



(204-2010)(253-2021)

SECTION 16.7 RESIDENTIAL TOWNHOUSE B(1) – R3B(1) ZONE

The lands zoned R3B(1) on Schedule A to this by-law:

16.7.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a townhouse dwelling
	(4) Supportive Housing Residence Type 1
(b) <u>Non-Residential</u>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

16.7.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	185 square metres per dwelling unit
(b)	Minimum Lot Width	6 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
(e)	Minimum Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f)	Minimum Exterior Side Yard Width	3 metres
(g)	Minimum Rear Yard Depth	3 metres, provided that the centre of the rear wall of any building shall not be closer than 7.6 metres from the rear lot line
(h)	Maximum Building	10.6 metres

	Height	
(i)	Maximum Lot Coverage	60%
(j)	Minimum Landscaped Open Space	40% of the front yard except where the side lot lines converge toward the front lot line, where the minimum landscaped open space shall be 30% of the front yard