

SECTION 12 HIGH DENSITY RESIDENTIAL (R4) ZONE

No person shall within any High Density Residential (R4) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

12.1 PERMITTED USES

12.1.1 Residential Uses

- a) triplex dwelling house
- b) fourplex dwelling house
- c) converted dwelling house
- d) boarding, lodging or rooming house
- e) row dwelling house
- f) apartment dwelling house

12.1.2 Non-Residential Uses

Public uses or municipal utilities in accordance with the provisions of Section 4.24 of this By-law.

12.1.3 Accessory Uses

Uses, buildings or structures accessory to any of the foregoing permitted uses specified under 12.1.1 or 12.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

12.2 REGULATIONS FOR RESIDENTIAL USES PERMITTED IN THE HIGH DENSITY RESIDENTIAL (R4) ZONE

All regulations for residential uses permitted in the Medium Density Residential (R3) Zone as set out in Section 11 of this By-law shall also apply to these uses which are permitted within the High Density Residential (R4) Zone.

12.3 REGULATIONS FOR ROW DWELLING HOUSES

12.3.1 Minimum lot area: the minimum lot area shall be the sum of the areas required for each dwelling unit on the lot as follows:

- a) for each dwelling unit in the case where the dwelling unit has two walls attached to adjoining units 232 m² (2,497 sq. ft.)
- b) for each dwelling unit in the case where the dwelling unit has only one wall attached to an adjoining unit 278 m² (3,000 sq. ft.)

12.3.2 Minimum lot frontage requirements

- a) two attached common walls 6 m (20 ft.)
- b) one attached common walls 10.5 m (35 ft.)

12.3.3 Minimum Dwelling Unit Area 83 m² (900 sq. ft.)

12.3.4 Minimum Yard Requirements

- a) front yard depth 7.5 m (25 ft.)

b)	exterior side yard width	7.5 m (25 ft.)
c)	interior side yard width	4.5 m (15 ft.)
d)	rear yard depth	10.5 m (35 ft.)
12.3.5	Maximum Lot Coverage of all Buildings	30 percent
12.3.6	Minimum Setback from Street Centreline	
a)	Provincial Highway	25.5 m (84 ft.)
b)	Municipal Road	17.5 m (57.5 ft.)
12.3.7	Minimum Distance Between Dwelling Houses on Same Lot	
	Where two or more dwelling houses are erected on the same lot, the minimum distance between buildings shall not be less than the minimum distance which would be required if each building was on a separate lot and subject to the minimum yard requirements stated in 12.3.3 of this By-law.	
12.3.8	Minimum Landscaped Open Space Requirement	30 percent
12.3.9	Maximum Height of Buildings	11 m (36.09 ft.)
12.4	REGULATIONS FOR APARTMENT DWELLING HOUSES	
12.4.1	Minimum Lot Area	Not Applicable
12.4.2	Minimum Lot Frontage	30 m (100 ft.)
12.4.3	Minimum Dwelling Unit Areas	
a)	Bachelor Unit	37 m ² (400 sq. ft.)
b)	One Bedroom Unit	55 m ² (600 sq. ft.)
c)	Each Additional Bedroom	10 m ² (107 sq. ft.)
12.4.4	Minimum Yard Requirements	
a)	front yard depth	7.5 m (25 ft.)
b)	exterior side yard width	7.5 m (25 ft.)
c)	interior side yard width	4.5 m (15 ft.)
d)	rear yard depth	10.5 m (35 ft.)
12.4.5	Maximum Lot Coverage of all Buildings	30 percent
12.4.6	Minimum Setback from Street Centreline	
a)	Provincial Highway	25.5 m (84 ft.)
b)	Municipal Road/Connecting Link	17.5 m (57.5 ft.)
12.4.7	Minimum Distance Between Dwelling Houses on Same Lot	
	Where two or more apartment dwelling houses are erected on the same lot, the minimum distance between buildings shall not be less than the minimum distance which would be required if each building was on a separate lot and subject to the minimum yard requirements stated in 12.4.4 of this By-law.	
12.4.8	Minimum Landscaped Open Space Requirement	30 percent
12.4.9	Maximum Height of Building	11 m (36.09 ft.)

12.5 REGULATIONS FOR NON-RESIDENTIAL USES

Regulations for single detached dwelling houses as set out in 9.2 shall apply to non-residential uses, excluding 9.2.1, 9.2.2 and 9.2.4.

12.6 BUFFER STRIP REQUIREMENTS

Where the interior or exterior side lot line or rear lot line of a High Density Residential (R4) Zone abuts another residential zone of lower density, a strip adjoining such abutting lot line shall be used for no other purpose than planting in accordance with the requirements for buffer strips as set forth in 4.5 of this By-law.

12.7 SERVICE REQUIREMENT

All permitted residential uses, other than single detached dwelling houses and existing uses, shall be located on lots having public water and sanitary sewer facilities.

12.8 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the High Density Residential (R4) Zone shall apply.

12.9 LOADING AND PARKING PROVISIONS

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the High Density Residential (R4) Zone shall apply.