

## 17.5 Town Housing (ZT5) - Dover Crossing

### 17.5.1 Purpose

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

### 17.5.2 Permitted Uses

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

### 17.5.3 Secondary Uses

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

### 17.5.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.78 (exclusive of all parts of the **building** used for on-site parking with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

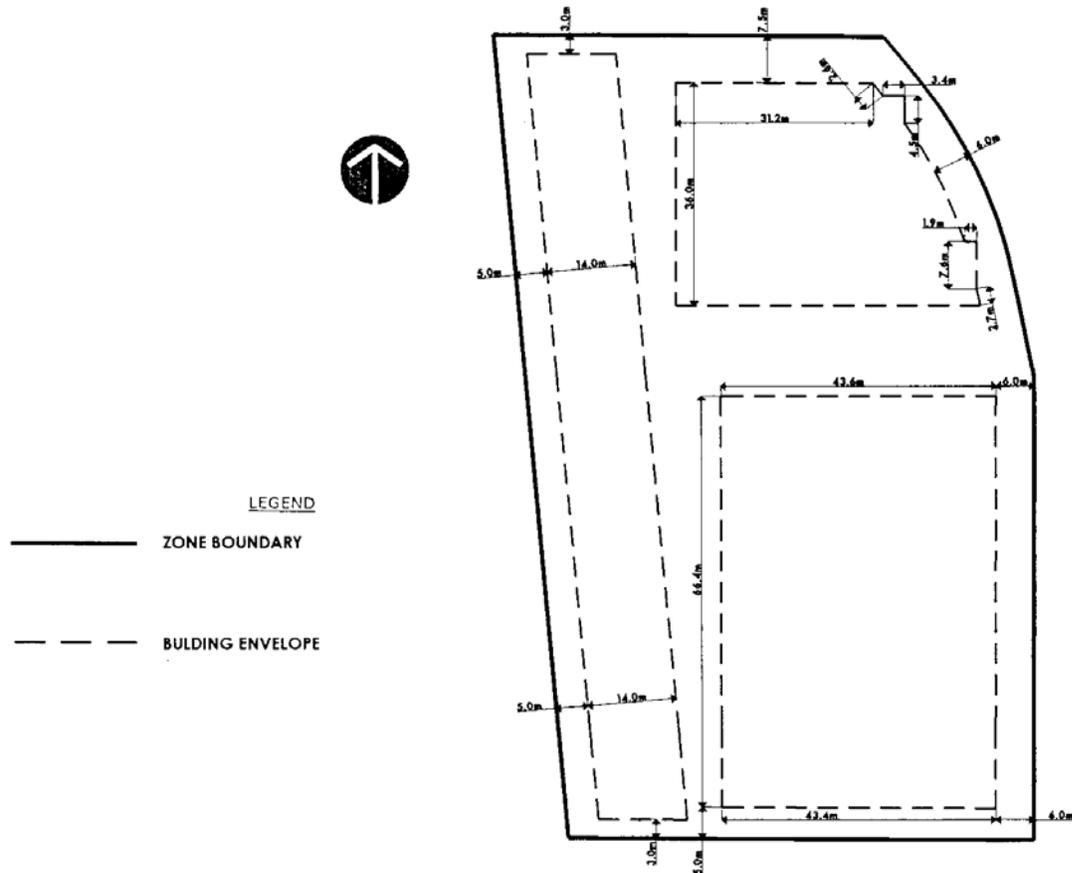
### 17.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 36% for **buildings**.

### 17.5.6 Yards & Setbacks

1. **Buildings** may not be sited outside the **building envelope** identified in Diagram 1 in Section 17.5.6.2.

2. Diagram 1



17.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 13.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 9,000.0 m<sup>2</sup>.

17.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. **Fence height** shall be limited to:
  - a) 1.2 m when located within 3.0 m of a northerly **lot line**;
  - b) 1.2 m when located within 5.0 m of Dover Crescent or a westerly **lot line**;

- c) 1.2 m when located within 3.0 m of No. 2 Road; and,
- d) 1.8 m when located elsewhere within a required **yard**.

3. A **fence** will not be permitted within 3.0 m of a southerly **lot line**.

#### 17.5.10 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.

#### 17.5.11 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.

