

# SECTION 11 - RESIDENTIAL ZONE (R6) REGULATIONS

## 11.1 General Use Regulations

No person shall within the R6 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

### 11.1.1 Permitted Uses

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

### 11.1.2 Permitted Buildings and Other Structures

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

### 11.1.3 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	45 m (147.63 ft)
Minimum Front Yard	15 m (49.21 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	15 m (49.21 ft)

## 11.2 Exceptions

The special regulations contained in subsection 11.2 shall apply to the area or areas defined below.

**11.2.1 Defined Area R6-1 as shown on Schedule "A", Map 60 to this By-law**

- a) **Permitted Uses**  
Uses permitted in subsection 11.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
Buildings and structures permitted in subsection 11.1.2 of this By-law.
- c) **Zone Provisions**  
All lot and building requirements shall be in accordance with the corresponding site plan agreement.
- d) **Other Provisions**  
All other provisions of this By-law pertaining to lands zoned R6 shall also pertain to lands zoned R6-1.