SECTION 5 – RESIDENTIAL ZONES

5.1 RESIDENTIAL SINGLE DETACHED (R.1) ZONES

5.1.1 PERMITTED USES

The following are permitted Uses within the R.1A, R.1B, R.1C, and R.1D Zones:

- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

5.1.2 REGULATIONS

Within the Residential 1 (R.1) Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

5.1.2.1 Despite Row 7 of Table 5.1.2, where a Garage, Carport or Parking Space is not provided in accordance with Section 4.13.2.1, one Side Yard shall have a minimum dimension of 3 metres.

5.1.2.2 Despite any required Side Yard on a residential Lot, Carports shall be permitted provided that no part of such Carport is located closer than 0.6 metres to any Side Lot Line.

5.1.2.3 In the event that there is a transformer easement on a particular Lot, portions of the Single Detached Dwelling may be required to be Setback further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the dwelling.

5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, Buildings or Structures located on Through Lots shall have a Setback the same as the nearest adjacent Main Building and in accordance with Section 4.24.

5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum Lot Frontage for a Corner Lot in a R.1D Zone shall be 12 metres.

5.1.2.6 Despite Row 4 of Table 5.1.2, the Lots located within Defined Area Map Number 66 of Schedule "A" of this By-law shall have a minimum Lot Frontage of the average Lot Frontage established by the existing
Lots within the same City Block Face, but in no case less than 9 metres. Nothing in this section shall require the minimum Lot Frontage to be greater than the minimum Lot Frontage established in Table 5.1.2. Where the average Lot Frontage of the existing Lots on the Block Face cannot be determined, the minimum Lot Frontage shall be as indicated in Table 5.1.2.

Despite Row 6 of Table 5.1.2, the minimum Front or Exterior Side Yard for dwellings located within Defined Area Map Number 66 of Schedule "A" of this By-law, shall be:

i) The minimum Front Yard or Exterior Side Yard shall be 6 metres or the average of the Setbacks of the adjacent properties. Where the off-street Parking Space is located within a Garage or Carport, the Setback for the Garage or Carport shall be a minimum of 6 metres from the Street Line.

ii) In accordance with Section 4.6 and 5.1.2.3; and

iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to Buildings.

Where a road widening is required in accordance with Section 4.24, the calculation of the required Front or Exterior Side Yard shall be as set out in Section 5.1.2.7, provided that the required Front or Exterior Side Yard is not less than the new Street Line established by the required road widening.

Despite Row 7 of Table 5.1.2, properties Zoned R.1B or R.1C with Buildings over 2 Storeys located within Defined Area Map Number 66 of Schedule "A" of this By-law shall have a minimum Side Yard requirement of 1.5 metres.

Deleted.

Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a Building has a one Storey portion and a 1.5 to 2 Storey portion, the required Side Yard shall be 1.5m from the Side Lot Line to the foundation wall of the 1 Storey portion and 2.4m from the Side Lot Line to the wall of the 1.5 to 2 Storey portion.

Where Lots have less than 12 metres of Frontage, the Garage is limited to a maximum of 55% of the Lot width (as measured at the Front Yard Setback).
<table>
<thead>
<tr>
<th></th>
<th>Residential Type</th>
<th>SINGLE-DETACHED DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Zones</td>
<td>R.1A</td>
</tr>
<tr>
<td>3</td>
<td>Minimum Lot Area</td>
<td>555 m²</td>
</tr>
<tr>
<td>4</td>
<td>Minimum Lot Frontage</td>
<td>18 metres and in accordance with Section 5.1.2.6.</td>
</tr>
<tr>
<td>5</td>
<td>Maximum Building Height</td>
<td>3 Storeys and in accordance with Section 4.18.</td>
</tr>
<tr>
<td>6</td>
<td>Minimum Front Yard</td>
<td>6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.</td>
</tr>
<tr>
<td>6a</td>
<td>Minimum Exterior Side Yard</td>
<td>4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.</td>
</tr>
<tr>
<td>7</td>
<td>Minimum Side Yard 1 to 2 Storeys</td>
<td>1.5 metres 2.4 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.</td>
</tr>
<tr>
<td>8</td>
<td>Minimum Rear Yard</td>
<td>7.5 metres or 20% of the Lot Depth, whichever is less and in accordance with Section 5.1.2.4.</td>
</tr>
<tr>
<td>9</td>
<td>Accessory Buildings or Structures</td>
<td>In accordance with Section 4.5.</td>
</tr>
<tr>
<td>10</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
</tr>
<tr>
<td>11</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 4.13.</td>
</tr>
<tr>
<td>12</td>
<td>Minimum Landscaped Open Space</td>
<td>The Front Yard on any Lot, excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</td>
</tr>
<tr>
<td>13</td>
<td>Garbage, Refuse and Storage</td>
<td>In accordance with Section 4.9.</td>
</tr>
<tr>
<td>14</td>
<td>Garages</td>
<td>For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building. Where a roofed porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the porch to a maximum of 2 metres.</td>
</tr>
</tbody>
</table>
5.2 RESIDENTIAL SEMI-DETACHED/DUPLEX (R.2) ZONE

