

SECTION 19C - RESIDENTIAL - 16 (R16) ZONE (OMB Order)

19C.1 PERMITTED USES

- a) One Family Dwelling in a Vacant Land Condominium
- b) Home Occupations
- c) Uses, Building and Structures Accessory to the Permitted Uses

19C.2 SITE PROVISIONS

- a) Maximum Number of Units 5
- b) Lot Unit/Area (minimum) 290 m² for a single detached dwelling in a Vacant Land Condominium
- c) Lot Frontage (minimum) 12 metres for a single detached dwelling in a Vacant Land Condominium, except for Unit 3 will have a frontage of 6 metres
- d) Front Yard (minimum) 3 metres to the dwelling
6 meters to the vehicular opening of an attached garage
- e) Rear Yard (minimum) Single Storey Dwelling - 3 metres
- f) Side Yard (minimum) 1.2 metres one side, 0 metres the other side, but in no case shall the separation between dwellings be less than 1.5 metres
- g) Lot Coverage (maximum) 50%
- h) Building Height (maximum) 12 metres
- i) Special Parking Provision Each dwelling unit shall have an attached garage with a minimum width of 6 metres (19.7 ft) and minimum depth of 6 metres (19.7 ft)
- j) Notwithstanding other provisions in this By-law, a planting strip with a minimum width of 1.5 metres shall be provided along the north lot line.
- k) Section 3.19.1 of the By-law does not apply to lands in the R16 Zone.
- l) No development is permitted on the lands in the R16 Zone until the Owner submits to the satisfaction of the Municipality an environmental report which assess the site for contaminates.