

17.77 Town Housing (ZT77) – Maple Tree Lane (Blundell) [Bylaw 9346, Nov 24/15]

17.77.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 044.

17.77.2 Permitted Uses

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

17.77.3 Secondary Uses

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

17.77.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** is 68.
2. The maximum **floor area** permitted is 11,344 m².
3. The maximum **floor area ratio** (FAR) is 0.29, together with an additional 0.005 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.77.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.77.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **setback** from all other **lot lines** is 3.0 m, except that where a wall includes a balcony or a window to a **habitable space**, the **side yard adjacent** to such wall shall be a minimum of 5.3 m.
3. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

17.77.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.
4. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

17.77.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **town housing** is 4.01 hectares.

17.77.9 Landscaping & Screening

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

17.77.10 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.

17.77.11 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.