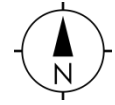
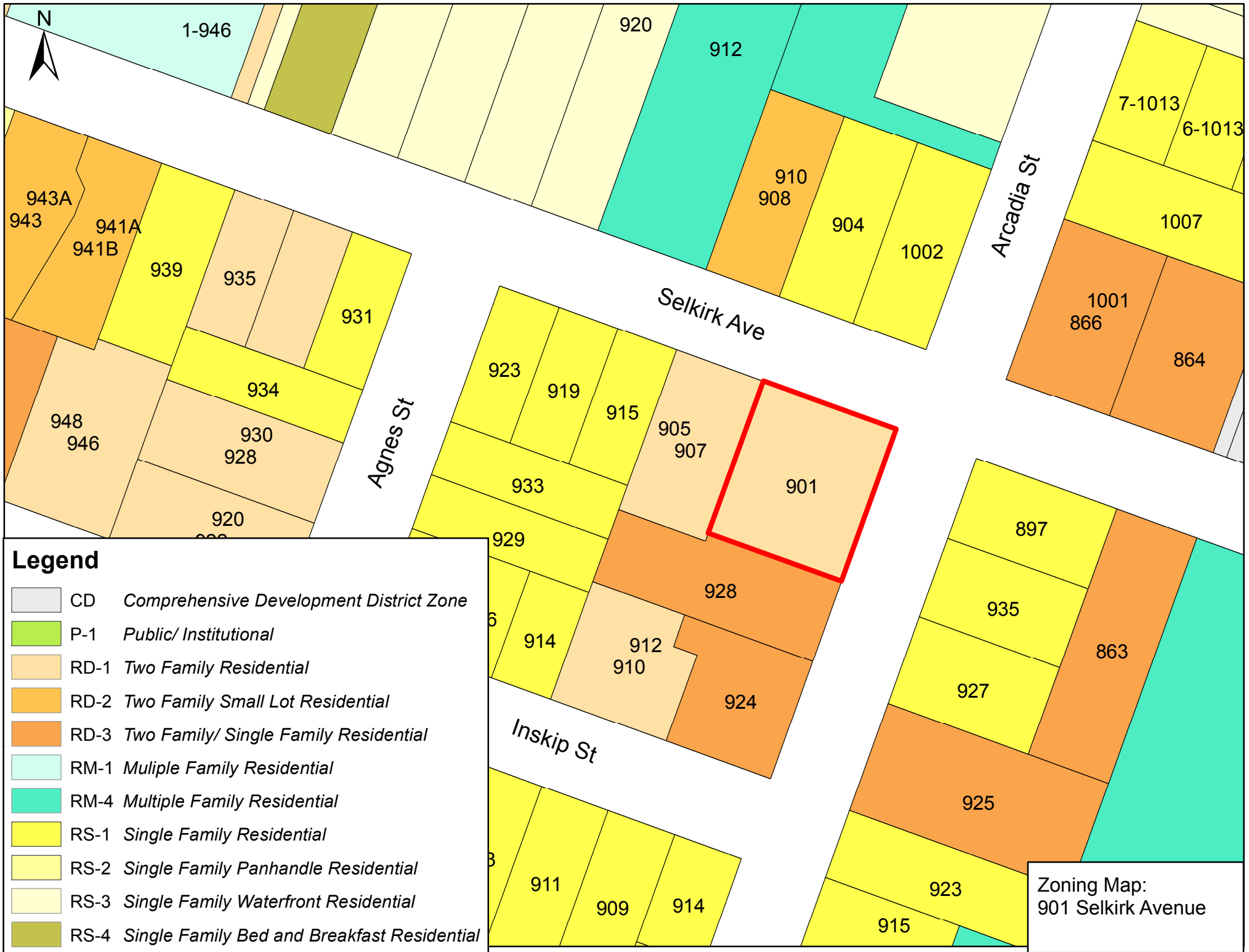


