

SECTION NINETEEN RESIDENTIAL CONVERSION REQUIREMENTS (92-281)

19. (1) "AA", "B", "B-1", "B-2", "C", "D" and "R-2" Districts

Notwithstanding anything contained in this By-Law, any single family detached dwelling in an "AA" (Agricultural), "B" (Suburban Agriculture and Residential, etc.), "B-1" (Suburban Agriculture and Residential, etc.), "B-2" (Suburban Residential), "C" (Urban Protected Residential, etc.) and "D" (Urban Protected Residential - One and Two Family Dwellings, Townhouses, etc.) and "R-2" (Urban Protected Residential - One and Two Family Dwellings) Districts may be converted to contain not more than two dwelling units, provided all the following requirements are complied with:

- (i) each dwelling unit has a floor area of at least 65 square metres (699.65 square feet), contained within the unit and having a minimum clear height of 2.1m (6.9 ft.), but excluding the area of the cellar, if any, and of any porch, verandah or other such space which cannot lawfully be used as living quarters;
- (ii) The applicable zoning district regulations for a single family detached dwelling shall apply, except the minimum lot area shall be 270m²;
- (iii) except as permitted in clause (iv), the external appearance and character of the dwelling shall be preserved;
- (iv) there shall be no outside stairway other than an exterior exit;
- (v) parking spaces, access driveways and manoeuvring space shall be provided in accordance with Section 18A, except that parking for only one of the dwelling units may be provided in accordance with the following special provisions:

Location

- (1) it may be located in a required front yard provided that the area for parking, manoeuvring and access driveway shall not occupy more than 50% of the gross area of the front yard; (93-063)
- (2) not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials;
- (3) manoeuvring for the parking space may be permitted off-site;

and,

- (4) where a side yard abuts a street line, not less than 50% of the gross area of the side yard be used for a landscaped area excluding concrete, asphalt, gravel, pavers or other similar materials. (94-145)
- (vi) For the purposes of clause 19(1)(v), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principle dwelling and the area extending from the side lot line to side lot line but subtracting:
- (i) unenclosed entrance porches;
 - (ii) vestibules;
 - (iii) ramps;
 - (iv) front steps;
 - (v) chimneys;
 - (vi) bay windows;
 - (vii) ornamental projections;
 - (viii) terraces;
 - (ix) platforms; and,
 - (x) a walkway between the front entrance of the principle dwelling and the front lot line or driveway with a maximum width of 0.6m. (94-145)
- (vii) For purposes of clause 19(1)(v)(4), the gross area of the side yard shall be calculated as the area between the side lot line and a principle dwelling and the area extending from the front yard to the rear yard but subtracting:
- (i) unenclosed entrance porches;
 - (ii) vestibules;
 - (iii) ramps;
 - (iv) side steps;
 - (v) chimneys;
 - (vi) bay windows;
 - (vii) ornamental projections;
 - (viii) terraces;
 - (ix) platforms;
 - (x) alcoves;
 - (xi) stairwells; and,
 - (xii) a walkway located in the side yard between the area extending from the front yard to the rear yard of the principle dwelling with a maximum width of 0.6m. (94-145)
- (viii) Notwithstanding clause 19(1)(v), in cases where at least half the front lot line is curved and the landscaped area of the front yard is

less than 50%, the following exemptions for the calculation of the gross area of the front yard shall apply:

- (i) a driveway between the front entrance of the garage and the front lot line with maximum width of:
 - (1) 3.0m for each door of a one, two or three car garage; or,
 - (2) 5.5m for a double door of a two car garage; and,
- (ii) a walkway between the front entrance of the principle dwelling and the front lot line or driveway with a maximum width of 0.6m,

provided all the remaining area shall be landscaped excluding concrete, asphalt, gravel, pavers or other similar materials. (94-145)

(2) "DE", "DE-2", "DE-3", "E", "E-1", "E-2" and "E-3" Districts

Notwithstanding anything contained in this By-Law, any dwelling in a "DE" (Low Density Multiple Dwellings), "DE-2" (Multiple Dwellings), "DE-3" (Multiple Dwellings), "E" (Multiple Dwellings, Lodges, Clubs, etc.), "E-1" (Multiple Dwellings, Lodges, Clubs, etc.), "E-2" (Multiple Dwellings) and "E-3" (High Density Multiple Dwellings) Districts may be converted to provide two dwelling units or more, provided all the following requirements are complied with:

- (i) each dwelling unit has a floor area of at least 65 square metres (699.65 square feet), contained within the unit and having a minimum clear height of 2.1m (6.9 ft.), but excluding the area of the cellar, if any, and of any porch, verandah or other such space which cannot lawfully be used as living quarters;
- (ii) except as permitted in clause (iii), the external appearance and character of the dwelling shall be preserved;
- (iii) there shall be no outside stairway other than an exterior exit;
- (iv) the yard requirements of the applicable zoning district in which the residential building is located shall apply to any extensions or enlargements;
- (v) the following lot area requirements shall apply:
 - (1) a minimum lot area of 270m² shall be provided and