

<b>Municipal Address of Proposed Development:</b>	
<b>Zone:</b>	
<b>Type of Housing:</b>	<input type="checkbox"/> Single Detached <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home* <i>*Permitted as principal use in RC1/RC2 zone only; permitted as conditional use in RS/RS2 zone (subject to Council process).</i>
<b>Lot Area (m<sup>2</sup>):</b>	
<b>Gross Floor Area (m<sup>2</sup>):</b>	
Sum of the horizontal areas of each storey, measured from the exterior faces of the exterior walls. Excludes garages, attics, balconies, breezeways, carports, porches, and terraces.	

Development Description	Required Zone Standard	Proposed										
<p><b>Site Coverage:</b> The percentage of the lot area that may be built upon, including accessory buildings/structures and decks; excluding steps, eaves, cornices, and similar projections, courtyards, terraces or patios, driveways, aisles, and parking stalls.</p>	<table border="1"> <tr> <td>RC1/RC2</td> <td>20%</td> </tr> <tr> <td>RD</td> <td>50%</td> </tr> <tr> <td>RR</td> <td>35%</td> </tr> <tr> <td>RS/RS2</td> <td>40%</td> </tr> </table>	RC1/RC2	20%	RD	50%	RR	35%	RS/RS2	40%	<p>Area of site coverage = _____ m<sup>2</sup></p> <p>Lot area = _____ m<sup>2</sup></p> <p>Area of site coverage ÷ Lot area = _____ %</p>		
RC1/RC2	20%											
RD	50%											
RR	35%											
RS/RS2	40%											
<p><b>Building Height:</b> The vertical distance measured from the average elevation of the finished grade along the front of the building to the highest point of the roof.</p>	<table border="1"> <tr> <td></td> <td>Maximum</td> </tr> <tr> <td>RC1</td> <td>12 m</td> </tr> <tr> <td>RC2/RR/RS</td> <td>10 m</td> </tr> <tr> <td>RD</td> <td>8 m*</td> </tr> <tr> <td>RS2</td> <td>9 m</td> </tr> </table> <p><i>*Buildings in RD zone with gable, gambrel, or hip roof may project an additional 2.0 m.</i></p>		Maximum	RC1	12 m	RC2/RR/RS	10 m	RD	8 m*	RS2	9 m	<p>Height = _____ m</p>
	Maximum											
RC1	12 m											
RC2/RR/RS	10 m											
RD	8 m*											
RS2	9 m											
<p><b>Front Yard Setback:</b> The distance from the front property line to the nearest permitted building or structure.</p> <p><b>Corner Lots</b> have different setback regulations. Ask a Development Officer or consult the Zoning Bylaw for corner lot regulations.</p>	<table border="1"> <tr> <td></td> <td>Minimum</td> </tr> <tr> <td>RC1/RC2</td> <td>6 m</td> </tr> <tr> <td>RD</td> <td>2 m</td> </tr> <tr> <td>RR</td> <td>6 m</td> </tr> <tr> <td>RS/RS2</td> <td>6 m</td> </tr> </table>		Minimum	RC1/RC2	6 m	RD	2 m	RR	6 m	RS/RS2	6 m	<p>Front yard = _____ m</p>
	Minimum											
RC1/RC2	6 m											
RD	2 m											
RR	6 m											
RS/RS2	6 m											
<p><b>Side Yard Setback:</b> The distance from each side lot line and the nearest permitted principal building or structure.</p>	<table border="1"> <tr> <td></td> <td>Minimum</td> </tr> <tr> <td>RC1/RC2</td> <td>6 m</td> </tr> <tr> <td>RD</td> <td>1.5 m</td> </tr> <tr> <td>RR</td> <td>3 m one side 1.5 m other side</td> </tr> <tr> <td>RS/RS2</td> <td>3 m one side 1.5 m other side*</td> </tr> </table> <p><i>*See exceptions in zone-specific regulations.</i></p>		Minimum	RC1/RC2	6 m	RD	1.5 m	RR	3 m one side 1.5 m other side	RS/RS2	3 m one side 1.5 m other side*	<p>Side yard = _____ m</p> <p>Side yard = _____ m</p>
	Minimum											
RC1/RC2	6 m											
RD	1.5 m											
RR	3 m one side 1.5 m other side											
RS/RS2	3 m one side 1.5 m other side*											
<p><b>Rear Yard Setback:</b> The distance between the rear property line and the nearest permitted principal building or structure.</p>	<table border="1"> <tr> <td></td> <td>Minimum</td> </tr> <tr> <td>RC1/RC2</td> <td>6 m</td> </tr> <tr> <td>RD</td> <td>3 m</td> </tr> <tr> <td>RR</td> <td>6 m</td> </tr> <tr> <td>RS/RS2</td> <td>3 m</td> </tr> </table>		Minimum	RC1/RC2	6 m	RD	3 m	RR	6 m	RS/RS2	3 m	<p>Rear yard = _____ m</p>
	Minimum											
RC1/RC2	6 m											
RD	3 m											
RR	6 m											
RS/RS2	3 m											

<p><b>Landscaping:</b> Modifications to enhance the visual appearance of a site by reshaping the earth, planting lawns, shrubs, trees, or preserving the original natural vegetation.</p>	<p>Length of public road frontage: _____ m          Multiply by 3 for          Required landscaping area: = _____ m<sup>2</sup></p> <p>Minimum Plantings:          1 tree per 25 m<sup>2</sup> = _____          or          1 shrub per 15 m<sup>2</sup> = _____</p> <p>Landscaping area must include a suitable ground cover such as grass, washed gravel, bark-mulch, or flower beds. Non-organic material (e.g. washed gravel) may not be used as the sole ground cover.</p>	<p>Number of trees = _____</p> <p>Number of shrubs = _____</p> <p>The types of ground cover to be used in the landscaping area:          = _____</p>
<p><b>Parking:</b> The typical dimensions of a parking space are: Width = 2.75 m Length = 6.0 m          Vertical Clearance = 2.1 m.</p>	<p>A minimum of one space per dwelling unit is required. Driveways and parking spaces, including the area contained within publicly owned road rights-of-way, shall be hard-surfaced when the street or lane is hard-surfaced, except in RC1, RC2, and RS zones. In the RD zone, where a lot abuts a lane, vehicle access shall be from the lane.</p>	<p>Number of parking spaces provided          = _____</p> <p>Type of surface to be installed          = _____</p>

**please check each box to confirm you understand and agree to the following statements**

- I hereby declare that all the information provided in this application for development and contained in the supporting documents are to the best of my belief true and correct in all respects.
- I hereby acknowledge that all the information provided is considered public information and available for public viewing and distribution.

Signature of Applicant: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_