



(204-2010)(253-2021)

SECTION 16.8 RESIDENTIAL TOWNHOUSE C – R3C ZONE

The lands zoned R3C on Schedule A to this by-law:

16.8.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a 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

16.8.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	150 square metres per dwelling unit
(b) Minimum Lot Width	Interior Lot: 6 metres Corner Lot: 7 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Yard Setback for A Principle Building	<ul style="list-style-type: none">(i) The front wall of a dwelling unit: 3 metres to a private road, 1.2 metres to a common amenity area, and 4.5 metres in all other situations.(ii) The rear wall of a dwelling unit: 6 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, and 7.5 metres in all other situations(iii) The side wall of a dwelling unit:<ul style="list-style-type: none">• 3 metres to a public road and 2 metres to a private road

	<ul style="list-style-type: none"> • 2.4 metres to a lot line not zoned in the same zoning category but 1.2 metres to a lot line zoned in the same zoning category <p>(iv) The garage door opening shall have a minimum setback of 6 metres from a private or public road</p>
(e) Maximum Building Height	10.6 metres
(f) Maximum Lot Coverage	No requirement
(g) Minimum Landscaped Open Space	<ul style="list-style-type: none"> • Other than approved driveway locations, the areas of the front and side yards of a dwelling shall only be used as landscaped open space • Each dwelling unit shall have a minimum of 30 square metres of landscaped open space in its rear yard.

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(h) Garage Control	<ul style="list-style-type: none"> • The maximum garage door width per dwelling unit shall be 2.5 metres. • The aforementioned maximum garage door width may be increased by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit. • No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of its dwelling unit. • These requirements do not apply to the garage door facing a flankage lot line.
(i) Fencing	Fencing shall not be permitted in the front yard or within 1 metre of a private road

16.8.3 In this Section, the following shall apply:

- (a) a private road shall mean a road established as a common element
- (b) a common amenity area shall mean a landscaped open space, not less than 1 metre in width and 1.5 metres in depth, owned by a condominium corporation.
- (c) in this Section, a private road is treated as a street for the zoning purposes regarding definitions of lot, lot area, corner lot, and lot lines as well as provisions of Frontage on road or Street and Visibility Triangle in the General Provisions for All Zones and provisions in General Provisions for Residential Zones.