

Public Hearing

Zoning Amendment Bylaw No. 736, 2023

Zoning Amendment Bylaw No. 739, 2023

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Proposed to update the R1 Low Density Residential Zone to:

- Reduce the front lot line setback requirement for principal buildings from 6 meters to 3 meters except where off-street parking is located between the dwelling and the front lot line;
- Remove the minimum house size and width requirements;
- Increase the allowed maximum lot coverage from 35% to 50%; and
- Remove two sections from the R1 zone: min house side and min width of house.

Public Hearing

COLUMN I Matter to be regulated		COLUMN II Regulations
.1	Minimum <i>Lot Area</i>	464.4 m ²
.2	Minimum <i>Lot Frontage</i>	15.2 m
	<ul style="list-style-type: none"> • If abutting a cul-de-sac; or 	6.2 m
	<ul style="list-style-type: none"> • If a panhandle <i>lot</i> 	6.2 m
.3	Maximum number of <i>Principle Buildings per Lot</i>	1
.4	Maximum <i>Height</i>	
	<ul style="list-style-type: none"> • <i>Principle Building</i> 	10 m
	<ul style="list-style-type: none"> • <i>Accessory Building</i> 	6.2 m
.5	Minimum <i>Setback</i>	
	<ul style="list-style-type: none"> • <i>Principle Buildings</i> 	
	<ul style="list-style-type: none"> ➤ <i>Front Lot line</i> 	3 m, except it is 6 m where off-street parking is located between the dwelling and the <i>Front Lot line</i>
	<ul style="list-style-type: none"> ➤ <i>Interior side Lot line</i> 	1.5 m
	<ul style="list-style-type: none"> ➤ <i>Exterior side Lot line</i> 	3 m
	<ul style="list-style-type: none"> ➤ <i>Rear Lot line</i> 	3 m
	<ul style="list-style-type: none"> • <i>Accessory Buildings</i> 	
	<ul style="list-style-type: none"> ➤ <i>Interior side Lot Line</i> 	1.5 m
	<ul style="list-style-type: none"> ➤ <i>Exterior side Lot line</i> 	3 m
	<ul style="list-style-type: none"> ➤ <i>Rear Lot line</i> 	1.5 m
.6	Maximum <i>Lot Coverage</i>	50%

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Proposed to update the C1 General Commercial Zone to:

Include single-detached dwellings as a permitted principal use where a dwelling existed or was under construction as of June 30, 2021.

Reconstruction must meet all other Zoning Bylaw regulations including but not limited to setbacks and lot coverage.

Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A Section 8 – C1 General Commercial Zone as follows:

8.1 Permitted Uses

.1 Principal Uses

.19 Single detached dwellings; (Only permitted on lots where a dwelling existed or was lawfully under construction on June 30, 2021)."

8.6 Single-detached dwellings may only be constructed on lots that had a pre-existing residential use or where a dwelling was lawfully under construction as of June 30, 2021. Reconstruction must meet all other Zoning Bylaw regulations.