

SECTION 10 - RESIDENTIAL ZONE (R5) REGULATIONS

10.1 General Use Regulations

No person shall within the R5 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

10.1.1 Permitted Uses

- a) Residential uses;
- b) accessory uses.

10.1.2 Permitted Buildings and Other Structures

- a) Multi unit dwellings excluding apartment style buildings greater than six storeys in height;
- b) buildings and structures accessory to the permitted uses in accordance with subsection 4.1 of this By-law.

10.1.3 Zone Provisions

Zone Provision	Multi Unit Dwelling
Minimum Lot Area	no requirement
Minimum Lot Frontage	no requirement
Maximum Lot Coverage	50 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	35 %
Maximum Building Height	18 m (59.05 ft)
Minimum Front Yard	9 m (29.52 ft)
Minimum Interior Side Yard	one half the height of the building
Minimum Exterior Side Yard	one half the height of the building
Minimum Rear Yard	10 m (32.80 ft)

10.2 Exceptions

The special regulations contained in subsection 10.2 shall apply to the area or areas defined below.

10.2.1 Defined Area R5-1 as shown on Schedule "A", Map 42 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 10.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Single unit detached dwellings, not more than 3 two unit dwellings (total of 6 dwelling units), not more than 6 dwelling units in one or 2 single unit attached dwellings and the buildings and structures permitted in subsection 10.1.2 of this By-law provided not more than 4 dwelling units access Oak Street in any building other than a multi unit dwelling.
- c) **Zone Provisions**
Zone provisions for the permitted buildings and other structures shall be in accordance with the following:
 - i) single unit detached dwellings, two unit dwellings and single unit attached dwellings shall be subject to the relevant columns in the table contained within subsection 9.1.3 of this By-law except that the minimum front yard setback shall be 10.5 m (34.44 ft) for any unit accessing Oak Street;
 - ii) buildings and structures permitted in subsection 10.1.2 of this By-law shall be subject to subsection 10.1.3 of this By-law;
 - iii) accessory buildings and structures shall be subject to subsection 4.1 of this By-law.

10.2.2 Defined Area R5-2 as shown on Schedule "A", Map 59 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 10.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 10.1.2 of this By-law except that the maximum number of dwelling units shall be 28.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 10.1.3 except that the minimum lot front yard shall be 4.5 m (14.76 ft), the minimum interior side yard shall be 7.5 m (24.60 ft), the minimum exterior side yard shall be 7.5 m (24.60 ft) and the minimum rear yard shall be 15 m (49.21 ft).
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned R5 shall also pertain to lands zoned R5-2.

10.2.3 Defined Area R5-3 as shown on Schedule "A", Map 59 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 10.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures permitted in subsection 10.1.2 of this By-law except that the maximum number of dwelling units shall be 28.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 10.1.3 except that the minimum front yard shall be 5 m (16.40 ft), the minimum exterior side yard shall be 7.5 m (24.60 ft), the minimum interior side yard shall be 25 m (82.02 ft) and the minimum rear yard shall be 10 m (32.80 ft).

d) Other Provisions

All other provisions of this By-law pertaining to lands zoned R5 shall also pertain to lands zoned R5-3.