5.2.1 PERMITTED USES
The following are permitted Uses within the R.2 Zone:

- Duplex Dwelling
- Semi-Detached Dwelling
- Accessory Apartment in accordance with Section 4.15.1
- Bed and Breakfast establishment in accordance with Section 4.27
- Group Home in accordance with Section 4.25
- Home Occupation in accordance with Section 4.19

REGULATIONS

5.2.2 Within the Residential R.2 Zone, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.2.2, and the following:

5.2.2.1 Minimum Front or Exterior Side Yard

5.2.2.1.1 Despite Row 5 of Table 5.2.2, the minimum Front or Exterior Side Yard for dwellings located within Defined Area Map Number 66 of Schedule "A" of this By-law, shall be:

i) The minimum Front Yard or Exterior Side Yard shall be 6 metres or the average of the Setbacks of the adjacent properties. Where the off-street Parking Space is located within a Garage or Carport, the Setback for the Garage or Carport shall be a minimum of 6 metres from the Street Line.

ii) In accordance with Sections 4.6 and 5.2.2.1.3; and

iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to Buildings.

Where a road widening is required in accordance with Section 4.24, the calculation of the required Front or Exterior Side Yard shall be as set out Section 5.2.2.1.1, provided that the required Front or Exterior Side Yard is not less than the new Street Line established by the required road widening.

5.2.2.1.2 Despite Row 5 of Table 5.2.2, the Buildings or Structures located on Through Lots shall have a Setback the same as the nearest adjacent Main Building and in accordance with Section 4.24.
In the event that there is a transformer easement on a particular Lot, portions of the dwelling may be required to be Setback further than specified in Row 5 of Table 5.2.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the dwelling.

Deleted.

Despite any required Side Yard in the R.2 Zone, Carports shall be permitted provided that no part of such Carport is located closer than 0.6 metres to any Side Lot Line.

Despite Table 4.7 Rows 1-3, for a Lot with a dwelling requiring a 0.0 metre interior Side Yard, the Setback to that interior Side Lot Line from a porch or a deck, inclusive of stairs, shall be 0.0 metres.
### TABLE 5.2.2 - REGULATIONS GOVERNING THE R.2 ZONE

