



## REPORT TO COUNCIL

**DATE:** June 14, 2023  
**TO:** Mayor & Council  
**FROM:** Director of Development  
**SUBJECT:** Zoning Amendment Bylaw No. 735, 2023 Lot Line & Setback Definitions

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**Request for: Direction ☒ Decision ☐ Information**

### **Recommendation:**

THAT Council considers giving Zoning Amendment Bylaw No. 735, 2023 first and second readings; and  
THAT a Public Hearing be scheduled.

### **Summary:**

Some of the words in Zoning Bylaw 484, 1998 are no longer commonly used. Updating bylaw terminology may assist property owners proposing new construction to navigate the applicable regulations. The purpose of this report is to review the most commonly referenced terms when constructing a building or structure and propose alternatives, including diagrams that guide a reader in applying the terms to the proposed construction. The goal is to make Zoning Bylaw regulations easier to understand and confirm that the right tool, in this case language, is being used for the job.

### **Background:**

As previously discussed, within the “Planner’s Toolbox” zoning regulations are the principal tool used to implement local government land use plans. A zoning bylaw guides land use by regulating the permitted use and density of land and siting, size and dimensions of structures. These regulations are the most common way a property owner interacts with the Zoning Bylaw. Using language in the bylaw that is consistent with everyday common language can make the process of understanding and applying the regulations easier. Consistency with the Building Code and current best practices is also helpful.

Villagers preparing building plans are asking questions of the Development Team, bringing to light a number of opportunities to update the bylaw to clarify intent, improve understanding and assist implementation.

### **Discussion:**

Attachment 1 provides a comparison of the existing Zoning Bylaw Definitions and proposed alternatives. Clear communication of standards is essential to achieving the results desired in rebuilding the community. A shared understanding of the intent of the regulations ensures consistent application of those standards.

Council is requested to consider the following updates to Zoning Bylaw No. 484, 1998 as fully described in Attachment 1 and Attachment 2 [Zoning Bylaw No. 484, 1998 Amendment Bylaw (Lot Lines and Setback Definitions No. 735]:

1. Change all references in the bylaw from “parcel” to the more commonly used “lot”;
2. Add definitions to support interpretation of regulations;
3. Update how lot coverage is calculated, including an example;
4. Define lot types (i.e. corner lot, through lot);
5. Update the illustration of lot types, lot lines and yards;
6. Simplify the definition of yards by eliminating the use of “building line”; and
7. Distinguish between “setback” and “floodplain setback”.

Attachment 2 contains the proposed Zoning Amendment Bylaw No. 735, 2023.

**Financial Impact:**

Establishing a shared understanding of bylaw intent supports process efficiency, resulting in cost savings for both the Village and applicants. Using the right tool, in this case language, for the job is essential to getting it done.

There are no direct financial impacts of this change, with the exception of staff time to update any materials used to communicate the bylaw.

**Communication to the Public:**

The decision of Council in this matter and the materials presented here would be best communicated to the public on the Village of Lytton Web Site.

Respectfully submitted,

Ron Dickinson  
Director of Development

CAO Comments – I concur with this recommendation.

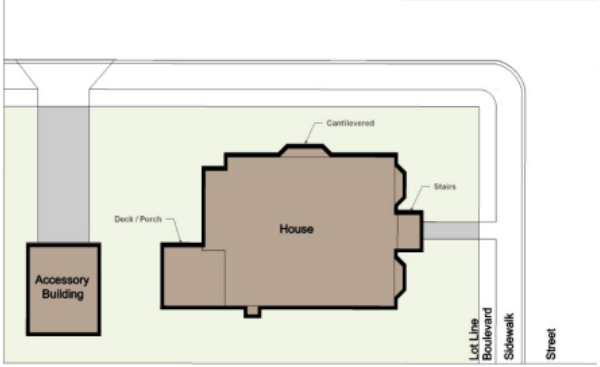
**Attachments:**

1. Comparison of Existing and Proposed Zoning Bylaw Definitions & Figures
2. Zoning Amendment Bylaw No. 735, 2023

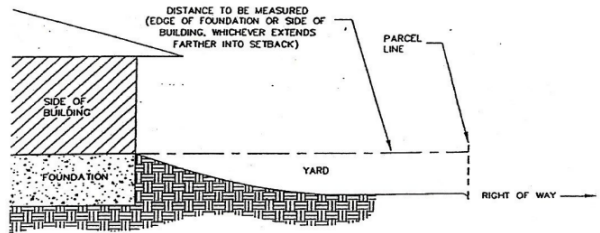
## Zoning Bylaw 484 – Proposed Amendments

