

17.21 Town Housing (ZT21) – No. 1 Road (Terra Nova)

17.21.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.21.2 Permitted Uses

- **child care**
- **housing, town**

17.21.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**

17.21.4 Permitted Density

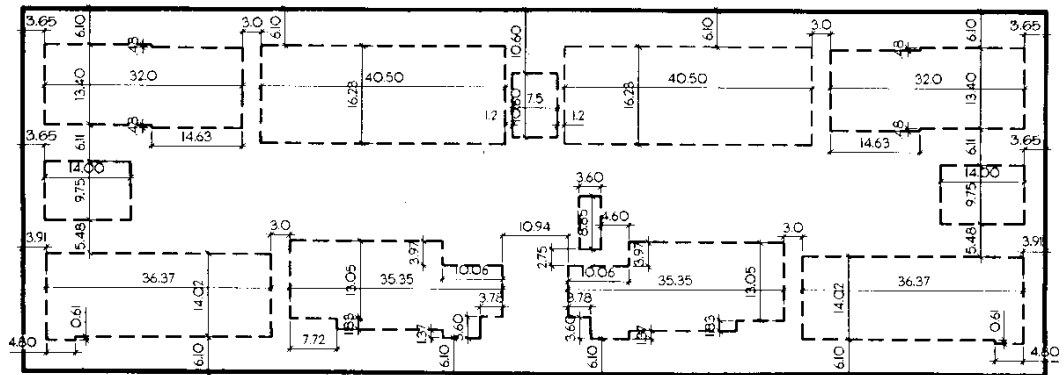
1. The maximum **floor area ratio** (FAR) is 0.70, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

17.21.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.21.6.2.
2. Diagram 1.



NO. 1 RD

LEGEND

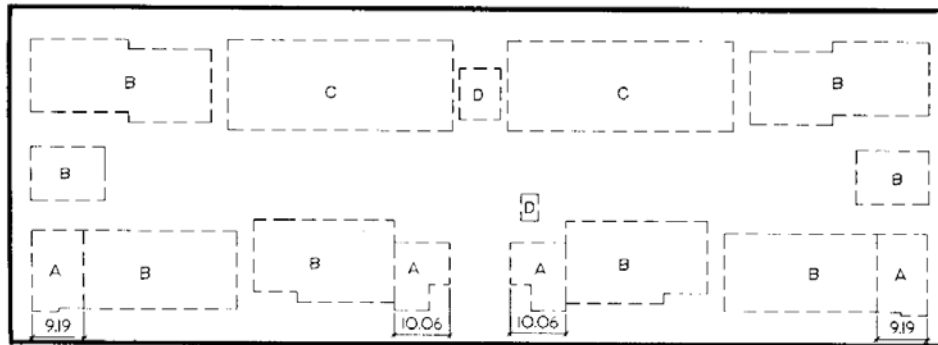
- SITE BOUNDARY
- - - BUILDING ENVELOPES

Note: All dimensions are in metres

3. **Cantilevered roofs** and **balconies**, unenclosed fireplaces and chimneys forming parts of a **principal building** may project outside of the **building envelope** for maximum distance of 1.0 m.

17.21.7 Permitted Heights

1. The maximum **height** of **buildings**, or portions thereof shall not exceed:
 - a) 8.75 m but not more than two **storeys** within the area identified as “A” in Diagram 2 in Section 17.21.7.3.
 - b) 11.0 m but not more than three **storeys** within the area identified as “B” in Diagram 2 in Section 17.21.7.3.
 - c) 11.75 m but not more than three **storeys** within the area identified as “C” in Diagram 2 in Section 17.21.7.3.
 - d) 4.6 m but not more than one **storey** within the area identified as “D” in the Diagram 2 in Section 17.21.7.3.
2. The maximum **height** for **accessory structures** is 9.0 m.
3. Diagram 2.



- LEGEND**
- SITE BOUNDARY
 - - - BUILDING ENVELOPES
 - A MAXIMUM HEIGHT ENVELOPE
 - B MAXIMUM HEIGHT ENVELOPE
 - C MAXIMUM HEIGHT ENVELOPE
 - D MAXIMUM HEIGHT ENVELOPE

NO. 1 RD

Note: All dimensions are in metres

17.21.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 9,000.0 m².

17.21.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.21.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.21.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

