



Corner Lot Development

1. On corner lots in any district, no fence, wall, tree, bush structure or thing more than 0.9 m (3 ft.) in height shall be erected, placed or maintained within the triangular area formed by the intersecting boundary lines of the lot adjacent to the highway, or road and a straight line joining points on those boundary lines 6 m (19.6 ft.) from their intersection. (See Figure 12).
2. On corner lots in any district, no fence, wall, tree, bush structure or thing more than 0.9 m (3 ft.) in height shall be erected, placed or maintained within the triangular area formed by the intersecting boundary lines of the lot adjacent to two lanes or a lane, a road and a straight line joining points on those boundary lines 4.5 m (14.8 ft.) from their intersection (See Figure 12).

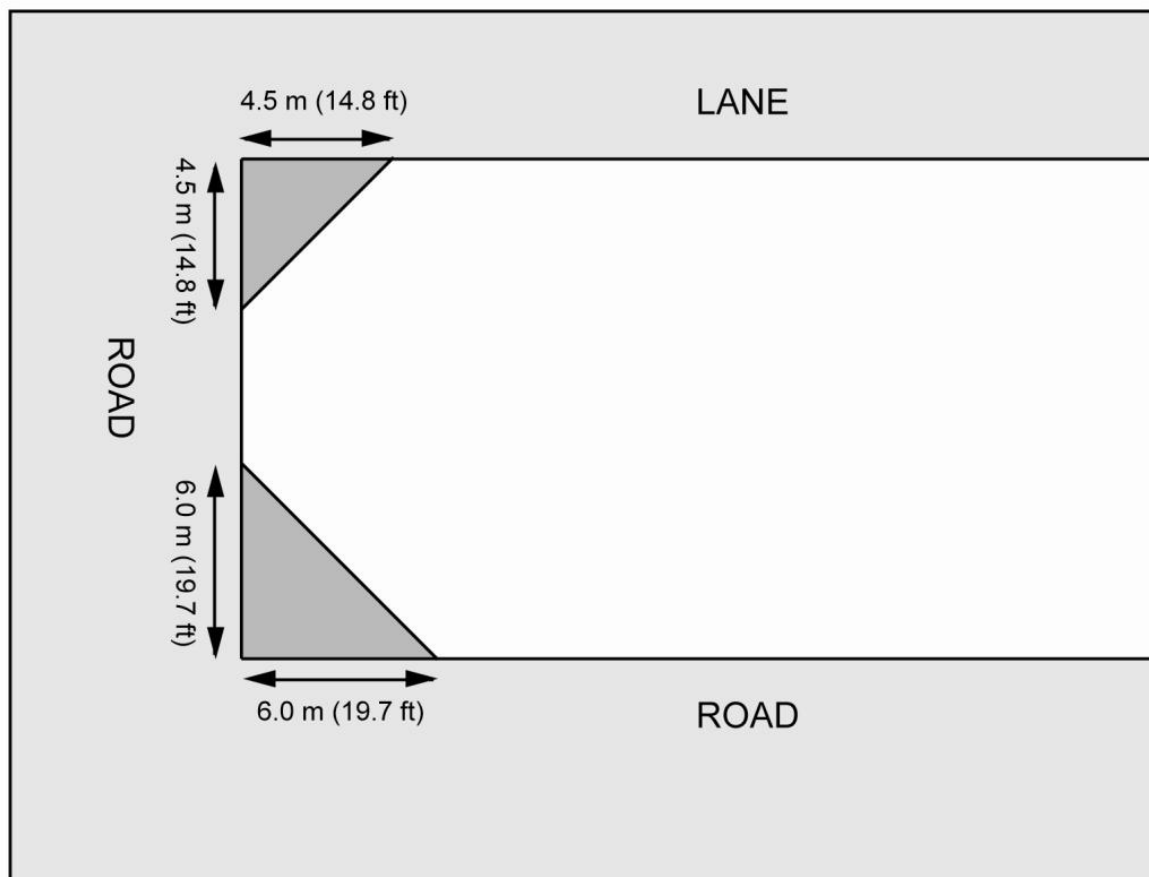


