

15.24 Single Family Zero Lot Line (ZS24) [Bylaw 9324, Nov 24/15] [Bylaw 9490, Mar 21/16]

15.24.1 Purpose

The **zone** provides for **semi-detached housing** and **single detached housing** on **lots** with zero **side yard setbacks** on one side of the property. This **zone** is for properties developed under Land Use Contract 023, Land Use Contract 033, Land Use Contract 037, and Land Use Contract 042.

15.24.2 Permitted Uses

- **housing, semi-detached**
- **housing, single detached**

15.24.3 Secondary Uses

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

15.24.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

15.24.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.24.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. For **semi-detached housing**, an **interior side yard** is not required at the common **side lot line** between two paired **lots** along which the semi-detached residential **building** is located, provided that no doors, windows or other openings are provided on that side by the **building**.
4. For **single detached housing**, an **interior side yard** is not required on one side provided that all roof drainage from the **building** is directed onto the **site** by eavestroughs and downspouts.
5. The minimum **exterior side yard** is 3.0 m.
6. The minimum **side yard setback** to a lane is 3.0 m.
7. The minimum **rear yard** is 6.0 m.

15.24.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.24.8 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
4.5 m	9.0 m	24.0 m	270.0 m ²

15.24.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.24.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.24.11 Other Regulations

1. **Single detached housing** is only permitted on the following listed **sites**:
 - a) 7171 Lindsay Road
P.I.D.: 004-036-841
300 SEC 13 BLK4N RG7W PL 50385
 - b) 7140 No. 1 Road
P.I.D.: 003-602-451
489 SEC 14 BLK4N RG7W PL 51405
 - c) 4260 Tyson Place
P.I.D.: 004-275-314
476 SEC 14 BLK4N RG7W PL 51405
 - d) 4111 Tyson Place
P.I.D.: 000-856-436
459 SEC 14 BLK4N RG7W PL 51405
2. The **party wall** between two semi-detached houses shall be no less than 75% of the total area of the exterior walls on either house, including parallel walls with the same orientation as the **party wall**.
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.