901 Selkirk Avenue

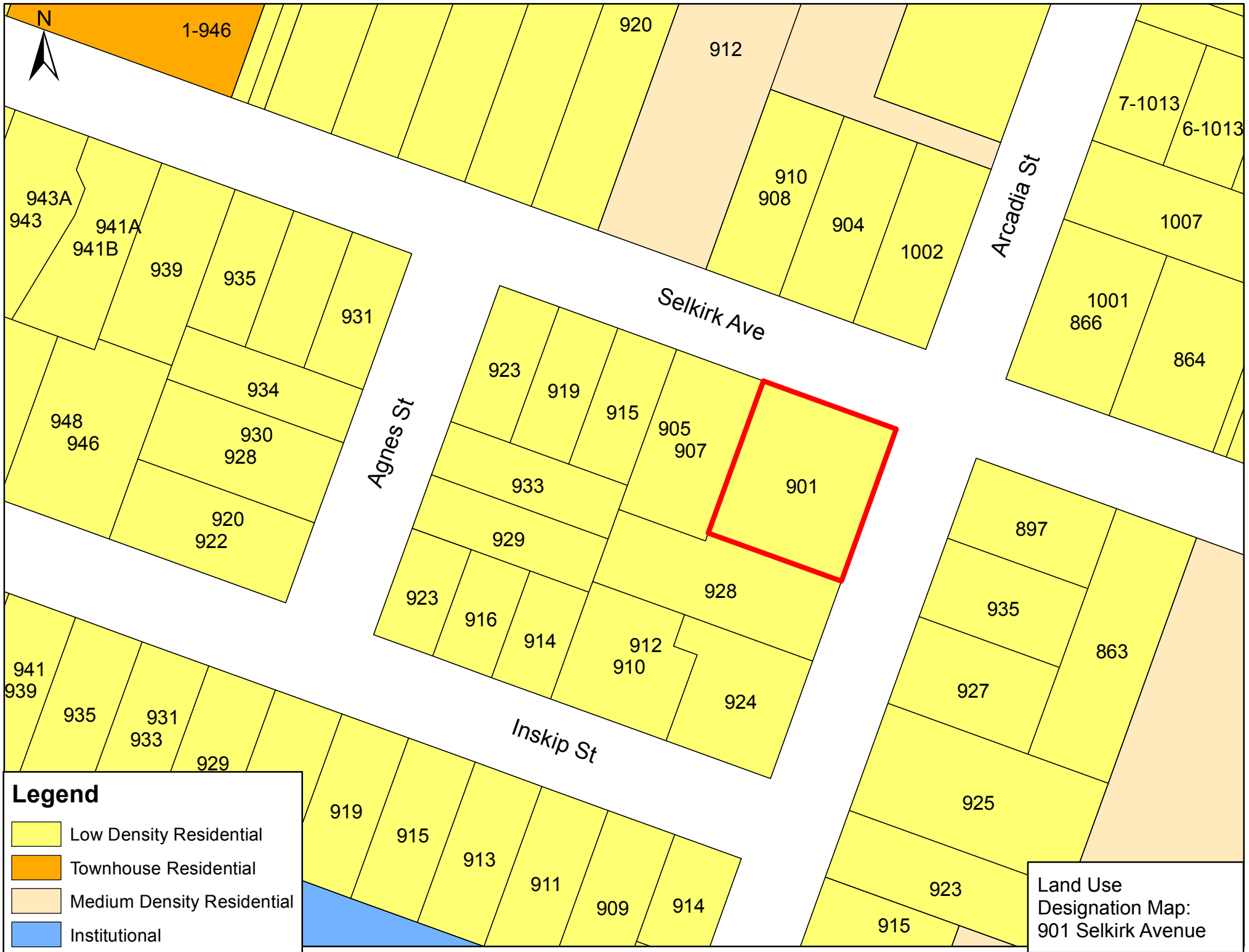




**Legend**

	CD	Comprehensive Development District Zone
	P-1	Public/ Institutional
	RD-1	Two Family Residential
	RD-2	Two Family Small Lot Residential
	RD-3	Two Family/ Single Family Residential
	RM-1	Multiple Family Residential
	RM-4	Multiple Family Residential
	RS-1	Single Family Residential
	RS-2	Single Family Panhandle Residential
	RS-3	Single Family Waterfront Residential
	RS-4	Single Family Bed and Breakfast Residential

Zoning Map:  
901 Selkirk Avenue



**Legend**

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- Institutional

Land Use  
Designation Map:  
901 Selkirk Avenue

1-946

920

912

7-1013

6-1013

943A  
943

941A  
941B

939

935

931

910  
908

904

1002

1007

1001  
866

864

Selkirk Ave

Arcadia St

Agnes St

923

919

915

905  
907

901

933

948  
946

934

930  
928

920  
922

929

928

897

935

863

941  
939

935

931  
933

929

923

916

914

912  
910

924

Inskip St

927

925

919

915

913

911

909

914

923

915

## **DIVISION 1 - RESIDENTIAL ZONES**

### **34. SINGLE FAMILY RESIDENTIAL [RS-1]**

The intent of this Zone is to accommodate Single Family Dwellings on individual Parcels of land.

#### **(1) Permitted Uses**

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6
- (d) Boarding: subject to the requirements of Section 30.3
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

#### **(2) Parcel Size**

The minimum Parcel Size for Parcels created by subdivision shall be 530.0 square metres.

#### **(3) Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 16 metres measured at the Front Building Line.

#### **(4) Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

#### **(5) Floor Area**

The minimum Floor Area for the First Storey of a Principal Building shall be 88 square metres.

#### **(6) Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.

#### **(7) Building Width**

The minimum width for any Single Family Dwelling shall be 7 metres.

#### **(8) Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of Parcel.

(9) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line
- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(10) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(11) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).