| Existing<br>Section 1 – Definitions   | Proposed<br>Section 1 – Definitions   |
|---|---|
| a. Parcel is not a defined term.  | <b>Lot</b> 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 <i>street</i> or <i>lane</i> .   |
| b. <b>Parcel Area</b> means the total horizontal area within the <i>parcel lines</i> .  | <b>Lot Area</b> means the total horizontal area within the <i>lot lines</i> of a <i>lot</i> .   |
| c. <b>COVERAGE</b> means a percentage of the <i>parcel area</i> covered by the area of all <i>buildings</i> , including <i>accessory buildings</i> but shall exclude:<br>1. Balconies, bay windows, canopies and sun shades, cornices, eaves and gutters, roof overhangs, fire escapes, sills, steps, open and enclosed terraces at grade or similar projections; and<br>2. Covered or underground <i>parking areas</i> which are not in or beneath any part of a <i>principal building</i> , or those <i>parking areas</i> which are within an <i>accessory building</i> which has become part of a <i>principal building</i> by reason of its attachment thereto.<br><b>PARCEL COVERAGE</b> means the percentage of the <i>parcel area</i> covered by the area of all <i>buildings</i> , including <i>accessory buildings or structures</i> . | <b>Lot Coverage</b> means the total ground level area of all <i>principal and accessory buildings and structures</i> of any kind located on a <i>lot</i> , 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:<br>.1 <i>balconies</i> located above the first storey which are cantilevered from a building without footings or support extending to the ground;<br>.2 <i>canopies and awnings</i> ;<br>.3 uncovered <i>decks</i> and patios that are not more than 0.6m (2.0ft) above grade; and<br>.4 uncovered swimming pools. |
| d. None of the terms used above are defined in the bylaw.   | <b>Awning</b> means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of the <i>building</i> .  |
| e.  | <b>Balcony</b> means a platform, attached to and projecting from the face of a <i>building</i> 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.  |
| f.  | <b>Canopy</b> means a non-retractable hood cover or marquee which projects from the wall of a <i>building</i> . It does not include an <i>awning</i> , projecting roof, roof eaves, or enclosed <i>structure</i> .  |
| g.  | <b>Deck</b> means a <i>structure</i> 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.   |

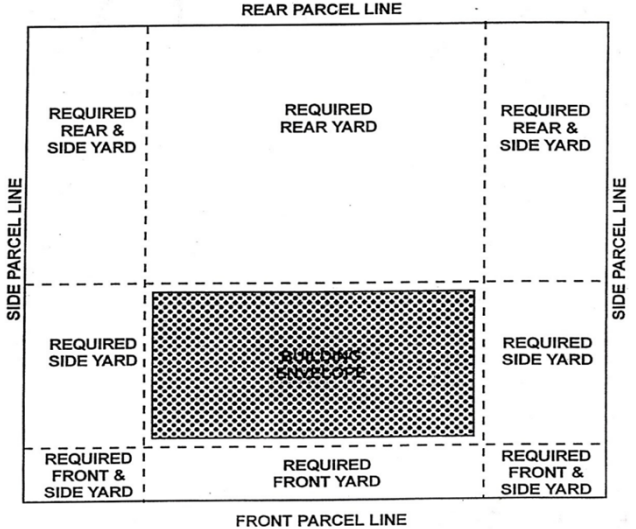
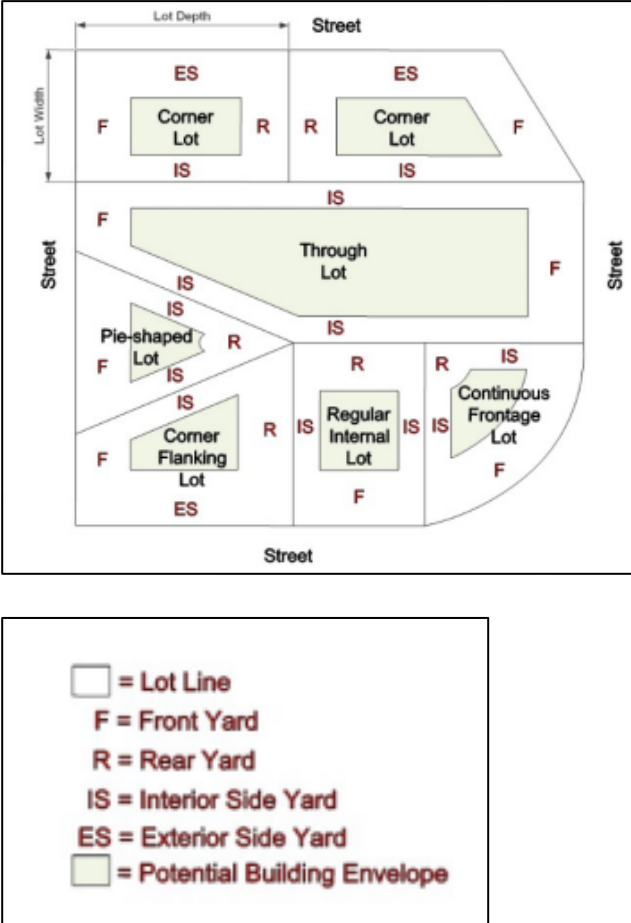
## Zoning Bylaw 484 – Proposed Amendments

