *lot* abuts the *rear lot line* of an adjacent *lot or lane*;

(5) 7.5 metres (24.61 feet) from an *exterior side lot line* where the *rear lot line* of the *lot* abuts the *interior side lot line* of an adjacent *lot* provided that it may be reduced to 3.8 metres (12.47 feet) where the adjacent *lot* is zoned CR-2, CR-7, or CS-1.

(b) Subject to the provisions of Section 403, accessory buildings and structures:

(i) shall not exceed a *height* of 4 metres (13.12 feet);

(ii) shall be sited to the rear of the rear face of the *principal building* on the *lot*;

(iii) shall be sited not less than:

(1) 7.5 metres (24.61 feet) from an *exterior side lot line*;

(2) 3.8 metres (12.47) from an *exterior lot line* where an the *rear lot line* of the *lot* abuts the *rear lot line* of an adjacent *lot*;

(3) 1.5 metres (4.92 feet) from an *interior side lot line*;

(4) 2.4 metres (7.87 feet) from an *interior side lot line* abutting a *lane*;

(5) 2.4 metres (7.87 feet) from a rear line abutting a *lane*;

(6) 1.5 metres (4.92 feet) from a *rear lot line* not abutting a *lane*;

(7) 3 metres (9.84 feet) from a *principal building* on the *lot*.

³¹ Bylaw Amendment, 2008, No. 1845

³² Bylaw Amendment, 2009, No. 1901