

DRAFT ZONE – OPTION C

PART 3 - RESIDENTIAL ZONES

3.10 R3-A COMPACT LOW DENSITY RESIDENTIAL

Purpose

The purpose of this zone is to provide for compact low density residential housing in the form of comprehensively planned, bare land strata development characterized by:

- (1) one family dwelling units that are smaller in scale than other low density residential building forms,
- (2) fully serviced, bare land strata lots,
- (3) a high quality of aesthetics, building design, function, landscaping, materials and site design, and
- (4) a common open space that is accessible to all dwelling units.

1. Permitted Uses

A. Primary Use

The following uses and no others are permitted:

- (i) One Family Dwellings.

B. Associated Uses

- (i) Institutional
 - Community Buildings
- (ii) Recreational
 - Common green, and other similar uses where the recreational activity occurs primarily outdoors.
- (iii) Accessory
 - Buildings, structures or uses accessory to and located on the same site with a residential building or use.
- (iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
- (v) Home Occupations

2. Regulations and Standards

A) Density

- (i) The maximum permitted density is 30 dwelling units per hectare (12.1 dwelling units per acre).

B) Minimum Lot Area

- (i) The minimum area of a bare land strata site is 1550 m² (16,685 ft²).
- (ii) The minimum area of a bare land strata lot is 333 m² (3584 ft²).

C) Minimum Lot Width

- (i) The minimum width of a bare land strata site is 30 m (98.4 ft).
- (ii) The minimum width of a bare land strata lot is 12 m (39.4 ft).

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- D) Building Setbacks
- (i) The minimum building setback from a lot line of a bare land strata site is 3.0 m (9.84 ft).
- E) Front Yard Setback
- (i) Minimum building front yard requirement for a bare land strata lot is 3.0 m (9.84 ft), excluding a private garage that shall be a minimum of 6.0 m (19.68 ft).
 - (ii) Maximum building front yard permitted for a bare land strata lot is 6.0 m (19.68 ft), excluding a private garage.
- F) Side Yard Setback
- (i) Minimum building side yard requirement for a bare land strata lot is 1.5 m (4.92 ft).
 - (ii) Minimum building side yard requirement for a bare land strata lot is 3.0 m (9.84 ft) when abutting a street.
 - (iii) For each bare land strata lot where there is no lane or secondary access, a minimum building side yard requirement of 3.0 m (9.84 ft) shall be provided on one side of the bare land strata lot when no provision has been made for a private garage on the front or side of a building.
- G) Rear Yard Setback
- (i) Minimum principal building rear yard requirement for a bare land strata lot is 5.0 m (16.4 ft).
 - (ii) Minimum accessory building rear yard requirement for a bare land strata lot is 1.5 m (4.92 ft).
- H) Site Coverage
- (i) The maximum site coverage for a bare land strata lot is 55%.
 - (ii) The maximum site coverage for a bare land strata lot for accessory buildings only is 10%.
- I) Number of Dwellings
- (i) A minimum of 4 dwelling units are required per bare land strata site.
 - (ii) No more than one principal dwelling unit shall be permitted per bare land strata lot.
 - (iii) No more than one accessory building shall be permitted per bare land strata lot.
- J) Floor Area Per Dwelling Unit
- (i) Maximum floor area of the first storey of a dwelling unit is 110 m² (1184 ft²).
 - (ii) Maximum floor area of the second storey of a dwelling unit is 30% of the floor area of the first storey.
- K) Building Height
- (i) Maximum principal building height is 7.62 m (25 ft) at any eaveline.
 - (ii) Maximum number of storeys in a principal building is two.
 - (iii) Maximum accessory building height is 3.66 m (12 ft) at any eaveline.
- L) Structure Height (Other than buildings or fences)
- (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- M) Garage Width
- (i) The maximum garage width permitted, attached or detached, is 4.27 m (14 ft).
- N) Fence Height
- (i) Maximum fence height is 1.52 m (5 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building line on the site.

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- (ii) Maximum fence height is 0.91 m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.
- O) Horizontal Dimension
- (i) No horizontal dimension of a unit of a one family dwelling, not including dimensions of an addition, an attached garage, or a non-rectangular building, shall be less than 5.5 m (18.04 ft).
- P) Common Open Space
- (i) Common open space must be provided for a bare land strata site and must:
 - (a) be provided outdoors and at grade,
 - (b) be a minimum of 10% of the bare land strata site area, other than required yard areas and internal private streets,
 - (c) have no dimension less than 6 m (19.69 ft),
 - (d) include a sidewalk to the street,
 - (e) not be used for vehicular access, and
 - (f) not be located in any setback area.
- Q) Dwelling Access
- (i) Each dwelling unit of a bare land strata lot must have direct internal vehicular access to a private street.
- R) Garbage
- (i) Garbage containers and waste material must be stored either:
 - (a) inside a building, or
 - (b) in a garbage container enclosure approved by the Development Authority.
 - (ii) A garbage container enclosure must not be located:
 - (a) between a building and a street, or
 - (b) in a setback area from a street or another parcel.
 - (iii) Garbage container enclosures must be aesthetically compatible with
 - (a) the residential buildings within the site and must be animal resistant.
- S) Community Building
- (i) A Community Building shall:
 - (a) be setback no less than 7.5 m (24.61 ft) from any lot line.
 - (b) be located adjacent to common open space.
 - (c) have direct internal vehicular access to a private street.
 - (d) not exceed 7.62 m (25 ft) in height at any eaveline.
 - (e) not exceed a floor area of 200 m² (2152.9 ft²).

Definitions to add to Part 1 – Definitions

LOT, BARE LAND STRATA means the smallest unit of land defined on a horizontal plane according to a bare land strata plan under the provisions of regulations pursuant to the *Strata Property Act*.

SITE, BARE LAND STRATA means a parcel of land developed as a bare land strata plan as defined in the *Strata Property Act*.