<table>
<thead>
<tr>
<th></th>
<th>Residential Type</th>
<th><strong>DUPLEX DWELLING AND SEMI-DETACHED DWELLING</strong></th>
</tr>
</thead>
</table>
| 2 | Minimum Lot Area       | 460 m$^2$ for every two units  
230 m$^2$ for each unit |
| 3 | Minimum Lot Frontage   | 15 metres for every two units, 7.5 metres for each unit. Despite the above, the Lots located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum Lot Frontage of not less than the average Lot Frontage established by existing Lots within the same City Block Face. |
| 4 | Minimum Ground Floor Area  
1 Storey  
1.5 Storeys  
2 or more Storeys | 80 m$^2$  
55 m$^2$  
40 m$^2$ |
| 5 | Minimum Front Yard     | 6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1. |
| 5a| Minimum Exterior Side Yard | 4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1. |
| 6 | Minimum Side Yard (each side) | 1.2 metres  
Where a Garage, Carport or off-street Parking Space is not provided for each Dwelling Unit, each Side Yard shall have a minimum width of 3 metres to accommodate off-street parking. Despite the above, no interior Side Yard is required along the common Lot line of Semi-Detached Dwellings. |
| 7 | Minimum Rear Yard      | 7.5 metres or 20% of the Lot Depth, whichever is less. |
| 8 | Accessory Buildings or Structures | In accordance with Section 4.5. |
| 9 | Fences                 | In accordance with Section 4.20. |
| 10| Maximum Building Height| 3 Storeys and in accordance with Section 4.18. |
| 11| Maximum Lot Coverage   | 40% of the Lot Area. |
| 12| Off-Street Parking     | In accordance with Section 4.13. |
| 13| Garages                | For those Lots located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the porch to a maximum of 2 metres. |
| 14| Garbage, Refuse Storage and Composters | In accordance with Section 4.9. |
| 15| Minimum Landscaped Open Space | The Front Yard of any Lot, excepting the Driveway (Residential), shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of the Landscaped Open Space, for Buildings that do not have a shared Driveway (Residential) access, a minimum area of 0.6 metres between the driveway and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk in accordance with Section 4.13.7.2.4. |
5.3  RESIDENTIAL  **TOWNHOUSE (R.3) ZONES**

5.3.1  PERMITTED **USES**
The following are permitted **Uses** within the Residential  **Townhouse R.3 Zone**:

1. **R.3A – Cluster Townhouse Zone**
   - Maisonette dwelling
   - Stacked Townhouse
   - Cluster Townhouse
   - Home Occupation in accordance with Section 4.19
   - Accessory Use in accordance with Section 4.23

2. **R.3B – On-Street Townhouse Zone**
   - On-Street Townhouse
   - Home Occupation in accordance with Section 4.19
   - Accessory Use in accordance with Section 4.23

5.3.2  REGULATIONS

Within the Residential  **Townhouse R.3 Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.3.2, and the following:

5.3.2.1  **Maximum Building Coverage**

Despite Row 8 of Table 5.3.2, in an R.3A, **Cluster Townhouse Zone**, where one **Parking Space** per unit is provided underground or **Garages** are attached or designed as an integral part of the dwelling units, the maximum coverage for the **Buildings** shall be 40 per cent.

5.3.2.2  **Minimum Side and Rear Yards – R.3A Zones**

5.3.2.2.1  No **Building** shall be located closer to any **Rear** or **Side Lot Line** than a distance equal to one-half the **Building Height**, and in no case less than 3 metres from any **Rear** or **Side Lot Line**.

5.3.2.2.2  Deleted by **By-law** (2010)-19063
5.3.2.3 Minimum Distance Between Buildings and Private Amenity Areas

R.3A Zones

2013 5.3.2.3.1 The distance between the front, exterior side and rear face of one Building and the front, exterior side and rear face of another Building, each of which contains windows to Habitable Rooms shall in no case be less than 15 metres.

19063 5.3.2.3.2 Deleted by By-law (2010)-19063

17187 20134 5.3.2.3.3 The distance between the interior Side Yard of any two Buildings on the same Lot shall in no case be less than 3 metres.

19063 5.3.2.3.4 No part of a Private Amenity Area shall be located within 10.5 metres of a wall in another Building containing windows of Habitable Rooms which face the Private Amenity Area.

17187 5.3.2.3.5 The minimum distance between the Private Amenity Areas of two separate Buildings shall be 6 metres where one Private Amenity Area faces any part of the other Private Amenity Area or 3 metres where the Private Amenity Areas are side by side and aligned parallel to each other. The minimum distance between a Private Amenity Area and the wall of another Building shall be 6 metres.

5.3.2.4 Minimum Common Amenity Area - R.3A Zone

5.3.2.4.1 a) Except for developments which contain less than 20 dwellings, a minimum of 5 m² of Amenity Area per dwelling shall be provided and developed as Common Amenity Area. This Common Amenity Area shall be aggregated into areas of not less than 50 m².

b) Despite Section 5.3.2.4.1 a), the following shall apply to Stacked Townhouse developments:

i) Except for developments which contain less than 20 dwellings, a minimum of 10 m² of Amenity Area per dwelling shall be provided and developed as Common Amenity Area, and be aggregated into areas of not less than 50 m².

c) Where combined Cluster and Stacked Townhouses occur, the Common Amenity Area for the site shall be calculated by using the provisions of Section 5.3.2.4.1 b) for the proportion of units which are stacked and utilizing the provisions of Section 5.3.2.4.1 a) for the proportion of units which are Cluster Townhouse.
5.3.2.4.2 **Amenity Areas** shall be designed and located so that the length does not exceed 4 times the width.

