

Multiple Family 30 Townhouse Zone

MT30

Multiple Family 40 Townhouse Zone

MT40

Multiple Family 52 Townhouse Zone

MT52 ✕

Multiple Family 79 Townhouse Zone

MT79

**A. Zone Intent**

1. The intent of these zones is to provide low to high density, ground oriented *Townhouses* in the **Multiple Family** and **Townhouse** areas with compatible accessory uses that shall adhere to the Development Permit Guidelines as outlined. The **MT30**, **MT40**, **MT52** and the **MT79** zones have different maximum densities.
  - a. The intent of the **MT30** zone is to allow ground oriented 2-storey, *Townhouses*.
  - b. The intent of the **MT40** zone is to allow ground oriented *Townhouses* and shall have a combination of 2 and 3 storey units.
  - c. The intent of the **MT52** zone is to allow ground oriented *Townhouses* that consist of a combination of 2 and 3 storey units, or are a *Stacked Townhouse*, or are all 3 storey units.
  - d. The intent of the **MT79** zone is to allow high density ground oriented *Townhouses* that consist of a combination of 2 and 3 storey units, or are all 3 storey units.

**B. Permitted Uses**

1. The following **Principal Uses** and no other shall be permitted in the **MT30**, **MT40**, **MT52** and the **MT79** zones:
  - a. Residential limited to:
    - i. *Stacked Townhouses, and*
    - ii. *Townhouses.*
2. The following **Accessory Uses** and no other shall be permitted in the **MT30**, **MT40**, **MT52** and the **MT79** zones:
  - a. Institutional limited to:
    - i. *Child Care Centre.*
  - b. Residential limited to:
    - i. *Home Occupation,*
    - ii. *Indoor Amenity Space, and*
    - iii. *Outdoor Amenity Space.*

c. Storage limited to:

i. *Enclosed Storage*.

### C. Lot Area

1. The minimum *Lot Area* prior to rezoning must not be less than 0.2 ha (0.5 ac).
2. Notwithstanding Section 701, Part C.1, where a *Lot* contains an *Undevelopable Area*, that area shall not be included in the calculation of minimum *Lot Area*.
3. Notwithstanding Section 701, Part C.1 and C.2, where a *Lot* contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum *Lot Area*.

### D. Density

1. The maximum *Density* shall be calculated as follows:

Zone:	Maximum Density
MT30	30 upha (12 upa)
MT40	40 upha (16 upa)
MT52	52 upha (21 upa)
MT79	79 upha (32 upa)

### E. Setbacks

1. All *Buildings* and *Structures* shall be sited in accordance with the following minimum *Setbacks*:

	Front	Rear	Interior Side	Exterior Side
<b>Principal Building</b>	6.0 m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
<b>Accessory Building/Structure</b>	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. The Front Yard Setback of the Principal Building may be reduced to a minimum of 4.0 m (13.2 ft) provided the garage is located at the back of the ground oriented Multiple Residential unit.
3. Notwithstanding Section 701 Part E.1, all *Buildings* shall be sited a minimum of 6.0 m (19.6 ft) from all *Undevelopable Areas* as defined in this Bylaw.



**F. Lot Coverage**

1. *Buildings* shall together cover not more than the *Lot Area* as noted in the following table:

Zone:	Lot Coverage
MT30	45%
MT40	50%
MT52	55%
MT79	55%

**G. Floor Space**

1. The floor space should not exceed the following ratios as listed in the following table (Neither indoor amenity space nor garage space, detached or attached, are used in calculating total floor space):

Zone:	Floor Space Ratio
MT30	0.50
MT40	0.60
MT52	0.80
MT79	0.90

**H. Height of Buildings**

1. The *Height* of the *Principal Building* and *Accessory Buildings* shall not exceed the heights outlined in the following table:

Zone:	Principal Building	Indoor Amenity Building	Accessory Building/Structure
MT30	11.0 m (36.1 ft)	11.0 m (36.1 ft)	4.5 m (14.8 ft)
MT40	13.0 m (42.7 ft)	13.0 m (42.7 ft)	4.5 m (14.8 ft)
MT52	13.0 m (42.7 ft)	13.0 m (42.7 ft)	4.5 m (14.8 ft)
MT79	13.0 m (42.7 ft)	13.0 m (42.7 ft)	4.5 m (14.8 ft)

**I. Indoor Amenity Space**

1. Developments that contain 20 units or more shall provide in *Indoor Amenity Space* at a rate of at least 2.8 sq m (30.0 sq ft) per unit.
2. A *Child Care Centre* may be provided within the *Indoor Amenity Space* provided it complies with the following requirements:
  - a. have direct access from a highway, independent from the access to the residential uses, and
  - b. have direct access to an open space and play area within the *lot*.

**J. Outdoor Amenity Space**

1. *Outdoor Amenity Space* shall be provided at a rate of at least 50 sq m (549 sq ft) per unit.
2. Shall have a slope of 5% or less.
3. For developments that contain 10 or more units, a level children's play area with play equipment shall be provided with a minimum area of 100 sq m (1,076 sq ft).

**K. Off Street Parking**

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.
2. Parking within the required setbacks is not permitted.
3. 75% of the required resident parking spaces must be provided as parking within the building envelope and each *Dwelling Unit* shall supply at least one space within the *Building* envelope.
4. *Tandem Parking* for ground oriented Townhouses shall comply with the following regulations:
  - a. Are only allowed in the **MT40, MT52** and **MT79** zones.
  - b. In the **MT40, and MT52** zones, are only allowed for a maximum of 50% of the units and are limited to *Internal Unit* only.