



LIGHT OR ACCESS TO BASEMENT OR CELLAR

(Extract from RS-1, RS-1S, RS-3, RS-3A, RS-5, RS-5S and RS-6 Schedules of the Zoning and Development By-law)

Authority - Director of Planning

Effective October 26, 1989

Amended February 28, 1995 and July 29, 1997

- 4.17.4 For the purpose of providing light or access to a basement or cellar, the surface of the ground adjoining a building can be lowered without affecting the calculation of average elevation, provided that:
- (a) the lowered surface does not extend more than 3.1 m into the required front or rear yard;
 - (b) that portion of the building abutting the lowered surface:
 - (i) faces either the front street or the rear property line; and
 - (ii) is not greater than half the width of the building, or 4.6 m, whichever is the lesser.

The intent of this regulation is to provide for light or access to a basement or cellar by permitting the lowering of the surface of the ground abutting the house without affecting the calculation of average elevation. It does not apply to access to garage doors. To ensure the existing grade is not altered significantly, stair runs or vertical change in grade between the basement or cellar and the existing grade should not extend horizontally more than 3.1 m into the required yard. If the sunken area exceeds the maximum recessed area, none of the surface may be excluded for the purpose of calculating the average elevation.

More than one sunken patio will be exempted from the calculation of the average first floor height provided that the total sum of the widths of all patios does not exceed 4.6 m or half of the building, whichever is lesser.

Window wells, surrounding basement or cellar windows, are excluded if they do not project more than 1.0 m from the building, measured horizontally, except that they must be a minimum of 2.5 m from a side property line.