

Section 3.4.119

RESIDENTIAL 16**R16****Permitted Uses and Minimum Site Area**

Permitted Use	Required Site Area
a) Home Occupation Use	
b) Residential Use	
- single detached dwelling unit	700m ²
- per townhouse unit	325m ²
- per apartment unit	200m ²

Maximum Number and Size of Buildings and Structures

Accessory buildings	- combined floor area of 75m ²	
Height		
- Principal building		
- Interior heated space		7.3m
- Ridge of gable, hip or gambrel sloped roof		9.0m
- Mansard roof		
- deck line		8.0m
- top of roof		9.0m
- Flat roof		8.0m
- Accessory building		4.5m
Parcel coverage		40%

Minimum Setback Requirements

Front lot line		
- Principal Building		
- Vehicle access from abutting front highway		8.0m
- No vehicle access from abutting front		5.5m
- Garage and Carport		8.0m
Rear lot line		
- Principal building		
-Part not more than 4.5m in height		3.0m
-Part more than 4.5m in height		6.0m
- Accessory building		
-Floor area more than 10 m ² or over 3 m in height and		
- Rear lot line abuts lane		2.5m
- Rear lot does not abut lane		1.5m
-Floor area no more than 10 m ² and over 3 m in height		0m
Exterior side lot line		4.5m
Interior side lot line		
-Principal building		1.5m
-Accessory buildings		
-Floor area more than 10 m ² or over 3 m in height		1.5m
-Floor area no more than 10 m ² and no more than 3m in height		0m
-Interior side lot line adjacent to a lane		3.0m

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Provided

that the aggregate total of the minimum distances from each interior side lot line to the principal building shall not be less than 4.5m.

Except:

where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply.