

SECTION 9 - RESIDENTIAL ZONE (R4) REGULATIONS

9.1 General Use Regulations

No person shall within the R4 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

9.1.1 Permitted Uses

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

9.1.2 Permitted Buildings and Other Structures

- a) One two unit dwelling per lot; or
- b) one semi-detached dwelling per lot; or
- c) one single unit attached dwelling per lot; or
- d) multi unit dwellings excluding apartment style buildings greater than three storeys in height; or
- e) nursing homes;
- f) buildings and structures accessory to the permitted uses in accordance with subsection 4.1 of this By-law.

9.1.3 Zone Provisions

Zone Provision	Two Unit Dwelling	Semi-Detached Dwelling	Single Unit Attached Dwelling	Multi Unit Dwelling	Nursing Homes
Minimum Lot Area	550 m ² (5,920.34 ft ²)	280 m ² (3,013.99 ft ²) per lot	225 m ² (2,421.95 ft ²) per lot	670 m ² (7,212.05 ft ²)	930 m ² (10,010.76 ft ²)

Zone Provision	Two Unit Dwelling	Semi-Detached Dwelling	Single Unit Attached Dwelling	Multi Unit Dwelling	Nursing Homes
Minimum Lot Frontage	18 m (59.05 ft), except where a dwelling unit is on a corner lot, 24 m (79.74 ft)	9 m (29.52 ft), except where a dwelling unit is on a corner lot, 12 m (39.37 ft)	7.5 m (24.60 ft) for interior units 9 m (29.52 ft) for exterior units 12 m (39.37 ft) for exterior units on corner lots	25 m (82.02 ft) except where a dwelling unit is on a corner lot, 28 m (91.86 ft)	20 m (65.61 ft)
Maximum Lot Coverage	40 % (includes accessory buildings and structures)	40 % (includes accessory buildings and structures)	50 % for interior units 40 % for exterior units (includes accessory buildings and structures)	45 % (includes accessory buildings and structures)	33 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	35 %	35 %	35 %	35 %	35 %
Maximum Building Height	10 m (32.80 ft)	10 m (32.80 ft)	10 m (32.80 ft)	10 m (32.80 ft)	10 m (32.80 ft)
Minimum Front Yard	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)	7.5 m (24.60 ft)
Minimum Interior Side Yard	1.5 m (4.92 ft), except where there is a common wall there is no side yard requirement	1.5 m (4.92 ft), except where there is a common wall there is no side yard requirement	1.5 m (4.92 ft), except where there is a common wall there is no side yard requirement	3 m (9.84 ft)	one half of the building height, but not less than 3.5 m (11.48 ft)

Zone Provision	Two Unit Dwelling	Semi-Detached Dwelling	Single Unit Attached Dwelling	Multi Unit Dwelling	Nursing Homes
Minimum Exterior Side Yard	4.5 m (14.76 ft), 6 m (19.68 ft) where any garage door opening is located	4.5 m (14.76 ft), 6 m (19.68 ft) where any garage door opening is located	4.5 m (14.76 ft), 6 m (19.68 ft) where any garage door opening is located	4.5 m (14.76 ft), 6 m (19.68 ft) where any garage door opening is located	4.5 m (14.76 ft)
Minimum Rear Yard	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)

9.2 Exceptions

The special regulations contained in subsection 9.2 shall apply to the area or areas defined below.

9.2.1 Defined Area R4-1 as shown on Schedule "A", Map 59 to this By-law

a) Permitted Uses

Uses permitted in subsection 9.1.1 of this By-law and the existing uses.

b) Permitted Buildings and Other Structures

Buildings and structures permitted in subsection 9.1.2 of this By-law and the existing buildings and structures.

c) Zone Provisions

All lot and building requirements for the existing buildings and structures shall be as they existed on the date of adoption of this By-law. All lot and building requirements for the other permitted uses shall be in accordance with subsections 9.1.3 of this By-law.

d) Other Provisions

All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands zoned R4-1.

9.2.2 Defined Area R4-2 as shown on Schedule "A", Map 59 to this By-law

a) Permitted Uses

Uses permitted in subsection 9.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures permitted in subsection 9.1.2 of this By-law

- c) **Zone Provisions**
All lot and building requirements shall be in accordance with the corresponding site plan.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands zoned R4-2.

9.2.3 Defined Area R4-3 as shown on Schedule "A", Map 41 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 9.1.1 of this By-law with a maximum of 32 dwelling units.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 9.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 9.1.3 of this By-law except that the minimum rear yard requirement shall be 7 m (22.96 ft).
- d) **Other Provisions**
Notwithstanding the parking requirements of this By-law, a minimum of 39 parking spaces shall be required. All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands zoned R4-3.

9.2.4 Defined Area R4-4 as shown on Schedule "A", Map 44, to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 9.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 9.1.2 of this By-law except that the maximum number of dwelling units shall be 14.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 9.1.3 of this By-law except that there is no minimum rear yard required and the maximum lot coverage is 28 %.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands zoned R4-4 except that the parking and landscaping requirements shall be in accordance with the corresponding site plan.

9.2.5 Defined Area R4-5 as shown on Schedule "A", Map 45 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 9.1.1 of this By-law and a recreation/heritage centre.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 9.1.2 of this By-law and buildings and structures for the recreation/heritage centre.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with the corresponding site plan.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands zoned R4-5.

9.2.6 Defined Area R4-6 as shown on Schedule "A", Map 45 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 9.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 9.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with the corresponding site plan.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands zoned R4-6.

9.2.7 Defined Area R4-7 as shown on Schedule "A", Map 59 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 9.1.1 of this By-law and a medical clinic.
- b) **Permitted Buildings and Other Structures**
Buildings and structures permitted in subsection 9.1.2 of this By-law and buildings and structures for the medical clinic not exceeding 190 m² (2,045.20 ft²) in area.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 9.1.3 of this By-law.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands

zoned R4-7.

9.2.8 Defined Area R4-8 as shown on Schedule "A", Map 59 to this By-law

- a) **Permitted Uses**
Residential uses and accessory uses.
- b) **Permitted Buildings and Other Structures**
Townhouse and apartment dwelling units except that the maximum number of dwelling units shall not exceed 50.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 9.1.3 of this By-law except that there is no maximum building height restriction.
- d) **Other Provisions**
All other provisions of this By-law pertaining to lands zoned R4 shall also pertain to lands zoned R4-8.