

Section 6.4.73

(580.61)

RESIDENTIAL 3

R3

Permitted Uses and Minimum Site Area

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use	
- single family dwellings	700 m ²
- per townhouse unit	325 m ²
- per apartment unit	200 m ²
c) Personal Care Unit	
(i) each unit	200 m 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	100 m ²

i. Density Bonus for Amenity

For density bonuses, please refer to Section 6.3(19) "Density Bonuses".

Maximum Number and Size of Buildings and Structures

Height	
- Interior heated space	7.3 m
- Ridge of gable, hip or gambrel sloped roof	9.0 m
- Mansard roof	
- deck line	8.0 m
- top of roof	9.0 m
- Flat roof	8.0 m
Parcel coverage	35%

Minimum Setback Requirements

All lot lines 8.0 m

except:

- a) where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.
- b) that any roof overhang, eave, cornice or gutter may project to a maximum of 1.0m into any required setback area.