| Existing<br>Section 1 – Definitions | Proposed<br>Section 1 – Definitions  |
|-------------------------------------|--|
| h.                                  | <p><b>Figure 1.2 Lot Coverage Calculation Example</b></p>  <p>Principal Building: 122m<sup>2</sup> +<br/> Deck &amp; Stairs: 24m<sup>2</sup> +<br/> <u>Accessory Building: 37m<sup>2</sup></u><br/> Total (Structures): 183m<sup>2</sup></p> <p>Lot Area: 580m<sup>2</sup></p> <p>Total (Structures) 183m<sup>2</sup> ÷<br/> <u>Lot Area 580m<sup>2</sup></u></p> <p>0.316 = 31.6%</p> |
| i.                                  | <p><b>PARCEL LINE</b> means any boundary of a parcel.</p> <p><b>Lot Line</b> means the legally defined boundary of any lot.</p>  |
| j.                                  | <p><b>PARCEL LINE-EXTERIOR SIDE</b> means a <i>parcel line</i>, other than a <i>front parcel line</i> or <i>rear parcel line</i>, which is common to the parcel and a highway other than a <i>lane</i> or <i>walkway</i>.</p> <p><b>Lot Line, Exterior Side</b> means the <i>lot line</i> not being the <i>front</i> or <i>rear lot line</i>, common to a lot and an abutting street other than a <i>lane</i> or <i>walkway</i>.</p>                                     |
| k.                                  | <p><b>PARCEL LINE-FRONT</b> means the shortest <i>parcel line</i> common to a parcel and a highway other than a <i>lane</i>.</p> <p><b>Lot Line, Front</b> means the <i>lot line</i> common to the lot and an abutting street, and in the case of a <i>corner lot</i>, the shortest of these lines shall be considered the <i>front lot line</i>; or in the case of a <i>Through Lot</i> both lot lines shall be considered <i>front lot lines</i>.</p>                  |
| l.                                  | <p><b>PARCEL LINE-INTERIOR SIDE</b> means a <i>parcel line</i>, other than a <i>front parcel line</i> or <i>rear parcel line</i>, which is not common to a highway other than a <i>lane</i>.</p> <p><b>Lot Line, Interior Side</b> means the <i>lot line</i> not being the <i>front</i> or <i>rear lot line</i>, common to more than one lot or to the <i>lot line</i> and a <i>lane</i> or <i>walkway</i>.</p>  |
| m.                                  | <p><b>PARCEL LINE-REAR</b> means the <i>parcel line</i> which lies to the most opposite to and is not connected to the <i>front parcel line</i>.</p> <p><b>Lot Line, Rear</b> means the <i>lot line</i> opposite to, and most distant from the <i>front lot line</i>, or where there is no <i>lot line</i> in that relationship with the <i>front lot line</i>, the point of intersection of any lot lines and opposite the <i>front lot line</i>.</p>                   |
| n.                                  | <p><b>PARCEL LINE-SIDE</b> means a <i>parcel line</i> other than a <i>front</i> or <i>rear parcel line</i>.</p> <p><b>Lot Line, Side</b> means a <i>lot line</i> other than the <i>rear lot line</i> or the <i>front lot line</i>.</p>   |

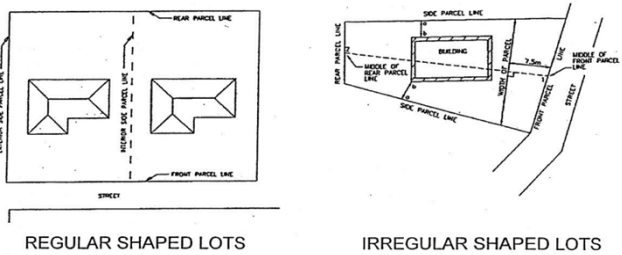
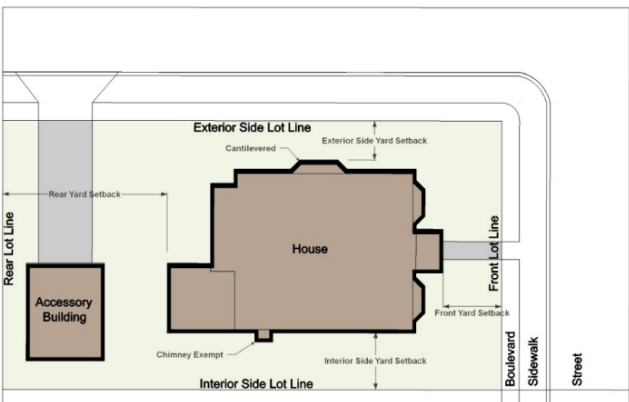
## Zoning Bylaw 484 – Proposed Amendments

|    | Existing<br>Section 1 – Definitions  | Proposed<br>Section 1 – Definitions   |
|----|--|---|
| o. |  | <b>Lot, Strata</b> means a lot shown on a strata plan according to the <i>Strata Property Act</i> .   |
| p. |  | <b>Lot, Corner</b> means a lot other than a <i>through lot</i> abutting two or more streets excluding <i>lanes</i> , or a <i>lot</i> that has two intersecting lot lines abutting a street which substantially changes direction at the point of intersection.  |
| q. |  | <b>Lot, Through</b> means a lot abutting two (2) parallel or approximately parallel streets, other than lanes.  |
| r. |  | <b>Lot Depth</b> means the horizontal distance between the mid-points of the front and rear lot lines.  |
| s. |  | <b>Lot Width</b> 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. |
| t. |  | <b>Panhandle Lot</b> means any lot which gains <i>street</i> frontage through the use of a narrow strip of land which is an integral part of the said lot, described as “the panhandle”.  |
| u. | <b>Setback</b> means the required minimum distance between a <i>building or use</i> and each of the respective <i>parcel lines</i> .   | <b>Setback</b> means the required distance from a <i>lot line</i> to any area of a <i>lot</i> on which a <i>building or structure</i> may be sited in accordance with this bylaw.   |
| v. | <p style="text-align: center;"><b>Figure 2.3</b><br/><b>Illustration of Measurement of Setback</b></p>  | Delete  |

## Zoning Bylaw 484 – Proposed Amendments

| Existing<br>Section 1 – Definitions   | Proposed<br>Section 1 – Definitions   |
|---|---|
| <p data-bbox="358 300 607 333">Figure 2.4<br/>Illustration of Setback and Yards</p>  <p data-bbox="110 785 136 806">w.</p>   | <p data-bbox="841 300 1468 359">Figure 1.3 Illustration of Lot types with Lot Lines and Yards Identified</p>  <p data-bbox="110 1360 136 1381">x.</p> <p data-bbox="110 1465 136 1486">y.</p> <p data-bbox="110 1654 136 1675">z.</p> <p data-bbox="110 1854 136 1875">aa.</p> |
| <p data-bbox="168 1346 799 1436"><b>BUILDING LINE</b> means the extended line of the wall of the <i>building</i> or any portion of the <i>building</i> which faces the line of the parcel.</p>  | <p data-bbox="841 1346 1468 1436"><b>Building Envelope</b> means that area of the <i>lot</i> which may be used for the footprint of a <i>building</i> or <i>structure</i> including <i>setback</i> requirements.</p>  |
| <p data-bbox="168 1465 315 1486">Not defined.</p>   | <p data-bbox="841 1465 1468 1520"><b>Yard</b> means an area between the <i>principal building</i> and relevant <i>lot line</i>.</p>   |
| <p data-bbox="168 1549 799 1675"><b>BUILDING LINE-FRONT</b> means a line parallel to the <i>front parcel line</i> drawn across the parcel through the point where a building on the parcel is closest to the <i>front parcel line</i>.</p> <p data-bbox="168 1717 799 1808"><b>YARD-FRONT</b> means the area of a parcel located between the <i>front parcel line</i> and the <i>front building line</i>.</p> | <p data-bbox="841 1549 1468 1640"><b>Yard, Front</b> means the area between the <i>side lot lines</i> extending from the <i>front lot line</i> to the nearest wall or supporting member of a <i>building</i> or <i>structure</i>.</p>   |
| <p data-bbox="168 1837 799 1927"><b>BUILDING LINE-REAR</b> means a line parallel to the <i>rear parcel line</i> drawn across the parcel through the point where a <i>principal building</i> on the parcel is</p>  | <p data-bbox="841 1837 1468 1927"><b>Yard, Rear</b> means the area between the <i>side lot lines</i> extending from the <i>rear lot line</i> to the nearest wall or supporting member of a <i>building</i> or <i>structure</i>.</p>   |

