

SCHEDULE
PART 3.29

R-12 ZONE, GORGE ROAD MULTIPLE DWELLING DISTRICT

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| Permitted Uses | 1 All of the uses permitted in the R3-2 Zone, Multiple Dwelling District are permitted in this zone. |
| Floor Space Ratio | 2 The <u>floor space ratio</u> shall not exceed 1.63 to 1. |
| Site Area | 3 The minimum <u>area</u> of any <u>lot</u> shall be 4,900 m ² . |
| Site Coverage | 4 The <u>site coverage</u> shall not exceed 24%. |
| Height | 5 No <u>building</u> shall exceed 37 m in <u>height</u> . |
| Open Site Space | 6 At least 36.6% of the <u>area</u> of any <u>lot</u> shall be <u>open site space</u> . |
| Setbacks | 7 The minimum <u>setback</u> for any <u>multiple dwelling</u>
(a) from the north <u>lot line</u> shall be 14.3 m;
(b) from the south <u>lot line</u> , measured from the high water mark, shall be 57.3 m;
(c) from the west <u>lot line</u> shall be 7.6 m;
(d) from the east <u>lot line</u> shall be 6.7 m.
8 The minimum <u>setback</u> for any <u>accessory building</u>
(a) from the south <u>lot line</u> , measured from the high water mark, shall be 12.1 m;
(b) from the west <u>lot line</u> shall be 3.0 m;
(c) from the east <u>lot line</u> shall be 3.0 m. |
| Buildings on a Lot | 9 Any <u>accessory building</u> shall be sited in the <u>rear yard</u> . |
| General Regulations | 10 Except as provided in this part, the regulations applicable in the R3-2 Zone, Multiple Dwelling District apply in this zone. |