

The Zoning Bylaw tells you information about your property, such as:

- The types of buildings allowed;
- The size of buildings allowed;
- The permitted use of the buildings;
- The amount of off-street parking required;
- Setback distances to property lines; and
- General regulations for development.

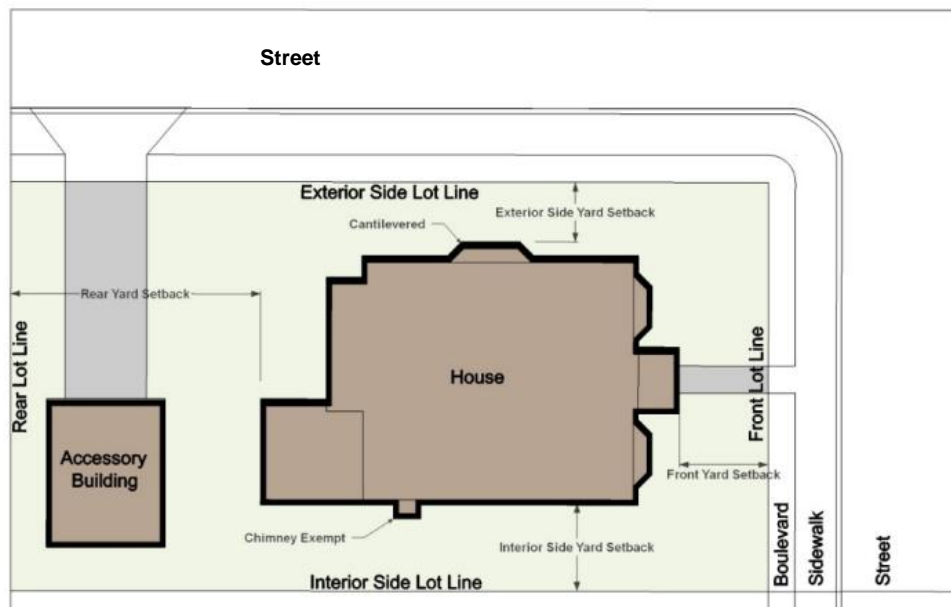
The purpose of these regulations is to serve the community with regard to:

- the promotion of health, safety, convenience, and welfare of the public;
- the prevention of the overcrowding of land, and preservation of the amenities peculiar to any zone;
- the securing of adequate light, air and access;
- the value of the land and the nature of its present and prospective use and occupancy;
- the character of each zone, the character of the buildings already erected and the peculiar suitability of the zone for particular uses; and
- the conservation of property values.

The Village of Lytton Zoning Bylaw groups uses into various residential, commercial, industrial, public use and comprehensive mixed-use zones. Each zone defines the minimum setback distances required between buildings and structure and each of the front, rear and side **parcel** or **lot** lines.

The front lot line for the purpose of determining the setback requirement is always the shortest lot line abutting a legally dedicated public road. The rear lot line is opposite the front lot line except where both the front and rear lot lines abut a public road, resulting in two front lot lines. This does not apply to a lane. A side lot line next to someone else's lot is called an Interior Side lot line. A side lot line that is next to a road or lane is called an Exterior Side lot line.

Diagram 1: Lot lines and Yards



Definitions (The fine print):

Lot means a parcel of land, including Crown Land, title to which has been registered in the Land Title Office by the deposit of a plan or other description, but does not include a highway.

Lot Line means the legally defined boundary of any lot.

Front Lot Line means the lot line common to the lot and an abutting street, and in the case of a corner lot, the shortest of these lines shall be considered the front lot line; or in the case of a Through Lot both lot lines shall be considered front lot lines.

Rear Lot Line means the lot line opposite to, and most distant from the front lot line, or where there is no lot line in that relationship with the front lot line, the point of intersection of any lot lines and opposite the front lot line.

Side Lot Line means a lot line other than the rear lot line or the front lot line.

Exterior Side Lot Line means the lot line not being the front or rear lot line, common to a lot and an abutting street other than a lane or walkway.

Interior Side Lot Line means the lot line not being the front or rear lot line, common to more than one lot or to the lot line and a lane or walkway.

Through Lot means a lot abutting two (2) parallel or approximately parallel streets, other than lanes.

Lot Width means the length of the front lot line except in the case of an irregularly shaped lot, where the width shall be the horizontal distance between the side lot lines at the front lot line setback. For a reverse pie-shaped lot, the lot width is the horizontal distance between the side lot lines at the rear lot line setback.

Lot Depth means the horizontal distance between the mid-points of the front and rear lot lines.

Diagram 2: Illustration of Lot types with Lot Lines & Yards Identified

