



(204-2010)(253-2021)

SECTION 16.3 RESIDENTIAL TOWNHOUSE A(2) – R3A(2) ZONE

The lands zoned R3A(2) on Schedule A to this by-law:

16.3.1 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

16.3.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	222.5 square metres per dwelling unit
(b) Minimum Lot Width	9 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	3.6 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line
(e) Minimum Interior Side Yard Width	Zero metres provided that no openings except to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of zero metres.
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	6 metres

(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	45%
(j) Minimum Landscaped Open Space	40% of the front yard of an interior lot, 50% of the front yard of a corner lot, and 30% of the front yard where the side lot lines converge towards the front lot line.
(k) Minimum Distance Between Buildings	1.5 metres between single detached dwellings and 3 metres between all other dwellings
(l) Other Setback	All dwellings within this zone shall be setback a minimum 6 metres from the boundary of any other residential or commercial zone