

**Attachment 10 - Comparison of Sentinel Hill LUC and the RM3 zoning designation**

Provision	Land Use Contract	RM3 Zoning	Comments
<b>Intent</b>	Six principal buildings for residential use.  Dedication of public park land (Sentinel Hill Park)	To provide for ground-oriented Townhouses, each of which has an exclusive entrance and may have separate title.	
<b>Min. Lot Size</b>	Not specified.	See zone for details.	
<b>Permitted Uses</b>	Six principal buildings (i.e. 30 units) for residential use and accessory off-street parking.	<b>Principal Use:</b> - Townhouse  <b>Secondary Uses:</b> i. Home Occupation – Type A ii. Community Care	Main use remains, further secondary uses added/clarified.
<b>Max. Lot Coverage</b>	Not specified in LUC  (estimated to be 12%)	50%	Adds clarification.
<b>Max. Floor Area</b>	Refers to drawings.  (FAR estimated to be 0.24)	Floor Area Ratio – 0.75	Adds clarification.
<b>Max. Building Height</b>	Refers to drawings.  (Existing buildings range from 2-3 storeys)	i. Principal Building – 9.0m or 2 Storeys, except that the floor below the first Storey may be exposed on one side of the Building where it is located on a sloping Lot ii. Accessory Building or Structure – 4.5m	Adds clarification.
<b>Min. Front yard setback</b>	Refers to drawings.	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building Setback	Adds clarification.
<b>Min. Rear yard setback</b>	Refers to drawings.	i. Principal Building – 6.0m ii. Accessory Building or Structure – 1.2m	Adds clarification.
<b>Min. Side yard setback</b>	Refers to drawings.	i. Principal Building – 1.8m Interior Lot line and 4.0m exterior Lot line ii. Accessory Building or Structure – 1.8m Interior Lot line and 4.0m exterior Lot line	Adds clarification.
<b>Parking</b>	30 covered spaces 30 uncovered spaces	1.5 spaces per Dwelling Unit of 2 bedrooms or less  2 spaces per Dwelling Unit for 3 bedrooms or more.	Adds clarification.