

## 17.10 Town Housing (ZT10) – Blundell Road (Sunnymede North)

### 17.10.1 Purpose

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

### 17.10.2 Permitted Uses

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

### 17.10.3 Secondary Uses

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

### 17.10.4 Permitted Density

1. The maximum number of **dwelling units** per hectare is 29.
2. The maximum **floor area ratio** (FAR) is 0.56, together with an additional 0.10 **floor area ratio** provided that it entirely used to accommodate **amenity space**.

### 17.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 38% for **buildings**.

### 17.10.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Porches, balconies, bay windows**, entry stairs, fireplaces, **cantilevered roofs** and other **building** projections forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m.
5. **Porches, balconies, bay windows**, entry stairs, fireplaces, **cantilevered roofs** and other **building** projections forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.4 m.

### 17.10.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof is 9.0 m but containing no more than 2 ½ **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

### 17.10.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.

3. There is no minimum **lot area** requirement.

#### 17.10.9 Landscaping & Screening

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

#### 17.10.10 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.

#### 17.10.11 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.