5.3.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.

5.3.2.4.4 **Landscaped Open Space** areas, **Building** rooftops, patios and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges and landscaped areas).

5.3.2.5 **Minimum Private Amenity Area Per Dwelling Unit**

5.3.2.5.1 **R.3A Zone - Cluster Townhouses and Ground Level Stacked Townhouse Units**

A **Private Amenity Area** shall be provided for each unit and it shall:

a) have a minimum area of 20 m²;
b) have a minimum depth (from the wall of the dwelling unit) of 4.5 metres;
c) have a minimum width equal to the width of the unit when the layout of the unit permits. If the preceding cannot be accomplished, the minimum width of the **Private Amenity Area** shall be 4.5 metres;
d) not form part of a required **Front** or **Exterior Side Yard**;
e) not face onto a public **Street**;
f) be accessed through a doorway to a hall or **Habitable Room**, other than a bedroom;
g) be separate and not include walkways, play areas, or any other communal area; and
h) be defined by a wall or **Fence**.
i) to be a minimum distance of 3.0 metres from a side or rear **Lot Line**.

5.3.2.5.2 Despite Section 5.3.2.5.1, for **Stacked Townhouse** units above grade, each **Private Amenity Area** shall:

a) have a minimum area of 10 m²;
b) consist of a patio or terrace; and

c) be defined by a wall or railing between adjacent units to a height of 1.8 metres.

5.3.2.5.3 For both **Cluster** and **Stacked Townhouse** developments, **Private Amenity Areas** shall be screened in a manner which prevents viewing into a part of it from any adjacent areas to a height of 1.8 metres. The extent of screening may be reduced if such screening would impair a beneficial outward and open orientation of view and
there is not adverse effect on the privacy of the Private Amenity Area.

5.3.2.6 Maximum Density of Site

5.3.2.6.1 The maximum density of Cluster Townhouse developments shall be 37.5 dwellings per hectare.

5.3.2.6.2 The maximum density for Stacked Townhouse Developments shall be 60 dwellings per hectare. This shall be increased by 1 dwelling per hectare for every 6 required resident Parking Spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 75 dwellings per hectare.

5.3.2.6.3 For Townhouse developments which consist of a mix of Stacked and Cluster Townhouses, the densities shall be determined separately for blocks on the property.

5.3.2.7 Additional Front and Exterior Side Yard Regulations

Despite Row 5 of Table 5.3.2, for R.3 blocks not located on Streets listed in Section 4.24 and located within the boundaries of Defined Area Map Number 66 of Schedule “A” of this By-law, the Front or Exterior Side Yard shall be the average of the existing Yards within the same City Block Face and where the average of the existing Yards within the same City Block Face cannot be determined, the minimum Front or Exterior Side Yard shall be as set out in Row 5 of Table 5.3.2. Where legal off-street Parking Spaces are provided within an enclosed Structure, a minimum vehicular access of 6 metres between the Street Line and Structure shall be provided. In addition, location of units within this Defined Area shall be subject to the provisions of a Sight Line Triangle in Section 4.6.2.

Where a road widening is required in accordance with Section 4.24, the calculation of Front or Exterior Side Yards shall be as set out in Section 5.3.2.7, provided that the Yard is not less than the new Street Line established by the required road widening.

