

Amending Bylaws	10.8	RT3: Residential Cluster	RT3
	<b>10.8.1</b>	<b>Purpose</b> The purpose is to provide a zone for comprehensively planned clusters of single detached and semi-detached housing, in a bare land strata format with urban services.	
	<b>10.8.2</b>	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• community care facility, minor</li> <li>• housing, single detached</li> <li>• housing, two-unit</li> </ul>	<b>10.8.3</b> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• home business 1</li> <li>• home business 2</li> </ul>
	<b>10.8.4</b>	<b>Subdivision Regulations</b> <ol style="list-style-type: none"> <li>1. The minimum lot width is 35.0 m.</li> <li>2. The minimum lot area is 0.2 ha.</li> </ol>	
Bylaw 8256 Bylaw 8256	<b>10.8.5</b>	<b>Regulations for Principal Development</b> <ol style="list-style-type: none"> <li>1. The maximum residential density is 25 units/ha.</li> <li>2. The maximum site coverage is 45%.</li> <li>3. The maximum height is 10.0 m.</li> <li>4. The maximum number of storeys is 2.5.</li> <li>5. The minimum front, side and rear is 6.0 m.</li> <li>6. The minimum setback between principal buildings is 2.4 m (except not required for a common wall for attached side-by-side units of two-unit housing).</li> </ol>	
	<b>10.8.6</b>	<b>Regulations for Accessory Development*</b> <i>*Buildings located on common property are not accessory buildings for the purpose of development regulations and need to comply with the provisions for principal buildings.</i> <ol style="list-style-type: none"> <li>1. The maximum height is 5.0 m.</li> <li>2. The minimum front yard is 6.0 m.</li> <li>3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.</li> <li>4. The minimum rear yard is 1.2 m.</li> </ol>	
	<b>10.8.7</b>	<b>Other Regulations</b> <ol style="list-style-type: none"> <li>1. <b>Note:</b> In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.</li> </ol>	