## Zoning Bylaw 484 – Proposed Amendments

| Existing<br>Section 1 – Definitions  | Proposed<br>Section 1 – Definitions  |
|--|--|
| <p>closest to the rear parcel line.</p> <p><b>YARD-REAR</b> means the area of a parcel located between the <i>rear parcel line</i> and the <i>rear building line</i>.</p>  |  |
| <p>bb. <b>BUILDING LINE-SIDE</b> means a line parallel to the <i>side parcel line</i> drawn across the parcel through the point where a <i>principal building</i> on the parcel is closest to the <i>side parcel line</i>.</p> <p><b>YARD-SIDE</b> means the area of a parcel located between the <i>side parcel line</i> and the <i>side building line</i>.</p> | <p><b>Yard, Side</b> means that part of the <i>lot</i> which extends from a <i>front lot line</i> to a <i>rear lot line</i> between the <i>side lot line</i> and the nearest wall or supporting member of a <i>building or structure</i>.</p>  |
| <p>cc. <b>Figure 2.2</b><br/>Illustration of Parcel Lines</p>  <p>(See Zoning Bylaw 484, p. 12)</p>  | <p><b>Figure 1.1 Lot Lines and Yards</b></p>    |
| <p>dd. <b>Schedule B – Floodplain Provisions</b></p> <p><b>Setback</b> means a withdrawal of a building or landfill from the natural boundary or other reference line to maintain a floodway and to allow for potential land erosion.</p>  | <p>Delete and replace with:</p> <p><b>Floodplain Setback</b> means the minimum required distance from the <i>natural boundary</i> of a <i>watercourse</i>, lake or other body of water to any landfill or structural support required to elevate a floor system above the flood level.</p> |

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

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**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”:



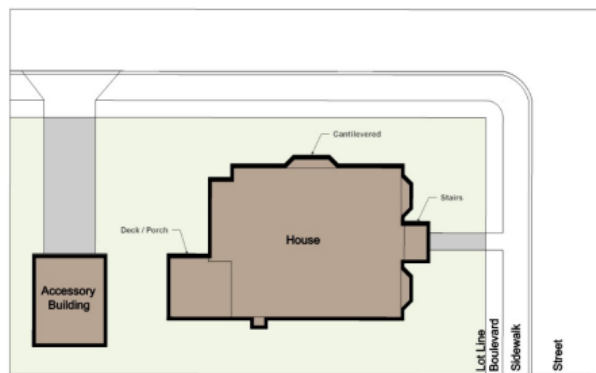
**Canopy** means a non-retractable hood cover or marquee which projects from the wall of a *building*. It does not include an *awning*, projecting roof, roof eaves, or enclosed *structure*.

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**



|                     |                     |
|---------------------|---------------------|
| Principal Building: | 122m <sup>2</sup> + |
| Deck & Stairs:      | 24m <sup>2</sup> +  |
| Accessory Building: | 37m <sup>2</sup>    |
| Total (Structures): | 183m <sup>2</sup>   |

Lot Area: 580m<sup>2</sup>

|                    |                     |
|--------------------|---------------------|
| Total (Structures) | 183m <sup>2</sup> ÷ |
| Lot Area           | 580m <sup>2</sup>   |
|                    | 0.316 = 31.6%       |

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”.

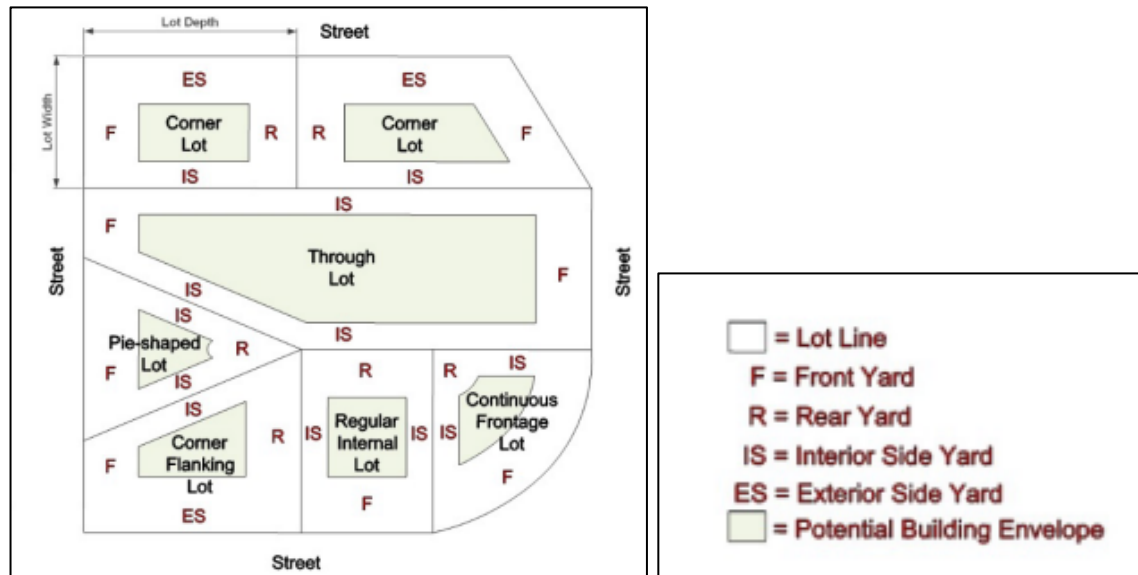
18. Village of Lytton Zoning Bylaw No. 484, 1998 Schedule A section 1 Definitions, is hereby amended by deleting “SETBACK” in its entirety and replacing it with the following:

**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”:

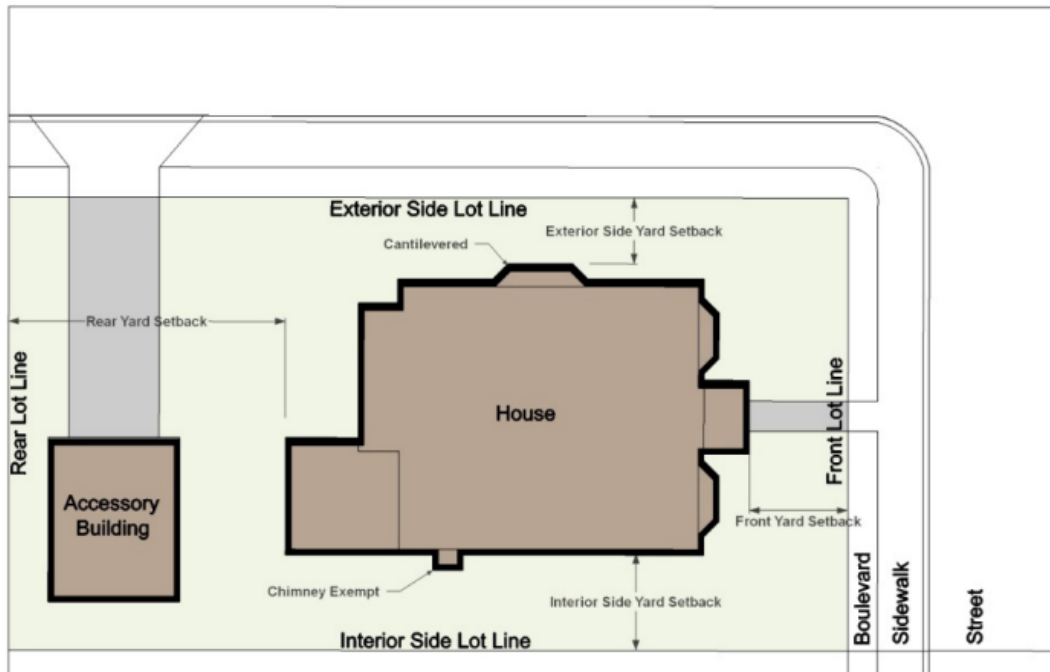
**Yard, Rear** means the area between the *side lot lines* extending from the *rear lot line* to the nearest wall or supporting member of a *building* or *structure*.

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 \_\_\_\_ day of \_\_\_\_\_, 2023

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2023

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2023

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2023

Approved under Sec. 52 of the *Transportation Act*

this \_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
District Transportation Manager  
Ministry of Transportation

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Denise O'Connor  
Mayor

\_\_\_\_\_  
Alba Banman  
Corporate Officer