

Section 3.4.113

RESIDENTIAL 3**R3****Permitted Uses and Minimum Site Area****Permitted Use****Required Site Area**

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use	
- single detached dwellings	700m ²
- per townhouse unit	325m ²
- per apartment unit	200m ²
c) Personal Care Unit	
(i) each unit	200m ²
(ii) each unit where a housing agreement is entered into with the Town regarding the use of the property as a Personal Care Unit	100m ²

Density Bonus for Amenity

For density bonuses, please refer to Section 3.3 (Table 17A): Density Bonuses.

Maximum Number and Size of Buildings and Structures

Height

- 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

Parcel coverage

35%

Minimum Setback Requirements

All lot lines

8.0m

except:

- a) where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 6.3 of this Part shall apply.
that any roof overhang, eave, cornice or gutter may project to a maximum of 1.0m into any
- b) required setback area.