Figure 12: Corner Site Setback Requirements

3. Notwithstanding any other provision of this Bylaw to the contrary, the Development Authority may require that a development on a corner site or on a double fronting site provide two minimum required front yards, after having regard to the orientation of adjacent lots and to the location of accesses to the development.
4. Notwithstanding any other provision of this Bylaw to the contrary, where a second minimum front yard is not required on a corner site, the minimum required side yard on the side adjacent to the road shall not be less than 4.5 m (14.7 ft.).
5. Notwithstanding Subsection (3) above, features under 0.5 m (1.65 ft.) above grade may project to the side line where a second minimum front yard is not required on a corner site.

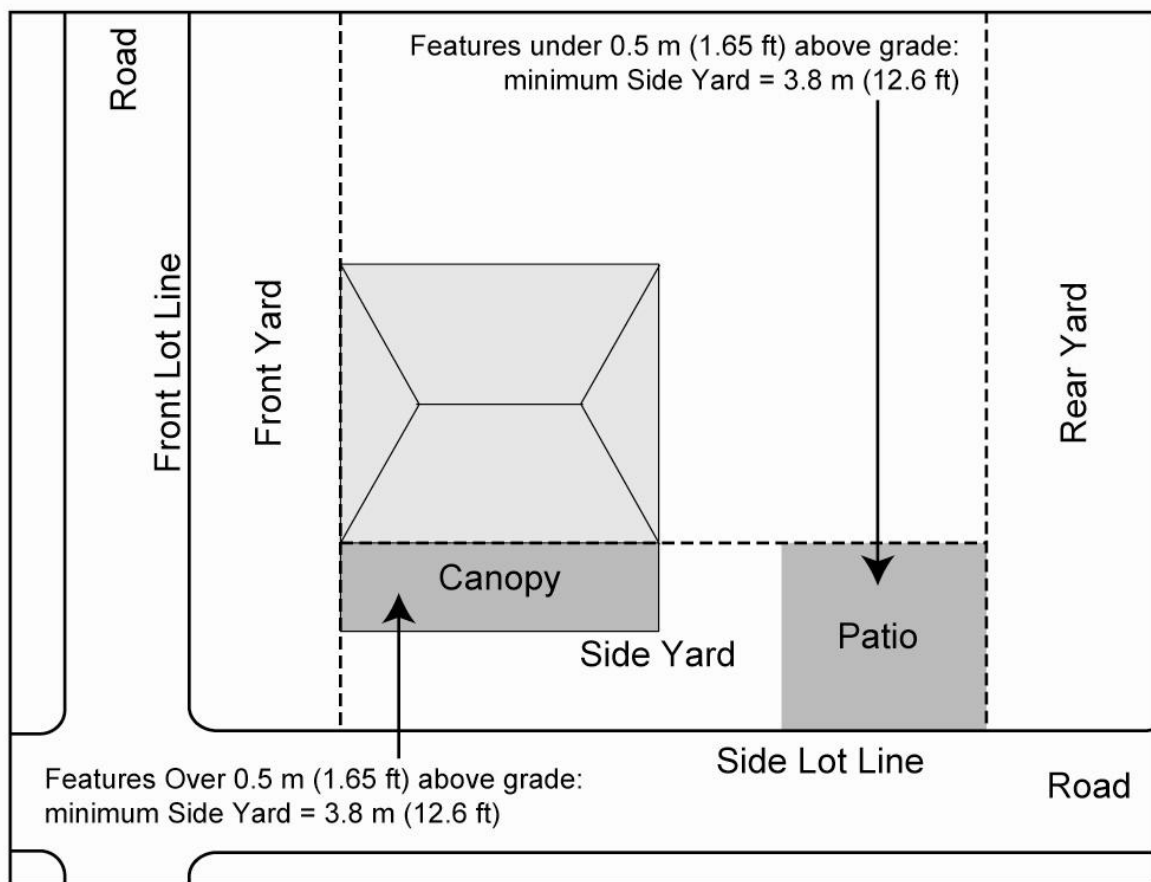


Figure 13: Side Yard Setback on a Corner Site