



(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:

(a) <u>Residential</u>	
	(1) a street townhouse dwelling
	(2) Supportive Housing Residence Type 1
(b) <u>Non-Residential</u>	
	(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:

(a) <b>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
(c) <b>Minimum Lot Depth</b>	30 metres
(d) <b>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
(e) <b>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
(f) <b>Minimum Exterior Side Yard Width</b>	3 metres
(g) <b>Minimum Rear Yard Depth</b>	7.5 metres
(h) <b>Maximum Building Height</b>	10.6 metres

(i)	<b>Maximum Lot Coverage</b>	45% of the lot area for the main building
(j)	<b>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