

**VILLAGE OF LYTTON
ZONING AMENDMENT BYLAW NO. 735
A BYLAW TO AMEND ZONING BYLAW NO. 484, 1998**

WHEREAS the Council is authorized pursuant to the *Community Charter* to amend its bylaws from time to time;

NOW THEREFORE, the Council of the Village of Lytton, in open meeting assembled hereby, **ENACTS AS FOLLOWS**:

1. This bylaw may be cited for all purposes as the "Zoning Amendment Bylaw No. 735, 2023".
2. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the definition of "LOT" after "LIGHT INDUSTRY" as follows:

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 *street* or *lane*.

3. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "PARCEL AREA" in its entirety and replacing it with the following:

Lot Area means the total horizontal area within the *lot lines* of a lot.

4. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "COVERAGE" and "PARCEL COVERAGE" in their entirety and replacing them with the following:

Lot Coverage means the total ground level area of all *principal* and *accessory buildings and structures* of any kind located on a *lot*, measured to the outside of the foundations or footings, divided by the lot area and expressed as a percentage but excluding the areas of the following:

1. *balconies* located above the first storey which are cantilevered from a building without footings or support extending to the ground;
 2. *canopies* and *awnings*;
 3. uncovered *decks* and patios that are not more than 0.6m (2.0ft) above grade; and
 4. uncovered swimming pools.
5. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the following after "ANIMAL POUND":

Awning means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of the *building*.

Balcony means a platform, attached to and projecting from the face of a *building* above the first storey, normally surrounded by a balustrade or railing, and used as an outdoor porch or sun deck with access only from within the *building*.

6. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the following after "CAMPGROUND":

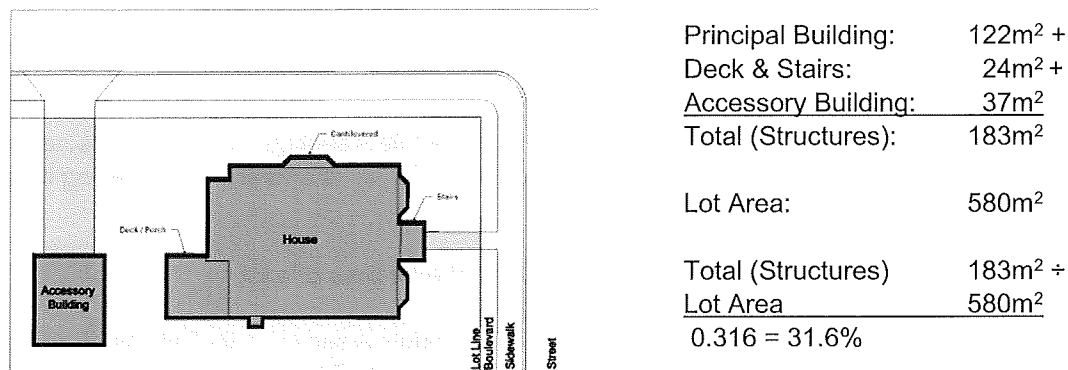
Canopy means a non-retractable hood cover or marquee which projects from the wall of a *building*. It does not include an *awning*, projecting roof, roof eaves, or enclosed *structure*.

7. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the following after "COVERAGE":

Deck means a *structure* more than 0.6m (2 ft) above grade without a roof or walls, except for visual partitions and railings, used as an outdoor amenity area.

8. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding Figure 1.2 Lot Coverage Calculation Example after "Lot Coverage" as follows:

Figure 1.2 Lot Coverage Calculation Example



9. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A – Definitions, is hereby amended by deleting "PARCEL LINE" in its entirety and replacing it with the following:

Lot Line means the legally defined boundary of any *lot*.

10. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "PARCEL LINE-EXTERIOR SIDE" and replacing it with the following:

Lot Line, Exterior Side 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.

11. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "PARCEL LINE-FRONT" in its entirety and replacing it with the following:

Lot Line, Front 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*.

12. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "PARCEL LINE-INTERIOR SIDE" in its entirety and replacing it with the following:

Lot Line, Interior Side 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.

13. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "PARCEL LINE-REAR" in its entirety and replacing it with the following:

Lot Line, Rear 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*.

14. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting the definition of "PARCEL LINE-SIDE" in its entirety and replacing it with the following:

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

15. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the following after "LOT AREA":

Lot, Corner means a lot other than a *through lot* abutting two or more streets excluding *lanes*, or a *lot* that has two intersecting lot lines abutting a street which substantially changes direction at the point of intersection.

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

Lot, Strata means a lot shown on a strata plan according to the *Strata Property Act*.

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

16. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the following after "Lot Line, Side":

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*.

17. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the following after "P-ZONE":

Panhandle Lot means any lot which gains *street* frontage through the use of a narrow strip of land which is an integral part of the said lot, described as "the panhandle".

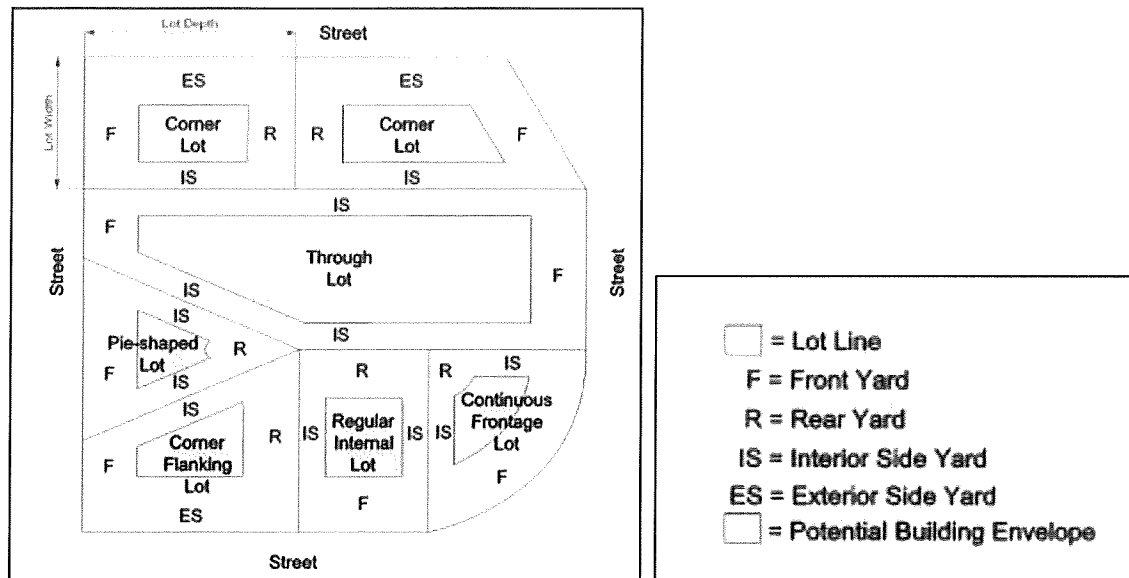
18. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "SETBACK" in its entirety and replacing it with the following:

Setback means the required distance from a *lot line* to any area of a *lot* on which a *building or structure* may be sited in accordance with this bylaw.

19. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "Figure 2.3 Illustration of Measurement of Setback" in its entirety.

20. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "Figure 2.4 Illustration of Setback and Yards" in its entirety and replacing it with the following:

Figure 1.3 Illustration of Lot types with Lot Lines and Yards Identified



21. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "BUILDING LINE" and replacing it with the following:

Building Envelope means that area of the *lot* which may be used for the footprint of a *building* or *structure* including *setback* requirements.

22. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by adding the following after "WRECKING YARD":

Yard means an area between the *principal building* and relevant *lot line*.

23. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "BUILDING LINE-FRONT" and "YARD-FRONT" and replacing it with the following after "Yard":

Yard, Front means the area between the *side lot lines* extending from the *front lot line* to the nearest wall or supporting member of a *building* or *structure*.

24. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "BUILDING LINE-REAR" and "YARD-REAR" and replacing it with the following after "Yard, Front":

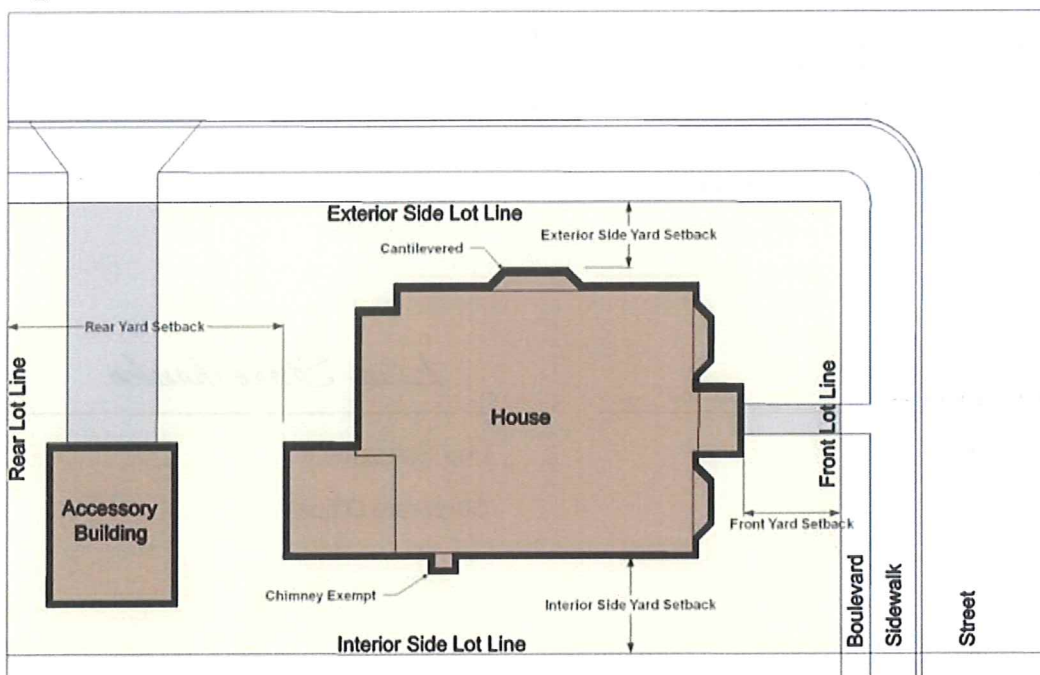
Yard, Rear means the area between the *side lot lines* extending from the *rear lot line* to the nearest wall or supporting member of a *building* or *structure*.

25. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "BUILDING LINE-SIDE AND YARD-SIDE" and replacing it with the following after "Yard, Rear":

Yard, Side means that part of the *lot* which extends from a *front lot line* to a *rear lot line* between the *side lot line* and the nearest wall or supporting member of a *building or structure*.

26. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting "Figure 2.2 Illustration of Parcel Lines" in its entirety and replacing it with the following after "Lot Area":

Figure 1.1 Lot Lines and Yards



27. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule B Floodplain Provisions section 1 Definitions, is hereby amended by deleting "Setback" in its entirety and replacing it with the following after "Flood Construction Level":

Floodplain Setback means the minimum required distance from the *natural boundary* of a *watercourse*, lake or other body of water to any landfill or structural support required to elevate a floor system above the flood level.

28. Village of Lytton Zoning Bylaw No. 484, 1998 Schedules A (Zoning Bylaw Text) Sections 2 through 14; Schedule B (Floodplain Provisions); and Schedule C (Parking and Loading Regulations) shall be amended to delete and replace each instance of the terms addressed in items 2 through 27 above as applicable.

READ A FIRST TIME this 14th day of June 2023

READ A SECOND TIME this 14th day of June, 2023

PUBLIC HEARING HELD this 27th day of September, 2023

READ A THIRD TIME this 27th day of September, 2023

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 24th day of October, 2023


for Minister of Transportation & Infrastructure

ADOPTED this 8th day of November, 2023



Denise O'Connor
Mayor



Lisa Storoshenko
Corporate Officer