5.3.2.8 Maximum Driveway Width R.3B Zone On-Street Townhouses

Maximum Driveway (Residential) Width of R.3B Zone On-Street Townhouses shall comply with 4.13.7.2.5.
### TABLE 5.3.2 - REGULATIONS GOVERNING R.3 ZONES

<table>
<thead>
<tr>
<th>Row</th>
<th>Residential Type</th>
<th>R.3A Zone Cluster Townhouse</th>
<th>R.3A Zone Stacked Townhouse</th>
<th>R.3B Zone On-Street Townhouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Minimum Lot Area</td>
<td>800 m²</td>
<td>1,000 m²</td>
<td>180 m²</td>
</tr>
<tr>
<td>3</td>
<td>Minimum Lot Area Per Dwelling Unit</td>
<td>270 m²</td>
<td>150 m²</td>
<td>180 m²</td>
</tr>
<tr>
<td>4</td>
<td>Minimum Lot Frontage</td>
<td>18 metres</td>
<td>18 metres</td>
<td>6 metres</td>
</tr>
<tr>
<td>5</td>
<td>Minimum Front Yard</td>
<td>6 metres and as set out in Section 4.24 and 5.3.2.7.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5a</td>
<td>Minimum Exterior Side Yard</td>
<td>4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Minimum Side Yard</td>
<td>See Section 5.3.2.2.</td>
<td>1.5m from the side of the Building.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Minimum Rear Yard</td>
<td>See Section 5.3.2.2.</td>
<td>7.5 metres</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Maximum Building Coverage (% of Lot Area)</td>
<td>30</td>
<td>40</td>
<td>50</td>
</tr>
<tr>
<td>9</td>
<td>Maximum Building Height</td>
<td>3 Storeys and in accordance with Sections 4.16 and 4.18.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Minimum Distance Between Buildings</td>
<td>See Section 5.3.2.3</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Minimum Common Amenity Area</td>
<td>See Section 5.3.2.4</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Minimum Private Amenity Area</td>
<td>See Section 5.3.2.5</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Minimum Landscaped Open Space (% of Lot Area)</td>
<td>40</td>
<td>40</td>
<td>35</td>
</tr>
<tr>
<td>14</td>
<td>Buffer Strip</td>
<td>Where an R.3 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone a Buffer Strip shall be provided. Buffer strips may be located in a required Side or Rear Yard.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 4.13.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Accessory Buildings or Structures</td>
<td>In accordance with Section 4.5.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Maximum Number of Dwelling Units in a Row</td>
<td>12. Despite the preceding, where units are adjacent to a public Street, the maximum number of Dwelling Units in a row shall be 8.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Garbage, Refuse Storage and Composters</td>
<td>In accordance with Section 4.9.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Maximum Density of Site</td>
<td>See Section 5.3.2.6</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Maximum Driveway (Residential) width R.3B Zone On-Street Townhouses</td>
<td>See Section 4.13.7.2.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
5.4 RESIDENTIAL APARTMENT (R.4) ZONES

5.4.1 PERMITTED USES

The following are permitted Uses within the Residential Apartment R.4 Zones:

5.4.1.1 R.4A - General Apartment Zone
- Apartment Building
- Nursing Home
- Home for the Aged
- Retirement Residential Facility
- Maisonette
- Accessory Uses in accordance with Section 4.23
- Home Occupation in accordance with Section 4.19.

5.4.1.2 R.4B - High Density Apartment Zone
- Apartment Building
- Accessory Uses in accordance with Section 4.23
- Home Occupation in accordance with Section 4.19.

5.4.1.3 R.4C - Central Business District Apartment Zone
- Apartment Building
- Nursing Home
- Home for the Aged
- Retirement Residential Facility
- Accessory Uses in accordance with Section 4.23
- Home Occupation in accordance with Section 4.19.

5.4.1.4 R.4D - Infill Apartment Zone
The R.4D Zone shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this By-law. The R.4D Zone shall permit the following:
- Apartment Building
- Nursing Home
- Home for the Aged
- Retirement Residential Facility
- Maisonette
- Accessory Uses in accordance with Section 4.23
- Home Occupation in accordance with Section 4.19.
5.4.2 REGULATIONS

Within the Apartment R.4 Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.4.2, and the following:

5.4.2.1 Minimum Side Yard - R.4A and R.4B Zones

Despite Row 8 of Table 5.4.2, where windows of a Habitable Room face on a Side Yard, such Side Yard shall have a minimum width of not less than 7.5 metres.

