

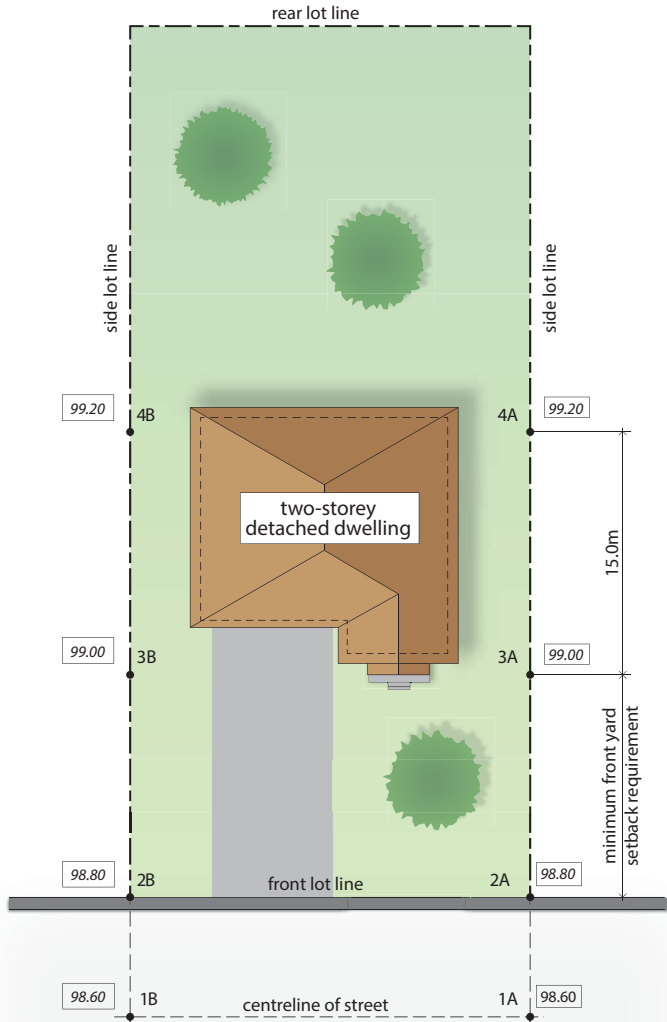


Defintiion

“Average grade” means with reference to a detached, semi-detached, duplex or triplex dwelling, the average of eight (8) grade elevations, six (6) of which are taken along the side lot lines of a lot and two (2) of which are taken at the centreline of the street on which the lot has frontage. The first two (2) grade elevations shall be taken at the points of intersection of the front lot line and each side lot line. The second two (2) grade elevations shall be taken along each side property line at the minimum front yard setback requirement of the zone in which the property is located. The third two (2) grade elevations shall be taken along each side property line at a distance of 15.0 m back from where the second two (2) grade elevations were measured. The last two (2) grade elevations shall be taken at the points of intersection of the street centerline and the projections of the side lot lines.

Formula

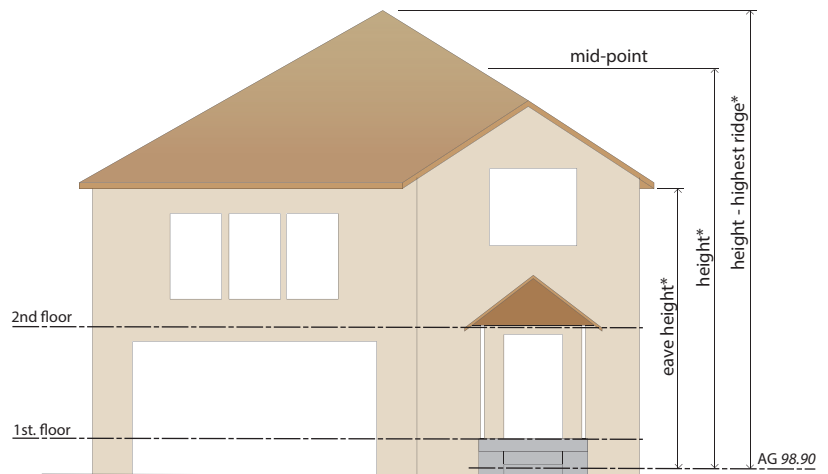
$$AG = \frac{(1A + 1B + 2A + 2B + 3A + 3B + 4A + 4B)}{8}$$



*** elevation figures shown are for sample purposes only

Site Plan

Calculation (to be included within site plan drawings)				
	point 1	point 2	point 3	point 4
A	98.60	98.80	99.00	99.20
B	98.60	98.80	99.00	99.20
			total	791.20
			total / 8	98.90



Elevation *applicable dimensions to be included on elevation drawings

Defintiions (applies to detached, semi-detached, duplex or triplex)

“Height” means, with reference to the height of a detached, semi-detached, duplex or triplex dwelling, the vertical distance between the average grade and:

- (2.1) the highest point of the roof surface of a flat roof; or
- (2.2) the mean height level between the eaves and ridge of a sloped roof.
- (2.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or
- (2.4) the highest point of a structure without a roof.

“Height - Highest Ridge” means, with reference to the height of a detached, semi-detached, duplex or triplex dwelling, the vertical distance between the average grade and the highest ridge of a sloped roof or the highest point of a flat roof on top of a sloped roof.