

## PART II - GENERAL DEVELOPMENT STANDARDS

### 28. Access Ramps and Stairs, Decks

- (1) Access Ramps and Stairs – Open or partially covered access ramps and stairs are permitted within the minimum front, rear or side yards provided these do not create a safety hazard or block sight lines.
- (2) Decks – An open or partially enclosed deck attached to the dwelling shall not extend into the minimum permissible building line setback and shall not be closer to the side and rear lot lines than 1 metre. A deck is not included in the calculation of lot coverage under Schedule C.
- (3) Non Dwelling Decks – Decks attached to non-dwelling buildings shall not extend into the minimum front, side, or rear yards.
- (4) Stairs – Stairs are permitted within the minimum permissible front, rear and side yards

### 29. Accesses and Service Streets

- (1) Access shall be located to the specification of the Town so as to ensure the greatest possible convenience and safety of the street system and the Town may prescribe the construction of service streets to reduce the number of accesses to collector and arterial streets.
- (2) Any access to a Provincial Highway must be approved by the Department of Transportation and Works.
- (3) No vehicular access shall be closer than 10 metres to the street line of any street intersection.

### 30. Accessory Buildings – Residential Zones

This Regulation only applies to accessory buildings in residential zones, that is zones containing the word “Residential” in the title and the Mixed Development Zone.

- (1) General - Accessory buildings shall be clearly incidental and complementary to the use of the principal buildings in character, use and size, and shall be contained on the same lot as the principal building or buildings.

- (2) Building Line - The minimum building line (distance from the front lot line) for an accessory building shall be as that set out in Schedule C Use Zone for principal and other buildings.
- (3) Side Yard - Except for row and double dwellings where an accessory building can be built to the side lot line, provided that the wall adjoining the side lot line is of fire resistant construction, the minimum side yards (distance from the side lot lines) are as follows:
  - a) Minimum Side Yard - building up to 4 metres in height . . . .1 metre
  - b) Minimum Side Yard - building exceeds 4 metres height . . .2 metres
  - c) Minimum Side Yard Flanking Road (for a Corner Lot) – the accessory building shall not be closer to a flanking road than that set out for the dwelling under Schedule C.
- (4) Rear Yard
  - a) The minimum rear yard (distance from the rear lot line) of an accessory building shall be 1 metre for any building up to 4 metres in height.
  - b) Where the building exceeds 4 metres in height, the minimum rear yard shall be 2 metres.
- (5) Separation Distance from Principal Building - Accessory buildings shall maintain a minimum separation distance of 3 metres from a principal building, or the minimum required by the Building Code, whichever is the greater.
- (6) Lot Coverage - The combined lot coverage of accessory buildings together with principal and other buildings on a lot shall not exceed 33%.
- (7) Floor Area - No floor area requirements are set out for accessory buildings.
- (8) Height – The maximum height of an accessory building shall not exceed the height of the principal building.

### 31. Accessory Buildings – Non-Residential Zones

This Regulation sets out the requirements for accessory buildings in non-residential zones.

- (1) General - Accessory buildings shall be clearly incidental and complementary to the use of the principal buildings in character, use and size, and shall be contained on the same lot as the principal building or buildings.
- (2) Building Line - The minimum building line (distance from the front lot line) for an accessory building shall be as that set out in the Schedule C Use Zone for principal and other buildings.
- (3) Side Yard - Except where an accessory building can be built to the side lot line, provided that the wall adjoining the side lot line is of fire resistant construction, the minimum side yards (distance from the side lot lines) are as follows:
  - a) Minimum Side Yard - building up to 4 metres in height . . . 1 metre
  - b) Minimum Side Yard - building exceeds 4 metres height . . . 2 metres
  - c) Minimum Side Yard Flanking Road (for a Corner Lot) – the accessory building shall not be closer to a flanking road than that set out for the principal building under Schedule C.
- (4) Rear Yard
  - a) The minimum rear yard (distance from the rear lot line) of an accessory building shall be 2 metres for any building up to 4 metres in height.
  - b) Where the building exceeds 4 metres in height, the minimum rear yard shall be 5 metres.
- (5) Separation Distance from Principal Building - Accessory buildings shall maintain a minimum separation distance of 3 metres from a principal building or the minimum required by the Building Code, whichever is the greater.
- (6) Lot Coverage – No lot coverage requirements are set out for non-residential zones accessory buildings
- (7) Floor Area – No floor area requirements are set out for non-residential zones accessory buildings.
- (8) Height – The maximum height of an accessory building shall not exceed the height of the principal building.