5.4.2.2 Minimum Distance Between Buildings - R.4A and R.4B Zones

Where two or more Buildings are located on any one Lot, the following regulations shall apply:

5.4.2.2.1 The distance between the face of one Building and the face of another Building either of which contains windows of Habitable Rooms, shall be one-half the total height of the two Buildings, and in no case less than 15 metres.

5.4.2.2.2 The distance between the faces of any two Buildings with no windows to Habitable Rooms shall be a minimum of 15 metres.

5.4.2.3 Minimum Distance Between Buildings - R.4C and R.4D Zones

Where two or more Buildings are located on any one Lot, the following regulations shall apply:

5.4.2.3.1 The distance between the faces of two Buildings which contain windows of Habitable Rooms shall be one-half the Building Height to a maximum of 30 metres and a minimum of 5 metres.

5.4.2.3.2 The distance between the faces of any two Buildings with no windows to Habitable Rooms shall be a minimum of 5 metres.

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of Common Amenity Area shall be provided and aggregated into areas of not less than 50 m².

5.4.2.4.2 Amenity Areas shall be designed and located so that the length does not exceed 4 times the width.
5.4.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.

5.4.2.4.4 **Landscaped Open Space** areas, **Building** roof tops, patios, and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).

5.4.2.5 **Additional Building Regulations - R.4B Zone**

5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties Zoned R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum **Building Height** of 6 **Storeys** and shall be in accordance with Sections 4.16 and 4.18.

5.4.2.5.2 Properties Zoned R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C **Zone** regulations as specified in Table 5.4.2 for the following: minimum **Front** and **Exterior Side Yard**, minimum **Side Yard**, minimum **Rear Yard**, minimum distance between **Buildings**, minimum **Common Amenity Area**, minimum **Landscaped Open Space**, and **Floor Space Index** (F.S.I.).
<table>
<thead>
<tr>
<th>Row</th>
<th>Residential Type</th>
<th>General Apartment</th>
<th>High Density Apartment</th>
<th>Central Business District Apartment</th>
<th>Infill Apartment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Zones</td>
<td>R.4A</td>
<td>R.4B</td>
<td>R.4C</td>
<td>R.4D</td>
</tr>
<tr>
<td>3</td>
<td>Minimum Lot Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>4</td>
<td>Minimum Lot Frontage</td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Maximum Density (units/ha)</td>
<td>100</td>
<td>150</td>
<td>200</td>
<td>100</td>
</tr>
<tr>
<td>6</td>
<td>Minimum Front and Exterior Side Yard</td>
<td>6 metres and as set out in Section 4.24.</td>
<td>3 metres and in accordance with Section 4.24.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Minimum Side Yard</td>
<td>Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.</td>
<td>Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone. In these circumstances, a minimum of 3 metres is required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Minimum Rear Yard</td>
<td>Equal to 20% of the Lot Depth or one-half the Building Height, whichever is greater, but in no case less than 7.5 metres.</td>
<td>Equal to 20% of the Lot Depth or one-half the Building Height, whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones. In these circumstances, a minimum of 7.5 metres is required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Maximum Building Height</td>
<td>8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.</td>
<td>10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.</td>
<td>6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.</td>
<td>4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.</td>
</tr>
<tr>
<td>11</td>
<td>Minimum Distance Between Buildings</td>
<td>See Section 5.4.2.2.</td>
<td></td>
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</tr>
<tr>
<td>12</td>
<td>Minimum Common Amenity Area</td>
<td>See Section 5.4.2.4.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Minimum Landscaped Open Space</td>
<td>20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys.</td>
<td>The Front Yard of any Lot, excepting the Driveway, shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space.</td>
<td></td>
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</tr>
<tr>
<td>14</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 4.13.</td>
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</tr>
<tr>
<td>15</td>
<td>Buffer Strips</td>
<td>Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>16</td>
<td>Accessory Buildings or Structures</td>
<td>In accordance with Section 4.5.</td>
<td></td>
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<tr>
<td>17</td>
<td>Garbage, Refuse Storage and Composters</td>
<td>In accordance with Section 4.9.</td>
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<tr>
<td>18</td>
<td>Floor Space Index (F.S.I.)</td>
<td>1</td>
<td>1.5</td>
<td>2</td>
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<tr>
<td>19</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
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</tbody>
</table>