

17.4 Town Housing (ZT4) – Dover Crossing

17.4.1 Purpose

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

17.4.2 Permitted Uses

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

17.4.3 Secondary Uses

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

17.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55 (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** located on the **building's** ground floor.

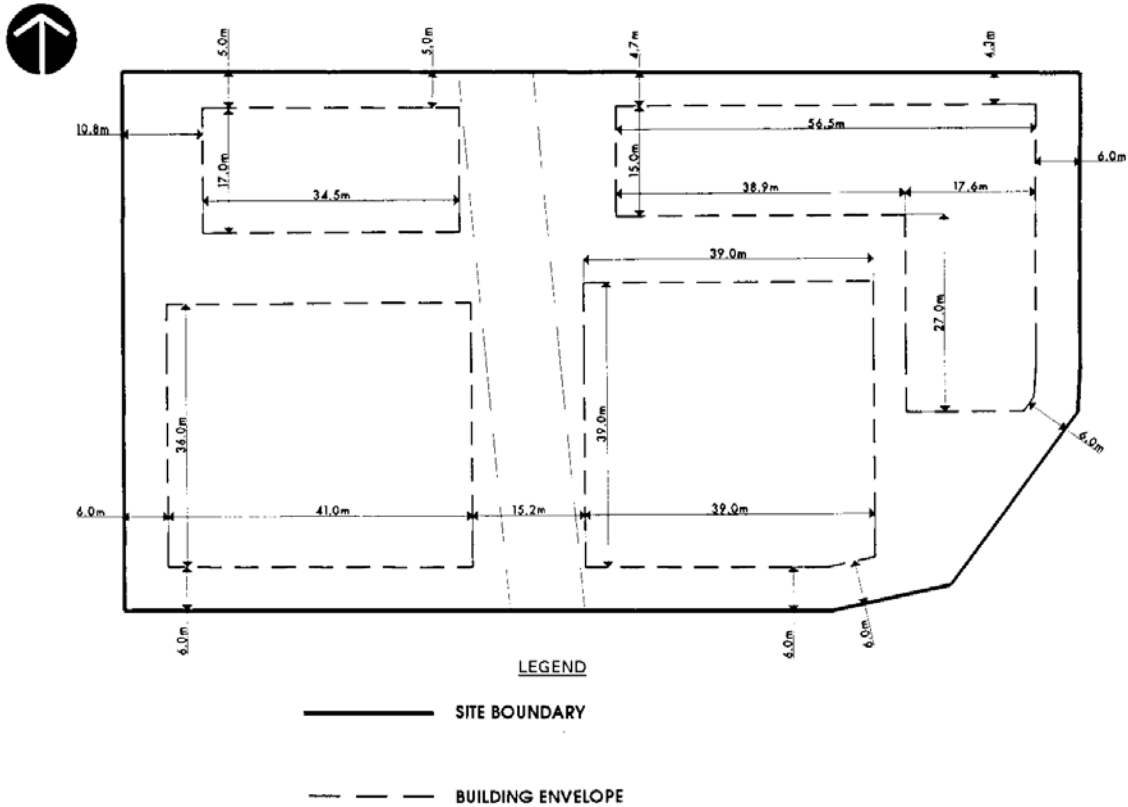
17.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 37% for **buildings**.

17.4.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.4.6.2.

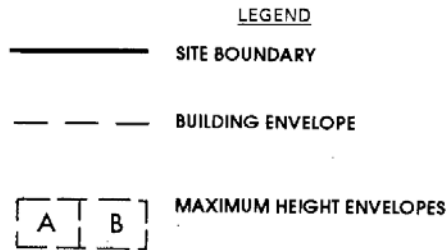
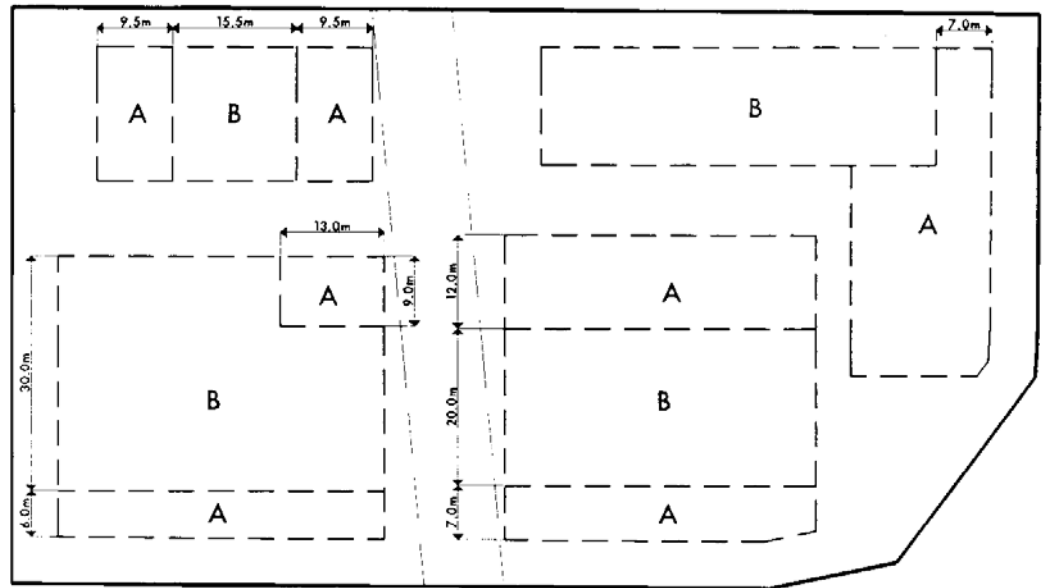
2. Diagram 1



17.4.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof and **accessory structures** shall not exceed:
 - a) 10.7 m, but containing not more than two **storeys** within the area identified as “A” in Diagram 1 in Section 17.4.7.2; and,
 - b) 13.0 m, but containing not more than three **storeys** within the area identifies as “B” in Diagram 1 in Section 17.4.7.2.

2. Diagram 1



17.4.8 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 m².

17.4.9 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 **lot line** which **abuts** Westminster Highway or No. 2 Road; and
 - b) 1.8 m when located elsewhere within a required **yard**.

17.4.10 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.

17.4.11 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.