

## 16.3 Child Care Two-Unit Dwelling (ZD3) – St. Albans Road

### 16.3.1 Purpose

The **zone** provides for a **child care** facility with **ancillary** and associated **office(s)** and **dwelling unit(s)**.

### 16.3.2 Permitted Uses

- **child care**

### 16.3.3 Secondary Uses

- **community care facility, minor**
- **housing, two-unit**
- **office**

### 16.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50.

### 16.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

### 16.3.6 Yards & Setbacks

1. The minimum **front yard** is 16.0 m.
2. The minimum north **side yard** is 2.0 m.
3. The minimum south **side yard** is 7.0 m.
4. The minimum **rear yard** is 6.0 m.

### 16.3.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, but not to exceed 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

### 16.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **frontage, lot width, lot depth** or **lot area** requirements.

### 16.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 16.3.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that:
  - a) on-site parking for the **use** of residents shall be provided at the rate of 1.5 spaces per **dwelling unit**;
  - b) a minimum of 12 **parking spaces** shall be provided for the **use** of the **child care** facility; and
  - c) the minimum width of aisle shall be 4.14 m with a parking angle of 50 degrees.

### 16.3.11 Other Regulations

1. The **site** shall be limited to one **two-unit housing building**, provided at least one resident per **dwelling unit** must be an **owner** or **child care** worker employee in the **child care** facility.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.