

17.38 Town Housing (ZT38) – Williams Road (Shellmont)

17.38.1 Purpose

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

17.38.2 Permitted Uses

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

17.38.3 Secondary Uses

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

17.38.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.63, provided that:
 - a) 60.0 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**; and
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

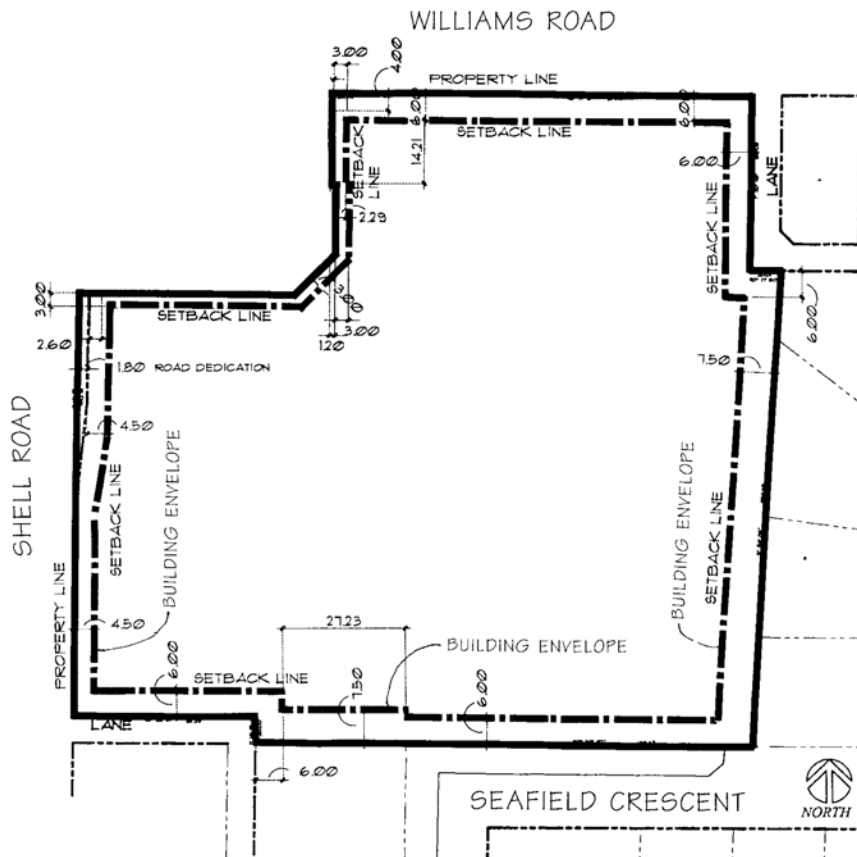
17.38.5 Permitted Lot Coverage

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

17.38.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 17.38.6.2

2. Diagram 1

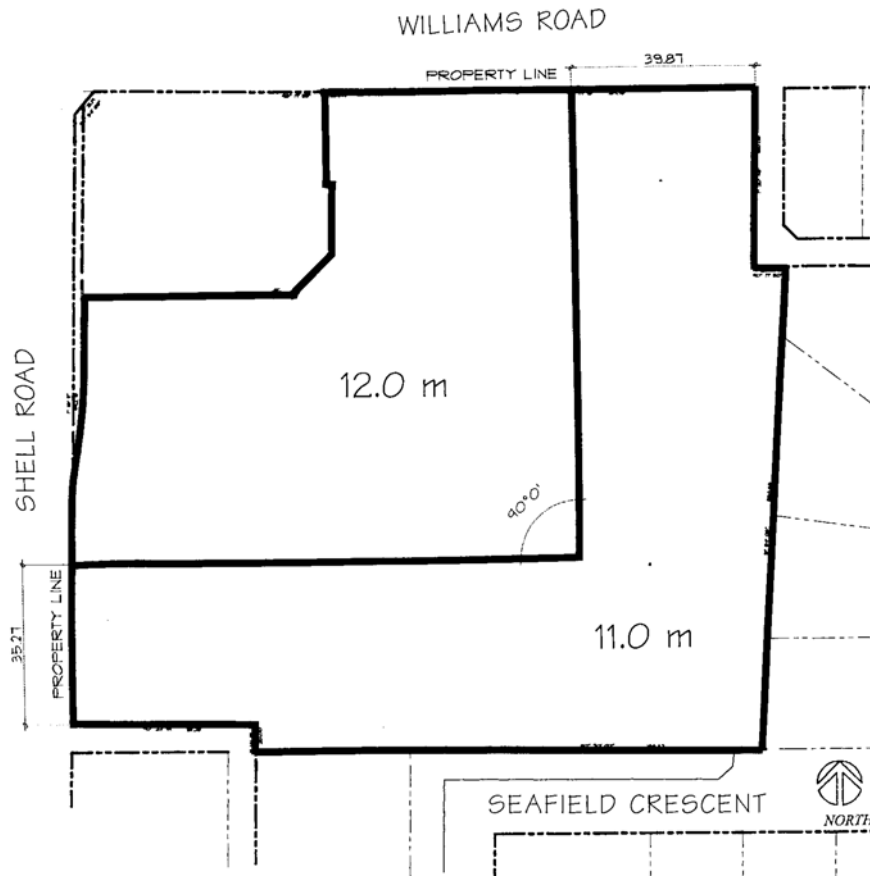


3. **Balconies** or decks may project into the **yards** and **setbacks** for a maximum distance of 1.06 m.
4. Exterior stairs may project into the **yards** and **setbacks** for a maximum distance of 1.52 m.

17.38.7 Permitted Heights

1. The maximum **height** for **buildings** or portion thereof shall be as shown in Diagram 1, Section 17.38.7.2.

2. Diagram 1



3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

17.38.8 Subdivision Provisions/Minimum Lot Size

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

17.38.9 Landscaping & Screening

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

17.38.10 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.

17.38.11 Other Regulations

1. 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.

