



(204-2010)(253-2021)

## SECTION 16.6 RESIDENTIAL STREET TOWNHOUSE B – R3B ZONE

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

16.6.1 shall only be used for the following purposes:

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

16.6.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	Interior Lot: 180 square metres per dwelling unit Corner Lot: 270 square metres per dwelling unit
<b>(b) Minimum Lot Width</b>	Interior Lot: 6 metres per dwelling unit Corner Lot: 9 metres per dwelling unit
<b>(c) Minimum Lot Depth</b>	30 metres
<b>(d) Minimum Front Yard Depth</b>	4.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
<b>(e) Minimum Interior Side Yard Width</b>	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
<b>(f) Minimum Exterior Side Yard Width</b>	3 metres
<b>(g) Minimum Rear Yard Depth</b>	7.5 metres
<b>(h) Maximum Building Height</b>	10.6 metres

<b>(i) Maximum Lot Coverage</b>	45% of the lot area for the main building
<b>(j) Minimum Landscaped Open Space</b>	40% of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard